Planning & Zoning Board
Monday, February 5, 2024 at 5:30 PM

City Commission Chambers
214 Sams Avenue, New Smyrna Beach, Florida 32168

1. CALL TO ORDER

A. Roll Call

2. APPROVAL OF MINUTES

2.A Consider the Approval of the Planning and Zoning Board January 8, 2024 Regular Meeting Minutes.

3. PUBLIC PARTICIPATION

4. OLD BUSINESS

5. NEW BUSINESS

5.A A-22-23: Review and recommendation of an overall annexation application that would include a rezoning to City R-2, Single Family Residential and a Small Scale Comprehensive Plan amendment changing the Future Land Use to City Low Density Residential for property located on May Street.

5.B V-1:24 1309 Findley Street. A variance of 6.5' to allow a single family house to be located 8.5' from the secondary front property line, instead of the required 15 feet.

5.C CPA-5-23: The property owner is seeking a positive recommendation from the Planning and Zoning Board to approve a Small Scale Comprehensive Plan amendment changing the Future Land Use from Agriculture to Commercial for property located at 3298 Pioneer Trail.

5.D ZTA-1-24: Zoning Text Amendment to allow single family residential in the B-4, Ocean Commercial Zoning District

5.E SV-2-23: Reconsider a request to vacate a section of the platted Cooper Street right-of-way and an un-platted extension of Cooper Street. This section of un-opened right-of-way is located south of East 3rd Avenue, between South Peninsula Avenue and Saxon Boulevard.

6. COMMENTS OR STATEMENTS BY MEMBERS OF THE BOARD

7. REPORTS AND COMMUNICATION BY THE STAFF

7.A February 2024 Development Activity Report

8. ADJOURNMENT

Pursuant to Florida Statutes 286.0105, if an individual decides to appeal any decision made by the board, agency or commission of the City of New Smyrna Beach with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Such person must provide a method for recording the proceedings.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office in person or by mail at 210 Sams Avenue, New Smyrna Beach, Florida 32168, (386) 410-2630, prior to the meeting.

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

CONSIDER THE APPROVAL OF THE PLANNING AND ZONING BOARD JANUARY 8, 2024 REGULAR MEETING MINUTES.

February 5, 2024

Background:
Florida Statutes require that minutes be prepared and approved for all meetings of the Planning and Zoning Board.

Findings:
Staff recommends the Planning and Zoning Board approve the minutes of the regular Planning and Zoning Board meeting held on January 8, 2024.

Fiscal Analysis:
N/A

Strategic Plan Item:
No

Staff Report Created By: Stephanie Ferrara - Development Services Coordinator

Attachments:

January 8 2024 FULL MEETING MINUTES.pdf

Planning and Zoning Regular Meeting
Monday, January 8, 2024 at 5:30 PM
MINUTES

1. CALL TO ORDER

Having been duly advertised as required by law, the regular meeting of the Planning and Zoning Board of the City of New Smyrna Beach, Florida, was held on Monday, January 8, 2024, at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168.

Larry Wheatcraft called the meeting to order at 5:30 PM.

Roll Call

Attendee Name	Title	Status	Arrived
Thomas Bien	Member	Present	5:30 PM
Jon Hall	Member	Present	5:30 PM
John Frankhouser	Member	Present	5:30 PM
Stephen Yates	Member	Present	5:30PM
Larry Wheatcraft	Member	Present	5:30 PM
Curtis Hodges	Member	Absent	----------
Kip Hulvershorn	Member	Present	5:30 PM

Also present were Shane Corbin, Development Services Director, Stephanie Doster, Planning Manager, Senior Planners Robert Mathen, Assistant City Attorney Shey McCurdy, and Board Secretary Stephanie Ferrara.

Chair Wheatcraft asked City Staff if there were any changes to the agenda. Stephanie Doster stated that there were no changes to the agenda.

2. APPROVAL OF MINUTES

2.A Approval of the Planning and Zoning Regular Meeting Minutes.

None.

3. PUBLIC PARTICIPATION

None.

4. OLD BUSINESS

4.A. None.

5. NEW BUSINESS

5.A BVD-3-23: 103 Via Duomo

Robert Mathen, Senior Planner, outlined the Applicant's request to approve the following variance request from Section 803.04.D.(2), from the required 10-foot setback to a 0-foot setback for the construction of a single-family dock with a single boat slip.

Chair Wheatcraft asked if the Applicant would like to speak. The Applicant did not wish to speak.

Chair Wheatcraft opened the meeting for Public Participation. As no citizens wished to speak, Chair Wheatcraft closed Public Participation.

Chair Wheatcraft asked the Board if they had any additional questions or comments.

Motion:
Member Frankhouser moved to approve BVD-3-23: 103 Via Duomo, as submitted. Member Hulvershorn seconded the motion, and the motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Frankhouser
SECONDER:	Hulvershorn
AYES:	Bien, Hall, Frankhouser, Yates, Wheatcraft, Hulvershorn

5.B DA-1-23: Glen Drive

Robert Mathen, Senior Planner, outlined the Applicant's request for a voluntary contraction and associated *Comprehensive Plan* amendments.

Chair Wheatcraft asked if the Applicant would like to speak. The Applicant did not wish to speak.

Chair Wheatcraft opened the meeting for Public Participation. As no citizens wished to speak, Chair Wheatcraft closed Public Participation.

Chair Wheatcraft asked the Board if they had any additional questions or comments.

Motion
Member Frankhouser moved to recommend approval to City Commission for DA-1-23: Glen Drive, as submitted. Member Yates seconded the motion, and the motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Frankhouser
SECONDER:	Yates
AYES:	Bien, Hall, Frankhouser, Yates, Wheatcraft, Hulvershorn

6. COMMENTS OR STATEMENTS BY MEMBERS OF THE BOARD

None.

7. REPORTS AND COMMUNICATIONS BY THE STAFF

None.

8. ADJOURNMENT

As there was no other business to discuss, Chair Wheatcraft declared the meeting adjourned at 6:46 P.M.

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

A-22-23: REVIEW AND RECOMMENDATION OF AN OVERALL ANNEXATION APPLICATION THAT WOULD INCLUDE A REZONING TO CITY R-2, SINGLE FAMILY RESIDENTIAL AND A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT CHANGING THE FUTURE LAND USE TO CITY LOW DENSITY RESIDENTIAL FOR PROPERTY LOCATED ON MAY STREET.

February 5, 2024

Background:

Applicant and Property Owner: Gary S. Weaver, 664 Louella Street, New Smyrna Beach, Florida 32168

Request: Voluntary annexation, *Comprehensive Plan* amendment, and rezoning:

- **From:** Volusia County Future Land Use (FLU) designation of Urban Low Intensity, and Volusia County zoning designation of R-4, Urban Single Family Residential with an "A" attached for Airport Height Notification Zone.
- **To:** City FLU designation of Low Density Residential and City zoning designation of R-2, Single Family Residential with an "A" attached for Airport Height Notification Zone.

Site Information:

- **Size:** 1.199 ± acres
- **Location:** Southwest corner of Pioneer Trail and Main Street with access to May Street.

Tax I.D. Number: 7314-04-12-0111

Findings:

On April 23, 2013, the City Commission adopted an Interlocal Service Boundary Agreement (ISBA). The ISBA, which is permitted under Chapter 171, Part II, Florida

Statutes, allows the City to annex any parcels that are within the designated annexation area, even if they are not contiguous to the current municipal boundaries. The agreement, which is between the County of Volusia and the City, was also approved by the County on May 2, 2013. A new updated agreement was approved on May 2, 2022.

The subject property is within the annexation area designated in the ISBA. The subject property on May Street currently has a garage building with the previous house demoed years ago. A location map is attached as **Exhibit A** and an aerial map is attached as **Exhibit B**.

The existing Volusia County Future Land Use (FLU) and zoning designation of the subject property is shown on the following maps as **Exhibits C and D**. The text description of the existing Future Land Use designation for the subject property is attached as **Exhibit E**. The associated current zoning text description for the subject property is attached as **Exhibit F**. Existing land uses are shown on the map attached as **Exhibit G.**

The established City Commission policy is that when properties are annexed into the City, the City will assign future land use and zoning designations that would be as similar as possible to existing County designations. As discussed above, the existing County FLU designation is Urban Low Intensity. The existing County zoning designation is R-4, Urban Single Family Residential. The proposed City FLU designation is Low Density Residential. The proposed City zoning designation is R-2, Single Family Residential. A text description of the proposed City Medium Density Residential Future Land Use designation is attached as **Exhibit H,** with a map of this proposed change also attached as **Exhibit I**. A text description of the proposed City R-2, Single Family Residential zoning, and a map of the proposed changes are similarly attached as **Exhibits J** and **K**

This annexation request is within the City's annexation area and within the City's water and sewer service area **(Exhibit L).** The parcel on May Street has a 6-inch PVC water service line in the Main Street right-of-way, Sewer and Reclaim service are not available. A map of the soil limitations for septic systems is attached as **Exhibit M**.

The *Land Development Regulations* requires any proposed development to conform to

the Concurrency Management System. That system includes traffic, parks and recreation, potable water, wastewater treatment, solid waste collection, storm-water management, and public-school facilities. The subject property at May Street currently has a detached garage, but the primary house was demoed years ago with no plans to increase density for this property. Therefore, staff did not prepare a concurrency analysis table for this case.

There are numerous *Comprehensive Plan* maps that must be amended to incorporate the subject property into the *Comprehensive Plan* (see **Exhibits N through Z)**. A map showing the subject properties incorporated into Commission Zone 3 is attached as **Exhibit AA**. The ISBA map is attached as **Exhibit BB**. The legal description and Volusia County property record are attached as **Exhibits CC** and **DD**.

All required notifications and advertising per the Florida Statues, City Land Development Regulations, and Inter Local Service Boundary Agreement for the Planning and Zoning Board has been done.

Recommendation:

Staff recommends that the Planning and Zoning Board give a positive recommendation to the City Commission to **approve** the requested annexation, Small Scale *Comprehensive Plan* amendment amending the Future Land Use to City Low Density Residential and rezoning to City R-2, Single Family Residential with an "A" attached for Airport Height Notification Zone for property located on May Street.

Fiscal Analysis:
N/A

Strategic Plan Item:
No

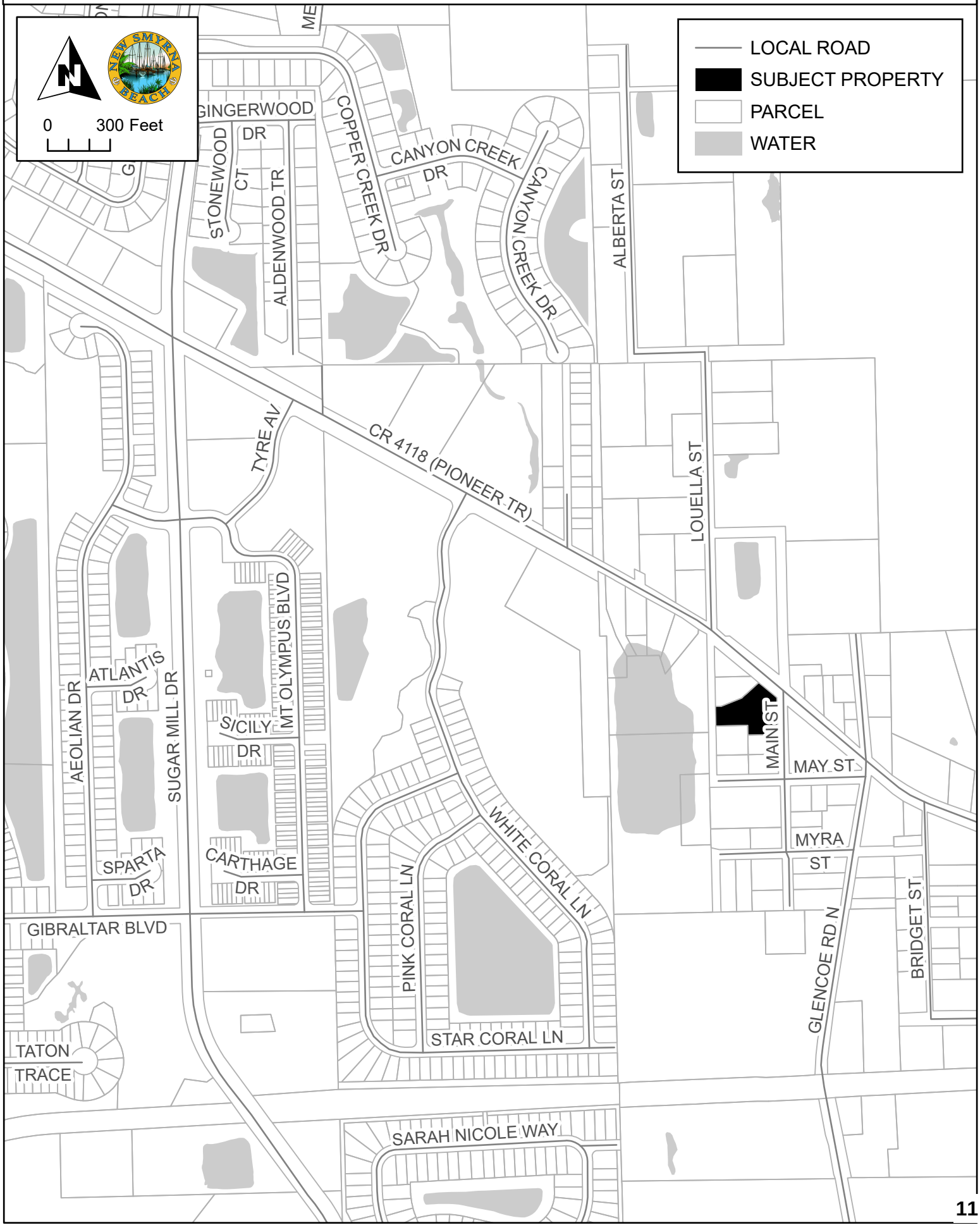
Staff Report Created By: Robert Mathen - Planner II

Attachments:

A-22-23 Exhibit A Location Map.pdf
A-22-23 Exhibit B Aerial Map.pdf

A-22-23 Exhibit C Existing FLU Map.pdf
A-22-23 Exhibit D Existing Zoning Map.pdf
A-22-23 Exhibit E County Urban Low Intensity Text.pdf
A-22-23 Exhibit F County R-4 Zoning Text.pdf
A-22-23 Exhibit G Existing Land Use Map.pdf
A-22-23 Exhibit H City Low-Density Residential FLU Text.pdf
A-22-23 Exhibit I Proposed FLU Map.pdf
A-22-23 Exhibit J City R-2 Zoning Text.pdf
A-22-23 Exhibit K Proposed Zoning Map.pdf
A-22-23 Exhibit L Water and Sewer Service Area.pdf
A-22-23 Exhibit M Soil Limitation for Septic Systems.pdf
A-22-23 Exhibit N Airport Runway Protection Zones.pdf
A-22-23 Exhibit O Bicycle and Pedestrian Facilities.pdf
A-22-23 Exhibit P Boat Slip Siting.pdf
A-22-23 Exhibit Q City Parks.pdf
A-22-23 Exhibit R Coastal High Hazard Areas.pdf
A-22-23 Exhibit S Evacuation Routes.pdf
A-22-23 Exhibit T Existing Traffic Lanes - 2009.pdf
A-22-23 Exhibit U Number of Traffic Lanes - 2025.pdf
A-22-23 Exhibit V Existing Level of Service - 2009.pdf
A-22-23 Exhibit W Level of Service - 2025.pdf
A-22-23 Exhibit X Flood Prone Areas.pdf
A-22-23 Exhibit Y Neighborhood.pdf
A-22-23 Exhibit Z Public Transit Routes.pdf
A-22-23 Exhibit AA Commission Zones Map.pdf
A-22-23 Exhibit BB Interlocal Service Boundary Agreement Map.pdf
A-22-23 Exhibit CC Legal Description.pdf
A-22-23 Exhibit DD Volusia County Property Record.pdf

A-22-23: MAY STREET
PARCEL: 7314-04-12-0111 LOCATION MAP

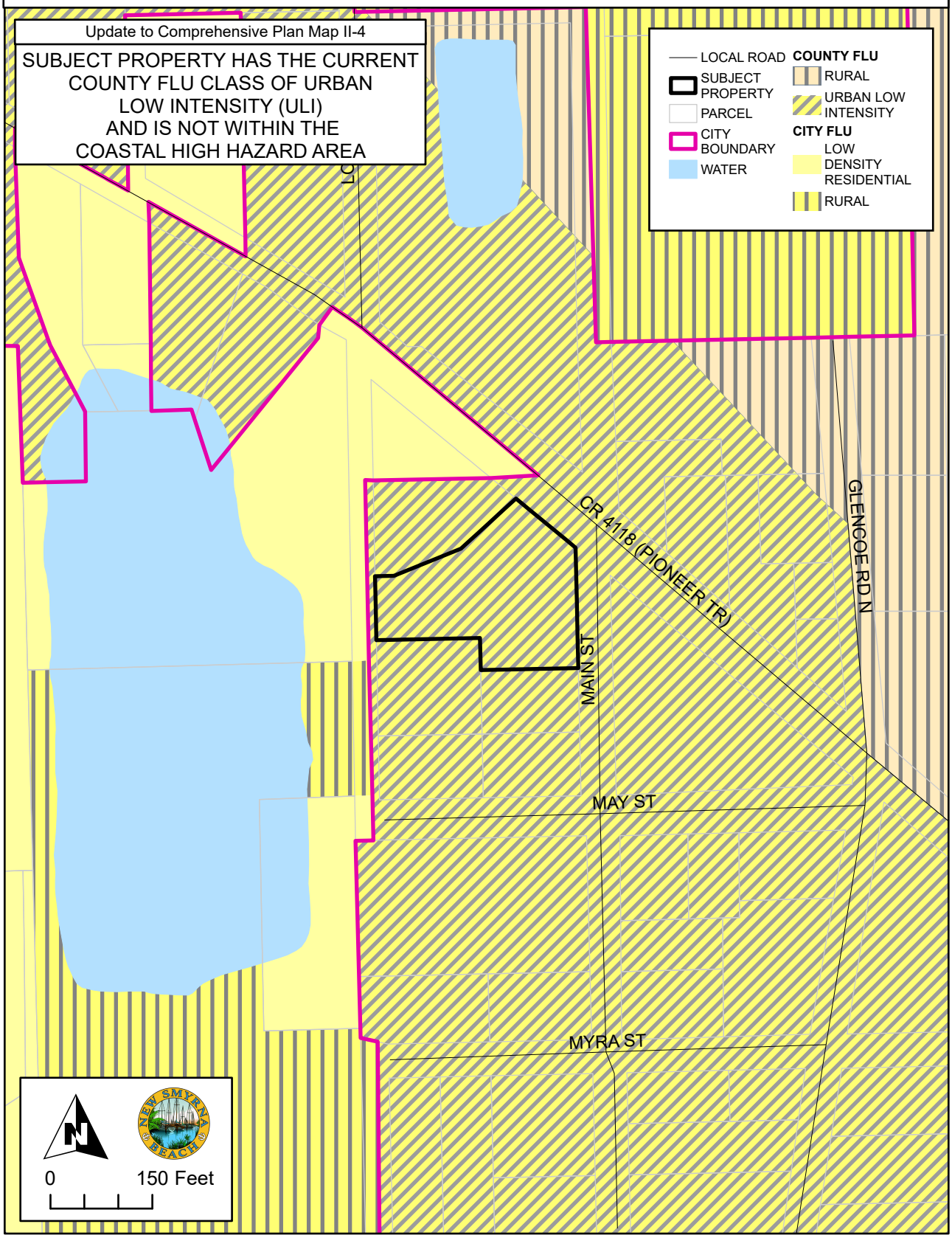


A-22-23: MAY STREET
PARCEL: 7314-04-12-0111 AERIAL MAP



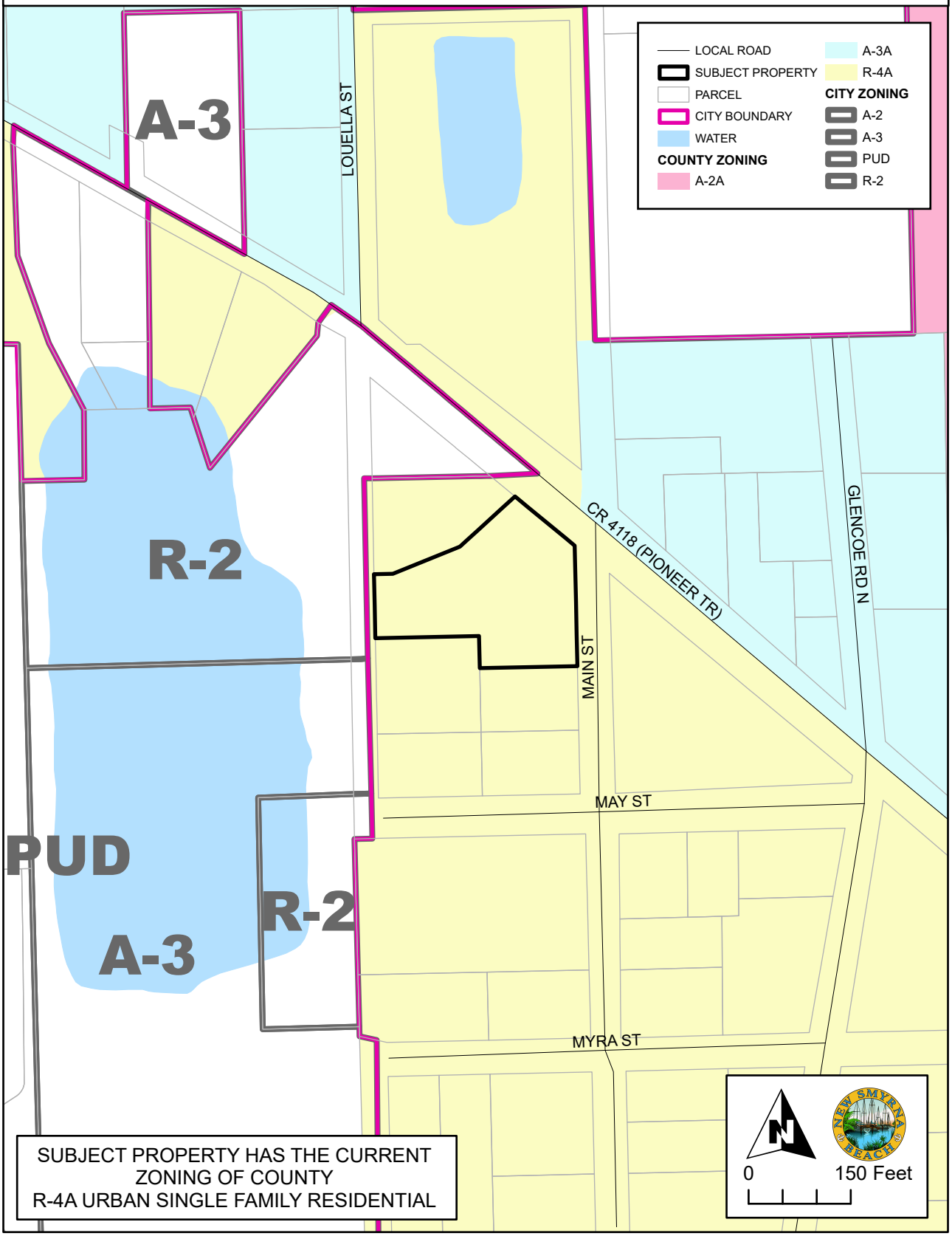
EXISTING FUTURE LAND USE DESIGNATIONS

A-22-23



EXISTING ZONING

A-22-23



SUBJECT PROPERTY HAS THE CURRENT ZONING OF COUNTY
R-4A URBAN SINGLE FAMILY RESIDENTIAL

Urban Low Intensity (ULI) – Areas for low density residential dwelling units with a range of two-tenths (0.2) to four (4) dwelling units per acre. In reviewing rezoning requests, the specific density will depend on locational factors, particularly compatibility with adjacent uses and availability of public facilities. This residential designation is generally characterized by single family type housing, e.g., single family detached and attached, cluster and zero lot line. This designation will allow existing agricultural zoning and uses to continue.

The ULI designation is primarily a residential designation but may also allow neighborhood convenience uses (see Shopping Center definition in Chapter 20) and individual office buildings as transitional uses that meet the Comprehensive Plan's location criteria. The commercial intensity shall be limited to no more than a fifty percent Floor Area Ratio (0.50 FAR) and in a manner to be compatible with the allowable residential density. In order to be considered compatible, the commercial development should be oriented to serve adjacent neighborhoods, reflect comparable traffic generation, similar traffic patterns, building scale, landscaping and open space and buffers. Due to the nature of some of the commercial uses, additional landscaping and visual screening shall be provided through the BPUD process when adjacent to low density residential in order to preserve the character of the neighborhood. More intensive neighborhood commercial use shall be reserved to areas designated for Commercial.

All requests for nonresidential uses within one-quarter (¼) mile of another jurisdiction shall require notification to that jurisdiction.

R-4 URBAN SINGLE-FAMILY RESIDENTIAL CLASSIFICATION

Purpose and intent: The purpose and intent of the R-4 Urban Single-Family Residential Classification is to provide medium-density residential developments, preserving the character of existing or proposed residential neighborhoods.

Permitted principal uses and structures: In the R-4 Urban Single-Family Residential Classification, no premises shall be used except for the following uses and their customary accessory uses or structures:

Cluster and zero lot line subdivisions (refer to subsection 72-304).
Communication towers not exceeding 70 feet in height above ground level.
Essential utility services.
Exempt excavations (refer to subsection 72-293(15)) and/or those which comply with division 8 of the Land Development Code of Volusia County [article III] and/or final site plan review procedures of this article.
Exempt landfills (refer to subsection 72-293(16)).
Fire stations.
Home occupations, class A (refer to section 72-283).
Houses of worship.
Parks and recreational areas accessory to residential developments.
Public schools.
Publicly owned parks and recreational areas.
Publicly owned or regulated water supply wells.
Single-family standard or manufactured modular dwelling.

Permitted special exceptions: Additional regulations/requirements governing permitted special exceptions are located in sections 72-293 and 72-415 of this article.

Bed and breakfast (refer to subsection 72-293(19)).
Cemeteries (refer to subsection 72-293(4)).
Communication towers exceeding 70 feet in height above ground level.
Day care centers (refer to subsection 72-293(6)).
Dogs and cats boarded as personal pets exceeding the number permitted in subsection 72-306(a).
Excavations only for stormwater retention ponds for which a permit is required by this article.
Garage apartments.
Off-street parking areas (refer to subsection 72-293(14)).
Public uses not listed as a permitted principal use.
Public utility uses and structures (refer to subsection 72-293(1)).
Recreational areas (refer to subsection 72-293(3)).
Schools, parochial or private (refer to subsection 72-293(4)).

Dimensional requirements:
Minimum lot size:
Area: 7,500 square feet.
Width: 75 feet.

Minimum yard size:
Front yard: 25 feet.
Rear yard: 20 feet.
Side yard: 20 feet combined, minimum of eight feet on any one side.
Waterfront yard: 25 feet.

Maximum building height: 35 feet.

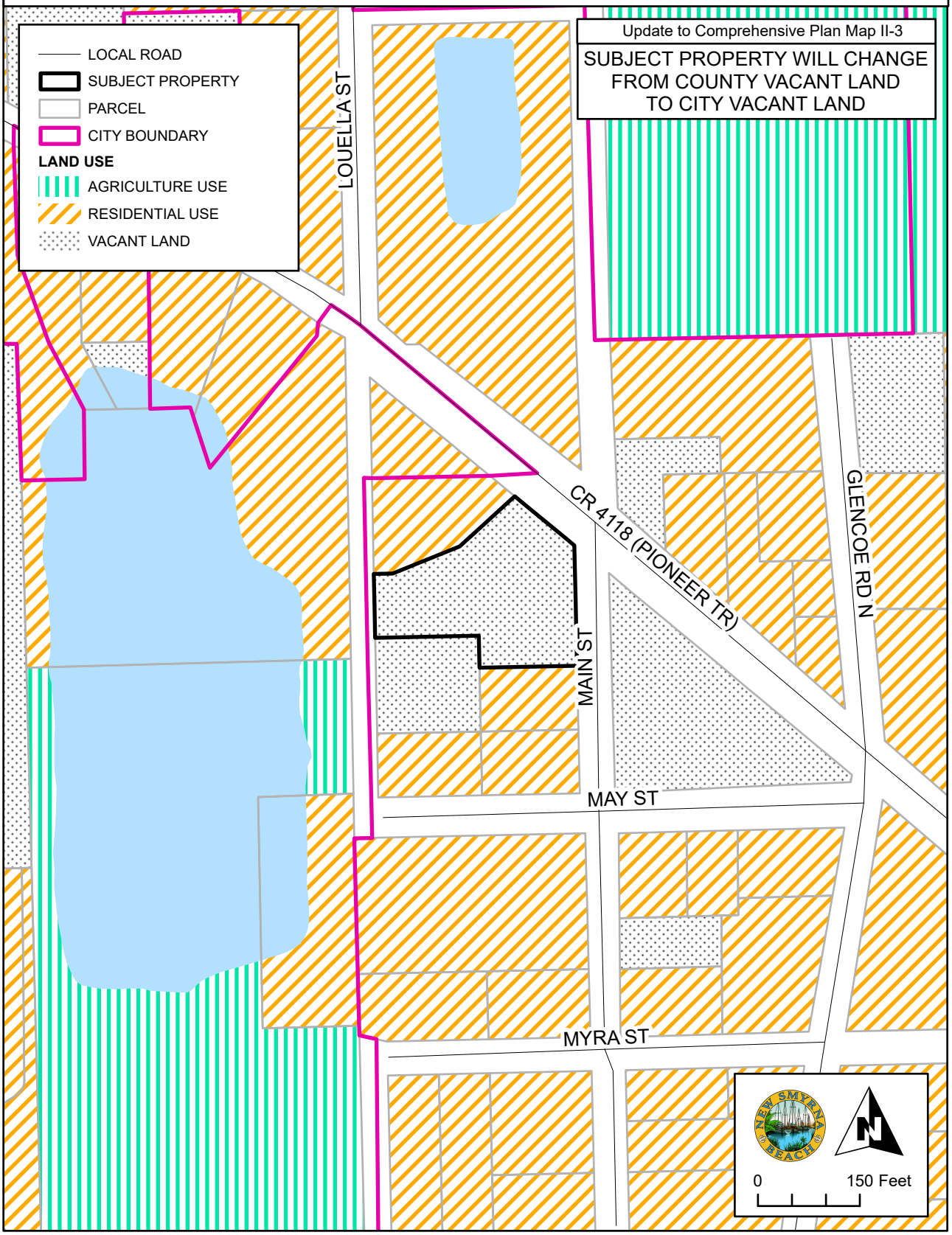
Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed 35 percent.

Minimum floor area: 850 square feet.

Off-street parking and loading requirements: Off-street parking and loading areas meeting the requirements of sections 72-286 and 72-287 shall be constructed.

EXISTING LAND USE DESIGNATIONS

A-22-23



FUTURE LAND USE

LOW-DENSITY RESIDENTIAL

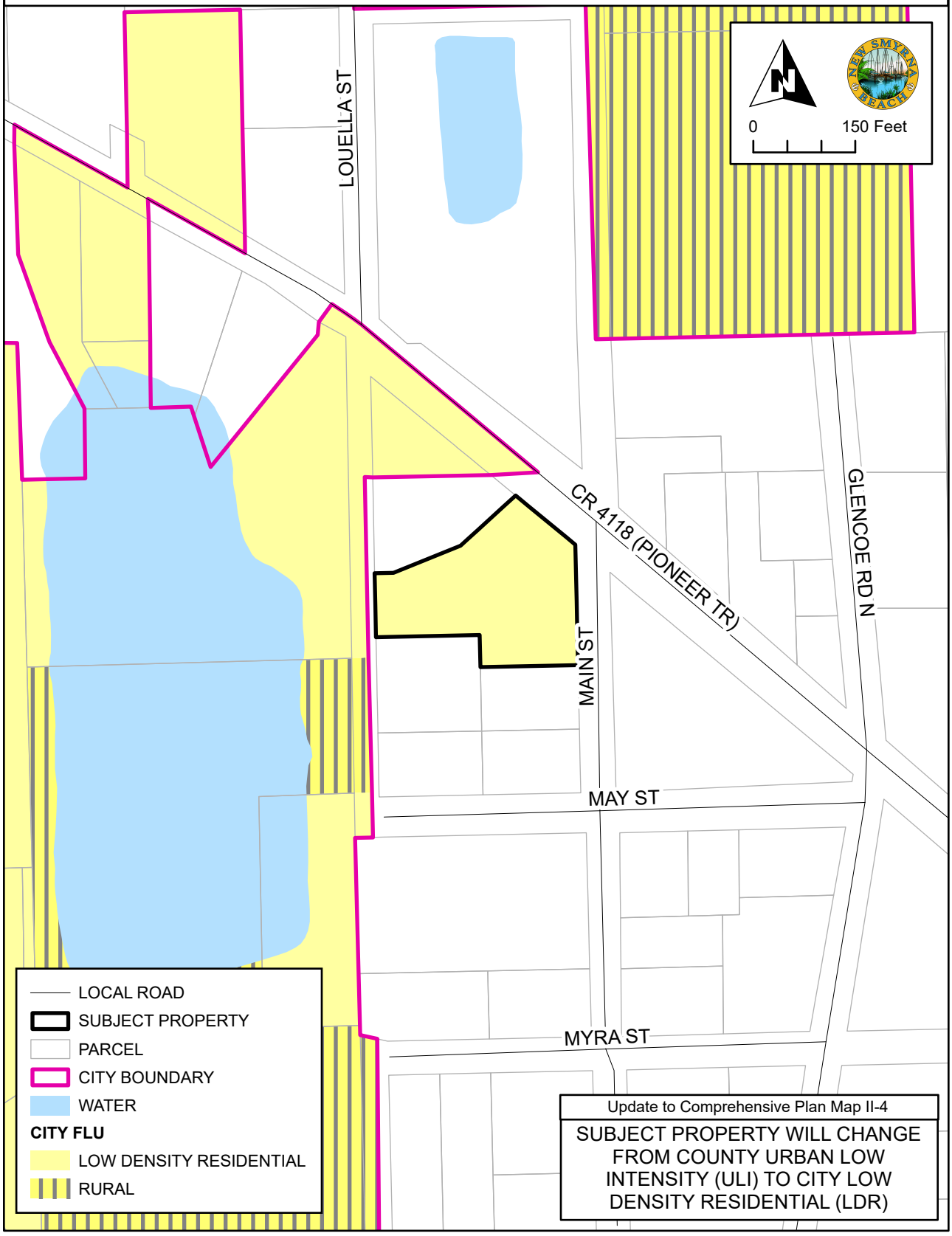
Maximum allowed density: Up to five [5] dwelling units per acre

Non-residential development permitted by special exception shall be at a maximum Floor Area Ratio (FAR) of 0.5.

Intent:
This use is appropriate where a more suburban development pattern exists or is desired and where urban services are to be kept to a minimum.

PROPOSED FUTURE LAND USE DESIGNATIONS

A-22-23



R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

Intent:

The R-2 district is intended to be a single-family residential district for low population densities. Existing development and usage has resulted which is being preserved in order to stabilize the neighborhood. The nature of the residential use of the property throughout the district will enhance the prospects for orderly future residential development.

Permitted Uses:

Playfields
Playgrounds
Public Parks
Recreation Buildings and Complexes for exclusive use by residents and guests in a residential development
Single Family Dwelling Units

Permitted Accessory Uses:

Garages
Gazebos
Incidental Uses
Permitted Home Occupations
Storage Sheds
Swimming pools, private, provided a principal structure exists and the pool is located behind the front plane of the principal structure. Corner lots will be considered to have two front planes, one on each street. If a structure is not constructed squarely on a parcel, the swimming pool must be located at or behind the most restrictive front plane of the principal structure. **Ord. #30-10**
Open Front Porches, up to 10 feet into the front yard setback, subject to the following conditions:
Open Front Porch shall not be enclosed in any manner,
Open Front Porch must be open wall construction without screen,
Open Front Porch shall have a similar roofing material as the primary structure,
Open Front Porch front building line shall be measured from the vertical support column. **Ord. #75-16**
Uses customarily associated with the permitted principal uses

Special Exceptions:

Child day care on church property, subject to the following additional conditions:

1. The church property shall be located on and be accessible by an arterial or collector roadway.

2. Play areas shall be fenced and landscaped. The landscaping shall have a vegetative hedge that will reach six feet in height within two years that is planted a minimum of three feet on center.

3. Play areas shall be located within all applicable setback dimensions.

4. The church property shall have a vehicular drop off and pickup area with a minimum 100 feet of drive lane outside of the public right-of-way, or sufficient parking area to provide enough space to fit the required parking and provided space for drop off and pick up. **Ord. #04-00**

Facilities owned and/or operated by federal, state, county or municipal government except country clubs and golf courses

Schools and churches provided all structures are located at least thirty-five (35) feet from all side or rear property lines and off-street parking areas abutting residential property are screened by a buffer meeting the requirements of this LDR.
[Revised 3/27/00]

Dimensional Requirements:

Minimum Lot Size:

Area	8,625 square feet
Depth	115 feet
Width	75 feet

Minimum Yard Size:

Front yard	30 feet or as required per Section 504.01(M) of this LDR
Rear yard	7.5 feet
Side yard	7.5 feet

Maximum Building Coverage:

The total area covered with buildings on any lot shall not exceed 40% of the total lot area. (Ord. 78-98)

Screen Enclosures:

As an exception to the maximum building coverage provision any parcel may be allowed an additional ten percent (10%) building coverage for only a screen pool enclosure if the following conditions are met:

1. A screen pool enclosure shall only cover the swimming pool and surrounding pool deck and shall have a roof and walls consisting entirely of screening; and

2. There shall be no variances granted to exceed the maximum building coverage or additional coverage allowed for screen enclosures.

Ord. #05-09

Maximum Impervious Lot Coverage:

The total area of the lot that may be covered with impervious material is sixty (60) percent.

Maximum Principal Building Height:

Thirty-five (35) feet.
Three (3) stories.

Minimum Floor Area Requirements:

750 square feet of livable area for one and two-bedroom dwelling units; 1200 square feet of livable area for a three-bedroom dwelling unit; and 1300 square feet livable area for a four-bedroom dwelling unit. **[Revised 7-1-03]**

Corner Lots:

(1) Parcels which front on two streets shall provide a thirty (30) foot front yard on one street frontage and a 15 foot half depth front yard on the other street, or as required per Section 504.01(M) of this LDR.

(2) Parcels fronting on three streets shall provide two thirty (30) foot front yards and a 15 foot half depth front yard on the remaining street or as required per Section 504.01(M) of this LDR. **Ord. #23-00**

Driveway Access

The minimum driveway length shall be 20 feet (excluding portion of a driveway within the public right-of-way). **Ord. #23-00**

Through Lots:

Through lots shall provide a 30 foot front yard on each street, or as required per Section 504.01(M) of this LDR.

Atypical Lots:

Visibility triangles shall be established at the rear corners of an atypical lot. The visibility triangles shall be those areas formed by a line connecting the points 30 feet from the intersection of the side and rear lot line along the side lot line and 30 feet from the intersection of the side and rear lot line along the rear lot line; no principal or accessory structure having a height over 4 feet, except for incidental uses, shall protrude into the area of a visibility triangle.

Building Projections:

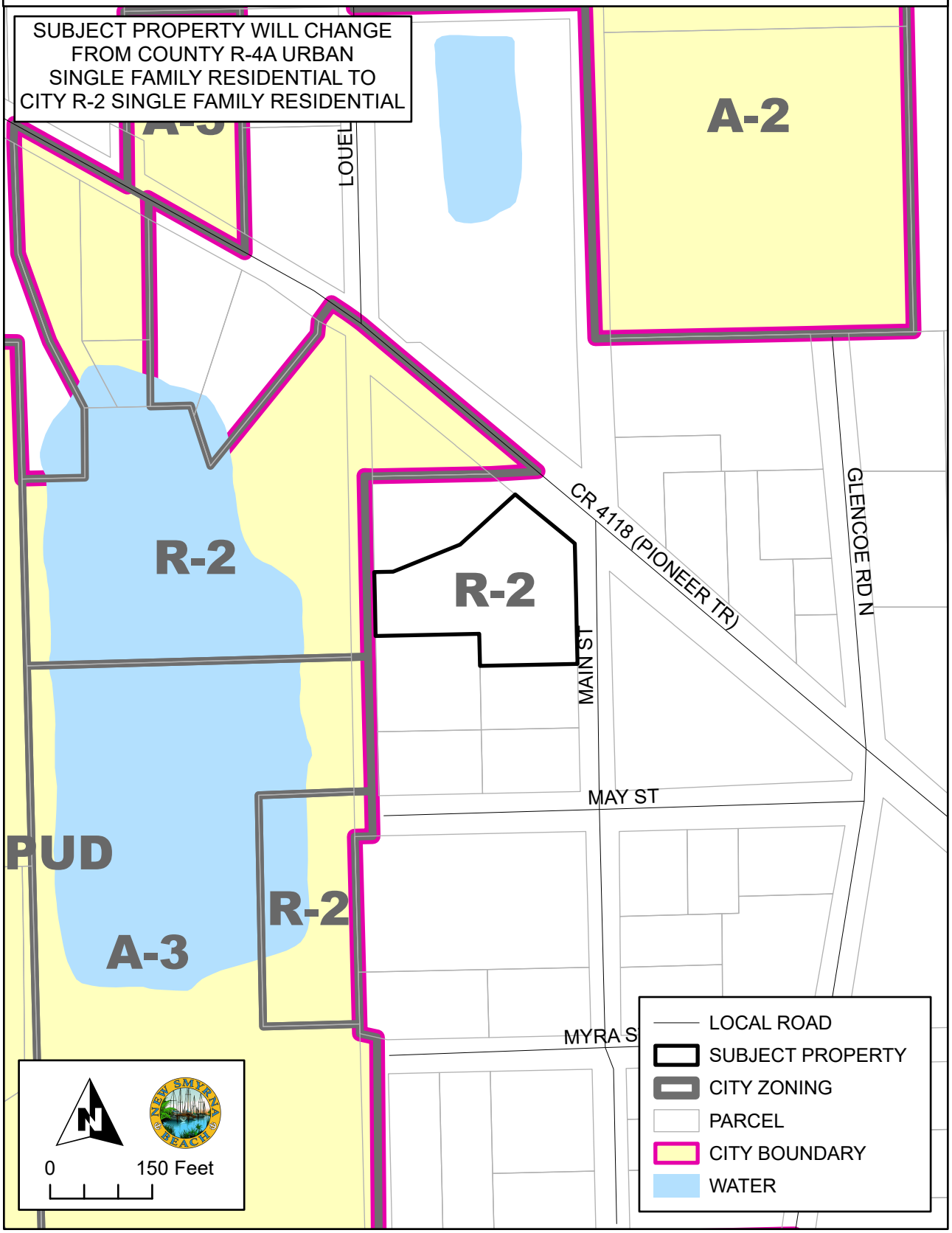
There shall be no building projections into any required yard except for eaves with a maximum projection of 42 inches, but no closer than 5 feet to a property line; and those structures allowed in Section 804.03.

