



City of Daytona Beach Shores

"Life is Better Here"

"A Premier, Friendly Place to Be"

AGENDA CITY COMMISSION MEETING JANUARY 23, 2024

**6:00 PM, Shores Community Center, 3000 Bellemead Drive
Daytona Beach Shores, FL 32118**

Upon being recognized, a member of the public shall proceed to the podium and give his or her name and address and may, thereafter, speak for a maximum of three minutes on any matter relevant to a specific agenda item. During "Audience Comments," a member of the public may speak on any matter relevant to City business which is not on the agenda, for a maximum of three minutes in accordance with Section 2-1.1(d) and 2-2 of the City Code. In accordance with Section 2-2, during periods set aside for public discussion any person desiring to speak shall secure a form located at the agenda table, complete the form and present it to the City Clerk so the speaker can be recognized by the presiding officer. The use of profanity, obscene language, threats or any violent or abusive conduct by any person shall constitute a violation of this section. It shall be the duty of the Director of Public Safety, upon the order of the presiding officer at any such meeting, to forcibly, if necessary, evict any person violating the provisions of this section from the Commission Chambers. Any such violation shall subject the offender, upon conviction thereof, to a fine and/or imprisonment as prescribed by Section 1-8.

- 1. CALL TO ORDER BY MAYOR**
- 2. ROLL CALL BY CITY CLERK**
- 3. PRAYER**
- 4. PLEDGE OF ALLEGIANCE**
- 5. CEREMONIAL ITEMS, PRESENTATIONS AND PUBLIC NOTICES:**
 - A. Official Swearing in for new City Commission Members
- 6. APPROVAL OF MINUTES**
 - A. City Commission Workshop Minutes January 9, 2024
 - B. City Commission Minutes January 9, 2024
- 7. CONSENT AGENDA:**

- A. November Public Safety Report
- B. December Public Safety Report
- C. Community Services Department Monthly Report - November 2023
- D. Community Services Department Monthly Report - December 2023

8. OLD BUSINESS:

- A. Ordinance 2024-01: Requiring The Posting Of Addresses On The East side Of Properties Adjacent To The Beach
- B. Ordinance 2024-03: Sewer Development Impact Fee

9. QUASI-JUDICIAL HEARING

- A. Regular Site Plan RSP120230538: LIV Multi-Family Residential Condominium, 3635-3637 S. Atlantic Avenue

10. NEW BUSINESS:

- A. Resolution 2024-03 Supporting the 2024 Florida League of Cities Legislation Agenda
- B. Consideration of Request for Reduction/Rescission of Code Enforcement Lien for 2008 S. Atlantic Avenue
- C. Appointment of City Commission Economic Development Liaison and Local Business Relations Liaison

11. CITY ATTORNEY COMMENTS

12. CITY MANAGER COMMENTS

13. COUNCIL COMMENTS:

14. AUDIENCE REMARKS/PUBLIC COMMENTS:

15. ITEMS RECOMMENDED FOR THE NEXT AGENDA:

16. ADJOURNMENT:

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE HE OR SHE MAY NEED TO ENSURE AT HIS OR HER OWN

EXPENSE FOR THE TAKING AND PREPARATION OF A VERBATIM RECORD OF ALL TESTIMONY AND EVIDENCE OF THE PROCEEDINGS UPON WHICH THE APPEAL IS TO BE BASED.

NOTE: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE CITY CLERK FOR THE CITY OF DAYTONA BEACH SHORES, 2990 S. ATLANTIC AVENUE, DAYTONA BEACH SHORES, FLORIDA 32118, TELEPHONE NUMBER 386-7635364, CSCHWAB@CITYOFDBS.ORG, AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING DATE. IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 711 or 1 8009558771.

UPON REQUEST BY A QUALIFIED INDIVIDUAL WITH A DISABILITY, THIS DOCUMENT WILL BE MADE AVAILABLE IN AN ALTERNATE FORMAT. IF YOU NEED TO REQUEST THIS DOCUMENT IN AN ALTERNATE FORMAT, PLEASE CONTACT THE CITY CLERK WHOSE CONTACT INFORMATION IS PROVIDED ABOVE.

MINUTES
CITY COMMISSION MEETING
January 9, 2024
3000 Bellemead Drive, Daytona Beach Shores, FL 32118

1. CALL TO ORDER BY MAYOR

Present: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos
Staff: City Manager Kurt Swartzlander, City Clerk Cheri Schwab, City Attorney Becky Vose, Community Services Director Stewart Cruz, Finance Director Lory Irwin, Economic Development and Public Affairs Director Nancy Maddox, and Public Safety Director Michael Fowler.

2. ROLL CALL BY CITY CLERK

3. NEW BUSINESS:

A. Discussion on the procedure for filling vacancies on the City Commission

Mayor Miller explained that there were two recent resignations due to new legislation passed requiring the new Form 6 filing disclosure. Per the City Charter, the remaining commission members need to appoint two qualified residents to fill the vacancies until the next general election. A qualified resident is at least 18 years old, a US citizen, a resident of the city for at least six months, and registered to vote in Daytona Beach Shores. The workshop was to discuss the process of how to appoint the new members and then the procedure would be voted on during the regular meeting. Per the charter, there are only 30 days to fill the vacancies or a special election would need to be held. There were four residents in the audience who were interested in being appointed. The Commission gave each resident three minutes to speak and explain why they wished to serve.

The residents were called in alphabetical order with Mark Card going first. He has done business in the city for the past 25 years. He is a retired FF/EMT and a graduate of the Chamber Leadership Academy. Stephan Dembinsky spoke second. He is now retired after being the Director of Public Safety from 1998 to 2022. He cares deeply about the city and would like it to continue to run efficiently. Ashley Grimes spoke third. She would like to see another female on the commission with a young voice. She is a single mom and holds a MBA. She is the Executive Director for the non-profit NAMI. The final resident to speak was Ed Offerman. He has had a varied career in public service. He has been a resident since 2016, and would like to use his experience on the commission.

The City Attorney has written a motion that the commission will use during the regular meeting to make an appointment. It was decided that Vice Mayor Politis would make the motion for Seat 2 and Comm. Conomos for Seat 3.

4. ADJOURNMENT:

The meeting ended at 5:49 pm.

**MAYOR
NANCY MILLER**

**CITY MANAGER
KURT D. SWARTZLANDER**

ATTEST:

CITY CLERK, CHERI SCHWAB

MINUTES
CITY COMMISSION MEETING
January 9, 2024
3000 Bellemead Drive, Daytona Beach Shores, FL 32118

1. CALL TO ORDER BY MAYOR

Present: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos
Staff: City Manager Kurt Swartzlander, City Clerk Cheri Schwab, City Attorney Becky Vose, Community Services Director Stewart Cruz, Finance Director Lory Irwin, Economic Development and Public Affairs Director Nancy Maddox, and Public Safety Director Michael Fowler.

2. ROLL CALL BY CITY CLERK

3. PRAYER

4. PLEDGE OF ALLEGIANCE

5. CEREMONIAL ITEMS, PRESENTATIONS AND PUBLIC NOTICES:

A. Employee of the Year Award

Mayor Miller announced that Kim Smith was the Employee of the Year for 2023.

B. Certificate of Achievement for Excellence in Financial Reporting

City Manager Kurt Swartzlander stated that the city was awarded the Certificate of Achievement for Excellence in Financial Reporting.

6. APPROVAL OF MINUTES

A. City Commission Minutes December 12, 2023

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER CHRIS CONOMOS to Approve the City Commission Minutes of December 12, 2023.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos

7. CONSENT AGENDA:

- A. Renewal of Non-Exclusive Construction & Demolition Debris And Recyclables Removal Franchise - Creech Enterprises, Inc., dba Southeast Containers
- B. Renewal of Non-Exclusive Construction & Demolition Debris And Recyclables Removal Franchise - Samsula Waste, Inc.
- C. IPTM Pedestrian Safety Grant

COMMISSIONER CHRIS CONOMOS moved, seconded by VICE MAYOR MICHAEL POLITIS to Approve the consent agenda.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos

8. OLD BUSINESS:

9. NEW BUSINESS:

- C. Ordinance 2024-01: Requiring The Posting Of Addresses On The East side Of Properties Adjacent To The Beach

The City Attorney read the ordinance by title only. Community Services Director Stewart Cruz provided a brief staff report. He stated that the County had also passed a similar ordinance for the unincorporated area on the beach. Having the address numbers posted would improve emergency personnel response time. Comm. Conomos had a few concerns regarding Section 5-10. He asked if the word occupants could be removed in reference to a condominium building. He felt it should be the COA responsibility. He would also like to ensure the numbers looks consistent and professional with requiring a stencil be utilized. He inquired if city staff could assist if a homeowner was unable to paint the numbers. Attorney Vose did not see an issue as it would serve a public purpose, if staffing would allow. Mayor Miller only wanted to see staff get involved on a rare occasion.

COMMISSIONER CHRIS CONOMOS moved, seconded by VICE MAYOR MICHAEL POLITIS to Approve Ordinance 2024-01 on first reading with the suggested changes of removing the word occupants, allowing numbers on the concrete topper and adding the word professional manner.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos

- D. Ordinance 2024-02: A Request by B&Y, Inc. To Vacate And Abandon A Portion of Fraile Street (Alley) Right-of-Way

This item was postponed until February 20th at the request of the applicant.

- E. Ordinance 2024-03: Sewer Development Impact Fee

The City Attorney read the ordinance by title. Community Services Director Stewart Cruz explained that the proposed ordinance would automatically revise the sewer development fee to conform with the fee set by the City of Port Orange. This fee is a pass through and sent directly to Port Orange. Recently, the City of Port Orange has increased the development fee for all new development within their service area.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER CHRIS CONOMOS to Approve Ordinance 2024-03 on first reading.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos

- F. Ordinance 2024-04: Daytona Beach Shores, LLC Development Agreement - 3411 S. Atlantic Avenue-Serena by the Shores.

This item was postponed until February 20th at the request of the applicant.

- G. Resolution 2024-02 Adopting the 2023 Emergency Management Services Statewide Mutual Aid Agreement

The City Attorney read the resolution by title. This was at the request of the county. It would allow the city to receive mutual aid from state agencies and all municipalities are requested to sign.

COMMISSIONER CHRIS CONOMOS moved, seconded by VICE MAYOR MICHAEL POLITIS to Adopt Resolution 2024-02 on first reading.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos

- A. Procedure for Appointing Replacement Commissioners

Mayor Miller explained that a workshop was held earlier and there were four interested candidates. Each one gave a three minute speech on why they wished to be selected. The process discussed would be by nominations and a majority vote.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER CHRIS CONOMOS to Approve the Procedure for Appointing Replacement Commissioners.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos

- B. Appointment of New Commissioners to fill seats 2 and 3

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER CHRIS CONOMOS to Appoint Stephan Dembinsky to fill Seat 2 for a period of 10 months.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos

COMMISSIONER CHRIS CONOMOS MOVED, SECONDED BY VICE MAYOR MICHAEL POLITIS to Appoint Mark Card to fill Seat 3 for a period of 10 months.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos

City Attorney Vose swore in both candidates and they took their place on the dais.

10. CITY ATTORNEY COMMENTS

The City Attorney had no additional comments.

11. CITY MANAGER COMMENTS

City Manager Kurt Swartzlander congratulated the newly appointed commissioners. He stated that bids had come in for the FPL box wraps. The results will be on a future agenda. The pedestrian group, Best Foot Forward, will be in the city during February for crosswalk safety.

12. COUNCIL COMMENTS:

The new commission members were welcomed and the outgoing were thanked for their service. Mayor Miller announced the Business Expo happening on Sat. January 13th; tomorrow's Coffee With the Mayor has guest speaker, County Commissioner Matt Reinhart.

13. AUDIENCE REMARKS/PUBLIC COMMENTS:

Mel Lindauer thanked the newly appointed commissioners for agreeing to serve.

14. ITEMS RECOMMENDED FOR THE NEXT AGENDA:

The official swearing in of new commissioners.

15. ADJOURNMENT:

The meeting ended at 6:51 pm.

**MAYOR
NANCY MILLER**

**CITY MANAGER
KURT D. SWARTZLANDER**

ATTEST:



**CITY COMMISSION AGENDA MEMORANDUM
JANUARY 23, 2024 AGENDA**

TO: Honorable Mayor and Members of the City Commission

FROM:

PREPARED BY: Joanne Sweeney, Admin Asst

SUBJECT: November Public Safety Report

SYNOPSIS:

FISCAL IMPACT STATEMENT:

BACKGROUND:

LEGAL REVIEW:

RECOMMENDATION:

SUGGESTED MOTION:

ATTACHMENT: 1. November



CITY OF DAYTONA BEACH SHORES
DEPARTMENT OF PUBLIC SAFETY
3050 South Atlantic Avenue
Daytona Beach Shores, Florida 32118
Office of Director of Public Safety
Office 386-763-5333 Fax 386-763-5341

MONTHLY REPORT FOR NOVEMBER 2023

	Nov-23	23/YTD	Nov-22	22/YTD
<i>Police Related Calls</i>	1,717	19,976	1,894	22,729
<i>Fire Related Calls</i>	66	726	40	524
<i>Rescue Related Calls</i>	58	663	79	1,131
<i>Fire Related Alarms Sounding</i>	15	217	22	305
<i>Traffic Citations</i>	111	1,809	119	2,535
<i>Written Warnings</i>	39	315	22	495
<i>Building Inspections</i>	49	446	36	491
<i>Arrests: Adults</i>	16	282	42	431
<i>Juveniles</i>	0	6	0	8
<i>City Ordinance Charges</i>	0	3	1	5
<i>Florida State Statute Charges</i>	19	501	61	707
<i>Accidents: Total</i>	8	164	19	221
<i>Street/Highway</i>	5	109	8	116
<i>Parking Lot</i>	3	62	2	105

Michael Fowler, Public Safety Director

POLICE CALLS TOTALS BY TYPE (NO CIVIL)

DB SHORES POLICE

DATES: 2023-11-01 through 2023-11-30

LOCATION: ALL | ZONE: ALL | RD: ALL

DESCRIPTION	SIGNAL	TOTAL CALLS	% OF ALL CALLS	DAILY AVG
MISCELLANEOUS LE CALL	MISC	372	21.67 %	12.40
EXTRA PATROL	EP	334	19.45 %	11.13
TRAFFIC STOP	TS	254	14.79 %	8.47
PROPERTY CHECK	PRC	141	8.21 %	4.70
DIRECTED PATROL REQUEST	DPR	78	4.54 %	2.60
SUSP PERSON	SPER	34	1.98 %	1.13
MEDICAL EMERGENCY	MED1	32	1.86 %	1.07
SCHOOL ZONE	SZ	31	1.81 %	1.03
SUSPECT STOP	SS	28	1.63 %	0.93
TELEPHONE HANDLE	THC	27	1.57 %	0.90
WALK & TALK	WT	23	1.34 %	0.77
SUSP VEHICLE	SVEH	22	1.28 %	0.73
SUSP INCIDENT	SINC	21	1.22 %	0.70
FIRE ALARM	ALARMF	17	0.99 %	0.57
DISTURBANCE	DIST	15	0.87 %	0.50
BLS - MED/TRAUMA	BLS3	13	0.76 %	0.43
WALKUP	WALKUP	13	0.76 %	0.43
FOUND PROPERTY	PROPF	12	0.70 %	0.40
TRESPASSERS	TRES	12	0.70 %	0.40
WELL BEING CHECK	WBC	12	0.70 %	0.40
RECKLESS DRIVER	RD	10	0.58 %	0.33
ANIMAL COMPLAINT	AC	9	0.52 %	0.30
BUSINESS ALARM	ALARMB	9	0.52 %	0.30
MVA	MV	9	0.52 %	0.30
FRAUD	FRAUD	8	0.47 %	0.27
INFORMATION GIVEN	INFO	8	0.47 %	0.27
RADAR	RADAR	8	0.47 %	0.27
ZONE ACCOUNTABILITY PATR	ZAP	8	0.47 %	0.27
FALL- NON EMERGENCY	TRAU3	7	0.41 %	0.23
TEST LE CALL	TEST	7	0.41 %	0.23
THEFT	THEFT1	7	0.41 %	0.23
ASSAULT/BATTERY	ABAT	6	0.35 %	0.20
ELEVATOR CALL	ELEV	6	0.35 %	0.20
INVESTIGATION	INV	6	0.35 %	0.20
SHOPLIFTING	SHOP	6	0.35 %	0.20
911 CK/OPEN LINE	911CK	5	0.29 %	0.17
NARCOTICS	NARC	5	0.29 %	0.17
STROKE / CVA	CVA	5	0.29 %	0.17
TRAFFIC LITE OUT	TLO	5	0.29 %	0.17
BURGLARY ALARM	ALARM	4	0.23 %	0.13
DISABLED VEHICLE	DAV	4	0.23 %	0.13
MEDICAL UNKNOWN	ALARMM	4	0.23 %	0.13
NOISE	NOISE	4	0.23 %	0.13
SPECIAL DETAIL	SDL	4	0.23 %	0.13
TRAUMA EMERGENCY	TRAU1	4	0.23 %	0.13
ATT TO CONTACT	ATC	3	0.17 %	0.10

POLICE CALLS TOTALS BY TYPE (NO CIVIL)

DB SHORES POLICE

DATES: 2023-11-01 through 2023-11-30

LOCATION: ALL | ZONE: ALL | RD: ALL

DESCRIPTION	SIGNAL	TOTAL CALLS	% OF ALL CALLS	DAILY AVG
BOLO	BOLO	3	0.17 %	0.10
FLAG DOWN	FLAG	3	0.17 %	0.10
ILLEGAL PARKING	PARK	3	0.17 %	0.10
LOST/FOUND PET INFO	PET	3	0.17 %	0.10
MEDICAL NON-EMERG	MED2	3	0.17 %	0.10
UNCONSCIOUS	UNC	3	0.17 %	0.10
WARRANT	WAR	3	0.17 %	0.10
ALZHEIMERS	ALZ	2	0.12 %	0.07
CARBREAK	CB	2	0.12 %	0.07
DRUNK PERSON	IP	2	0.12 %	0.07
JUVENILE	JUV	2	0.12 %	0.07
LOST PROPERTY	PROPL	2	0.12 %	0.07
ROAD OBSTRUCTION	RDOB	2	0.12 %	0.07
SMOKE ODOR IN STRUCTURE	SMODIS	2	0.12 %	0.07
TOWED VEHICLE	TOW	2	0.12 %	0.07
TRAUMA CRITICAL	TRAUE	2	0.12 %	0.07
911 CK/OPN LINE/MED HAZ	911MED	1	0.06 %	0.03
ASSIST	ASST	1	0.06 %	0.03
ASSIST AGENCY	ASSIST	1	0.06 %	0.03
ATTEMPTED SUICIDE	ASUI	1	0.06 %	0.03
BURG/BUSINESS	BURGB	1	0.06 %	0.03
BURG/IN PROG	BURGIP	1	0.06 %	0.03
BURG/RESD	BURGR	1	0.06 %	0.03
CHILD BIRTH	CBIRTH	1	0.06 %	0.03
CITY ORDINANCE VIOLATION	COV	1	0.06 %	0.03
DANGEROUS COND FD	DCFD	1	0.06 %	0.03
DROWNING	DROWN	1	0.06 %	0.03
DRUNK DRIVER	DUI	1	0.06 %	0.03
FIGHT	FIGHT	1	0.06 %	0.03
FLEEING DRIVER	FLEE	1	0.06 %	0.03
HARRASSING CALLS	HCALL	1	0.06 %	0.03
HAZARDOUS COND	HZM	1	0.06 %	0.03
MISSING PERSON	MP	1	0.06 %	0.03
MVA W/ INJURIES	MVI	1	0.06 %	0.03
OPEN DOOR	OPD	1	0.06 %	0.03
POWER LINES HAZARD	PL	1	0.06 %	0.03
PROWLER	PROW	1	0.06 %	0.03
SMOKE IN STRUCTURE	SMIS	1	0.06 %	0.03
SOLICITORS	SOL	1	0.06 %	0.03
STRUC FIRE COMM/HIGHRISE	SFCH	1	0.06 %	0.03
SUICIDAL PERSON	SP	1	0.06 %	0.03
WEAPONS COMPL	WC	1	0.06 %	0.03
TOTAL CALLS:		1,717	100.00%	57.23

POLICE CALLS TOTALS BY TYPE (NO CIVIL)

DB SHORES POLICE

DATES: 2023-11-01 through 2023-11-30

LOCATION: ALL | ZONE: ALL | RD: ALL

NOTE: CAD-generated statistical reports are compiled from a live database of calls for service; this live database requires frequent call updating to ensure real time data is correct and maintained. When compiling and comparing statistics over time, minor discrepancies are inherent and should be expected. For final report information on crime, Uniformed Crime Reporting (UCR) statistics should be utilized.

DAYTONA BEACH SHORES DEPARTMENT OF PUBLIC SAFETY

NOVEMBER 2023 STATISTICS

FIRE CALLS	CURRENT MONTH	YEAR TO DATE	PRIOR YEAR
STRUCTURE FIRES	0	8	3
HAZARDOUS CONDITIONS	7	101	66
VEHICLE FIRES	0	1	0
BOAT FIRES	0	0	0
OTHER FIRES NOT LISTED	1	27	15
VEHICLE CRASHES W/ENGINE RESPONSE	0	23	6
SERVICE CALLS	44	626	247
FIRE ALARMS	15	352	193
CANCELLED EN ROUTE	14	246	144
TOTALS	81	1384	674

CURRENT MONTH ESTIMATED FIRE DAMAGES

CITY: \$0
COUNTY: \$0
MUTUAL AID: \$0

INSPECTIONS	CURRENT MONTH		YEAR TO DATE		PRIOR YEAR	
	INITIAL	FOLLOW-UP	INITIAL	FOLLOW-UP	INITIAL	FOLLOW-UP
HIGH RISE	9	2	79	58	48	39
HOTEL/MOTEL	1	2	65	58	39	26
ASSEMBLY	0	1	1	3	1	2
MERCANTILE	9	0	49	15	34	7
RESTAURANT	2	1	32	17	19	11
BUSINESS	7	0	124	33	85	9
OTHER	14	0	245	45	186	3
CONSTRUCTION	0	0	42	8	24	7
OCCUPATIONAL LICENSES	0	0	0	0	0	0
APARTMENTS/CONDO	1	0	51	36	33	9
TOTALS	43	6	52	273	469	113

PLANS EXAMINATION HOURS: 8 HRS

DAYTONA BEACH SHORES DEPARTMENT OF PUBLIC SAFETY
NOVEMBER 2023 STATISTICS

EMS CALLS	CURRENT MONTH	YEAR TO DATE	PRIOR YEAR
ALS CALLS	32	631	416
BLS CALLS	26	629	440
TOTALS	58	1260	856



Daytona Beach Shores Department of Public Safety
Office of Director Michael Fowler
3050 S. Atlantic Ave.
Daytona Beach Shores, FL 32118
Office 386-763-5333

TRAINING SEMINARS ATTENDED

Month of November 2023

<i>William Frank Ryan Mowen</i>	<i>11/13-17</i>	<i>Firearms Instructor Seminole</i>
<i>Heather Vanis</i>	<i>11/13-17</i>	<i>Field Training Officer Eastern State College</i>
<i>Jack Ransom Kathryn Gotz</i>	<i>11/27-12/1</i>	<i>FF Tactics & Strategies I POFD</i>
<i>Ronnie Eubanks</i>	<i>11/28-30</i>	<i>Fire apparatus training Ocala</i>



Daytona Beach Shores Department of Public Safety
Office of Director Michael Fowler
3050 S. Atlantic Ave.
Daytona Beach Shores, FL 32118
Office 386-763-5333

MONTHLY REPORT FOR NOVEMBER 2023

Vehicle Maintenance Division: 2 Positions Assigned: Conducted routine, scheduled maintenance checks and repairs on all city vehicles (includes oil changes and tire exchanges). Additional items were:

Replace battery	veh #146
Replace wiper blades	veh#164
Replace brake rotors	veh#157
Replace battery	veh#178
Replace battery	veh #165
Replace wiper blades	veh #112
Replace serpentine belt	veh#112
Replace brake pads	veh #112
Replace battery	veh #159
Replace wiper blades	veh #152
Replace wiper blades	veh #179



**CITY COMMISSION AGENDA MEMORANDUM
JANUARY 23, 2024 AGENDA**

TO: Honorable Mayor and Members of the City Commission

FROM:

PREPARED BY: Joanne Sweeney, Admin Asst

SUBJECT: December Public Safety Report

SYNOPSIS:

FISCAL IMPACT STATEMENT:

BACKGROUND:

LEGAL REVIEW:

RECOMMENDATION:

SUGGESTED MOTION:

ATTACHMENT: 1. December



CITY OF DAYTONA BEACH SHORES

DEPARTMENT OF PUBLIC SAFETY

3050 South Atlantic Avenue

Daytona Beach Shores, Florida 32118

Office of Director of Public Safety

Office 386-763-5333 Fax 386-763-5341

MONTHLY REPORT FOR DECEMBER 2023

	<i>Dec-23</i>	<i>23/YTD</i>	<i>Dec-22</i>	<i>22/YTD</i>
<i>Police Related Calls</i>	1,750	21,726	1,967	24,696
<i>Fire Related Calls</i>	85	811	34	558
<i>Rescue Related Calls</i>	75	738	92	1,223
<i>Fire Related Alarms Sounding</i>	15	232	30	335
<i>Traffic Citations</i>	128	1,937	155	2,690
<i>Written Warnings</i>	34	349	52	547
<i>Building Inspections</i>	47	493	43	534
<i>Arrests: Adults</i>	24	306	34	465
<i>Juveniles</i>	0	6	0	8
<i>City Ordinance Charges</i>	0	3	2	7
<i>Florida State Statute Charges</i>	27	528	60	760
<i>Accidents: Total</i>	10	174	10	231
<i>Street/Highway</i>	2	111	4	120
<i>Parking Lot</i>	8	70	6	111

Michael Fowler, Public Safety Director

(Signature)
01.12.24

POLICE CALLS TOTALS BY TYPE (NO CIVIL)

DB SHORES POLICE

DATES: 2023-12-01 through 2023-12-31

LOCATION: ALL | ZONE: ALL | RD: ALL

DESCRIPTION	SIGNAL	TOTAL CALLS	% OF ALL CALLS	DAILY AVG
MISCELLANEOUS LE CALL	MISC	355	20.29 %	11.45
TRAFFIC STOP	TS	307	17.54 %	9.90
EXTRA PATROL	EP	274	15.66 %	8.84
PROPERTY CHECK	PRC	177	10.11 %	5.71
SUSP PERSON	SPER	62	3.54 %	2.00
MEDICAL EMERGENCY	MED1	42	2.40 %	1.35
DIRECTED PATROL REQUEST	DPR	40	2.29 %	1.29
TELEPHONE HANDLE	THC	36	2.06 %	1.16
FIRE ALARM	ALARMF	27	1.54 %	0.87
SUSPECT STOP	SS	26	1.49 %	0.84
SUSP INCIDENT	SINC	23	1.31 %	0.74
FALL- NON EMERGENCY	TRAU3	18	1.03 %	0.58
WALKUP	WALKUP	16	0.91 %	0.52
SCHOOL ZONE	SZ	15	0.86 %	0.48
TEST LE CALL	TEST	15	0.86 %	0.48
NARCOTICS	NARC	14	0.80 %	0.45
WALK & TALK	WT	14	0.80 %	0.45
911 CK/OPEN LINE	911CK	13	0.74 %	0.42
DISTURBANCE	DIST	11	0.63 %	0.35
INVESTIGATION	INV	11	0.63 %	0.35
SUSP VEHICLE	SVEH	11	0.63 %	0.35
BLS - MED/TRAUMA	BLS3	10	0.57 %	0.32
SPECIAL DETAIL	SDL	10	0.57 %	0.32
THEFT	THEFT	10	0.57 %	0.32
TRESPASSERS	TRES	10	0.57 %	0.32
ZONE ACCOUNTABILITY PATR	ZAP	10	0.57 %	0.32
ANIMAL COMPLAINT	AC	9	0.51 %	0.29
ASSAULT/BATTERY	ABAT	9	0.51 %	0.29
BUSINESS ALARM	ALARMB	8	0.46 %	0.26
ELEVATOR CALL	ELEV	8	0.46 %	0.26
DISABLED VEHICLE	DAV	7	0.40 %	0.23
ESCORT	ESCORT	7	0.40 %	0.23
FLAG DOWN	FLAG	7	0.40 %	0.23
RADAR	RADAR	7	0.40 %	0.23
WELL BEING CHECK	WBC	6	0.34 %	0.19
FLEEING DRIVER	FLEE	5	0.29 %	0.16
INFORMATION GIVEN	INFO	5	0.29 %	0.16
MEDICAL NON-EMERG	MED	5	0.29 %	0.16
ASSIST AGENCY	ASSIST	4	0.23 %	0.13
MEDICAL UNKNOWN	ALARMM	4	0.23 %	0.13
MVA	MV	4	0.23 %	0.13
MVA MAJOR	MVMI	4	0.23 %	0.13
TRAUMA CRITICAL	TRAUE	4	0.23 %	0.13
UNCONSCIOUS	UNC	4	0.23 %	0.13
WARRANT	WAR	4	0.23 %	0.13
HARRASSING CALLS	HCALL	3	0.17 %	0.10

POLICE CALLS TOTALS BY TYPE (NO CIVIL)

DB SHORES POLICE

DATES: 2023-12-01 through 2023-12-31

LOCATION: ALL | ZONE: ALL | RD: ALL

DESCRIPTION	SIGNAL	TOTAL CALLS	% OF ALL CALLS	DAILY AVG
HIT&RUN MVA	MVHR	3	0.17 %	0.10
MENTALLY ILL PER	MIP	3	0.17 %	0.10
MISC FIRE SERVICE CALL	MISCF	3	0.17 %	0.10
NOISE	NOISE	3	0.17 %	0.10
RECKLESS DRIVER	RD	3	0.17 %	0.10
ROAD OBSTRUCTION	RDOB	3	0.17 %	0.10
STOLEN VEHICLE	SV	3	0.17 %	0.10
911 CK/OPN LINE/MED HAZ	911MED	2	0.11 %	0.06
ABANDONED VEH	AV	2	0.11 %	0.06
DANGEROUS COND FD	DCFD	2	0.11 %	0.06
DOMESTIC DISTURBANCE	DV	2	0.11 %	0.06
DRUNK DRIVER	DUI	2	0.11 %	0.06
DRUNK PERSON	IP	2	0.11 %	0.06
FIGHT	FIGHT	2	0.11 %	0.06
FOUND PROPERTY	PROPF	2	0.11 %	0.06
FRAUD	FRAUD	2	0.11 %	0.06
ILLEGAL PARKING	PARK	2	0.11 %	0.06
LOST/FOUND PET INFO	PET	2	0.11 %	0.06
REPOSSESSED VEH	REPO	2	0.11 %	0.06
STROKE / CVA	CVA	2	0.11 %	0.06
TOWED VEHICLE	TOW	2	0.11 %	0.06
TRAFFIC LITE OUT	TLO	2	0.11 %	0.06
TRAUMA EMERGENCY	TRAU1	2	0.11 %	0.06
VANDALISM	VAND	2	0.11 %	0.06
AIRPORT SERVICE CALL	MISAIR	1	0.06 %	0.03
ANIMAL BITE	BITE	1	0.06 %	0.03
ATT TO CONTACT	ATC	1	0.06 %	0.03
BRUSH FIRE	BF	1	0.06 %	0.03
BURGLARY ALARM	ALARM	1	0.06 %	0.03
CITY ORDINANCE VIOLATION	COV	1	0.06 %	0.03
CIVIL COMPLAINT	CIVIL	1	0.06 %	0.03
CIVIL SERVICE	CIVILS	1	0.06 %	0.03
DEAD PERSON	DEAD	1	0.06 %	0.03
FINGERPRINTS	PRINTS	1	0.06 %	0.03
FIRE OUTSIDE STRUCTURE	FOS	1	0.06 %	0.03
HAZ COND/MAJOR INC	HZMMI	1	0.06 %	0.03
HIT&RUN W/INJ PED	MVHRPI	1	0.06 %	0.03
LOST PROPERTY	PROPL	1	0.06 %	0.03
MISSING PERSON RECOVERED	MPR	1	0.06 %	0.03
MVA W/ INJURIES	MVI	1	0.06 %	0.03
PANIC ALARM	ALARMMP	1	0.06 %	0.03
SMOKE INVESTIGATION	SMOKE	1	0.06 %	0.03
STRUC FIRE COMM/HIGHRISE	SFCH	1	0.06 %	0.03
STRUCTURE FIRE	SF	1	0.06 %	0.03
SUICIDAL PERSON	SP	1	0.06 %	0.03
TRAUMA NON EMERG	TRAU	1	0.06 %	0.03

POLICE CALLS TOTALS BY TYPE (NO CIVIL)

DB SHORES POLICE

DATES: 2023-12-01 through 2023-12-31

LOCATION: ALL | ZONE: ALL | RD: ALL

DESCRIPTION	SIGNAL	TOTAL CALLS	% OF ALL CALLS	DAILY AVG
VEH FIRE	VF	1	0.06 %	0.03
WEAPONS COMPL	WC	1	0.06 %	0.03
TOTAL CALLS:		1,750	100.00%	56.45

NOTE: CAD-generated statistical reports are compiled from a live database of calls for service; this live database requires frequent call updating to ensure real time data is correct and maintained. When compiling and comparing statistics over time, minor discrepancies are inherent and should be expected. For final report information on crime, Uniformed Crime Reporting (UCR) statistics should be utilized.

DAYTONA BEACH SHORES DEPARTMENT OF PUBLIC SAFETY

DECEMBER 2023 STATISTICS

FIRE CALLS	CURRENT MONTH	YEAR TO DATE	PRIOR YEAR
STRUCTURE FIRES	0	8	3
HAZARDOUS CONDITIONS	7	108	67
VEHICLE FIRES	2	3	0
BOAT FIRES	2	2	0
OTHER FIRES NOT LISTED	2	29	16
VEHICLE CRASHES W/ENGINE RESPONSE	1	24	8
SERVICE CALLS	56	682	269
FIRE ALARMS	24	376	223
CANCELLED EN ROUTE	15	261	152
TOTALS	109	1493	738

CURRENT MONTH ESTIMATED FIRE DAMAGES

CITY: \$0
COUNTY: \$0
MUTUAL AID: \$0

INSPECTIONS	CURRENT MONTH		YEAR TO DATE		PRIOR YEAR	
	INITIAL	FOLLOW-UP	INITIAL	FOLLOW-UP	INITIAL	FOLLOW-UP
HIGH RISE	8	2	87	60	56	41
HOTEL/MOTEL	4	1	69	59	45	28
ASSEMBLY	0	0	1	3	1	2
MERCANTILE	1	0	50	15	34	7
RESTAURANT	1	0	33	17	21	13
BUSINESS	6	1	130	34	91	13
OTHER	12	7	257	52	188	3
CONSTRUCTION	0	0	42	8	24	7
OCCUPATIONAL LICENSES	0	0	0	0	0	0
APARTMENTS/CONDO	3	1	54	37	42	9
TOTALS	35	12	52	285	502	123

PLANS EXAMINATION HOURS: 0 HRS

DAYTONA BEACH SHORES DEPARTMENT OF PUBLIC SAFETY
DECEMBER 2023 STATISTICS

EMS CALLS	CURRENT MONTH	YEAR TO DATE	PRIOR YEAR
ALS CALLS	41	631	458
BLS CALLS	34	629	490
TOTALS	75	1260	948



Daytona Beach Shores Department of Public Safety
Office of Director Michael Fowler
3050 S. Atlantic Ave.
Daytona Beach Shores, FL 32118
Office 386-763-5333

MONTHLY REPORT FOR DECEMBER 2023

Vehicle Maintenance Division: 2 Positions Assigned: Conducted routine, scheduled maintenance checks and repairs on all city vehicles (includes oil changes and tire exchanges). Additional items were:

Replace axle shaft gasket	veh #107
Change oil & filter	veh #187
Change oil & filter	veh #168
Repair door seal	veh #148
Change oil & filter	veh #164
Replace wiper blades	veh #164
Replace wiper blades	veh #176
Replace wiper blades	veh #183
Replace wiper blades	veh #182
Replace wiper blades	veh #168
Replace wiper blades	veh #175



**CITY COMMISSION AGENDA MEMORANDUM
JANUARY 23, 2024 AGENDA**

TO: Honorable Mayor and Members of the City Commission

FROM:

PREPARED BY: Stewart Cruz, Community Services Director

SUBJECT: Community Services Department Monthly Report - November 2023

SYNOPSIS:

FISCAL IMPACT STATEMENT:

BACKGROUND:

LEGAL REVIEW:

RECOMMENDATION:

SUGGESTED MOTION:

ATTACHMENT:

1. CSD Public Works & Sewer Divisions Montly Report - November 2023
2. CSD Planning & Building Divisions Montly Report - November 2023

PUBLIC WORKS & SEWER DIVISIONS

MONTHLY REPORT - NOVEMBER 2023

FACILITIES MAINTENANCE DIVISION:

This division has two full-time positions.

Normal monthly duties:

This division is responsible for the upkeep and maintenance of city buildings. The facilities staff assesses problems reported with the buildings and repairs as needed within the staff's capabilities. The facilities staff has an HVAC certification therefore certain related repairs can be performed inhouse. Among other things, Staff pressure wash buildings, clean window exteriors, paint, lubricate the locks, deliver water jugs and perform any other general maintenance needed with the city buildings and city owned properties. Tasks outside the expertise of the staff are contracted to third party specialists.

Additionally, this month:

- City Hall: Removed a counter, patched and painted the area in Finance Department, put up the Christmas trees
- Public Safety: Worked on quotes for the evidence refrigerator and shed replacement, the fire bay garage door replacement, and sanded and repainted door frames and doors
- Community Center: Fixed outside lighting, fixed cabinets and helped get the rest of the Christmas decorations up
- Public Works facility: Trouble shot and changed the oil in the air compressors, pick up of repaired golf cart, installed new paint cabinet

PARKS / STREETS DIVISION:

This division typically has eleven maintenance positions plus one electrician position and one position that routinely assists the electrician. One Maintenance Worker position is currently vacant.

Normal monthly duties:

This division performs maintenance, upkeep and general appearance of all the City parks, streets, sidewalks and medians daily, including, but not limited to, mowing, changing out lights, restocking supplies, replacing plants as needed, replacing or repairing street signs, checking and clearing storm drains, as well as any other related issue that may arise in the City. Per the City-County Park Maintenance Agreement, this division also is responsible for the cleaning and upkeep of the new county parks. Although there are two units (parks & streets) within the division, all personnel share in the normal monthly duties.

Additionally, this month:

- Started putting out holiday decorations on city properties
- Fixed windscreens at pickleball courts
- Installed traffic barrels on missing street poles
- Laid fresh clay on the tennis courts
- Set up and tore down for the city residents cook out
- Tore out wood walkway at Fornari park and formed concrete pad
- Fixed swings at McElroy park
- Fixed sunshades at bocce ball courts
- Fixed flags at the court of flags
- Installed new foot wash station at tennis courts
- Assisted with Finance Department counter removal project

Electrician:

- The new electrician hit the ground running on October 25th
- Started replacing damaged decorative fixtures, globes and fuses along S. Atlantic Avenue in anticipation of the holiday decorations being mounted on the poles
- Started familiarizing himself with the sewer stations, generators, transformers, tennis/pickleball lighting and all the city parks and facilities
- Fixed several lights at parks and city facilities
- Installed a stereo sound system on the first floor of city hall and public safety buildings

SEWER DIVISION:

This division typically has four full-time employees. This month the division is again back down to three positions.

Normal monthly duties:

This division maintains and inspects all the sewer stations daily, performs all the general maintenance of the sewer stations, generators and the station properties, including, but not limited to, mowing and general outside maintenance, cleaning pump areas, wet wells and floats. The division also maintains and inspects city manholes, delivers past due sewer bill notices for the Finance Department every month, performs cooling tower readings, and quarterly grease trap inspections.

Additionally, this month:

- Sewer and Electrical locates – 51
- Sewer meter reads – 0
- Fixed valve stem on vehicle 169
- Escorted engineers to all the sewer stations and manholes
- Installed a new clean out box on Dottie Avenue
- Fixed the low pressure force main at station 13
- Fixed sewer back up at 2200 S. Atlantic Avenue

- Line cleaned around station 7

City of Daytona Beach Shores

Planning & Building Division Statistics

Monthly Report – November, 2023

Planning Division

Site Plans - Submittals and Approvals:

Submitted this Month: 1
 Submitted this Fiscal Year: 2
 Approved by Staff this Month: 0
 Approved by Staff this Fiscal Year: 0
 Approved by City Council this Month: 0
 Approved by City Council this Fiscal Year: 0
 Amendments Approved by Staff this Fiscal Year: 0

Building Division

Specific Large Projects (Over \$10,000) - Submitted This Month:

PROJECT	WORK ADDRESS	DATE	WORK DESCRIPTION	VALUE	REVENUE
Island Liquors	2400 South Atlantic Avenue	11/1	Install 1 monument and 3 wall signs	\$26,784.00	\$92.77
Surf Style	2226 South Atlantic Avenue	11/1	Install monument sign	\$27,400.00	\$124.45
Thompson Residence	3757 South Atlantic Avenue, Unit 1903	11/1	Replace kitchen cabinets and tops	\$11,000.00	\$120.55
Kuscih Residence	3703 South Atlantic Avenue, Unit 308	11/1	Remodel 2 guest bathrooms	\$35,000.00	\$266.76
Parton Residence	2937 South Atlantic Avenue, Unit 1103	11/1	Remodel kitchen	\$40,000.00	\$295.20
White Surf Condo	3555 South Atlantic Avenue	11/1	Install pool	\$152,000.00	\$1,248.40
MAX Office Gallery	1906 South Atlantic Avenue	11/1	Remodel office	\$70,000.00	\$465.86
Grand Coquina	3333 South Atlantic Avenue	11/2	TPO roof over, 4 th floor and porta cochere	\$185,000.00	\$976.31
MAX Office Gallery	1906 South Atlantic Avenue	11/3	Add outlets, replace exterior light fixture	\$12,470.00	\$47.50
Oceans Eight Condo	2937 South Atlantic Avenue	11/3	Minimal concrete repairs	\$12,000.00	\$129.10
St. Maarten Condo	2403 South Atlantic Avenue	11/3	New equipment pack and replumbing, North pool	\$30,000.00	\$70.75

PROJECT	WORK ADDRESS	DATE	WORK DESCRIPTION	VALUE	REVENUE
Sunglow Resort	3647 South Atlantic Avenue	11/3	New inground concrete pool	\$411,345.00	\$2,233.55
Curran Shores North	3615 South Atlantic Avenue	11/3	New inground concrete pool	\$242,760.00	\$1,558.10
Castaways Beach Resort	2043 South Atlantic Avenue	11/6	Demo pool	\$15,000.00	\$154.75
Martin Residence	3111 South Peninsula Drive	11/6	Re-roof shingle roof	\$15,475.00	\$161.50
Oceans Vistas	1925 South Atlantic Avenue	11/6	Replace 2 package units for common areas	\$45,615.00	\$359.34
Captiva Condo	3801 South Atlantic Ave.	11/7	Install ERC PVC roof system	\$375,321.00	\$1,739.62
MAX Office Gallery	1906 South Atlantic Avenue	11/8	Repair roof on office building	\$10,000.00	\$112.00
Curran Shores North	3615 South Atlantic Avenue	11/9	Construct beach dune stair walkover	\$31,250.00	\$249.46
Perrin Residence	3315 South Atlantic Avenue, Unit 1008	11/9	Install 3 motorized hurricane shutters	\$11,800.00	\$129.10
Delange Residence	3315 South Atlantic Avenue, Unit 307	11/9	Install 2 motorized hurricane shutters	\$10,200.00	\$120.55
Daytona Ocean Retail LLC	2518 South Atlantic Avenue	11/9	Install modified BUR system over portions of roof	\$143,889.00	\$812.38
Island Liquors	2400 South Atlantic Avenue	11/9	Install refrigerators	\$10,000.00	\$103.90
2626 Condo	2626 South Atlantic Avenue	11/9	Build block wall to replace fence	\$21,250.00	\$216.23
Panaggio Residence	2717 South Atlantic Avenue	11/9	Re-roof shingle roof	\$13,500.00	\$146.20
Oceans Five Condo	2987 South Atlantic Avenue	11//13	Install tapered ISO roof system, new coping, flashing	\$412,170.00	\$1,887.49
Sabados Residence	2071 South Atlantic Avenue, Unit 405	11/13	Change out 2.5 ton straight cool system	\$12,761.00	\$123.70
Ambros Hotel	3247 South Atlantic Avenue	11/13	Interior remodel, new cabinets	\$2,599,985.00	\$7,578.65
Ambros Hotel	3247 S. Atlantic Avenue	11/13	Electric to remodel existing motel rooms	\$89,000.00	\$892.06
Ambros Hotel	3247 South Atlantic Avenue	11/13	Install (3) 12 ton multi head split systems	\$140,000.00	\$678.14
Ambros Hotel	3247 South Atlantic Avenue	11/13	Plumbing to remodel existing motel rooms	\$279,000.00	\$704.38
Crisler Residence	96 Broad Avenue	11/14	Install Bahama shutters for hurricane protection	\$18,585.00	\$177.58
Boss Residence	4 Oceans West Boulevard, Unit 307C	11/14	Kitchen remodel, new cabinets, and tops	\$16,000.00	\$161.50
Heon Residence	2967 South Atlantic Avenue, Unit 1004	11/14	Replace 3 windows and 1 sliding glass door	\$14,256.00	\$154.75
Young Residence	3815 South Atlantic Avenue, Unit 606	11/15	Remodel kitchen and bathroom	\$146,969.00	\$824.52
Sea Haven HOA	Florida Shores Boulevard	11/16	Tile re-roof, units 280, 282, 284, 286, 288, and 290	\$80,000.00	\$522.75

PROJECT	WORK ADDRESS	DATE	WORK DESCRIPTION	VALUE	REVENUE
Sea Havens HOA	Florida Shores Boulevard	11/16	Tile re-roof, units 114, 116, 118, 120, 122, 124, and 126	\$80,000.00	\$522.75
Sea Havens HOA	Florida Shores Boulevard	11/16	Tile re-roof, units 100, 102, 104, 106, 108, 110, and 112	\$80,000.00	\$522.75
Sea Havens HOA	Florida Shores Boulevard	11/16	Tile re-roof, units 128, 130, 132, and 134	\$80,000.00	\$522.75
DiMucci Twin Towers	3315 South Atlantic Avenue	11/17	Access and clean sanitary piping	\$294,325.00	\$1,415.84
DiMucci Twin Towers	3315 South Atlantic Avenue	11/17	Access and clean sanitary piping	\$294,325.00	\$101.37
Courtney Residence	2615 South Atlantic Avenue, Unit 4D	11/17	Install new kitchen cabinets	\$14,212.00	\$154.75
Garey Residence	2987 South Atlantic Avenue, Unit 1402	11/17	Replace sliding glass door in living room	\$10,450.00	\$120.55
Naik Residence	2967 South Atlantic Avenue, Unit 1204	11/20	Replace 1 window and 1 sliding glass door	\$11,924.00	\$129.10
Cocian Residence	3043 South Atlantic Avenue, Unit 1205	11/20	Remodel kitchen and 2 bathrooms	\$30,000.00	\$238.31
Dryer Residence	2937 South Atlantic Avenue, Unit 1902	11/20	Tub to shower conversion, change out valve	\$11,430.00	\$69.25
McDaniel Residence	3047 South Atlantic Avenue, Unit 1004	11/20	Remodel kitchen and master bathroom	\$160,000.00	\$876.38
Strickland Residence	2937 South Atlantic Avenue, Unit 609	11/20	Bathroom remodel, tub to shower conversion	\$16,000.00	\$161.50
Pritchett Residence	3760 Cardinal Boulevard	11/20	Re-roof slope roof with tap ins and TPO	\$21,000.00	\$188.34
Sea Club IV	3229 South Atlantic Avenue	11/21	Replace seawall	\$788,000.00	\$70.73
Mulhall Residence	3051 South Atlantic Avenue, Unit 801	11/21	Remodel kitchen and 2 bathrooms, vanities, tops	\$24,250.00	\$209.87
Oceans Seven Condo	2947 South Atlantic Avenue	11/21	Change out fire backflow preventor	\$10,750.00	\$197.50
Mike's Gift Shop	3500 South Atlantic Avenue	11/27	Re-roof modified bitumen flat roof	\$243,000.00	\$1,208.17
Card Residence	125 Key Colony Court	11/28	Plumbing for kitchen and bathroom remodel	\$10,000.00	\$47.50
DuMond Residence	3013 South Atlantic Avenue, Unit 705	11/28	Remodel kitchen and 2 bathrooms	\$80,000.00	\$522.75
DuMond Residence	3013 South Atlantic Avenue, Unit 705	11/28	Electrical work for unit remodel, new lights, fans	\$20,000.00	\$47.50
DuMond Residence	3013 South Atlantic Avenue, Unit 705	11/28	Kitchen full remodel, replace 2 bathrooms	\$20,000.00	\$47.50
Fantasy Island Resort	3205 South Atlantic Avenue	11/28	Install accordion hurricane shutters	\$165,000.00	\$896.36
Dolphin Beach Club	3355 South Atlantic Avenue	11/28	Install accordion hurricane shutters	\$147,000.00	\$824.41
Caribbean Condo	2425 South Atlantic Avenue	11/29	Tear off and re-roof gazebo and pool roof	\$10,080.00	\$120.55
Days Inn by Wyndham	3357 South Atlantic Avenue	11/29	Concrete repairs on balconies	\$10,000.00	\$112.00

PROJECT	WORK ADDRESS	DATE	WORK DESCRIPTION	VALUE	REVENUE
McCauley Residence	3501 South Atlantic Avenue, Unit 123	11/29	Install bath vanity and kitchen cabinets	\$15,000.00	\$154.75
Lande Residence	2515 South Atlantic Avenue, Unit 1003	11/29	Replace 1 entry door, size for size	\$13,258.00	\$146.20
St Maarten Condo	2403 South Atlantic Avenue	11/30	Build new beach access stairs	\$28,850.00	\$232.58
Towers Ten Condo	3425 South Atlantic Avenue	11/30	Replace garage parking grille	\$22,989.00	\$199.11
TOTALS	WORK ADDRESS	DATE	WORK DESCRIPTION	\$8,480,628.00	\$35,700.97

Building Division Revenue by Permit Category:

PERMIT TYPE	NOVEMBER 2023	FISCAL YEAR-TO-DATE 2023 TO 2024	NOVEMBER 2022	LAST FISCAL YEAR-TO-DATE 2022 TO 2023
BUILDING	\$16,293.99	\$40,013.38	\$21,795.10	\$27,207.42
ROOF	\$7,401.83	\$9,069.68	\$816.72	\$2,098.10
DEMOLITION	\$220.00	\$220.00	\$0.00	\$0.00
ELECTRICAL	\$1,679.25	\$4,494.12	\$1,076.00	\$2,632.88
MECHANICAL	\$2,182.81	\$9,510.23	\$1,896.60	\$4,437.76
PLUMBING	\$2,987.25	\$6,160.50	\$2,746.08	\$4,634.83
SIGN	\$346.47	\$804.47	\$332.64	\$725.19
POLITICAL SIGN BONDS	\$0.00	\$0.00	\$0.00	\$0.00
STORMWATER MANAGEMENT	\$0.00	\$0.00	\$0.00	\$0.00
MISCELLANEOUS	\$412.23	\$652.83	\$65.25	\$196.50
DEVELOPMENT FEES	\$2424.44	\$2659.44	\$1,009.02	\$1,229.02
PROMOTIONAL ACTIVITIES	\$0.00	\$0.00	\$0.00	\$0.00
TOTALS	\$33,948.27	\$73,584.65	\$29,737.41	\$43,161.70

Building Division Activities:

ACTIVITY	NOVEMBER 2023	FISCAL YEAR-TO-DATE 2023 TO 2024	NOVEMBER 2022	LAST FISCAL YEAR-TO-DATE 2022 TO 2023
INSPECTIONS	(185) + (141) 326	(464) + (196) 660	202	421
FINAL CERTIFICATES OF OCCUPANCY ISSUED	0	0	0	0

TEMPORARY CERTIFICATES OF OCCUPANCY ISSUED	1	1	0	0
FINAL INSPECTIONS	(129) + (83) 212	(319) + (113) 432	136	267
FAILED INSPECTIONS	(22) + (26) 48	(38) + (35) 73	13	25
Note: (Daytona Beach Shores inspections) (Universal inspections)				

Annual Totals, Large Projects (Over \$10,000):

Projects Begun Current Fiscal Year-to-Date – 10/2023 to Present: \$14,698,639.00

Projects Begun Last Fiscal Year – 2022 to 2023: \$88,785,455.00.

Projects Begun Two Fiscal Years Ago – 2021 to 2022: \$64,300,811.00.



**CITY COMMISSION AGENDA MEMORANDUM
JANUARY 23, 2024 AGENDA**

TO: Honorable Mayor and Members of the City Commission

FROM:

PREPARED BY: Stewart Cruz, Community Services Director

SUBJECT: Community Services Department Monthly Report - December 2023

SYNOPSIS:

FISCAL IMPACT STATEMENT:

BACKGROUND:

LEGAL REVIEW:

RECOMMENDATION:

SUGGESTED MOTION:

ATTACHMENT:

1. CSD Planning & Building Divisions Montly Report - December 2023
2. CSD Public Works & Sewer Divisions Montly Report - December 2023

City of Daytona Beach Shores

Planning & Building Division Statistics

Monthly Report – December, 2023

Planning Division

Site Plans - Submittals and Approvals:

Submitted this Month: 1
 Submitted this Fiscal Year: 3
 Approved by Staff this Month: 0
 Approved by Staff this Fiscal Year: 0
 Approved by City Council this Month: 0
 Approved by City Council this Fiscal Year: 0
 Amendments Approved by Staff this Fiscal Year: 1

Building Division

Specific Large Projects (Over \$10,000) - Submitted This Month:

PROJECT	WORK ADDRESS	DATE	WORK DESCRIPTION	VALUE	REVENUE
Souvenir City	3154 South Atlantic Avenue	12/1	Install tapered ISO system, TPO flat roof	\$45,200.00	\$329.09
Galivity Residence	3820 South Atlantic Avenue	12/1	Construct privacy fences	\$20,000.00	\$182.96
Caribbean Condo	2425 South Atlantic Avenue	12/1	Build new Beach access stairs	\$37,350.00	\$283.63
Nakhla Property	2560 South Atlantic Avenue	12/4	Change out 2 HVAC units	\$18,500.00	\$163.30
Nemmers Residence	2043 South Atlantic Avenue, Unit 129	12/4	Replace cabinets, drywall, and tops	\$14,100.00	\$154.75
Picardo Residence	3315 South Atlantic Avenue, Unit 306	12/5	Install 3 motorized roll down hurricane shutters	\$12,600.00	\$137.65
Picardo Residence	3315 South Atlantic Avenue, Unit 305	12/5	Install 3 motorized roll down hurricane shutters	\$11,700.00	\$129.10
Skipper Residence	3315 South Atlantic Avenue, Unit 1708	12/5	Install 3 motorized roll down hurricane shutters	\$11,900.00	\$129.10
Schneider Residence	3145 South Atlantic Avenue, Unit 1005	12/5	Install 5 motorized roll down hurricane shutters	\$15,200.00	\$161.50
Haines Residence	1925 South Atlantic Avenue, Unit 706	12/5	Change out 4 ton straight cool system	\$10,871.00	\$110.50

PROJECT	WORK ADDRESS	DATE	WORK DESCRIPTION	VALUE	REVENUE
Red Lobster	3162 South Atlantic Avenue	12/5	Replace existing fire alarm system	\$20,985.00	\$257.50
Lorraine Residence	3051 South Atlantic Avenue, Unit 505	12/6	Kitchen remodel, new cabinets, and tops	\$16,700.00	\$166.82
Morris Residence	2937 South Atlantic Avenue, Unit 2008	12/6	Kitchen remodel	\$27,050.00	\$226.65
Almand Residence	3343 South Atlantic Avenue, Unit 504	12/7	Install 5 motorized roll down hurricane shutters	\$18,579.00	\$177.58
Pomroy Residence	2 Oceans West Boulevard, Unit 607	12/7	Install 3 motorized roll down hurricane shutters	\$14,825.00	\$154.75
Bahama House	2001 South Atlantic Avenue	12/7	Change out backflow device	\$13,750.00	\$69.25
Orrell Residence	2425 South Atlantic Avenue, Unit 1006	12/12	Replace 2 sliding glass doors	\$24,681.00	\$209.87
Specht Residence	2425 South Atlantic Avenue, Unit 1801	12/12	Replace 5 sliding glass doors and 3 windows	\$33,418.00	\$260.88
DiMucci Towers 14	3797 South Atlantic	12/13	New TPO roof system	\$282,600.00	\$1,367.94
Sand Castle Motel	3619 South Atlantic Avenue	12/14	Install 119' of 4' tall aluminum rail	\$14,012.00	\$65.25
Burnett Residence	3333 South Atlantic Avenue, Unit 2203	12/15	Remodel kitchen and 2 bathrooms	\$16,900.00	\$166.82
Parke Residence	2615 South Atlantic Avenue, Unit 4B	12/15	Replace kitchen cabinets and counter tops	\$10,709.00	\$120.55
Rosado Residence	2987 South Atlantic Avenue, Unit 2104	12/18	Replace windows	\$53,660.00	\$374.74
Bekker Residence	3800 South Atlantic Avenue, Unit 501	12/18	Remodel master and guest bathrooms, new showers	\$40,000.00	\$295.20
Inscoe Residence	3425 South Atlantic Avenue, Unit 1206	12/18	Kitchen and master bath remodel	\$53,000.00	\$369.15
Roberts Residence	104 Broad Avenue	12/18	Remodel kitchen, cabinets, tops, reduce bar height	\$90,000.00	\$579.64
Roberts Residence	104 Broad Avenue	12/18	Kitchen remodel, re pipe all water lines	\$13,000.00	\$47.50
Breytman Residence	2625 South Atlantic Avenue, Unit 21SW	12/19	Change out 3 ton water to air HVAC system	\$14,910.00	\$136.90
Floyd Residence	2954 Oceans Trace	12/20	Replace 5 windows and 1 sliding glass door	\$15,673.00	\$161.50
Coggeshall Residence	3757 South Atlantic Avenue, Unit 1103	12/20	Remodel kitchen and bathroom, cabinets, tops	\$79,000.00	\$517.06
Desai Residence	3023 South Atlantic Avenue, Unit 206	12/22	Replace kitchen cabinets	\$17,800.00	\$172.20
Kodra Residence	2719 South Atlantic Avenue	12/27	Add bedroom and bathroom to existing garage	\$40,800.00	\$300.83
Chevron	3210 South Atlantic Avenue	12/27	Install new canopy and signs	\$52,000.00	\$363.47
Sea Havens HOA	Florida Shores Boulevard	12/28	Tile re-roof for building 14	\$10,300.00	\$120.55
Tropic Shores Condo	3111 South Atlantic Avenue	12/28	Replace exfiltration system	\$10,000.00	\$112.00

PROJECT	WORK ADDRESS	DATE	WORK DESCRIPTION	VALUE	REVENUE
Maronda Homes LLC	3828 South Atlantic Avenue	12/29	Plumbing for new single family home	\$10,451.00	\$86.00
Mike's Galley Restaurant	3162 South Atlantic Avenue	12/29	Replace existing 10 ton RTU system	\$18,000.00	\$156.70
TOTALS	WORK ADDRESS	DATE	WORK DESCRIPTION	\$1,210,224.00	\$8,728.88

Building Division Revenue by Permit Category:

PERMIT TYPE	DECEMBER 2023	FISCAL YEAR-TO-DATE 2023 TO 2024	DECEMBER 2022	LAST FISCAL YEAR-TO-DATE 2022 TO 2023
BUILDING	\$12,080.34	\$52,093.72	\$11,548.92	\$38,756.34
ROOF	\$2,055.67	\$11,125.35	\$1,568.42	\$3,666.52
DEMOLITION	\$0.00	\$220.00	\$0.00	\$0.00
ELECTRICAL	\$2,411.25	\$6,905.37	\$2,378.88	\$5,011.76
MECHANICAL	\$4,416.15	\$13,926.38	\$2,833.62	\$7,271.38
PLUMBING	\$1,973.75	\$8,134.25	\$1,347.75	\$5,982.58
SIGN	\$183.75	\$988.22	\$407.97	\$1,133.16
POLITICAL SIGN BONDS	\$0.00	\$0.00	\$0.00	\$0.00
STORMWATER MANAGEMENT	\$0.00	\$0.00	\$0.00	\$0.00
MISCELLANEOUS	\$421.15	\$1,073.98	\$173.25	\$369.75
DEVELOPMENT FEES	\$445.00	\$3,104.44	\$220.00	\$1,449.02
PROMOTIONAL ACTIVITIES	\$0.00	\$0.00	\$0.00	\$0.00
TOTALS	\$23,987.06	\$97,571.71	\$20,478.81	\$63,640.51

Building Division Activities:

ACTIVITY	DECEMBER 2023	FISCAL YEAR-TO-DATE 2023 TO 2024	DECEMBER 2022	LAST FISCAL YEAR-TO-DATE 2022 TO 2023
INSPECTIONS	(76) + (208) = 284	(540) + (404) = 944	244	665
FINAL CERTIFICATES OF OCCUPANCY ISSUED	0	0	1	1
TEMPORARY CERTIFICATES OF OCCUPANCY ISSUED	1	1	0	0

FINAL INSPECTIONS	(55) + (123) = 178	(374) + (236) = 610	132	399
FAILED INSPECTIONS	(3) + (30) = 33	(41) + (65) = 106	8	33
Note: (Daytona Beach Shores inspections) (Universal inspections)				

Annual Totals, Large Projects (Over \$10,000):

Projects Begun Current Fiscal Year-to-Date – 2023 to Present: \$15,908,863.00

Projects Begun Last Fiscal Year – 2022 to 2023: \$88,785,455.00

Projects Begun Two Fiscal Years Ago – 2021 to 2022: \$64,300,811.00

PUBLIC WORKS & SEWER DIVISIONS

MONTHLY REPORT - DECEMBER 2023

FACILITIES MAINTENANCE DIVISION:

This division currently two full time positions.