Visibility at Intersections:

Visibility at intersections shall be provided as required in this LDR. **[Revised 12-18-92]**

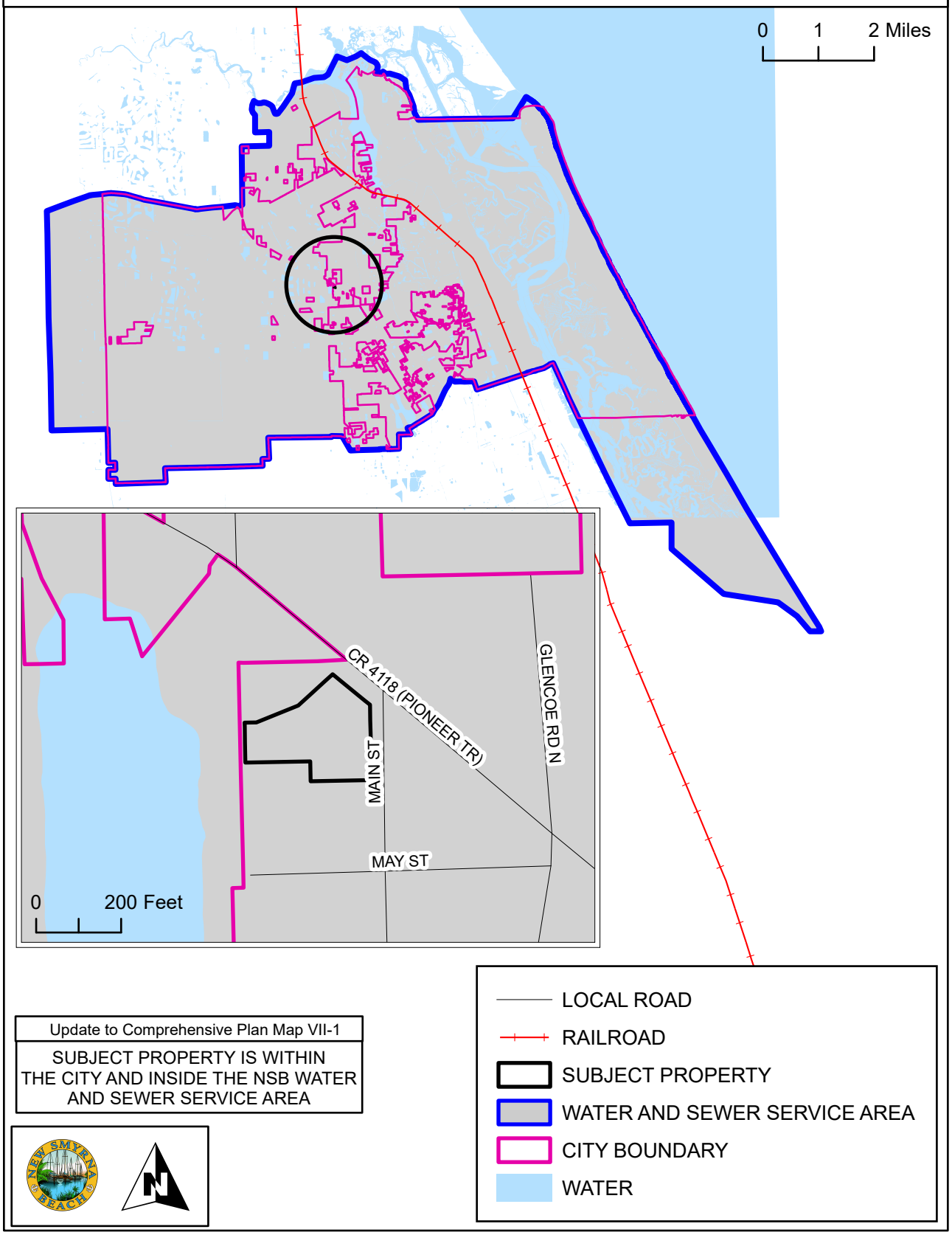
PROPOSED ZONING

A-22-23



WATER AND SEWER SERVICE AREA

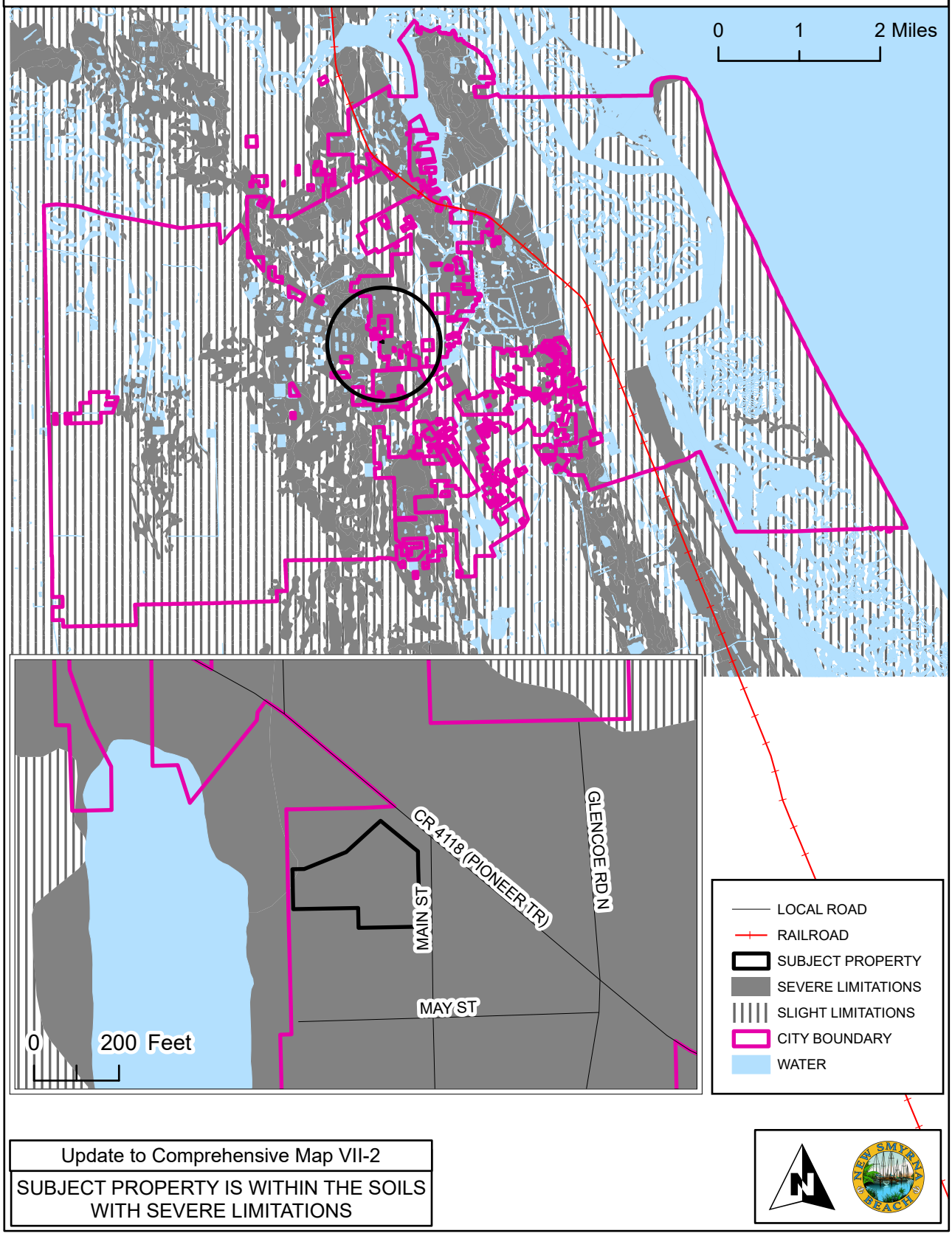
A-22-23



Update to Comprehensive Plan Map VII-1
SUBJECT PROPERTY IS WITHIN THE CITY AND INSIDE THE NSB WATER AND SEWER SERVICE AREA

SOIL LIMITATION FOR SEPTIC SYSTEMS

A-22-23

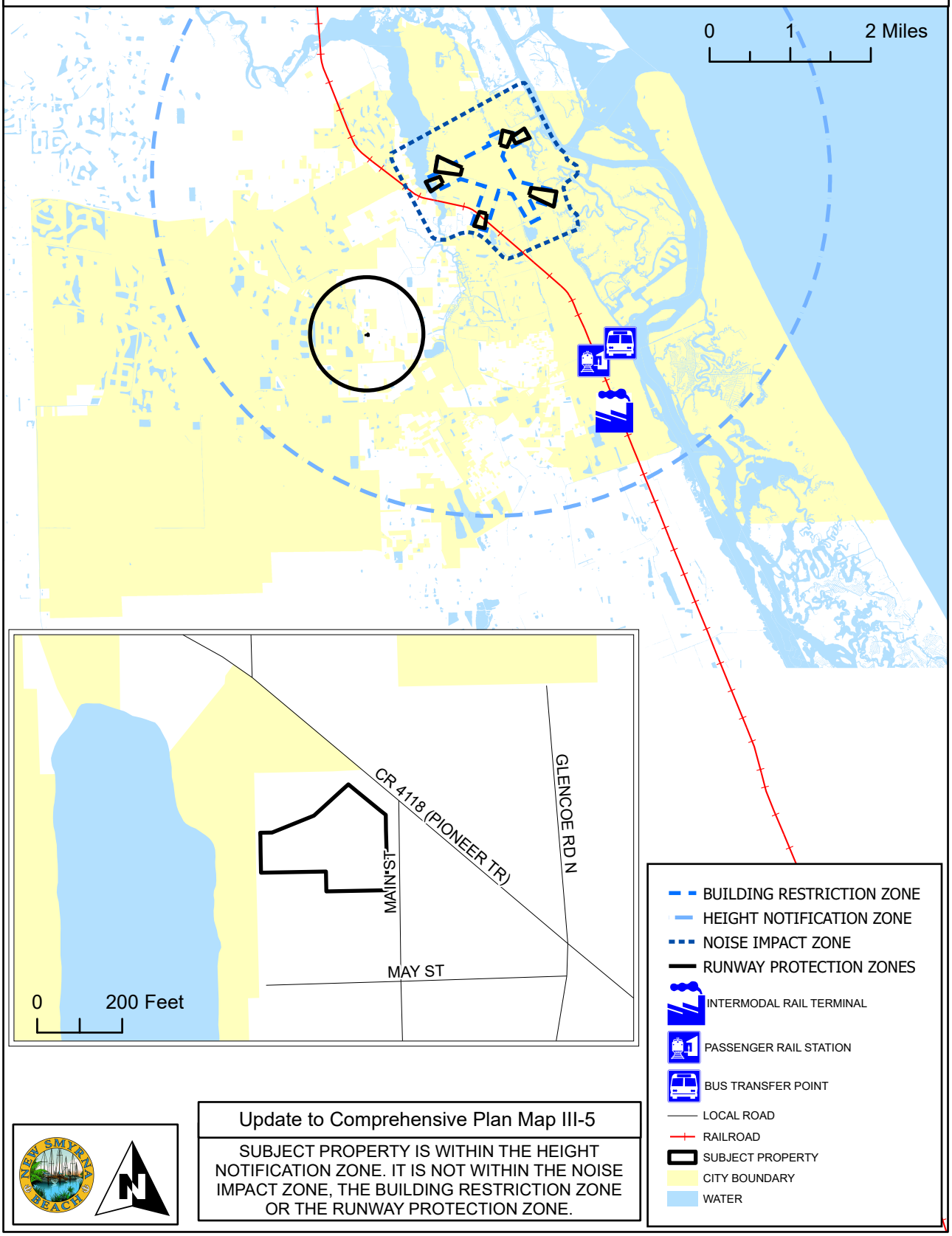


Update to Comprehensive Map VII-2

SUBJECT PROPERTY IS WITHIN THE SOILS WITH SEVERE LIMITATIONS

AIRPORT RUNWAY PROTECTION ZONES

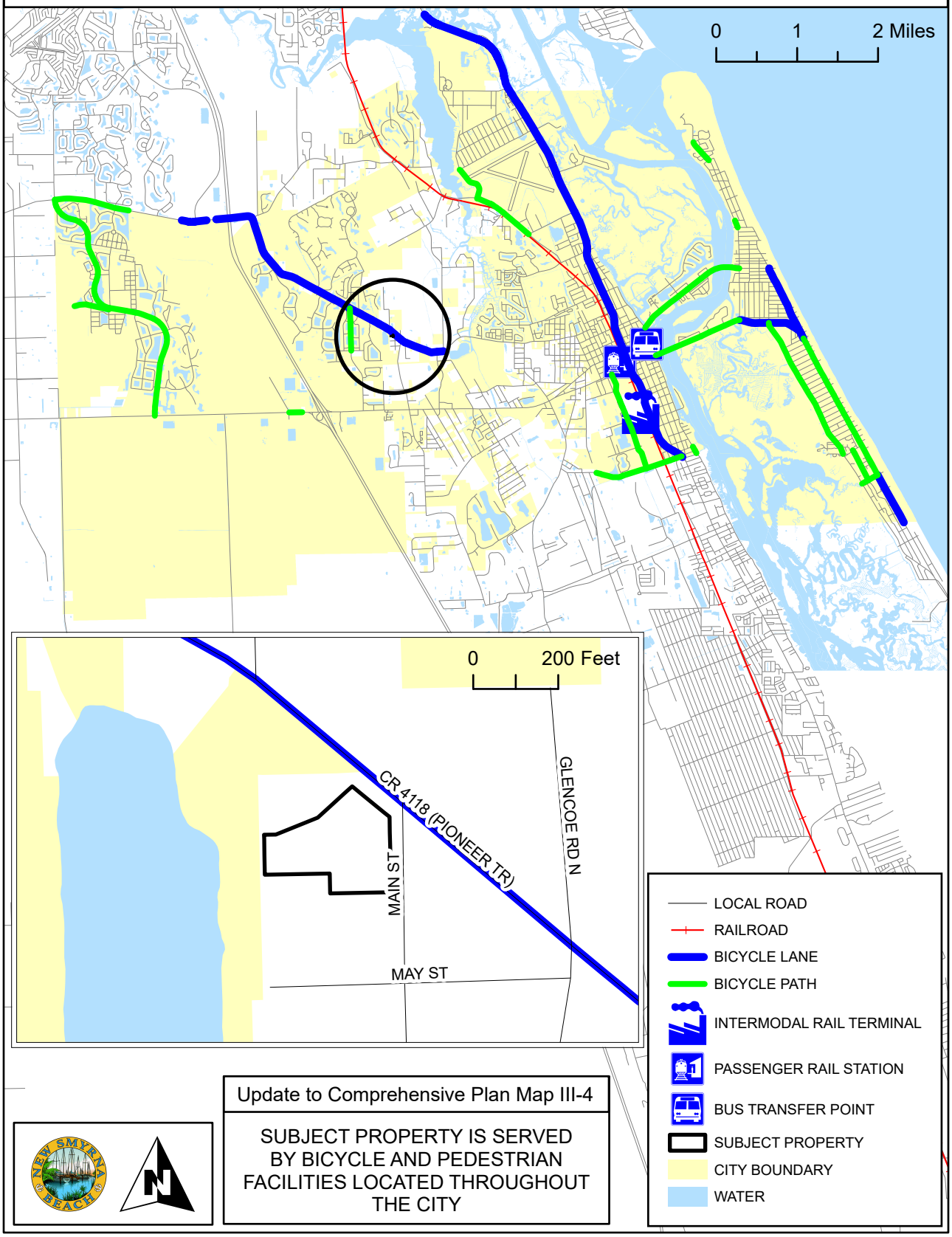
A-22-23



Update to Comprehensive Plan Map III-5
SUBJECT PROPERTY IS WITHIN THE HEIGHT NOTIFICATION ZONE. IT IS NOT WITHIN THE NOISE IMPACT ZONE, THE BUILDING RESTRICTION ZONE OR THE RUNWAY PROTECTION ZONE.