Normal monthly duties:

This division is responsible for the upkeep and maintenance of city buildings. The facilities staff assesses problems reported with the buildings and repairs as needed within the staff's capabilities. The facilities staff has an HVAC certification therefore certain related repairs can be performed inhouse. Among other things, Staff pressure wash buildings, clean window exteriors, paint, lubricate the locks, deliver water jugs and perform any other general maintenance needed with the city buildings and city owned properties. Tasks outside the expertise of the staff are contracted to third party specialists.

Additionally, this month:

- City Hall: Applied second coat of paint in Finance Department, replaced bottom weather strip on the front doors, started drywall leak repairs from storms on the third floor
- Public Safety: Worked on quotes for fire bay garage door replacement, replaced gym door closer, installed magnetic door closers, worked on broken security gates, temporarily tied open the gates to prevent further damage
- Community Center: Assisted the city electrician with resolving multiple alarm and power issues, fixed water washing out clay courts from storms, assisted parks and streets division with cleaning stormwater drains on city properties

PARKS / STREETS DIVISION:

This division typically has eleven maintenance positions, plus one electrician position and one position that routinely assists the electrician. The division still has one Maintenance Worker position vacant.

Normal monthly duties:

This division performs maintenance, upkeep and general appearance of all the City parks, streets, sidewalks and medians daily, including, but not limited to, mowing, changing out lights, restocking supplies, replacing plants as needed, replacing or repairing street signs, checking and clearing storm drains, as well as any other related issue that may arise in the City. Per the City-County Park Maintenance Agreement, this division also is responsible for the cleaning and upkeep of the new county parks. Although there are two units (parks & streets) within the division, all personnel share in the normal monthly duties.

Additionally, this month:

Mowing season has slowed so this department as started their refresh duties:

- Scrubbed algae off park shower pads
- Pressure washed parks and building entrances
- Replaced benches and concrete trash cans that needed replacement
- Poured new concrete bus pads where needed
- Repaired potholes
- Painted median curbs
- Replaced worn park signs
- Repaired/replaced ADA pads
- Repaired/replaced worn exercise equipment
- Installed a new shower at Fornari Park
- Set up and broke down for the Christmas Tree Lighting event

- Repaired/replaced boards and support beams on the Fornari Park beach ramp

Electrician:

- Continued replacing damaged decorative fixtures, globes and fuses along A1A, this task will be continuing is ongoing for the foreseeable future
- Repaired numerous malfunctioning Christmas decorations
- Replaced electrical receptable 3rd floor city hall
- Repaired pavilion rope lighting and GFCI at Court of Flags
- Fabricated an electrical cord to be used for tree lighting ceremony
- Replaced ballast and lamps in community center
- Assisted building maintenance on maglock system at Public Safety
- Assisted sewer division on station 5 lock up
- Repaired lighting at Andrinopoulos Park and reset time clocks
- Repaired lighting at Beachcomber Park and reset time clocks
- Repaired parking lot photocell and pole receptacles at Fornari Park
- Replaced bollard fixture and repaired lighting at McElroy Park both the dog park and the pickleball courts

SEWER DIVISION:

This division typically has four full time positions. Like last month, this division is short one position.

Normal monthly duties:

This division maintains and inspects all the sewer stations daily, performs all the general maintenance of the sewer stations, generators and the station properties, including, but not limited to, mowing and general outside maintenance, cleaning pump areas, wet wells and floats. The division also maintains and inspects city manholes, delivers past due sewer bill notices for the Finance Department every month, performs cooling tower readings, and quarterly grease trap inspections.

Additionally, this month:

- Sewer and Electrical locates – 37
- Cleared blockage at 173 Key Colony
- Cleared back up at 2200 S. Atlantic Ave.
- Trouble shot station 5, pump 1, lock up, pulled pump and sent for repair
- Inspected business grease traps throughout the city
- Inspected 62 manholes throughout the city
- Changed out security cameras at station 3



CITY COMMISSION AGENDA MEMORANDUM JANUARY 23, 2024 AGENDA

TO: Honorable Mayor and Members of the City Commission

FROM: Stewart Cruz, Community Services Director

PREPARED BY: Cheri Schwab, City Clerk

SUBJECT: Ordinance 2024-01: Requiring The Posting Of Addresses On The East side Of Properties Adjacent To The Beach

SYNOPSIS:

Ordinance 2024-01, formerly Ord. 2023-17, if adopted, will require the proper posting of building address numbers on the east side of properties adjacent to the Atlantic Ocean Beach, among other things. Posting address numbers is critical for public safety response time. Beachside addresses will assist emergency personnel (fire/paramedic/police) to determine emergency locations. Similarly, beachside addresses will help beach goers guide first responders to places of emergencies on the beach.

The ordinance also gives beachside property owners a 120-day compliance period, subsequent to the adoption of this ordinance. However, the dimensional requirements of the numerals only apply to new or replaced signage. Further, if a seawall is not available, the ordinance provides that the address numbers may be installed on a posted sign or fence, easily visible from the driving lanes of the beach.

Per the City Commission direction, the following has been added to the ordinance:

1. If a property homeowners association or condominium association exists, it shall be the duty of the association to post the assigned building number on the property.
2. Numerals shall be posted on a flat surface of the seawall, above tidal influence, so as to be easily and clearly visible from the driving lanes along the Atlantic Ocean Beach.
3. Workmanlike manner has been defined to mean "the installation of numbers accomplished, at a minimum, with securely affixed commercially purchased numbers or with paint used with stencils."

NOTE: Per Sec. 166.041(4), Florida Statutes, the required Business Impact Estimate is attached.

FISCAL IMPACT STATEMENT:

BACKGROUND:

LEGAL REVIEW:**RECOMMENDATION:**

Staff Recommends approval of Ordinance 2024-01 as presented.

SUGGESTED MOTION:

Motion to approve Ordinance 2024-01 as presented.

- ATTACHMENT:**
1. Ord 2024-01 Building Addresses Along Atlantic Ocean Beach (005) - REV - 1-16-23
 2. Business Impact Estimate-Ord. 2024-01 Building Adresses along Oceanfront

ORDINANCE 2024-01

AN ORDINANCE OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA, RELATING TO POSTING OF NUMBERS (ADDRESSES) ON PROPERTIES ADJACENT TO ATLANTIC OCEAN BEACH; AMENDING THE *MUNICIPAL CODE OF ORDINANCES, LAND DEVELOPMENT CODE*; AMENDING APPENDIX “G”, AMENDING CHAPTER 5, ARTICLE V ENTITLED “BUILDING NUMERALS,” BY AMENDING SECTION 5-10 ENTITLED “NUMERALS,” TO PROVIDE FOR THE POSTING OF BUILDING NUMBERS (ADDRESSES) EAST OF THE BUILDING FOR PROPERTIES ADJACENT TO THE ATLANTIC OCEAN BEACH; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2, *Constitution of the State of Florida*, authorizes the City of Daytona Beach Shores to exercise any power for municipal purposes except as otherwise provided by law; and

WHEREAS, Section 163.3202, *Florida Statutes*, provides that the City of Daytona Beach Shores shall adopt and enforce land development regulations for the purpose of implementing its comprehensive plan and protecting the public health, safety, and general welfare; and

WHEREAS, the proper posting of building address numbers in the rear of properties adjacent to the Atlantic Ocean Beach is critical for public safety response; and

WHEREAS, this Ordinance is consistent with the goals, objectives and policies of the *Comprehensive Plan of the City Daytona Beach Shores*; and

WHEREAS, the recitals to this Ordinance (whereas clauses) are adopted as the legislative findings and intent of the City Commission of the City of Daytona Beach Shores; and

WHEREAS, the City Commission of the City of Daytona Beach Shores finds this ordinance is in the best interest of its citizens, businesses and visitors; and

WHEREAS, for purposes of this Ordinance, underlined type shall constitute additions to the original text, *** shall constitute ellipses to the original text and ~~strikethrough~~ shall constitute deletions to the original text.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA:

SECTION ONE. LEGISLATIVE FINDINGS AND INTENT.

(a). The City Commission of the City of Daytona Beach Shores hereby adopts the City staff report relating to this Ordinance as additional legislative findings which shall not be codified as a part of this Ordinance.

(b). The City of Daytona Beach Shores has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance.

SECTION TWO: Section 5-10, *Land Development Code*, Chapter 5, Appendix “G”, *Code of Ordinances of the City of Daytona Beach Shores*, entitled “Building Numerals,” is amended to read as follows:

Sec. 5-10. – Posting of Address Numerals.

All buildings within city limits shall have their assigned building (address) numbers properly displayed, whether or not mail is delivered to such buildings or property. It shall be the duty of the owners and occupants of each building to post the assigned building number on the property as described in this section. If a homeowners or condominium association exists, it shall be the duty of the association to post the assigned building number on the property as follows:

1. Approved numerals shall be provided for all new and existing buildings within the city limits of the City of Daytona Beach Shores. The building (address) number shall be affixed to the front of the building in such a manner so as to be clearly visible and legible from the public or private way on which the building fronts. Additionally, this requirement shall apply to the rear of the building for properties adjacent to the Atlantic Ocean so that the address is clearly visible from the beach. The addressing for all buildings and properties fronting the Atlantic Ocean Beach shall be in place within 120 days of the effective date of this ordinance.

2. Such numerals shall be plainly visible and legible from the street and/or roadway. All properties shall have numerals with Arabic font and numerals shall not be less than four inches in height for residential buildings and at least six inches in height for all other buildings and structures with a stroke width of not less than one-half inch. The requirement contained in this subsection shall only apply to the installation of new or replaced numerals.

3. Numerals in the street side of buildings shall not be less than three (3) inches in height. Numerals required at the rear of properties located adjacent to the Atlantic Ocean Beach shall, have Arabic numbers with a minimum of 12 inches in height and a stroke width of not less than one inch. The requirement contained in this subsection shall only apply to the installation of new or replaced numerals.

4. Numerals on seawalls or beach front shall not be less than six (6) inches in height.

5. All numerals shall be of contrasting colors; with the immediate background color of the building or structure on which such numerals are affixed, so as to be visible to an oncoming emergency vehicle.
6. Where a building is more than fifty (50) feet from the street or numerals cannot be made clearly visible from the public or private way, numerals shall also be placed on a streetside mailbox or a posted sign, where a streetside mailbox is not available.
7. For properties adjacent to the Atlantic Ocean Beach, numerals shall be posted on a flat surface of the seawall, above tidal influence, so as to be easily and clearly visible from the driving lanes along the Atlantic Ocean Beach. Where a seawall is not available, numerals shall be plainly visible, affixed to a posted sign or fence, and easily visible from the driving lanes along the Atlantic Ocean Beach.
8. Numerals shall be installed or produced in a good workmanlike manner, maintained, and if they should become cracked, faded, or deteriorated, they shall be replaced by the owner of the property. Workmanlike manner means the installation of numbers accomplished, at a minimum, with securely affixed commercially purchased numbers or with paint used with stencils.
9. In plazas, or where similar conditions exist of several different businesses or dwellings sharing the same primary address number, each business or dwelling shall display its secondary number for its address.

SECTION THREE: ENFORCEMENT AND PENALTIES.

- (a). It is prohibited and unlawful for any person to fail to comply with the requirements of this Ordinance.
- (b). The City may enforce the provisions of this Ordinance by any lawful means available to the City under the controlling provisions of State law and Section 1.8 of the *Code of Ordinances of the City of Daytona Beach Shores, Florida*.
- (c). The penalties for violation of this Ordinance shall be as set forth in the code enforcement method asserted by the City under the *Code of Ordinances of the City of Daytona Beach Shores, Florida* or as may be available under the controlling provisions of State law.

SECTION FOUR: SAVINGS. The prior actions of the City of Daytona Beach Shores relating to the regulation of the matters and uses which are the subject of this Ordinance are hereby ratified and affirmed.

SECTION FIVE CODIFICATION. The provisions of this Ordinance, including its recitals, shall become and be made a part of the *Code of Ordinances of the City of Daytona Beach Shores, Florida* and the Sections of this Ordinance may be renumbered or relettered to accomplish such intention and the word "Ordinance", or similar words, may be changed to "Section," "Article", or other appropriate word; provided, however,

that Sections One, Three, Four, Five, Six, Seven and Eight shall not be codified. The Code codifier is granted liberal authority to codify the provisions of this Ordinance.

SECTION SIX: CONFLICTS. All ordinances or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION SEVEN: SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION EIGHT: EFFECTIVE DATE. This Ordinance shall take effect immediately upon enactment.

CITY OF DAYTONA BEACH SHORES, FLORIDA

NANCY MILLER, MAYOR

KURT SWARTZLANDER, CITY MANAGER CHERI SCHWAB, CITY CLERK

Approved as to form and legality:

GRETCHEN R. H. VOSE, CITY ATTORNEY

Passed on first reading this _____ day of _____, 2024.

Adopted on second reading this _____ day of _____, 2024.

Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the City of Daytona Beach Shores has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the “Business Impact Estimate” section below. In addition, even if one or more exemptions are identified, the City of Daytona Beach Shores may nevertheless choose to provide information concerning the proposed ordinance in the “Business Impact Estimate” section below. This Business Impact Estimate Form may be revised following its initial posting.

Proposed ordinance’s title/reference:

ORDINANCE 2024-01

AN ORDINANCE OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA, RELATING TO POSTING OF NUMBERS (ADDRESSES) ON PROPERTIES ADJACENT TO ATLANTIC OCEAN BEACH; AMENDING THE *MUNICIPAL CODE OF ORDINANCES, LAND DEVELOPMENT CODE*; AMENDING APPENDIX “G”, AMENDING CHAPTER 5, ARTICLE V ENTITLED “BUILDING NUMERALS,” BY AMENDING SECTION 5-10 ENTITLED “NUMERALS,” TO PROVIDE FOR THE POSTING OF BUILDING NUMBERS (ADDRESSES) EAST OF THE BUILDING FOR PROPERTIES ADJACENT TO THE ATLANTIC OCEAN BEACH; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicable Exemptions: None of the below exemptions are applicable to Ordinance 2024-01

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - ☐ Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
 - ☐ Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - ☐ Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - ☐ Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Business Impact Estimate:

The City of Daytona Beach Shores hereby publishes the following information:

- 1. A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

Proposed Ordinance 2024-01 serves to protect the public health, safety, morals and welfare by requiring oceanfront properties to post addresses on their seawall or attach the addresses to a fence or sign in a place visible from the beach driving lane if no seawall exists. This assists emergency responders (fire/paramedic/police) to determine locations.

- 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:**

- (a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:**

The costs of affixing addresses for oceanfront businesses is unknown and dependent on the business owner's selection of contractor or materials.

- (b) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:**

N/A

- (c) An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be**

imposed on businesses to cover such costs:

N/A

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance:

For FY 22/23 (9/30/2022 to 10/01/2023), there were 48 registered oceanfront businesses within the City of Daytona Beach Shores.

4. Additional information the governing body determines may be useful (if any):

None

Note: The City's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Sec. 166.041(4), Fla. Stat., Sec. 166.0411, Fla. Stat., or any other relevant provision of law.



CITY COMMISSION AGENDA MEMORANDUM JANUARY 23, 2024 AGENDA

TO: Honorable Mayor and Members of the City Commission
FROM: Stewart Cruz, Community Services Director
PREPARED BY: Cheri Schwab, City Clerk
SUBJECT: Ordinance 2024-03: Sewer Development Impact Fee

SYNOPSIS:

Ordinance 2024-03, if adopted, will provide that the sewer treatment services development fee (impact fee for sewage treatment) will automatically be revised to conform with the fee set by Port Orange to be charged in the City of Daytona Beach Shores. The city collects this fee and passes it on to the City of Port Orange, since it is that city that provides sewage treatment for wastewater from Daytona Beach Shores. The fee is charged to new users of the city's sanitary sewer system in order to finance the cost (to Port Orange) of capital improvements needed to facilitate the orderly expansion of the of the wastewater treatment system. There are two fees that are charged to new wastewater customers: (1) sewer collection service development fee, imposed by the City of Daytona Beach Shores, and (2) sewer treatment service development fee, imposed by the City of Port Orange. Recently, the City of Port Orange increased its sewer treatment service development fee for new development within its service area, which includes the city limits of the City of Daytona Beach Shores.

FISCAL IMPACT STATEMENT:

This change should not have any fiscal impact on the city since it will just make more efficient the adoption of changes in impact fee rates imposed by the City of Port Orange for sewage treatment.

BACKGROUND:

The City of Port Orange provides sewage treatment of wastewater from the City of Daytona Beach Shores, and the City of Daytona Beach Shores provides the collection system for the wastewater.

LEGAL REVIEW:

The City Attorney has reviewed and approved this Ordinance.

RECOMMENDATION:

Staff recommends approval of Ordinance 2024-03 as presented.

SUGGESTED MOTION:

I move to approve Ordinance 2024-03 on first reading as presented.

- ATTACHMENT:**
1. Ord. 2024-03 Sewer Development Impact Fee
 2. Ordinance 2024-03 - Business Impact Estimate (2)

ORDINANCE 2024-03

AN ORDINANCE OF THE CITY OF DAYTONA BEACH SHORES, VOLUSIA COUNTY, FLORIDA RELATING TO SEWER SERVICE, AMENDING THE MUNICIPAL CODE OF ORDINANCES, APPENDIX “G”, LAND DEVELOPMENT CODE, SECTION 12-4.36 ENTITLED “DEVELOPMENT FEE (IMPACT FEE.),” PROVIDING FOR THE AMENDMENT OF SEWER TREATMENT SERVICE DEVELOPMENT FEE (IMPACT FEE) TO COINCIDE WITH THE RATES ESTABLISHED FROM TIME TO TIME BY THE CITY OF PORT ORANGE FOR SUCH RATES AS APPLICABLE TO THE CITY OF DAYTONA BEACH SHORES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2, *Constitution of the State of Florida*, authorizes the City of Daytona Beach Shores to exercise any power for municipal purposes except as otherwise provided by law; and

WHEREAS, the City of Daytona Beach Shores administers a sewer development (impact) fee on new users of the city’s sanitary sewer system in order to finance the cost of capital improvements needed to facilitate the orderly expansion of the city’s wastewater collection system; and

WHEREAS, the Daytona Beach Shores sewer development (impact) fee has two components, (1) sewer collection service development fee, imposed by the City of Daytona Beach Shores, and (2) sewer treatment service development fee, imposed by the City of Port Orange, and

WHEREAS, from time to time, the City of Port Orange amends its sewer treatment service development fee for new development within its service area, which includes the city limits of the City of Daytona Beach Shores; and

WHEREAS, the City of Port Orange from time to time, after an expert analysis, establishes new rates for sewer treatment service development fees specific to the City of Daytona Beach Shores, and the most recent rate becomes effective April 1, 2024; and

WHEREAS, providing for the automatic amendment of the city’s sewer development (impact) fee component relating to treatment (the sewer treatment service development fee) when such fee specific to Daytona Beach Shores is adopted by the City

of Port Orange provides for efficiency and improved responsiveness to fee changes by the City of Port Orange; and

WHEREAS, the City Commission of the City of Daytona Beach Shores finds this Ordinance is in the best interest and welfare of the citizens; and

WHEREAS, this Ordinance is consistent with the goals, objectives and policies of the *Comprehensive Plan of the City Daytona Beach Shores*; and

WHEREAS, the recitals to this Ordinance (whereas clauses) are adopted as the legislative findings and intent of the City Commission of the City of Daytona Beach Shores; and

WHEREAS, for purposes of this Ordinance, underlined type shall constitute additions to the original text, *** shall constitute ellipses to the original text and strikethrough shall constitute deletions to the original text.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA:

SECTION ONE. LEGISLATIVE FINDINGS AND INTENT.

(a). The City Commission of the City of Daytona Beach Shores hereby adopts the above Whereas clauses, and the city staff report relating to this Ordinance as additional legislative findings which shall not be codified as a part of this Ordinance.

(b). The City of Daytona Beach Shores has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance.

SECTION TWO. Section 12-4.36, Land Development Code, Chapter 12, Appendix “G”, Code of Ordinances of the City of Daytona Beach Shores, entitled “Development Fee (Impact Fee),” is amended to read as follows:

12-4.36. Development Fee (Impact Fee).

1. Purpose of Section and Method of Finance.

a. This section establishes procedures to facilitate the orderly expansion of the city's wastewater collection system.

b. In order to finance these capital improvements, several combined methods of financing will be necessary, one of which is a development fee defined as "a new building's contribution toward its equitable share of the cost of capital improvements required to serve new users."

2. Development Fee Review. The development fee amount set by the city (the sewer collection service development fee) shall be reviewed in August of every even year in order to determine if the cost of system improvements necessitates a change in the amount of the fee. The development fee amount set by the City of Port Orange (the

sewer treatment service development fee) shall be reviewed by the City of Port Orange as deemed appropriate by the City of Port Orange.

3. Fee Schedule - .

There is hereby imposed a development fee (the sewer collection service development fee) based on the city commission's determination of the equitable portion of the cost of financing the extension of the collection system upon the equivalent living unit responsible for the need for additional system financing. The sewer collection service development fees shall be as follows:

a. For each equivalent living unit (E.L.U.) connected to the system:

Sewer collection service development fee: \$644.00.

~~Sewer treatment service development fee: \$956.00~~

~~Total impact fee: \$1,600.00.~~

b. The sewer treatment service development fee shall be an amount equal to that set from time to time by the City of Port Orange for the sewer treatment service development fees as applicable to the City of Daytona Beach Shores.

~~c~~b. Properties currently connected to the River Point Sewer System shall not be required to pay an impact fee upon their becoming new retail customers of the City of Daytona Beach Shores. Properties adjacent to this sewer system that are either undeveloped or are not connected to the existing sewer system on the effective date of this ordinance shall be required to pay the total impact fee listed in a. above before obtaining a building permit, requesting a connection, or being required by provisions of this ordinance to connect to the sewer system.

~~d~~e. Each equivalent living unit occasioned by changes in property usage subsequent to the effective date of this section shall be subject to a development fee computed in accordance with the foregoing criteria.

4. Imposing Fee; When Payable; Penalty for Nonpayment.

a. The above and foregoing fees shall be paid in full with the purchase of the building permit and will be imposed on every equivalent living unit (E.L.U.) connected to the sewer system whether those units are new or existing and inside or outside the city limits.

b. The person applying for the issuance of a building permit shall pay the required water and sewer development (impact) fee prior to the issuance of a building permit and no building permit for any activity requiring payment of a development (impact) fee pursuant to this chapter [section] shall be issued unless and until the water and sewer development (impact) fee hereby required has been paid. Once paid, such fees shall not be refundable.

5. Use of Proceeds.

a. The proceeds accumulated by the City of Daytona Beach Shores for the sewer collection service development fee will be used only for the extension and enlargement of the primary sanitary sewerage system.

b. The proceeds accumulated from the sewer treatment service development fee will be forwarded to the City of Port Orange as specified in the sewer treatment agreement and addendum dated November 12, 1984, as amended, between the cities of Port Orange and Daytona Beach Shores.

6. *Trust Fund.* There is hereby established a trust fund, designated as "Sewer Collection Service Development Fee Capital Improvement Trust Fund for the Extension of Primary Wastewater System," wherein all sewer collection service development fees shall be deposited to be held in a separate account used only for the purpose of the extension and enlargement of the City of Daytona Beach Shores primary wastewater collection and treatment system. Funds may be disbursed from this account in the general way pursuant to the charter with the added requirements of acquiring approval of the city's consulting engineer.

7. *Reserved.*

8. *Development Fees in Addition to Other Fees; Terms.* The development fees herein described shall be in addition to other fees provided for in this section.

SECTION THREE: IMPLEMENTING ADMINISTRATIVE ACTIONS.

The City Manager, or designee, is hereby authorized and directed to implement the provisions of this Ordinance and to take any and all necessary administrative actions to include, but not be limited to, the adoption of administrative policies.

SECTION FOUR: SAVINGS.

The prior actions of the City of Daytona Beach Shores relating to the collection, imposition, establishment or other action relative to sewer development (impact) fees or any other similar matters and any other fees, charges, rates or any other similar matters by the City and the establishment of fees, charges, rates or any other similar matters by the City, and any and all matters relating thereto, are hereby ratified and affirmed.

SECTION FIVE: CODIFICATION.

The provisions of this Ordinance shall become and be made a part of the *Code of Ordinances of the City of Daytona Beach Shores, Florida* and the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention and the word "Ordinance", or similar words, may be changed to "Section," "Article", or other appropriate word; provided, however, that Sections Three, Four, Five, Six, Seven and Eight shall not be codified.

SECTION SIX: CONFLICTS.

All ordinances or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION SEVEN: SEVERABILITY.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any court of

competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION EIGHT: EFFECTIVE DATE.

This Ordinance shall become effective upon its adoption.

CITY OF DAYTONA BEACH SHORES, FLORIDA

NANCY MILLER, MAYOR

KURT SWARTZLANDER, CITY MANAGER **CHERI SCHWAB, CITY CLERK**

Approved as to form and legality:

GRETCHEN R. H. VOSE, CITY ATTORNEY

Passed on first reading this _____ day of _____, 2024.

Adopted on second reading this _____ day of _____, 2024.

Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the City of Daytona Beach Shores has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the “Business Impact Estimate” section below. In addition, even if one or more exemptions are identified, the City of Daytona Beach Shores may nevertheless choose to provide information concerning the proposed ordinance in the “Business Impact Estimate” section below. This Business Impact Estimate Form may be revised following its initial posting.