BICYCLE AND PEDESTRIAN FACILITIES

A-22-23

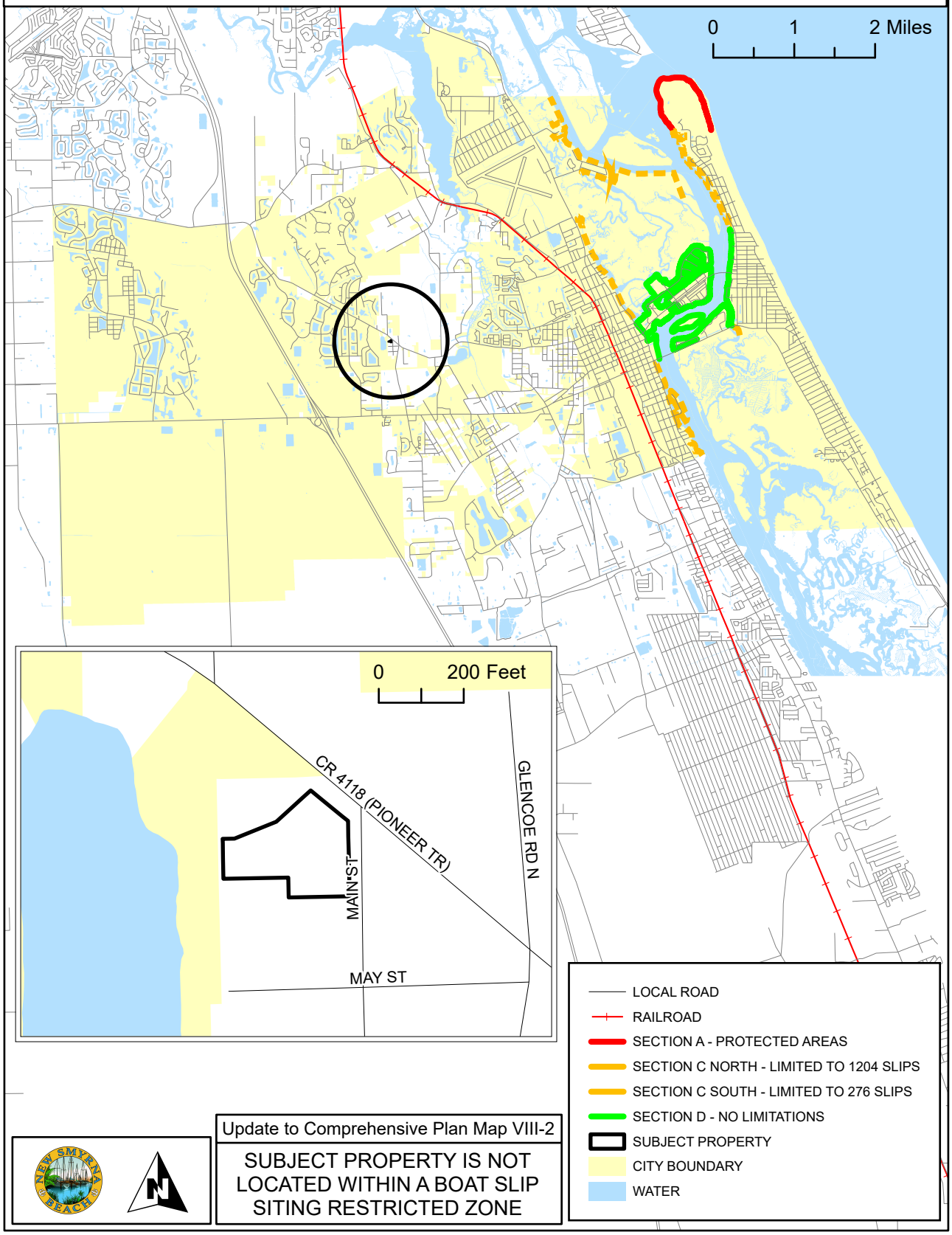


Update to Comprehensive Plan Map III-4

SUBJECT PROPERTY IS SERVED BY BICYCLE AND PEDESTRIAN FACILITIES LOCATED THROUGHOUT THE CITY

BOAT SLIP SITING

A-22-23

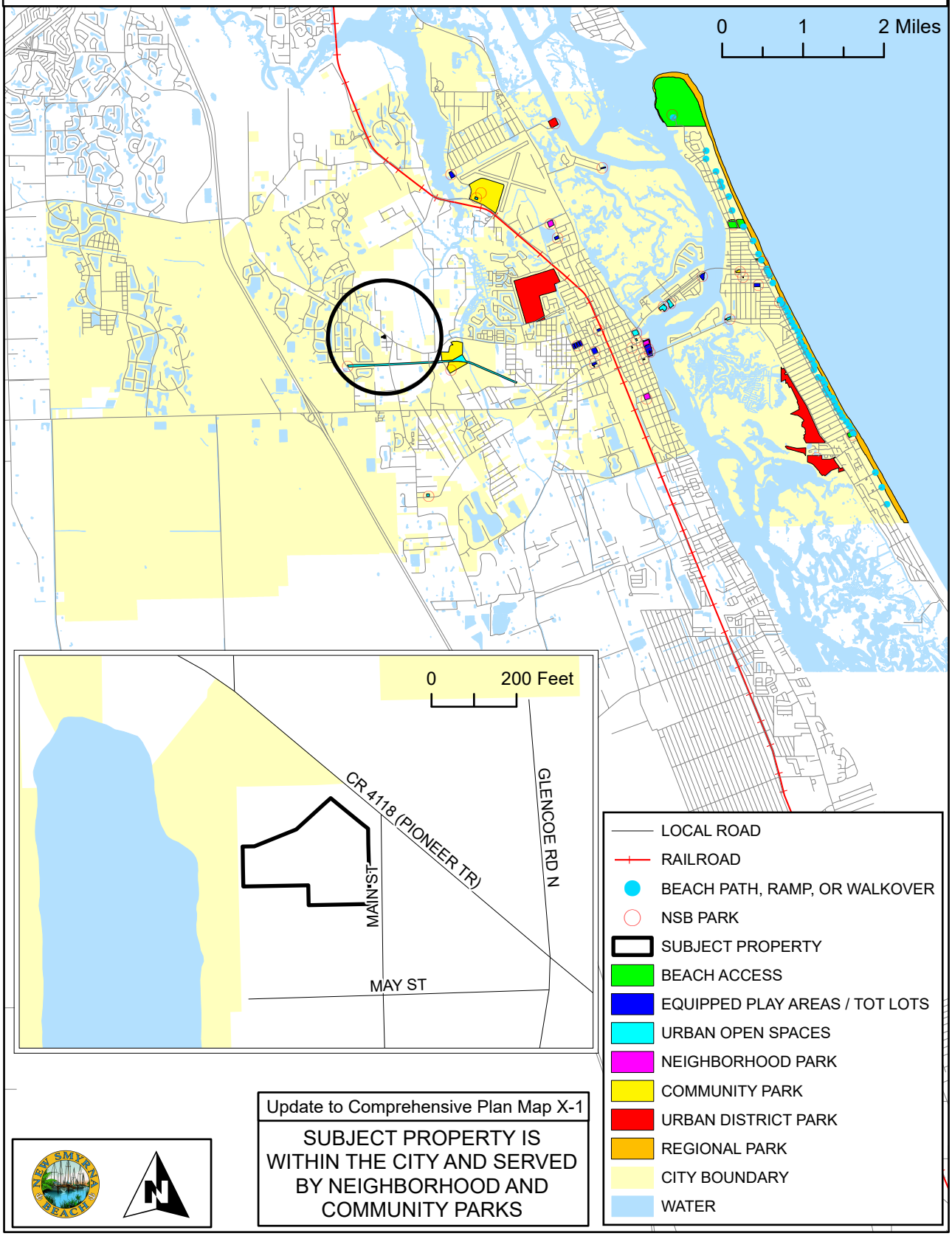


Update to Comprehensive Plan Map VIII-2

SUBJECT PROPERTY IS NOT LOCATED WITHIN A BOAT SLIP SITING RESTRICTED ZONE

CITY PARKS

A-22-23

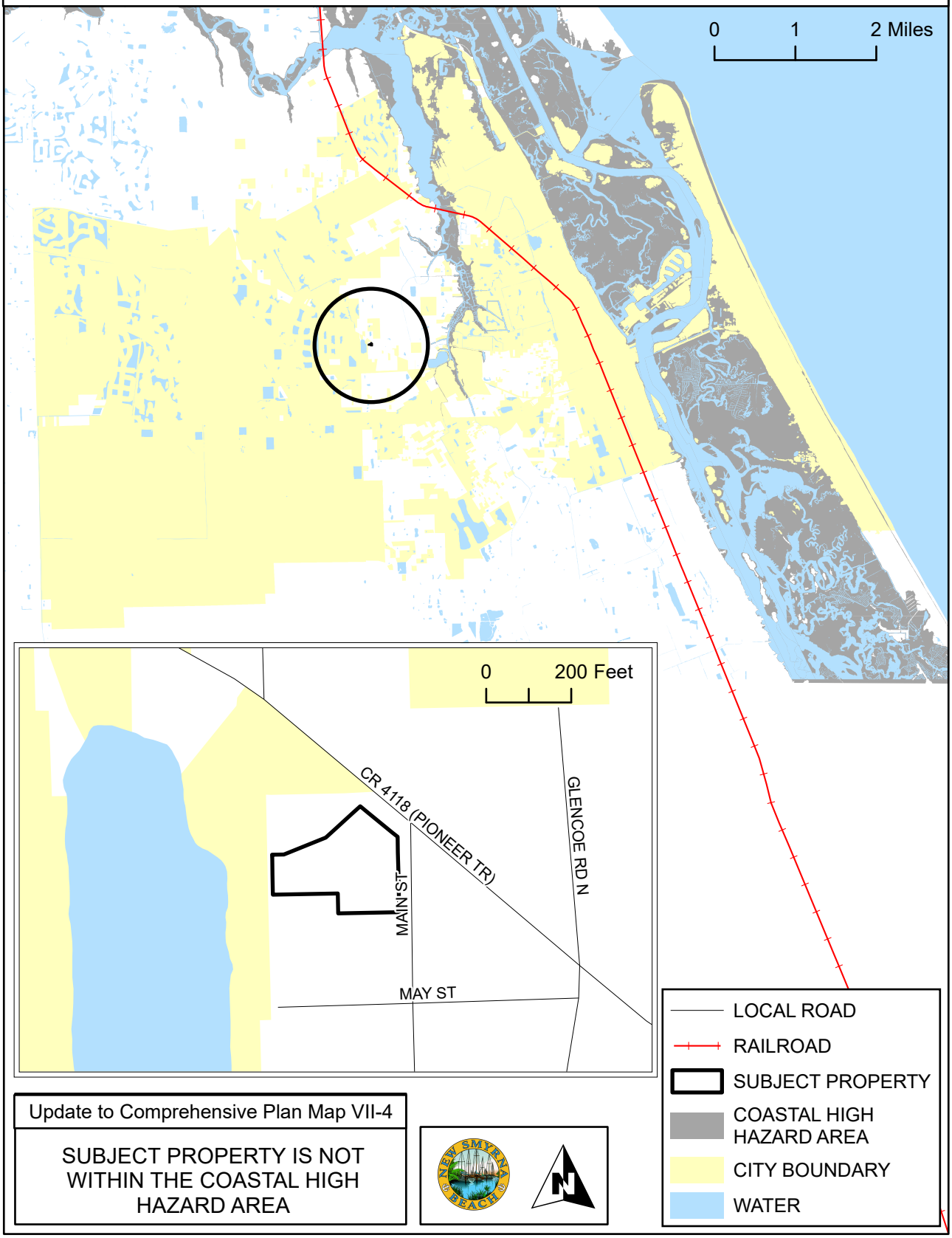


Update to Comprehensive Plan Map X-1

SUBJECT PROPERTY IS WITHIN THE CITY AND SERVED BY NEIGHBORHOOD AND COMMUNITY PARKS

COASTAL HIGH HAZARD AREAS

A-22-23

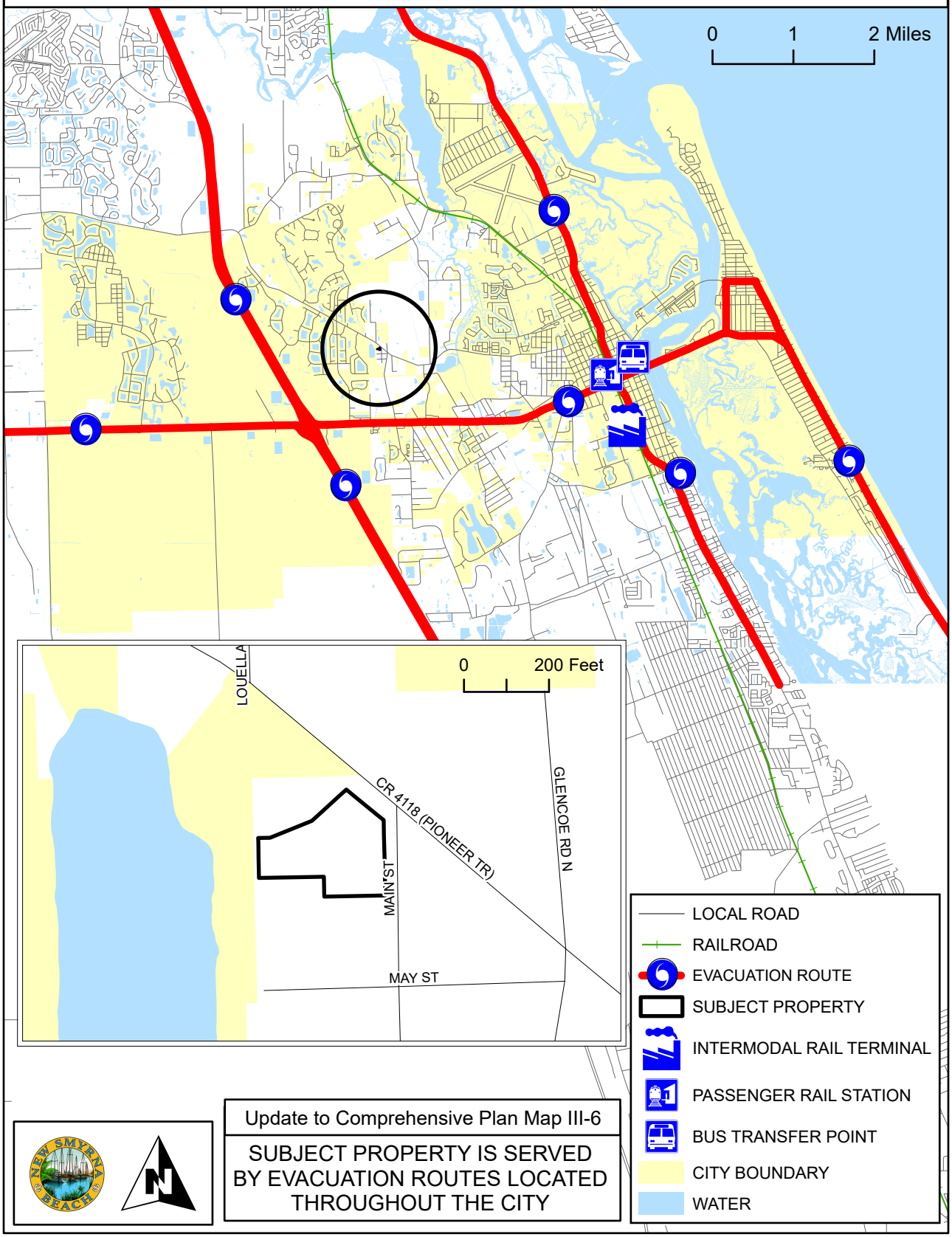


Update to Comprehensive Plan Map VII-4

SUBJECT PROPERTY IS NOT WITHIN THE COASTAL HIGH HAZARD AREA

EVACUATION ROUTES

A-22-23

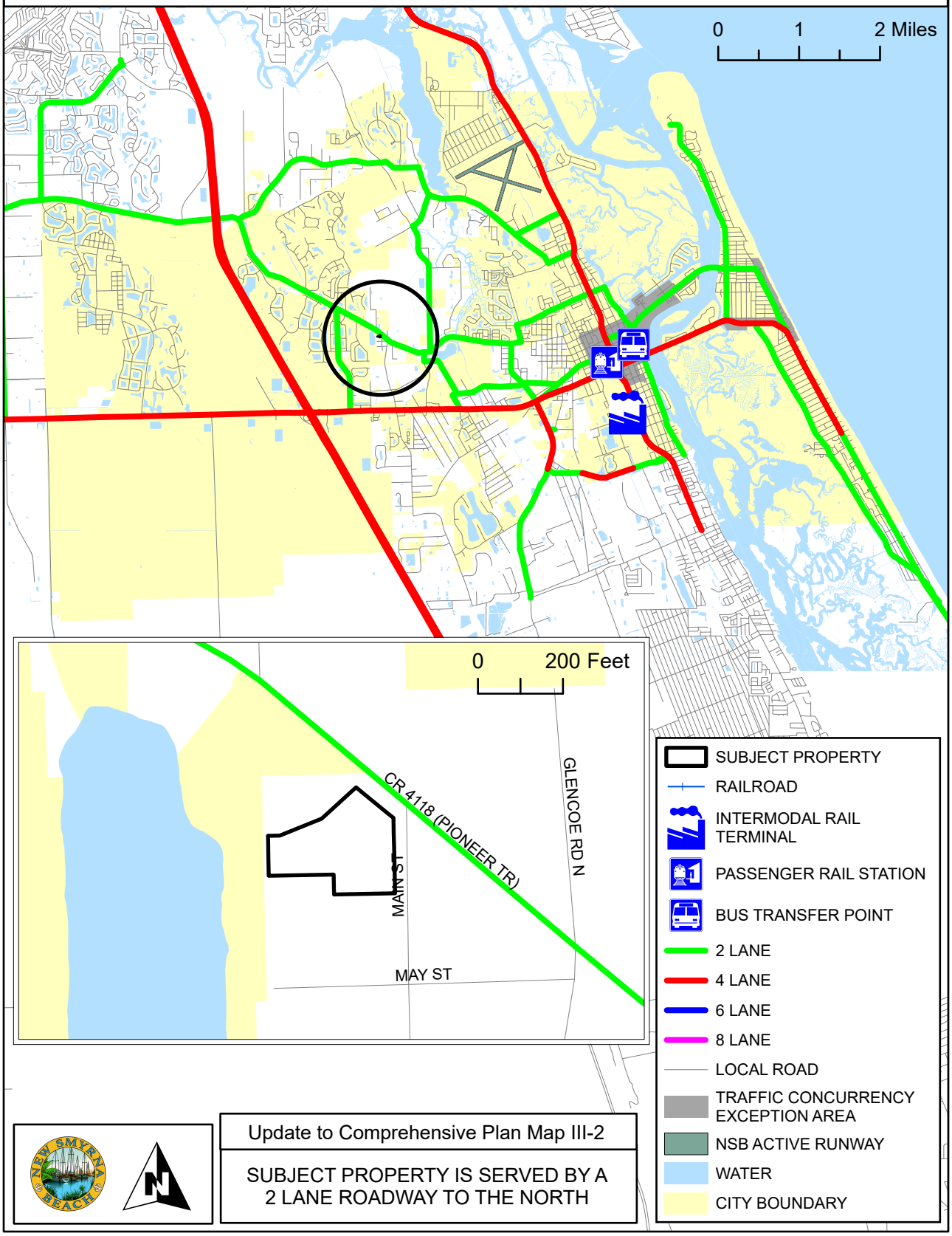


Update to Comprehensive Plan Map III-6

SUBJECT PROPERTY IS SERVED BY EVACUATION ROUTES LOCATED THROUGHOUT THE CITY

EXISTING TRAFFIC LANES - 2009

A-22-23

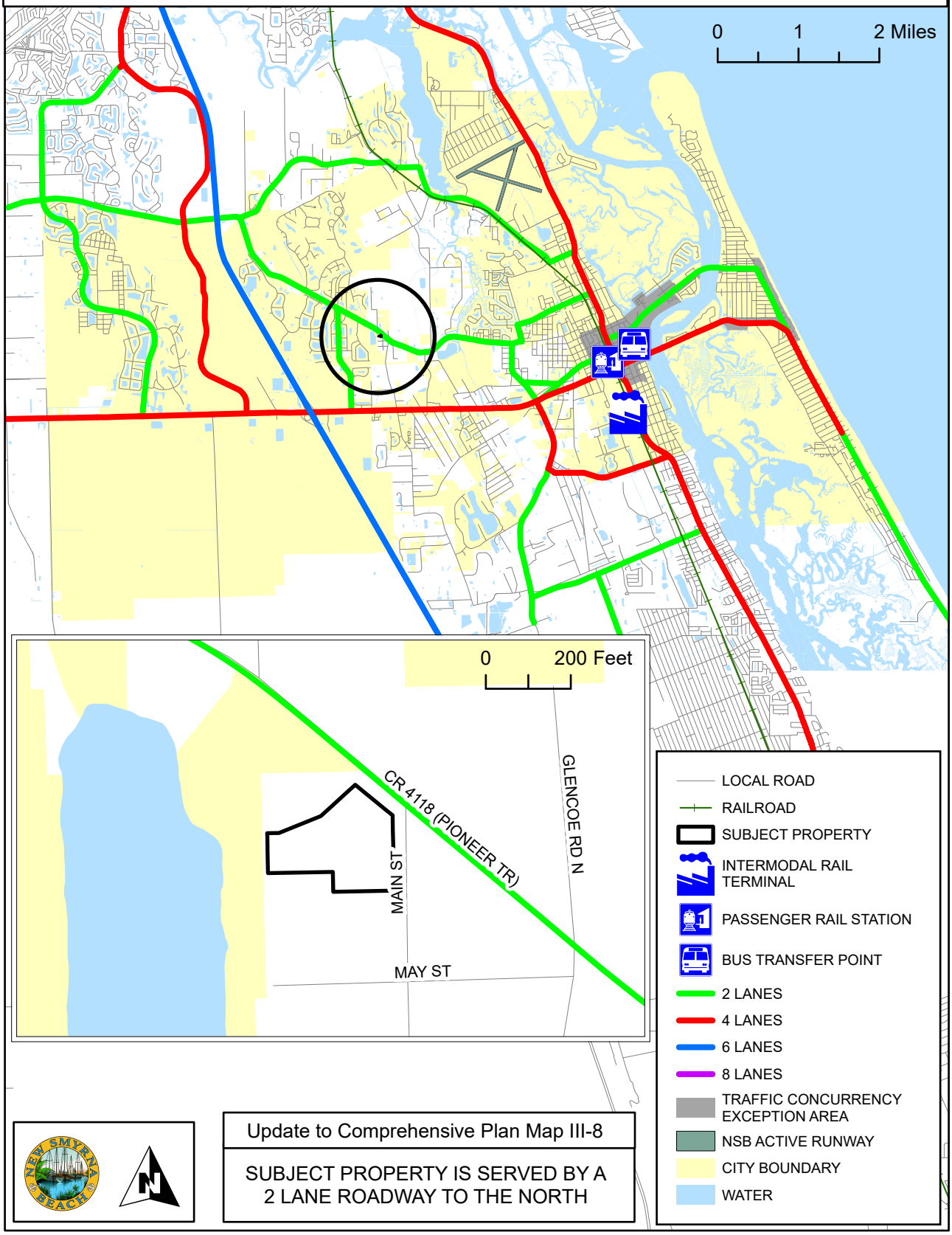


Update to Comprehensive Plan Map III-2

SUBJECT PROPERTY IS SERVED BY A 2 LANE ROADWAY TO THE NORTH

NUMBER OF TRAFFIC LANES - 2025

A-22-23

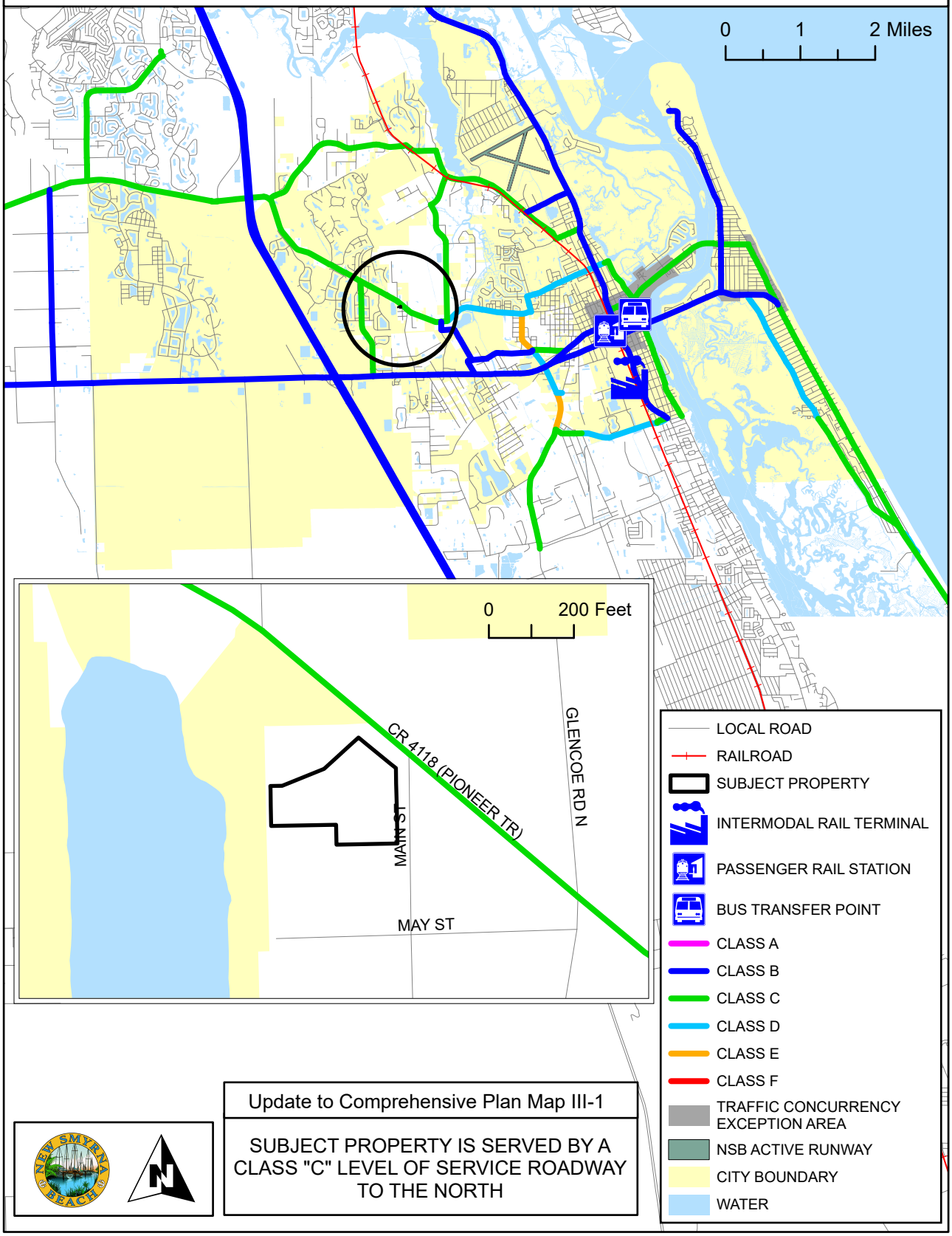


Update to Comprehensive Plan Map III-8

SUBJECT PROPERTY IS SERVED BY A 2 LANE ROADWAY TO THE NORTH

EXISTING LEVEL OF SERVICE - 2009

A-22-23

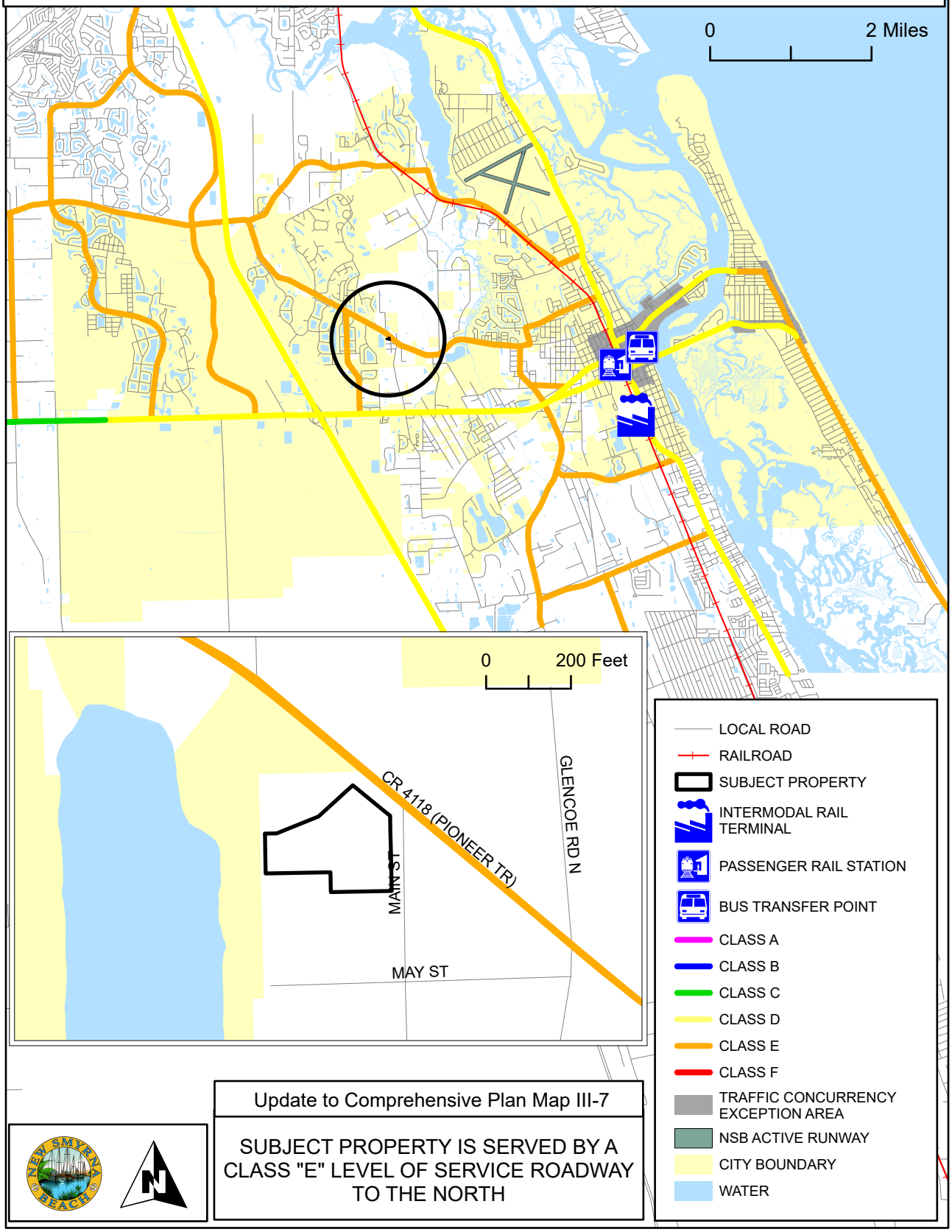


Update to Comprehensive Plan Map III-1

SUBJECT PROPERTY IS SERVED BY A CLASS "C" LEVEL OF SERVICE ROADWAY TO THE NORTH

LEVEL OF SERVICE - 2025

A-22-23

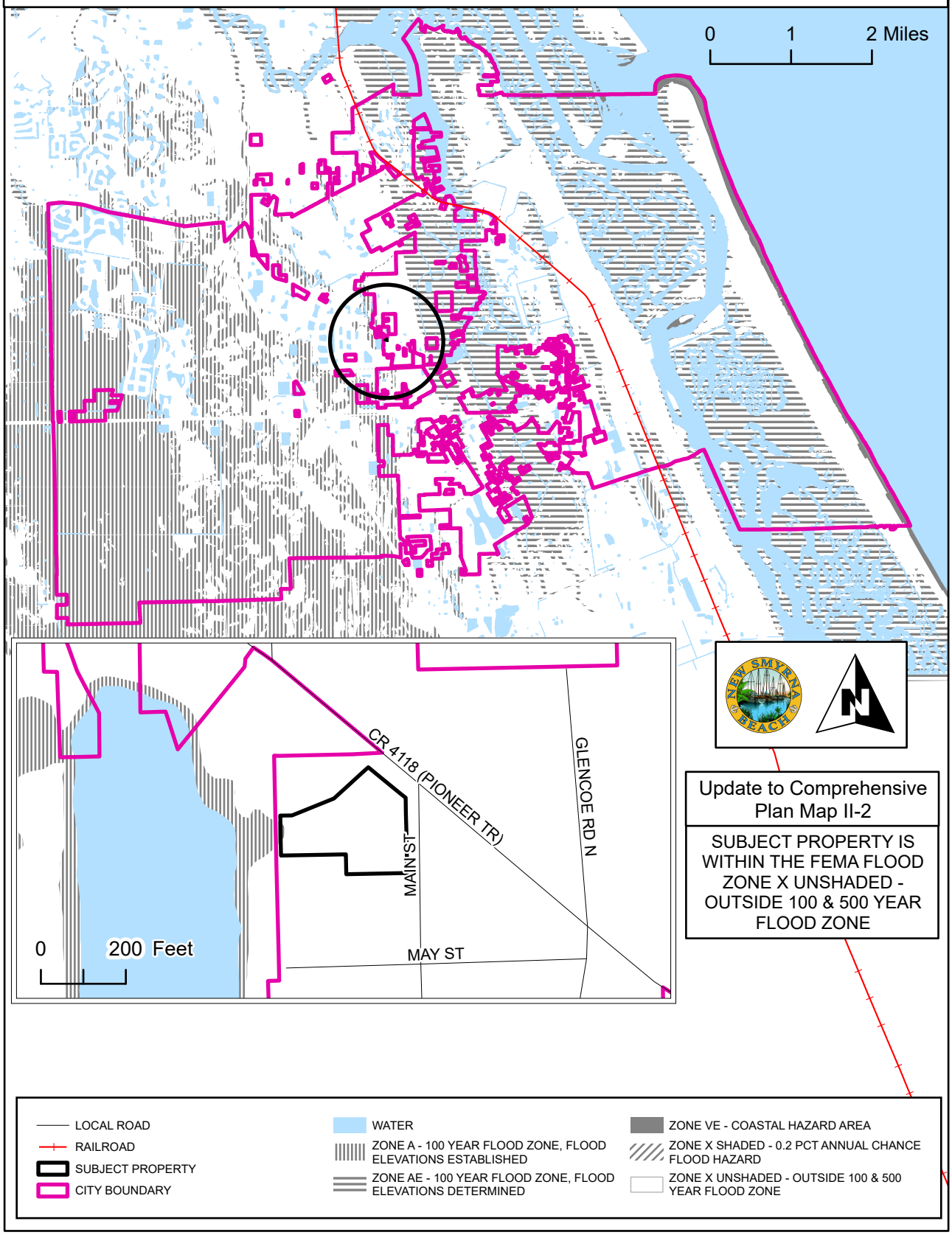


Update to Comprehensive Plan Map III-7

SUBJECT PROPERTY IS SERVED BY A CLASS "E" LEVEL OF SERVICE ROADWAY TO THE NORTH

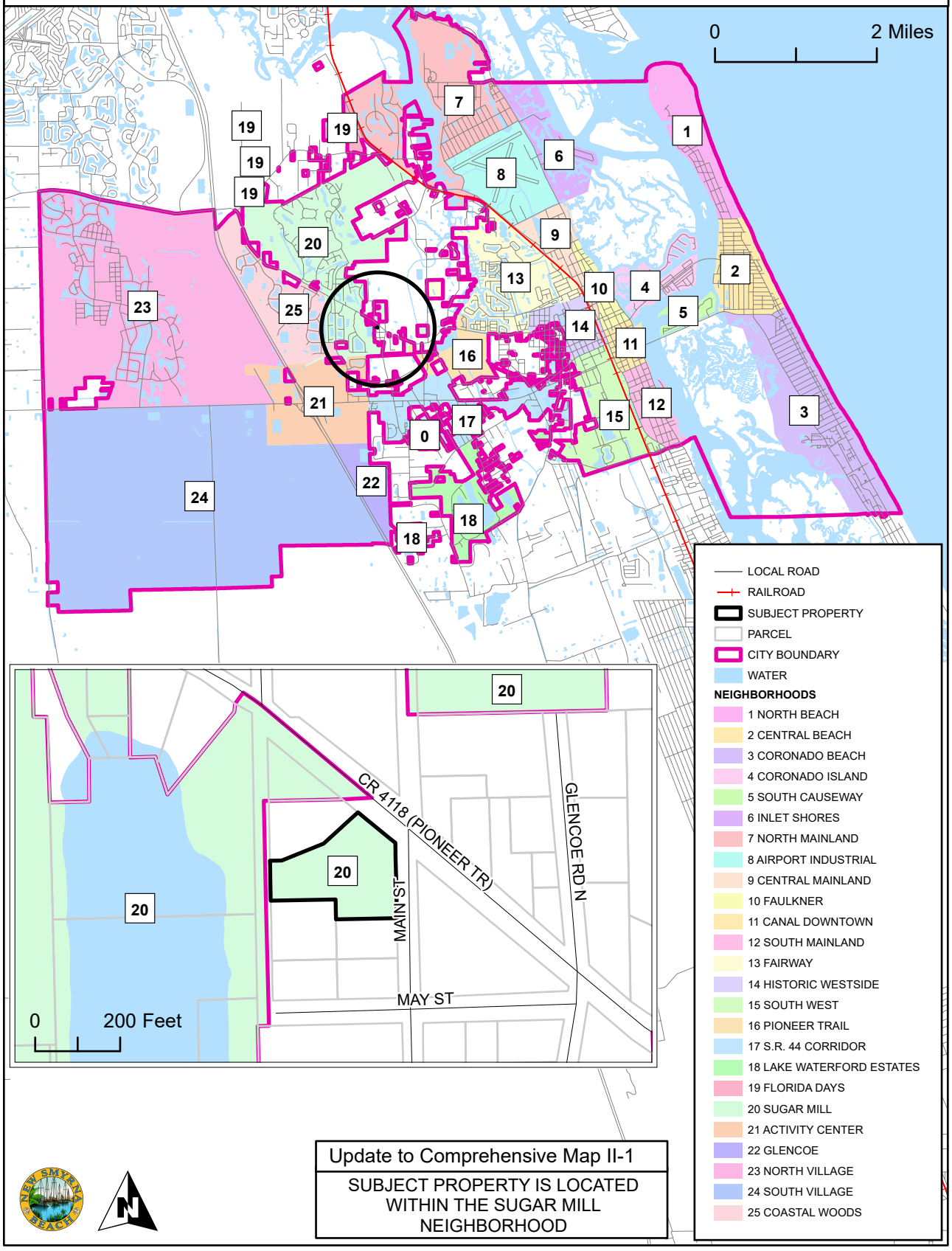
FLOOD PRONE AREAS

A-22-23



NEIGHBORHOODS

A-22-23

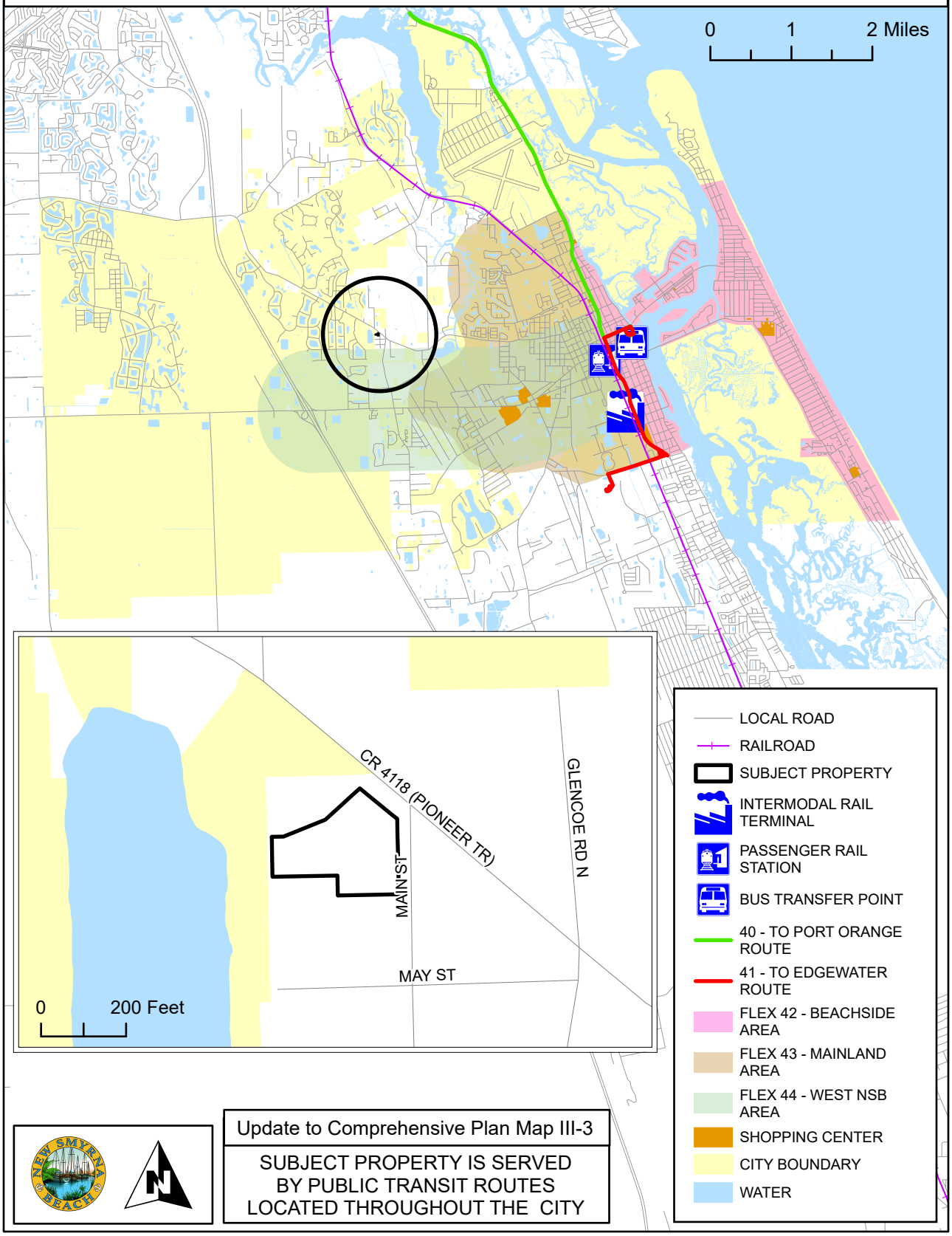


Update to Comprehensive Map II-1

SUBJECT PROPERTY IS LOCATED WITHIN THE SUGAR MILL NEIGHBORHOOD

PUBLIC TRANSIT ROUTES

A-22-23

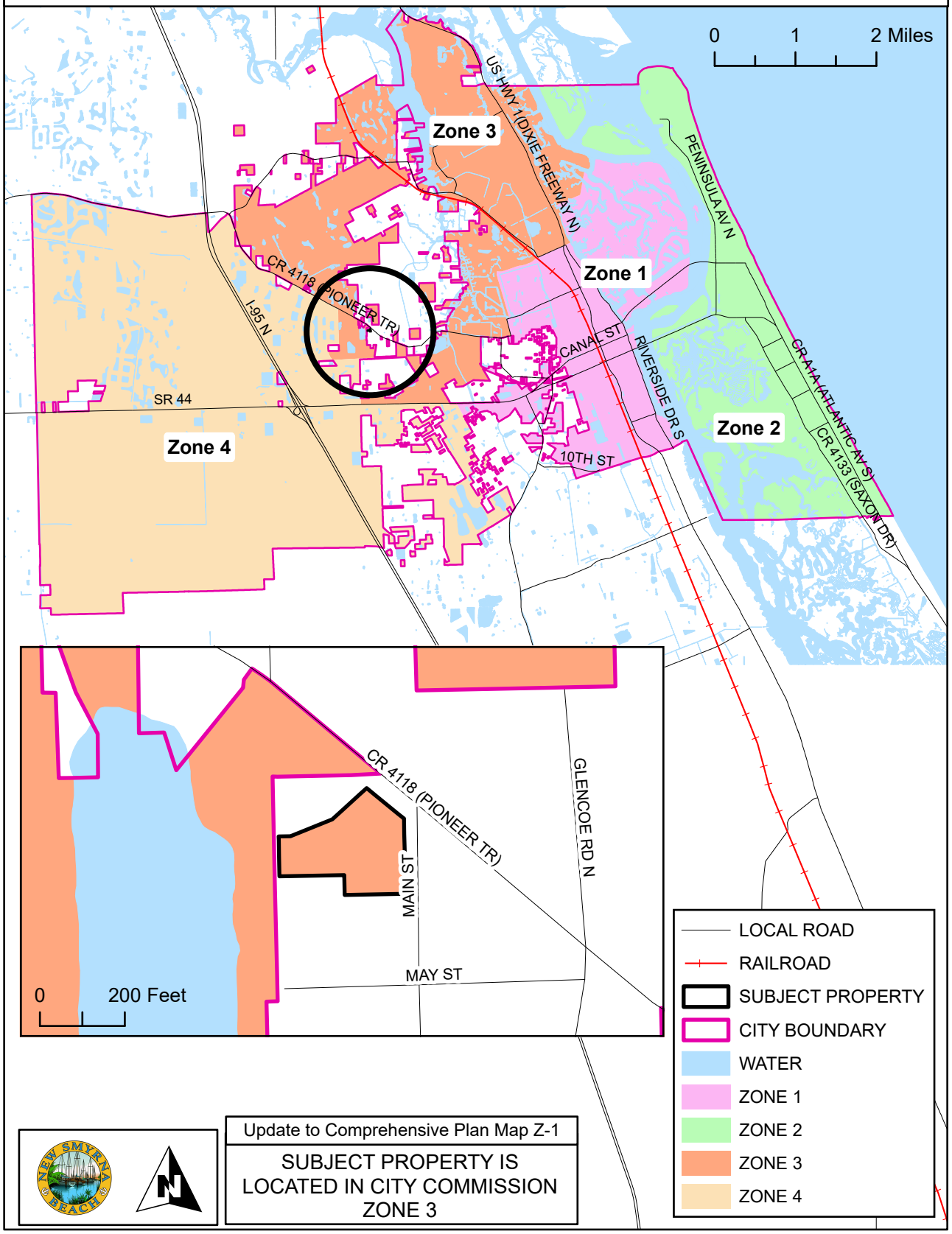


Update to Comprehensive Plan Map III-3

SUBJECT PROPERTY IS SERVED BY PUBLIC TRANSIT ROUTES LOCATED THROUGHOUT THE CITY

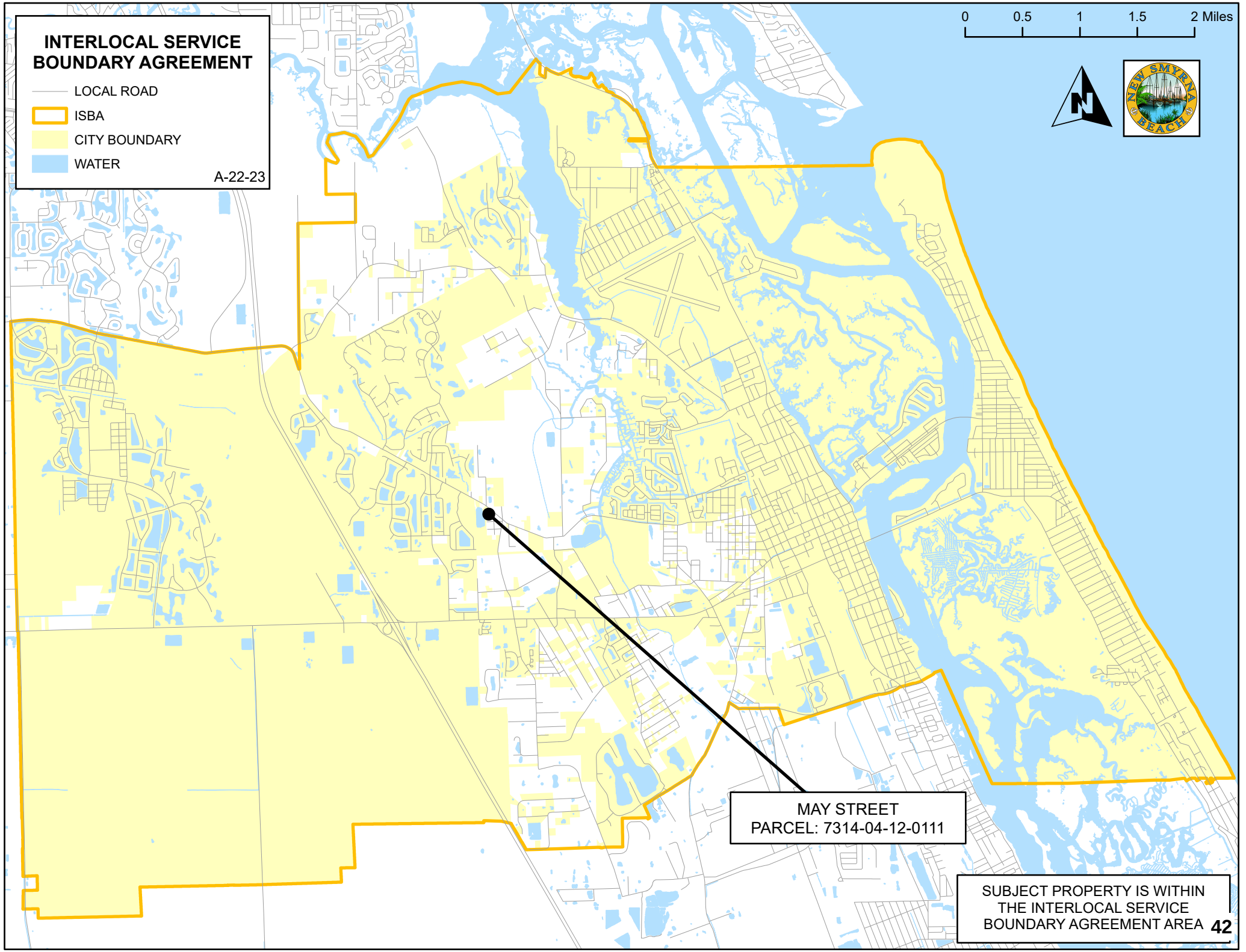
COMMISSION ZONES

A-22-23



Update to Comprehensive Plan Map Z-1

SUBJECT PROPERTY IS LOCATED IN CITY COMMISSION ZONE 3


INTERLOCAL SERVICE BOUNDARY AGREEMENT
LOCAL ROAD
ISBA
CITY BOUNDARY
WATER
A-22-23
0
0.5
1
1.5
2 Miles
MAY STREET
PARCEL: 7314-04-12-0111
SUBJECT PROPERTY IS WITHIN THE INTERLOCAL SERVICE BOUNDARY AGREEMENT AREA

LEGAL DESCRIPTION

Address:
May Street, New Smyrna Beach, Florida 32168

Parcel Number
7314-04-12-0111

AltKey Number:
8018798

Metes and Bounds:
ALL OF LOTS 5 THROUGH 10, AND LOTS 16 THROUGH 20, INCLUSIVE, BLOCK L, PART TWO NEW GLENCOE, GERSEN AND FERRIERA SUBDIVISION, AS RECORDED IN MAP BOOK 9 AT PAGE 117 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

VOLUSIA COUNTY PROPERTY APPRAISER
LARRY BARTLETT, JD, CFA
WE VALUE VOLUSIA

Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL. 32720
Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 8018798 **Parcel ID: 731404120111**
WEAVER GARY S **MAY ST, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	8018798
Parcel ID:	731404120111
Township-Range-Section:	17 - 33 - 14
Subdivision-Block-Lot:	04 - 12 - 0111
Owner(s):	WEAVER GARY S - FS - Fee Simple - 100%
Mailing Address On File:	664 LOUELLA ST NEW SMYRNA BEACH FL 32168
Physical Address:	MAY ST, NEW SMYRNA BEACH 32168
Property Use:	0000 - VACANT RES
Tax District:	600-UNINCORPORATED - SOUTHEAST
2023 Final Millage Rate:	17.8882
Neighborhood:	4022
Subdivision Name:	
Homestead Property:	No

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

14-17-33 LOTS 5 THRU 10 & 16 THRU 19 EXC PART N OF LOTS 9 10 18 19 MEAS 47.44 FT ON NE/L BLK L PART TWO NEW GLENCOE GERSEN & FERRIERA SUB MB 9 PG 117 PER OR 4628 PG 0702

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

V-1:24 1309 FINDLEY STREET. A VARIANCE OF 6.5' TO ALLOW A SINGLE FAMILY HOUSE TO BE LOCATED 8.5' FROM THE SECONDARY FRONT PROPERTY LINE, INSTEAD OF THE REQUIRED 15 FEET.

February 5, 2024

Background:

I. Summary

A. Applicant: Mark Billings, 240 N. Ridgewood Ave, Edgewater, FL 32132

B. Property Owner: Southeast Volusia Habitat for Humanity, PO Box 1268, Edgewater, FL 32132

C. Request: A variance of 6.5' to allow a single family house to be located 8.5' from the secondary front property line (west).

D. Site Information: The subject property is a vacant lot located on the north side of Findley Street, and to the east of platted, unopened, Second Street. To the west of Second Street is the City's Fire Station, located 1644 SR 44. The parcel is zoned R-2, Single-Family Residential.

1. **Tax I.D. Number:** 7419-13-04-0070

Findings:

II. Findings

Exhibits used in this report:

Exhibit A: Location Map

Exhibit B: Aerial Map

Exhibit C: Site Plan

Exhibit D: House Plans

Exhibit E: Plat Map

A. The subject parcel, a platted corner lot, northeast of the intersection of Findley Street and platted Second Street (one block west of Old Mission Road), is proposed to be developed with a new single-family house. The parcel dimensions are 47’ x 115’, or 0.124 acres.

B. To the west of the subject parcel, Findley Street enters the parking lot south of Tire Kingdom, which is located on SR 44. The parking lot contains WaWa and Chipotle as well, and is commonly referred to as the K-Mart shopping center prior to the store's closing.

C. The subject platted lot can be developed despite not meeting the lot size requirements for their particular zoning district, in this instance, R-2, Single-Family Residential, since it was platted prior to current zoning regulations. The minimum allowed lot size for a newly created lot, in the R-2 zoning district, is 75’ x 115’, or 8,625 square feet. The setback requirements are 30’ from the primary front property line (south); 15’ from the secondary front property line (west), and 7.5’ from the side property lines (north and east). Taking into consideration the side yard setback (7.5’) and the secondary front yard setback (15’), there is 24.5’ of lot width available for a new house.

D. Please see **Exhibit C** for a depiction of the proposed house location on the survey. The proposed house is 30’-wide, which is 5.5’ wider than the width that would meet the R-2 zoning regulations. **Exhibit D** depicts the proposed house, and **Exhibit E** shows the plat map of the area.

E. The secondary front yard is along the unopened, platted Second Avenue right-of-way (ROW). To the west of the ROW is a City Fire Station, thus, even if the ROW were to be opened at some point in time, it would not be facing private property, but City property.

F. The LDR requires variance requests to meet all of the following criteria. The applicant's responses are *italicized*. Staff's responses are in **bold.**

a. Special circumstances exist which are peculiar to the subject property owner's land, structure, or building, and do not generally apply to the neighboring lands, structures, or buildings in the same district or vicinity.

Special circumstances that DO exist as related to the subject property is there is an unused, unimproved road to the west side of the property that causes an additional side setback requirement of 15'. The road is an unimproved city road but has been being maintained by Habitat for Humanity for the duration of ownership. The unimproved road "situation" does apply to the neighbor to the rear of the property as well, however, that portion of the road is not maintained and is currently wooded, creating a dead-end road at the rear of our property line. We feel the unimproved road not only creates construction limitations but also creates a safety concern for the future homeowner.

The City's Land Development Regulations requires new corner lots to be 15% larger dimensionally than the minimum lot size in the zoning district. The R-2 zoning district requires a 75'-wide lot. Fifteen percent wider would create an 86.25'-wide lot. The subject parcel is 47' wide, with setbacks intended for a lot almost 40' wider, thus trying to create a functional house that meets the setback requirements is quite difficult. This criterion has been met.

b. Strict application of the provisions of the Land Development Regulations would deprive the subject property owner of reasonable rights commonly applicable to other properties in the same district *or* may preclude a benefit to the community in general.

Strict application of the provisions of Land Development Regulations WOULD deprive the subject property owner the ability to build a reasonably sized, aesthetically pleasing home on the property. The lot width is 47' and with 22.5' of setback requirements that is almost half the lot. In addition, after extensive efforts to utilize the city utilities it was determined that a septic system would need to be installed. The additional 15' setback requirement would greatly affect the ability to install the septic system as it has already been reduced in size to the minimum size needed for the future home.

Staff agrees with the applicant's assessment. Given that there is a need for a septic system, and the large setback requirements on the undersized lot, not granting the variance would deprive the property owner of reasonable rights. This criterion has been met.

c. The special circumstances and conditions that exist do not result from the direct or indirect actions of the present property owner(s) or past property owner(s). This criterion shall not be satisfied if the present or past property owner(s) created, to any degree, the hardship that is the subject of the variance request.

The special circumstances and conditions that exist DO NOT result from the direct or indirect action of the present or past property owner(s). The history of the road's ownership, whether county or city was not influenced by the present or past property owner(s).

It was not known to the applicant that the parcel is a corner lot, as Second Street is an unopened right-of-way to the west, giving the property a secondary front yard setback of 15' instead of the standard 7.5' side yard setback. The circumstances were not created by the property owner. The narrow width makes it difficult to construct a modern, functional house. This criterion has been met.

d. That granting of the variance(s) will not cause substantial detriment to the public welfare or impair the purposes and intent of the Land Development Regulations.

The granting of the variance WILL NOT cause substantial detriment to the public welfare or impair the purposes and intent of Land Development Regulations. The home width for the lot is 30' and with the granted variance the setbacks would still conform to those of the neighboring homes. The granting of the variance will allow for the construction of an aesthetically pleasing home that will only improve the value of the neighborhood. In addition, Habitat for Humanity is able to take another otherwise distressed property within the city and transform it into an affordable home for a qualified recipient.

The neighbor that would be affected by the house being closer to the secondary front property line is the City's own Fire Station, and there has not been an objection from them. This criterion has been met.

e. That granting of the variance will not constitute a grant of special privilege that is denied by the Land Development Regulations to other lands, structures or buildings in the same district.

The granting of the variance WILL NOT constitute a grant of special privilege that is denied by the Land Development Regulations to other lands, structures or buildings in the same district. Regardless of present property ownership, due to the lot size and additional setback requirements along with the lack of available city utilities the unimproved road would pose a problem for any property owner to build a reasonable home on the property.

This variance would not be a granting of special privilege. While the variance is for 6.5', the impacted party is the City Fire Station's parking lot area, which will not be negatively impacted with a house 8.5' from an unopened ROW. This criterion has been met.

III. Recommendation:

Staff recommends the Planning and Zoning Board **approve** the variance request of 6.5, to allow the house to be 8.5' from the secondary front property line, to the west.

Fiscal Analysis:
N/A

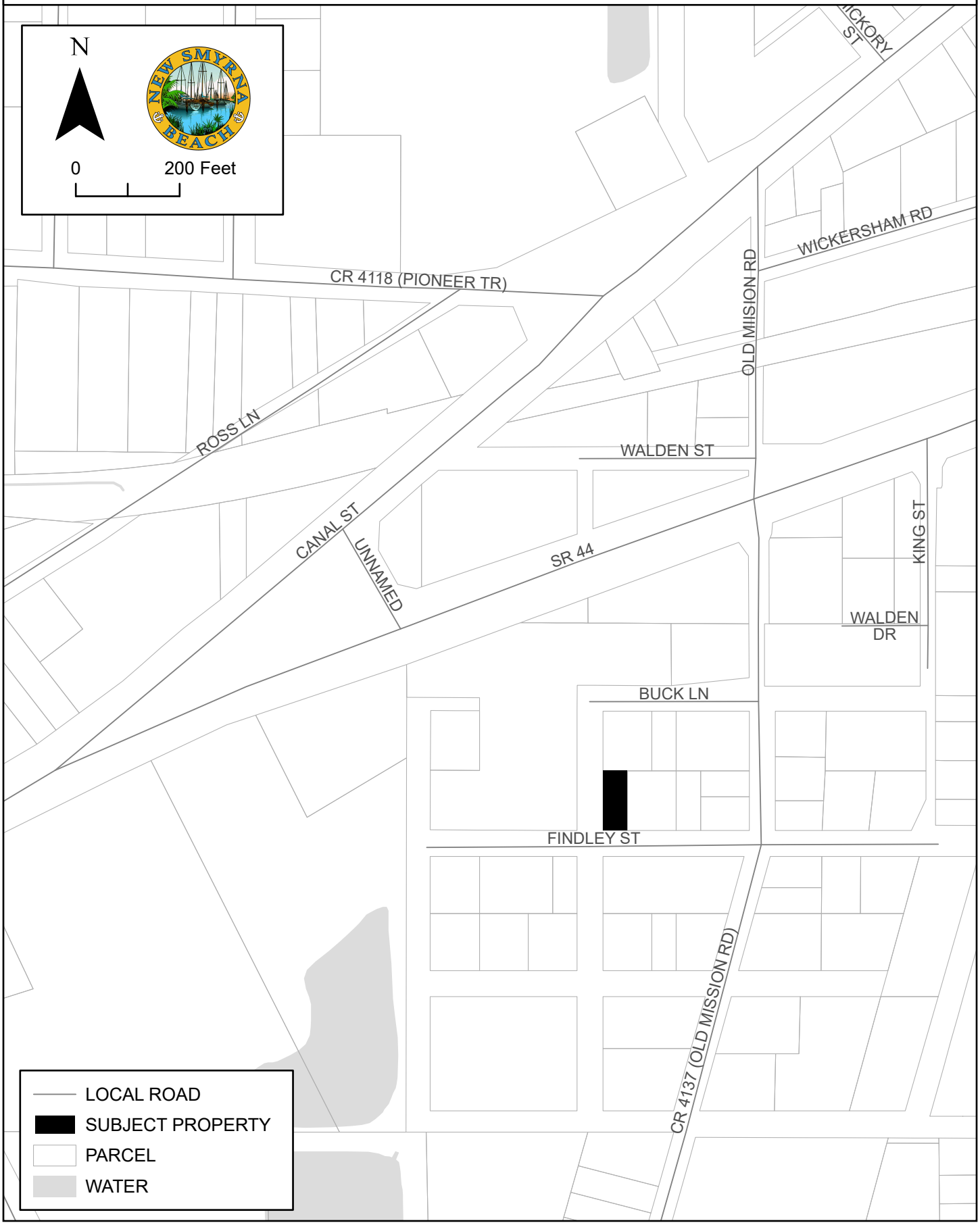
Strategic Plan Item:
No

Staff Report Created By: Jake Baker - Planner I

Attachments:

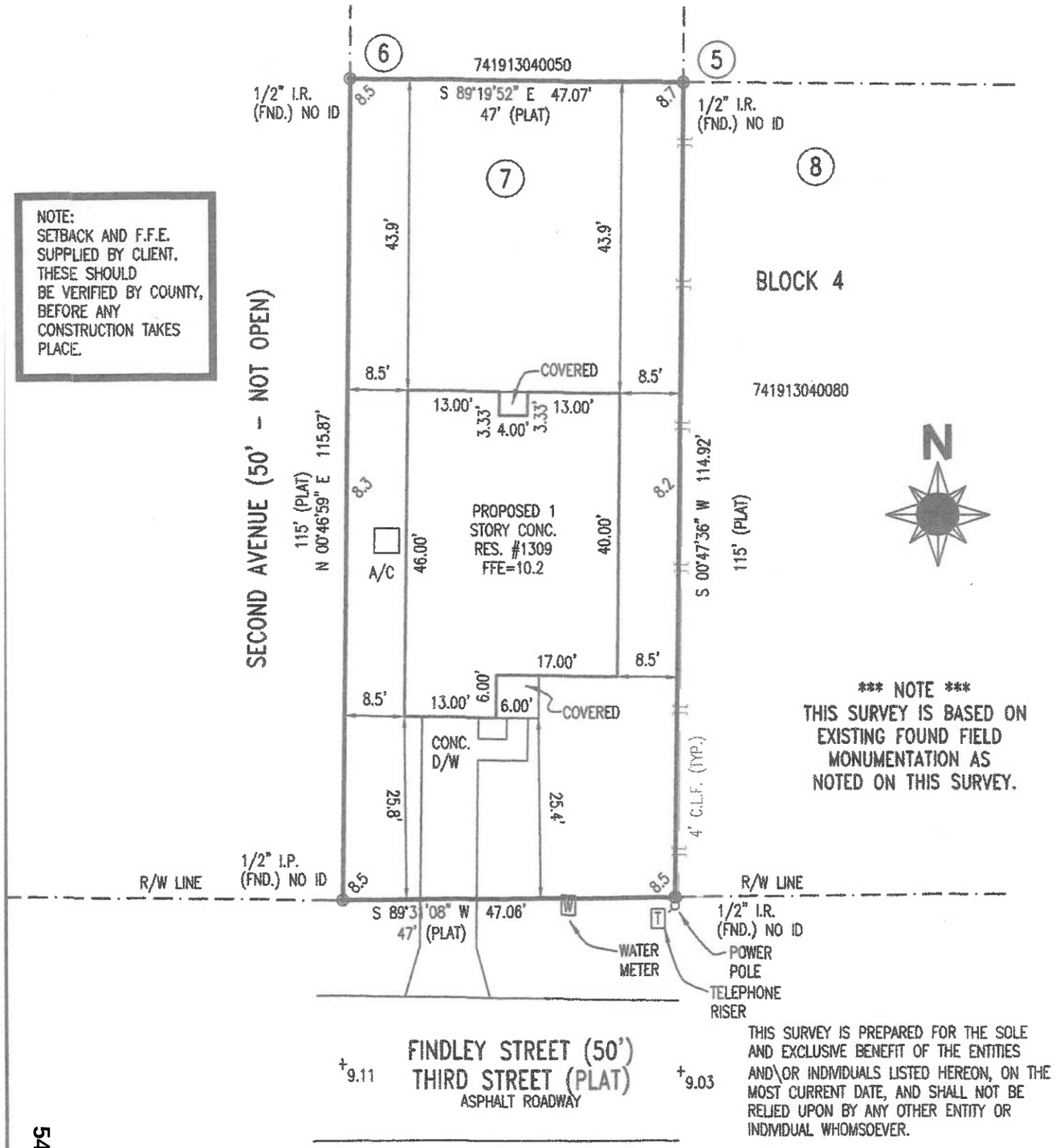
Exhibit A Location Map.pdf
Exhibit B Aerial Map.pdf
Exhibit C Site Plan.pdf
Exhibit D House Plans.pdf

V-1-24: 1309 FINDLEY STREET
PARCEL: 7419-13-04-0070 LOCATION MAP



V-1-24: 1309 FINDLEY STREET
PARCEL: 7419-13-04-0070 AERIAL MAP





THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND\OR INDIVIDUALS LISTED HEREON, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

REVISIONS

10-31-2023 FLIPPED HOUSE

ELEVATIONS REFER TO STJRWMD FIRE STATION SITE PLAN.

MINIMUM F.F.E. = 12" ABOVE CROWN (PER VOLUSIA COUNTY REQUIREMENTS)

FLOOD ZONE X COMMUNITY 125155 PANEL 12127C0543J 09/29/2017

GENERAL NOTES:

1. DATE OF FIELD SURVEY: 06-26-2023
2. DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. THIS SURVEY IS BASED ON EXISTING FIELD MONUMENTATION.
4. NO UNDERGROUND FOUNDATIONS WERE LOCATED.
5. NO UNDERGROUND UTILITIES WERE LOCATED EXCEPT AS SHOWN.
6. BEARINGS ASSUMED FOR THE NORTH LINE OF FINDLEY STREET, BEING S 89°31'08" W
7. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
8. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF AN ABSTRACT. THERE MAYBE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN THAT COULD AFFECT THIS PROPERTY THAT MAYBE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9. LEGAL DESCRIPTION FURNISHED BY CLIENT.

LEGAL DESCRIPTION (AS FURNISHED):

LOT NUMBER(S): 7 BLOCK NUMBER: 4 SUB'N.: WOODLAND NO 2

MAP BOOK: 11 PAGE(S): 124 PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ADDRESS: 1309 FINDLEY ST, NEW SMYRNA BEACH 32168 VOLUSIA COUNTY, FLORIDA.

LEGEND / ABBREVIATIONS:

....		F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION		
ASPH.	ASPHALT	EASE.	EASEMENT	PG.	PAGE
A.S.	ALUMINUM SHED	F.F.E.	FINISHED FLOOR ELEVATION	PLAT	PLAT DATA
A/C	AIR CONDITIONER	F.M.	FIELD MEASURED	P.O.B.	POINT OF BEGINNING
A/U	AERIAL UTILITIES	FND.	FOUND	P.O.C.	POINT OF COMMENCEMENT
BLDG.	BUILDING	F.P.L.	FLORIDA POWER & LIGHT	PP	POWER POLE
BLVD.	BOULEVARD	I.P.	IRON PIPE	PRO.	PROPOSED
CALC.	CALCULATED	I.R.	IRON ROD	RCP	REINFORCED CONCRETE PIPE
C.L.F.	CHAIN LINK FENCE	M.B.	MAP BOOK	R/W	RIGHT OF WAY
C.M.	CONCRETE MONUMENT	N.D.	NAIL & DISC	(R)	RADIAL
CMP	CORRUGATED METAL PIPE	(N.R.)	NON-RADIAL	RES.	RESIDENCE
CONC.	CONCRETE	O.R.	OFFICIAL RECORDS BOOK	S/W	SIDEWALK
DESC.	DESCRIPTION	P.C.P.	PERMANENT CONTROL POINT	TYP.	TYPICAL

BOUNDARY SURVEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY OF THE SUBJECT PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY SUPERVISION ON THE DATES SHOWN HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5J17, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, PURSUANT TO FLORIDA STATUTES SECTION 472.027, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

GREGG S. CULLUM P.S.M. #5095 DATE: 10-31-2023

CULLUM LAND SURVEYING INC.
GREGG S. CULLUM
PROFESSIONAL SURVEYOR & MAPPER #5095
LICENSED BUSINESS #7129
5889 S. WILLIAMSON BLVD.
SUITE 205
PORT ORANGE, FLORIDA 32128
386-761-7666
(FAX) 386-761-7909

CLS

PREPARED FOR:
SOUTHEAST VOLUSIA HABITAT FOR HUMANITY INC
1309 FINDLEY ST, NEW SMYRNA BEACH 32168
Parcel ID: 741913040070
Township-Range-Section: 17-34-19

NOT VALID UNLESS SIGNED BY A PROFESSIONAL SURVEYOR AND MAPPER AND SEALED WITH AN EMBOSSED SEAL

JOB #:	2023-058
DATE:	06-26-2023
SCALE:	1" = 20'
DRAWN BY:	GSC
CHECKED BY:	GSC
FIELD BOOK/PAGE:	LOOSE
SHEET	1 OF 1

TERMITE SPECIFICATIONS:

R318.1
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202 , REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTES:

1. METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BORA-CORE" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT
2. PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION
3. OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS WITHIN 24" A.F.F.

EXTERIOR COVERING

R703.7 EXTERIOR PLASTER.
INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C926 AND ASTM C1063, OR ASTM C1787 AND THE PROVISIONS OF THIS CODE.

R703.7.1 LATH.
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1-1/2" LONG, 11 GAGE NAILS HAVING A 7/16" HEAD, OR 1-1/2" LONG, 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED. (REFER TO SHEET 5 OR S-1 FOR THE ENGINEERED METHOD FOR LATH ATTACHMENT)

LATHING ACCESSORIES:
ATTACHMENTS SHALL BE OF CORROSION-RESTANT MATERIALS. WOOD APPLICATION: 16 GA X 1 ½" LONG (3/4" - 1" CROWN) STAPLES @ 6" O.C. VERT/HORIZ INTO THE FRAMING MEMBERS. MASONRY APPLICATION: CONCRETE STUD NAIL, 3/8" (10 mm) HEAD DIA. MIN. @ 6" O.C. VERT/HORIZ. or COMPATIBLE ADHESIVES. EXTERIOR GUN-GRADE CONSTRUCTION ADHESIVE WITH 1" DABS @ 6" O.C. or IN A SEMI-CONTINUOUS BEAD BETWEEN THE SOLID PLASTER BASE AND THE SOLID PORTION OF THE KEY ATTACHMENT FLANGE. CONTROLS JOINTS; INSTALL CONTROL JOINT LATHING ACCESSORIES IN CONFORMANCE WITH C1063. LATH SHALL NOT BE CONTINUOUS THROUGH CONTROL JOINTS, BUT SHALL BE STOPPED AND TIED AT EACH SIDE. All ACCESSORIES SHAL BE IN ACCORDANCE WITH THE LATEST ASTM C1063 & ASTM C1861.

R703.7.2 PLASTER.
PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER ANY TYPE OF CODE-APPROVED LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE DIRECTLY APPLIED OVER MASONRY, CONCRETE, CLAY BRICK, STONE, OR TILE. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS. PROVIDED TOTAL THICKNESS IS AS SET IN TABLE R702.1(1).
CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926 AND MATERIAL SHALL BE IN ACCORDANCE WITH ONE OF THE TYPES LISTED IN R703.7.2.

R703.7.3 WATER-RESISTIVE BARRIERS.
WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.

R703.2 WATER-RESISTIVE BARRIER.
ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D226 FOR TYPE I FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. NO. 15 ASPHALT FELT SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES. OTHER APPROVED MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE WATER-RESISTIVE BARRIER MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE NO. 15 ASPHALT FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1.

R703.4 FLASHING.
APPROVED METAL FLASHING, VINYL FLASHING, SELF-ADHERED MEMBRANES AND MECHANICALLY ATTACHED FLEXIBLE FLASHING SHALL BE APPLIED SHINGLE-FASHION OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. METAL FLASHING SHALL BE CORROSION RESISTANT. FLUID-APPLIED MEMBRANES USED AS FLASHING SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL FLASHING SHALL BE APPLIED IN A MANNER TO PREVENT THE ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS.
SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR FENESTRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION, ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH.
APPROVED FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS.
• EXTERIOR WINDOW/DOOR OPENINGS.
• INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME WALLS.
• UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
• CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
• WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
• AT WALL AND ROOF INTERSECTION.
• AT BUILT-IN GUTTERS.

EXTERIOR CEILING LATH ATTACHMENT
PER THE ASTM C 1063
7.10.2.2 DIAMOND-MESH EXPANDED METAL LATH, FLAT-RIB EXPANDED METAL LATH, AND WIRE LATH SHALL BE ATTACHED TO HORIZONTAL WOOD FRAMING MEMBERS WITH 1½-IN. (38.1-MM) ROOFING NAILS DRIVEN FLUSH WITH THE PLASTER BASE AND ATTACHED TO VERTICAL WOOD FRAMING MEMBERS WITH 6D COMMON NAILS, OR 1-IN. (25-MM) ROOFING NAILS DRIVEN TO A PENETRATION OF NOT LESS THAN ¾ IN. (19.1 MM), OR 1-IN. (25-MM) WIRE STAPLES DRIVEN FLUSH WITH THE PLASTER BASE. STAPLES SHALL HAVE CROWNS NOT LESS THAN ¾ IN. (19.05 MM) AND SHALL ENGAGE NOT LESS THAN THREE STRANDS OF LATH AND PENETRATE THE WOOD FRAMING MEMBERS NOT LESS THAN ¾ IN. (19.05 MM). WHEN METAL LATH IS APPLIED OVER SHEATHING, USE FASTENERS THAT WILL PENETRATE THE STRUCTURAL MEMBERS NOT LESS THAN ¾ IN. (19 MM).

7.10.2.3 EXPANDED 3/8 IN. (9.5 MM) RIB LATH SHALL BE ATTACHED TO HORIZONTAL AND VERTICAL WOOD FRAMING MEMBERS WITH NAILS OR STAPLES TO PROVIDE NOT LESS THAN 1¾-IN. (44.5-MM) PENETRATION INTO HORIZONTAL WOOD FRAMING MEMBERS, AND 3/4-IN. (19.1-MM) PENETRATION INTO VERTICAL WOOD FRAMING MEMBERS.

7.10.2.4. COMMON NAILS SHALL BE BENT OVER TO ENGAGE NOT LESS THAN THREE STRANDS OF LATH OR BE BENT OVER A RIB WHEN RIB LATH IS INSTALLED.

7.10.2.5. SCREWS USED TO ATTACH METAL PLASTER BASE TO HORIZONTAL AND VERTICAL WOOD FRAMING MEMBERS SHALL PENETRATE NOT LESS THAN 5/8 IN. (15.9 MM) INTO THE MEMBER WHEN THE LATH IS INSTALLED AND SHALL ENGAGE NOT LESS THAN THREE STRANDS OF LATH. WHEN INSTALLING RIB LATH, THE SCREW SHALL PASS THROUGH, BUT NOT DEFORM, THE RIB.

COASTAL FLASHINGS:
ALL FLASHING MATERIAL FOR COASTAL LOCATIONS (EX: WITHIN 3,000 FEET OF THE OCEAN) SHALL BE CORROSION RESISTANT MATERIAL (EX: ZINC AND/OR STAINLESS STEEL) AND SHALL BE SELECTED FOR COMPATIBILITY WITH ADJACENT WOOD PRESERVATIVES PER THE MANUFACTURER'S RECOMMENDATIONS.

MASTER REVISIONS

DATE	DESCRIPTION

STRUCTURAL NOTES:

CAST IN PLACE CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI (SLABS) 3000 PSI (COLUMNS AND BEAMS), A SLUMP OF 5" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.63.
2. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.
3. HORIZONTAL FOOTING BARS SHALL BE BENT 25" AROUND CORNERS OR CORNER BARS WITH A 25" LAP PROVIDED EACH WAY.
4. CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM U.N.O.
5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-1064A/ A1064M. WWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6", OR POLYPROPYLENE FIBERS FOR SLABS ON GRADE TO BE MIN. 75 LBS OF FIBER PER CUBIC YARD.
6. ALL REINFORCING STEEL / STIRRUPS AND TIES SHALL BE NEW DOMESTIC DEFORMED BARS FREE FROM RUST,SCALE & OIL & SHALL MEET ASTM 615, ASTM A706, OR ASTMA 996 GRADE 40 U.N.O. REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRE-CAST CONCRETE PADS, STEEL WIRE OR PLASTIC SUPPORTS. TOP REINFORCING SHALL BE POSITIVELY SUPPORTED BY TEMPORARY STRINGERS. DOWELS FOR COLUMNS & FILLED CELLS SHALL BE SECURED IN PLACE BY USING ADDITIONAL CROSS-REINFORCING TIED TO FOOTING REINFORCING. SPLICES IN REINFORCING WHERE PERMITTED SHALL BE AS PER DETAIL MSO5 ON LINTEL PLAN PAGE.
7. HIGH STRENGTH SIMPSON SET EPOXY-TIE ANCHORING ADHESIVE WAS USED IN THE DESIGN OF THIS PRODUCT. IF CONTRACTORS WISH TO USE A DIFFERENT EPOXY, THEY MUST FIRST CONTACT THE ENGINEER OF RECORD FOR WRITTEN APPROVAL.
8. WHERE PROJECT IS TO BE LOCATED IN KNOWN RADON GAS PREVALENT AREAS, APPENDIX "F" OF THE FLORIDA BUILDING CODE 7th. EDITION (2020) IS TO BE IMPLEMENTED. F303.4.1 CONCRETE STRENGTH IN THESE AREAS ARE TO BE A MINIMUM OF 3000 P.S.I. THEREFORE, ANY AND ALL NOTES ON THESE PLANS THAT INDICATE 2500 P.S.I. SHALL BE REPLACED WITH 3000 P.S.I. FOR THE CONCRETE STRENGTH.

MASONRY WALL CONST.

1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90-014, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 2000 PSI (f'm = 2000 PSI)
2. MORTAR SHALL BE TYPE "S", CONFORMING TO ASTM C270-14A.
3. COARSE GROUT SHALL CONFORM TO ASTM C476-10 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI SLUMP 8" TO 11". CONTINUOUS MASONRY INSPECTIONS ARE REQUIRED DURING CONSTRUCTION.
4. GRADE 40 U.N.O. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.
5. REINFORCING STEEL SHALL BE LAPPED PER DETAIL MSO5 ON LINTEL PLAN PAGE, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM. PLASTIC SCREEN, METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW OF GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.
7. TEMPORARY BRACING AND SHORING OF WALL TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
8. TYPICAL FILLED CELL REINFORCING SIZE AND SPACING SHALL BE ABOVE AND BELOW ALL WALL OPENINGS.
9. DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS AND NO CONCENTRATED LOADS FOR (7) DAYS. PER CODE ACI 318-14.
10. CONSOLIDATE AND RECONSOLIDATE GROUT POURS PER CODE. GROUT SHALL BE FLUSH WITH TOP OF WALL.

WOOD CONSTRUCTION

1. ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS, (I.E BLOCKING OR GABLE END BRACING) SHALL BE EITHER AS SPECIFIED IN PLAN OR DETAILS. IF CONFLICTS OCCUR BETWEEN PLAN AND DETAILS, THE STRONGEST MATERIAL SHALL BE USED. AT A MINIMUM, ALL WOOD STRUCTURAL FRAMING MEMBERS SHALL BE S.P.F. #2.
2. ALL LUMBER SPECIFIED ON DRAWINGS ARE INTENDED FOR DRY USE ONLY (MOISTURE CONTENT 19% OR LESS), U.N.O. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS
3. ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES,TYP., U.N.O.
4. MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND TO SELECT APPROPRIATE CONNECTORS THAT RESIST CORROSION. FOR EXAMPLE, ACQ-C, ACQ-D, CBAA OR CA-B REQUIRE HOT-DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT.
5. ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE PRESSURE TREATED.
6. UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE OR MASONRY. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.
7. SEE PLAN FOR STUD PACK AND BEAM NAILING PATTERNS.
8. ALL ENGINEERING LUMBER TO HAVE THE FOLLOWING MIN VALUES U.N.O.
PARALAM COLUMNS: 1.8E Fb = 2400 PSI MICRORLAM (LVL) BEAMS: 2.0E Fb= 2600 PSI GLULAM BEAMS: SP/SP 24F-V5 LAYUP 1.7E Fb=2400 PSI MIN
9. SEE PLAN NOTE FOR ADDITIONAL ROOF, WALL SHEAR WALL AND FLOOR SHEATHING REQUIREMENTS ALONG W/ NAILING INFORMATION OTHERWISE:
ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR OR OSB
FLOOR SHEATHING: T&G AC GROUP 1 APA RATED (48/24) SHEATHING SHALL FINISH FLUSH TO EXTERIOR WALL FACE.
WALL SHEATHING: 7/16" STRUCTURAL I OSB EXPOSURE 1 OR 15/32" RATED OSB EXPOSURE 1
A MINIMUM 1/8" SPACE IS RECOMMENDED BETWEEN PANELS EDGES TO ALLOW FOR EXPANSION PER ASTM C1063 AND APA PLYWOOD DESIGN SPECIFICATIONS. SHEATHING SHALL NOT BE USED AS WEATHER RESISTANCE BARRIER UNLESS SPECIFIED BY MANUFACTURER.