Proposed ordinance’s title/reference:

AN ORDINANCE OF THE CITY OF DAYTONA BEACH SHORES, VOLUSIA COUNTY, FLORIDA RELATING TO SEWER SERVICE, AMENDING THE MUNICIPAL CODE OF ORDINANCES, APPENDIX “G”, LAND DEVELOPMENT CODE, SECTION 12-4.36 ENTITLED “DEVELOPMENT FEE (IMPACT FEE),” PROVIDING FOR THE AMENDMENT OF SEWER TREATMENT SERVICE DEVELOPMENT FEE (IMPACT FEE) TO COINCIDE WITH THE RATES ESTABLISHED FROM TIME TO TIME BY THE CITY OF PORT ORANGE FOR SUCH RATES AS APPLICABLE TO THE CITY OF DAYTONA BEACH SHORES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicable Exemptions:

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;

- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - ☐ Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
 - ☐ Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - ☐ Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - ☐ Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Business Impact Estimate:

The City of Daytona Beach Shores hereby publishes the following information:

- 1. A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

Ordinance 2024-03 serves to protect the public health, safety, morals and welfare by providing for the automatic amendment of the city's sewer development (impact) fee component, for new development, relating to treatment (the sewer treatment service development fee) when such fee specific to Daytona Beach Shores is adopted by the City of Port Orange. This amendment provides for efficiency and improved responsiveness to fee changes by the City of Port Orange.

- 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:**

- (a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:**

Impact fees relate to new developments. It is impossible to determine the number of new developments.

- (b) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:**

There are no new fees or charges associated with Ordinance 2024-03.

- (c) An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:**

There will be no regulatory costs associated with Ordinance 2024-03.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance:

Ordinance 2024-03 will have no impact on businesses in the City of Daytona Beach Shores.

4. Additional information the governing body determines may be useful (if any):

None

Note: *The City's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Sec. 166.041(4), Fla. Stat., Sec. 166.0411, Fla. Stat., or any other relevant provision of law.*



CITY COMMISSION AGENDA MEMORANDUM JANUARY 23, 2024 AGENDA

TO: Honorable Mayor and Members of the City Commission

FROM: Stewart Cruz, Community Services Director

PREPARED BY: Stewart Cruz, Community Services Director

SUBJECT: Regular Site Plan RSP120230538: LIV Multi-Family Residential Condominium, 3635-3637 S. Atlantic Avenue

SYNOPSIS:

On November 13, 2023, applicant Shipra Sea Shore Development, LLC, submitted Regular Site Plan application, RSP12023053. The site plan, if approved, would facilitate the construction of a 16-story, 74-unit multifamily residential condominium structure called "LIV CONDOS." The development site is located at 3635-3637 S. Atlantic Avenue. The site has an acreage of 1.26 acres and a street frontage of 200 feet along S. Atlantic Avenue. Unit sizes vary from 1,685 to 2,153 square feet. No variances were associated with this project.

FISCAL IMPACT STATEMENT:

BACKGROUND:

A. See Planning Analysis attached.

B. Due public notice requirements have been met. Evidence of the aforementioned has been submitted to the City Clerk.

LEGAL REVIEW:

RECOMMENDATION:

A. On January 8, 2024, the Daytona Beach Shores Planning and Zoning Board unanimously recommended approval of the subject application.

B. Staff recommends approval of Regular Site Plan RSP12023053 as presented.

SUGGESTED MOTION:

A City Council member may move as follows:

1. I move to approve Regular Site Plan RSP12023053 as presented.

- ATTACHMENT:**
1. 3635 S Atlantic Ave LIV Condo Site Plan and Supporting Applications
 2. 3635 S Atlantic Ave LIV Condo Civil Landscape and Architectural Drawings 12.13.23
 3. PLANNING ANALYSIS-LIV Multi-family Condominium RSP12023053
 4. Planning Analysis Exhibit C - LIV Condo 3635 S Atlantic Ave Transportation Impact Analysis
 5. Planning Analysis Exhibit F - SITE DEVELOPMENT REVIEW Checklist-LIV Condo
 6. Liv Public Notice-Affidavit of Compliance Full Package CC



City of Daytona Beach Shores

Building & Codes Division
Department of Community Services
Telephone: (386) 763-5377
Fax (386) 763-5370

SPR#:	_____
FEE	_____
Amt:	_____
Reviewed By:	_____
Date:	_____

SITE PLAN REVIEW APPLICATION

Project Name: LIV CONDOS, a Condominium

Project Location (Address): 3635 S. Atlantic Avenue

Parcel #/ #'s: 63-02-05-04-0030 and 63-02-05-04-0060

Property Owner's Name: SA 2011, LLC
(If Applicant is not owner, attach authorization affidavit)

Applicant/Developer Name: Shipra Sea Shore Development, LLC

Mailing Address: 3102 County Road 89, Pearland, TX 77584

Phone: 832.404.7814 Fax: 281.412.5430

Project Coordinator: James R. Mack and Roger W. Strcula, PE, Upham, Inc. (Engineer of Record)

Mailing Address: 517 Fox Hunt Circle, Longwood, FL 32750

Phone: 407.415.6000 Fax: 407.878.0800

APPLICATION TYPE:

- ☐ Conceptual Plan Review
- ☐ Administrative Site Plan Review (**Projects must be 5000 sq. ft. GFA or Less**)
- ☒ Regular Site Plan Review (**Projects must be greater than 5000 sq. ft. GFA**)
- ☐ Follow up review of previously submitted site plan/ and or amendments to site plan
- ☐ Site Plan Extension

Proposed Use: Residential multi-family

Property Size (Acres & Square Footage): 1.26 acres / 54,843 square feet

Proposed GFA (Gross Floor Area) of project: 36,776 GSF footprint (157,000 GSF all floors)

Submitted By: James R. Mack Date: Nov. 9, 2023

No applications, drawings, etc. will be accepted until all application fees are paid.



EXHIBITS REQUIRED
SITE PLAN/AMENDMENT REVIEW
(Projects greater than 5,000 sq. ft.)

The site plan shall be prepared by a civil engineer or architect registered in the State of Florida. Please submit five (5) signed and sealed complete folded sets of the following. The following exhibits are required at the time of application: **TBP = To Be Provided Separately**

1. Site plan application, with required fee. **Included with \$2,322 fee**
2. Sewer development fee, if project includes the addition of six (6) or more ELU's. **TBP**
3. Statement of ownership and control of the proposed development, stating the intended use of the development in detail and certification of authorization, if applicable. **Sheet C000 and cover letter**
4. General location map showing the relation of the site to major streets, shopping, schools, existing utilities and important physical features in and adjoining the property. **Sheet C000**
5. Name of the project, along with the name(s) of the project planner and developer, date, north arrow and graphic scale. **Sheet C000**
6. Recent certified survey. **Sheets SU-1 to SU-4**
7. Project and/or amendment description. **Sheet C000 and letter from James R. Mack**
8. Tree survey identifying existing trees by size and type. Diameter should be measured at the DBH (diameter at breast height, 4 ½ feet). **Sheets SU-2 and L100**
9. Boundaries of the project, any existing streets, buildings, water courses, easements and section lines. **Sheets C200, C400 and SU-1**
10. Total area of site. **Sheets C400 and SU-1**
11. Exact location of all buildings and structures showing compliance with all setbacks. **Sheet C400**
12. Off-street parking and off-street loading areas. **Sheets C400 and C401**
13. Refuse collection areas, dumpster enclosures, etc. **Sheets C400 and C401**
14. Access to utilities and points of utility hook-ups. **Sheet C600**

15. Landscaping plan complying with Section 14-46.6, including an irrigation plan. [Sheets L100 to L300](#)
16. All screens and landscaped buffers. [Sheet L100](#)
17. Plans for signs, if any. [Sheet C401](#)
18. Certificate from the City of Port Orange or City of Daytona Beach, as appropriate, confirming availability of an adequate potable water supply. [Received verbal, awaiting letter](#)
19. Certificate from the City of Port Orange confirming adequate treatment capacity for sewer. [Same as 18](#)
20. Common facility liability guarantee. [See letter from James R. Mack](#)
21. Drainage plan that complies with Chapter 9, Stormwater Management and Conservation. [Sheet C500](#)
[See Stormwater Calculations Report](#)
22. Completed stormwater application and fee. [Included](#)
23. Copies of permit applications for outside agencies, such as St. Johns River Water Management District, Florida Department of Transportation, Department of Environmental Protection, or Volusia County, if applicable. [County Use Permit and FDEP CCCL applications included, FDOT and SJRWMD not applicable](#)
24. Map showing ingress, egress and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic. [Sheet C401](#)
25. Demolition plan and letter from the Department of Archives for all demolished buildings. [Sheet C200](#)
[Existing buildings do not apply as historical](#)
26. Sanitary sewer plans. [Sheet C600](#)
27. A site specific traffic analysis for the project and its' impact on the surrounding neighborhood. This must be performed by a professional engineer, qualified to make traffic analyses.
[See Trip Generation Analysis Report by Walsh Traffic Engineering](#)
28. Renderings (elevations) from north, south, east and west perspectives. [Sheets A-16 and A-17](#)
29. Cross sections, including the structure from the front property line to the rear property line and side lot line to side lot line, showing driveways, slopes, gradients and ramps.
[Sheets C501, A-1 and A-10 to A-12](#)
30. Building heights and density calculations. [Sheets C100 and C501](#)
31. Concurrency application fee and required exhibits. [Included](#)
32. Letter from the developer, stating location of construction parking for the duration of the project.
[See letter from James R. Mack](#)
33. Additional information, as required in the Land Development Code, or by City staff.
[See Geotechnical Engineering Report and Asbestos Report by ECS Florida, LLC](#)

NOTARIZED AUTHORIZATION OF OWNER

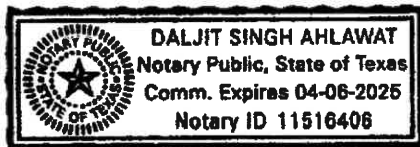
I, Akshay Kumar, as Manager of SA 2011, LLC, a Texas limited liability company, the owner of Parcel Nos. 6302-05-04-0030 and 6302-05-04-0060 (the "Property"), hereby authorize STORCH LAW FIRM and JAMES R. MACK, as agents for owner, and SHIPRA SEA SHORE DEVELOPMENT, LLC, a Florida limited liability company, the developer of the Property, to represent me in local government applications and permitting for condominium site approval, and all other actions necessary to necessary to accomplish same, and to act as applicant, representing me in City of Daytona Beach Shores public hearings regarding same.



Akshay Kumar

STATE OF Texas
COUNTY OF Brazoria

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 5th day of October 2023, by Akshay Kumar, as Manager of SA 2011, LLC, on behalf of the company, who is ☒ personally known to me or ☐ who has produced _____ as identification and who did not take an oath.




NOTARY PUBLIC

Type or print name: Daljit Singh Ahlawat
Commission No.: 11516406



Jim Mack <jrmack816@gmail.com>

LIV CONDOS Fees

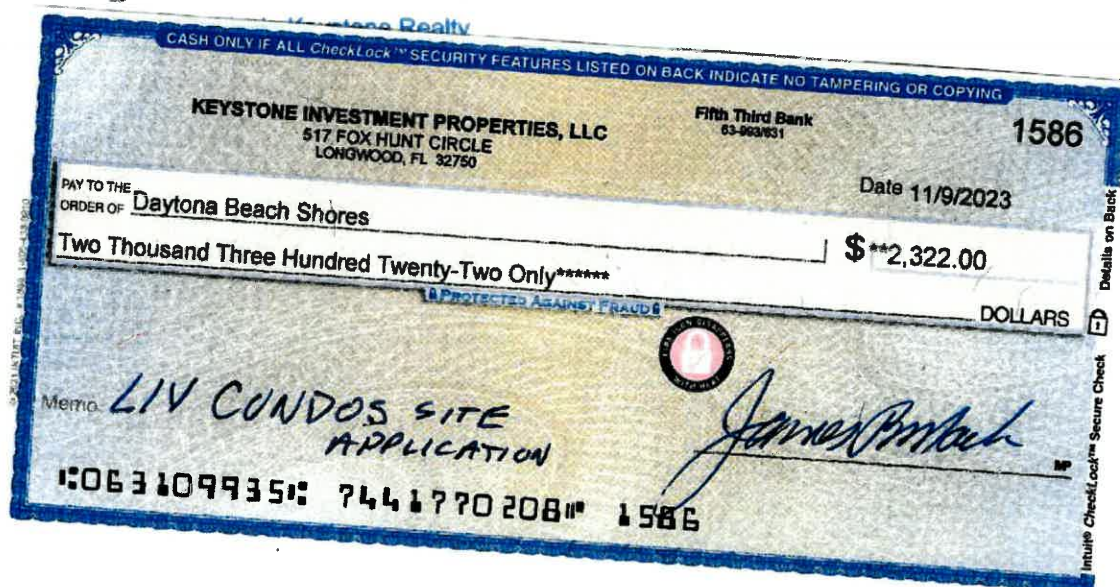
1 message

Jim Mack <jrmack816@gmail.com>
To: Jim Mack <jrmack816@gmail.com>

Thu, Nov 9, 2023 at 7:45 AM

Below are the base City fees plus costs. Will need check to City for the total.

Site Plan	\$1,639.
Fire	\$100.
Concurrency	\$220.
Stormwater	\$363.
Total	\$2,322.





APPENDIX A

STORMWATER APPLICATION

City of Daytona Beach Shores

Permit No. _____ Project No. _____ Fee \$ 363.00

APPLICATION FOR STORMWATER: Permit Waiver

Management Permit

I. SITE INFORMATION

A. Address of Property 3635 S. Atlantic Avenue

B. Legal See boundary survey by Upham, Inc.

C. Description of Proposed Improvement Redevelopment of 6 existing residential rental units and pavement surfaces for a new residential 74 unit condominium with site improvements of a maximum of 70% impervious area.

II. OWNER'S INFORMATION

A. Name of Owner(s) SA 2011, LLC

B. Address 4701 San Jacinto Street, Houston, TX 77004

C. Phone No. (Home) _____ (Business) 832.404.7814

The undersigned owner(s) of the above described property, being fully aware of the provisions of Ordinance 9.5.2 LDC hereby certify the intent to comply with its provisions and agree(s) to the following conditions of this application:

- A. The construction of the permitted facilities will be completed as set forth in the approved plans or amended plans which may be approved by the City Engineer.
- B. The construction on the site referred to in this application shall not commence unless and until all applicable ordinances and laws are complied with and all applicable permits are obtained from the City of Daytona Beach Shores and other governmental agencies.
- C. That should field conditions or other factors making it impractical to construct the facility as approved, to immediately notify the Chief Building Official and suspend further work on the facilities until an amended plan has been submitted and approved by the Chief Building Official.
- D. Authorized agents and/or employees of the City of Daytona Beach Shores are granted the right to enter upon the subject property for the purpose of inspection and enforcement activities.
- E. If I/we fail to properly construct or maintain the permitted facilities, the City of Daytona Beach Shores has the right to take corrective action as may be necessary to insure the proper functioning of said facilities and to place a lien against the subject property for any and all cost resulting from such action(s).
- F. The City of Daytona Beach Shores and its authorized agents and/or employees are released and saved harmless from any and all claims of damage of every kind and nature whatsoever to said property, or contiguous properties, arising from or in any manner growing out of the above described operations and improvements.
- G. To retain the undersigned Engineer, Architect or General Contractor throughout the construction of the permitted facilities or in lieu thereof notify the Chief Building Official of the name, address, and phone number of an alternate responsible party.
- H. That the provisions stipulated herein shall accrue to future successors and assigns.

Dated: _____

WITNESSES:

OWNER(S):

Akshay Kumar, Manager

III.

ENGINEER'S, ARCHITECT'S OR GENERAL CONTRACTOR'S INFORMATION

A. Name Roger W. Strcula, PE, CPESC
B. Name of Company Upham, Inc.
C. Address 265 Kenilworth Ave, Ormond Beach, FL 32174
D. Phone No. 386.672.9515
E. License No. LB 3612 / PE 52784

Certification:

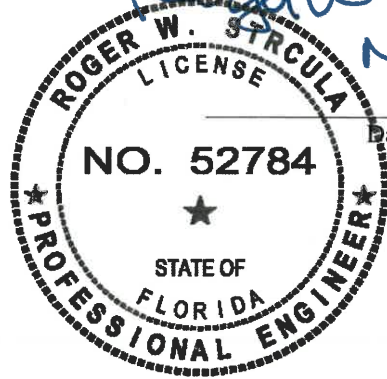
I hereby certify that this stormwater management system has been prepared by me in accordance with the performance standards contained in Ordinance No. 9.5.2 LDC, "The Stormwater Management Ordinance of Daytona Beach Shores."

Signature: _____

SEAL:

Approved _____ Disapproved _____

Chief Building Official



Date _____

NOV 7, 2023



City of Daytona Beach Shores

Building and Codes Division
Department of Community Services
Telephone: (386) 763-5377
Fax (386) 763-5370

CONCURRENCY APPLICATION

NOTICE: The applicant is responsible for supplying all information necessary to determine the demands of the proposed development on City infrastructure. Additional information may be requested in order to process your application. If concurrency findings reveal that the capacity of public facilities is equal to or greater than that required to maintain the adopted level of service for said facilities, the concurrency manager shall reserve, upon development approval, capacity necessary for the proposed development for a period of one year. Should a request for extension be made to the approved site development plan, a new review for concurrency shall be made for each site development extension.

1. Owner's Name: SA 2011, LLC
(If Applicant is not owner, attach authorization affidavit)
- Applicant's Name: Akshay Kumar, Manager
- Address: 4701 San Jacinto Street, Houston, TX 77004
- Telephone Number: 832.404.7814
2. Project Name: LIV CONDOS, a Condominium
- Property Location (Address): 3635 S. Atlantic Avenue
- Legal Description: See boundary survey by Upham, Inc.
(Attach site location map showing site boundary and ingress and egress).
- Parcel #: 63-02-05-04.0030 and 63-02-05-04.0060
3. Development Order Requested: (Check One):
- ☒ Site Plan
☐ Planned Unit Development
☐ Renewals
☐ Other (Explain) _____
4. Proposed Use(s): Residential multi-family
- Proposed Size: 1.26 acres / 74 units / 157,000 GSF (16 stories)
(Acres, Units, Square Footage, etc.)
5. What is Sites current usage? Six single unit residential rental villas
6. Are all required exhibits attached? Yes ☒ No ☐
- If no, what is missing? (Explain) _____



City of Daytona Beach Shores

"Life is Better Here"

ACKNOWLEDGEMENT OF VOLUSIA COUNTY BEACHES AND DUNES REQUIREMENTS

The Volusia County Council adopted Ordinance 2004-17, entitled "Minimum Standards for Environmental Protection of Dunes and Beaches," on October 21, 2004 to ensure compliance with the current Florida Department of Environmental Protection regulations and Standards regarding the protection of Dunes and Beaches. Subsequently, the City of Daytona Beach Shores adopted Ordinance 2005-17, which amended Chapter 11 of the City's Land Development Code, entitled "Beaches and Dunes". The County of Volusia, however, still maintains the standards associated with sand and dune replacement/enhancement on the beach. Consequently, this form acknowledges notice to an applicant for a development permit within the City of Daytona Beach Shores to contact the Volusia County Department of Environmental Management to review and approve all sand and dune replacement and/or enhancement on the beach.

Contact:

Volusia County Environmental Management Department
440 S. Beach St.
Daytona Beach, FL 32114
Tel. (386)238-4668

Address and/or legal description of development permit location:
3635 & 3637 S. Atlantic Ave, Daytona Beach Shores, FL 32118

Proposed 74 Unit, 16 Story Condominium

APPLICANT

DATE

Mailed to Volusia County
Department of Environmental
Management

James R. Mack

10/25/23

ADDRESS

STAFF PERSON

DATE

517 Fox Hunt Circle, Longwood, FL 32750

James R. Mack

10/25/2023

PHONE NUMBER: 407-415-6000

FAX NUMBER: 407-878-0800



City of Daytona Beach Shores

"Life is Better Here"

ACKNOWLEDGEMENT OF VOLUSIA COUNTY SEA TURTLE LIGHTING REQUIREMENTS

The Volusia County Council adopted Ordinance 99-12, also known as the Sea Turtle Lighting Ordinance on June 17, 1999. This ordinance expands the full lighting regulations to existing developments as well as new developments in all coastal municipalities and unincorporated areas.

This form acknowledges notice to an applicant for a development permit within the City of Daytona Beach Shores to contact the Volusia County Department of Environmental Management to review and approve all lighting plans.

Contact:

County Environmental Code Enforcement Officer
Department of Environmental Management
440 S. Beach St.
Daytona Beach, FL 32114
Tel. (386)238-4668

Address and/or legal description of development permit location:

3635 & 3637 S. Atlantic Avenue, Daytona Beach Shores, FL 32118

Proposed 74 Unit, 16 Story Condominium

APPLICANT

DATE

Mailed to Volusia County
Department of Environmental
Management

James R. Mack

10/25/23

ADDRESS

STAFF PERSON

DATE

517 Fox Hunt Circle, Longwood, FL 32750

James R. Mack 10/25/23

PHONE NUMBER: 407-415-6000

FAX NUMBER: 407-878-0800

**Shipra Sea Shore Development, LLC
3102 County Road 89
Pearland, TX 77584**

11/15/23

Ms. Noel Eaton
City Planner
City of Daytona Beach Shores
Department of Community Services

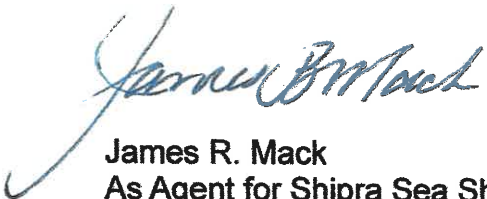
**RE: LIV Condos, Project Description
3635 & 3637 S. Atlantic Avenue, Daytona Beach Shores, FL 32118**

Dear Noel,

We are looking to develop a 16 story, 74-unit luxury condominium on the property located at 3635 and 3637 S. Atlantic Avenue, Daytona Beach Shores, FL 32118.

The first floor will be common area and amenities. Floors 2 through 15 will have 5 units per floor. Four units to have 4 bedrooms, 3 bath and one unit in the center of each floor to be 3 bedrooms, 2 bath. Floor 16 has 2 penthouses and two 4 bedrooms, 3 bath units.

Sincerely,

A handwritten signature in blue ink, appearing to read "James R. Mack", with a long, sweeping underline that extends to the left.

James R. Mack
As Agent for Shipra Sea Shore Development, LLC
LIV Condos
Cell #407.415.6000

**Shipra Sea Shore Development, LLC
3102 County Road 89
Pearland, TX 77584**

11/15/23

Ms. Noel Eaton
City Planner
City of Daytona Beach Shores
Department of Community Services

RE: LIV Condos Site Plan Review Application

Dear Noel,

On Site Plan Review Application page 3, line item 20 it Asks for Common facility liability guarantee. It will be stated in our Condominium Documents that will be submitted to the State the following:

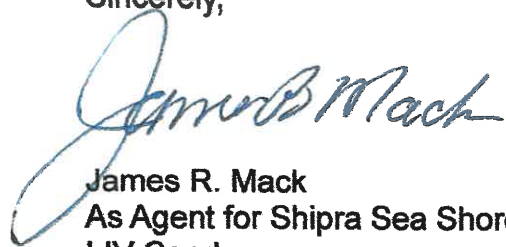
MAINTENANCE, REPAIRS AND REPLACEMENTS
COMMON ELEMENTS

It shall be the obligation of the Condominium Association to maintain, repair, replace and keep in clean and orderly condition the Common Elements, including, without limitation, any improvements and/or structures (except public utilities) situated thereon. The Condominium Association may, in the discretion of the Board of Directors, assume additional maintenance responsibilities upon all or any portion of the Condominium Property or any property adjacent thereto. Such assumption will be governed by agreement with the applicable association, Owner and/or neighbor. Any and all costs incurred by the Condominium Association in performing any such maintenance, repair or replacement work shall be paid by the Owners in the form of Assessments.

Any common area of liability is under the HOA for responsibility.

Condominium docs will go to state after city approval of project. If you need any further information, please feel free to contact me.

Sincerely,



James R. Mack
As Agent for Shipra Sea Shore Development, LLC
LIV Condos
Cell #407.415.6000

7726

**Shipra Sea Shore Development, LLC
3102 County Road 89
Pearland, TX 77584**

11/15/23

Ms. Noel Eaton
City Planner
City of Daytona Beach Shores
Department of Community Services

RE: LIV Condos Site Plan Review Application

Dear Noel,

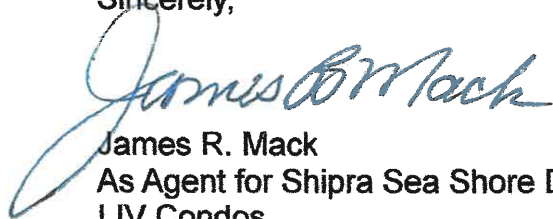
On Site Plan Review Application page 3, line item 32:
Letter from the Developer representative stating location of construction parking for the duration of the project.

The property across the street with the following parcel numbers will be used as staging and construction parking.

S. Atlantic Ave and Dahlia #630205090010
Cardinal Boulevard and Dahlia #630205090020
Owned by SA 2011 LLC

Designs for this property will be forthcoming.

Sincerely,



James R. Mack
As Agent for Shipra Sea Shore Development, LLC
LIV Condos
Cell #407.415.6000

GENERAL CONSTRUCTION NOTES:

1. GOVERNING SPECIFICATIONS: CITY OF DAYTONA BEACH SHORES LAND DEVELOPMENT CODE, CITY OF PORT ORANGE STANDARD UTILITY CONSTRUCTION DETAILS AND SPECIFICATIONS, VOLUSIA COUNTY PUBLIC SERVICES, FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION, AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, LATEST EDITION, AND SUPPLEMENTS THERETO IF NOTED IN THE SPECIAL PROVISIONS FOR THIS PROJECT.

2. ALL UTILITY MATERIAL, CONSTRUCTION AND TESTING COVERED BY THESE DRAWINGS SHALL COMPLY WITH THE CITY OF DAYTONA BEACH SHORES CONSTRUCTION DETAILS AND SPECIFICATIONS, LATEST EDITION.

3. THE CONTRACTOR SHALL PAY FOR AND OBTAIN A BUILDING PERMIT. THE ENGINEER WILL SCHEDULE THE PRECONSTRUCTION CONFERENCE BEFORE THE CONTRACTOR'S START OF WORK. THE CONTRACTOR SHALL CONTACT THE BUILDING DEPARTMENT AT tbd FOR INFORMATION ON ISSUANCE OF CITY PERMITS AND / OR OTHER REQUIREMENTS.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR DISCREPANCIES AMONG THE DIVISIONS OF THE DRAWING AND SPECIFICATIONS PRIOR TO THE BID DATE. NEITHER THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES RAISED AFTER THE BID OPENING. ACCORDINGLY, IN LIGHT OF THESE OBLIGATIONS, THE ENGINEER IS OBLIGATED TO INTERPRET THE DRAWINGS AND SPECIFICATIONS IN A MANNER THAT WILL PROVIDE THE OWNER WITH A COMPLETE, FUNCTIONING FACILITY FOR THE BID PRICE.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY EXAMINE THE CONSTRUCTION DRAWINGS AND ENSURE THAT EACH TRADE OR SUBCONTRACTOR IS MAKING THE ALLOWANCES NECESSARY TO PROVIDE THE OWNER A COMPLETE FACILITY, OPERATIONAL IN ALL RESPECTS, UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONSTRUCTION DRAWINGS.

6. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INSTRUCTING THE CONTRACTOR IN THE METHODS OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE METHOD TO CONSTRUCT THE IMPROVEMENTS AS SHOWN ON THE PLANS.

7. MEASURES SHALL BE IMPLEMENTED AT THE CONTRACTOR'S DISCRETION TO VISIBLY BARRICADE THE WORK AREA AND PROVIDE SAFE MEANS OF INGRESS AND EGRESS AROUND THE CONSTRUCTION SITE.

8. LITTER CONTROL MEASURES TO PREVENT WIND-DRIVEN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED IMMEDIATELY AT THE COMPLETION OF CONSTRUCTION ACTIVITIES AND BE INSPECTED BY THE ENGINEER FOR ITS APPROVAL.

9. AT NO TIME SHALL EXCAVATIONS BE LEFT UNCOVERED AFTER WORKING HOURS. CONTRACTOR SHALL SECURE THE WORK AREA AT THE END OF EACH DAY'S WORK.

10. AT ALL TIMES, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT UNDERGROUND UTILITIES, STRUCTURES AND OTHER ASSOCIATED FACILITIES FROM DAMAGE DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEASURES OF PROTECTION. ANY DAMAGED FACILITIES SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE COUNTY OR ENGINEER AT THE CONTRACTORS EXPENSE.
11. THERE SHALL BE NO DEVIATIONS FROM THESE DRAWINGS UNLESS APPROVED IN WRITING BY THE ENGINEER AND THE OWNER.

12. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.

13. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COST.

14. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-1-4 IN ACCORDANCE WITH AASHTO M-145 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF THE RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER, TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND BASE DENSITIES AT UTILITY CROSSINGS, MANHOLES, INLETS, STRUCTURES. TEST SHALL INCLUDE ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC.

16. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.

17. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.

18. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.