PRE ENGINEERED WOOD TRUSSES

1. ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS PER STRUCTURAL PLAN
2. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS -GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
3. TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED (WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25%) TO WITHSTAND THE LIVE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD.
4. BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.
5. TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FRAMING DESIGN LOADS.
6. DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPI LATEST EDITION.
7. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES. SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS, AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
8. THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

UPLIFT CONNECTORS

1. UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT OR LATERAL FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS OF THESE WALLS WOULD NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE COORDINATE WITH THE TRUSS ENGINEER FOR THE LOCATION OF THESE WALLS, AND STRUCTURAL PLANS FOR MORE INFO.

FIELD REPAIR NOTES

1. MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1/2" DIA. EPOXY ANCHORS WITH 7" EMBEDMENT. SIMPSON "SET" EPOXY ADHESIVE BINDER FOLLOWING ALL MANUFACTURER'S RECOMMENDATIONS OR SIMPSON 1/2" TITEN HD BOLTS WITH MINIMUM 7" EMBEDMENT. SEE PLAN FOR EMBEDMENT DEPTH AT FLOOR STEPS.
2. FOR MISSED VERT. DOWELS, DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR AND INSTALL A 32" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDMENT EPOXY (SIMPSON HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE) MIXED PER THE MFGR'S INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO THE MANUFACTURER'S SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.
3. FOR MORTAR JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT (BAR DOES NOT HAVE TO BE CONT. TO FOOTING)
4. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) SIMPSON MTSM16 TWIST STRAP W/ (4) ¼"x 2½" TITENS TO MASONRY AND (7)-10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). IF CORNER STRAP IS MISSED CONTRACTOR TO INSTALL (2) SIMPSON HGAM10 W/ (4) 1/4" x 1 1/2" SDS SCREWS AND (5) 1/4" x 2 1/4" TITENS ONE EACH SIDE OF TRUSS.

   NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW WITHOUT APPROVAL FROM EOR. IF GIRDER TRUSS CONNECTIONS ARE MISSED, CONTACT THE EOR FOR SUBSTITUTION.

5. IF MISSED, MSTAM36 OR MSTAM40 STRAP IS MISSED FOR 2ND FLOOR JAMB STUD CONNECTION, CONTRACTOR MAY INSTALL SIMPSON HTTS w/ (26) 16d x 2-1/2" NAILS AND 5/8" ANCHOR BOLT SET IN SIMPSON HIGH STRENGTH EPOXY W/ MIN 12" EMBEDMENT AND MIN 3" EDGE DISTANCE. CONTACT EOR IF STRAPS ARE MISSED UNDER GIRDER JAMB STUD LOCATIONS.

STRUCTURAL DESIGN CRITERIA

CODE CRITERIA

FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL
FLORIDA FIRE PREVENTION CODE 7TH EDITION (2020)
FLORIDA BUILDING CODE ACCESSIBILITY 7TH EDITION (2020) RESIDENTIAL
NFPA 70-17, NATIONAL ELECTRICAL CODES (NEC 2017)
BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE - (ACI 318-14)
SPECIFICATIONS FOR STRUCTURAL CONCRETE - (ACI 301-16)
BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES - (ACI 530-13)
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - 2018 EDITION
WOOD FRAMED CONSTRUCTION MANUAL 2018 EDITION
APA PLYWOOD DESIGN SPECIFICATION E30-16
AMERICAN SOCIETY OF CIVIL ENGINEERS: ASCE 7-16
ALUMINUM DESIGN MANUAL - AAF-20

1. CODE REQUIREMENTS: IT IS THE INTENT THAT ALL WORK SHALL CONFORM TO THE ADOPTED CODES, STANDARDS AND RULES OF THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION.
2. ALL WORK SHALL CONFORM WITH DRAWINGS AND SPECIFICATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF ALL THE FOLLOWING WHERE APPLICABLE:
(A) GOVERNING MUNICIPAL AND REGULATORY AGENCIES
(B) LOCAL STATE AND FEDERAL BODIES

DEFLECTION CRITERIA

ROOF TRUSSES*	LL/360	TL/240	COMMENTS:
ROOF RAFTERS	LL/180	TL/120	
ROOF RAFTERS (W/O CLG)	LL/360	TL/240	
FLOOR TRUSSES/ BEAMS **	LL/360	TL/240	
FLOOR I-JOIST***	LL/480	TL/240	

*TL MAX 2" UP TO 40FT SPAN **TL MAX 3/4" *** TL MAX 1/2" **** TL MAX 1/4" DIFFERENTIAL BETWEEN ADJACENT TRUSSES

GENERAL ROOF LOADING

	SHINGLE/METAL ROOF (PSF)	FLAT ROOF (PSF)	TILE ROOF (PSF)	HEAVY ROOF (PSF)
TOP CHORD LL	20	30	20	20
TOP CHORD DL	10	10	15	25
BOTTOM CHORD LL*	0	0	0	0
BOTTOM CHORD DL	10	10	10	10
TOTAL (PSF)	40	50	45	55
BOTTOM CHORD LL (OPT) ATTICS W/ LIMITED STORAGE	20			
ATTICS W/ HEAVY STORAGE	50			
* ATTICS W/ NO STORAGE (NON-CONCURRENT)	10			

NOTE: LL REDUCTIONS ARE ALLOWED PER CODE BUT ONLY WITH WRITTEN APPROVAL FROM EOR OR INDICATED ON PLAN

GENERAL FLOOR LOADING

TOP CHORD LL	40 (PSF)	COMMENTS:
TOP CHORD DL	10 (PSF)	
BOTTOM CHORD LL	0 (PSF)	
BOTTOM CHORD DL	5 (PSF)	

SPECIAL FLOOR LOADING

GAME ROOM	60 (PSF)	COMMENTS:
BALCONIES/ DECKS	40 (PSF)	
BALCONIES OVER 100 SQ:FT	100 (PSF)	
LIGHT STORAGE	125 (PSF)	
LIBRARIES READING ROOMS	60 (PSF)	
STACK ROOMS	150 (PSF)	
GUARD RAIL @ HAND RAILS (d)	200 (PSF)	
GUARD RAILS IN FILL COMP. (f)	50 (PSF)	
ROOMS OTHER THAN SLEEPING	40 (PSF)	
SLEEPING ROOM	30 (PSF)	
STAIRS	40 (PSF)	

FOOT NOTES
d. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
f. BALUSTRADE AND PANELS FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQ. FT.

WIND LOADING CRITERIA

WIND SPEED (ULTIMATE)	140 MPH
WIND SPEED (ALLOWABLE)	108.5 MPH
EXPOSURE CATEGORY	B
BUILDING RISK CATEGORY	II
BUILDING TYPE	V
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+/- 0.18

NOTE: MEAN ROOF HEIGHT FOR TYPICAL SINGLE STORY HOME IS 15FT, AND FOR 2 STORY HOME IS 30FT

ASCE 7-16 WALL DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 30 ft

EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION		WIND PRESSURE AND SUCTION DIAGRAM
AREA	(4)	(5)	
10	(+) 21.2 (-) 23.0	(+) 21.2 (-) 28.3	
20	(+) 20.3 (-) 22.1	(+) 20.3 (-) 26.4	
50	(+) 19.0 (-) 20.8	(+) 19.0 (-) 23.9	
100	(+) 17.9 (-) 19.7	(+) 17.9 (-) 22.1	
GARAGE DOORS*		SOFFIT	
8'-0" x 7'-0" 9'-0" x 7'-0"	16'-0" x 7'-0"	(-) 39.5	
(+) 17.5 (-) 19.8	(+) 16.8 (-) 18.7		

DIAGRAM

GENERAL PRESSURE NOTES

NOTES:
1. MULTIPLY BY 1.67 TO GET ULTIMATE WIND PRESSURES.
2. "a" = END ZONE IS ONLY WIN 4'-0" OF ALL EXTERIOR BUILDING CORNERS.
   * INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
3. DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 140 MPH OR GREATER AND IS CONSIDERED TO BE IN THE WIND-BOURNE DEBRIS AREA. CONTRACTOR TO PROVIDED ADDITIONAL INFO AS REQUIRED FOR PERMITTING.

SEE FLOOR PLAN FOR ACTUAL PRESSURES

CARE AND MAINTENANCE

YEARLY MAINTENANCE AND INSPECTIONS BY THE BUILDER/HOMEOWNER ARE NECESSARY FOR THE FUTURE LIFE OF THIS HOME. CARE MUST BE TAKEN TO CHECK WINDOWS AND DOORS FOR CAULKING, REMOVE LEAVES AND DEBRIS OFF ROOFS, MAKE SURE THAT WATER FLOW IS AWAY FROM THE HOUSE AND HAVE YOUR HOME REPAINTED EVERY 3 — 5 YEARS TO PROTECT THE COATINGS. THE DESIGNER AND ENGINEER OF RECORD ARE NOT RESPONSIBLE FOR THE UPKEEP OF THE HOME AND WILL NOT BE HELD LIABLE FOR INSTANCES THAT MAY OCCUR OVER THE NORMAL LIFE OF THE HOME WITHOUT PROPER MAINTENANCE.

GENERAL NOTES:

1. ALL EXTERIOR WALLS SHALL BE ASSUMED TO BE LOAD BEARING. SEE PLAN FOR C.M.U WALL REINFORCEMENT LOCATIONS.
2. WINDOW AND DOOR SUPPLIERS SHALL PROVIDE ROUGH OPENING INFO WHICH SHALL HAVE PRECEDENCE OVER THE PLAN.
3. CABINET MFRS. SHOP DRAWINGS SHALL HAVE PRECEDENCE OVER THE INTERIOR CABINET ELEVATIONS IF SHOWN.
4. DO NOT SCALE PLANS. DIMENSIONS ARE TO BE FOLLOWED AS INDICATED.
5. ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL COMPLY WITH SECTION R308 OF THE FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL.

CONTROL OF CONSTRUCTION SITE:

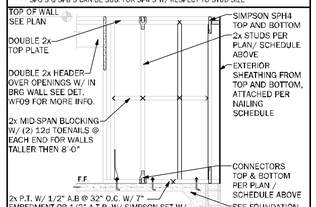
THE DESIGNER/ARCHITECT AND ENGINEER OF RECORD (EOR) HAVE NO CONTROL OVER THE CONSTRUCTION SITE AND SHALL NOT BE RESPONSIBLE IN ANY MANNER FOR CONTROL OF THE CONSTRUCTION SITE INCLUDING, BUT NOT LIMITED TO, SC

BEARING WOOD INTERIOR WALL SCHEDULE

MARK	STUD SPACING	CONNECTION & FASTENERS		LUMBER SPECIES	UPLIFT CAP.(plf)
		TOP	BOTTOM		
BW1	16"	(2) 16d TOENAILS	(2) 16d TOENAILS	SPF	0
BW2	16"	SP2 W/ (6)-10d NAILS	SP1 W/ (6)-10d NAILS	SPF	402
BW3	16"	SP4 W/ (6) 10d X 1 1/2" NAILS	SP4 W/ (6) 10d X 1 1/2" NAILS	SPF	571
BW4	16"	(2) 16d TOENAILS	(2) 16d TOENAILS	SYP	0
BW5	16"	SP2 W/ (6)-10d NAILS	SP1 W/ (6)-10d NAILS	SYP	439
BW6	16"	SP4 W/ (6) 10d X 1 1/2" NAILS	SP4 W/ (6) 10d X 1 1/2" NAILS	SYP	665
BW7	12"	(2) 16d TOENAILS	(2) 16d TOENAILS	SPF	0
BW8	12"	SP2 W/ (6)-10d NAILS	SP1 W/ (6) 10d NAILS	SPF	535
BW9	12"	SP4 W/ (6) 10d X 1 1/2" NAILS	SP4 W/ (6) 10d X 1 1/2" NAILS	SPF	760
BW10	12"	(2) 16d TOENAILS	(2) 16d TOENAILS	SYP	0
BW11	12"	SP2 W/ (6)-10d NAILS	SP1 W/ (6) 10d NAILS	SYP	585
BW12	12"	SP4 W/ (6) 10d X 1 1/2" NAILS	SP4 W/ (6) 10d X 1 1/2" NAILS	SYP	885

NOTE: 2 x 4 WALLS ARE ASSUMED U.N.O. ON FLOOR PLANS.

* ALL LUMBER TO BE GRADE #2
** CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED
*** SP6'S & SP8'S CAN BE SUB. FOR SP4'S W/ RESPECT TO STUD SIZE



BEARING INTERIOR WALL DETAIL

GENERAL NOTES

1. SEE FLOOR PLAN FOR WALL SIZE. ASSUME 2x4 STUDS USED UNO.
2. ALL STRUCTURAL LUMBER TO BE SYP #1 OR SPF #2 UNO ON PLAN.
3. CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED
4. CONTACT E.O.R. IF SP4'S SP6'S OR SP8'S CONNECTORS ARE SUBSTITUTED, TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS
5. IF "SW" IS INDICATED ON SECOND FLOOR BASE CONNECTION TO IGNORED. SEE WF06/S3.1 OR INDICATED DETAIL FOR PROPER CONNECTIONS FOR 2nd FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTS ONLY)
6. IF "SW" IS INDICATED THE WALL IS CONSIDERED A SHEARWALL AND REQUIRES MIN. 7/16" OSB PLYWOOD W/ 8d NAILS AT 4" O.C. IN FIELD AND EDGE TO (1) SIDE OF WALL.
7. ALL 2x EXTERIOR WALLS W/ EXTERIOR SHEATHING ATTACHED PER NAILING SCHEDULE ACT AS SHEARWALLS. SEE PLAN AND WALLS SECTIONS FOR STUD SPACING AND GRADE.
8. IF THE BEARING WALL IS INDICATED WITH THE BWL, BWL 8INT, BW10 THESE WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIFT, THE STUDS ARE TOE NAILED TO THE PLATE AND THE 2x PLATE CAN BE ATTACHED WITH HARD CASED NAILS (GUN NAILS) AND WILL NOT REQUIRE THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.

COLUMN SCHEDULE

MARK	COLUMN SIZE	(BASE) CONN. & FASTENER	UPLIFT(Lb)
C1	(3) 2 x 4 #2 SPF	(4) 16d TOENAILS	0
C2	(3) 2 x 4 #2 SPF	DTT2Z W/ 1/2" WEDGE ANCHOR* & (8) 1/4" X 1 1/2" SDS SCREWS	2145
C3	(3) 2 x 4 SYP #1 -OR-	(4) - 16d TOENAILS	0
C4	(4) 2 x 4 SPF #2	DTT2Z W/ 1/2" WEDGE ANCHOR* & (8) 1/4" X 1 1/2" SDS SCREWS	2145
C5	4 x 4 P.T.#2 SYP POST	ABU44 W/ 5/8" ATR** & (12) - 16d NAILS	G = 6665 U = 2200
C6	6 x 6 P.T. #2 SYP POST	ABU66 W/ 5/8" ATR** & (12) - 16d NAILS	G = 12000 U = 2300
C7	8 x 8 P.T. #2 SYP POST	ABU88 W/ (12) -5/8" ATR** & (12) - 16d NAILS	G = 24335 U = 2300
C8	3.5 x 3.5 P.L. 1.8E Rh=2400 PSI (WOLMANIZED IF EXT.)	HDU5-SDS2.5 W/ (14) 1/4" x 2 1/2" SDS WS & 5/8" EPOXY ANCHOR, OR ATR**	5645
C9	3.5 x 5.25 P.L. 1.8E Rh=2400 PSI (WOLMANIZED IF EXT.)	HDU5-SDS2.5 W/ (14) 1/4" x 2 1/2" SDS WS & 5/8" EXOPY ANCHOR, OR ATR**	5645
C10	3.5 x 7 P.L. 1.8E Rh=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 W/ (20) 1/4" x 2 1/2" SDS WS & 7/8" EPOXY ANCHOR, OR ATR**	6970
C11	5.25 x 5.25 P.L. 1.8E Rh=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 W/ (20) 1/4" x 2 1/2" SDS WS & 7/8" EPOXY ANCHOR, OR ATR***	7870
C12	7 x 7 P.L. 1.8E Rh=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 W/ (20) 1/4" x 2 1/2" SDS WS & 7/8" EPOXY ANCHOR, OR ATR**	7870
C13	5.25" x 7" P.L. 1.8E Rh=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 W/ 7/8" ATR AND (20) 1/4" x ^" SDS WOOD SCREWS	7870

GENERAL COLUMN NOTES

1. SEE FLOOR PLAN FOR WALL WIDTH. STUD PACKS TO MATCH WALL WIDTH UNO.
2. ALL STRUCTURAL LUMBER TO BE SYP #1 OR SPF #2 UNO ON PLAN.
3. NAIL BUILT UP STUDS PER DETAIL WF37/S-3
4. MINIMUM BOLT EMBEDMENT:
   5" EMBEDMENT FOR 1/2" ATR
   6" EMBEDMENT FOR 5/8" ATR
   8" EMBEDMENT FOR 7/8" ATR
5. IF (C) COLUMN IS INDICATED ON SECOND FLOOR, THE BASE CONNECTION IS NOT REQUIRED. (SEE INDICATED CALL OUT ON PLAN FOR ATTACHMENT)
6. SEE WOOD CONSTRUCTION NOTE #4 ON COVER SHEET FOR CORROSION INFORMATION
7. **SAME NOMINALSIZE PARALLAM COLUMNS (LSL) MAY BE SUBSTITUTED FOR ANY P.T. SYP POST NOTED IN THE PLANS**

COMMON NAIL vs. PNEUMATIC GUN NAILS:

COMMON NAIL	DIA. / LENGTH	PNEUMATIC GUN NAIL DIA.-LENGTH	COMMON vs. GUN NAIL SPACING	APPLICATION
8d	0.131" X 2 ½"	0.131" X 2 ⅛"	SEE PLAN RING SHANK ON ROOF	SHEATHING ROOF & WALLS
10d OR 12d	0.148" X 3" 0.148" X 3 ¼"	0.131" X 3" 0.131" X 3 ¼"	SEE PLAN	BLOCKING & TOE NAILS & TOP PLATE
12d	0.148" X 3 ¼"	0.131" X 3 ¼"	8" O.C.(COMMON) 6" O.C.(GUN NAIL)	STUD WALL CORNERS
10d	0.148" X 3"	0.131" X 3"	8" O.C.(COMMON) 6" O.C.(GUN NAIL)	STUD PACK COLUMNS
16d	0.162" X 3 ½"	0.131" X 3 ¼"	(2) 16D(COMMON) (3) 16D (GUN NAILS)	SEE PLAN

HEADER SCHEDULE

MARK	HEADER SIZE	REMARKS
H1	(2) - 2X6 #2 SYP W/ 1/2" FLITCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
H2	(2) - 2X8 #2 SYP W/ 1/2" FLITCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
H3	(2) - 2X10 #2 SYP W/ 1/2" FLITCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
H4	(2) - 2X12 #2 SYP W/ 1/2" FLITCH PLATE	SEE GENERAL HEADER NOTE #5 THIS SHEET
H5	(2) - 1 3/4" X 11 1/4 LVL 2.0E Fb=2600 PSI	ATTACH TOGETHER W/ (2) ROWS 1/4" X 3 1/2" SDS WD SCREWS @ 16" O.C. TYP. EACH SIDE
H6	(2) - 1 3/4" X 9 1/4 LVL 2.0E Fb=2600 PSI	ATTACH TOGETHER W/ (3) ROWS 1/4" X 3 1/2" SDS WD SCREWS @ 16" O.C. TYP. EACH SIDE

HEADER SUPPORT NO. OF JACKS & STUDS REQ. AT OPENINGS

OPENING SIZE	2x4 WALL		2x6 OR 2x8 WALL	
	JACKS EA. END	KINGS EA. END	JACKS EA. END	KINGS EA. END
1'-0" - 3'-11"	(1)	(2)	(1)	(2)
4'-0" - 9'-11"	(2)	(3)	(2)	(2)
10'-0" - 16'-0"	(3)	(4)	(3)	(4)

GENERAL HEADER NOTES

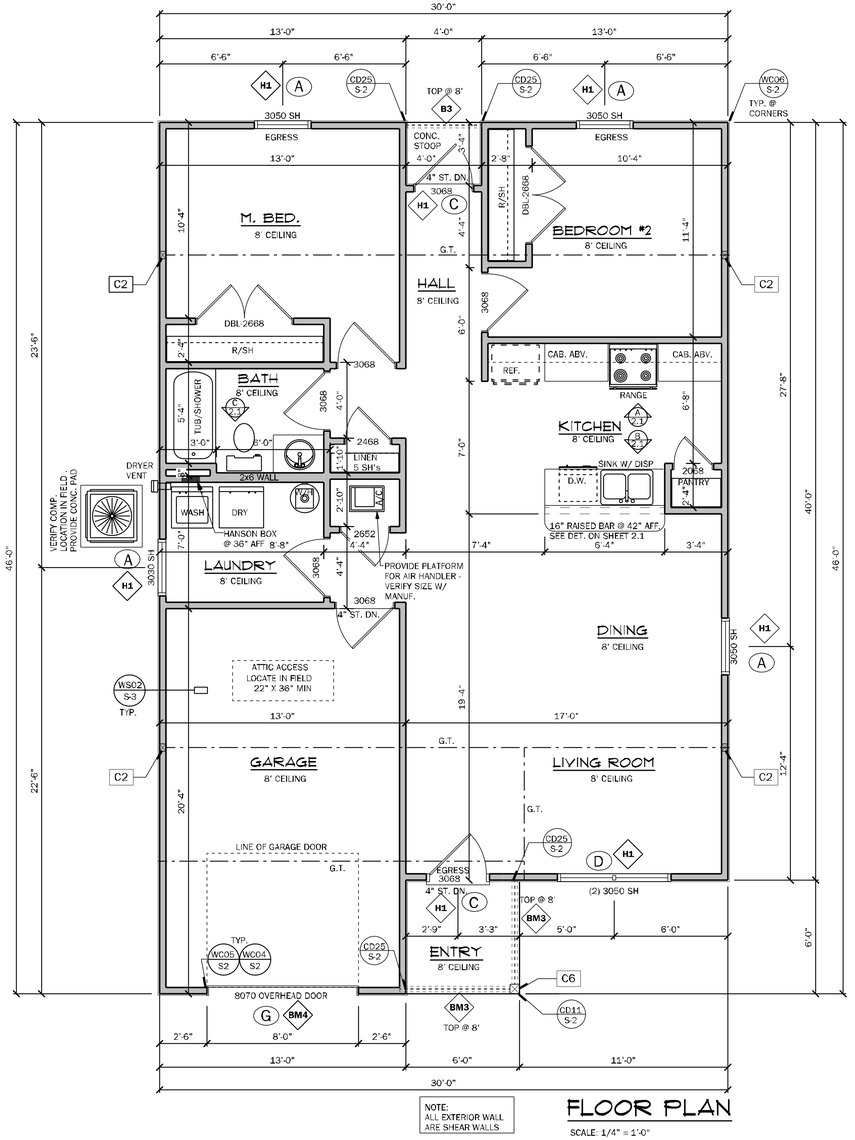
1. VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED
2. IF HEADER IS ON THE 1st FLOOR SEE PLAN FOR BEARING WALL TYPE AND FOLLOW INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CORRECTIONS UNO ON PLAN.
3. IF HEADER IS ON THE 2nd FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION FOR REQUIRED CONNECTIONS.
4. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL WF37/S3
5. FASTEN ALL MULT-PLY HEADERS TOGETHER W/ (2) ROWS 12d COMMON NAILS AT 12" o.c. ALONG EACH EDGE OR (3) ROWS IF 2x10 OR LARGER.
6. FASTEN ALL HEADERS TO KING STUDS WITH (3) 12d TOENAILS PER SIDE
7. IF HEADER IS NOT SPECIFIED CONTACT E.O.R.

BEAM SCHEDULE

MARK	BEAM SIZE	CONNECTIONS
BM1	(2) 2 x 8 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA18 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN.
BM2	(2) - 2 x 10 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN.
BM3	(2) - 2 x 12 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN.
BM4	(2) - 1 3/4" x 11 1/4" LVL 2.0E Fb=2600 PSI. NAIL BEAM TOGETHER USING (2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN.
BM5	(2) - 1 3/4" x 11 7/8" LVL 2.0E Fb=2600 PSI. NAIL BEAM TOGETHER USING (2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN.
BM6	(2) - 1 3/4" x 16" LVL 2.0E Fb=2600 PSI. NAIL BEAM TOGETHER USING (2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN.

GENERAL BEAM NOTES

1. VERIFY WITH PLAN CORRECT LENGTH OF BEAMS REQUIRED (MIN. 4" BEARING EACH END)
2. SEE PLAN FOR TOP OR BOTTOM OF BEAM INDICATION.
3. BEAMS ARE NOT TO BE DRILLED OR NOTCHED IN ANY WAY WITHOUT WRITTEN APPROVAL FROM THE E.O.R.



NOTE: ALL EXTERIOR WALL ARE SHEAR WALLS

FLOOR PLAN

SCALE: 1/4" = 1'-0"

140 MPH OPENING PRESSURES

ENCLOSED - EXPOSURE B

A	+21.2 / -23.0	B	+21.2 / -28.3
C	+20.3 / -22.1	D	+20.3 / -26.4
E	+19.0 / -20.8	F	+19.0 / -23.9
G	+17.9 / -19.7	H	+17.9 / -22.1

NOTE: 1. WIND SPEED LISTED ABOVE IS AN "ULTIMATE" WIND SPEED. THE WIND PRESSURES LISTED ABOVE ARE "ALLOWABLE" PRESSURES

WALL LEGEND

FRAMED WALL

BEARING FRAME WALL

FRAMED WALL W/ BRICK VENEER

FRAMED WALL W/ SIDING

GENERAL NOTES

1. R302.6 (table 302.6) If water based ceiling texture material is used, Provide ½" gypsum board for 16" O.C. Framing, or 5/8" gypsum board for 24" O.C. Framing. Note ½" sag-resistant gypsum board may be used I.L.O. 5/8" gypsum board. 5/8" type "X" gypsum board must be installed on garage ceiling beneath habitable room(s).
2. R302.5.2 Duct Penetration. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel, 1 inch minimum rigid nonmetallic class 0 or class 1 duct board, or other approved material and shall not have openings into the garage.
3. R302.5.1 Door from garage into house must be a minimum 1 3/8" solid wood door, solid or honeycombcore steel door, or 20 Minute fire rated door.
4. R302.7 Enclosed space under stairs that is accessed by a door or access panel shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2" gypsum board.
5. Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
6. Bathroom exhaust fans must vent to the exterior of the building, exhaust to attic space and soffits is not acceptable. Ventilation shall be permitted to exit through the soffit if solid soffit is installed 5'-0" on each side of the venting.
7. R302.6 The garage shall be separated from the residence and it's attic as required by Table R302.6. From the residence and attics by not less than 1/2-inch (12.7mm) gypsum board applied to the garage side. Garage beneath rooms shall be separated from all habitable rooms above by not less than 5/8 inch (15.9mm) type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also protected by not less than 1/2 inch (12.7mm) gypsum board or equivalent.
8. R312.2.1 Window sills In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches above the finished floor and greater than 72 inches above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following [3 listed methods].
9. R308.4.2 All windows within 2'-0" of doors and in shower or tub areas will be safety tempered glass.
10. Ceiling for exterior entries and covered porches to have 7/16", span rated OSB nailed per zone on roof diaphragm nailing schedule or 5/8" CDX 1X T&G acceptable for substitution.
11. EC: R402.2.4 Access doors from conditioned spaces to unconditioned spaces (e.g., attics and crawl spaces) shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces.
12. Laundry Note: (Unless noted otherwise) Provide dryer vent thru roof max. lgt. 35'-0", washer & dryer units (washer unit to be always on left side when facing units) hanson box @ 36" aff
13. R703.7 Exterior Plaster. Installation of these materials shall be in compliance with ASTM C926 and ASTM C1063, or ASTM C1787 and the provisions of this code.
14. R703.7.1 Lath. Lath and Lath attachments shall be of corrosion-resistant materials. Expanded metal or woven wire lath shall be attached w/ 1-1/2" long, 11 gage nails having a 7/16" head, or 1-1/2" long, 16 gage staples, spaced in accordance with ASTM C1063 or C1787, or as otherwise approved.
15. Lathing Accessories Attachments shall be of corrosion -resistant materials. Wood Application: 16 Ga.x1-1/2" long (3/4"-1" crown) staples @ 6" O.C. vertically/ horizontally into the framing members.
16. Masonry Application: Concrete stub nail, 3/8" (10 mm) head dia. min. @ 6" O.C. vertically/horizontally or compatible adhesives, exterior gun-grade, construction adhesive w/ 1" dabs @ 6" O.C. or in a semi-continuous bead between the solid plaster base & the solid portion of the key attachment flange.
17. Control Joints: Install control joint lathing accessories in conformance with C1063. Lath shall not be continuous through control joints, but shall be stopped and tied at each side. All accessories shall be in accordance with the latest ASTM C1063 & ASTM C1861.

AREA TABULATION

LIVING	1005 S.F.
GARAGE	259 S.F.
ENTRY	36 S.F.
REAR COV. SPACE	14 S.F.
TOTAL	1314 S.F.

COUNTY SEAL

This item has been digitally signed and sealed by Scott Lewkowski, P.E. On None/Use 11/1/2023 using a Digital Signature.

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Engineer's S&S is only for the structural portions of the drawings. Any non-structural details or drawings (Electrical, HVAC, Waterproofing, Driveway Layout, etc.) are for information only and are not part of the EOR review.

SCOTT A. LEWKOWSKI LICENSE No. 78750 STATE OF FLORIDA PROFESSIONAL ENGINEER

Friday, October 27, 2023

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Job Information:

INVENTORY
LOT: 7
BLK: 4
SEC:
SUB: Ingham and S. Old Mission
1309 Findley Street
New Smyrna Beach, FL

Model Name / Number:

1005

Plan Issue Date:

Friday, October 27, 2023

KA PROJECT NUMBER:

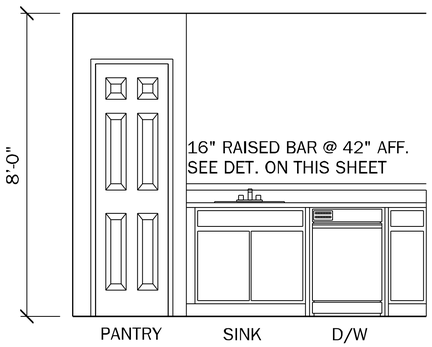
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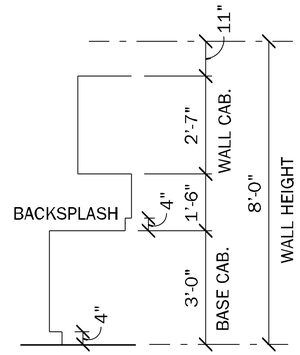
FLOOR PLAN



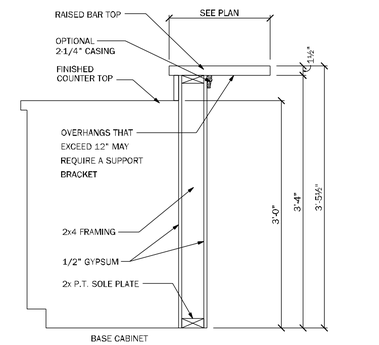
A 2.1 KITCHEN



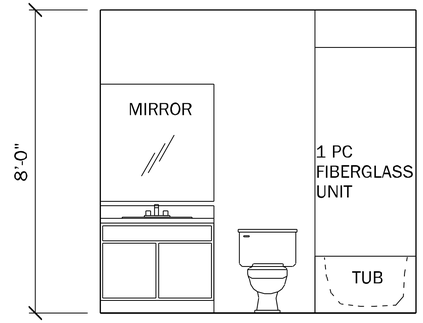
B 2.1 KITCHEN



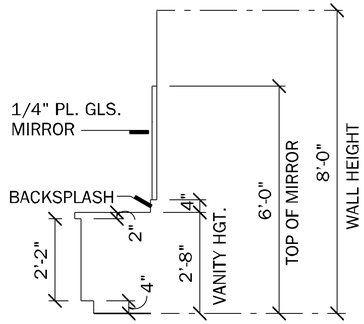
KITCHEN PROFILE



RAISED BAR SECTION	1" = 1'-0"



C 2.1 BATH



BATHROOM PROFILE

INTERIOR ELEVATIONS

SCALE: 1/2" =1'-0"

COUNTY SEAL

This item has been digitally signed and sealed by Scott Lewkowski, P.E. On Name Date using a Digital Signature.

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Friday, October 27, 2023

To the best of the Engineer's knowledge, information, and belief the contract documents were prepared in conformity with the applicable building code. Engineer's seal on these documents does not include means and methods of construction, which are the responsibility of the Contractor, or the drawing or paper bearing Engineer's signature and seal.

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Job Information:

INVENTORY
LOT: 7
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1309 Findley Street
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Model Name / Number:
1005

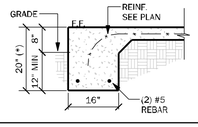
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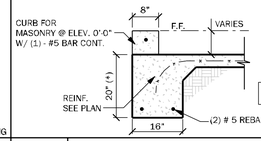
INTERIOR ELEV'S.

(*) SLOPE MAY VARY 24" MAXIMUM DEPTH. IF GREATER THAN 24" CONTACT EOR.

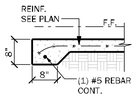


FM01 SINGLE STORY FTG — 1/2" = 1'-0"

(*) SLOPE MAY VARY 24" MAXIMUM DEPTH. IF GREATER THAN 24" CONTACT EOR.

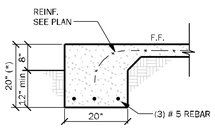


FM02 SECTION @ GARAGE — 1/2" = 1'-0"



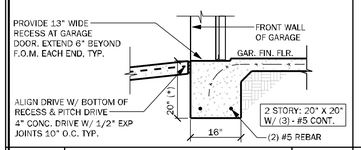
FM03 THICKENED EDGE — 1/2" = 1'-0"

(*) SLOPE MAY VARY 24" MAXIMUM DEPTH. IF GREATER THAN 24" CONTACT EOR.

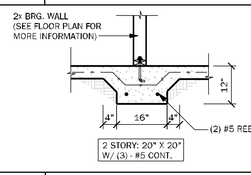


FM08 2-STORY FTG. — 1/2" = 1'-0"

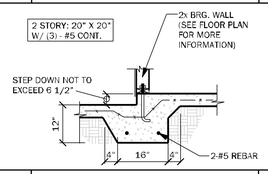
(*) SLOPE MAY VARY 24" MAXIMUM DEPTH. IF GREATER THAN 24" CONTACT EOR.



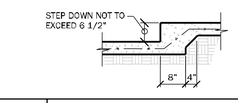
FM09 SECTION @ GAR. DOOR — 1/2" = 1'-0"



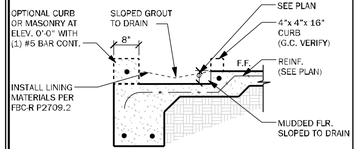
FM10 INTERIOR BRG WALL — 1/2" = 1'-0"



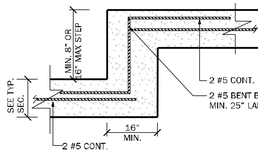
FM11 STEP DOWN BRG. — 1/2" = 1'-0"



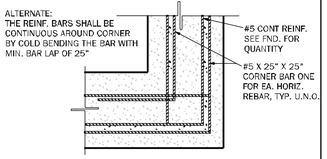
FM12 STEP DOWN NON BRG. — 1/2" = 1'-0"



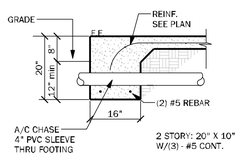
FM14 SECTION @ RECESS SHOWER — 1/2" = 1'-0"



FM18 TYP. STEP FTG. DETAIL — 1/2" = 1'-0"



FM19 TYP. CORNER BAR DETAIL — 1-1/2" = 1'-0"

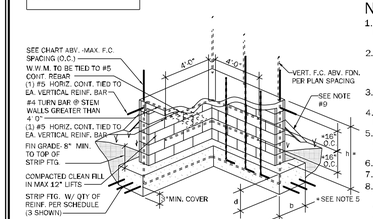


FM23 TYP. FND PENETRATION — 1/2" = 1' - 0"

STEMWALL SCHEDULE

STEMWALL HEIGHT (h)	FOOTING DIMENSION d 1 STORY	d 2 STORY	b 1 STORY	b 2 STORY	NUMBER/SIZE OF BARS	LAT.	MAXIMUM F.C. SPACING (O.C.) IN STEM WALL
0'-0"-2'-0"	8"	10"	16"	20"	W/ (2) #5 BARS	<674#	6'-8"
>2'-0"-3'-4"	10"	10"	20"	24"	W/ (3) #5 BARS	674#	5'-4"
>3'-4" - 4'-0"	12"	12"	32"	32"	W/ (4) #5 BARS	845#	4'-0"
>4'-0" - 5'-4"	16"	16"	48"	48"	W/ (5) #5 BARS CONT. & #5 @ 18" O.C. TRANSV.	1162#	2'-8"

SEE FOUNDATION PLAN FOR F.C. SPACING ABOVE SLAB LEVEL.



NOTES:

1. VERTICAL REINF. IN SOLID GROUTED CELLS AT ALL CORNERS. JAMBS, WALL INTERSECTIONS, BELOW GIRDER TRUSS LOCATIONS, AND AT THE MAXIMUM SPACING STATED IN SCHEDULE
2. W.W.M. IS REQUIRED TO MAKE ADEQUATE CONNECTION BETWEEN SLAB AND WALL WHEN STEM WALL EXCEEDS 4'-0" FIBERMESH CAN NOT BE USED AND #4 TURN BARS ARE REQUIRED @ EACH FILLED CELL LOCATION. EACH BAR TO TIE INTO VERTICAL BAR AND EXTEND OUT A MIN. 4'-0" INTO SLAB/ STEM
3. IF STEM IS REQ'D TO BE HIGHER CONTACT ENGINEER OF RECORD PRIOR TO CONSTRUCTION FOR MORE INFORMATION
4. G.C. TO PROVIDE ADEQUATE BRACING OF STEM WALL WHEN UNEVEN BACK FILLING IS TAKING PLACE
5. #5 HORIZONTAL CORNER BARS WITH 4'-0" LEGS IN KNOCKOUT BLOCK @ 16" O.C. VERTICAL, GROUTED SOLID WHEN STEM WALL IS GREATER THAN 4'-0" TALL (TYPICAL ALL CORNERS)
6. IF STEMWALL IS WITH IN 5'-0" OF POOL OR WATER FEATURE FOUNDATIONS
7. ALL STEM WALLS GREATER THAN (4) COURSES SHALL BE FULLY GROUTED.
8. R403.1.4 MINIMUM DEPTH. EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES (305 MM) BELOW THE FINISHED GRADE OF GROUND SURFACE. WHERE APPLICABLE, THE DEPTH OF FOOTINGS SHALL ALSO CONFORM TO SECTIONS R403.1.4.1 THROUGH R403.1.4.2.
9. EXTERIOR SHORING BY CONTRACTOR AS REQ'D WHEN STEM IS OVER 4'-0" TALL

FMASW STEM WALL SCHEDULE — NTS

GENERAL FOUNDATION NOTES (U.N.O.)

1 PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.

2 4" 2500 PSI CONC. SLAB W/ 6X6 W1.4 x W1.4 OR FIBERMESH /FIBERMIX ADDED TO THE CONCRETE. IN ACCORDANCE W/ MANUF'S INSTRUCTIONS AND NER-284 FOR FIBERMESH OR NER-414 FOR FIBERMIX. OVER 6 MIL VISQUEEN VAPOR BARRIER. GC SHALL PROVIDE APPROVED SOIL OR BORATE TERMIT TREATMENT.

3 ● INDICATES FILLED CELL W/3000 PSI CONC. FROM FTR. TO BEAM W/ (1) #5 REBAR TYPICAL ABOVE SLAB. HOOKED FTG. DOWELS 17" EMBEDMENT W/ 30" EXT. ABOVE SLAB.

4 CONSULT W/ MANUF. SPECIFICATIONS PRIOR TO POURING OR RECESSING DOOR SILLS OR SLIDING GLASS DOOR SILLS.

5 EXTERIOR SLABS SHALL SLOPE 1/12" PER FOOT AWAY FROM HOUSE U.N.O. ON PLAN.

6 CONTROL JOINTS (IF SHOWN) ARE NOT REQUIRED BY CODE BUT ARE SUGGESTED (ESPECIALLY WHEN USING FIBER REINF. CONCRETE OR IN EXTERIOR CONDITIONS). CONTROL JOINTS TO BE 1/8" SAW CUT A DEPTH OF 1/4 OF THE THICKNESS OF THE SLAB AND SPACED MAX. 10' APART. FILL CUT W/ APPROVED JOINT MATERIAL OR USE ALTERNATE APPROVED METHOD.

7 NO WOOD STAKES PERMITTED IN FOUNDATION.

8 PENDING SITE CONDITIONS, FOUNDATION MAY HAVE TO BE STEPPED DOWN. G.C. TO DETERMINE STEP LOCATIONS IF REQUIRED.

9 ALL FOOTINGS SHALL BE MIN 12" BELOW FINISHED GRADE SECTIONS R403.1.4.1 THROUGH R403.1.4.2.

10 MASON TO COORDINATE WITH BUILDER ANY ELECTRICAL REQUIREMENT THROUGH SLAB

11 PROVIDE 4" STEPDOWN TO SIDEWALK FROM ENTRY

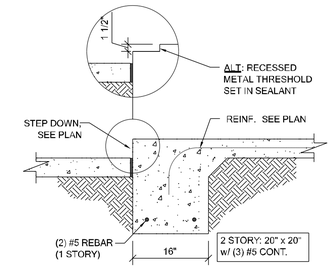
12 ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2000 PSF SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN. SOIL TO BE COMPACTED TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM - 1557 (MODIFIED PROCTOR) THE FOUNDATION SIZES INDICATED ON THE FOUNDATION PLAN HAS BEEN DESIGNED FOR A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF.

FOOTING SCHEDULE

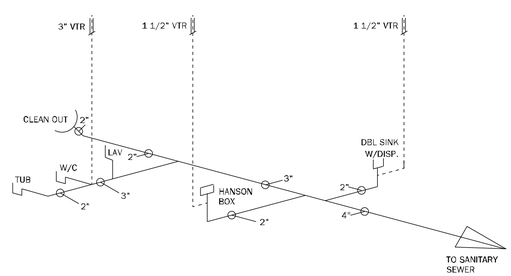
MARK	SIZE	DEPTH	REINFORCING	GRAVITY CAP. [lbs]
F1.0	1'-0" X CONT.	1'-0"	2 #5 E.W. BOT.	2000
F2.0	2'-0" X 2'-0"	1'-0"	3 #5 E.W. BOT.	7200
F2.5	2'-6" X 2'-6"	1'-0"	3 #5 E.W. BOT.	11000
F3.0	3'-0" X 3'-0"	1'-0"	4 #5 E.W. BOT.	15600
F3.5	3'-6" X 3'-6"	1'-0"	4 #5 E.W. BOT.	21500
F4.0	4'-0" X 4'-0"	1'-0"	5 #5 E.W. BOT.	28000
F4.5	4'-6" X 4'-6"	1'-4"	5 #5 E.W. BOT.	34500
F5.0	5'-0" X 5'-0"	1'-4"	6 #5 E.W. BOT.	42500
F6.0	6'-0" X 6'-0"	1'-4"	7 #5 E.W. BOT.	61500

LEGEND

- INDICATES SINGLE-STORY FOOTING
- INDICATES TWO-STORY FOOTING
- INDICATES PAD FOOTING



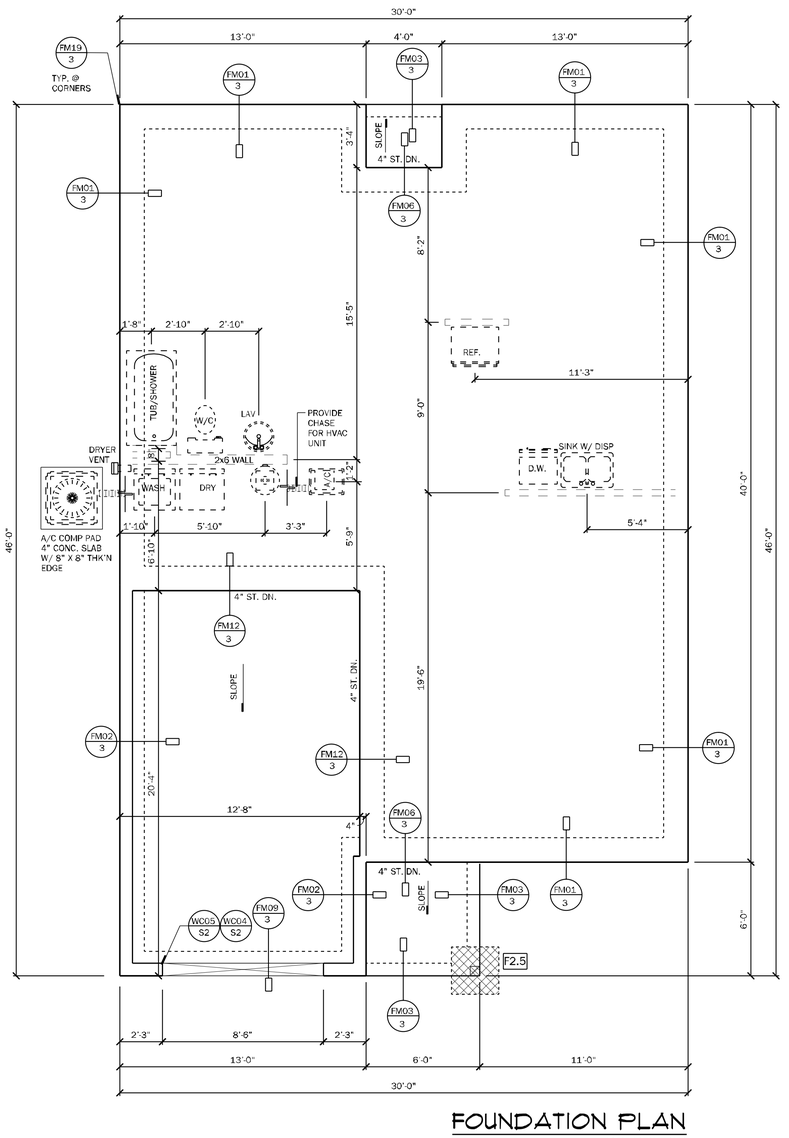
FM06 EXT. DOOR SILL — SCALE: 3/4" = 1'-0"



PLUMBING RISER

N.T.S.