19. CORE TESTS SHALL BE TAKEN TO VERIFY THICKNESS AND SUBSURFACE COMPACTION. PROVIDE FOR THREE SAMPLES, RANDOMLY LOCATED. TEST FOR EXTRACTION, GRADATION, LABORATORY DENSITY, AND MARSHALL'S STABILITY. PROVIDE A CERTIFICATE FROM THE TESTING AGENCY THAT MATERIALS AND INSTALLATION COMPLY WITH SPECIFICATIONS, SIGNED BY THE ASPHALTIC CONCRETE PRODUCER AND CONTRACTOR. ALL COSTS OF TESTS SHALL BE PAID BY THE CONTRACTOR. IF TESTS SHOW THE INSTALLATION DOES NOT MEET SPECIFICATIONS, THE PAVING SHALL BE REMOVED, REPLACED, AND RETESTED.

20. IF ANY CLAY-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.

21. THE CONTRACTOR SHALL ADHERE TO THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT FOR THE SITE AND BUILDING PREPARATIONS.

22. NO BURYING OF ANY ORGANIC OR CLAYEY MATERIALS ALLOWED WITHIN THE SITE BOUNDARY. THE CONTRACTOR SHALL EMPLOY A GEOTECHNICAL FIRM TO INSPECT AND MONITOR THE EARTHWORK AND MATERIALS TESTING.

23. THE CONTRACTOR SHALL ONLY UTILIZE A CITY OF DAYTONA BEACH SHORES APPROVED ROLL OFF DUMPSTER FROM ITS APPROVED LIST FOR CONSTRUCTION DEBRIS.

SITE DEVELOPMENT NOTES:

1. THE PROJECT IS ZONED IS "RMF-1" AND THE MAXIMUM DENSITY IS 60 DWELLING UNITS PER ACRE.

2. THE PROJECT SITE CONSISTS AN EXISTING EXISTING SIX RESIDENTIAL UNIT RENTAL COMMUNITY.

4. FLOOD PLAIN CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), MAP NUMBER 12127C0389J, COMMUNITY: CITY OF DAYTONA BEACH SHORES, DATED: SEPTEMBER 29, 2017. THE PROPERTY IS IN FLOOD ZONE "X" AND ZONE "VE" WITH A BASED FLOOD ELEVATION OF 10.0 FEET

3. DEVELOPMENT INFORMATION:

	PROPOSED		
SITE COVERAGE	(SF)	(AC)	(%)
BUILDING (AT 1ST FLOOR)	6,798	0.15	12.3
GARAGE DECK	29,978	0.69	54.8
PAVEMENT	701	0.02	1.2
CONCRETE CURB & MISC.	4,056	0.09	7.4
OPEN SPACE	13,310*	0.31	24.3
PROJECT AREA	54,843	1.26	100.0
TOTAL IMPERVIOUS AREA	41,533	0.95	75.7

MULTI-FAMILY DENSITY = 74 DWELLING UNITS (DU) / 1.26 ACRES (AC) = 58.7 DU/AC

*OPEN SPACE INCLUDES A MAXIMUM OF 3,500 SF ALLOWED FOR POOL, POOL DECK AND LANDSCAPE PLANTERS, SEE TABLE ON SHEET C400

5. PROPOSED BUILDING DATA

AVG. ELEV. AT GARAGE DECK	= 22.00 FT
GARAGE ELEV.	= 12.00 FT
TOP OF BUILDING	= 174.06 FT
BUILDING HEIGHT	= 152.06 FT

6. PARKING TABULATION

PARKING REQUIRED:				LOADING REQUIRED:	BICYCLE REQUIRED
74 UNITS x 1.5 SPC / UNIT	= 111 (107 STANDARD & 4 ADA)			(2) 12' X 40' LOADING SPACES	5 RACKS
PARKING SPACES PROVIDED:				LOADING SPACES PROVIDED:	BICYCLE PROVIDED
ABOVE GROUND	= 34 (32 STANDARD & 2 ADA)			(2) 12' X 40' LOADING SPACES	5 RACKS
BELOW GROUND	= 78 (74 STANDARD & 4 ADA)				
TOTAL	= 112 (107 STANDARD & 5 ADA)				

7. BUILDING SETBACKS

	BUILDING	REQUIRED GARAGE	BUFFER	BUILDING	PROVIDED GARAGE	BUFFER
FRONT (S. ATLANTIC AVE)	50 FEET	15 FEET	15 FEET	58.39 FEET	15.00 FEET	15 FEET
SIDE (NORTH)	56.6 FEET	10 FEET	10 FEET	57.12 FEET	10.00 FEET	10 FEET
SIDE (SOUTH)	56.6 FEET	10 FEET	10 FEET	56.54 FEET	10.10 FEET	10 FEET
REAR (ATLANTIC OCEAN)	50 FEET	50 FEET	N/A	53.80 FEET	53.80 FEET	N/A

8. THE POTABLE WATER AND WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY THE CITY OF PORT ORANGE.

9. RECLAIM WATER IS NOT AVAILABLE. IRRIGATION WILL BE PROVIDED BY 2 INCH DOMESTIC SERVICE CONNECTION.

10. EXISTING SITE INFORMATION PER BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY UPHAM, INC., PROJECT NO. 230606, DATED OCTOBER 10, 2023, NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).

11. SOLID WASTE AND RECYCLABLE MATERIAL WILL BE CONTAINED WITHIN SOLID WASTE COMPACTOR ON SITE AND COLLECTED BY WASTE PRO. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN A DUMPSTER AND PAY PICK-UP CHARGES DURING CONSTRUCTION.

12. A PHASE 1 ESA WAS PERFORMED BY ECS FLORIDA, LLC., PROJECT NO. 55:6163, DATED OCTOBER 31, 2023 IN ACCORDANCE WITH ASTM E 1527-21. ONE MATERIAL WAS FOUND TO CONTAIN ASBESTOS IN BLACK MASTIC. REFER TO REPORT FOR RECOMMENDATION FOR REMOVAL AND DISPOSAL OF THE MATERIAL.

13. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY ECS FLORIDA, LLC., PROJECT NO. 56:1792, DATED NOVEMBER 2, 2023. THE REPORT SHALL BE INCLUDED AS PART OF THE CONSTRUCTION DOCUMENTS FOR RECOMMENDATIONS OF CONSTRUCTION. THE CONTRACTOR SHALL EMPLOY A GEOTECHNICAL FIRM FOR TESTING DURING CONSTRUCTION.

13. A PREDEMOLITION ASBESTOS AND LEAD PAINT SCREENING INVESTIGATION WAS PERFORMED BY ECS FLORIDA, LLC., PROJECT NO. 55:6136A, DATED NOVEMBER 11, 2023. REFER TO REPORT FOR RECOMMENDATION FOR REMOVAL AND DISPOSAL OF THE MATERIAL.

LEGEND:

- NOTE: NOT ALL SYMBOLS SHOWN HERE MAY BE APPLICABLE TO THESE DRAWINGS, ALSO THERE MAY BE ADDITIONAL SYMBOLS WITHIN PLANS NOT SHOWN HERE, SEE INDIVIDUAL DRAWING LEGEND WHERE APPLICABLE.
- | | | | |
|--|--|--|--|
| | EXISTING ELEVATION (SOFT) | | EXISTING CAP OR PLUG |
| | EXISTING ELEVATION (HARD) | | EXISTING CLEAN OUT |
| | EXISTING FIRE HYDRANT | | EXISTING CONDUIT RISER/ MARKER |
| | PROPOSED FIRE HYDRANT | | EXISTING ELECTRIC METER |
| | EXISTING FLOW DIRECTION | | EXISTING EASEMENT |
| | PROPOSED FLOW DIRECTION | | EXISTING OVERHEAD ELECTRIC CABLE |
| | EXISTING GAS METER | | EXISTING UNDERGROUND ELECTRIC CONDUIT/CABLE |
| | EXISTING GAS VALVE | | EXISTING UNDERGROUND FIBER OPTIC CABLE |
| | EXISTING GUY WIRE & ANCHOR PIN | | EXISTING FORCE MAIN (# INDICATES SIZE) |
| | EXISTING MAIL BOX | | EXISTING GAS MAIN (# INDICATES SIZE) |
| | EXISTING MANHOLE (UNKNOWN) | | EXISTING RECLAIM WATER MAIN (# INDICATES SIZE) |
| | PROPOSED MANHOLE | | EXISTING SANITARY SEWER (# INDICATES SIZE) |
| | EXISTING SANITARY SEWER CLEANOUT | | EXISTING WATER MAIN (# INDICATES SIZE) |
| | EXISTING SANITARY SEWER MANHOLE | | EXISTING UNDERGROUND TELEPHONE CABLE |
| | EXISTING ROAD SIGNS AND POSTS | | EXISTING UNDERGROUND TELEVISION CABLE |
| | PROPOSED SIGN AND POST | | EXISTING OVERHEAD TRAFFIC SIGNAL CABLE |
| | EXISTING TEE | | PROPOSED SANITARY SEWER (# INDICATES SIZE) |
| | EXISTING UTILITY POLE | | PROPOSED WATER MAIN (# INDICATES SIZE) |
| | EXISTING VALVE IRRIGATION | | EXISTING TOP OF DITCH BANK |
| | EXISTING VALVE WATER | | EXISTING BOTTOM OF DITCH BANK |
| | PROPOSED WATER VALVE | | EXISTING WOOD FENCE |
| | EXISTING WATER METER | | EXISTING WIRE OR CHAIN LINK FENCE |
| | EXISTING STORM SEWER WITH INLET | | PROPOSED WIRE OR CHAIN LINK FENCE |
| | PROPOSED STORM SEWER WITH INLET | | PROPOSED SEDIMENT FENCE |
| | PROPOSED SITE LIGHT POLES AND FIXTURES | | PROPOSED VISI-BARRIER |
| | PROPOSED BACTERIOLOGICAL TEST POINT | | EXISTING CONTOUR |
| | FOUND IRON ROD AND CAP (AS NOTED) | | PROPOSED CONTOUR (SOFT) |
| | FOUND CONCRETE MONUMENT (AS NOTED) | | PROPOSED CONTOUR (HARD) |

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS - 2023 AND QUALIFIED PRODUCTS LIST

INDEX NO.	DESCRIPTION	INDEX NO.	DESCRIPTION
570-001	PERMANENT EROSION CONTROL	102-600	GENERAL INFORMATION FOR TRAFFIC CONTROL
425-021	CURB INLET TOPS - TYPE 5 AND 6		THROUGH WORK ZONES
425-052	DITCH BOTTOM INLET TYPES C, D, E AND H	102-613	MULTI-LANE, WORK WITHIN THE TRAVEL WAY - MEDIAN OR OUTSIDE LANE
520-001	CURB AND GUTTER		
522-022	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	102-660	PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS
350-001	CONCRETE PAVEMENT JOINTS	700-101	TYPICAL SECTIONS FOR PLACEMENT OF SINGLE & MULTIPLE-COLUMN SIGNS
522-001	CONCRETE SIDEWALK		
		711-001	PAVEMENT MARKINGS

VOLUSIA COUNTY UTILITY AND COMMERCIAL USE PERMITS NOTES (ONLY APPLICABLE TO S. ATLANTIC AVENUE)

1. CALL VOLUSIA COUNTY DEVELOPMENT ENGINEERING OFFICE AT (386) 736-5926 ONE BUSINESS DAY PRIOR TO BEGINNING ALL PERMITTED WORK OR REQUESTS FOR INSPECTIONS.

2. ALL ROAD CLOSURES, LANE CLOSURES, AND SIDEWALK CLOSURES REQUIRE MOT PLAN REVIEW AND APPROVAL WITH 7 DAY ADVANCE NOTICE FROM VOLUSIA COUNTY TRAFFIC OPERATIONS AT (386) 239-6535 PRIOR TO ANY CLOSURES. MOT IS REQUIRED ON ALL JOBS.

3. ALL TRAFFIC AND PEDESTRIAN SIGNALS AND SURROUNDING AREAS "ARE NOT" A MEMBER OF SUNSHINE ONE CALL. LOCATES MUST BE REQUESTED AND LOCATED FROM VOLUSIA COUNTY TRAFFIC ENGINEERING AT (386) 736-5968.

4. NO DRIVING / STAGING OF ANY VEHICLE IS ALLOWED ON ANY SIDEWALKS. ANY DAMAGE TO SIDEWALKS SHALL BE REPAIRED / REPLACED WITH 6 INCH CONCRETE BY THE CONTRACTOR, SLOPE PER ADA STANDARDS.

5. NO TRENCH / EXCAVATIONS SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT WITHIN THE RIGHT OF WAY.

6. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT-OF-WAYS.

7. CONTRACTOR IS RESPONSIBLE FOR PRE/POST CONSTRUCTION VIDEO/PHOTOS OF EXISTING SITE, ADJACENT LOTS AND RIGHT OF WAYS TO INCLUDE BUILDINGS, ROADWAYS, DRIVEWAYS, SIDEWALKS, DITCH SWALES, CULVERTS, AND ABOVE GROUND UTILITIES.

8. ALL SIDEWALK TRUNCATED DOMES MUST BE BRICK RED IN COLOR AND PLACED AS SHOWN ON THE LATEST FDOT INDEX 522-002.

9. ALL PAVEMENT STRIPING / MARKINGS SHALL BE THERMOPLASTIC AND SHALL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE LATEST FDOT STANDARD INDEX.

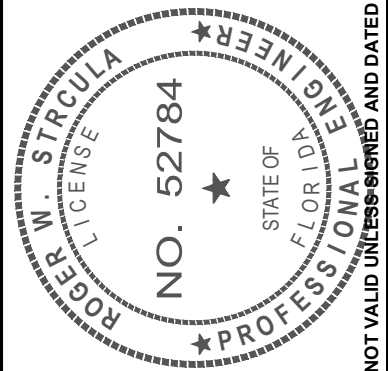
10. REFLECTIVE PAVEMENT MARKERS (RPM'S) SHALL BE INSTALLED WITHIN THE LIMITS OF NEW PAVING AND INSTALLED IN ACCORDANCE TO THE LATEST FDOT STANDARD INDEX.

ABBREVIATIONS:

A/C	AIR CONDITIONING	FH	FIRE HYDRANT	No.	NUMBER
AC	ACRES	FL	FLORIDA	NSPS	NATIONAL SOCIETY OF
ALTA	AMERICAN LAND TITLE ASSOCIATION	FM	FORCE MAIN		PROFESSIONAL SURVEYORS
ADA	AMERICAN DISABILITY ACT	FOC	FIBER-OPTIC CABLE	ORB	OFFICIAL RECORD BOOK
AWWA	AMERICAN WATER WORKS ASSOCIATION	FPD	FEET PER DAY	(P)	REFERS TO PLAT OF RECORD
		FP&L	FLORIDA POWER & LIGHT	PC	POINT OF CURVE
		FWS	FLUSH WITH SIDEWALK	PCC	POINT OF COMPOUND CURVE
BLDG	BUILDING	GNSS	GLOBAL NAVIGATION SATELLITE	PCP	PERMANENT CONTROL POINT
BTM	BOTTOM		SYSTEM	PG(S)	PAGE(S)
(C)	CALCULATED	GW	GROUND WATER	POC	POINT ON CURVE
CA	CENTRAL ANGLE	HDPE	HIGH DENSITY	PRC	POINT OF REVERSE CURVE
CH	CHORD LENGTH		POLYETHYLENE PIPE	PRM	PERMANENT REFERENCE
CHB	CHORD BEARING	ID	IDENTIFICATION		MONUMENT
CMP	CORRUGATED METAL PIPE	INV	INVERT ELEVATION	PSI	POUNDS PER SQUARE INCH
CPP	CORRUGATED PLASTIC PIPE	K _h	HORIZONTAL PERMEABILITY	PSM	PROFESSIONAL SURVEYOR AND
CONC	CONCRETE	K _v	VERTICAL PERMEABILITY		MAPPER
CR	COUNTY ROAD	KO	KNOCK OUT	PT	POINT OF TANGENCY
(D)	DESCRIPTION OR DEED	L	LENGTH	PVC	POLYVINYL CHLORIDE
DIP	DUCTILE IRON PIPE	LB	LICENSED BUSINESS	R	RADIUS
FD	FOUND	LC	LICENSED CORPORATION	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	LF	LINEAL FEET	RLS	REGISTERED LAND SURVEYOR
EOP	EDGE OF PAVEMENT	LLC	LIMITED LIABILITY COMPANY	R/W	RIGHT-OF-WAY
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	LS	LICENSED SURVEYOR	SF	SQUARE FEET
		(M)	FIELD MEASURED	SHW	SEASONAL HIGH WATER
ESMT	EASEMENT	MB	MAP BOOK	SR	STATE ROAD
FAC	FLORIDA ADMINISTRATIVE CODE	MES	MITERED-END SECTION	STY	STORY
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	MJ	MECHANICAL JOINT	SP	STATE PLANE
		MPH	MILES PER HOUR	SJRWMD	ST. JOHNS RIVER WATER
FDNR	FLORIDA DEPARTMENT OF NATURAL RESOURCES	N/A	NOT APPLICABLE		MANAGEMENT DISTRICT
		NIC	NOT IN CONTRACT	TELECOM	TELECOMMUNICATIONS
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	NAD83	NORTH AMERICAN DATUM OF 1983	TOP	TOP OF PIPE
				TYP	TYPICAL
FFE	FINISH FLOOR ELEVATION	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	US	UNITED STATES
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	USACOE	UNITED STATES ARMY
FIRM	FLOOD INSURANCE RATE MAP			VCP	VITRIFIED CLAY PIPE

REVISIONS

DATE	DESCRIPTION
12/13/23	REV PER 12/4 DBS
	COMMENTS



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRUCULA, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

UPHAM, INC.

CIVIL ENGINEERING-SURVEYING-LANDSCAPE ARCHITECTURE
265 Kenilworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com
LB # 1003612

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SITE DEVELOPMENT NOTES

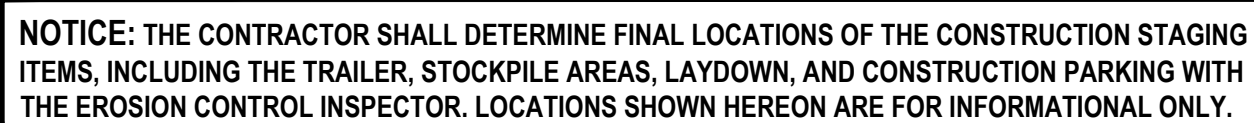
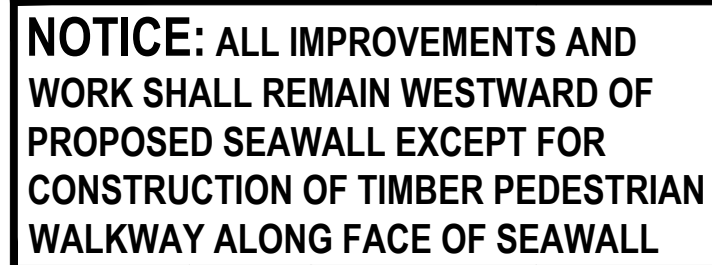
THE LIV CONDOMINIUM

3635 S. ATLANTIC AVENUE
DAYTONA BEACH SHORES, FLORIDA

PROJECT No:	230610
DATE:	NOVEMBER 07, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 20'

SHEET NUMBER:

C100



- | | | | | |
|---|---|---|--------|-----------------------------|
|  | STORMWATER MANHOLE | --- | 60--- | MAJOR CONTOUR LINE |
|  | STORM INLET / CATCH BASIN | --- | 59--- | MINOR CONTOUR LINE |
|  | ELECTRIC BOX | --- | TP--- | TREE PROTECTION FENCE |
|  | CLEANOUT | --- | STM--- | STORM PIPE (# DENOTES SIZE) |
|  | SANITARY SEWER MANHOLE | --- | TOS--- | TOE OF SLOPE |
|  | SANITARY SEWER VALVE | --- | TOB--- | TOP OF BANK |
|  | BACKFLOW PREVENTER | --- | OHE--- | OVERHEAD WIRE |
|  | WATER VALVE | --- | UGP--- | UNDERGROUND POWER |
|  | DENOTES TREE REMOVAL | --- | FM--- | FORCE MAIN (# DENOTES SIZE) |
|  | BORING ID NUMBER
BORING ELEVATION | --- | SAN--- | SEWER LINE (# DENOTES SIZE) |
|  | LIMITS OF CONSTRUCTION | --- | TEL--- | TELECOM LINE |
|  | PROPOSED SAWCUT | --- | FCC--- | FIBER OPTIC CABLE |
|  | HATCH DENOTES REMOVE
OF EXISTED IMPROVEMENTS | --- | WM--- | WATER MAIN (# DENOTES SIZE) |
| | | --- | GAS--- | GAS MAIN |
| | |  | | SEDIMENT FENCE SAND FENCE |

NOTE: REMOVE ALL CONSTRUCTION DEBRIS. ALL DISTURBED AREAS SHALL BE PROPERLY REGRADED AND SEEDED UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR SHALL INSPECT THE SITE TO ENSURE ALL SPECIFICATIONS PER THE SWPPP HAVE BEEN COMPLETED.

1. LITTER CONTROL MEASURES TO PREVENT WIND-DRIVEN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED WITHIN 5 DAYS OF COMPLETION OF CONSTRUCTION. NEGLIGENCE OR DISREGARD OF LITTER CONTROL MAY RESULT IN A FINE FOR VIOLATION OF OR FAILURE TO COMPLY TO ANY CORRECTIVE NOTICE.
2. ONLY ONE TEMPORARY CONSTRUCTION SIGN IS PERMITTED, NOT TO EXCEED 64 SQUARE FEET IN SIGN AREA AND SET BACK AT LEAST 10' FROM THE INTERSECTION OF ROAD RIGHT-OF-WAY. THE SIGN MUST BE REMOVED AFTER COMPLETION OF CONSTRUCTION.
3. A BUILDING PERMIT IS REQUIRED FOR THE CONSTRUCTION TRAILER. PERMITS FOR PLUMBING, MECHANICAL AND ELECTRICAL FACILITIES FOR THE TRAILER ARE REQUIRED IF APPLICABLE.
4. THE GENERAL CONTRACTOR SHALL PAY FOR AND OBTAIN A BUILDING PERMIT FROM THE CITY OF DAYTONA BEACH SHORES. THE ENGINEER WILL SCHEDULE THE PRECONSTRUCTION CONFERENCE WITH ALL FRANCHISE UTILITIES, THE CITY OF DAYTONA BEACH SHORES, VOLUSIA COUNTY AND OTHERS BEFORE THE CONTRACTOR'S START OF WORK. THE CONTRACTOR SHALL CONTACT THE CITY OF DAYTONA BEACH SHORES BUILDING DEPARTMENT AT 352.360.6727 EXT. 3 FOR INFORMATION ON ISSUANCE OF PERMITS AND / OR OTHER REQUIREMENTS.
5. CONSTRUCTION NOISE AND ACTIVITY IS RESTRICTED BETWEEN THE HOURS OF 7 AM TO 7 PM. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THESE HOURS ARE REQUIRED TO BE APPROVED BY THE CITY OF DAYTONA BEACH SHORES.
6. ALL UTILITY MATERIAL, CONSTRUCTION AND TESTING COVERED BY THESE DRAWINGS SHALL COMPLY WITH THE CITY OF DAYTONA BEACH SHORES LAND DEVELOPMENT REGULATIONS. ALL UTILITY WORK AND CONNECTIONS SHALL BE COORDINATED WITH THE CITY INSPECTOR.
7. IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR DISCREPANCIES AMONG THE DIVISIONS OF THE DRAWING AND SPECIFICATIONS PRIOR TO THE BID DATE. NEITHER THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES RAISED AFTER THE BID OPENING. ACCORDINGLY, IN LIGHT OF THESE OBLIGATIONS, THE ENGINEER IS OBLIGATED TO INTERPRET THE DRAWINGS AND SPECIFICATIONS IN A MANNER THAT WILL PROVIDE THE OWNER WITH A COMPLETE, FUNCTIONING FACILITY FOR THE BID PRICE.
8. EXISTING WELLS SHALL BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531(2), F.A.C. INCLUDING ANY REQUIREMENTS AND/OR PERMITS FROM VOLUSIA COUNTY.
9. IT IS UNKNOWN IF SEPTIC TANKS AND DRAINFIELDS EXIST WITHIN THE SITE. THE CONTRACTOR SHALL VERIFY DURING THE DEMOLITION WORK, IF ENCOUNTERED, REMOVE AND DISPOSE PER VOLUSIA COUNTY REQUIREMENTS.
10. THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT PRIOR TO REMOVING THE EXISTING STRUCTURES. COORDINATE WITH FP&L TO DISCONNECT ALL POWER AND REMOVAL OF METERS AND ELECTRIC FACILITIES.
11. ALL DEMOLISHED BUILDING MATERIAL SHALL BE PROPERLY DISPOSED INTO THE VOLUSIA COUNTY LANDFILL AND/OR RECYCLED.
12. ASBESTOS CONTAINING BLACK MASTIC WAS DISCOVERED WITHIN THE EXISTING HOUSES. THE MATERIAL SHALL BE PROPERLY REMOVED AND DISPOSED PRIOR TO ANY DEMOLITION ACTIVITIES.
13. AT THE GENERAL CONTRACTOR'S DISCRETION, IT MAY TEMPORARILY UTILIZE THE EXISTING BUILDING OR PAVEMENT FOR ITS CONSTRUCTION OFFICE OR PARKING UNTIL DEMOLISHED.
14. ALL CONSTRUCTION PARKING, PROJECT TRAILER AND MATERIAL STORAGE AND STAGING SHALL BE LOCATED AT THE LANDOWNER'S 0.47± ACRE PARCEL LOCATED ACROSS S ATLANTIC AVENUE ON THE SOUTH SIDE OF DAHLIA AVENUE. EROSION, SEDIMENT AND SAND DEVICES AND FENCES SHALL BE INSTALLED AND MAINTAINED DURING CONSTRUCTION.
15. LIGHT POLE REMOVAL AND RELOCATION/INSTALLATION SHALL BE THE RESPONSIBILITY OF AND AT THE COST OF THE DEVELOPER. PRIOR TO BOTH REMOVAL AND RELOCATION/INSTALLATION, COORDINATION SHALL BE MADE WITH THE CITY'S DEPUTY PUBLIC WORKS DIRECTOR, TOM BROWN AT TBROWN@CITYOFDBS.ORG OR TEL. 386-763-7578.

WARNING!! CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH BURIED GAS MAINS, OVERHEAD POWER LINES AND UNDERGROUND UTILITIES.



C200

DATE	DESCRIPTION
2/13/23	REV PER 12/4 DBS
	COMMENTS

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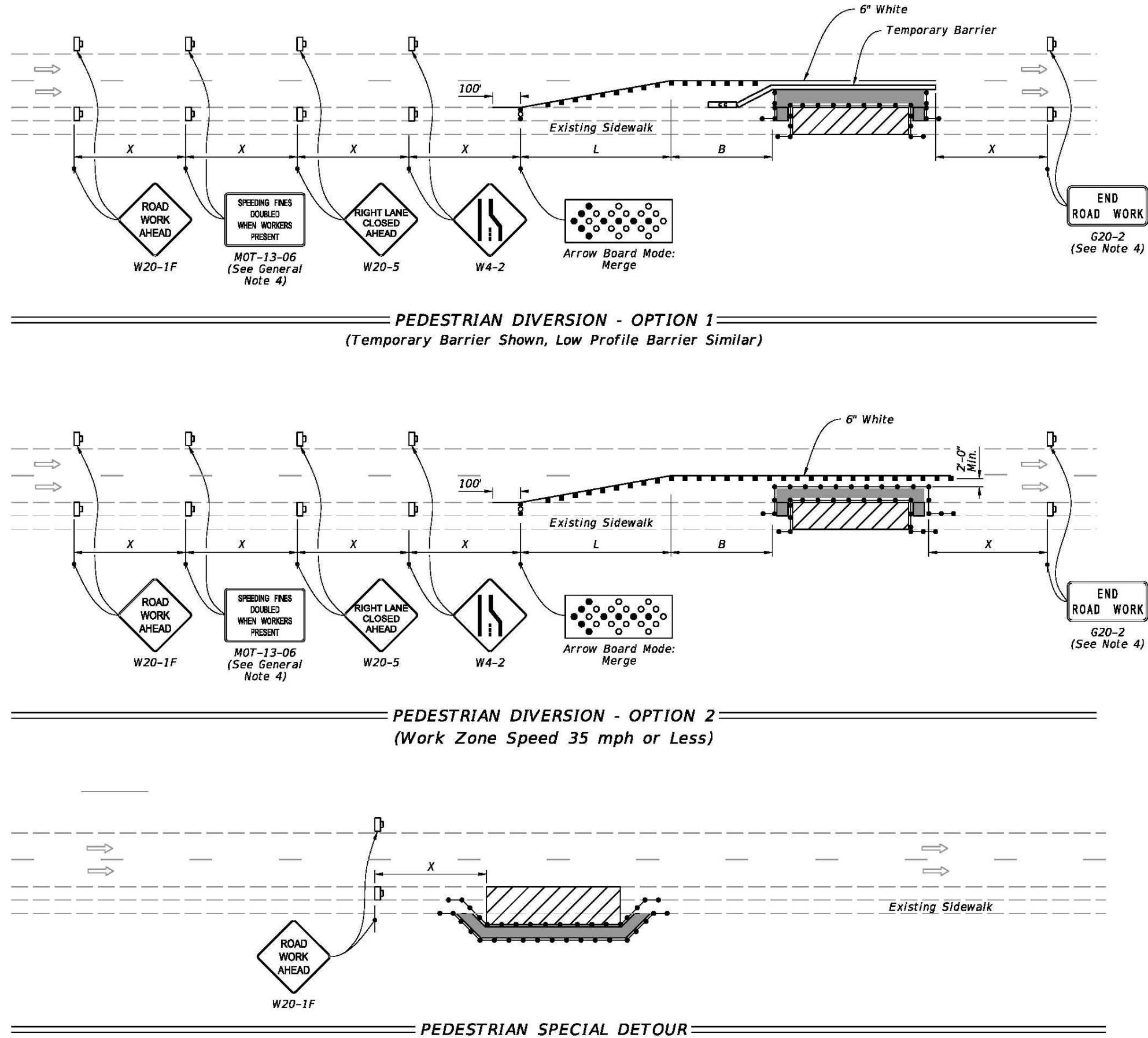
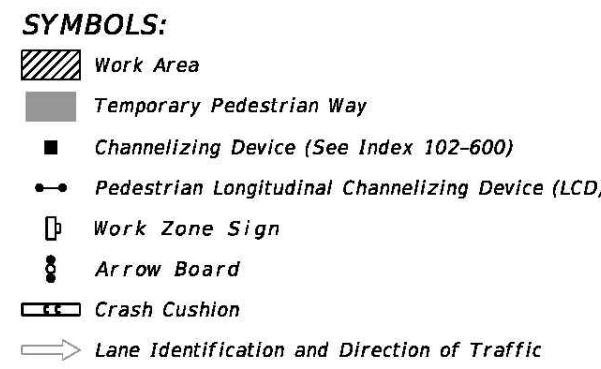
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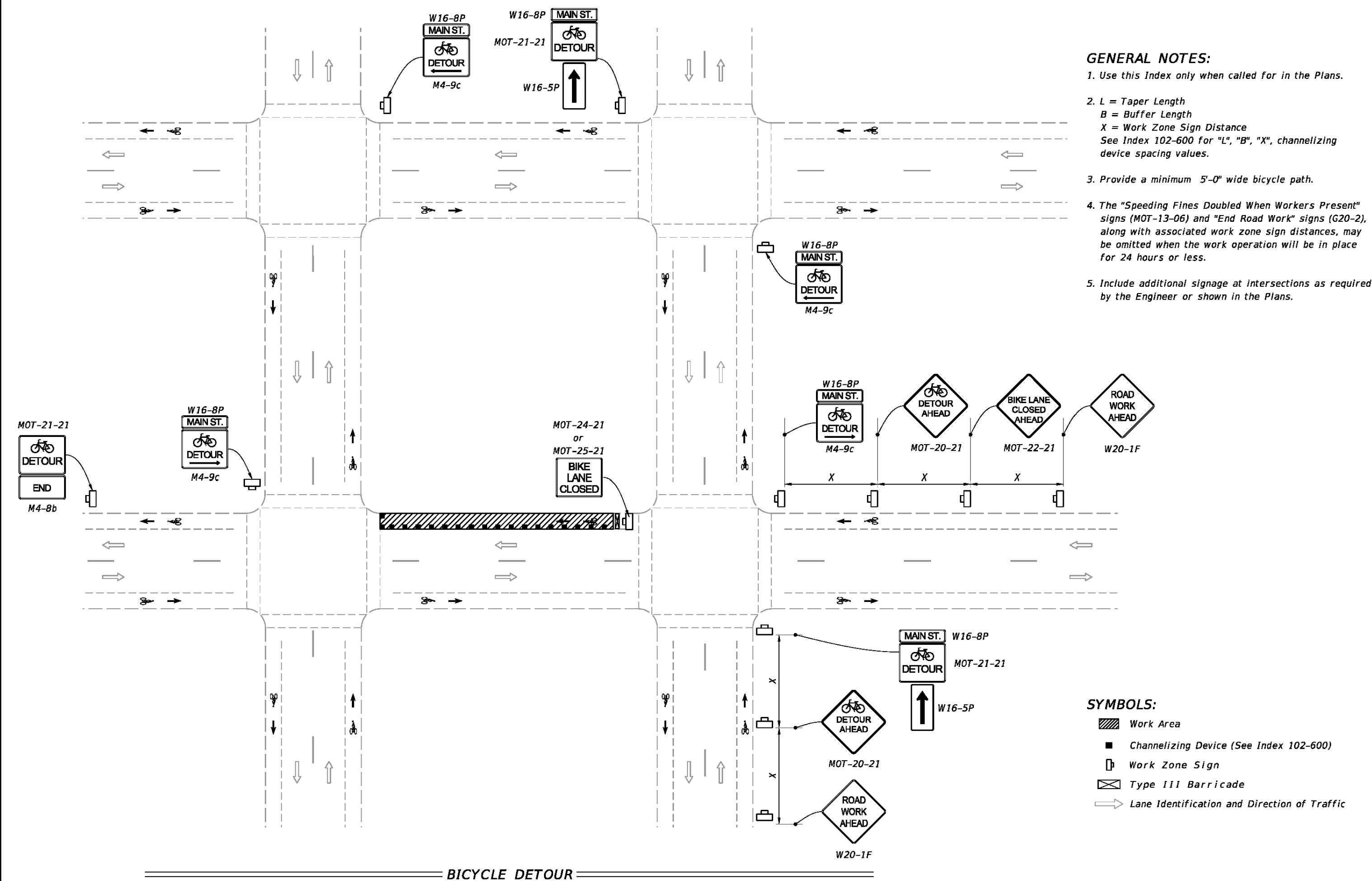
PROJECT No:	230610
DATE:	NOVEMBER 07, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 20'

SHEET NUMBER:

C201



LAST REVISION 11/01/21	DESCRIPTION:  FY 2023-24 STANDARD PLANS	INDEX 102-660	SHEET 2 of 2
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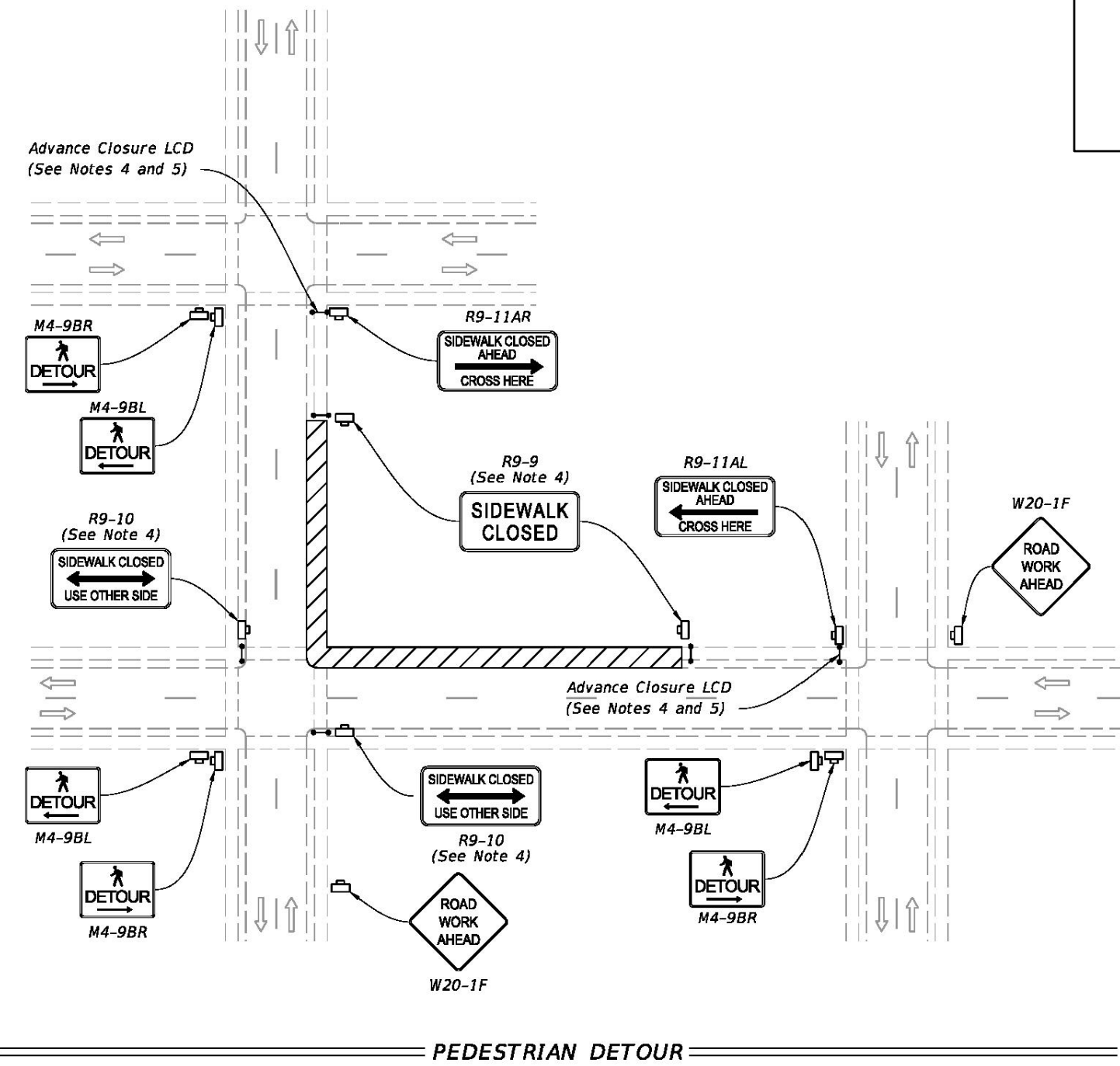
LAST REVISION 11/01/21	DESCRIPTION:  FY 2023-24 STANDARD PLANS	BICYCLE FACILITY CLOSURES	INDEX 102-661	SHEET 1 of 2
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NOTES:

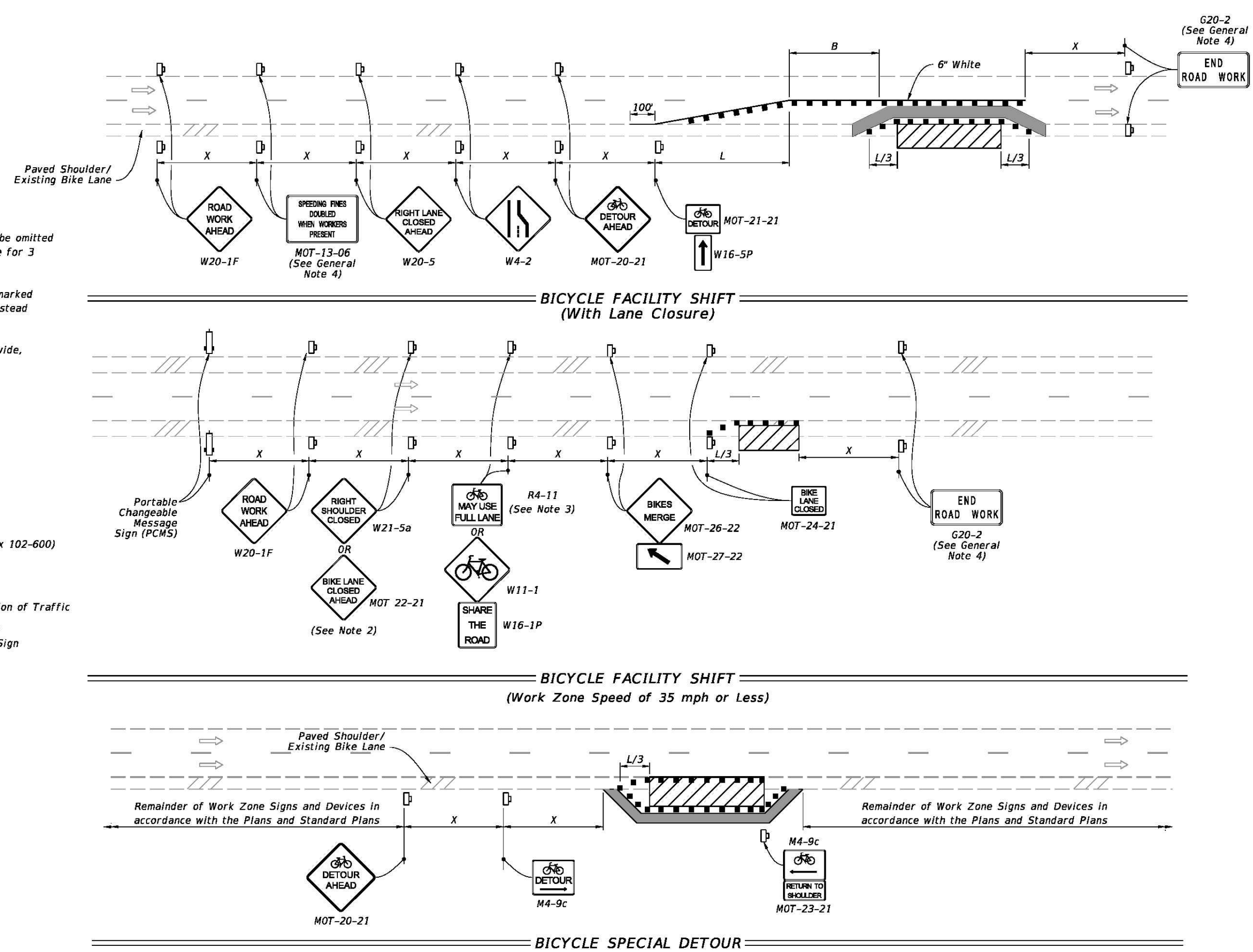
1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closure" signs (RR-XX) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).

SYMBOLS:

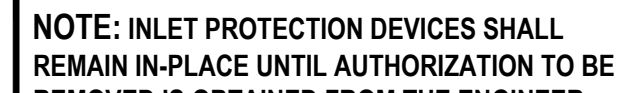
-  Work Area
-  Work Zone Sign
-  Pedestrian Longitudinal Channelizing Device (LCD)
-  Lane Identification and Direction of Traffic



LAST REVISION 11/01/20	DESCRIPTION:	 FY 2023-24 STANDARD PLANS	SIDEWALK CLOSURE INDEX 102-660	SHEET 1 of 2
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LAST REVISION 11/01/21	DESCRIPTION:	 FY 2023-24 STANDARD PLANS	BICYCLE FACILITY CLOSURES	INDEX 102-661	SHEET 2 of 2
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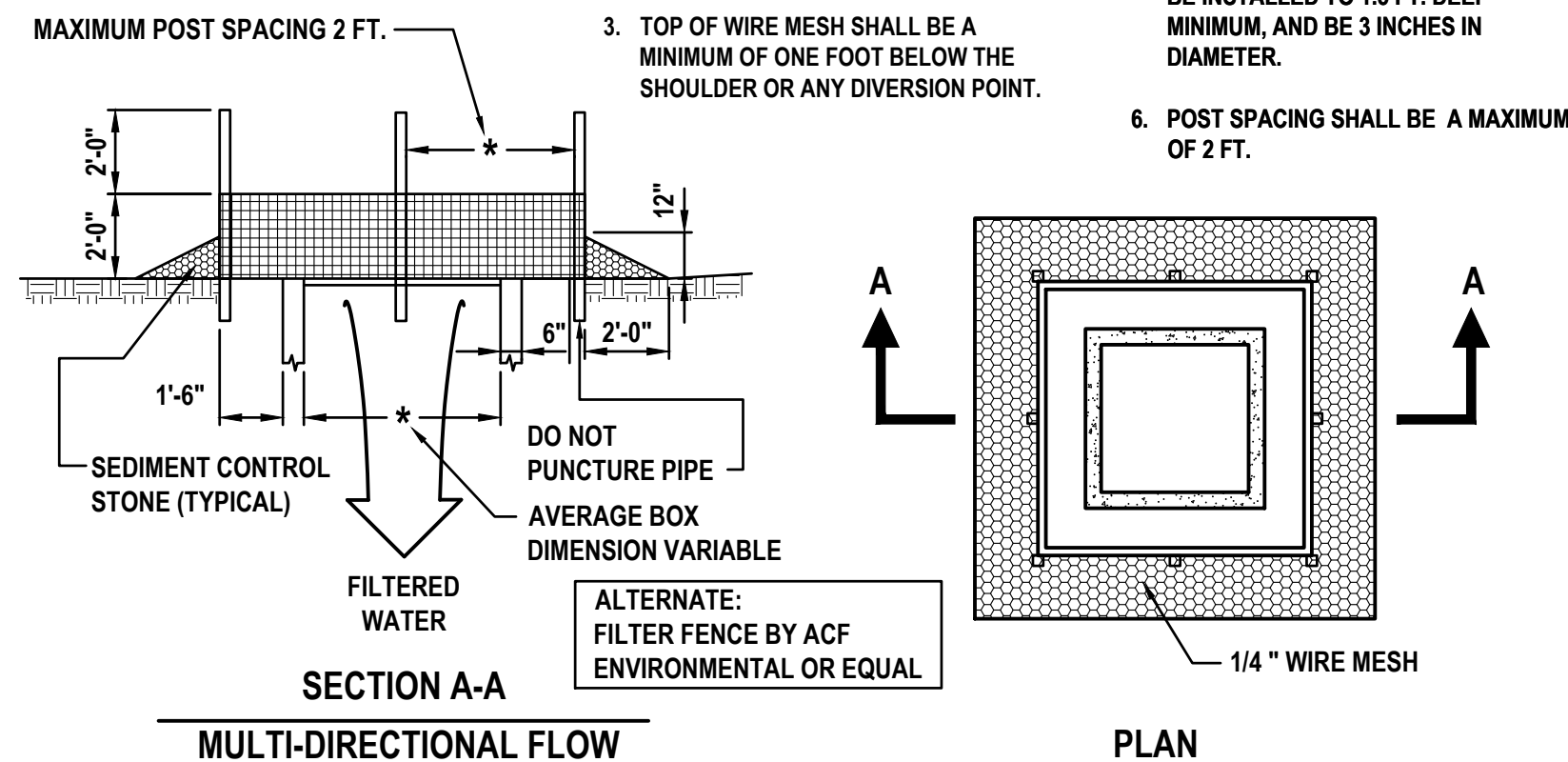


**THE GENERAL CONTRACTOR SHALL
CONTACT THE CONDO ASSOCIATION
PRIOR TO START OF CONSTRUCTION
AND COORDINATE ALL WORK WITH
REPRESENTATIVE THAT WILL IMPACT
THE PROPERTY OR RESIDENTS**

- NOT TO SCALE

WARNING!! CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH BURIED GAS MAINS, OVERHEAD POWER LINES AND UNDERGROUND UTILITIES.

C300



**UTILIZE WHEN TOP AND GRATE
ARE INSTALLED WITH STRUCTURE**

**UTILIZE WHEN TOP AND GRATE ARE
NOT INSTALLED WITH STRUCTURE**

-

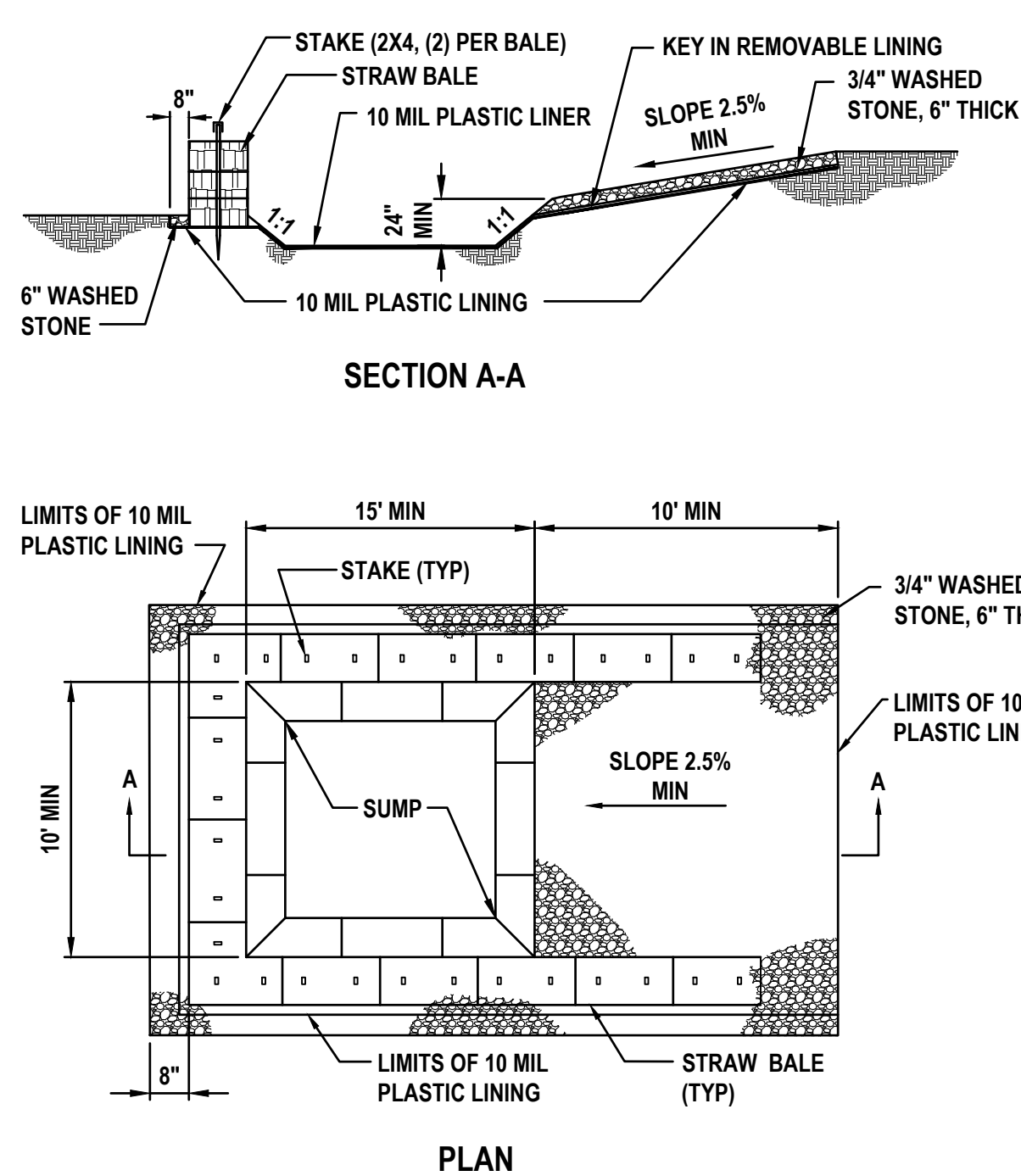
NOT TO SCALE

-
- The image contains two technical drawings of a mountable berm, labeled 'PROFILE' and 'PLAN VIEW'.
- PROFILE View:** This cross-section shows the vertical structure of the berm. From top to bottom, the layers are:
 - EXISTING PAVEMENT:** The top surface on the right.
 - 2" MIN ASPHALT:** A thin layer directly beneath the existing pavement.
 - 8" BASE:** A thicker layer below the asphalt.
 - GEOTEXTILE:** A horizontal layer separating the base from the aggregate.
 - AGGREGATE:** The main body of the berm, shown with a stippled pattern.
 - MOUNTABLE BERM (WHERE GRADE WARRANTS):** The top surface of the aggregate.
 Dimensions include a top width of 4' and a slope angle of 6:1. The existing ground line is shown on the left.
- PLAN View:** This top-down view shows the horizontal layout of the berm.
 - The **TEMPORARY 2" MIN ASPHALT WITH 8" BASE** is shown as a shaded trapezoidal area on the right.
 - The **AGGREGATE** area is shown with a stippled pattern to the left of the asphalt.
 - The **EXISTING GROUND** is indicated by a dashed line on the far left.
 - Dimensions include a total length of 50' MIN. from the existing ground to the start of the asphalt, a width of 15' MIN. for the aggregate section, and a 15' MIN. width for the asphalt section.

NOT TO SCALE



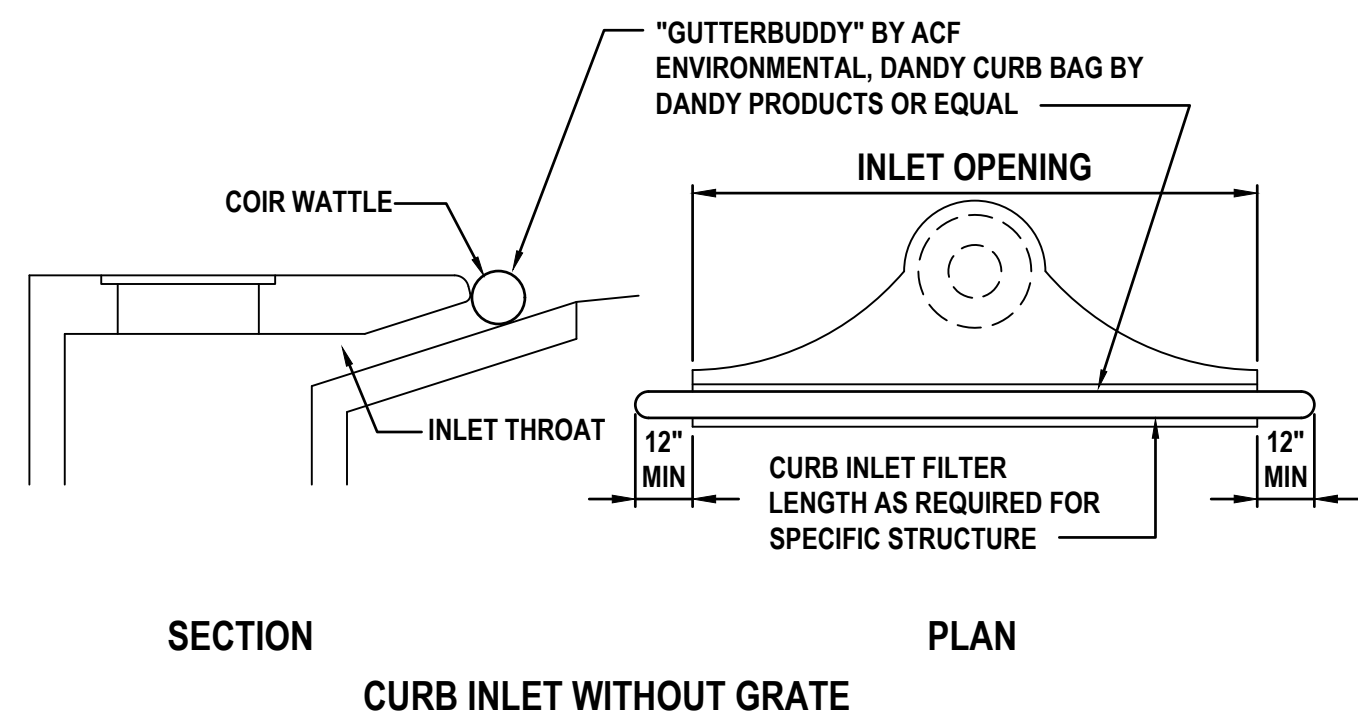
- ## NOTES:
1. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 2. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, WASHING SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT POND OR SWALE.
 3. INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN OR WEEKLY AT A MINIMUM.



NOT TO SCALE

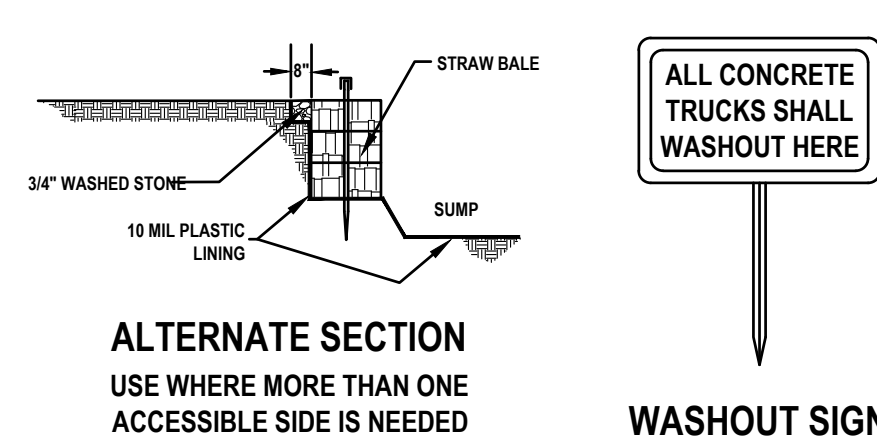
1. MEASURES SHALL BE IMPLEMENTED AT THE CONTRACTOR'S DISCRETION TO VISIBLY BARRICADE THE WORK AREA AND PROVIDE SAFE MEANS OF INGRESS AND EGRESS AROUND THE CONSTRUCTION SITE.
2. THE ENGINEER DOES NOT WARRANT THE CONTRACTOR'S MEANS OR METHODS FOR ITS INTERPRETATION OF THE REPAIR WORK. THE CONTRACTOR SHALL UTILIZE ITS DISCRETION TO DETERMINE ITS BEST METHOD TO PERFORM THE WORK TO CORRECT THE DRAINAGE PONDING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES AND SHALL RESTORE ALL AREAS DAMAGED DUE TO CONSTRUCTION ACTIVITIES
4. PAVEMENT EDGES SHALL BE NEAT AND FREE OF DAMAGE OR BROKEN EDGES AT TIME OF PLACEMENT OF NEW ASPHALTIC PAVEMENT.
5. UPON COMPLETION OF ALL WORK, THE AREA SHALL BE SWEEPED CLEAN OF ALL SAND AND DEBRIS.
6. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR ITS FINAL INSPECTION AND ACCEPTANCE.
7. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR DISCREPANCIES AMONG THE DIVISIONS OF THE DRAWING AND SPECIFICATIONS PRIOR TO THE BID DATE. NEITHER THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES RAISED AFTER THE BID OPENING. ACCORDINGLY, IN LIGHT OF THESE OBLIGATIONS, THE ENGINEER IS OBLIGATED TO INTERPRET THE DRAWINGS AND SPECIFICATIONS IN A MANNER THAT WILL PROVIDE THE OWNER WITH A COMPLETE, FUNCTIONING FACILITY FOR THE BID PRICE.
9. THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLEMENTARY, AND ANY REQUIREMENT OF ONE SHALL BE A REQUIREMENT OF THE OTHER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS AND TO

- COMPARE THE REQUIREMENTS OF EACH DIVISION AND ENSURE THAT EACH TRADE OR SUBCONTRACTOR IS MAKING THE ALLOWANCES NECESSARY TO PROVIDE THE OWNER A COMPLETE FACILITY, OPERATIONAL IN ALL RESPECTS, UNLESS OTHERWISE SPECIFICALLY STATED IN THE DRAWINGS.
10. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INSTRUCTING THE CONTRACTOR IN THE METHODS OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE METHOD TO CONSTRUCT THE IMPROVEMENTS AS SHOWN ON THE PLANS.
11. LITTER CONTROL MEASURES TO PREVENT WIND-DRIVEN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED WITHIN 5 DAYS OF COMPLETION OF CONSTRUCTION.
12. AT NO TIME SHALL EXCAVATIONS BE LEFT UNCOVERED AFTER WORKING HOURS. CONTRACTOR SHALL SECURE THE WORK AREA AT THE END OF EACH DAY'S WORK.
13. AT ALL TIMES, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT UNDERGROUND UTILITIES, STRUCTURES AND OTHER ASSOCIATED FACILITIES FROM DAMAGE DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEASURES OF PROTECTION. ANY DAMAGED FACILITIES SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION OR ENGINEER AT THE CONTRACTORS EXPENSE.
14. THERE SHALL BE NO DEVIATIONS FROM THESE DRAWINGS UNLESS APPROVED IN WRITING BY THE ENGINEER AND THE OWNER.
15. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
16. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COST.
17. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
18. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.