NOTE: THIS IS A SCHEMATIC DRAWING ONLY. LICENSED PLUMBER TO PROVIDE AND OR MODIFY FINAL PLUMBING RISER TO COMPLY WITH CURRENT CODE.



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

COUNTY SEAL

This item has been digitally signed and sealed by Scott Lewkowski, P.E. On [redacted] using a Digital Signature.

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Engineer's S&S is only for the structural portions of the drawings. Any non-structural details or drawings (Electrical, HVAC, Waterproofing, Driveway Layout, etc.) are for information only and are not part of the EOR review.

SCOTT A. LEWKOWSKI LICENSE No. 78750 STATE OF FLORIDA PROFESSIONAL ENGINEER

Friday, October 27, 2023

"To the best of the Engineer's knowledge, information, and belief the standard plans and specifications conform to Florida Building Code and applicable standards. The Engineer of Record's signature and seal is only for the structural components shown on these plans and does not include means and methods."

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Job Information:

INVENTORY
LOT: 7
BLK: 4
SEC:
SUB: Ingham and S. Old Mission
1309 Findley Street
New Smyrna Beach, FL

Model Name / Number:
1005

Plan Issue Date:
Friday, October 27, 2023

KA PROJECT NUMBER:
23-06390

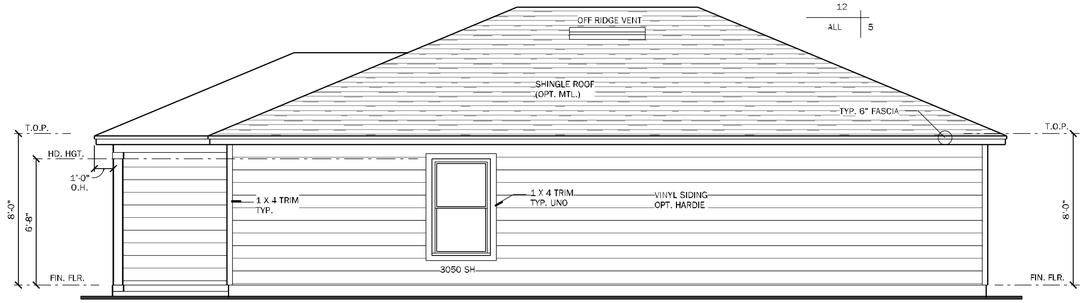
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FOUNDATION PLAN

VENTILATION CALCULATION

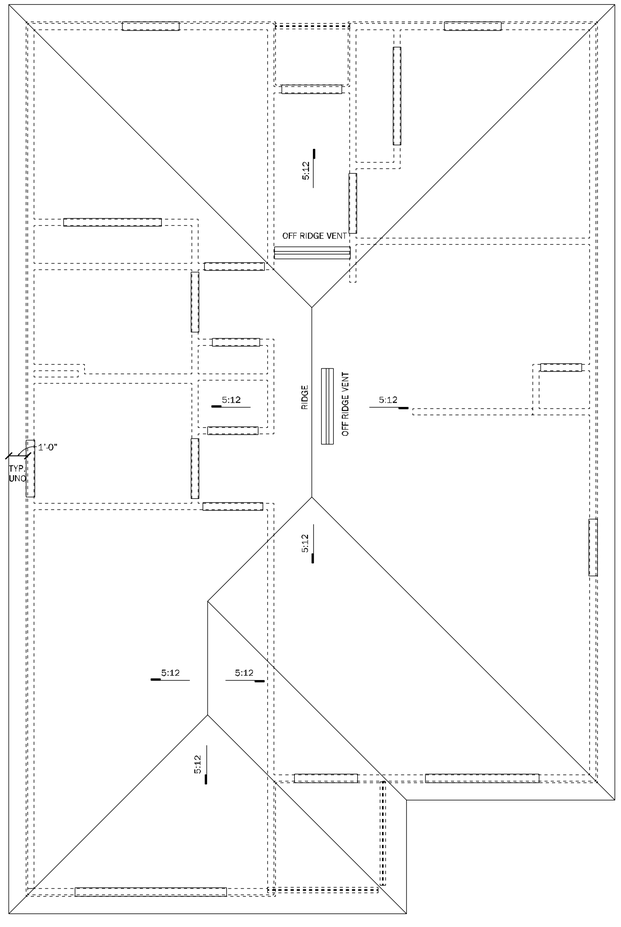
Formula = SF / 300 / 2 * 144 = net sq inches of venting needed equally for intake and exhaust

Calculations shown below are for both, off ridge and ridge vent systems. Only **ONE** system is required. See builder's specs for product used.		
S.F. of Area to be vented (SF)	1314	s.f.
Total needed for exhaust for upper 1/3	315	net sq inches
Total needed for intake (soffit area, lower)	315	net sq inches
Soffit product provides	6.50	net sq in / sf
Overhang distance	1.00	ft
Lineal Feet of Soffit needed to meet required	***49***	
Lineal Feet of Soffit provided by plan	***152***	
Option one (Ridge vents)		
Ridge vent provides	18.00	net sq in / lf
L.F. of Ridge Vent needed	18	
Option two (Off ridge vents)		
Off ridge vent provides	138.00	net sq in / sf
Number of Off Ridge Vents for upper 1/3	2	



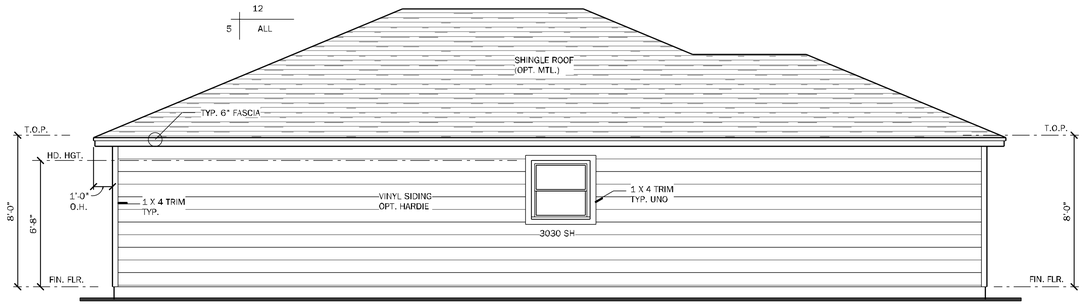
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



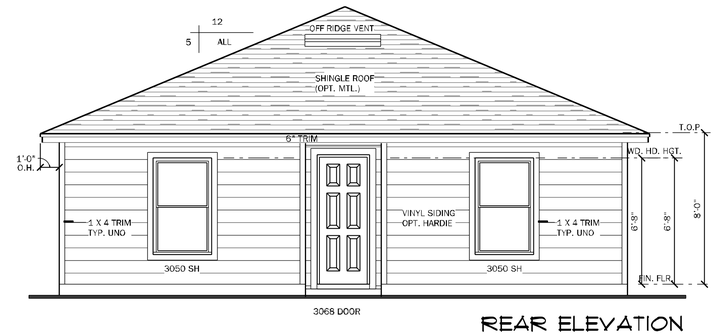
ROOF PLAN

SCALE: 1/4" = 1'-0"



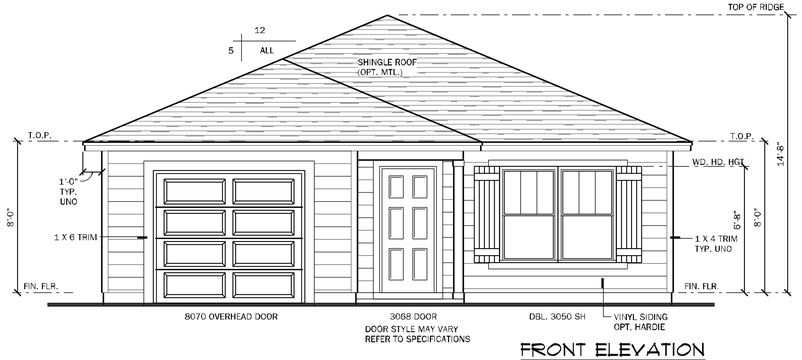
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

COUNTY SEAL

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SCOTT A LEWKOWSKI LICENSE No. 78750 STATE OF FLORIDA PROFESSIONAL ENGINEER

Friday, October 27, 2023

To the best of the Engineer's knowledge, information, and belief the work was done in accordance with the 2020 Florida Building Code. The Engineer signing and sealing this document has performed services in conformance with the Engineer's Scope of Work, as detailed in the agreement with the client and the standard of care for the profession. Sheets or drawings not bearing the Engineer's signature and seal are not to be relied upon.

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Sheet: **4** Of:

ELEVATIONS

ELECTRICAL NOTES: UNLESS OTHERWISE NOTED.

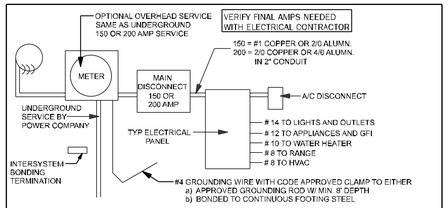
1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 16" AFF (GENERAL)

KITCHEN	44" AFF
BATHROOM	39" AFF
LAUNDRY ROOM	36" AFF
EXTERIOR WATERPROOF	12" AFF
GARAGE GENERAL PURPOSE	42" AFF
RANGE	2" AFF

2. ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE.
3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
4. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL, WIRING & ACCESSORIES.
5. SMOKE DETECTORS SHALL BE IN ACCORDANCE WITH R314 AND LISTED IN ACCORDANCE WITH UL 217
6. PROVIDE AFCIs (ARC FAULT CIRCUIT INTERRUPTERS) COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUITS IN ALL DWELLING UNITS PER NFPA 70 (CURRENT EDITION).
7. PROVIDE TAMPER RESISTANT RECEPTACLES AS REQUIRED BY THE NFPA 70 (CURRENT EDITION).
8. CARBON MONOXIDE PROTECTION: CARBON MONOXIDE ALARMS OR DETECTORS SHALL BE INSTALLED IN ALL DWELLING UNITS IN ACCORDANCE WITH NFPA 70. SUCH DEVICES SHALL BE LISTED BY THE APPROPRIATE STANDARD, EITHER ANSI/UL 2034, STANDARD FOR SINGLE AND MULTIPLE STATION CO ALARMS OR UL 2075, GAS AND VAPOR DETECTOR SENSOR, ACCORDING TO THE INSTALLATION.
9. R315.1.2 COMBINATION ALARMS: COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY
10. KEEP ALL SMOKE & CARBON MONOXIDE DETECTORS A MINIMUM OF 36" FROM BATHROOM DOORS
11. IN NEW CONSTRUCTION, SMOKE DETECTORS SHALL BE HARDWIRED INTO AN A/C ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP.
12. BATHROOM EXHAUST FANS MUST VENT TO THE EXTERIOR OF THE BUILDING. VENTILATION TO ATTIC SPACE AND SOFFITS IS NOT ACCEPTABLE.
13. CHAPTER 45 PRIVATE SWIMMING POOLS - OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH R4501.17.1.1 THROUGH R4501.17.1.14.
14. ADD GFCI PROTECTION TO RECEPTACLES IN KITCHENS, LAUNDRY ROOMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF A SINK. THIS WOULD INCLUDE THE RECEPTACLE INSTALLED FOR A WASHING MACHINE. RECEPTACLES OUTLETS SHALL NOT BE REQUIRED ON A WALL DIRECTLY BEHIND A RANGE OR SINK TO FULFILL THE REQUIREMENT FOR AN OUTLET EVERY 24". THE WIDTH OF THE SINK OR RANGE IS NOT TO BE INCLUDED IN THE SPACING OF THE OUTLETS UNLESS THE DISTANCE FROM THE SINK OR RANGE IS GREATER THAN 12" FOR STRAIGHT COUNTER TOPS AND 18" FOR SINKS AND RANGES INSTALLED IN CORNER COUNTERS.
15. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH		SMOKE DETECTOR
$2	DOUBLE POLE SWITCH	CM	CARBON MONOXIDE/ SMOKE DETECTOR COMBO UNIT
$3	THREE-WAY SWITCH		FLOOD LIGHT
$4	FOUR-WAY SWITCH		FLUORESCENT LIGHTING
$DM	DIMMER SWITCH		TRACK LIGHTING
	CEILING MOUNTED FIXTURE		CEILING FAN
	SCOUNCE (WALL MOUNTED) FIXTURE	CHIMES	DOOR BELL CHIMES
	110 VOLT DUPLEX OUTLET		DOOR BELL
	110 VOLT SPLIT SWITCHED OUTLET	DISP	DISPOSAL
	GROUND FAULT INTERRUPT		DISCONNECT SWITCH
WP	WATER PROOF W/ GROUND FAULT	SP	PREWIRE SPEAKER
	220 VOLT OUTLET	J	JUNCTION BOX
	SPECIAL SERVICES OUTLET	T	THERMOSTAT
TV	T.V. CABLE OUTLET		LOW VOLTAGE LIGHTING
	TELEPHONE CABLE OUTLET	I C	INTERCOM SYSTEM
R	RECESSED LIGHTING	PB	GARAGE DOOR PUSH BUTTON
WP	WATER PROOF RECESSED LIGHTING		
	BATH FAN		
	BATH FAN W/ LIGHT		
	L.E.D. DISC LIGHT		



ELECTRICAL RISER

NOTE: N.T.S.

ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS AS STATED ON STRUCTURAL NOTES SHEET LOCAL CODES AND THE LOCAL POWER CO.

LOAD CALCULATIONS

COOLING GREATER THAN HEATING

GENERAL LIGHTING & RECEPTACLES

3 WATTS PER SQUARE FOOT OF LIVING

	S.F. LIVING		1005 X3
		=	3015

APPLIANCE CIRCUITS

1	RANGE	8500
1	OVEN	2500
0	PEP TANK	0
1	MICRO / HOOD	1000
1	WATER HEATER	4500
0	WHIRL POOL	0
1	WASHER	1500
1	DRYER	5000
1	DISHWASHER	1500
0	WELL PUMP	0
0	IRRIGATION PUMP	0
1	DISPOSAL	600
	SMALL APPPLIANCE CIRCUITS	4500
1	BATH FANS (100 WATTS / EACH)	100

	GENERAL LIGHT'G & RECEPT. + APP. CIR.	32715
	SUBTRACT 100% OF FIRST 10,000	-10000
	A	22715

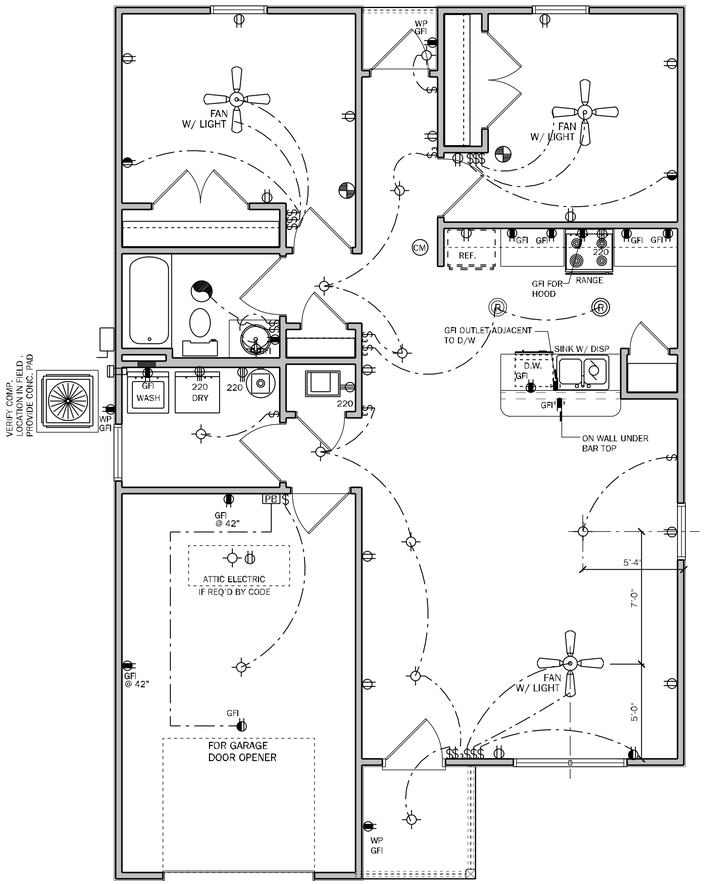
HVAC CIRCUITS

1	A/C (AIR HANDLER & COMP.)	10000
1	A/C (AUXILIARY HEAT STRIP)	10000
	B	20000

CIRCUIT CALCULATIONS

FIRST 10,000 AMPS @ 100%		10000
+ 40% OF "A" = (.40 X **A**)	=	9086
+ 100% OF "B" 20000	=	20000
TOTAL WATTAGE	=	**39086**
WATTS DIVIDED BY 240 = AMPS		
CALCULATED SERVICE AMP	=	**162.8583**

NOTE: FINAL CALCULATIONS TO BE DETERMINED BY LICENSCED PROFESSIONAL



ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

COUNTY SEAL

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SCOTT A LEWKOWSKI LICENSE No. 78750 STATE OF FLORIDA PROFESSIONAL ENGINEER

Friday, October 27, 2023

To the best of the Engineer's knowledge, information, and belief the contract documents contain sufficient information and conform to applicable minimum building code requirements. Contractor is responsible for all dimensions and conditions on the job and shall notify the Engineer of any discrepancies before proceeding. Contractor shall review all shop drawings prepared by Engineer's engineers and seals.

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Job Information:

INVENTORY
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BLK: 4
SEC:
SUB: Ingham and S. Old Mission
1309 Findley Street
New Smyrna Beach, FL

Model Name / Number:

1005

Plan Issue Date:

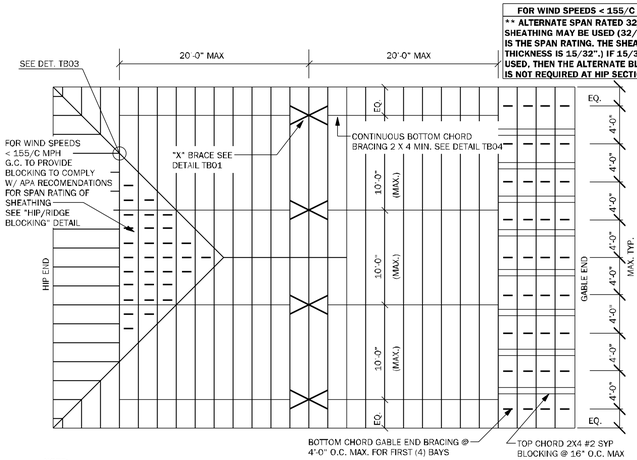
Friday, October 27, 2023

KA PROJECT NUMBER:

23-06390

Sheet: **5** Of:

ELECTRICAL PLAN

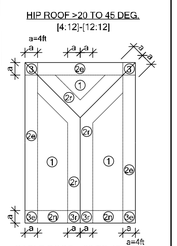


NOTE:
1) SEE TRUSS MANUFACTURER'S TRUSS ENGINEERING CUT SHEETS FOR ADDITIONAL PERMANENT BRACING THAT MAY BE REQUIRED
2) "T" BRACING MAY BE USED IN PLACE OF PERMANENT BRACING PROVIDED IT EXTENDS OVER AT LEAST 90% OF THE WEB.

TB05	REQUIRED MINIMUM PERMANENT TRUSS BRACING PLAN	NTS

RSH	ENGINEERED ROOF PER ASCE 7-16 ROOF DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 25 ft	
WIND SPEED (ULTIMATE) WIND SPEED (ALLOWABLE) EXPOSURE CATEGORY	140.0 MPH 108.4 MPH B	

EFFECTIVE WIND AREA (SQ FEET)		WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION						
AREA	ROOF	1	2e	2n	2r	3	3e	3r
10	HIP	26.62	-36.72		-36.72	-36.72		
	GABLE	-28.31	-28.31	-45.18	-45.18		-45.18	-58.20



ROOF NAILING SCHEDULE/ NAILING ZONES (SHINGLE AND TILE):

ZONE 1: ASTM F1667 RSRS-01 (8d) NAILS @ 6" O.C. ON EDGE AND 6" O.C IN FIELD

ZONE 2e, 2n, 2r ASTM F1667 RSRS-01 (8d) NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD

ZONE 3, 3e, 3r ASTM F1667 RSRS-01 (8d) NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD

ROOF SHEATHING:
SHINGLE: $^{7}/_{16}$" EXP. 1 ($^{24}/_{16}$) or $^{15}/_{32}$" EXP. 1 ($^{32}/_{16}$)

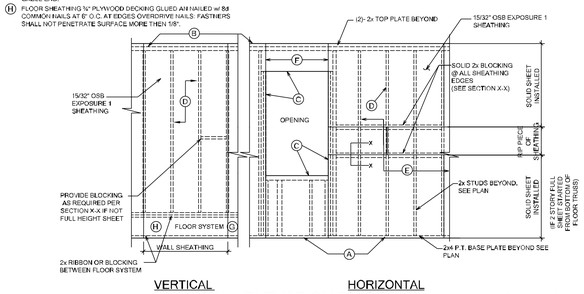
TILE: $^{15}/_{32}$" EXP. 1 ($^{32}/_{16}$)

NOTE:
1. PER CODE ASTM F1667 RSRS-01 REFERENCE TO 8d (2 $^{1}/_{2}$" x 0.113") NAILS
2. WHERE THE SHEATHING THICKNESS IS GREATER THAN $^{15}/_{32}$", SHEATHING SHALL BE FASTENED WITH ASTM F1667 RSRS-03 10d (2½" x 0.131") NAILS OR ASTM F1667 RSRS-04 (3" x .120") NAILS
3. GABLES: DROP GABLE END & (1) ADDITIONAL DROPPED TRUSS 2x4 #2 SYP OUT LOOKER RAFTER W/ BLOCKING @ 16" O.C. IF NO DROPPED GABLE END, ATTACH 2x4 #2 SYP BLOCKING @ 16" O.C FIRST 4 BAYS WITH (2) 12d NAILS EA. END. ATTACH ROOF SHEATHING TO RAFTERS W/ BLOCKING PER NAILING SCHEDULE.

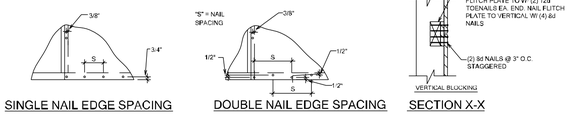
WALL SHEATHING MAY BE INSTALLED VERTICALLY OR HORIZONTALLY, ATTACH PER NAILING SCHEDULE. PANEL EDGES WILL NEED TO BE ATTACHED TO STUD AND OR BLOCKING AT ALL EDGES. A MINIMUM $^{1}/_{8}$" SPACE IS RECOMMENDED BETWEEN PANELS AT EDGES AND END JOINTS TO ALLOW FOR EXPANSION. FASTENERS SHALL NOT PENETRATE SURFACE MORE THAN $^{1}/_{8}$".

- (A) NAIL AT BASE 2 ROWS @ 4" O.C. w/ 8d COMMON NAIL.
- (B) NAIL AT TOP PLATE TWO ROWS @ 4" O.C. w/ 8d COMMON NAIL.
- (C) NAIL OPENING PERIMETER w/ (2) ROWS @ 4" O.C. w/ 8d COMMON NAIL
- (D) NAIL INTERIOR AT 6" O.C. w/ 8d COMMON NAIL.
- (E) STAGGER ALL VERTICAL JOINTS & NAIL @ 4" O.C. w/ 8d COMMON NAIL
- (F) PLYWOOD SPLICES @ HEADER - NAIL SHEATHING TO HEADER w/ 8d COMMON NAILS @ 4" O.C. (2) ROWS @ TOP & BOTT.
- (G) (2) 8d NAILS @ 2" O.C. TO EACH TRUSS END OR @ VERTICAL MEMBER IF GABLE END
- (H) FLOOR SHEATHING ¾" PLYWOOD DECKING GLUED AND NAILED w/ 8d COMMON NAILS AT 6" O.C. AT EDGES OVERDRIVE NAILS. FASTNERS SHALL NOT PENETRATE SURFACE MORE THEN 1/8".

NOTE: 8d NAILS FOR WALL SHEATHING MUST BE MIN. 131" X 2 1/2". DO NOT OVERDRIVE NAILS. FASTENERS SHALL NOT PENETRATE SURFACE MORE THAN $^{1}/_{8}$"

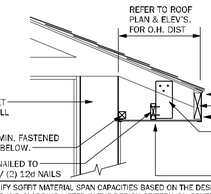


VERTICAL HORIZONTAL
WALL ELEVATION DIAGRAM



SINGLE NAIL EDGE SPACING | DOUBLE NAIL EDGE SPACING | SECTION X-X

TB13	WALL SHEATHING INSTALLATION AND NAILING SCHEDULES	N.T.S.



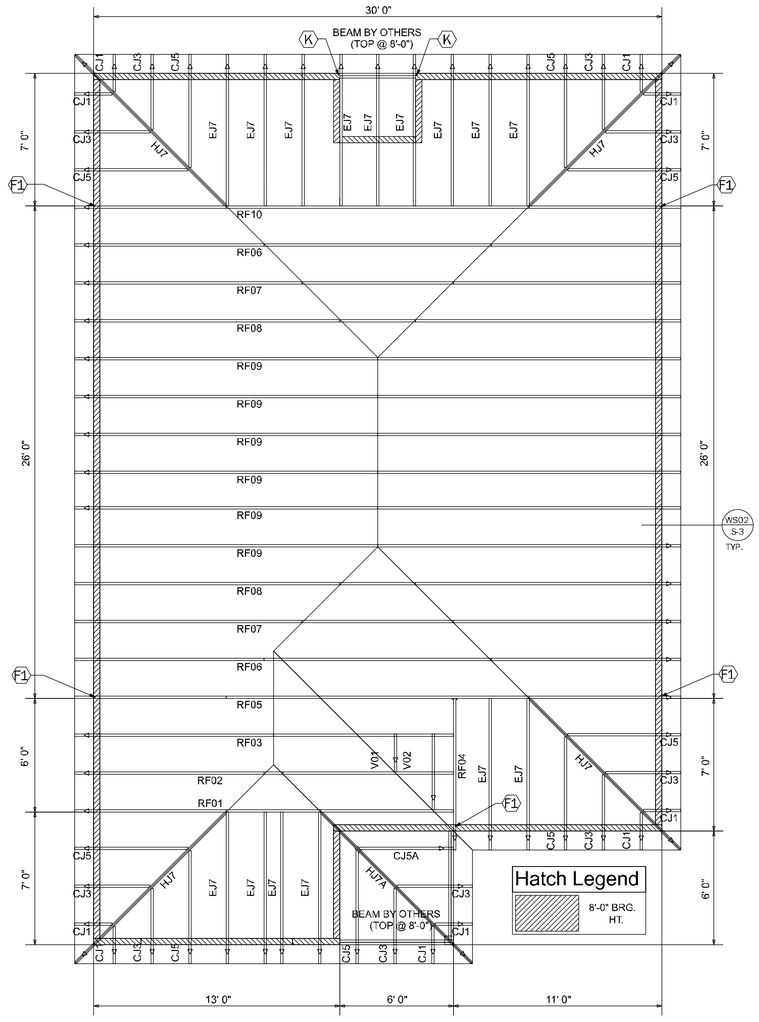
1. G.C. TO VERIFY SOFIT MATERIAL SPAN CAPACITIES BASED ON THE DESIGN PRESSURES SPECIFIED FOR COMPONENT AND CLADDING LISTED IN THE DESIGN CRITERIA ON COVER PAGE.
2. 2x2 #2 MIN. P.T. W/ J-CHANNEL SECURED @ 24" O.C. FASTEN TO CMU W/ 3/16"x3" TITEN 2 @ 16" O.C. (ALT. PAF 0.145/0.157 & 0.300 WASHER W/ MIN. 1" EMBEDMENT @ 16" O.C. IF WOOD WALL, DIRECT APPLY TO STRUCTURE W/ 0.145"x3¼" NAILS @ 16"O.C.
3. (F) CHANNEL APPLICATION: 2x2 NOT REQUIRED SEE (PA) INSTALLATION GUIDE

(*) REFER TO THE PRODUCT APPROVAL FOR INSTALLATION DETAILS)

(**) ALUMINUM SOFFITS > 1'-4" BLOCKING REQUIRED. FOR SOFFITS < 1'-4" MID BLOCKING NOT REQUIRED

(***) VINYL SOFFITS > 1'-0" SHALL HAVE MID BLOCKING PER R704.2.1

SF	TYPICAL SOFFIT SUPPORT DETAIL	3/4" = 1'-0"



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

SIMPSON - CONNECTOR SCHEDULE				USP - CONNECTOR SCHEDULE		
MARK	TYPE	CONNECTOR & FASTENERS	SPF	SYP	CONNECTOR & FASTENERS	SPF	SYP
(A)	FRAME TO MASONRY	HETA10 w/ (30)10d x 1 1/2" OR HETA20 w/ (61)0d x 1 1/2"		1810	HTA10 w/ (10)10d x 1 1/2" OR HTA20 w/ (10)10d x 1 1/2"	1585	1870
(B)	FRAME TO FRAME	H2.5A w/ (10)8d NAILS	615	700	RT7A w/ (10)8d NAILS	515	585
(C)	FRAME TO FRAME	H10A w/(18)10d x 1 1/2" H10A-2 w/(18)10d x 1 1/2" AT 2 PLY TRUSSES	1915 939	1049 1089	RT16A w/(17)10d x 1 1/2" RT16-2 w/(16)10d x 1 1/2" AT 2 PLY TRUSSES	895 935	1920 1900
(D)	FRAME TO FRAME	MTS12 w/(14)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS)	860	990	MTW12 w/(14)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS)	1065	1195
(E)	FRAME TO MASONRY	MGT w/(22)16d NAILS AND 3/8" A.T.R. w/ 12" EMBEDMENT w/ SIMPSON "SET" EPOXY	3330	3965	MUGT15 w/(20)10d NAILS AND 5/8" A.T.R. w/ 12" EMBEDMENT w/ SIMPSON "SET" EPOXY	3333	4495
(F)	FRAME TO FRAME	HTS20 w/(24)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (6) 12d TOENAILS	1215	1415	HTW20 w/(24)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (6) 12d TOENAILS	1265	1530
(F1)	FRAME TO FRAME	(2) HTS20 w/(48)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (6) 12d TOENAILS	2430	2830	(2) HTW20 w/(48)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (6) 12d TOENAILS (EA)	2529	3060
(G)	FRAME TO MASONRY	HGT-2 w/ (16)16d NAILS AND (2) 5/8" A.T.R. w/ 12" EMBEDMENT w/ SIMPSON "SET" EPOXY (NOT-3 FOR 3-PLY)		10600	HUGT2 w/ (16)10d NAILS AND (2) 5/8" A.T.R. w/ 12" EMBEDMENT w/ SIMPSON "SET" EPOXY (HUGT2 FOR 3-PLY)	7029	9700
(H)	FRAME TO MASONRY	FGTR w/ (18) 1/4" x 3" SDS WOOD SCREWS AND (2) 5/8" x 9" TITEN HD ANCHOR BOLTS	3400	4725	RFUS w/ (12) WS3 WOOD SCREWS AND (4) 3/4" x 6" WEDGE-BOLT		7100
(J1)	FRAME TO MASONRY	(1) LGT2 w/ (18) 16d SINKERS & (2) 1/4" x 2-1/4" TITEN 2 (SEE NOTE #5 BELOW)	1755	2040			
(J2)	FRAME TO MASONRY / FRAME	(2) LGT2 w/ (32) 16d SINKERS & (4) 1/4" x 2 3/4" TITEN (2 PLY TRUSS) OR (20) 16d SINKERS FOR FRAME (EA)	3500-M 3510-F	4060-M 4360-F	(2) LUGT2 w/ (32) 16d SINKERS & (10) 1/4" x 3" WEDGE-BOLT (2 PLY TRUSS) OR (20) 16d SINKERS FOR FRAME (EA)	3190-M 3800-F	3100-M 4530-F
(J3)	FRAME TO MASONRY / FRAME	(2) LGT3 w (24) 1/4" x 3" SDS SCREWS & (8) 3/8" x 5" TITEN (2 PLY TRUSS) OR (52) 16d SINKERS FOR FRAME (EA)	4730-M 5010-F	6570-M 6960-F	(2) LUGT3 w (24) 1/4" x 2 1/2" WS2S SCREWS & (4) 3/8" x 5" WB (2 PLY TRUSS) OR (56) 16d SINKERS FOR FRAME (EA)	6490-M 6489-F	7050-M 7710-F
(K)	BEAM TO BEAM	HUC49 OPT HUC410 w/ (18) 16d & (10) 16d NAILS		GAH2680 LBI1895	HD410 OPT HD410F w/ (26) 16d & (10) 10d NAILS		GAH3680 LBI1950
(L)	BEAM TO MASONRY	HU410 OPT HUC410 w/ (18) TITEN 1/4" x2 3/4" & (10) 10d NAILS		GAH5960 LBI1809	HD410 OPT HD410F w/ (26) 1/4" x 3" WEDGE-BOLT & (10) 10d NAILS		GAH3355 LBI1950
(L2)	BEAM TO MASONRY / FRAME	HUC49 OPT HUC46 w/ (5) 10d NAILS & (12) 1/4" x 2 3/4" TITEN (TO MAS.) OR (12) 16d & (6) 10d (FOR FRAME)	GAH2165 LBI1135 SYP-M	GAH2165 LBI1135 SYP-M	HDNS OPT HUS6 w/ (6) 10d NAILS & (12) 1/4" x 2 3/4" TAPCONS (TO MAS.) OR (12) 16d & (6) 10d (FOR FRAME)	GAH1625 LBI1030 SYP-M	GAH2615 LBI850 SYP-M
(M)	FRAME TO MASONRY	(2) HETA16 OPT (2) HETA20 1-PLY w/ (80) 16d x 1 1/2" OR 2-PLY w/ (12) 16d	1920 2365	1920 2365	(2) HTA16 OPT (2) HTA20 1-PLY w/ (10) 10d x 1 1/2" OR 2-PLY w/ (12) 16d		1870 2430
(N)	FRAME TO MASONRY	HTSM16 w/ (8)16d NAILS AND (4) 1/4"x2 1/4" TAPCONS OR HTSM20 w/ (10)16d NAILS AND (4) 1/4"x2 1/4" TAPCONS	955 955	1110 1110	HTWM16 w/ (8)10d NAILS AND (4) 1/4"x1 3/4" WEDGE-BOLT OR HTWM20 w/ (40)10d NAILS AND (4) 1/4"x1 3/4" WEDGE-BOLT	1145 1145	1225 1225
(P)	FRAME TO MASONRY	H10S w/ (8) 8d x 1 1/2" NAILS AND (2) 5/8"x4" TITAN HD	795	910			
(Q)	FRAME TO MASONRY	DTT2Z w/ (8) 1/4" x 1 1/2" SDS WOOD SCREWS AND (1) 1/2" Ø A.T.R. EPOXIED w/ SIMPSON "SET" (SEE NOTE #4 & #5 BELOW)	1835	2845	DTB-T2 w/ (8) 1/4" x1 1/2" WS1S WOOD SCREWS AND (1) 1/2" Ø A.T.R. EPOXIED w/ SIMPSON "SET" (SEE NOTE #4 & #5 BELOW)	1516	1835
(R)	FRAME TO MASONRY	HTT5 w/ (26) 16d x2 1/2" NAILS AND (1) 5/8" Ø A.T.R. EPOXIED w/ SIMPSON "SET" (SEE NOTE #4 & #5 BELOW)	4375	5090	HTT45 w/ (26) 16d x2 1/2" NAILS AND (1) 5/8" A.T.R. EPOXIED w/ SIMPSON "SET" (SEE NOTE #4 BELOW)	-	5005
(S)	FRAME TO MASONRY	HTT4 w/ (16) 16d x2 1/2" NAILS AND (1) 5/8" Ø A.T.R. EPOXIED w/ SIMPSON "SET" (SEE NOTE #4 & #5 BELOW)	3640	4235	HTT45 w/ (18) 16d x2 1/2" NAILS AND (1) 5/8" A.T.R. EPOXIED w/ SIMPSON "SET" (SEE NOTE #4 BELOW)	-	4160
(T)	FRAME TO MASONRY	H10S w/ (24) 10d x1 1/2" NAILS	795	910	LUGT1 w/ (23) 8d x1 1/2" NAILS	675	1945
(U)	FRAME TO MASONRY	HMSTC w (4) 1/4"x1 1/2" SDS WOOD SCREWS & (5) 1/1"x2 1/1" TAPCONS	750	760	RT16M w/ (6) 10d x 1 1/2" NAILS & (1) 1/4"x 1 3/4" TAPCONS	1395	1395
(V)	FRAME TO MASONRY	VGT w/ (16) 1/4"x3" SDS WOOD SCREWS & (1) 5/8" Ø A.T.R. EPOXIED w/ SIMPSON "SET" w/ 12" MIN. EMBEDMENT	3555	4946			
(W)	FRAME TO MASONRY	(2) VGT w/ (32) 1/4"x3" SDS WOOD SCREWS & (2) 5/8" Ø A.T.R. EPOXIED w/ SIMPSON "SET" w/ 12" MIN. EMBEDMENT	5170	7185			
(X)	FRAME TO FRAME	VGT w/ (16) 1/4"x3" SDS WOOD SCREWS & HDAS-SDS2.5 w/ (10) 1/4"x2 1/2" SDS WOOD SCREWS & (1) 5/8" Ø A.T.R.	3555	4946	MUGT15 w/ (22) 16d NAILS & HTT45 w/ (18) 10d NAILS & (1) 5/8" Ø A.T.R.	-	4160
(Y)	NOT USED						

GENERAL CONNECTOR NOTES:
1. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS / BEAMS w/ (2) 12d TOENAILS.
2. ALL TRUSS TO TRUSS CONNECTIONS ARE PROVIDED BY TRUSS MANUFACTURER U.N.O ON PLAN.
3. G.C. MAY USE EITHER SIMPSON OR USP CONNECTIONS, SEE FRAMING PLAN FOR CONNECTOR CALL OUT.
4. FOR SINGLE PLY TRUSSES, SCAB ON FULL HEIGHT EXP #1 2"x4" TO TRUSS VERTICAL WEB w/ (2) ROWS OF 16d NAILS @ 3" O.C. STAGGERED.
5. 12" MIN. A.T.R. EMBEDMENT @ CMU BOND BEAM U.N.O.
6. SCAB TRUSS CHORD w/ 4x4" 2x SYP #2 (MATCH CHORD LUMBER SIZE) w/ (2) ROWS 16d @ 4" FROM END & 4" O.C. STAGGERED; CENTER AT CONNECTOR LOCATION AS MUCH AS POSSIBLE.

(A) MINIMAL CONNECTOR UNO ON FRAMING PLAN

1. CONNECTION FOR ALL ROOF / FLOOR TRUSSES TO MASONRY WALLS/ LINTELS: ICF WALLS UNO ON PLAN
2. CONNECTION AT 24" OR 32" O.C. PENDING VERTICALS FOR ALL FLOOR TRUSSES PARALLEL TO MASONRY WALLS.
3. CONNECTION FOR ALL HIP JACK (CORNER JACK) TO MASONRY WALLS/ICF WALLS/LINTELS
4. CONNECTION FOR ALL CONTINUOUS RIM BOARD TO TOP OF MASONRY AT 32" O.C MAX. w/ (2) AT EACH CORNER, G.C. TO VERIFY LOCATION DOES NOT CONFLICT w/ TJI (IF APPLICABLE) LAYOUT.
5. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS/BEAMS w/ (2) 12d TONAILS

(B) MINIMAL CONNECTOR UNO ON FRAMING PLAN

1. CONNECTION FOR JACK TRUSS TO WOOD WALL OR BEAM

(C) MINIMAL CONNECTOR UNO ON FRAMING PLAN

1. CONNECTION FOR ALL TRUSSES TO INTERIOR/EXTERIOR BEARING WOOD WALLS AND/OR BEAMS

ROOF FRAMING NOTES

1. SHINGLE OR METAL ROOFING SYSTEM (SEE ARCH.) SHEATHING - SEE [RSH] SCHEDULE THIS SHT. FOR SHT'G & FASTENERS ON PRE- ENGINEERED WOOD TRUSSES AT 2'-0" O.C. MAX. OR CONVENTIONAL FRAME ROOF (SEE PLAN FOR SIZE AND SPACING. SEE ARCHITECTURAL PLAN FOR TYPICAL ROOF SLOPE AND OTHER INFORMATION.
   TILE ROOFING SYSTEM (SEE ARCH.) SEE [RSH] SCHEDULE THIS SHEET
2. THE EXTERIOR CEILING FOR THE ENTRIES AND PORCHES SHALL HAVE EITHER 7/16" OSB EXPOSURE 1 SHEATHING OR ½" DENSGLASS TO THE UNDERSIDE OF THE ROOF TRUSSES. ALL PANEL EDGES ARE TO BE BLOCKED SOLID WITH 2x4 #2 SYP WITH (3) 10d TOENAILS EACH END. THE SHEATHING IS TO BE NAILED WITH 8d NAILS AT 4" ON CENTER AT ALL EDGES AND THEN 8" ON CENTER IN FIELD
3. FOR UNDERLAYMENT REQUIREMENTS SEE R905.1.1.1

- - - NOTE TO FRAMER - - -

IF ROOF TRUSS LAYOUT SHOWS TRUSS ID'S, THIS LAYOUT HAS BEEN PROVIDED BY THE CLIENT/ DESIGNER OR ARCHITECT TO USE FOR THE DESIGN OF THIS PROJECT. OTHERWISE A GENERIC LAYOUT HAS BEEN DETERMINED, BUT PRIOR TO CONSTRUCTION OR TRUSS FABRICATION, FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWINGS ARE TO BE SUBMITTED TO ENGINEER OF RECORD (E.O.R.) FOR REVIEW AND APPROVAL. AT THIS TIME THE E.O.R. RESERVES THE RIGHT TO REVISE THE PLAN AS REQUIRED PER THE REVIEW OF THE FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWINGS. ADDITIONAL FEE'S MAY APPLY, STARTING CONSTRUCTION OR TRUSS FABRICATION PRIOR TO THIS REVIEW IS NOT ADVISED, AND THE E.O.R. IS NOT RESPONSIBLE FOR ADDITIONAL COSTS DUE TO REVISIONS OF THE PLAN. IF CONVENTIONAL FRAMING IS SHOWN, NO TRUSS APPROVAL IS REQUIRED, UNLESS LAYOUT IS REVISED W/OUT WRITTEN APPROVAL FROM FDS.

SEE PLAN SET FOR TRUSS BRACING AND ADDITIONAL ROOF INFORMATION

COUNTY SEAL

This item has been digitally signed and sealed by Scott Lewkowski, P.E. On Date/Time: 11/01/2023 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Engineer's S&S is only for the structural portions of the drawings. Any non-structural details or drawings (Electrical, HVAC, Waterproofing, Driveway Layout, etc.) are for information only and are not part of the EOR review.

SCOTT A. LEWKOWSKI LICENSE No. 78750 STATE OF FLORIDA PROFESSIONAL ENGINEER

Friday, October 27, 2023

To the best of the Engineer's knowledge, information, and belief the contract documents prepared for the project are in conformance with the applicable building codes. Engineer's services consist only of the performance of the above design and do not include the supervision or observation of the actual construction work. The Engineer's signature and seal appear only on the drawings prepared by the Engineer and not on any shop drawings, product data, or samples submitted by the contractor.

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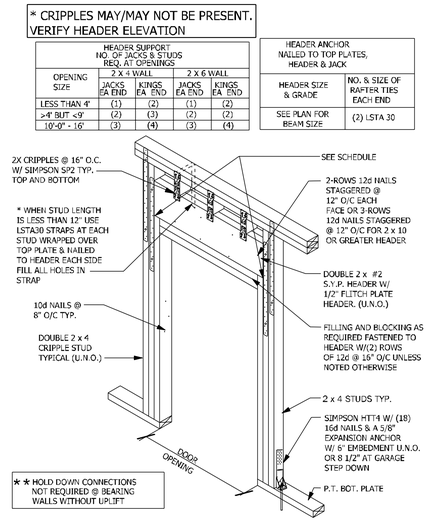
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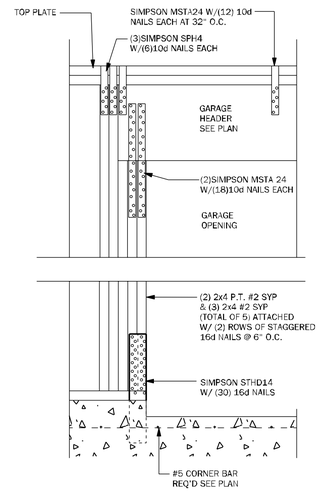
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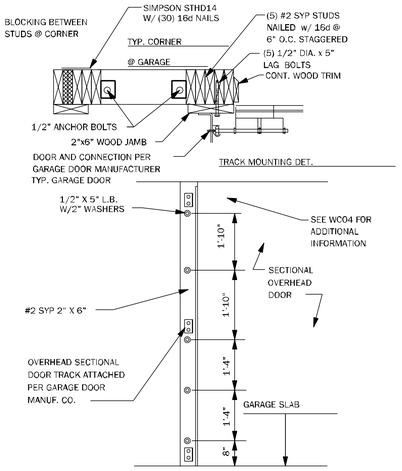
ROOF FRAMING PLAN



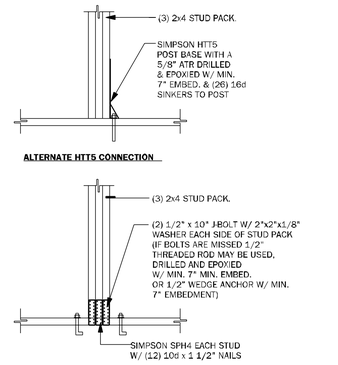
WF09 WALL HEADER DETAIL — N.T.S.



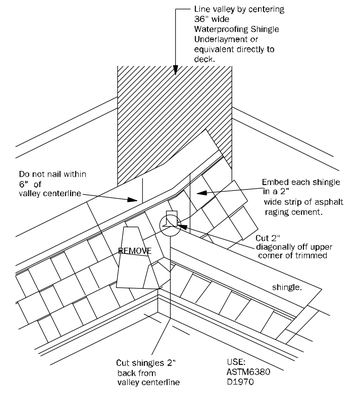
WC04 GARAGE HEADER ANCHOR — 3/4" = 1'-0"



WC05 SECT. OVERHEAD GAR. DOOR INSTALL — N.T.S.



CD26 GIRDER BASE CONNECTION — 1/2" = 1'-0"



RD01 VALLEY FLASHING DETAIL — N.T.S.

WC03 WALL TO WALL CONN. @ END OF SHEARWALL — 1 1/2" = 1'-0"

CD11 PORCH POST DETAIL — N.T.S.

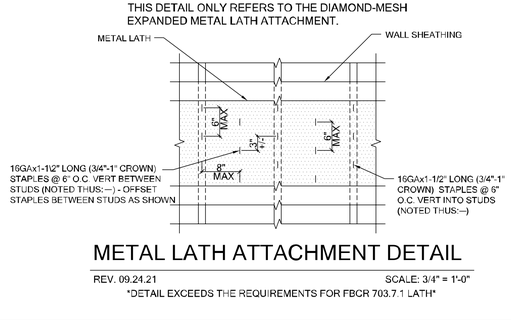
CD25 BEAM TO WALL CONNECTION — N.T.S.

CONNECTOR LEGEND	
A	SIMPSON SPH4 W/ 12-10d x 1/2
B	SIMPSON MSTA24 W/ (18) 10d NAILS
C	SIMPSON MSTA24 W/ (18) 10d NAILS
D	SIMPSON SPH4 W/ 12-10d X 1 1/2"
E	1/2"X10" J-BOLT W/ 2"x2"x1/8" WASHER @ 32" O.C. PLUS (2) WITHIN 6" EACH SIDE OF JACK STUDS @ HEADER

WINDOW & DOOR JACK TABLE
PROVIDE JACKS @ EACH END AS FOLLOWS
(2) WHEN OPN'GS ARE GREATER THEN 4'-0"
(3) WHEN OPN'GS ARE GREATER THEN 10'-0" BUT LESS THAN 16'-0"
NOTE: FOR EXTERIOR OR SHEAR WALL SEE SHEET S1 FOR WALL & ROOF SHEATHING INSTALLATION & NAILING SCHEDULES

WF66 TYPICAL BEARING WALL — N.T.S.

WC06 EXTERIOR FRAME CORNER — 3/4" = 1'-0"



METAL LATH ATTACHMENT DETAIL

REV. 09.24.21 — SCALE: 3/4" = 1'-0"

DETAIL EXCEEDS THE REQUIREMENTS FOR FBCR 703.7.1 LATH

WF18 TYPICAL INTERIOR NON-BEARING WALL — 3/4" = 1'-0"

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Job Information:

INVENTORY
LOT: 7
BLK: 4
SEC:
SUB: Ingham and S. Old Mission
1309 Findley Street
New Smyrna Beach, FL

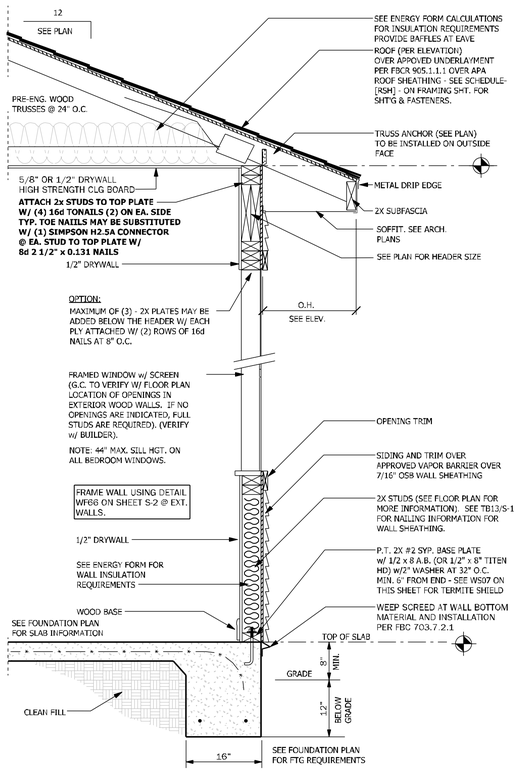
Model Name / Number:
1005

Plan Issue Date:
Friday, October 27, 2023

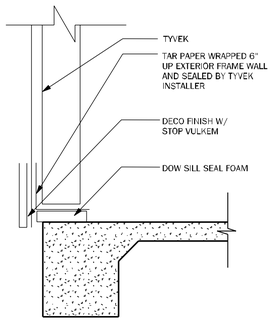
KA PROJECT NUMBER:
23-06390

Sheet: S-2 Of:

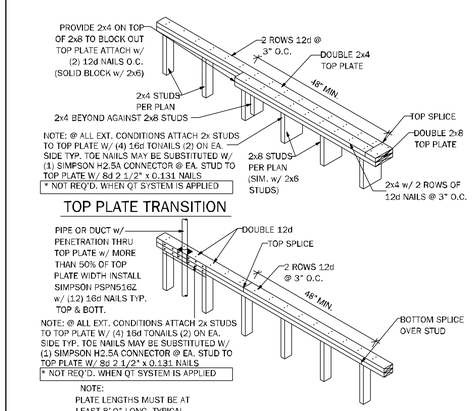
TYPICAL FRAMING DETAILS



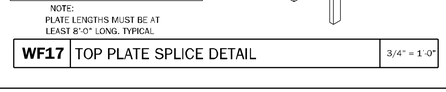
WS02 TYPICAL WALL SECTION EXTERIOR FRAME — 3/4" = 1'-0"



WS07 EXT. FRAME WALL TERMITE DETAIL — 3/4" = 1'-0"

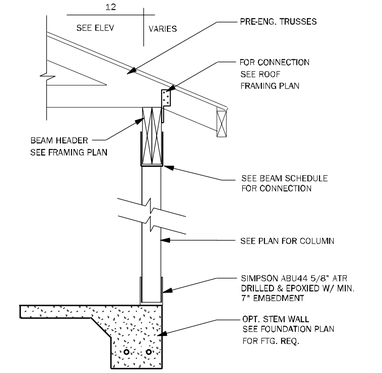


TOP PLATE TRANSITION

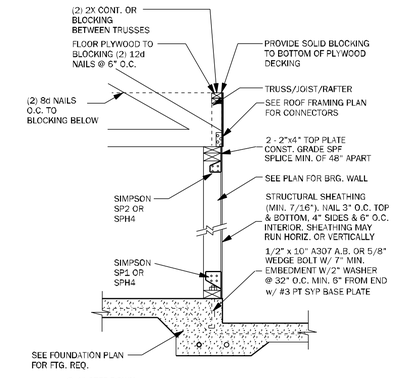


NOTE:
PLATE LENGTHS MUST BE AT LEAST 8'-0" LONG. TYPICAL

WF17 TOP PLATE SPLICE DETAIL — 3/4" = 1'-0"

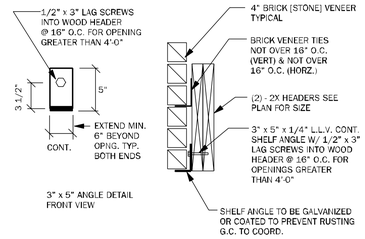


CD24 POST & BEAM DETAIL — 1/2" = 1'-0"

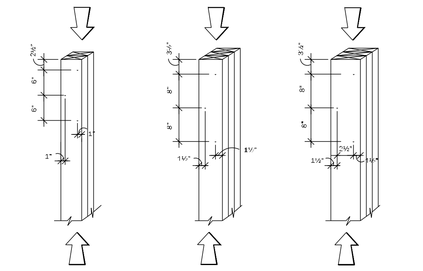


SW01 INTERIOR BEARING SHEARWALL w/UPLIFT — N.T.S.

VERIFY BRICK DIMENSION W/ BLDR.



BD07 BRICK SHELF DETAIL — N.T.S.



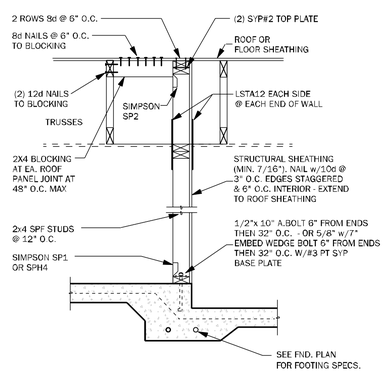
(2) 2 x 4 LAMINATIONS W/(1) ROW OF STAGGERED 10d COMMON WIRE NAILS (D = 0.148", L= 3") OR EQUAL

(3) 2 x 4 LAMINATIONS W/ (2) ROWS OF STAGGERED 16d COMMON WIRE NAILS (ONE INTO EACH OUTSIDE FACE) (D = 0.162", L= 3-1/2") OR EQUAL

(3) 2 x 6 LAMINATIONS W/ (2) ROWS OF STAGGERED 16d COMMON WIRE NAILS (ONE INTO EACH OUTSIDE FACE) (D = 0.162", L= 3-1/2") OR EQUAL

NOTES:
1) ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.
2) ALL NAILS PENETRATE AT LEAST 3/4" OF THE THICKNESS OF THE LAST LAMINATION.
3) FOR 4-PLY, PROVIDE 1/4"DIA. x 5 1/2" LAG SCREWS OR EQUAL (SPACE AS SHOWN FOR 3-PLY)
4) REFER TO NDS SECTION 15.3 FOR ADDITIONAL INFO.

WF37 TYPICAL COLUMNS DETAILS — N.T.S.



STEP-DOWN, WALL TO TRUSS

SW04 INTERIOR SHEARWALL @ TRUSSES — 3/4" = 1'-0"

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Friday, October 27, 2023

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Job Information:

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BLK: 4
SEC:
SUB: Ingram and S. Old Mission
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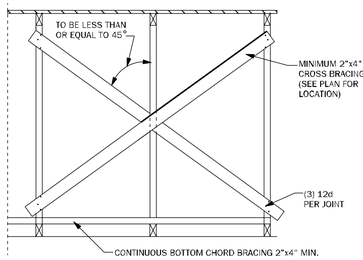
Model Name / Number:
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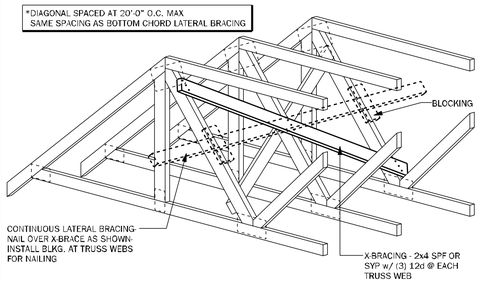
KA PROJECT NUMBER:
23-06390

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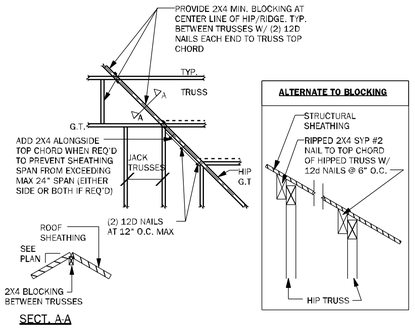
TYPICAL WALL DETAILS



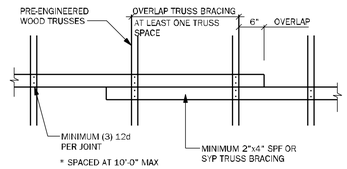
TB01 TYPICAL CROSS BRACING DETAIL — N.T.S.



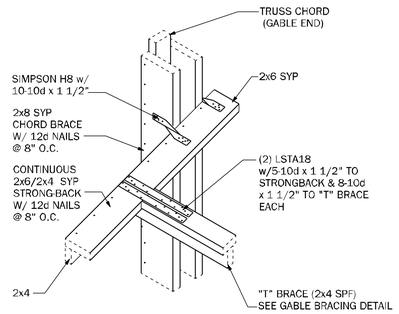
TB02 TYPICAL CROSS BRACING DETAIL — N.T.S.



TB03 HIP / RIDGE BLOCKING DETAIL — N.T.S.

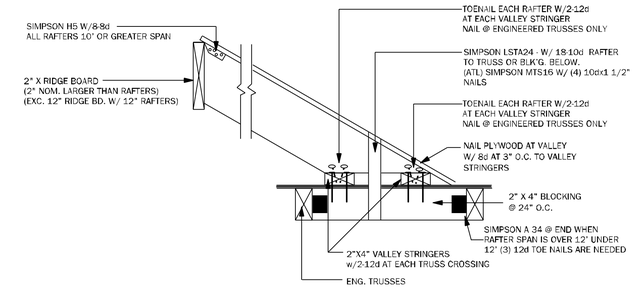


TB04 TRUSS BRACING OVERLAP DETAIL (TYP) — N.T.S.



GE04 "T" BRACE CONNECTION @ GABLE END W/ VOLUME CEILING — 3/4" = 1'-0"

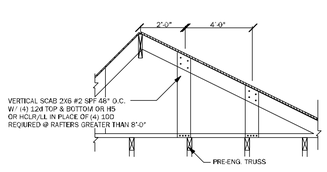
RAFTER SIZE
0'-8' SPAN - 2"X6" W/4-12d EACH END
8'-12' SPAN - 2"X8" W/4-12d EACH END
12'-15' SPAN - 2"X10" W/ SIMPSON A 34 @ EA. END
15'-18' SPAN - 2"X12" W/SIMPSON A 34 @ EA. END

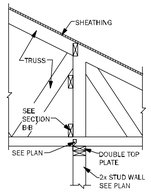


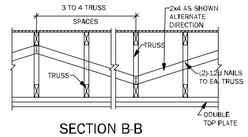
TB17 CONV. FRAMING & VALLEY FRAMING — N.T.S.

TRUSS NOTES:

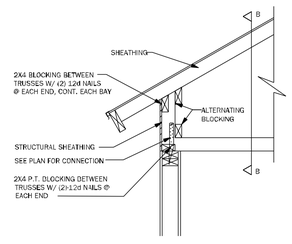
1. WOOD TRUSS ERECTOR SHALL PROVIDE BRACING ACCORDING TO ANSI/TPI-2014 (TRUSS PLATE INSTITUTE) NOTE THAT THE COMBINED WIND AREA IS GREATER BEFORE THE ROOF SHEATHING IS APPLIED, AND BRACING SHALL THEREFORE BE INSTALLED AS THE TRUSSES ARE ERECTED. INADEQUATE BRACING IS THE MOST COMMON CAUSE OF ACCIDENT IN WOOD TRUSS CONSTRUCTION. FULL BUNDLES OF SHEATHING SHALL NOT BE PLACED ON TRUSSES. THIS CONSTRUCTION LOAD SHOULD BE LIMITED TO 8 SHEETS OF SHEATHING ON ANY PAIR OF TRUSSES & SHALL BE LOCATED ADJACENT TO THE SUPPORTS. NO EXCESS CONCENTRATION OF ANY CONSTRUCTION MATERIAL (SUCH AS GRAVEL OR SHINGLES) SHALL BE PLACED ON THE TRUSSES IN ANY ONE AREA THEY SHALL BE SPREAD OUT EVENLY OVER A LARGE AREA SO AS TO AVOID OVERLOADING ANY ONE TRUSS.
2. ALL BRACING (DB,CB,BB) SHOWN ABOVE SHALL BE IN ADDITION TO CONTINUOUS LATERAL BRACING SPECIFIED BY THE TRUSS MANUFACTURER. ALL LATERAL BRACING SPECIFIED BY TRUSS MANUF. SHALL HAVE ADDITIONAL DIAGONAL BRACES AT 20'-0" O.C. MAXIMUM.
3. ALL BRACES SHALL BE 2X4 NOMINAL DIMENSION LUMBER & SHALL BE ATTACHED W/ (3) 12d NAILS AT EACH TRUSS INTERSECTION.
4. ADDITIONAL BOTTOM CHORD BRACING SHALL BE INSTALLED AS REQUIRED BY TRUSS DESIGN WHEREVER ADEQUATE STRUCTURAL CEILING ARE NOT ATTACHED DIRECTLY TO THE BOTTOM CHORD OF THE TRUSS.
5. PROVIDE TRUSS BLOCKING AT ALL TRUSS BEARING SUPPORTS WHERE TRUSS DEPTH EXCEEDS STANDARD HEEL HEIGHT. SEE TYP. TRUSS BLOCKING DETAILS



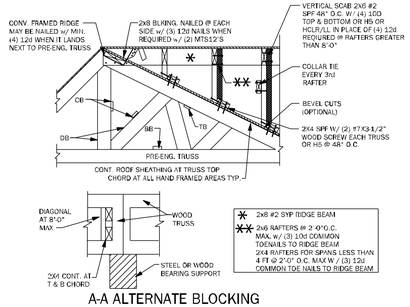




SECTION B-B

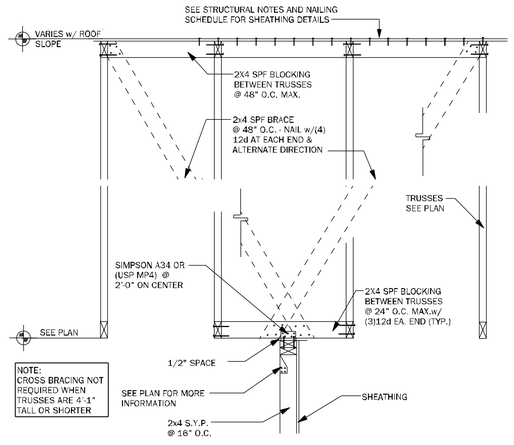


TYP. WOOD TRUSS BLOCKING @ RAISED HEEL DETAIL



A-A ALTERNATE BLOCKING DETAIL @ INTERIOR BEARING

TB06 BLOCKING AND CONVENTIONAL FRAME DETAILS — 3/4" = 1'-0"



TB15 EXTERIOR NON-BEARING WALL DETAIL — N.T.S.

COUNTY SEAL

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Friday, October 27, 2023

"To the best of the Engineer's knowledge, information, and belief the contract documents contain sufficient information and direction to allow the installing contractor to perform his work in accordance with the applicable minimum standards of practice. Review and approval of this drawing by the Engineer is exclusive to the scope of the Engineer's signature and seal."

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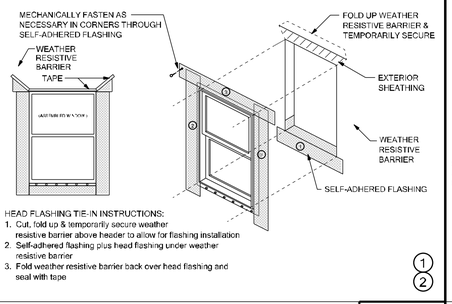
Model Name / Number:
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Sheet: **S-4** Of:

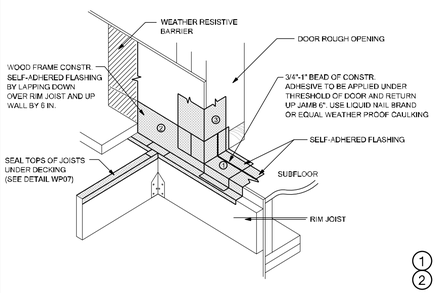
ROOF FRAMING AND BRACING DETAILS



Scale: NTS

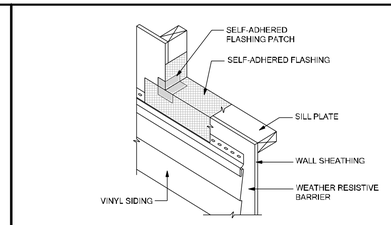
SELF-ADHERED FLASHING
FLANGED WINDOW
FLASHING INSTALLATION AFTER WEATHER RESISTIVE BARRIER

WP01



SELF-ADHERED FLASHING
EXTERIOR DOOR WITH DECK - SECTION A

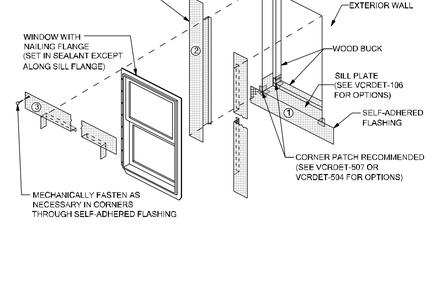
WP02



NOTES:
1. INSTALL WEATHER RESISTIVE BARRIER TO FORM WATER-SHEDDING LAPS.
2. FOR SILL PAN DEPTHS GREATER THAN 6 INCHES, A SLOPED SILL IS REQUIRED IN ACCORDANCE WITH ASTM E 2112.
3. A BACK DAM CAN BE ACCOMPLISHED USING A WOODEN FURRING STRIP OR BY FOLDING THE ADHESIVE LAYER ONTO ITSELF.
4. EXTEND SELF-ADHERED FLASHING OVER NAILING FLANGE OF THE LAST COMPLETE COURSE OF SIDING PANEL AND TRIM TO PROTECT FROM PERMANENT EXPOSURE TO UV.

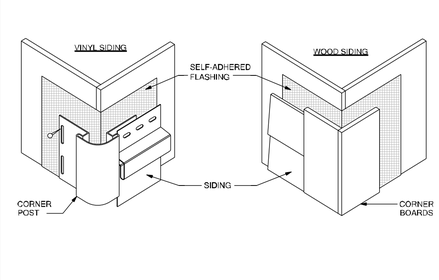
TIE-IN WITH VINYL SIDING
AT WINDOW SILL

WP03



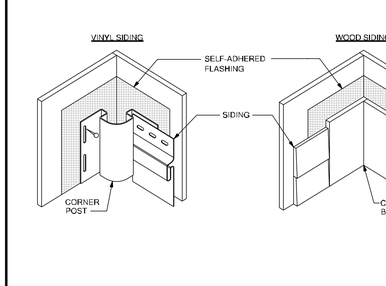
SELF-ADHERED FLASHING
HALF ROUND WINDOW

WP04



SELF-ADHERED FLASHING
EXTERIOR DOOR WITH DECK

WP05



SELF-ADHERED FLASHING
INSIDE CORNER

WP06

SELF-ADHERED FLASHING
IRC 8.8362x; DECK JOIST

WP07

SELF-ADHERED FLASHING
OUTSIDE CORNER

WP08

NOTES:
1. INSTALL WINDOW PER MANUFACTURER'S RECOMMENDATION AND USE APPROPRIATE SEALANT FOR WINDOW AND WOOD BUCK
2. WEATHER RESISTIVE BARRIER TO FORM WATER-SHEDDING LAPS.

RECESSED WINDOW

WP10

NOTES:
1. EXTEND SELF-ADHERED FLASHING BEYOND JOINT BETWEEN SIDING AND CORNER POST/BOARDS.
2. INSTALL SELF-ADHERED FLASHING ON OUTSIDE CORNER FOR THE HEIGHT OF THE WALL.

WALL-TO-WALL OUTSIDE CORNER

WP11

NOTES:
1. EXTEND SELF-ADHERED FLASHING BEYOND JOINT BETWEEN SIDING AND CORNER POST/BOARDS.
2. INSTALL SELF-ADHERED FLASHING ON OUTSIDE CORNER FOR THE HEIGHT OF THE WALL.

WALL-TO-WALL INSIDE CORNER

WP12

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.

SELF-ADHERED FLASHING PRODUCTS DETAILS

TWO LAYERS OF FELT OR ONE LAYER OF HOUSE WRAP AND ONE LAYER OF FELT ARE REQUIRED BEHIND STUCCO. FBC R703.2

DETAIL INSTRUCTIONS

REFER TO THE NUMBER MARKED AS (#) IN EACH DETAIL THAT CORRESPONDS TO THE NUMBERED ITEMS IN THE LIST OF INSTRUCTIONS BELOW:

1. INSTALL SELF-ADHERED FLASHING IN ORDER AS SHOWN BY NUMBERS.
2. INSTALL FLASHING AND WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS.
3. SELF-ADHERED FLASHING CAN BE SUBSTITUTED FOR BUILDING PAPER.
4. SPLIT THE RELEASE PAPER USING THE RIPCORD (SPLIT RELEASE ON DEMAND, EMBEDDED IN THE ADHESIVE LAYER) - FOR EASE OF INSTALLATION AND TO MINIMIZE SCORING CUTS.
5. REMOVE ALL RELEASE PAPER PER STANDARD INSTALLATION INSTRUCTIONS AND ADHERE TO SUBSTRATE USING A SQUARE PIECE OF FLASHING MATERIAL (6" X 6" MINIMUM).
6. FOLD AS SHOWN BY ARROWS.
7. ANGLE OF CORNER MAY VARY, ADJUST FOLDING OF THE FLASHING ACCORDINGLY TO FIT TIGHT TO CORNER.
8. MECHANICALLY FASTEN AS NECESSARY.

FLASHING REQUIREMENTS

R703.1 GENERAL. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.4. A WATER-RESISTIVE BARRIER IS DESCRIBED AS A MATERIAL BEHIND AN EXTERIOR WALL COVERING THAT IS INTENDED TO RESIST LIQUID WATER THAT HAS PENETRATED BEHIND THE EXTERIOR COVERING FROM FURTHER INTRUDING INTO THE EXTERIOR WALL ASSEMBLY. AN EXTERIOR WALL COVERING IS DESCRIBED AS A MATERIAL OR ASSEMBLY OF MATERIALS APPLIED ON THE EXTERIOR SIDE OF EXTERIOR WALLS FOR THE PURPOSE OF PROVIDING A WEATHER-RESISTIVE BARRIER, INSULATION, OR FOR AESTHETICS, INCLUDING BUT NOT LIMITED TO, VENEERS, SIDING, EXTERIOR INSULATION AND FINISH SYSTEMS, ARCHITECTURAL TRIM AND EMBELLISHMENTS SUCH AS CORNICES, SOFFITS, AND FASCIAS.

R703.2 WATER-RESISTIVE BARRIER. ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D226 FOR TYPE I FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES (51 MM). WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 MM). THE FELT OR OTHER APPROVED MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1.

R703.7.3 WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.

EXCEPTION: WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60-MINUTE GRADE D PAPER AND IS SEPARATED FROM THE STUCCO BY AN INTERVENING, SUBSTANTIALLY NONWATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.

R703.4 FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR FENESTRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION, ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
   - 1.1 THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
     - 1.2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
     - 1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS.
     - 1.4 IN ACCORDANCE WITH FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 OR FMA/AAMA/WDMA 400.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

FIGURE 1: FLASHING INSTALLATION

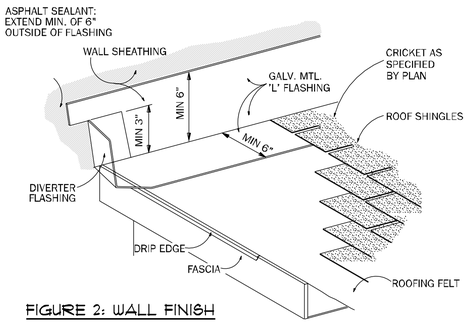
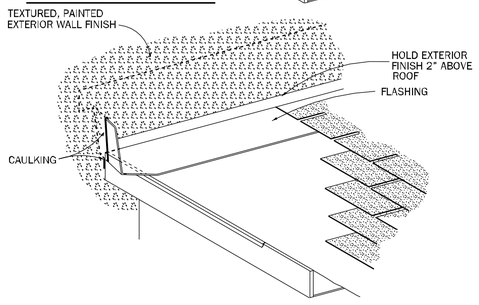


FIGURE 2: WALL FINISH



FLASHING INSTALLATION
WHERE ROOF MEETS VERTICAL WALL

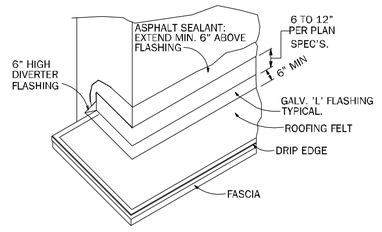
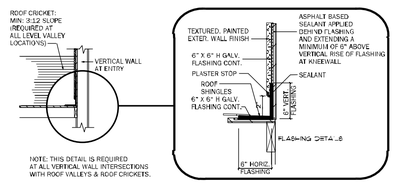


FIGURE 3: CORNER DETAIL



NOTE: THIS DETAIL IS REQUIRED AT ALL VERTICAL WALL INTERSECTIONS WITH ROOF VALLEYS & ROOF CRICKETS.

FLASHING DETAIL AT CRICKET
/ KNEEWALL INTERSECTION

COUNTY SEAL

This item has been digitally signed and sealed by Scott Lewkowski, P.E. On the date adjacent using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Engineer's SBS is only for the structural portions of the drawings. Any non-structural details or drawings (Electrical, HVAC, Waterproofing, Driveway Layout, etc.) are for information only and are not part of the EOR review.

SCOTT A LEWKOWSKI LICENSE No. 78750 STATE OF FLORIDA PROFESSIONAL ENGINEER

Friday, October 27, 2023

FDS ENGINEERING ASSOCIATES
WWW.ITSCIVIL.COM
CARL A. BROWN, P.E. FL # 66126
SCOTT A. LEWKOWSKI, PE FL # 78750
THIEN BAO DUONG, PE FL # 94452

"To the best of the Engineer's knowledge, information, and belief, the contract documents prepared for this project are in conformance with the relevant Florida Building Codes. Engineer's seal on these documents does not include means, methods, techniques, or procedures of construction or safety precautions and programs incident thereto. Engineer's signature and seal shall not be deemed to include any duty pertaining to any construction observation."

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Habitat for Humanity
HABITAT SOUTHEAST VOLUSIA
240 North Ridgewood Ave.
Edgewater, Fl. 32132
P: 386-878-4591

Job Information:

INVENTORY
LOT: 7
BLK: 4
SEC:
SUB: Ingham and S. Old Mission
1309 Findley Street
New Smyrna Beach, FL

Model Name / Number:
1005

Plan Issue Date:
Friday, October 27, 2023

KA PROJECT NUMBER:
23-06390

Sheet: WP Of:

WATER PROOF DETAILS

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

CPA-5-23: THE PROPERTY OWNER IS SEEKING A POSITIVE RECOMMENDATION FROM THE PLANNING AND ZONING BOARD TO APPROVE A SMALL SCALE *COMPREHENSIVE PLAN* AMENDMENT CHANGING THE FUTURE LAND USE FROM AGRICULTURE TO COMMERCIAL FOR PROPERTY LOCATED AT 3298 PIONEER TRAIL.

February 5, 2024

Background:

Applicant and Property Owners: Russell G. and Carrie S. Welsh, P. O. Box 930, New Smyrna Beach, Florida 32170

Request: Small Scale *Comprehensive Plan* amendment changing the Future Land Use from Agriculture to Commercial.

Subject Area: The subject area contains approximately 3 ± acres and is located on the south side of Pioneer Trail west of Williamson Boulevard. A location map is included as **Exhibit A**, and an aerial map is included as **Exhibit B**.

Tax ID #: 7308-00-00-0031

Findings:

The property is currently zoned Business Planned Unit Development, BPUD, with a development agreement that was originally approved by Volusia County in 1996.

The properties surround this parcel in 1996 also had Agriculture as a Future Land Use designation. The property was rezoned to a BPUD for a golf cart sales and service business, but the Future Land Use stayed as Agriculture.

The property was annexed into the City in 2005 and the City accepted the existing BPUD zoning and Agriculture Future Land Use. See **Exhibit C**, 2005 Future Land Use Map. As you can see in this map, most of the surrounding parcels has a Future Land Use of

Agriculture or Environmental Systems Corridor.

Since then, the Future Land Uses surrounding this parcel has changed to Sustainable Community Development. The neighboring current Future Land Use will allow for residential and or commercial types of development including an electric sub-station.

A map showing the existing Future Land Use designation and the surrounding Future Land Use designations is attached as **Exhibit D**. The description of the Agriculture Future Land Use designation is attached as **Exhibit E.**

A map showing the proposed Commercial designation with the surrounding Future Land Use designations is attached as **Exhibit F**. The description of the proposed Commercial Future Land Use designation is attached as **Exhibit G.**

The applicant has interest to expand the current building and under the Agriculture Future Land Use FAR of 0.1, expansion is not possible. If the Future Land Use is changed to Commercial, the new FAR would be 2.0. This Future Land Use would allow for the property owner to expand their buildings to cover their existing and future golf cart stock.

The *Comprehensive Plan* provides guidance on Future Land Use changes. The following is a list of objectives in the *Comprehensive Plan* that support this proposal:

Future Land Use Element Goal 2, Objective 3
Future Land Use Element Goal 2, Objective 4
Economic Development Element, Goal, Objective 5

Recommendation

Staff recommends that the Planning and Zoning Board give a favorable recommendation to the City Commission to **approve** the requested Small Scale *Comprehensive Plan* amendment changing the Future Land Use to Commercial.

Fiscal Analysis:
N/A

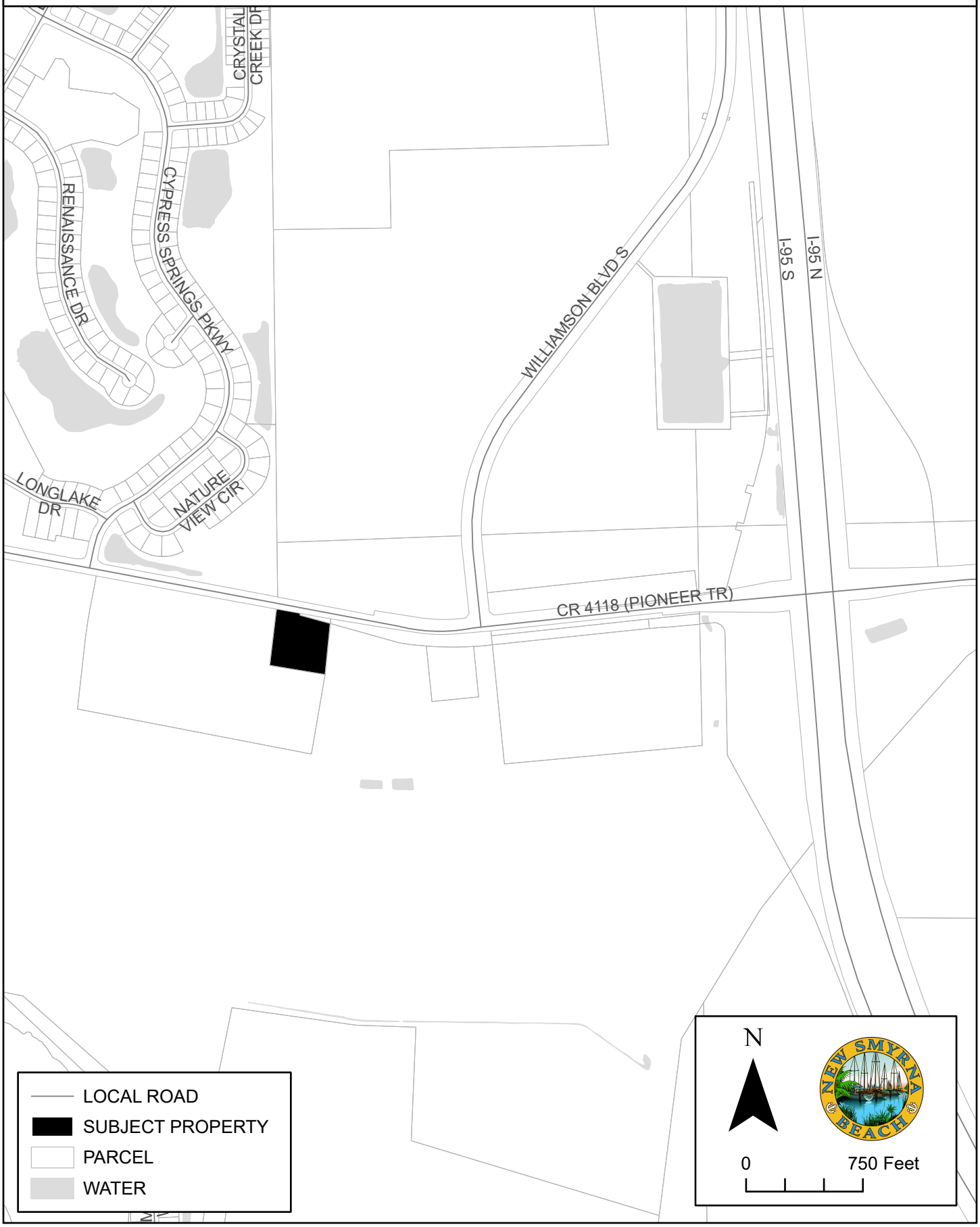
Strategic Plan Item:
No

Staff Report Created By: Robert Mathen - Planner II

Attachments:

CPA-5-23 Exhibit A Location Map.pdf
CPA-5-23 Exhibit B Aerial Map.pdf
CPA-5-23 Exhbiit C 2005 Future Land Use Map.pdf
CPA-5-23 Exhibit D Existing FLU Map.pdf
CPA-5-23 Exhibit E City Agriculture FLU Text.pdf
CPA-5-23 Exhibit F Proposed FLU Map.pdf
CPA-5-23 Exhibit G City Commercial FLU Text.pdf
Comprehensive Plan.pdf

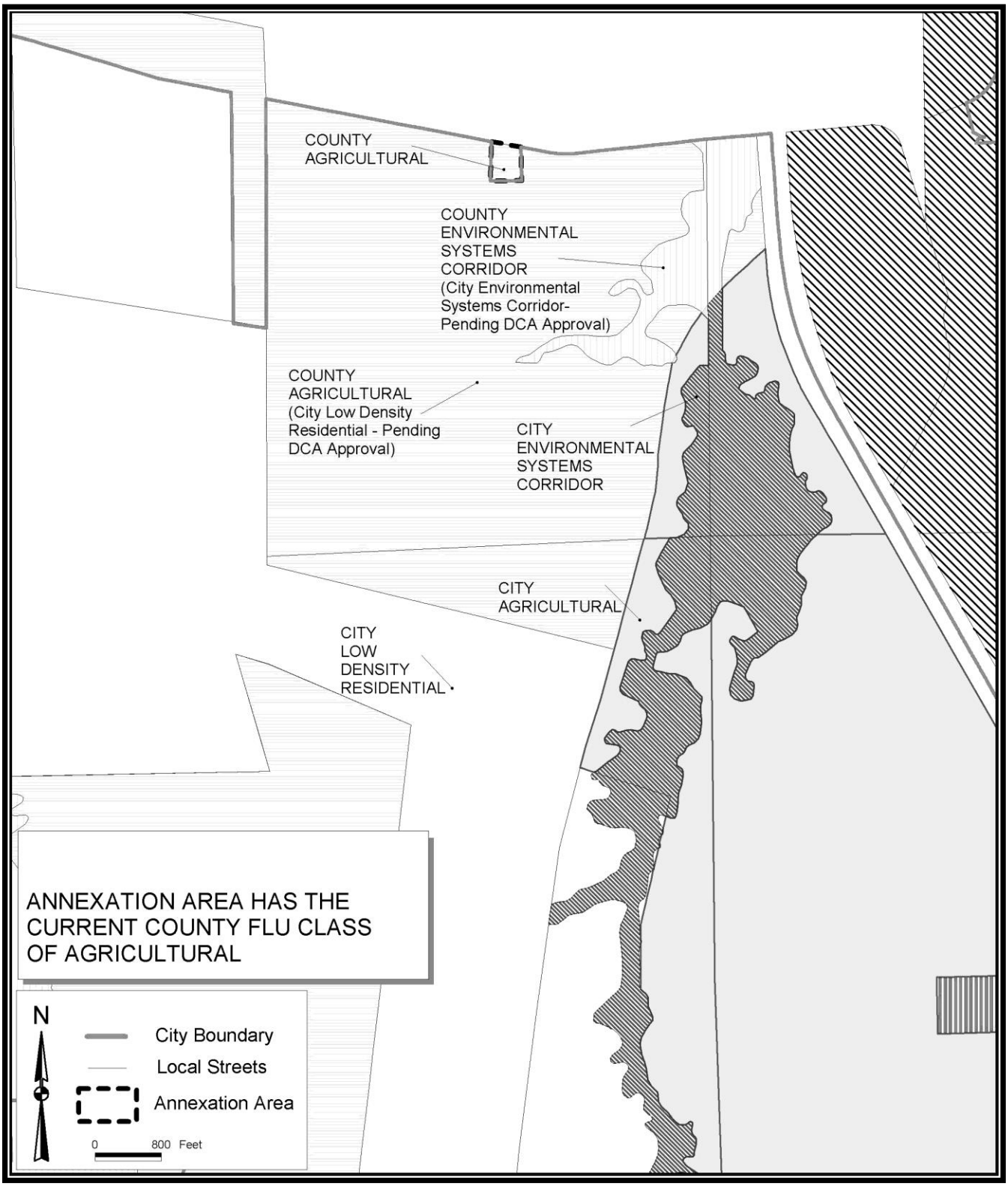
CPA-5-23: 3298 PIONEER TRAIL
PARCEL: 7308-00-00-0031 LOCATION MAP



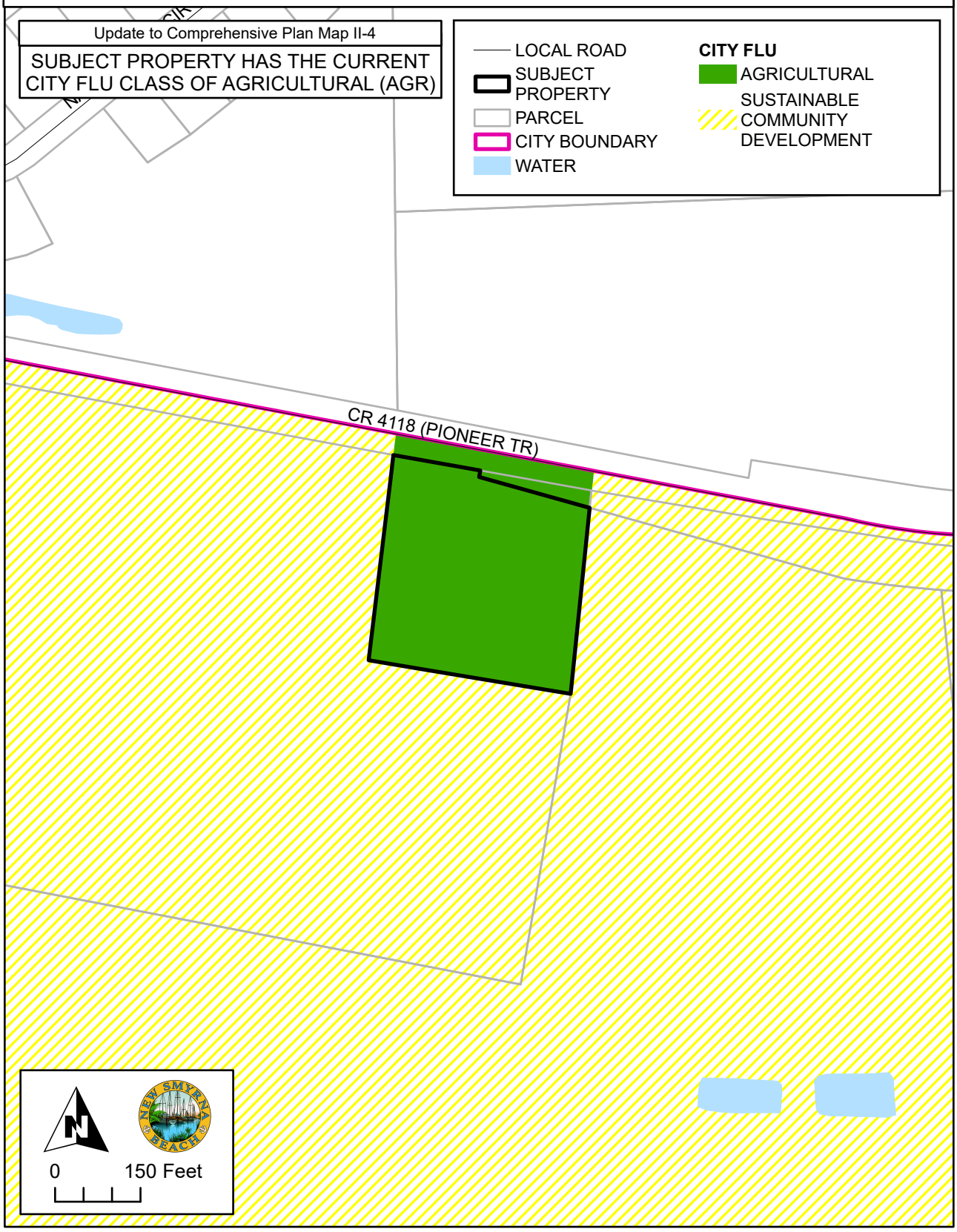
CPA-5-23: 3298 PIONEER TRAIL
PARCEL: 7308-00-00-0031 AERIAL MAP



Future Land Use Designation



CPA-5-23: 3298 PIONEER TRAIL
PARCEL: 7308-00-00-0031 EXISTING FUTURE LAND USE MAP



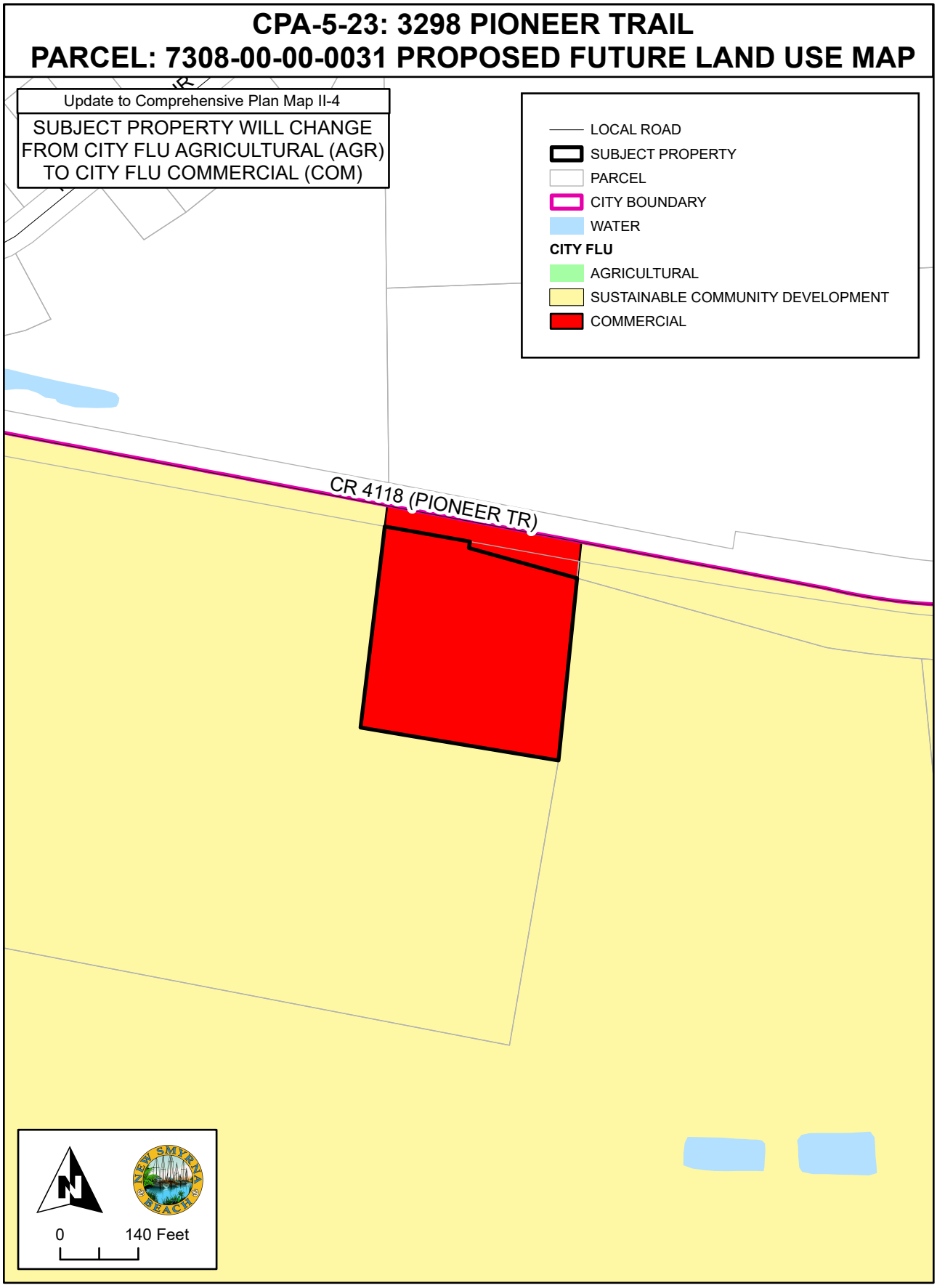
AGRICULTURE

Maximum allowed density: Up to one (1) dwelling unit per acre

Maximum allowed Floor Area Ratio (FAR): 0.10

Intent: This category includes those lands used for crop or livestock production or other uses of the natural resources such as excavation. This category shall also include low-intensity uses such as a large-lot single family residential development and recreational uses.