- NOTES:**
1. INSTALL FILTER PRIOR TO BEGINNING CONSTRUCTION.
 2. INSPECT ONCE EACH WEEK AND AFTER ANY RAIN EVENT. REMOVE ANY FINES AND DEBRIS THAT MAY HAVE ACCUMULATED AND DISPOSE OF PROPERLY.

NOT TO SCALE



- NOTES:**
1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
 2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
 3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12."
 4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
 5. SAW CUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT & GRINDING TO BE DISPOSED OF IN THE PIT.
 6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, & SURFACE WATERS.
 7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.
 8. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
 9. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
 10. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

[illegible]

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**EROSION CONTROL
DETAILS AND NOTES**

THE LIV CONDOMINIUM
3635 S. ATLANTIC AVENUE
DAYTONA BEACH SHORES, FLORIDA

PROJECT No:	23061
DATE:	NOVEMBER 07, 2023
DESIGN BY:	RW
DRAWN BY:	JMM
CHECKED BY:	RW
SCALE:	1" = 20'
SHEET NUMBER:	

C301

PROJECT SITE INFORMATION:

PROJECT NAME: LIV CONDOMINIUM

DEVELOPER: SA2011, LLC
4701 SAN JACINTO STREET
HOUSTON, TX 77004

PROJECT LOCATION: 3635 S. ATLANTIC AVENUE

LATITUDE: LAT: N 29°08'50"
LONGITUDE: LON: W 80°57'59"

AHJ: CITY OF DAYTONA BEACH SHORES

WMD JURISDICTION: FDEP

PROJECT AREA: 1.26 ACRES

DISTURBED AREA: 1.46 ACRES

FLUCCS CODE: 130
-
-

ULTIMATE RECEIVING WATER BODY: ATLANTIC OCEAN

CLASS: -
OFW: -
WBID #: -
TMDls: -

SOILS / GEOTECH DATA:
(PER USDA NRCS WEB SOIL SURVEY)

SOIL NUMBER	SOIL NAME	HSG
9	BEACHES	A
40	PALM BEACH URBAN	A
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

CONSTRUCTION INFORMATION:

A) DESCRIPTION OF ACTIVITIES

CONSTRUCTION ACTIVITIES INCLUDE: DEMOLITION, MASS EARTHWORK GRADING AND EXCAVATION / FILL, VARIOUS UTILITIES INSTALLATION, CONCRETE PAVEMENT, GARAGE, BUILDING, POOL DECK, WALLS, PLANTINGS AND GRASS AND FINAL STABILIZATION AND RESTORATION.

SOIL DISTURBING ACTIVITIES INCLUDE: INSTALLING STABILIZED CONSTRUCTION ENTRANCES, INSTALLATION OF EROSION AND SEDIMENT CONTROLS, STRIPPING EXISTING GROUND COVER AND MASS EARTHWORK GRADING.

B) SEQUENCE OF MAJOR ACTIVITIES AND CONTROL MEASURES:

- THE CONTRACTOR SHALL SCHEDULE AND ATTEND THE PRECONSTRUCTION MEETING WITH APPROPRIATE JURISDICTIONAL AGENCIES AS SPECIFIED PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS TO THE CITY AND/OR COUNTY AND ENGINEER OF AT LEAST TWO INDIVIDUALS THAT ARE CAPABLE OF CORRECTING ANY DRAINAGE PROBLEMS THAT MAY OCCUR AFTER WORK HOURS.
- THE CONTRACTOR SHALL PROVIDE THE ENGINEER, COUNTY AND CITY A MOT PLAN AT PRECONSTRUCTION MEETING. TRAFFIC SHALL BE ALLOWED TO CONTINUE DURING WORK. PROVIDE MEASURES TO DETOUR TRAFFIC AROUND CONSTRUCTION ACTIVITIES WITH ADEQUATE BARRICADES, SIGNAGE AND FLAGPERSON TO DIRECT TRAFFIC. EMERGENCY SERVICES SHALL BE NOTIFIED 48 HOUR IN ADVANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY DEPARTMENT, FLORIDA SUNSHINE AND EMERGENCY SERVICES FOR RESPECTIVE UTILITY LOCATIONS AND "NOTICE" OF CONSTRUCTION ACTIVITY.
- ALL EROSION CONTROL DEVICES AND VISIBLE BARRICADES SHALL BE INSTALLED AND APPROVED BY THE ENGINEER PRIOR TO THE START OF CLEARING AND GRUBBING.
- ALL EROSION CONTROL DEVICES SHALL BE PLACED PRIOR TO THE START OF WORK AND REMAIN IN PLACE UNTIL ALL WORK IS COMPLETE. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- A 20" WIDE 6" MINIMUM COMPACTED STONE DRIVE LANE TO THE CONSTRUCTION ENTRANCE THAT SHALL BE PLACED PRIOR TO THE CLEARING AND GRUBBING. THE APPROXIMATE LOCATION IS INDICATED ON THE DRAWING. THE ELEVATION SHALL BE APPROXIMATELY PER THE GRADING PLAN. PROVIDE ACCESS ACROSS DRIVE LANE FOR EMERGENCY VEHICLES, COORDINATE WITH FIRE CHIEF.
- THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DEBRIS WITHIN THE APPROXIMATE LIMITS OF CLEARING AS INDICATED ON THE DRAWING.
- SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, BLOWING SAND AND THE IMPACT TO NEIGHBORING PROPERTIES.
- AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 21 DAYS WILL BE STABILIZED WITH A TEMPORARY GRASS AND MULCH WITHIN 5 DAYS OF THE LAST DISTURBANCE.
- ALL REMOVED MATERIAL SHALL BE HAULED OFF-SITE TO AN APPROVED LANDFILL. TREES MAY BE LOGGED OR MULCHED FOR OFF-SITE DISPOSAL AT THE CONTRACTOR'S DISCRETION.
- ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY RESTORED TO PRIOR CONDITION UPON COMPLETION OF WORK.
- THE SITE CONTRACTOR SHALL ONLY BE PERMITTED TO REMOVE ALL EROSION PROTECTION DEVICES WITHIN EACH CONTRIBUTING AREA FOLLOWING REMOVAL OF SEDIMENT AND DEBRIS AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS.

SEDIMENT, EROSION AND POLLUTANT CONTROL MEASURES:

- BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH PART 5 OF FDEP DOCUMENT NO. 62-621.300(4)(a) SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORMWATER RUNOFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. CONTRACTOR SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAWS.
- STORMWATER MANAGEMENT STORMWATER COLLECTION SHALL BE PROVIDED BY CATCH BASINS. THE SITE WILL DISCHARGE TO THE EXISTING MASTER STORMWATER POND FOR TREATMENT.
- STABILIZATION PRACTICES
WIND EROSION STABILIZATION: THE CONTRACTOR SHALL DENUDE ONLY ARES WHERE IT IS EXPECTED TO BE GRADED OR ALTERED WITHIN A 2 WEEK TIME-FRAME. FINAL GRADES SHALL BE PERFORMED AND TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE APPLIED. AREAS WHERE CONSTRUCTION OPERATIONS WILL BE CONTINUOUS. FUGITIVE DUST SHALL BE MANAGED BY APPLYING A WATER SPRAY TO SATURATE THE SURFACE SOILS ON A DAILY BASIS, OR AS NEEDED TO MAINTAIN MINIMAL DUST TRANSPORT. FUGITIVE DUST SHALL MONITORED CONTINUOUSLY AND ADDITIONAL MEASURES MAY NEED TO BE TAKEN TO CONTROL OFF-SITE TRANSPORT OF UNACCEPTABLE LEVELS OF DUST.

TEMPORARY STABILIZATION: TOP OF SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 21 DAYS WILL BE STABILIZED WITH TEMPORARY GRASS AND MULCH NO LATER THAN 5 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. GRASS SEED SHALL BE MIXTURE OF 20 PARTS OF BERMUDA SEED AND 80 PARTS OF PENSACOLA BAHIA. THE SEPARATE TYPES OF SEED USED SHALL BE THOROUGHLY DRY MIXED IMMEDIATELY BEFORE SOWING. SEED WHICH HAS BECOME WET SHALL NOT BE USED. THE MULCH MATERIAL USED SHALL NORMALLY BE DRY MULCH. DRY MULCH SHALL BE STRAW OR HAY, CONSISTING OF OAT, RYE OR WHEAT STRAW, OR OF PANGOLA, PEANUT, COASTAL BERMUDA OR BAHIA GRASS HAY. ONLY UNDETERIORATED MULCH WHICH CAN BE READILY CUT INTO THE SOIL SHALL BE USED. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING STABILIZATION AND BASE.

PERMANENT STABILIZATION: DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 5 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.
- STRUCTURAL PRACTICES
STAKED SILT FENCES: THE STAKED SILT FENCES WILL BE CONSTRUCTED ALONG THE PERIMETER AS SPECIFIED IN THE DRAWINGS. STAKED FENCE SHALL BE CLEARED OF SEDIMENT WHEN IF REACHES ONE-THIRD HEIGHT OF THE FENCE.

EARTH DIKE: IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

SEDIMENT BASIN: A EXISTING STORMWATER POND TO BE USED. BEST MANAGEMENT PRACTICES SUCH AS REMOVAL OF SEDIMENT FROM INLET PROTECTION DEVICES, PROPER WASTE DISPOSAL AND SWEEPING TO REDUCE AMOUNT OF SEDIMENT DISCHARGED INTO POND SHALL BE CONTINUOUSLY IMPLEMENTED.
- WASTE DISPOSAL
WASTE MATERIALS: ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

HAZARDOUS WASTE: HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

SANITARY WASTE: SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH LOCAL UTILITY FOR COLLECTION OF SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.
- DUST CONTROL
TO PREVENT OFF-SITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONTRACTOR. SEE DRAWINGS FOR DETAILS AND LOCATION(S).
- NON-STORMWATER DISCHARGES
IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

WATER FROM FIRE FIGHTING ACTIVITIES, FIRE HYDRANT FLUSHING, WATER LINE FLUSHING, WATER USED TO SPRAY OFF LOOSE SOILS FROM VEHICLES, DUST CONTROL, PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED). ALL NON-STORMWATER DISCHARGES WILL BE DIRECTED TO THE EXISTING STORMWATER POND.

DISCHARGE OF UNCONTAMINATED GROUNDWATER FROM CONSTRUCTION-RELATED DEWATERING OPERATIONS IS PERMITTED IN ACCORDANCE WITH PART 3.4 OF THE FDEP DOCUMENT NO. 62-621.300(4)(a)

ITEMS REQUIRING POLLUTION PREVENTION

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED, BUT NOT LIMITED, TO BE PRESENT ON-SITE DURING CONSTRUCTION:

CONCRETE	WOOD	ROOFING SHINGLES	ASPHALT
GLASS	SAND / DIRT	METAL STUDS	LIMEROCK
STONE	CLEANING SOLVENTS	MASONRY BLOCK	PRECAST STRUCTURES
PAINT	PETROLEUM / FUELS	FERTILIZERS	PIPES

STORMWATER POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THESE CONSTRUCTION PLANS, THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM, AS SHOWN ON THESE CONSTRUCTION PLANS, DESIGNED TO ASSURE THAT APPROPRIATE POLLUTION PREVENTION MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AND TO ASSURE THAT THE QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

OWNER:

SIGNATURE: _____

NAME / TITLE: _____

COMPANY: _____

ADDRESS: _____

MAINTENANCE AND INSPECTION PROCEDURES:

- INSPECTOR QUALIFICATIONS
INSPECTIONS MUST BE CONDUCTED BY A "QUALIFIED" INSPECTOR. "QUALIFIED" IS DEFINED AS A PERSON THAT A). HAS SUCCESSFULLY COMPLETED AND MET ALL REQUIREMENTS NECESSARY TO BE FULLY CERTIFIED THROUGH THE FDEP STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM; B). HAS SUCCESSFULLY COMPLETED AN EQUIVALENT FORMAL TRAINING PROGRAM; OR C). THAT IS QUALIFIED BY OTHER TRAINING OR PRACTICAL EXPERIENCE IN THE FIELD OF STORMWATER POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL.
- DISTURBED AREAS
ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED REGULARLY TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
- MONITORING INSPECTIONS
ARE REQUIRED TO BE PERFORMED BY A QUALIFIED INSPECTOR AT LEAST EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL EVENT OF ONE-HALF (1/2) OF AN INCH OF RAINFALL OR GREATER AND SHALL CONTINUE UNTIL THE SITE COMPLIES WITH FINAL STABILIZATION (NOTICE OF TERMINATION).
- REPORTING
EACH INSPECTION MUST BE FOLLOWED UP BY A REPORT DOCUMENTING THE INSPECTOR'S FINDINGS AND REQUEST THE REQUIRED MAINTENANCE AND/OR REPAIR FOR THE EROSION AND SEDIMENTATION CONTROL MEASURES. THESE RECORDS ARE USED TO PROVE THAT THE REQUIRED INSPECTION AND MAINTENANCE WERE PERFORMED AND SHALL BE PLACED IN THE SWPPP LEDGER.
- RECORD KEEPING
IN ADDITION TO INSPECTION AND MAINTENANCE REPORTS, RECORDS SHOULD BE KEPT OF CONSTRUCTION ACTIVITIES THAT OCCUR ON THE SITE. THE CONTRACTOR SHALL RETAIN COPIES OF THE SWPPP, ALL REPORTS AND DATA FOR A MINIMUM OF FIVE (5) YEARS AFTER THE PROJECT IS COMPLETE IN PAPER AND CD FORMAT.

SPILL PREVENTION PRACTICES AND CONTROL MEASURES:

- GOOD HOUSEKEEPING
- SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
- STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.
- ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
- ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
- PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
- ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- HAZARDOUS PRODUCTS
- MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
- PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.
- PRODUCT SPECIFIC PRACTICES
- PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.
- THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO SOIL IN ORDER TO LIMIT EXPOSURE TO STORMWATER. FERTILIZERS SHALL BE STORED IN COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO SEALABLE PLASTIC BIN TO AVOID SPILLS.
- PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN APPROVED MANNER.
- CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.
- SPILL CONTROL AND CLEANUP RESPONSIBILITIES
- SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.
- THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.
- ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
- WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.
- TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.
- AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.
- THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

NOTICE OF INTENT (NOI) / NOTICE OF TERMINATION (NOT)

- NOI: THE NOTICE OF INTENT (NOI), DEP FORM 62-621.300(4)(b), IS TO BE COMPLETED AND SUBMITTED TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) BEFORE USE OF THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES PROVIDED IN SUBSECTION 62-621.300(4), F.A.C.
- NOT: WHERE A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES AUTHORIZED BY THIS PERMIT ARE ELIMINATED, THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION, DEP FORM 62-621.300(6), SIGNED IN ACCORDANCE WITH PART 7.C OF FDEP DOCUMENT NO. 62-621.300(4)(a), WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE TO TERMINATE COVERAGE UNDER THIS PERMIT.

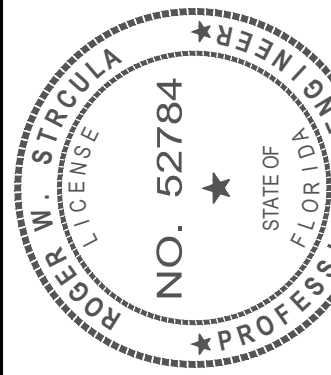
CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERIC STORMWATER PERMIT ISSUED PURSUIT TO SECTION 403.0885, F.S., THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE	COMPANY INFO	RESPONSIBLE FOR:
	COMPANY: _____ NAME: _____ TITLE: _____ DATE: _____	
	COMPANY: _____ NAME: _____ TITLE: _____ DATE: _____	
	COMPANY: _____ NAME: _____ TITLE: _____ DATE: _____	

REVISIONS

DATE	DESCRIPTION
12/13/23	REV PER 12/4 DBS
	COMMENTS



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STORMWATER POLLUTION PREVENTION PLAN

THE LIV CONDOMINIUM

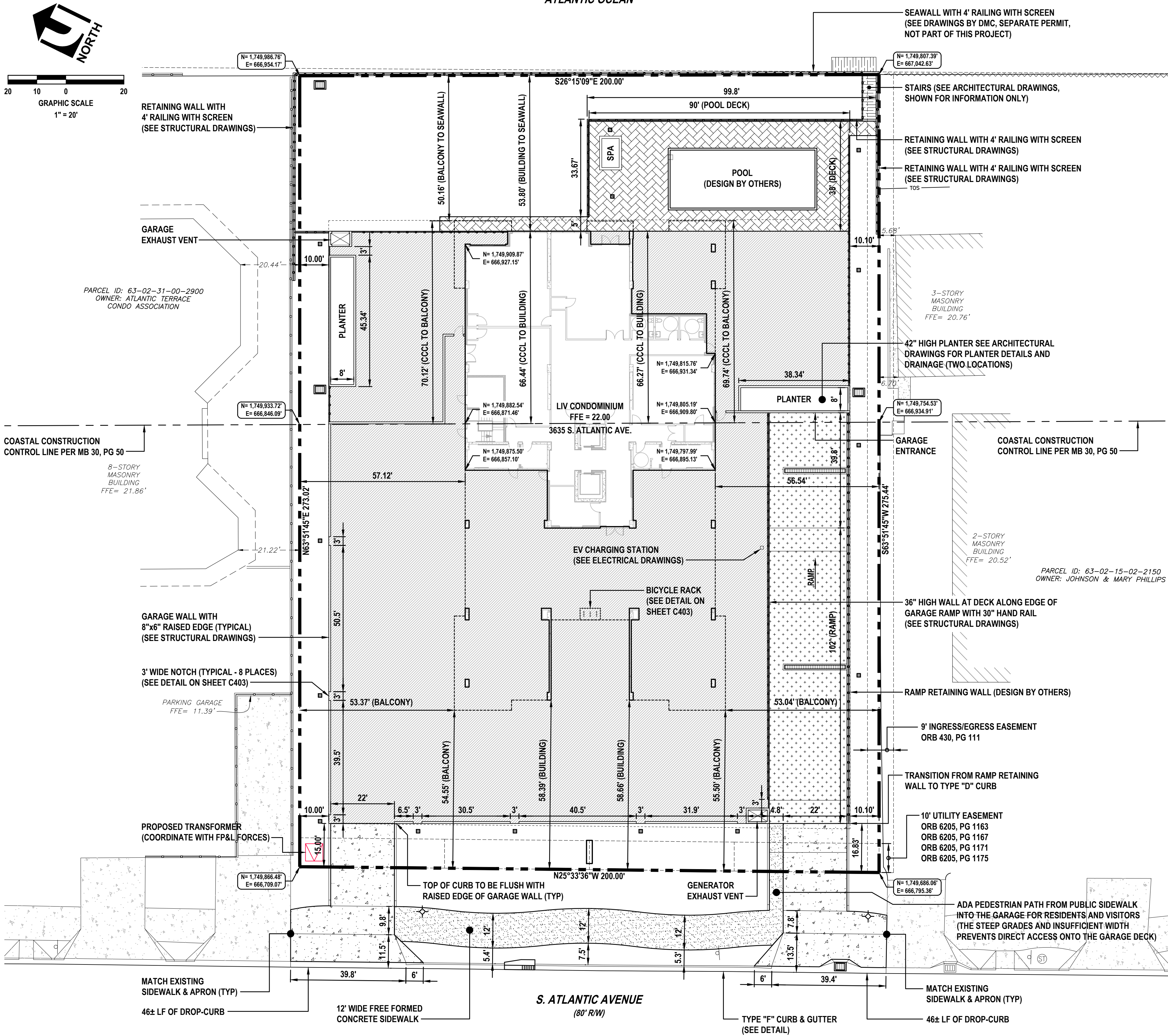
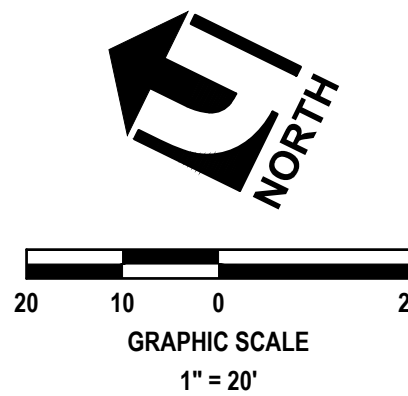
3635 S. ATLANTIC AVENUE

DAYTONA BEACH SHORES, FLORIDA

PROJECT No: 230610
DATE: NOVEMBER 07, 2023
DESIGN BY: RWS
DRAWN BY: JMB
CHECKED BY: RWS
SCALE: 1" = 20'

SHEET NUMBER:

C302



NOTE:
ALL WALKWAYS SHALL COMPLY WITH FLORIDA ADA GUIDELINES, LATEST EDITION, FOR SLOPES AND DIMENSIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ADA GUIDELINES ARE MET

NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

OPEN SPACE CALC.

COVERAGES	SF	%
PROJECT LIMITS	54,843	100.0
REQ. OPEN SPACE	16,453	30.0
PRO. OPEN SPACE	13,310	24.3
POOL DECK	3,420	6.3
PLANTERS	648	1.1
NEW OPEN SPACE	17,378	31.7

CURB CONSTRUCTION NOTES:

- ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 3,000 P.S.I. CONCRETE.
- 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 100', VERTICAL SAWCUT JOINT REQUIRED EVERY 10' MAXIMUM (4' MINIMUM).
- 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED AT EACH SIDE OF ALL STORM INLET STRUCTURES AND AT ALL RADIUS POINTS.
- EXPANSION JOINT MATERIAL MUST COVER ENTIRE CROSS SECTION OF CURB.
- IN NO INSTANCE SHALL EXTRUDED CURBS (DEFINED AS HEADER-TYPE CURBS INSTALLED DIRECTLY ON TOP OF PAVEMENT) BE PERMITTED.
- SAW CUT JOINTS SHALL BE CUT WHILE CONCRETE IS STILL GREEN, IF JOINTS ARE CUT AFTER CONCRETE HAS CURED AND SHRINKAGE HAVE OCCURRED THROUGH THE THICKNESS OF THE CURB, THEN THE CONTRACTOR SHALL REPLACE THE CURB TO THE NEAREST JOINT OR 4' MINIMUM LENGTH.
- CONTRACTOR SHALL BROOM FINISH CONCRETE VERTICALLY.

SYMBOL LEGEND:

- TYPE 'F' CURB (SEE DETAIL)
- TYPE 'D' CURB (SEE DETAIL)
- 5' MINIMUM CURB RADIUS UNLESS DENOTED OTHERWISE
- SITE LIGHT POLES (SEE PHOTOMETRIC PLAN)

SEE SHEETS C403 FOR REFERENCED DETAILS NOT SHOWN HEREON.

THE LOCATION OF THE LIGHT POLES SHALL ONLY BE INSTALLED PER THE DIGITAL COORDINATES TO AVOID CONFLICTS WITH UTILITIES (TYPICAL)

PAVING LEGEND:

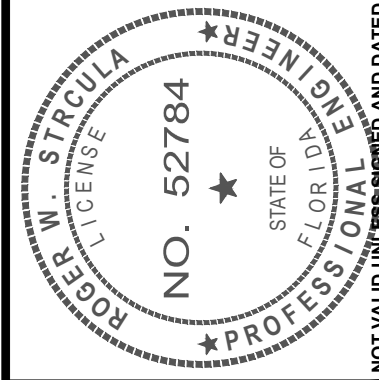
- CONCRETE PAVEMENT: 6" THICK CONCRETE (4,000 PSI AT 28 DAYS) 12" STABILIZED SUBGRADE MIN OF 98% MOD. PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (2 LIFTS) MAX CONTROL JOINT SPACING 12'x12' MIN SAW CUT DEPTH 2"
- CONCRETE SIDEWALK: 4" THICK CONCRETE (4,000 PSI AT 28 DAYS) CLASS I CONCRETE CONTROL JOINT SPACING PER FDOT INDEX NO. 350-001 ON COMPACTED SUBGRADE (SEE DETAIL ON SHEET C403)
- PARKING DECK: SEE STRUCTURAL DRAWINGS FOR SPECIFICATIONS (SEE STRUCTURAL CERTIFICATION FOR VEHICLE LOAD LIMIT)
- CONCRETE RAMP: SEE STRUCTURAL DRAWINGS FOR SPECIFICATIONS
- CONCRETE PAVERS: COLOR, MATERIAL AND PATTERN BY DEVELOPER (DESIGN BY OTHERS)

GENERAL NOTES:

- ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
- THE CONTRACTOR AT ITS OWN DISCRETION SHALL SECURE THE CONSTRUCTION SITE FROM TRESPASS.
- A WAIVER FROM SECTION 14-18.4 OF THE LAND DEVELOPMENT CODE FOR THE REQUIRED 7' PUBLIC WALKWAY TO THE BEACH IS WARRANTED BECAUSE THERE IS NOT SUFFICIENT WIDTH OR OPEN SPACE TO CONSTRUCT THE WALKWAY ON SITE. THERE IS AN EXISTING PUBLIC WALKWAY APPROXIMATELY 100' FROM THE NORTH BOUNDARY. THE LANDOWNER WILL PROVIDE A COST ESTIMATE TO CONSTRUCT AN EQUIPMENT ACCESSIBLE WALKWAY FROM THE RIGHT-OF-WAY TO THE BEACH.
- THE GENERAL CONTRACTOR SHALL PROVIDE DRAINAGE AND UTILITY SHOP DRAWINGS OF MATERIAL AND STRUCTURES TO THE ENGINEER FOR APPROVAL. FAILURE TO INSTALL NON-APPROVED MATERIAL OR STRUCTURE MAY RESULT IN REMOVAL AT THE GENERAL CONTRACTOR'S EXPENSE.
- THE ENGINEER SHALL BE INFORMED IF ANY QUESTIONS ARISE DURING CONSTRUCTION EITHER BY EMAIL OR CONSTRUCTION MANAGEMENT SOFTWARE LIKE PROCORE OR EQUAL, PHONE CALLS WILL NOT BE ACCEPTED.
- REFER TO THE STRUCTURAL DRAWINGS FOR GRADING OF GARAGE DECK, ELEVATIONS SHOWN ON SHEET C500 ARE FOR INFORMATION ONLY. ALL ADA SPACES ON THE GARAGE DECK SHALL NOT EXCEED 2.0% IN ANY DIRECTION, NO EXCEPTIONS THESE SPACES MUST BE ACCURATELY GRADED WITH THE GARAGE DECK.