CPA-5-23: 3298 PIONEER TRAIL
PARCEL: 7308-00-00-0031 PROPOSED FUTURE LAND USE MAP



COMMERCIAL

Maximum allowed density:
8.01 to 12 dwelling units per acre on the barrier island
8.01 to 18 dwelling units per acre on the mainland
Up to 24 transient lodging units per acre

Maximum allowed Floor Area Ratio (FAR): 2.0

Maximum Allowable Percentage of Uses for Developments Using the Planned Unit Development Format:
Retail: 100%
Office: 100%
Residential: 25%
Industrial: 0%

Intent: This category is intended for the development of high quality business activities, including retail, hotel, office, financial institutions, and high-density residential. They should be confined to certain arterial and collector roads, and to the Flagler Avenue districts.

The State Road 44 corridor, particularly the undeveloped areas west of Old Mission Road, should be developed in a manner to protect adjacent residential neighborhoods from adverse impacts of unbridled commercial development. All properties along the north side of State Road 44, west of Eddie Road, and all properties along the south side of State Road 44, west of Hidden Pines Boulevard, shall be developed or redeveloped using the planned unit development format

ARTICLE II FUTURE LAND USE ELEMENT

GOAL 2: GENERAL LAND USE PATTERN

To promote, protect and improve the public health, safety, and general welfare by ensuring consistency, economic viability, and stewardship of the natural environment, through appropriate land uses and land development regulations.

OBJECTIVE:

3. To ensure that future development will be consistent with adjacent uses, natural limitations such as topography and soil conditions, the needs of the citizens of New Smyrna Beach, the Future Land Use Map, the availability of facilities and services, and the goals, objectives, and policies contained within this Comprehensive Plan.

OBJECTIVE:

4. To provide adequate services and facilities for future development, at the adopted level-of-service standard. In order to maintain the adopted level-of-service standard, development orders, and permits will be conditioned on the availability of the public facilities and services necessary to serve the proposed development.

ARTICLE XV ECONOMIC DEVELOPMENT ELEMENT

IV. GOALS, OBJECTIVES AND POLICIES

GOAL:

Promote and maintain orderly and diversified economic growth, increased employment, and investment opportunities, enhance, and promote relationships with the business community and stakeholders, while protecting quality of life through environmental sustainability to ensure competitiveness in today's economy.

OBJECTIVE:

5. Business Recruitment, Retention and Expansion. Create mechanisms, including incentives and workforce training, to attract, retain and expand diverse, innovative, and responsible businesses to the City.

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

ZTA-1-24: ZONING TEXT AMENDMENT TO ALLOW SINGLE FAMILY RESIDENTIAL IN THE B-4, OCEAN COMMERCIAL ZONING DISTRICT

February 5, 2024

Background:

I. **Background**

A. Applicant: Brent Walters, 421 N. Causeway, New Smyrna Beach, FL32169

B. Request: Approval of text amendments to the City's *Land Development Regulations* to allow single-family residences in the B-4 Ocean Commercial Zoning District.

Findings:

II. **Findings**

Exhibits used in this report:

Exhibit A: B-4 zoned properties map

Exhibit B: New text underlined version

Exhibit C: Clean version

A. This application is being brought by the property owner of 829 E. 24th Avenue. The parcel has a single-family residence on it, and is zoned B-4 Ocean Commercial. Single-family houses are currently not permitted uses in the B-4 zoning district, thus the house is considered a legal non-conforming use. The owner would like to demolish the existing single family home and rebuild a single family home, but, as single-family houses are not permitted in the B-4 zoning district, this is currently not allowed. This zoning text amendment would allow for single-family homes to be built in the B-4 zoning district.

B. The intent of the B-4 zoning district to provide living accommodations and related uses for visitors and permanent residents, thus this proposed zoning text amendment is an appropriate permitted use in the B-4 zoning district, given that there are already single-family houses in the area, and this would allow these houses to be rebuilt.

C. Please see **Exhibit A** for a depiction of the B-4 zoning areas. As can be seen, most of the B-4 zoned properties are along the oceanfront. Within the B-4 district there are approximately ten existing single family homes. The subject parcel, and several other parcels on E. 24th Avenue, have single-family houses built on 50 foot-wide lots. If the houses were removed, the only option to rebuild within this single family neighborhood would be as a transient lodging, which can be built up to 24 units an acre. Thus, in the 829 E. 24th Avenue situation, a three-unit transient lodging could be constructed, but not a replacement single-family house, with in this predominately single family neighborhood.

D. Adding the single-family use affects other aspects of the B-4 zoning zoning text. For example, the setbacks for a multi-family and transient lodging is 30 feet from the front property line, a minimum of 10 feet from each side property line, and a rear yard setback of 25 feet. The proposed setbacks for a single-family house in the B-4 would mimic the setbacks more typical for the adjacent R-3 zoning district, allowing for a 20 foot front yard setback, and 7.5 feet of setback from the rear and side property lines.

E. This case has been advertised in the newspaper, which meets the notification requirements per statute. However, notice has not been sent to owners of B-4 properties throughout the City, notifying them of this proposed change. It should be noted, except for one lot on Buenos Aires, which already has begun the development process, the other properties that are zoned B-4 are already developed at a higher density than a single-family house. In most circumstances, a single-family house would not be an investment choice that someone would make when a parcel can be developed at a greater density. Thus, staff considers the ability to develop a single-family house a significant reduction on the impact to neighboring properties and that meeting the minimum notification requirements is sufficient in this particular case.

F. A copy of the proposed B-4 regulations are included as **Exhibit B,** with new wording underlined. A copy of the B-4 regulations as they would appear once amended is attached as **Exhibit C**.

III. Recommendations

Staff recommends the Planning and Zoning Board give a positive recommendation to the City Commission to **approve** the proposed text amendment to the LDR, as shown in **Exhibits B** and **C**.

Fiscal Analysis:
N/A

Strategic Plan Item:
No

Staff Report Created By: Jake Baker - Planner I

Attachments:

Exhibit A B-4 Zoned Properties.pdf
Exhibit B New Text Underlined.pdf
Exhibit C Clean Version.pdf

N

LOCAL ROAD
B-4 ZONING
PARCEL
WATER

January 2024

0 1,000 Feet

DUE EAST ST
LINCOLN AV
ESTHER ST
FLORIDA AV
COOPER ST N
FLAGLER AV
JESSAMINE AV
COLUMBUS AV
CEDAR AV
OAKWOOD AV
CAROL AV
OCEAN AV
HOPE AV
MARALYN AV
MAPLE ST
1ST AV E
LOCUST ST
2ND AV E
3RD AV E
SR A1A (3RD AV)
4TH AV E
5TH AV E
6TH AV E
7TH AV E
8TH AV E
9TH AV E
10TH AV E
11TH AV E
12TH AV E
13TH AV E
14TH AV E
15TH AV E
16TH AV E
17TH AV E
18TH AV E
19TH AV E
20TH AV E
21ST AV E
22ND AV E
23RD AV E
24TH AV E
25TH AV E
26TH AV E
27TH AV E
28TH AV E
29TH AV E
ATLANTIC AV
BUENOS AIRES ST
EVERGREEN ST
COOPER ST S
YUPON AV
HORTON ST
ADAMS AV
HEMLOCK ST
HILL ST
SOUTHARD AV
GOLDEN CT
SAXON DR
BONNIE DR
PHILLIP DR
SCHOOLWAY AV
CR A1A (ATLANTIC AV)
LAZY SAGE LN

Path: E:\OneDrive\OneDrive - City of New Smyrna Beach\Staff\Stephanie Doster\B4 and B4 SF\B-4.aprx

Exhibit B

B-4, OCEAN COMMERCIAL DISTRICT

Intent. The B-4, Ocean Commercial District provides oceanfront living accommodations and related uses for visitors and permanent residents.

Permitted uses.

Multi-family dwelling units

Parking garages

Parking lots

Real estate offices

Restaurants, type "A," "B," "C" and "D"

Single-Family Residential

Transient lodging:

- Maximum size 1,200 square feet of interior living space.

Permitted accessory uses.

All those uses customarily associated with the permitted principal uses, including but not limited to central and sales offices, confectionery shops, gift shops, newsstands, nightclubs with bars, or bars separately, and snack bars designed to serve guests of the hotel or motel when accessible only from an interior court lobby, or corridor.

On-site temporary sales and brokerage offices and display models for residential dwelling units that are newly constructed, that have never been occupied for residential purposes, and have never been sold.

On-site temporary sales and brokerage structures to be used as a sales office for dwelling units planned to be constructed or under construction.

The following limitations and regulations shall be placed on the aforedescribed on-site sales and brokerage offices and temporary sales and brokerage structures:

(1) Said sales and brokerage offices shall only be used to promote the sales of newly constructed dwelling units (to wit. units that have never previously been occupied for residential purposes or never sold by the developer) and part of an approved site plan located on the same site as the office;

(2) Said sales and brokerage offices shall only be used to sell residential dwelling units located on the same site as the sales office;

(3) Said sales and brokerage offices may only have one sign not to exceed ten square feet in area in addition to the allowable signs indicated in [sub] section 604.14 of this LDR;

(4) Said sales and brokerage offices shall be allowed within a development upon issuance of a certificate of occupancy for the offices by the development division director or his/her designee and said sales office must be removed from the site upon the issuance of a certificate of occupancy for the last building to be constructed within a development; and

(5) The following additional limitations and regulations shall be placed on the aforedescribed on-site temporary sales and brokerage structures:

(a) Said sales and brokerage structures shall have a minimum floor area of 300 square feet and shall not have been formerly a travel trailer, camper, and recreational vehicle or tractor-trailer trailer;

(b) The perimeter of the area between the ground and floor level of the sales and brokerage structures shall be enclosed with ornamental skirting;

(c) Said sales and brokerage structures must be located on the site such that it meets the minimum setback; and

(d) A minimum of three parking spaces must be provided for the sales and brokerage structures or the minimum number of parking spaces required for an office, whichever is greater. Said parking spaces and access aisle must meet the requirements of [sub]section 604.10 within this LDR except an alternate surfacing agent, such as shell or mulch, may be used;

(e) A minimum ten-foot-wide and six-foot-high natural vegetative buffer shall be maintained along the front, side and rear of the sales and brokerage structure, parking area and any accessory structures. Should no buffer exist, a ten-foot-wide buffer, meeting the requirements of [sub] section 604.05 E.(1) must be planted along the front, sides and rear of the sales and brokerage structure, parking area and accessory structures. Buffer areas are not required to be irrigated with an underground automatic system but must be regularly irrigated to maintain the vegetation;

(f) No sales and brokerage structure shall be allowed on a site until all permits as required by all federal, state, and county agencies have been secured; and the site plan for the proposed permanent use has been approved; and a class I site plan has been approved for the use of a temporary sales and brokerage structure; and

(g) Said sales and brokerage structures shall not remain on a site longer than one year from the date a certificate of occupancy is issued for said sales office or until a certificate of occupancy is issued for the first building within the development, whichever comes first. Upon removal of the sales and brokerage structure, the developer may maintain an on-site temporary sales and brokerage office within the dwelling unit(s).

Special exceptions. Barber and beauty shops (Multi-Family only)

Dimensional requirements*.*

Minimum lot size.

Area: 5,000 feet

Depth: 100 feet

Width: 50 feet

Minimum building separation*.* Where two or more buildings are built on one parcel, there shall be a separation of at least 20 feet between the buildings, plus 1.5 additional feet for each five feet of building height over 20 feet. When buildings vary in height, said distance to be based on the tallest building. (Example: if there is a 20-foot-tall building and a 25-foot-tall building, the separation must be 21.5 feet.)

Minimum yard size for Multi-Family Residential/Transient Lodging*.*

Front yard: 30 feet, or as required per [sub] section 504.01M. of this LDR.

Side yard: Lots with a street frontage of 100 feet or less, the side yard shall be ten feet plus three additional feet for each story over two stories. Lots with a street frontage of over 100 feet, the side yard shall be ten feet plus five additional feet for each story over two stories. In no event, shall a side yard be required to exceed 45 feet.

Rear yard: 25 feet, plus three additional feet for each story over two stories.

Minimum yard size for Single-Family Residential*.*

Front yard: 20 feet

Side yard: 7.5 feet

Rear Yard: 7.5 feet

Corner lots.

Parcels which front on two streets shall provide a 20-foot front yard on the street frontage with driveway access and a ten-foot front yard on the other street or as required per [sub]section 504.01 N. of this LDR.

Minimum floor area*.* Minimum floor area of an apartment or condominium dwelling unit shall be:

450 square feet of livable area for a one-bedroom unit;

550 square feet of livable area for a two-bedroom unit;

700 square feet of livable area for a three-bedroom unit;

Minimum floor area of a rented sleeping room in a hotel, motel, or rooming house, shall be 150 square feet.

Maximum unit density for all dwelling units. 12 units per acre. No less than 3,630 square feet of lot area for each dwelling unit.

Maximum unit density for transient lodging.

Hospitality future land use designation: 48 units per acre.

Activity center future land use designation: 40 units per acre.

Marina future land use designation: 24 units per acre. Density may be increased up to 48 units per acre if the following conditions are met:

(1) A minimum of 20 percent of the total usable land area is preserved by deed or easement for public access and/or public recreation; and

(2) The public use area shall comprise at least 40 percent of the total linear footage of shoreline available to the property.

All other future land use designations permitting transient lodging units: 24 units per acre.

Maximum building length and width. Building facades parallel to the street upon which the building fronts, or parallel to the oceanfront, shall not exceed 150 feet in length. Also, no building, constructed after the effective date of this LDR, shall have a dimension which exceeds 200 feet in length or width.

Maximum principal building height <u>Multi-Family</u>.

Four (4) stories.

Maximum building height: 45 feet, or 52 feet if a pitched roof or other architectural features are used to articulate the roof line of the building. Habitable space cannot extend more than 45 feet in height.

Building heights on properties already developed with a building taller than four stories in height at the effective date of this ordinance shall be allowed to rebuild at the same number of stories and building height as the previously existing building. This shall be designated by affixing a number after the zoning classification, which will indicate the maximum number of stories allowed. These designations shall be as follows:

B-4(5): Five stories—55 feet

B-4(6): Six stories—66 feet

B-4(7): Seven stories—77 feet

B-4(8): Eight stories—88 feet

B-4(9): Nine stories, provided all of the first story of the building, or that portion of the first story of a building containing nine stories, is used for off-street parking, excluding elevator shafts; maintenance, and utility equipment rooms; laundry rooms; and storage rooms restricted to owner or tenant usage. Maximum building height with garage parking: 95 feet.

Maximum principal building height Single-Family.

Three (3) stories- 35 feet

Maximum lot coverage by all buildings.

Height of Building (stories)	Maximum Percentage of Coverage (includes all solid roofed areas)
1	40
2	40

3	35
4	30
5	30
6	21
7	18
8	15
9	15

Maximum impervious lot coverage Multi-Family. The total area of the property that may be covered with impervious material is 75 percent.

Maximum impervious lot coverage Single-Family. The total area of the lot that may be covered with impervious material is 60 percent.

***Through lots* Multi-Family.** [Through lots] shall provide a 30-foot front yard on each street or as required per [sub] section 504.01M. of this LDR.

Through lots Single-Family. [Through lots] shall provide a 20-foot front yard on each street or as required per [sub] section 504.01M. of this LDR.

Atypical lots. Visibility triangles shall be established at the rear corners of an atypical lot. The visibility triangles shall be those areas formed by a line connecting the points 30 feet from the intersection of the side and rear lot line, along the side lot line, and 30 feet from the intersection of the side and rear lot line, along the rear lot line; no principal or accessory structure having a height

over four feet, except incidental uses, shall protrude into the area of a visibility triangle.

Off-street parking and loading*.* Off-street parking and loading space shall be provided as required in this LDR. Off-street parking areas may be located within ten feet of a side or front lot line where such lot lines are landscaped to screen the vehicles as required in this LDR and the parking lot is landscaped as required in this LDR.

Covered off-street garage parking*.* Covered off-street garage parking may be provided either within or outside of the principal building(s). If the entire first story of the principal building(s) is used only for covered off-street garage parking, the principal building(s) may be five stories but shall not exceed a maximum building height of 60 feet. If covered off-street garage parking is provided outside of the principal building(s), it may be considered open landscaped area if it has a landscaped periphery and the roof is used for recreation purposes. Covered off-street garage parking located outside the outer wall of the principal building(s) and considered open landscaped area is not included in the maximum percentage lot coverage calculation for solid roof areas. Landscaping shall be provided as required in this LDR.

Building projections*.* There shall be no building projections into any required yard except for eaves with a maximum projection of 42 inches, but no closer than five feet to a property line; and those structures allowed in [sub] section 804.03.

Visibility at intersections*.* Visibility at intersections shall be provided as required in this LDR.

Buffers, <u>Multi-Family.</u> Landscaped buffer area(s) as defined in this LDR, shall be required at property lines as follows:

(1) All front property lines; and
(2)

Alongside or rear lot line abutting a residentially zoned lot.

Landscaping. A landscaping plan is required as described in this LDR.

Deed covenants. The developer shall supply in writing all covenants and restrictions that will govern the maintenance of the open space and other aspects of the project that are necessary for welfare of the project and consistent with the best interest of New Smyrna Beach. Such legal instruments shall be submitted

with the site plan and approved by the city legal department prior to issuance of a building permit by the chief building official.

Use of recreational amenities and/or owned facilities incidental to commercial and residential living accommodations. Use of all recreational amenities and/or commonly-owned facilities by the owner, the owner's guests, lessees or invitees, shall be limited to that period of time concurrent with the owner's exclusive right of use, possession and occupancy of the residential unit. It shall be unlawful for any person to represent by contract for purchase, promotional material, advertising or any other public statement that amenities and/or commonly owned facilities may be used contrary to the requirements of the New Smyrna Beach land development regulations. This subsection does not prohibit the establishment of permitted accessory uses at commonly owned facilities if such uses are in compliance with all the other requisites required by the New Smyrna Beach land development regulations.

Exhibit C

B-4, OCEAN COMMERCIAL DISTRICT

Intent. The B-4, Ocean Commercial District provides oceanfront living accommodations and related uses for visitors and permanent residents.

Permitted uses.

Multi-family dwelling units

Parking garages

Parking lots

Real estate offices

Restaurants, type "A," "B," "C" and "D"

Single-Family Residential

Transient lodging:

- Maximum size 1,200 square feet of interior living space.

Permitted accessory uses.

All those uses customarily associated with the permitted principal uses, including but not limited to central and sales offices, confectionery shops, gift shops, newsstands, nightclubs with bars, or bars separately, and snack bars designed to serve guests of the hotel or motel when accessible only from an interior court lobby, or corridor.

On-site temporary sales and brokerage offices and display models for residential dwelling units that are newly constructed, that have never been occupied for residential purposes, and have never been sold.

On-site temporary sales and brokerage structures to be used as a sales office for dwelling units planned to be constructed or under construction.

The following limitations and regulations shall be placed on the aforedescribed on-site sales and brokerage offices and temporary sales and brokerage structures:

(1) Said sales and brokerage offices shall only be used to promote the sales of newly constructed dwelling units (to wit. units that have never previously been occupied for residential purposes or never sold by the developer) and part of an approved site plan located on the same site as the office;

(2) Said sales and brokerage offices shall only be used to sell residential dwelling units located on the same site as the sales office;

(3) Said sales and brokerage offices may only have one sign not to exceed ten square feet in area in addition to the allowable signs indicated in [sub] section 604.14 of this LDR;

(4) Said sales and brokerage offices shall be allowed within a development upon issuance of a certificate of occupancy for the offices by the development division director or his/her designee and said sales office must be removed from the site upon the issuance of a certificate of occupancy for the last building to be constructed within a development; and

(5) The following additional limitations and regulations shall be placed on the aforedescribed on-site temporary sales and brokerage structures:

(a) Said sales and brokerage structures shall have a minimum floor area of 300 square feet and shall not have been formerly a travel trailer, camper, and recreational vehicle or tractor-trailer trailer;

(b) The perimeter of the area between the ground and floor level of the sales and brokerage structures shall be enclosed with ornamental skirting;

(c) Said sales and brokerage structures must be located on the site such that it meets the minimum setback; and

(d) A minimum of three parking spaces must be provided for the sales and brokerage structures or the minimum number of parking spaces required for an office, whichever is greater. Said parking spaces and access aisle must meet the requirements of [sub]section 604.10 within this LDR except an alternate surfacing agent, such as shell or mulch, may be used;

(e) A minimum ten-foot-wide and six-foot-high natural vegetative buffer shall be maintained along the front, side and rear of the sales and brokerage structure, parking area and any accessory structures. Should no buffer exist, a ten-foot-wide buffer, meeting the requirements of [sub] section 604.05 E.(1) must be planted along the front, sides and rear of the sales and brokerage structure, parking area and accessory structures. Buffer areas are not required to be irrigated with an underground automatic system but must be regularly irrigated to maintain the vegetation;

(f) No sales and brokerage structure shall be allowed on a site until all permits as required by all federal, state, and county agencies have been secured; and the site plan for the proposed permanent use has been approved; and a class I site plan has been approved for the use of a temporary sales and brokerage structure; and

(g) Said sales and brokerage structures shall not remain on a site longer than one year from the date a certificate of occupancy is issued for said sales office or until a certificate of occupancy is issued for the first building within the development, whichever comes first. Upon removal of the sales and brokerage structure, the developer may maintain an on-site temporary sales and brokerage office within the dwelling unit(s).

Special exceptions. Barber and beauty shops (Multi-Family only)

Dimensional requirements*.*

Minimum lot size.

Area: 5,000 feet

Depth: 100 feet

Width: 50 feet

Minimum building separation*.* Where two or more buildings are built on one parcel, there shall be a separation of at least 20 feet between the buildings, plus 1.5 additional feet for each five feet of building height over 20 feet. When buildings vary in height, said distance to be based on the tallest building. (Example: if there is a 20-foot-tall building and a 25-foot-tall building, the separation must be 21.5 feet.)

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Three (3) stories- 35 feet

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(2)

Alongside or rear lot line abutting a residentially zoned lot.

Landscaping. A landscaping plan is required as described in this LDR.

Deed covenants. The developer shall supply in writing all covenants and restrictions that will govern the maintenance of the open space and other aspects of the project that are necessary for welfare of the project and consistent with the best interest of New Smyrna Beach. Such legal instruments shall be submitted

with the site plan and approved by the city legal department prior to issuance of a building permit by the chief building official.

Use of recreational amenities and/or owned facilities incidental to commercial and residential living accommodations. Use of all recreational amenities and/or commonly-owned facilities by the owner, the owner's guests, lessees or invitees, shall be limited to that period of time concurrent with the owner's exclusive right of use, possession and occupancy of the residential unit. It shall be unlawful for any person to represent by contract for purchase, promotional material, advertising or any other public statement that amenities and/or commonly owned facilities may be used contrary to the requirements of the New Smyrna Beach land development regulations. This subsection does not prohibit the establishment of permitted accessory uses at commonly owned facilities if such uses are in compliance with all the other requisites required by the New Smyrna Beach land development regulations.

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

SV-2-23: RECONSIDER A REQUEST TO VACATE A SECTION OF THE PLATTED COOPER STREET RIGHT-OF-WAY AND AN UN-PLATTED EXTENSION OF COOPER STREET. THIS SECTION OF UN-OPENED RIGHT-OF-WAY IS LOCATED SOUTH OF EAST 3RD AVENUE, BETWEEN SOUTH PENINSULA AVENUE AND SAXON BOULEVARD.

February 5, 2024

Background:

Applicant: Glen D. Storch, Esq. 420 South Nova Road, Daytona Beach, Florida 32114 representing P & J Florida Properties, LLC, 208 Canova Dr., New Smyrna Beach, FL 32169.

Request: Reconsider a vacation of a section of Cooper Street, a platted but unopened 75-foot wide right-of-way and a portion of an un-platted cooper street extension owned by the City of New Smyrna Beach.

Right-of-Way Information: The subject portion of public right-of-way is 75' x 135', and is generally located south of East 3rd Avenue and west of Saxon Drive, within the First Addition to J.Y. Detwiler's Subdivision and a 75-foot wide by 40 feet deep section of a road extension lying south of the platted Cooper Street right-of-way. A Location Map is attached as **Exhibit A**, and an aerial map attached as **Exhibit B**, to show the subject property and other surrounding parcels.

Findings:

Exhibits used in this report:

Exhibit A: Location Map
Exhibit B: Aerial Map
Exhibit C: Provided Sketch of Descriptions
Exhibit D: OR 1604 Pg. 520 Cooper Street Deed
Exhibit E: Original Plat
Exhibit F: Letters of no objection from adjacent property owners
Exhibit G: Letter of No Objection from the New Smyrna Beach Utilities
Exhibit H: Letter from Applicant
Exhibit I: City Engineering Department Review
Exhibit J: Proposed Site Plan
Exhibit K: December 4, 2023 Planning and Zoning Board Staff Report

The applicant is seeking a vacation of an un-opened section of Cooper Street south of East 3rd Avenue and a portion of a Cooper Street road extension south of the un-opened

Cooper Street right-of-way.

Under section 305.03 of the City's Land Development Regulations (LDR) requires the following items for a street vacation:

- Completed application form
- Receipt of application fee payment
- Plat of survey, including legal description and acreage of street or alley proposed to be vacated
- Letter from all land owners adjacent to portion of street or alley proposed to be vacated indicating that they have no objection to the vacation
- Letter from Utilities Commission indicating:
  a. No objection to the vacation,
  b. No utilities are within the right-of-way proposed to be vacated; or
  c. If utilities exist with right-of-way then letter must indicate what utilities are located in the right-of-way,
  d. If utilities exist in right-of-way, then letter must indicate easements required
  e. Letter from applicant explaining how the vacation is in the interest of the public good

A legal description and sketch, created by a Florida licensed surveyor, has been submitted in lieu of a plat of survey. All other required items have been received by City planning staff.

Also under Section 305.03 C. of the City LDR requires:

- The “City Planner shall review the application package for consistency with the City Comprehensive Plan and Land Development Regulations.”, and
- “In addition, the City Planner shall determine whether or not the proposed vacation would be in the interest of the public good.”

Those reviews and determinations are included as part of this staff report, to evaluate the requested vacation as required.

That same LDR Section (305.03 C.) also states the following in regard to the City Commission’s specific responsibilities concerning public right-of-way vacation requests:

- “The City Commission shall also determine whether the requested vacation would be in the interest of the public good."
- “The City Commission shall deny the request if there is no evidence that the vacation would be in the interest of the public good.”
- “The request shall not be approved for the sole reason of providing a benefit for the

applicant or adjacent property owners."
- "The City Commission shall hold a public hearing concerning the requested vacation in order to allow the public to voice its concern on the requested vacation."

Comprehensive Plan Review:

The City Planner is required to review any requested street vacation application for consistency with the City Comprehensive Plan. The following are portions of the City Comprehensive Plan that pertain to this specific request for vacation of public lands, at this central beachside location fronting SR A1A / 3rd Avenue and the Indian River /Mosquito Lagoon, with staff comments following each Comprehensive Plan Goal, Objective, and/or Policy in bold:

Chapter II, Future Land Use Element
Goal 1, Objective 2, Policy d.

- Maintain a sense of community through the provision of public spaces and landscaping of parks, recreation areas and medians.

  - **The area proposed for vacation is currently an undeveloped public right-of-way known as Cooper Street. The proposed public access, installing a walkway, and elevated pavilion to overlook the natural estuary could maintain the sense of community. It would create a public space with the feel of a public park.**

Goal 1, Objective 3, Policy b.

- …concentrating proposed commercial developments around major roadway intersections, and discouraging proposals that would increase the frontage of existing commercial strips.

  - **This vacation request could serve the above designated Comprehensive Plan purpose of "discouraging proposals that would increase the frontage of existing commercial strips", by installing a public space with landscaping. The proposed public easement with a walkway, pavilion, and landscaping could create a visual separation or break between two commercial businesses.**

Goal 4, Objective 5, Policy e.

- The City shall develop a plan to acquire properties with waterfront access for private and public redevelopment.

- **The applicant is proposing a public access easement, walkway to a public pavilion, provide an easement for a future public boardwalk, install landscaping, and dedicating two (2) public parking spaces for access. This proposal would be a good partnership, creating private and public redevelopment. The applicants would incur all costs associated with the creation of this public space except for the construction of a future public boardwalk.**

Goal 7, Objective 1, Policy f.

- Participate with the state and county in the acquisition/preservation of lands lying within the Indian River estuarine system.

- **This proposal would create a viewing area between the uplands and the estuary with no known major impacts to the Indian River estuarine system.**

Chapter III, Transportation Element
Roadways with Special Characteristics (Pg. III-14)

- ....State Road A1A (South Causeway / East 3rd / South Atlantic Avenues): State Road A1A is a physically constrained facility due to the unavailability of right-of-way from Live Oak Street to the south City limit.

- **If this section of State Road A1A / 3rd Avenue is listed as a physically constrained facility due to the unavailability of right-of-way, this proposed vacation would not impact the traffic mobility along State Road A1A / 3rd Avenue.**

Chapter X, Recreation and Open Space Element
Goal

- To provide and maintain an outstanding system of recreation and open space areas that will meet the present and future needs of New Smyrna beach.

- **The area proposed for vacation is currently an undeveloped public right-of-way. The applicant has proposed to create a public space that could meet some needs for passive recreation and open space in the area of the City.**

Public Good Review:

The City Planner is also obligated to review any requested street vacation application, to determine whether or not the proposed vacation would be in the interest of the public good. The applicant has submitted a letter to explain how they perceive the proposed

vacation request to be in the interest of the public good, which is attached as **Exhibit H**. In reviewing that letter from the applicant as to how the proposed request would to be in the interest of the public good, staff noted these reasons provided therein, with staff comments in bold following each listed item:

- The requested vacation would “provide a new 2-lane driveway access for each adjacent properties. The internal driveways between these two businesses will reduce traffic on East 3rd Avenue and will be a big benefit to the overall East 3rd Avenue Commercial District."

  - **If FDOT approves the proposed access points, it would seem to create safer access points for the new proposed restaurant and existing Mon Delice Bakery. The new proposed relocation of the Mon Delice Bakery, east side drive isle, and proposed additional parking, would benefit a business and general public accessing a heavily used bakery.**

- "A new public amenity in the form of a viewing pavilion is also proposed that will provide visitors with an overlook of the mangrove estuary."

  - **The applicant has proposed multiple improvements at their cost that would benefit the general public with access to view the Indian River estuarine system. The public space could be accessed by foot, bicycle, or vehicle.**

At its regular scheduled meeting on November 6, 2023, at the request of the applicant, the Planning and Zoning Board voted, 6-0, to continue the application, per the applicants request, to the December 4, 2023 Planning and Zoning Board agenda.

Recommendations:

The City Engineering Department reviewed the application based on future storm water projects or proposed improvements to this requested right-of-way vacation. The City Engineering Department has no conflict with the request. There are no current proposed storm water or right-of-way improvements for this un-opened section of Cooper Street right-of-way. See **Exhibit I**.

At its regular scheduled meeting on December 4, 2023, the Planning and Zoning Board motioned to give a positive recommendation to the City Commission to approve the requested vacation of Cooper Street. The motion failed with a vote of 3-4. This motion was based on the previous staff report, recommendation, and exhibits. See **Exhibit K**.

At its regular scheduled meeting on January 9, 2024 the City Commission approved

resolution 02-24 with a vote of 4-1.

At its regular scheduled meeting on January 9, 2024 the City Commission made a motion to request this item to go back to the Planning and Zoning Board to be reconsidered based on the change in the Planning Departments recommendation and additional exhibits provided by the applicant. That motion was approved with a vote of 5-0. Some City Commissioners also expressed that the Planning and Zoning Board should review and approve the future site plan application.

In the required associated staff review of this right-of-way vacation request, for consistency with the City *Comprehensive Plan*, and to determine if the proposed vacation would be in the interest of the public good, those reviews and determinations are included in this staff report. The end result and determination, and the Planning Departments recommendation to the City Commission, is that the request is consistent with the *Comprehensive Plan* and meets the required interest of the public good by providing a benefit for the general public, applicant, and adjacent property owners.

The Planning Department has the following conditions associated with this recommendation that has been agreed to by the applicant:

1. Applicants [Mon Delice, Beach House] will provide and maintain a perpetual public access easement over most of the vacated right of way as depicted within red line box on the attached concept plan.
2. Applicants [Mon Delice, Beach House] will provide public access easement to allow access the wetland conservation areas and remainder of Cooper Street right of way.
3. Applicants [Mon Delice, Beach House] will provide public access easement to allow for use of much of the partial vacated road right of way, as a park and public space as provided in the green area shown on the attached concept plan.
4. Applicant [Beach House] will build a public walkway from the sidewalk on 3rd Avenue to a pavilion overlook as provided on the attached concept plan. A sign will be provided that indicates that the walkway, pavilion and public space is closed from 10pm to 7am.
5. Applicant [Beach House] will agree to build the walkway, pavilion and landscaping for the open space, as part of the construction of the proposed restaurant, at the Applicants [Beach House Bar and Grill] sole cost.
6. Applicant [Beach House]will agree to maintain the walkway, pavilion and landscaping for the open space, as part of the construction of the proposed restaurant, at the Applicants sole cost.
7. Applicants [Mon Delice, Beach House] will provide a 10 ft. wide access easement along the south side of Applicants property for a future 3rd Avenue district

boardwalk system. [approximately 5500+ sq. ft. of easement to City]

8. Applicants [Mon Delice, Beach House] will work with the City and adjacent landowners to obtain additional connecting easements to potentially allow for a connection between the Hotel site and Saxon Avenue trail system.
9. Applicants [Mon Delice, Beach House] will use the vacated right of way in part to design and build a safer driveway access to 3rd Avenue at the intersection of Cooper Street, as recommended by Staff and DOT. Applicant Beach House will build initial safer access points as part of its site plan. Applicant Mon Delice will be required to tie in to said safer access points upon site plan approval.
10. Applicant [Beach House] will provide 2 parking spaces dedicated to the public to access the walkway and pavilion.
11. Applicants[Mon Delice, Beach House] will incorporate area their respective areas of vacated right of way, with public easement, within their respective commercial parcels and said parcels will be taxed as part of their respective commercial parcels as opposed to no taxes.
12. Applicant [Beach House] will construct walkway, pavilion and landscape the open public space within 1 year of approval of the site plan for the Beach House Bar and Grill, with a maximum of 3 years to complete walkway, pavilion and landscape and open to the public or said right of way reverts to the city.
13. Applicant [Beach House] will cause the removal of all Brazilian Pepper within both sections of the public space as part of their construction of the Beach House Bar and Grill.
14. Applicant [Beach House] will utilize native and Florida friendly landscape material for the public space area and incorporate that plant material in their landscaping along the frontage of 3rd Avenue to create a consistent feel to the project. Applicant [Beach House] will also add or maintain 2 to 3, 4" DBH oak trees to the project for the public space in a manner to maintain viability.
15. Applicant [Mon Delice] will extend the landscaping and native and Florida friendly plant material across the 3rd Avenue frontage to be consistent with Beach House and public space.

Fiscal Analysis:

N/A

Strategic Plan Item:

No

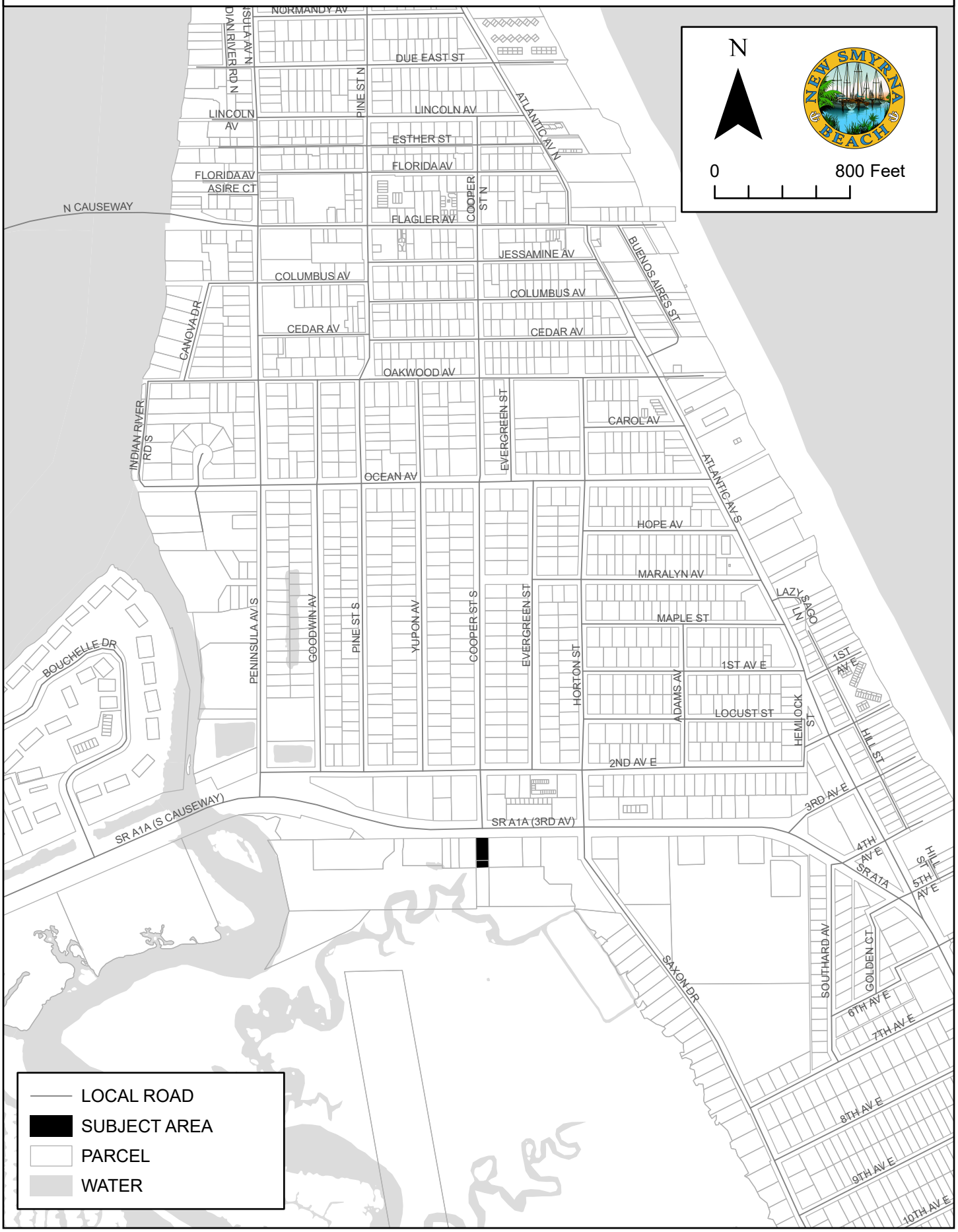
Staff Report Created By: Robert Mathen - Planner II

Attachments:

SV-2-23 Exhibit A Location Map.pdf

SV-2-23 Exhibit B Aerial Map.pdf
SV-2-23 Exhibit C Cooper Street vacation Sketch of Description.pdf
SV-2-23 Exhibit D OR 1604 Pg 520 - Cooper St. Extension by Deed.pdf
SV-2-23 Exhibit E Original Detwiler plat.pdf
SV-2-23 Exhibit F Adjacent Property Owner Lettter of No Objection.pdf
SV-2-23 Exhibit G No Objection letter from Utilities.pdf
SV-2-23 Exhibit H Applicant Request Letter 4-19-23.pdf
SV-2-23 Exhibit I City Engineering Department Review.pdf
SV-2-23 Exhibit J Site PlanV2.pdf
SV-2-23 Exhibit K December 4 2023 Planning and Zoning Board Staff Report.pdf

SV-2-23: LOCATION MAP



SV-2-23: AERIAL MAP



EXHIBIT C

SKETCH OF DESCRIPTION OF (NOT A SURVEY)

That portion of Cooper Street, shown as "Avenue E", a 75-foot right of way, FIRST ADDITION TO J. Y. DETWILER'S SUBDIVISION in New Smyrna Beach, according to the map of plat thereof, recorded in Map Book 7, Page 85, Public Records of Volusia County, Florida, lying south of East 3rd Avenue, shown as "Detwiler Boulevard" or "3rd Street" on said plat of First Addition to J. Y. Detwiler's Subdivision; bounded on the west by the east line of Block "24", said First Addition to J. Y. Detwiler's Subdivision, and bounded on the east by the west line of Block "26", said First Addition to J. Y. Detwiler's Subdivision.

AND

The North 40 feet of the extension of Copper Street as described in Official Records Book 1604, Page 520 of the Public Records of Volusia County, Florida.

Containing 13,125 square feet more or less.

REPORT:

1. Description prepared by the undersigned at the request of the client.
2. Subject to restrictions, reservations, limitations, easements and rights of way, if any, appearing of record.
3. This sketch of description and report prepared without the benefit of an abstract and no title work has been performed or provided to this surveyor.
4. This sketch of description and report is subject to any facts that may be disclosed by a full and accurate title search.
5. The location of any subsurface foundations, improvements, features or utilities which may or may not exist and which may or may not violate deed or easement lines are not determined or addressed by this survey.
6. Dimensions indicated hereon are in U.S. standard feet and decimals thereof, unless otherwise noted.
7. **This sketch is not an actual Boundary Survey.**
8. Additions or deletions to this survey map or report by other than the signing party or parties is prohibited without written consent of the signing party or parties per F.A.C. Rule 5J-17.051(3)(b)6.
9. The survey map and report or copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

SEE PAGE 2 FOR SKETCH

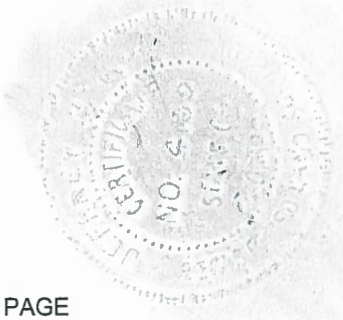
DATE PREPARED: 04/10/2023

I hereby certify that this sketch of description of the subject property is true and correct to the best of my knowledge, information and belief as prepared under my supervision on the dates shown thereon. I further certify that this sketch of description meets the Standards of Practice set forth in F.A.C. Rule 5J-17, adopted by the Florida Board of Professional Surveyors and Mappers, pursuant to Florida Statutes Ch. 472.027, subject to the qualifications noted hereon.

Signed: _____

Jeffrey W. Cory
Professional Surveyor and Mapper License Number 4139

Seal:



THIS SKETCH OF DESCRIPTION CONTAINS 2 PAGES
EACH PAGE IS NOT FULL AND COMPLETE WITHOUT THE OTHER PAGE

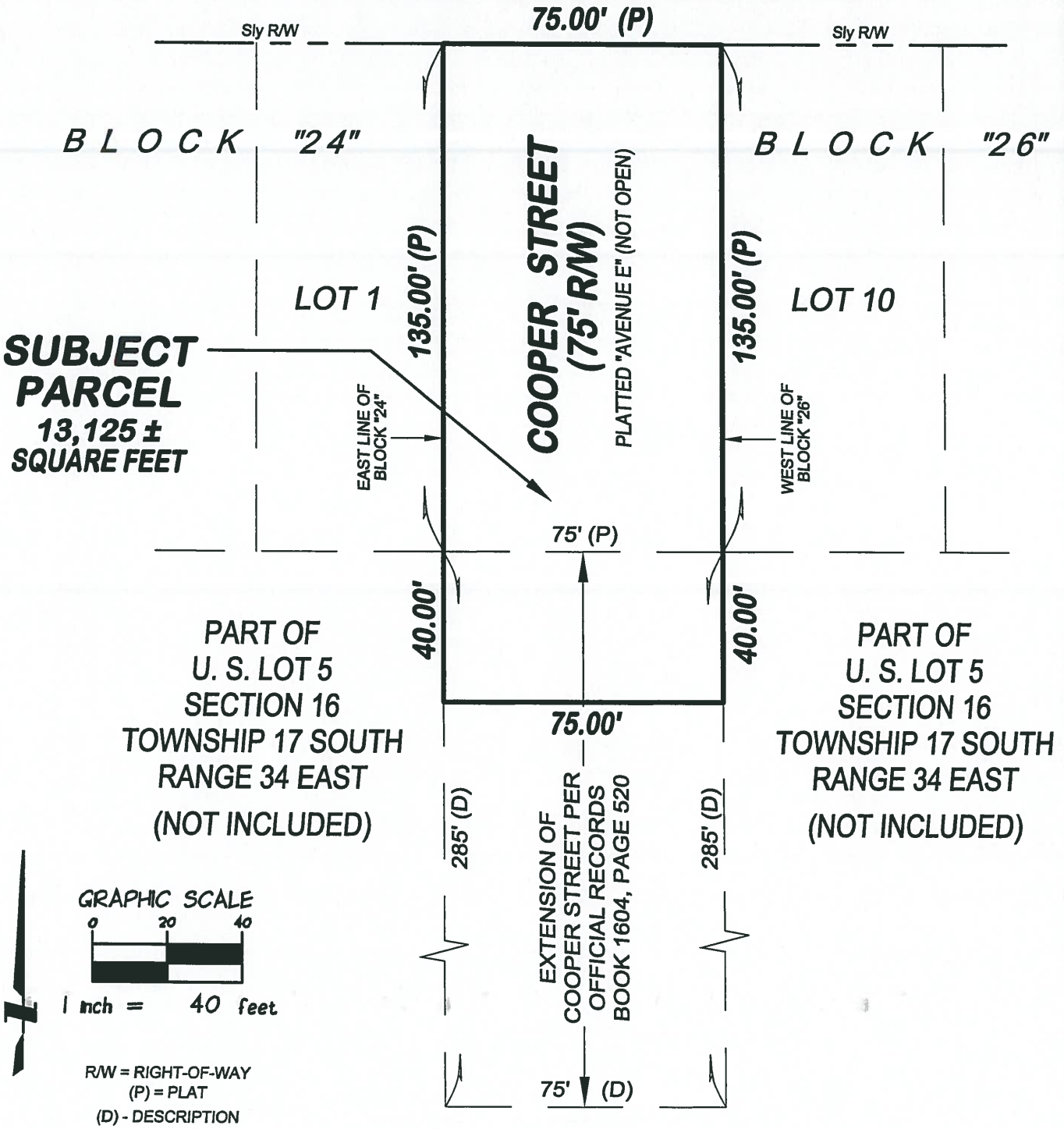
Daniel W. Cory Surveyor, LLC
Certificate of Authorization Number LB 7883
300 Canal Street
New Smyrna Beach, Florida 32168
(386) 427-9575

FILE # 2035
Work Order #22-07-004
Cooper Street
South of 3rd Avenue

EXHIBIT C

EAST 3rd AVENUE - COUNTY ROAD A-1-A (100' R/W)

PLATTED "DETWILER BOULEVARD" OR "3rd STREET"



R/W = RIGHT-OF-WAY
(P) = PLAT
(D) - DESCRIPTION

NOT A BOUNDARY SURVEY
(DESCRIPTION ON PAGE 1)

THIS SKETCH OF DESCRIPTION CONTAINS 2 PAGES
EACH PAGE IS NOT FULL AND COMPLETE WITHOUT THE OTHER PAGE

Daniel W. Cory Surveyor, LLC
Certificate of Authorization Number LB 7883
300 Canal Street
New Smyrna Beach, Florida 32168
(386) 427-9575

FILE # 2035
Work Order #22-07-004
Cooper Street
South of 3rd Avenue

CAD FILE: 22070042

No. 28 -continued-

Book

Page

Date

Filed

Kind of Instrument

Consideration

side of Ave. "G" to the SE corner of Lot 1 in Block 26, a distance of 285 ft; thence Wly along the S line of platte lots in Block 26 a distance of 527.2 ft to the point of b ginning, which is the SW corner of Lot 10 in Block 26. First Addition to J. Y. Detwiler's Sub of New Smyrna Bea

Signed and sealed in the presence of two witnesses. Acknowledged before a Notary Public, J. Boyd DeLoach, th 20th day of December, 1972. Commission expires 4/25/73

No. 29

Book
OR 1604

Page
520

Date
11 June 1973

Filed
14 June 1973

Kind of Instrument
DEED OF DEDICATION

Consideration
$10 & ovc

HANNAH DETWILER BONNET, a single woman,

-to-

CITY OF NEW SMYRNA BEACH, a municipal corporation.

W I T N E S S E T H:

The party of the first part, for and consideration of the sum of Ten Dol ($10.00) and other good and valuabl considerations, the receipt of whic hereby acknowledged, has granted, b gained, sold and conveyed, and here grants, bargains, sells and conveys to the party of the second part, su ors and assigns that certain real pr erty lying and being in Volusia Coun Florida and more particularly descri as:

A parcel of land in U. S. Lot 5, Sec 16, Township 17 South, Range 34 East, described as follow Begin at the Southwest corner of Lot 10, Block 26, J. Y. Detwiler's Subdivision as recorded in Map Book 7, Page 8 Public Records of Volusia County, Florida, thence Southe along the Southerly prolongation of the West line of sai Lot 10, 285 feet; thence Westerly and parallel to the So line of said Lot 10, 75 feet; thence Northerly and paral to the Southerly prolongation of the West line of said L 10, 285 feet; thence Easterly 75 feet to the point of be ginning, containing 0.49 acres more or less, being an ex sion of Copper Street,

to have and to hold the above described property for a p lic road or street.

Signed and sealed in the presence of two witnesses. Acknowledged before a Notary Public, Ona R. Gentry, the 11th day of June, 1973. Commission expires 9/19/74

BOOK 22 PAGE 129

~ Corrected ~

Plat of First Addition to J. Y. Detwiler Sub of New Smyrna Beach, Vol. Co. Fla. Cln Lot 1 Sec 16 Twp 17 S, R 34 E. Blocks 1 to 12 inc.) This plat consists of parts of Lots 2-3-4 & 5 - All in Sec 16 Twp 17 S, R 34 E. and shows as platted parts of Blocks 13-15-17-20-24-23-26-27 & 28 and all of Blocks 18-19 & 22

Exceptions

Block 27 as platted includes all of Mc Cormick and Chapman's Sub. of the S.E. Four Acres of Lot 4, Sec. 16 Twp 17 S, R. 34 E. Except Lots 1-2-11-12-13-14.

Henry D. Bennett Professional Engineer Reg. # 200

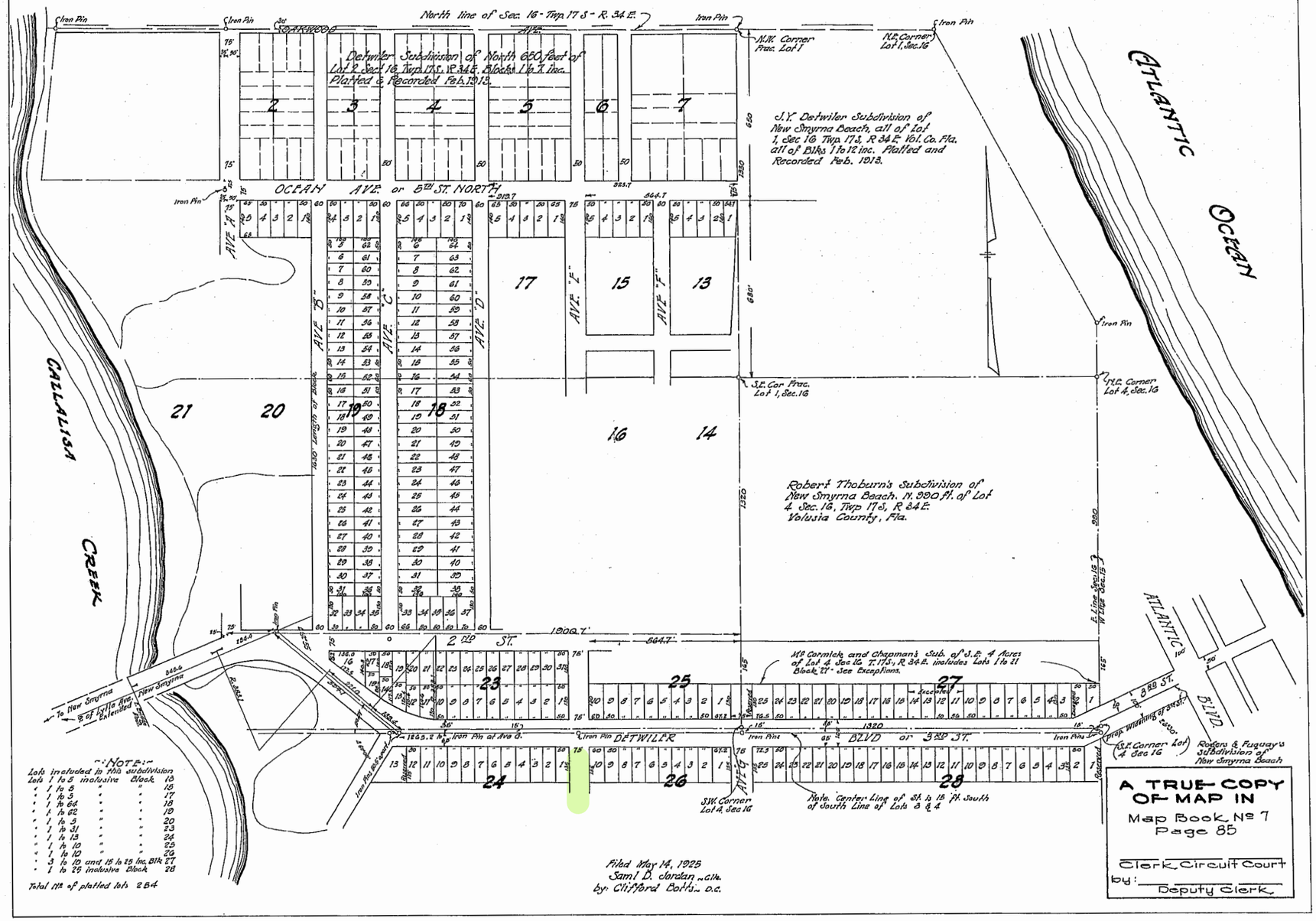
SCALE 1" = 200 Ft. Dated Dec. 1924 May 14 1925

State of Florida
County of Volusia

Hannah Detwiler Bonnet a Free Dealer being duly Sworn, says that she is the owner of the following Lands all in Sec. 16 Twp 17 S, R 34 E. Vol. Co. Fla. To wit: The South 650 Ft. of Lot 2. All of Lots 3 & 5 and the S. 330 Ft. of Lot 4. Except Lots 1-2-11-12-13 and 24 of Mc Cormick & Chapmans Sub. of S.E. 4 Acres of Lot 4, S. 16, T. 17 S., R. 34 E. That she has caused the same to be in part Subdivided and mapped according to the plat herewith and that same is correct to the best of her knowledge and files same for Record.

Hannah Detwiler Bonnet

Signed and sworn to and acknowledged before me this 12th day of May 1925.



NOTE:

Lots included in this subdivision

Lot 1	to 5	inclusive	Block	13
" 1	to 5	"	"	15
" 1	to 5	"	"	17
" 1	to 64	"	"	18
" 1	to 62	"	"	19
" 1	to 3	"	"	20
" 1	to 31	"	"	23
" 1	to 13	"	"	24
" 1	to 10	"	"	25
" 1	to 10	"	"	26
" 3	to 10 and 15 to 25	Inc.	Blk	27
" 1	to 29	inclusive	Block	28

Total Nr of platted lots 284

Filed May 14, 1925
Sam'l D. Jordan Clk.
by: Clifford Botts D.C.

A TRUE COPY OF MAP IN
Map Book No 7
Page 85
Clerk Circuit Court
by: Deputy Clerk

EXHIBIT F

LETTER OF NO OBJECTION

I, SERGE SORESE, as President of FLORIDA'S FINEST FRENCH BAKERY, INC., which is the owner of Parcel ID # 7416-05-24-0010, hereby state that I have no objection to the vacation of the Cooper Street right-of-way adjacent to said parcel.

Signed: _____
Serge Sorese

4/19/23
Sworn to under oath.
Personally known

_____

NOTARY PUBLIC STATE OF FLORIDA

DONNA AUSTIN RUHL
Commission # HH 320364
Expires October 29, 2026

New Smyrna Beach
• • • UTILITIES • • •

200 Canal Street
New Smyrna Beach, Florida 32168
386-427-1361

Mailing Address:
Post Office Box 100
New Smyrna Beach, FL 32170

May 17, 2023

Storch Law Firm
420 South Nova Road
Daytona Beach, FL 32114

SUBJECT: Proposed Vacation of a Highlighted Portion of Platted Right-of-Way
Map of First Addition to J.Y. Detwiler's Subdivision, Map Book 7, Page 85

Dear Mr. Brown:

New Smyrna Beach Utilities has no objection to the referenced unopened platted right of way vacations of a portion of Cooper Street as described and depicted in your letter dated April 18, 2023.

New Smyrna Beach Utilities has no electric, water, wastewater or reclaim water mains in the proposed vacation.

If you have any question or need additional information, please do not hesitate to contact me at 386-424-3008.

Sincerely,

Kristin Greene

Kristin Greene
New Business Service Coordinator

EXHIBIT H

STORCH LAW FIRM

GLENN D. STORCH, ESQUIRE
glenn@storchlawfirm.com

COREY D. BROWN, ESQUIRE
corey@storchlawfirm.com

A. JOSEPH POSEY, ESQUIRE
joey@storchlawfirm.com

April 19, 2023

Via Hand Delivery
Jeff Gove, AICP
Chief Planner
City of New Smyrna Beach
214 Sams Avenue
New Smyrna Beach, FL 32168

Re: Application for Vacation of Cooper Street Right-of-Way

Dear Jeff:

This is an application to vacate a portion of the Cooper Street right-of-way south of 3rd Avenue and adjacent to parcel numbers 7416-05-26-0080 and 7416-05-24-0010. The vacation area includes the section of Cooper St. right-of-way south of 3rd Avenue and a small section of the extension of that right-of-way to the south in City-owned parcel number 7416-00-00-0051. The proposed vacation will allow for a new 2-lane driveway for access to and from the adjacent properties, which includes Mon Delice French Bakery and a new restaurant and market with additional parking area. The internal driveways between these two businesses will reduce traffic on 3rd Avenue and will be a big benefit to the overall 3rd Avenue Commercial District. A new public amenity in the form of a viewing pavilion is also being proposed that will provide visitors with an overlook of the mangrove estuary. Both adjacent property owners have consented to the vacation (one is applicant and the other has provided a letter of no objection), and the right-of-way cannot provide access to any other properties due to the estuary/wetlands to the south.

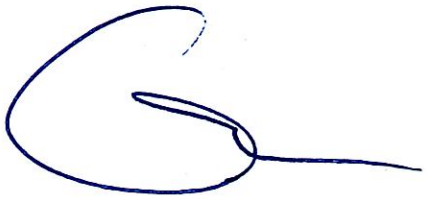
Included with this letter are the following:

1. Signed application form;
2. Application fee in the amount of $500;
3. Notarized authorization of owner;
4. Letter of No Objection from adjacent owner;
5. Sketch of description of the vacation area;
6. Conceptual Plan showing driveway, parking, restaurants and viewing pavilion; and
7. Thumb drive with electronic copies of documents.

I have also sent a letter to City of New Smyrna Beach Utilities requesting a no objection letter for this vacation, which I will forward to you upon receipt.

Please let me know if you have any questions about the proposed vacation of Cooper Street or need anything else for this application.

Kindest regards,



Glenn D. Storch

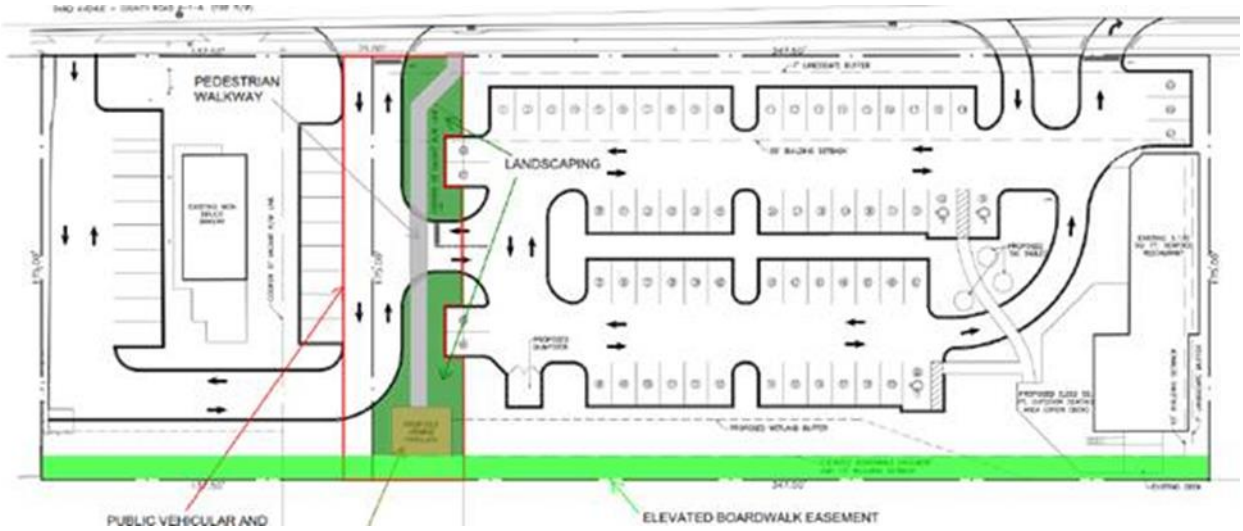
GDS/cdb
Enclosures

October 16, 2023

Bob, please see below response:

The Engineering Dept has no current or future plans for the opening or improvement of this right of way. It does not provide a benefit for roadway network and due to its elevation and proximity to the waterway would not provide any benefit to the stormwater systems in the area. There could however possibly be a potential shoreline restoration initiative in conjunction with the proposed improvements and suggest coordination with MDC for suggestions. I do not object to the request for vacation of this segment of S Cooper.

Jesse Meyers, P.E.
Senior Civil Engineer
City of New Smyrna Beach
210 Sams Avenue
New Smyrna Beach, FL 32168
(386) 410-2812 (office)
jmeyers@cityofnsb.com
www.cityofnsb.com


PEDESTRIAN
WALKWAY
LANDSCAPING
PUBLIC VEHICULAR AND
ELEVATED BOARDWALK EASEMENT



THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

SV-2-23: THE APPLICANT IS SEEKING A POSITIVE RECOMMENDATION, FROM THE PLANNING AND ZONING BOARD, OF A PROPOSED STREET VACATION OF COOPER STREET, SOUTH OF EAST 3RD AVENUE.

December 4, 2023

Background:

Applicant: Glen D. Storch, Esq. 420 South Nova Road, Daytona Beach, Florida 32114 representing P & J Florida Properties, LLC, 208 Canova Dr., New Smyrna Beach, FL 32169.

Request: Vacation of a section of Cooper Street, a platted but unopened 75-foot wide right-of-way and a portion of a platted parcel owned by the City of New Smyrna Beach.

Right-of-Way Information: The subject portion of public right-of-way is 75' x 135', and is generally located south of State Road A1A / 3rd Avenue and west of Saxon Drive, within the First Addition to J.Y. Detwiler's Subdivision and a 75-foot wide by 40 feet deep section of a parcel lying south of the platted Cooper Street right-of-way. A Location Map is attached as Exhibit A, and an aerial map attached as Exhibit B, to show the subject property and other surrounding parcels.

Findings:

Exhibits used in this report:

Exhibit A: Location Map
Exhibit B: Aerial Map
Exhibit C: Provided Survey with legal descriptions
Exhibit D: OR 1604 Pg. 520 Cooper Street Deed
Exhibit E: Original Plat
Exhibit F: Letters of no objection from adjacent property owners
Exhibit G: Letter of No Objection from the New Smyrna Beach Utilities
Exhibit H: Letter from Applicant
Exhibit I: 2015 City Commission Result Letter
Exhibit J: 2014 P&Z Board minutes
Exhibit K: City Engineering Department Review
Exhibit L: Proposed Site Plan

The applicant is seeking a vacation of an un-opened section of Cooper Street south of East 3rd Avenue and a portion of a parcel south of the un-opened Cooper Street right-of-way.

Under section 305.03 of the City's Land Development Regulations (LDR) requires the following items for a street vacation:

- Completed application form
- Receipt of application fee payment
- Plat of survey, including legal description and acreage of street or alley proposed to be vacated
- Letter from all land owners adjacent to portion of street or alley proposed to be vacated indicating that they have no objection to the vacation
- Letter from Utilities Commission indicating:
  a. No objection to the vacation,
  b. No utilities are within the right-of-way proposed to be vacated; or
  c. If utilities exist with right-of-way then letter must indicate what utilities are located in the right-of-way,
  d. If utilities exist in right-of-way, then letter must indicate easements required
  6. Letter from applicant explaining how the vacation is in the interest of the public good

All of these items have been received by City planning staff.

Also under Section 305.03 B. of the City LDR requires:

- The "City Planner shall review the application package for consistency with the City Comprehensive Plan and Land Development Regulations.", and
- "In addition, the City Planner shall determine whether or not the proposed vacation would be in the interest of the public good."

Those reviews and determinations are included as part of this staff report, to evaluate the requested vacation as required.

That same LDR Section (305.03 B.) also states the following in regard to the City Commission's specific responsibilities concerning public right-of-way vacation requests:

- "The City Commission shall also determine whether the requested vacation would be in the interest of the public good.
- "The City Commission shall deny the request if there is no evidence that the vacation would be in the interest of the public good."
- "The request shall not be approved for the sole reason of providing a benefit for the applicant or adjacent property owners."

- The City Commission shall hold a public hearing concerning the requested vacation

in order to allow the public to voice its concern on the requested vacation."

The City Planner is required to review any requested street vacation application for consistency with the City Comprehensive Plan. The following are portions of the City Comprehensive Plan that pertain to this specific request for vacation of public lands, at this central beachside location fronting SR A1A / 3rd Avenue and the Indian River /Mosquito Lagoon, with staff comments following each Comprehensive Plan Goal, Objective, and/or Policy in bold:

Chapter II, Future Land Use Element
Goal 1, Objective 2, Policy d.

- Maintain a sense of community through the provision of public spaces and landscaping of parks, recreation areas and medians.

  - **The area proposed for vacation is a currently undeveloped public property. While the North Causeway contains numerous public areas along its roadway, containing pavilions for bikers, pedestrians, etc., the South Causeway/ SR A1A / 3rd Avenue has no such provisions at this time, even though its volume of traffic is almost twice that of the North Causeway, and it serves as the primary gateway for most beachside visitors and residents.**

Goal 1, Objective 3, Policy b.

- ...concentrating proposed commercial developments around major roadway intersections, and discouraging proposals that would increase the frontage of existing commercial strips.

  - **This vacation request would not serve the above designated Comprehensive Plan purpose of "discouraging proposals that would increase the frontage of existing commercial strips", but rather create the opposite effect. The existing commercial frontage along this section of SR A1A / 3rd Avenue would be extended to provide for a longer and increased commercial frontage, with no breaks then in the commercial strip length from Saxon Drive to Peninsula Avenue.**

Goal 4, Objective 5, Policy e.

- The City shall develop a plan to acquire properties with waterfront access for private and public redevelopment.

  - **Rather than furthering the stated plan "to acquire properties with waterfront**

access", this application seeks to have the City vacate a currently owned public property with possible waterfront access, at a very central location, and at no cost to those recipients of this public property and with no corresponding public benefit to the City.

Goal 7, Objective 1, Policy f.

- Participate with the state and county in the acquisition/preservation of lands lying within the Indian River estuarine system.

  - **Again, rather than the stated Policy of participating with the state and county in acquiring and preserving lands within the Indian River estuarine system, this application seeks to have the City give away land that is obviously part of the Indian River estuarine system (as shown in the Exhibit B aerial, at no cost to the recipients.**

Chapter III, Transportation Element
Roadways with Special Characteristics (Pg. III-14)

- ...State Road A1A (South Causeway / East 3rd / South Atlantic Avenues): State Road A1A is a physically constrained facility due to the unavailability of right-of-way from Live Oak Street to the south City limit.

  - **If this section of State Road A1A / 3rd Avenue is listed as a physically constrained facility due to the unavailability of right-of-way, it makes no sense to vacate this area of immediately adjacent platted and/or dedicated public right-of-way that currently does exist, especially as it has been enlarged in area in recent years specifically for public roadway purposes.**

Chapter X, Recreation and Open Space Element
Goal

- To provide and maintain an outstanding system of recreation and open space areas that will meet the present and future needs of New Smyrna beach.

  - **The area proposed for vacation is a currently undeveloped public property that could be used as a public waterfront park and/or open space area. Again, while the North Causeway contains numerous public areas along its roadway, containing pavilions for bikers, pedestrians, etc., the South Causeway/ SR A1A / 3rd Avenue has no such provisions at this time, even though its volume of traffic is almost twice that of the North Causeway, and it serves as the primary gateway**

for most beachside visitors and residents. This current ability to use this potential public space for those purposes listed above would be lost for good should this vacation request be approved.

The City Planner is also obligated to review any requested street vacation application, to determine whether or not the proposed vacation would be in the interest of the public good. The applicant has submitted a letter to explain how they perceive the proposed vacation request to be in the interest of the public good, which is attached as Exhibit H. In reviewing that letter from the applicant as to how the proposed request would to be in the interest of the public good, staff noted these reasons provided therein, with staff comments in bold following each listed item:

- The requested vacation would "provide a new 2-lane driveway access for each adjacent properties. The internal driveways between these two businesses will reduce traffic on E 3rd Avenue and will be a big benefit to the overall 3rd Avenue Commercial District."

  - **There is only one business currently there now the Mon Delice bakery. In addition, it is unlikely the 37.5' frontage being requested to be vacated and then given to each adjoining property would allow for any more accessibility than currently exists. With SR A1A / 3rd Avenue being an arterial state road controlled and maintained by FDOT, that agency naturally has limitations on where curb cuts / accesses can be.**

- "A new public amenity in the form of a viewing pavilion is also proposed that will provide visitors with an overlook of the mangrove estuary."

  - **It would seem that the proposed 75' wide by 175' deep vacation has more value than the pavilion being proposed.**

This request was previously applied for in 2014. At its regular scheduled meeting on August 4, 2014 the Planning and Zoning Board voted, 0-5, failing to give the City Commission a positive recommendation to the City Commission to approve the vacation request. See Exhibit J.

The City Commission did approve a prior application even though the Planning Department and the Planning and Zoning Board were not in favor of the request. See City Commission result letter with conditions, attached as Exhibit I.

At its regular scheduled meeting on November 6, 2023, at the request of the applicant, the Planning and Zoning Board voted, 6-0, to continue the application to the December

4, 2023 Planning and Zoning Board agenda.

Recommendations:

The City Engineering Department reviewed the application based on future projects or proposed improvements to this requested right-of-way vacation. The City Engineering Department has no conflict with the request. There are no current proposed use for this un-opened section of Cooper Street right-of-way.

As stated above, there are two specific responsibilities the City Commission is charged with concerning any public right-of-way vacation requests, which are:

- The City Commission shall determine whether the requested vacation would be in the interest of the public good," and "shall deny the request if there is no evidence" of that, and
- "The request shall not be approved for the sole reason of providing a benefit for the applicant or adjacent property owners."

In the required associated staff review of this right-of-way vacation application request, for consistency with the City Comprehensive Plan, and to determine whether or not the proposed vacation would be in the interest of the public good, those reviews and determinations are included above in this staff report. The end result and determination, and staff recommendation to the Planning and Zoning Board and City Commission who will be reviewing and acting on this request, is that the request fails to meet the required items listed above. This request fails specifically for the following reasons, as previously described in more detail above and reiterated below:

1) Should this vacation request be granted, it would leave a remnant City owned public property that was deeded for the specific purpose "to have and to hold the above described property for a public road or street." That city owned the extension of Cooper Street" roadway property would then have no connection and/or access to any other public right-of-way, and its value would be lost or at best reduced very severely. This may cause a situation where the heirs may be able to request the return of this property, would be landlocked, with no access to East 3rd Avenue.

2) This vacation request is inconsistent with, and in many instances totally contrary to, various Goals, Objectives, and Policies of the City's Comprehensive Plan, as listed above, regarding aspects of the Comprehensive Plan pertaining to public spaces, increasing lengths of existing commercial strips, acquiring and/or preserving waterfront and/or Indian River properties (as opposed to this request to abandon the current public ownership), public right-of-way availability along SR A1A / 3rd Avenue, open space,

public spaces, and waterfront and scenic area access.

3) The required letter by the applicant to provide evidence of this request being "in the interest of the public good" fails to provide any such evidence, instead detailing how any additional access points could be designed if approved by FDOT.

4) Taken all together, from the evidence that has been provided by the applicant and as determined as required in this staff review and evaluation, there appears to be minimal or no evidence that the proposed vacation request would be in the required "interest of the public good." Accordingly it is recommended the request shall be denied, as "there is no evidence that the vacation would be in the interest of the public good."

6) In addition, as the sole reason for this request appears to be to provide a benefit for the applicant or adjacent property owners, that is a second requirement that provides even more evidence to recommend the request shall be denied, as "the request shall not be approved for the sole reason of providing a benefit for the applicant or adjacent property owners."

Fiscal Analysis:
N/A

Strategic Plan Item:
No

Staff Report Created By: Robert Mathen - Planner II

Attachments:

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SV-2-23 Exhibit E Original Detwiler plat.pdf
SV-2-23 Exhibit F Adjacent Property Owner Lettter of No Objection.pdf
SV-2-23 Exhibit G No Objection letter from Utilities.pdf
SV-2-23 Exhibit H Applicant Request Letter 4-19-23.pdf
SV-2-23 Exhibit I 2015 Result Letter - City Commission 03102015.pdf
SV-2-23 Exhibit J August 2014 P&Z Minutes.pdf
SV-2-23 Exhibit K City Engineering Department Review.pdf
SV-2-23 Exhibit L Proposed Site Plan.pdf

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

FEBRUARY 2024 DEVELOPMENT ACTIVITY REPORT

February 5, 2024

Background:
January 2024 Development Activity Report

Fiscal Analysis:
N/A

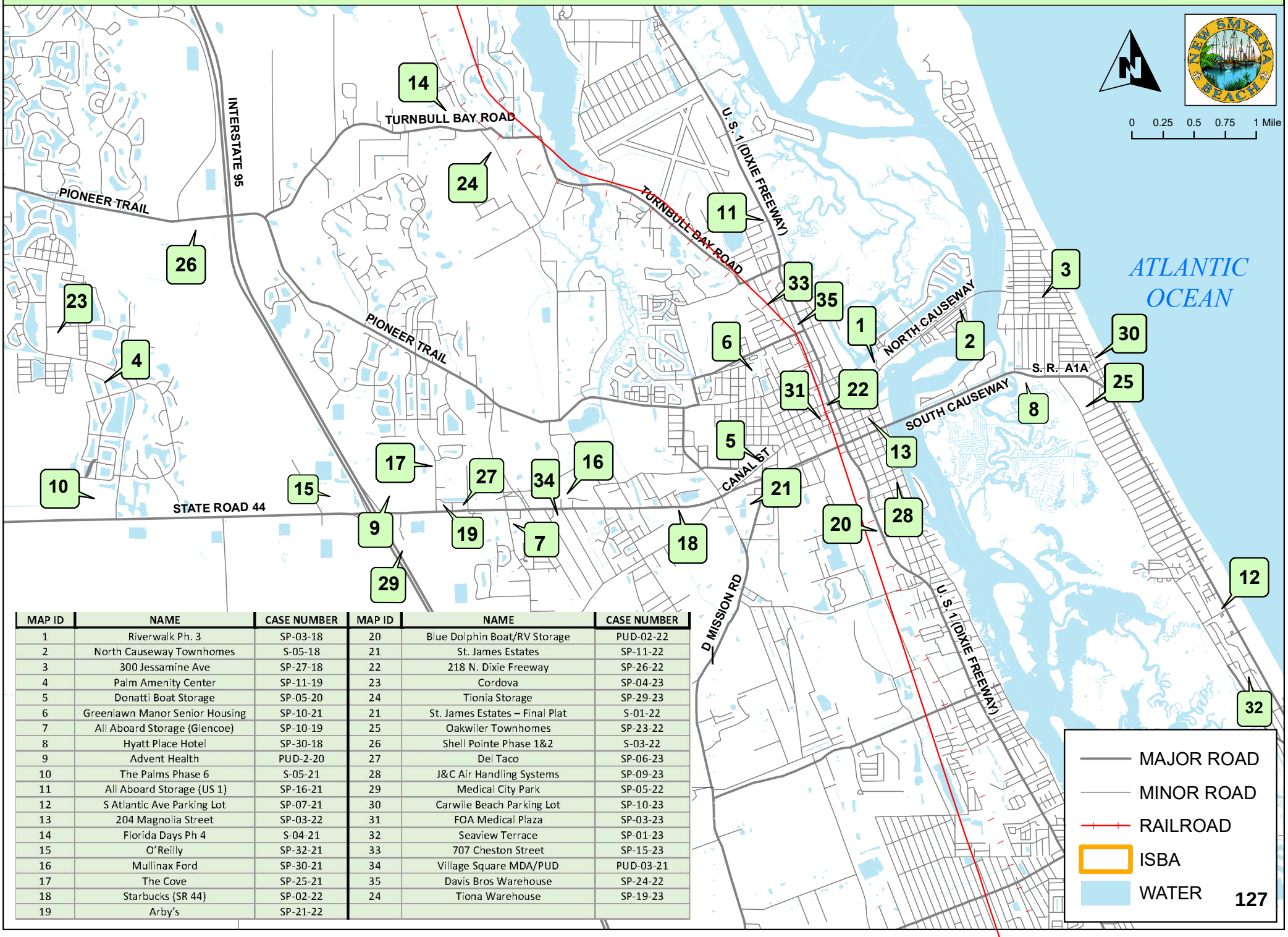
Strategic Plan Item:
No

Staff Report Created By: Stephanie Ferrara - Development Services Coordinator

Attachments:

FULL APPROVED OR UNDER CONSTRUCTION MAP.pdf
FULL February 2024 Development Activity Report - Under Review.pdf

FEBRUARY 2024 PROJECTS APPROVED AND/OR UNDER CONSTRUCTION MAP



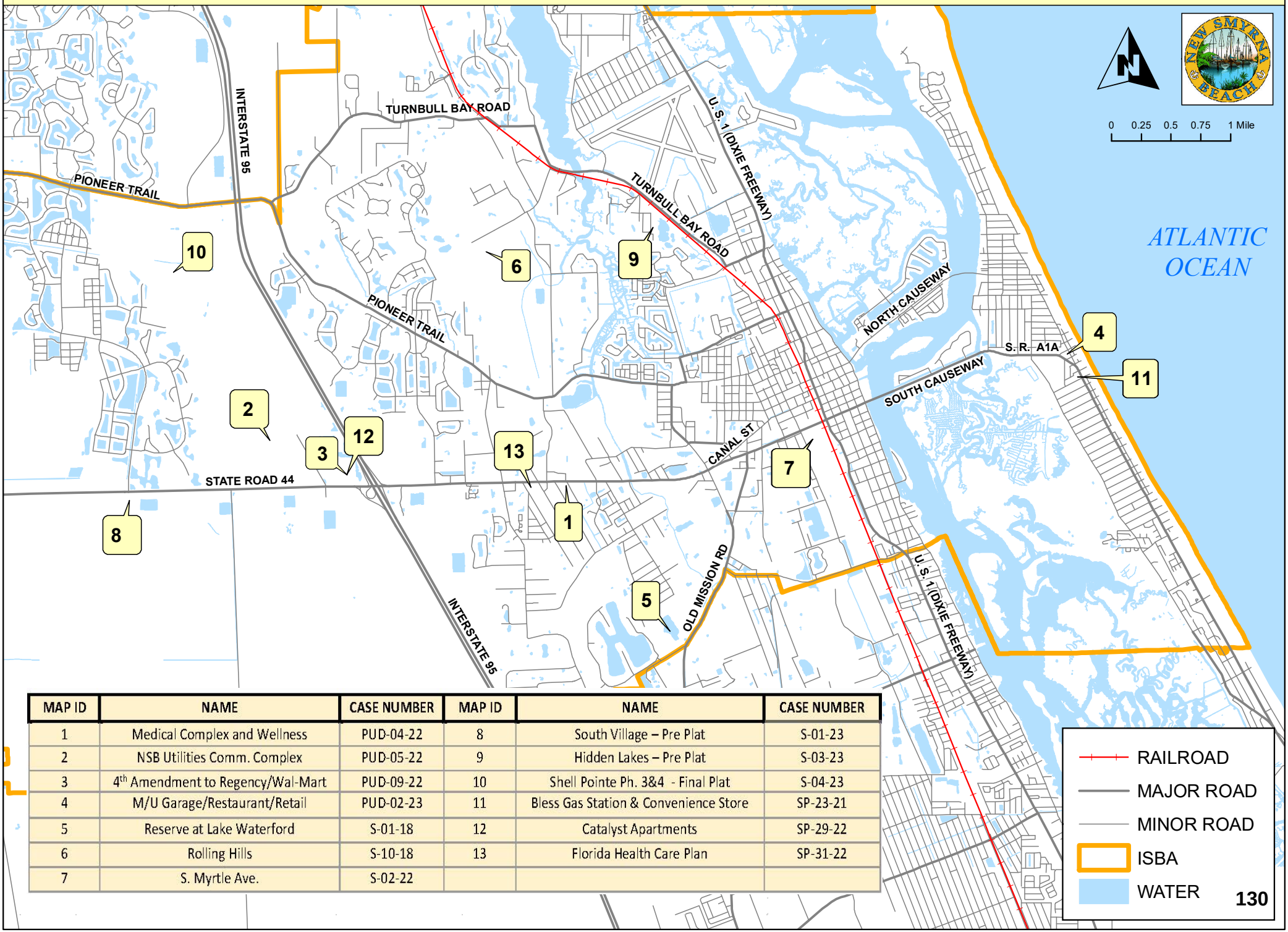
MAP ID	NAME	CASE NUMBER	MAP ID	NAME	CASE NUMBER
1	Riverwalk Ph. 3	SP-03-18	20	Blue Dolphin Boat/RV Storage	PUD-02-22
2	North Causeway Townhomes	S-05-18	21	St. James Estates	SP-11-22
3	300 Jessamine Ave	SP-27-18	22	218 N. Dixie Freeway	SP-26-22
4	Palm Amenity Center	SP-11-19	23	Cordova	SP-04-23
5	Donatti Boat Storage	SP-05-20	24	Tionia Storage	SP-29-23
6	Greenlawn Manor Senior Housing	SP-10-21	21	St. James Estates – Final Plat	S-01-22
7	All Aboard Storage (Glencoe)	SP-10-19	25	Oakwiler Townhomes	SP-23-22
8	Hyatt Place Hotel	SP-30-18	26	Shell Pointe Phase 1&2	S-03-22
9	Advent Health	PUD-2-20	27	Del Taco	SP-06-23
10	The Palms Phase 6	S-05-21	28	J&C Air Handling Systems	SP-09-23
11	All Aboard Storage (US 1)	SP-16-21	29	Medical City Park	SP-05-22
12	S Atlantic Ave Parking Lot	SP-07-21	30	Carwile Beach Parking Lot	SP-10-23
13	204 Magnolia Street	SP-03-22	31	FOA Medical Plaza	SP-03-23
14	Florida Days Ph 4	S-04-21	32	Seaview Terrace	SP-01-23
15	O'Reilly	SP-32-21	33	707 Cheston Street	SP-15-23
16	Mullinax Ford	SP-30-21	34	Village Square MDA/PUD	PUD-03-21
17	The Cove	SP-25-21	35	Davis Bros Warehouse	SP-24-22
18	Starbucks (SR 44)	SP-02-22	24	Tiona Warehouse	SP-19-23
19	Arby's	SP-21-22			

FEBRUARY 2024 PROJECTS APPROVED AND/OR UNDER CONSTRUCTION MAP

Map ID #	Project Name	Project Number	Location	Descrition	Final Approval Date	Final Approval By	Current Status
1	Riverwalk Ph. 3	SP-03-18	99 N Causeway	Residential Condo 112 units	December 3, 2018	Planning and Zoning	Under Construction
2	North Causeway Townhomes	S-05-18	SR 44 and Desoto Drive	Residental Townhomes 2 building with 14 units	June 11, 2019	City Commission	Construction not started
3	300 Jessamine Ave	SP-27-18	300 Jessamine Ave	36 seat Restaurant	November 4, 2019	Staff Approval	Construction not started
4	Palms Amenity Center	SP-11-19	The Palms Subdivision on Airport Rd	Receration Facility	April 3, 2020	Staff Approval	Under Construction
5	Donatti Boat Storage	SP-05-20	1245 Canal Street	10 mini-warehouse building and 1 office building	December 8, 2020	Planning and Zoning	Under Construction
6	Greenlawn Manor Senior Housing	SP-10-21	600 Greenlawn St	80 unit 3 story multi-family senor living	September 23, 2021	Planning and Zoning	Under Construction
7	All Aboard Storage (S. Glencoe Rd.)	SP-10-19	SR 44 & South Glencoe Rd	57,600 Sq Ft Storage Facility	October 4, 2021	Planning and Zoning	Under Construction
8	Hyatt Place Hotel	SP-30-18	SR A1A and 3rd Ave	114 room hotel facilit, one 4 story building and 8,550 SF one story restaurant with 278 seats	February 7, 2022	Planning and Zoning	Construction not started
9	Advent Health	PUD-02-20	NE Corner of SR & I-95	New Medical Center	February 8, 2022	City Commission	Site Plan to be submitted
10	The Palms Phase 6	S-05-21	Ventian Bay	209 Single Family Lots	March 8, 2022	City Commission	Under Construction
11	All Aboard Storage (US 1)	SP-16-21	110 Ponce Street	Storgae Facility	May 2, 2022	Planning and Zoning	Construction not started
12	S. Atlantic Ave Parking Lot	SP-07-21	S. Atlantic & Matthews	110 Space Parking Lot Facility	May 24, 2022	City Commission	Construction not started
13	204 Magnolia Street	SP-03-22	204 Magnolia	Restaurant with 2 apartment units	August 18, 2022	Staff Approval	Construction not started
14	Florida Days Ph 4	S-01-21	Cattail Circle	37 Single Family Lots Subdivision	September 13, 2022	City Commission	Construction not started
15	O'Reilly	SP-32-21	Williamson Blvd & SR44	Autoparts Store	September 15, 2022	Staff Approval	Under Construction
16	Mullinax Ford	SP-30-21	2317 State Road 44	11,068 sf building and 378 parking lot	September 27, 2022	Staff Approval	Under Construction
17	The Cove	SP-25-21	306 Sugar Mill Drive	47 Quadplexes of 188 dwellings	October 3, 2022	Planning and Zoning	Under Construction

18	Starbucks (SR 44)	SP-02-22	1906 State Road 44	Coffee shop with drive thru	October 26, 2022	Staff Approval	Under Construction
19	Arby's	SP-21-22	State Road 44	Resturant with drive-thr	November 21, 2022	Staff Approval	Construction not started
20	Blue Dolphin Boat/RV Storage	PUD-2-20	S. of 3rd Street extended West of S Dixie Freeway	Boat and RV Storage Facility	January 24, 2023	City Commission	Site Plan to be submitted
21	St. James Estates	SP-11-22	S of SR 44 and Old Mission Rd.	7 Residential Townhous	March 8, 2023	Planning and Zoning	Construction not started
22	218 N. Dixie Fwy.	SP-26-22	218 N. Dixie Freeway	Commercial business	May 3, 2023	Staff Approval	Construction not started
23	Cordova (Village Center East	SP-4-23	Luna Bella Lane	322 unit apartment complex	May 16, 2023	City Commission Approved	Under Construction
24	Tionia Storage	SP-29-21	1674 Tionia Road	Boat and RV Storage Facility	June 5, 2023	Planning and Zoning	Construction not started
21	St. James Estates - Final Plat	S-1-22	S of SR 44 and Old Mission Rd.	31 proposed lots	June 13, 2023	City Commission	Construction not started
25	Oakwiler Townhomes	SP-23-22	Saxon Drive North of 7th Ave	77 Town houses units	June 27, 2023	City Commisson Approval	Construction not started
26	Shell Pointe Phase 1 &2	S-03-22	State Road 44	319 Single-Family Residential Lots	June 27, 2023	City Commission	Under Construction
27	Del Taco	SP-06-23	SR 44 (Coastal Woods East Commercial)	Restaurant with double Drive Thru	August 21, 2023	Staff Approval	Construction not started
28	J&C Air Handling Systems	SP-09-23	802 Magnolia	Replacement of Existing Storage Shop	August 21, 2023	Staff Approval	Under Construction
29	Medical City Park	SP-05-22	South of SR 44 and East of I-95	Mixed Use Medical Office and hotel facility	September 5, 2023	Planning and Zoning	Construction not started
30	Carwile Beach Parking Lot	SP-10-23	1208 S. Atlantic Ave	86 space parking lot	September 5, 2023	Planning and Zoning	Under Construction
31	FOA Medical Plaza	SP-03-23	617 Canal Street	3,834 SF medical building	September 22, 2023	Staff Approval	Construction not started
32	Seaview Terrace	SP-01-23	S. Atlantic Avenue	5 Condominium	October 26, 2023	Staff Approval	Construction not started
33	707 Cheston Street	SP-15-23	707 Canal Street	2240 sq ft office and werehouse	October 31, 2023	Staff Approval	Construction not started
34	Village Square MDA/PUD	PUD-03-21	2360 SR 44	Retail/ Office/ Resturant	November 28, 2023	City Commission	Site Plan to be submitted
35	Davis Bros Warehouse	SP-24-22	708 N. Dixie Freeway	6,267 SF Warehouse	January 1, 2024	Staff Approval	Construction not started
24	Tiona Warehouse	SP-19-23	1674 Tionia Road	4,800 SF Office and Warehouse	January 9, 2024	Staff Approval	Construction not started

FEBRUARY 2024 DEVELOPMENT ACTIVITY REPORT MAP



MAP ID	NAME	CASE NUMBER	MAP ID	NAME	CASE NUMBER
1	Medical Complex and Wellness	PUD-04-22	8	South Village – Pre Plat	S-01-23
2	NSB Utilities Comm. Complex	PUD-05-22	9	Hidden Lakes – Pre Plat	S-03-23
3	4th Amendment to Regency/Wal-Mart	PUD-09-22	10	Shell Pointe Ph. 3&4 - Final Plat	S-04-23
4	M/U Garage/Restaurant/Retail	PUD-02-23	11	Bless Gas Station & Convenience Store	SP-23-21
5	Reserve at Lake Waterford	S-01-18	12	Catalyst Apartments	SP-29-22
6	Rolling Hills	S-10-18	13	Florida Health Care Plan	SP-31-22
7	S. Myrtle Ave.	S-02-22			

February 2024 Development Activity Report

****Contact Planning Department at (386) 410-2830 with any questions regarding the DAR*****

Map ID#	Project Name	Project Number	Location	Description	Final Approval By	Current Status	Next Step
1	Medical Complex and Wellness Center	PUD-0004-2022	190 S. Wild Orange Dr.	Medical Office	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit
2	New Smyrna Beach Utilites Commission	PUD-0005-2022	Intersection of S.R. 44 and Interstate 95	Commercial/Utility Uses	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit
3	4th Amendment to Regency/Wal-Mart PUD/MDA	PUD-0009-2022	SR 44 and I-95	Carwash	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit
4	M/U Garage/Restaurant/Retail	PUD-0002-2023	1300 S. Atlantic Avenue	Garage/Restaurant /Retail	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit
5	Reserve at Lake Waterford	S-1-18	Eslinger Road	45 Lot Residential Subdivision	Future City Commission Meeting	Staff preparing for CC agenda	City Commission Meeting on TBD
6	Rolling Hills	S-10-18	Sugar Mill Drive	194 Lot Subdivision	Future City Commission Meeting	Staff preparing for CC agenda	City Commission Meeting on TBD
7	S. Myrtle Ave	S-0002-2022	408 S. Myrtle Ave	8 Single Family Residental Lots	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit
8	South Village - Pre Plat	S-0001-2023	State Road 44	Commercial and Residential	City Staff	Staff Comments Issued	Applicant to Resubmit
9	Hidden Lakes - Pre Plat	S-0003-2023	Turnbull Bay Road/Wispering Pines Drive	132 Residential Units	City Staff	Staff Comments Issued	Applicant to Resubmit
10	Shell Pointe Phase 3&4 - Final Plat	S-0004-2023	3350 Pioneer Trail	385 Residential Units	Future City Commission Meeting	Submitted for Staff Review	Staff to Issue Comments
11	Bless Gas Station & Convenience Store	SP-0023-2021	1650 S. Atlantic	Convenience store and gas station	City Staff	Staff Comments Issued	Applicant to Resubmit
12	Catalyst Apartments	SP-0029-2022	Regency/Wal-mart PUD - SR 44	279 Multifamily Units with 558 parking spaces	Future City Commission Meeting	Staff Comments Issued	Applicant to Resubmit
13	Florida Health Care Plan	SP-0031-2022	Timberlane/ SR44 & Oliver Drive	12,713 SF Medical Office and Pharmacy Building	City Staff	Submitted for Staff Review	Staff to Issue Comments

SP - Site Plan, S - Subdivision,
PUD - Planned Unit Development