REVISIONS

DATE	DESCRIPTION
12/13/23	REV PER 12/4 DBS
	COMMENTS



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SITE GEOMETRY & LAYOUT PLAN
THE LIV CONDOMINIUM
3635 S. ATLANTIC AVENUE
DAYTONA BEACH SHORES, FLORIDA

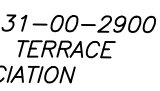
PROJECT No: 230610
DATE: NOVEMBER 07, 2023
DESIGN BY: RWS
DRAWN BY: JMB
CHECKED BY: RWS
SCALE: 1" = 20'

SHEET NUMBER:

C400



GRAPHIC SCALE
1" = 20'



8-STORY
MASONRY
BUILDING
FFE= 21.86

PARKING GARAGE
FFE = 11.3

MAX LOAD WARNING SIGN
12"x18"
(BY DEVELOPER)

R1-1
36" 

S. ATLANTIC AVENUE
(80' R/W)

R1-1
36" 

- ADA PEDESTRIAN PATH FROM PUBLIC SIDEWALK INTO THE GARAGE FOR RESIDENTS AND VISITORS (THE STEEP GRADES AND INSUFFICIENT WIDTH PREVENTS DIRECT ACCESS ONTO THE GARAGE DECK)

PARCEL ID: 63-02-15-02-2150
OWNER: JOHNSON & MARY PHILLIPS

1. ALL MARKINGS SHALL COMPLY WITH F.O.D.T. STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION INDEX NO. 711-001.
2. PAVEMENT MARKINGS SHALL BE APPLIED AFTER PAVEMENT SURFACE HAS CURED. SURFACE SHALL BE FREE OF FINE SAND AND DEBRIS PRIOR TO APPLICATIONS.
3. ALL SITE PAVEMENT MARKINGS SHALL BE PAINTED COLOR AS INDICTED. PAINT SHALL BE SHERWIN WILLIAMS LOW-VOC ACRYLIC PRO PARK PAINT OR EQUAL, APPLY PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DRAWINGS FOR LOCATIONS OF SPECIFIC COLORS. ALL LINE PAVEMENT MARKINGS SHALL BE 6" MINIMUM WIDTH.
4. LOCATION OF SIGNS SHOWN HEREON ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH INDEX NO. 700-101 AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS". FOR ADDITIONAL DETAILS SEE INDEX NO. 700-010, 700-101 AND 711-001.
5. ALL TRAFFIC CONTROL SIGNALS OR DEVICES MUST COMPLY WITH THE FLORIDA STATE STATUTES REGARDING THE INSTALLATION. ALL TRAFFIC CONTROL SIGNALS OR DEVICES MUST CONFORM TO THE MANUAL AND SPECIFICATIONS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, TO INCLUDE BUT NOT LIMITED TO SIGNS SIZE AND HEIGHT.
6. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM .08 GA ALUMINUM BLANKS.

- A. ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC.
- B. REMOVAL OF EXISTING PAVEMENT MARKING SHALL BE ACCOMPLISHED USING THE "HYDRO-BLAST" METHOD. IF THIS PROCESS DAMAGES/SCARS PAVEMENT, THEN THE PAVEMENT SHALL BE MILLED AND RESURFACED PER FDOT STANDARDS.
- C. ALL DIRECTIONAL ARROWS SHALL BE PLACED AS ONE SEGMENT.
- D. ALIGNMENT OF PROPOSED PAVEMENT MARKINGS SHALL MATCH EXISTING PAVEMENT MARKINGS AT PAVEMENT MARKING LIMITS OF CONSTRUCTION.
- E. ALL CURBS AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.
- F. ALL DISTURBED AREA WITH THE RIGHT-OF-WAY WILL RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED WITH BAHIA SOD.
- G. ALL LANES MUST BE OPENED FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT

KEY NOTES	
NO.	DESCRIPTION
1	24" STOP BAR (WHITE)
2	A.D.A. PARKING SPACE AND AISLE (SEE SHEET C403)
3	4" (WHITE) CONTINUOUS STRIPE (TYPICAL)
4	4" (YELLOW) CONTINUOUS STRIPE (TYPICAL)
5	20 LF 6" DBL. (YELLOW) CONTINUOUS STRIPE (TYPICAL)
6	24" PAINTED (WHITE) "NO PARKING" (TYPICAL)
7	24" PAINTED (WHITE) "LOADING" (TYPICAL)
8	PAINTED (WHITE) DIRECTIONAL ARROW

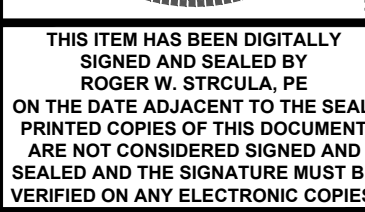
	PROPOSED SIGN (SEE DETAIL)
	PROPOSED DBL. SIDED SIGN
	ADA PARKING SPACE SYMBOL
	DENOTES PARKING COUNT PER ROW OR COLUMN

SEE SHEETS C403 FOR
REFERENCED DETAILS
NOT SHOWN HEREON.

NOTICE:
THE SITE SIGNAGE SHOWN HEREON REPRESENTS THE ENGINEER'S
RECOMMENDED CONFIGURATION. AT THE SOLE DISCRETION OF THE
DEVELOPER AND SUBJECT TO CITY OF WILDWOOD APPROVAL, THE
CONTRACTOR MAY FORGO INSTALLATION OF SOME SITE SIGNAGE.

NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING
ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES
ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

[illegible]

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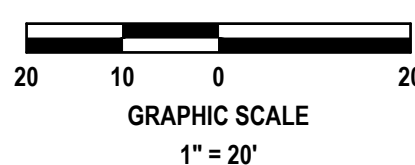
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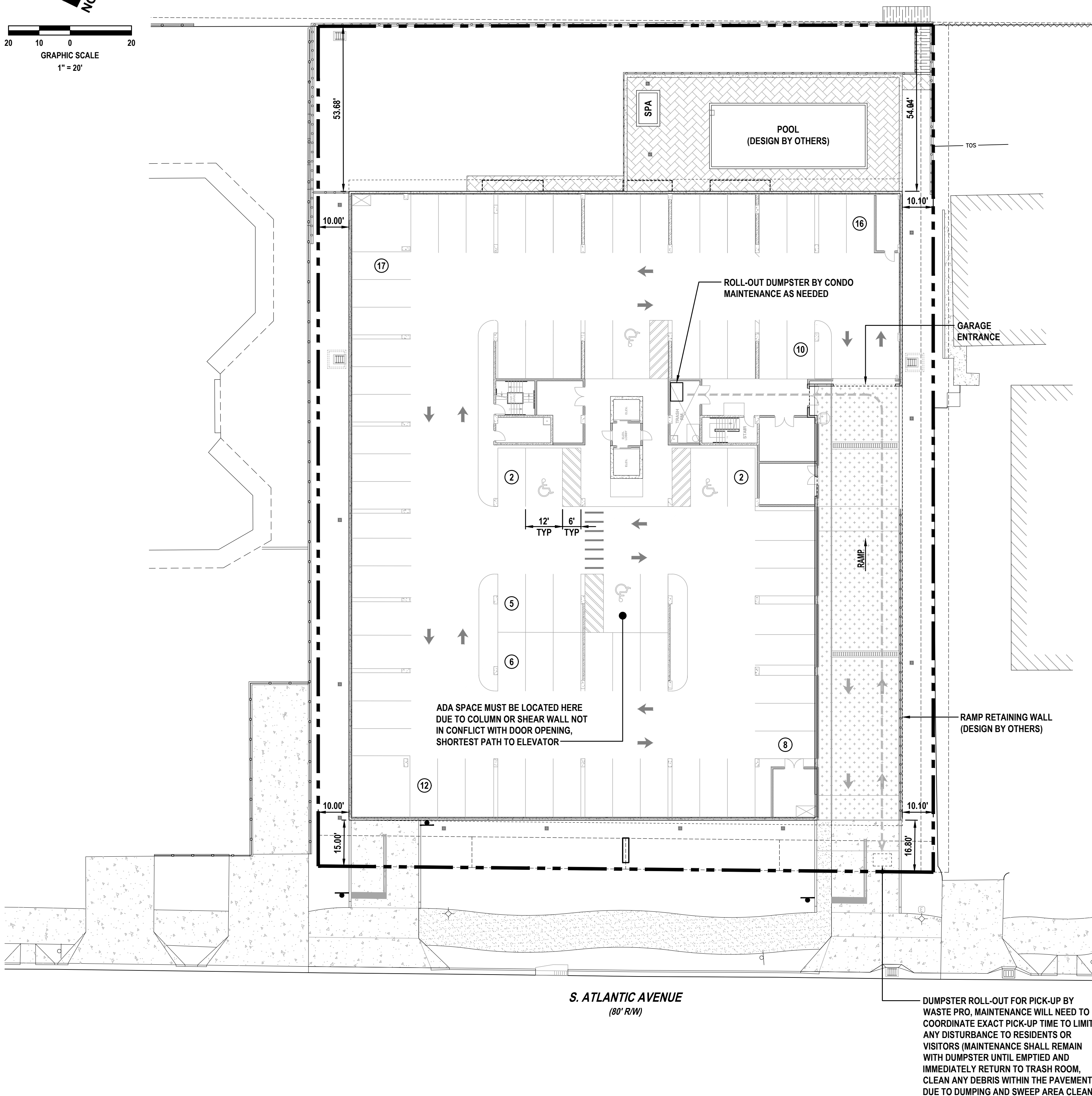
PROJECT No:	23061
DATE:	NOVEMBER 07, 2023
DESIGN BY:	RW
DRAWN BY:	JMM
CHECKED BY:	RW
SCALE:	1" = 20'

SHEET NUMBER

C401



S. ATLANTIC AVENUE
(80' R/W)



SYMBOL LEGEND:

- | | |
|---|--|
|  | PROPOSED SIGN (SEE DETAIL) |
|  | PROPOSED DBL. SIDED SIGN |
|  | ADA PARKING SPACE SYMBOL |
|  | DENOTES PARKING COUNT
PER ROW OR COLUMN |

NOTE:
GARAGE LAYOUT PROVIDED HEREON IS FOR INFORMATION PURPOSES ONLY AND IS NOT THE THE RESPONSIBILITY OF THE ENGINEER. SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR CONTROLLING SPECIFICATIONS.

NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR
SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN
HEREON FOR INFORMATIONAL PURPOSES ONLY AND
SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

NOTE:
THIS SHEET FOR INFORMATION ONLY FOR PURPOSES
OF PROVIDED PARKING SPACES DIMENSIONS,
DUMPSTER, PAVEMENT MARKINGS AND GARAGE
SETBACKS, SEE ARCHITECTURAL DRAWINGS SHEET
A-2 FOR SPECIFIC INFORMATION OF GARAGE

REVISIONS

[illegible]

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GARAGE LAYOUT PLAN

THE LIV CONDOMINIUM
3635 S. ATLANTIC AVENUE
DAYTONA BEACH SHORES, FLORIDA

PROJECT No:	23061
DATE:	NOVEMBER 07, 2022
DESIGN BY:	RW
DRAWN BY:	JMM
CHECKED BY:	RW
SCALE:	1" = 20'

SHEET NUMBER:

C402



(ADA SPACES SHALL COMPLY
WITH FBC, ACCESSIBILITY 2017)



-

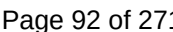


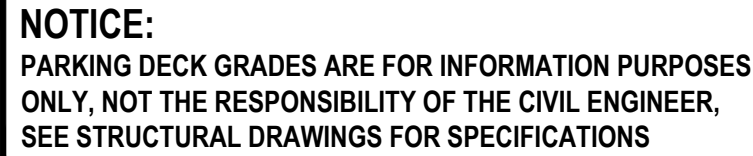
SECTION A-A

SIDEWALK AT BACK OF CURB

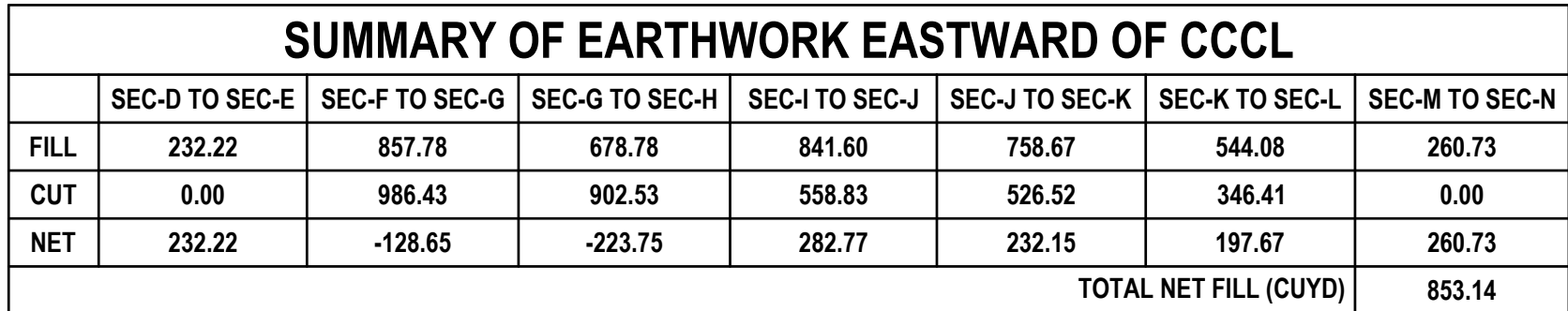


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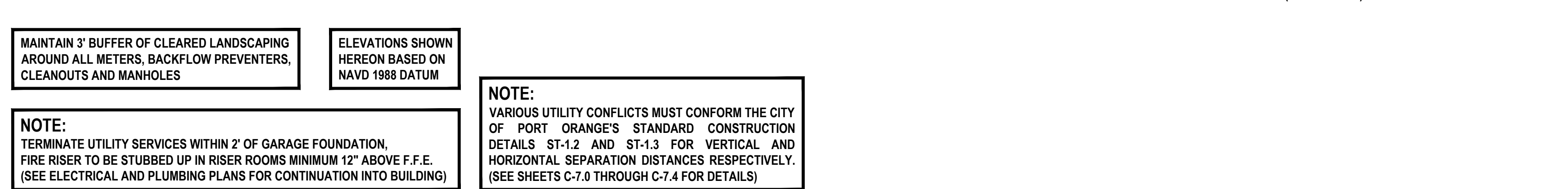
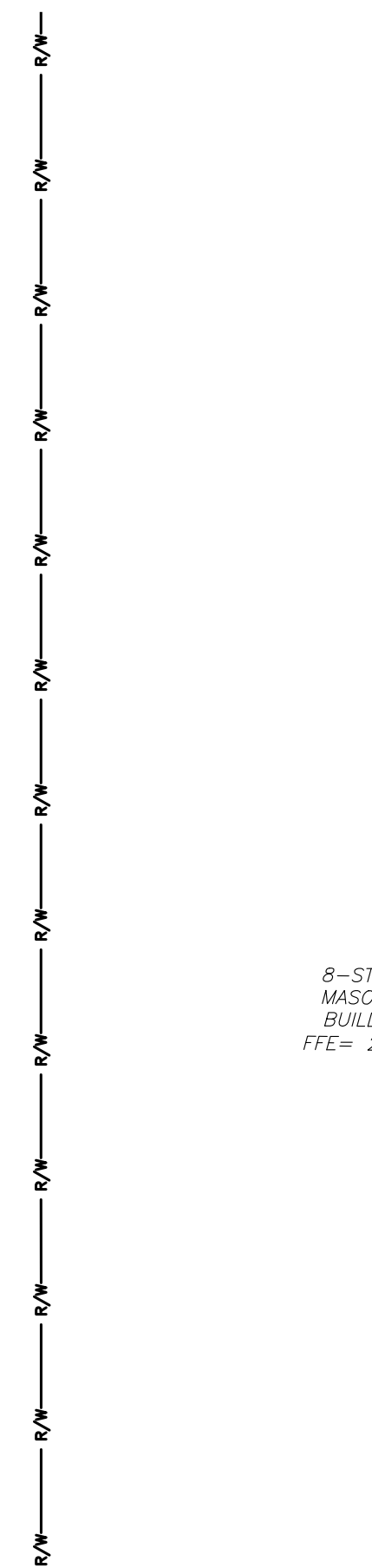


H. SCALE: 1" = 20'
V. SCALE: 1" = 10'



H. SCALE: 1" = 20'

C501



-  PROPOSED BACKFLOW PREVENTER
-  PROPOSED DDCV ASSEMBLY
-  PROPOSED FDC
-  PROPOSED FIRE HYDRANT
-  PROPOSED WATER VALVE
-  BACTERIOLOGICAL SAMPLE POINT
-  PROPOSED WATER METER

36" MIN COVER, ALL UTILITIES)

	2" PE PIPE (IRRIGATION)
	4" PVC C-900 DR-14 PIPE
	6" PVC C-900 DR-14 PIPE (FIRE)
	8" PVC C-900 DR-14 PIPE (FIRE)
	6" PVC SDR-26 PIPE

1. THE GENERAL CONTRACTOR WILL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY OF DAYTONA BEACH SHORES AND CITY OF PORT ORANGE UTILITY DEPARTMENTS A MINIMUM OF 2 WEEKS PRIOR TO THE GENERAL CONTRACTOR'S START OF CONSTRUCTION AND PRIOR TO APPROVAL OF THE SHOP DRAWINGS AND DELIVERY OF ANY UTILITY MATERIAL. THE GENERAL CONTRACTOR AND UTILITY SUBCONTRACTOR IS REQUIRED TO ATTEND THIS MEETING.
2. ALL UTILITIES MATERIAL, TESTING AND CONSTRUCTION SHALL BE IN STRICT COMPLIANCE WITH THE CITY OF DAYTONA BEACH SHORES CONSTRUCTION SPECIFICATIONS FOR WATER AND THE CITY OF PORT ORANGE CONSTRUCTION SPECIFICATIONS FOR WASTEWATER, LATEST REVISION RESPECTIVELY; INCLUDING THE APPLICABLE FDEP REQUIREMENTS.
3. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THE UTILITIES ARE INSTALLED IN THE LOCATIONS INDICATED AND WITHIN ANY APPLICABLE EASEMENTS.
4. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION FROM DIGITAL COORDINATES BY A SURVEYOR UTILIZING AS A MINIMUM A GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE SOLELY AT THE SURVEYOR'S RISK.
5. SEE ARCHITECTURAL DRAWINGS FOR CONTINUATION OF ELECTRICAL, WATER / FIRE SERVICES AND SANITARY LATERAL INTO BUILDING.
6. CONDUITS FOR ELECTRIC AND TELEPHONE SHALL HAVE A PULL CABLE CAPABLE OF 200 LB MIN WEIGHT FOR FRANCHISE UTILITIES TO UTILIZE.
7. ALL CLEANOUTS SHALL BE PVC RISER AND CAP WITHIN LAWN AREAS. ALL CLEANOUTS SHALL BE CAST IRON RISER AND CAP WITHIN PAVEMENT AREAS.
8. COORDINATE UTILITY WORK WITHIN THE RIGHT-OF-WAY WITH CITY OF DAYTONA BEACH SHORES DEPUTY DIRECTOR OF PUBLIC WORKS TOM BROWN AT 386.763.7578 PRIOR TO THE START OF ANY UTILITY WORK. LIGHT POLE REMOVAL AND RELOCATION/INSTALLATION SHALL BE THE RESPONSIBILITY OF AND AT THE COST OF THE DEVELOPER. PRIOR TO BOTH REMOVAL AND RELOCATION/INSTALLATION, COORDINATION SHALL BE MADE WITH THE CITY'S DEPUTY PUBLIC WORKS DIRECTOR, TOM BROWN AT TBROWN@CITYOFDBS.ORG OR TEL. 386-763-7578.

1. LICENSED UNDERGROUND FIRE CONTRACTOR MUST SUBMIT PLANS FOR APPROVAL TO OBTAIN A PERMIT FOR THE INSTALLATION OF THE UNDERGROUND FIRE SERVICE MAIN AND APPURTENANCES (FFPC 1:13.1.1.1)
2. LICENSED FIRE SPRINKLER CONTRACTOR MUST SUBMIT PLANS FOR APPROVAL TO OBTAIN A PERMIT FOR THE INSTALLATION OF THE AUTOMATIC FIRE SPRINKLER SYSTEM (FFPC 1:13.1.1.1)
3. LICENSED FIRE ALARM CONTRACTOR MUST SUBMIT PLANS FOR APPROVAL TO OBTAIN A PERMIT FOR THE INSTALLATION OF THE FIRE ALARM SYSTEM (FFPC 1:13.1.1.1)
4. BUILDING PERMIT WILL NOT BE RELEASED FOR CONSTRUCTION UNTIL FIRE PERMITS HAVE BEEN APPLIED FOR IN COMPLIANCE WITH FFPC 1:17.12.10.
5. EACH FDC AND PIV SHALL HAVE A PERMANENT HIGHLY VISIBLE METAL TAG AFFIXED TO THE DEVICE TO INDICATE THE BUILDING NUMBER OR ADDRESS.
6. THE FLORIDA FIRE PROTECTION CODE, 7TH EDITION APPLIES TO THIS PROJECT.

7. THE UTILITY CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE CONTRACTOR TO ENSURE A 3' MINIMUM CLEARANCE IS OBTAINED FROM ANY PLANTINGS TO THE FDC AND PIV DEVICES. NO TREE SHALL BE PLANTED WITHIN 7' OF THE DEVICES. REFER TO THE LANDSCAPE DRAWINGS. ANY ADJUSTMENT OF PLANTINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
8. A KNOX BOX WILL BE PROVIDED BY OWNER AND INSTALLATION LOCATION.
9. APPROVED BY THE FIRE MARSHALL'S OFFICE.
10. TEMPORARY STANDPIPE TO BE INSTALLED AT 3RD FLOOR POUR AND TO BE CONTINUOUS 1 FLOOR BELOW DURING CONSTRUCTION.
11. APPROVED STAIRS SHALL BE IN PLACE DURING CONSTRUCTION.
12. LARGE CONSTRUCTION ADDRESS NUMBERS TO BE ON FRONT NORTH AND SOUTH SIDES OF FENCING DURING CONSTRUCTION.

 mastercraft PLUMBING, HEATING, MECHANICAL, AIR-CONDITIONING & FIRE-PROTECTION		887 BRENTWOOD DR. DAYTONA BEACH FL., 32117 PHONE 386-252-7047 FAX 386-58-0322 MasterCraftInc.com 194487-0001-2010	
Customer: Keystone Investment Properties		Date 11/9/2023	
HYDRANT & LOCATION: Flowed: Hydrant #994			
3635 S. Atlantic Ave. <u>Slat taker: hydrant #321</u>			
TEST BY: Master Craft	Day of Week: _____	Thursday TIME OF DAY: 2:00 PM MIN. OF FLOW: 2	
WATER SUPPLIED BY: <u>Daytona Beach Shores</u>		EI Station FPN17-000053	
PURPOSE OF TEST: <u>Design Hydrant Flow</u>			
<u>DATA</u>			
FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING: _____	<u>2.5</u>	<u>2.5</u>	<u>2.5</u>
COEFFICIENT: _____	<u>0.90</u>	<u>0.9</u>	<u>0.9</u>
PITOT READING: _____	<u>47</u>	_____	_____
GPM: _____	<u>1150</u>	<u>0</u>	<u>0</u>
TOTAL FLOW DURING TEST: _____	<u>1150</u>	GPM	
STATIC READING: <u>62</u> PSI		RESIDUAL: <u>54</u> PSI	
RESULTS: AT 20 PSI RESIDUAL	<u>2816.5</u> GPM	AT 0 PSI	<u>3476</u> GPM
ESTIMATED CONSUMPTION: <u>2301</u>	GAL.	12.90 % difference Graph projection less accurate if Stat and Res. <20% different	
REMARKS: Calibrated equipment used during testing. residual pressure did not drop 20%			

FIRE DEMAND	
NEEDED	AVAILABLE
1,500 GPM	2,816 GPM

NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING
ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES
ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF
DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION.
SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION
OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

[illegible]

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SITE UTILITY PLAN

THE LIV CONDOMINIUM
3635 S. ATLANTIC AVENUE
DAYTONA BEACH SHORES, FLORIDA

PROJECT No:	230610
DATE:	NOVEMBER 07, 2023
DESIGN BY:	RWS
DRAWN BY:	JME
CHECKED BY:	RWS
SCALE:	1" = 20'
SHEET NUMBER:	

C600

FDEP WATER NOTES:

1.

ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
2.

ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61.
3.

ALL PROPOSED WATER MAINS SHALL BE FLUSHED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH AWWA SPECIFICATIONS C-651 AND THE FDEP PROTECTION REQUIREMENTS.
4.

POTABLE WATER PIPES SHALL BE HYDROSTATICALLY TESTED FOR PRESSURE AND LEAKAGE IN ACCORDANCE WITH AWWA STANDARD C600 FOR DUCTILE IRON PIPES AND C605 FOR PVC PIPES, RESPECTIVELY.
5.

ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.
6.

ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)
7.

POTABLE WATER PIPES MUST BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING AWWA SPECIFICATIONS:

A.

DUCTILE IRON PIPE (3 INCHES TO 34 INCHES) - AWWA C150 AND AWWA C151;

B.

PVC PIPE

(1)

AWWA C900/ASTM 1784 (1 INCH TO 12 INCHES) WITH CL200 MINIMUM;

(2)

AWWA C905 (14 INCHES TO 48 INCHES);

8.

ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL HAVE UNPLUGGED, UNDERGROUND DRAINS WILL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER OR VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-10, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
9.

NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.

10.

A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.

11.

ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH RESTRAINED JOINTS TO PREVENT MOVEMENT.

12.

NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF ASBESTOS-CEMENT OR POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.

13.

NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
14.

NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE INSTALLED AS INDICATED IN SCHEDULE FOR F.A.C. RULE 62-555.314 THIS DRAWING.

15.

AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

16.

IF CONNECTION OF THE PROPOSED ACTIVITY TO THE WATER MAIN WILL RESULT IN A DEPRESSURIZATION OF THE EXISTING SYSTEM BELOW 20 POUNDS PER SQUARE INCH, ONE OF THE FOLLOWING MUST OCCUR;

A.

PRECAUTIONARY BOIL WATER NOTICES MUST BE ISSUED IN CASES OF PLANNED DISTRIBUTION INTERRUPTIONS, WHICH ARE DEEMED AN IMMINENT PUBLIC HEALTH THREAT BY THE DEP CENTRAL DISTRICT OR WILL AFFECT THE BACTERIOLOGICAL QUALITY OF THE DRINKING WATER UNLESS THE PUBLIC WATER SYSTEM CAN DEMONSTRATE, BY SOUND ENGINEERING JUDGMENT, THAT THE INTEGRITY OF THE WATER SYSTEM HAS BEEN MAINTAINED; OR

B.

IN CASE OF BRIEF INTERRUPTION IN SERVICE, ADVISORIES (NOT BOIL WATER NOTICES) SHOULD BE ISSUED IF TEMPORARY CHANGES IN WATER QUALITY ARE EXPECTED TO OCCUR AND NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK.
- FDEP WASTEWATER NOTES:
1.

APPROPRIATE DEFLECTION TEST ARE SPECIFIED FOR ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY: 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2) USING RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATIONS, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURE; AND 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

2.

LEAKAGE TEST ARE SPECIFIED REQUIRING THAT: 1) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM; 2) EXFILTRATION OR INFILTRATION TEST BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; AND 3) AIR TEST, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND OTHER MATERIAL APPROPRIATE TEST PROCEDURES.

3.

MANHOLE INSPECTION AND TESTING FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE ARE REQUIRED. AIR TESTING SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.

4.

SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS.

5.

CONCRETE MANHOLES SHALL HAVE THE FOLLOWING: 1) MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS SEALED WITH NON-SHRINK MORTAR OR OTHER APPROPRIATE MATERIAL; 2) INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION OR ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL; 3) WATERTIGHT MANHOLE COVERS BE USED WHEREVER THE TOPS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER.
-
- BACTERIOLOGICAL
SAMPLE POINT DETAIL:
- NOT TO SCALE
- LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE
WITH F.A.C. RULE 62-555.314 SCHEDULE:
- | OTHER PIPE | HORIZONTAL SEPARATION | CROSSINGS (1) | JOINT SPACING
AT CROSSINGS
(FULL JOINT CENTERED) |
|---|-----------------------|---------------|--|
| STORM SEWER,
STORMWATER FORCE
MAIN, RECLAIMED WATER
(2) | | | |
| VACUUM SANITARY SEWER | | | |
| GRAVITY OR PRESSURE
SANITARY SEWER, SANITARY
SEWER FORCE MAIN,
RECLAIMED WATER (4) | | | |
| ON-SITE SEWAGE TREATMENT
AND DISPOSAL SYSTEM | 10 FT MINIMUM (3) | — | — |
- (1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.

(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) 3 FT FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.

(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- TABLE 1: CLASSES OF EMBEDMENT AND BACKFILL MATERIALS
- | ASTM D 2321
MATERIAL
CLASS | ASTM D 2487
USCS
SOIL GROUP | MATERIAL TYPE | % PASSING | | | ATTERBERG LIMITS | |
|----------------------------------|-----------------------------------|--------------------------------------|-----------|---------------------------------|---------------|------------------|----|
| | | | 1 1/2 IN. | NO. 4 | NO. 200 | LL | PI |
| IA | NONE | MANUFACTURED OPEN GRADED AGGREGATES | 100% | ≤10% | <5% | NON PLASTIC | |
| IB | NONE | MANUFACTURED DENSE GRADED AGGREGATES | 100% | ≤50% | <5% | NON PLASTIC | |
| II | GW | COARSE-GRAINED SOILS, CLEAN | 100% | <50% OF
"COARSE
FRACTION" | <5% | NON PLASTIC | |
| | GP | | | | | | |
| | SW | | | >50% OF
"COARSE
FRACTION" | | | |
| | SP | | | >50% OF
"COARSE
FRACTION" | | | |
| III | GM | COARSE-GRAINED SOILS W/ FINES | 100% | <50% OF
"COARSE
FRACTION" | 12% TO
50% | <4 OR <"A" LINE | |
| | GC | | | <50% OF
"COARSE
FRACTION" | | <7 OR >"A" LINE | |
| | SM | | | >50% OF
"COARSE
FRACTION" | | >4 OR <"A" LINE | |
| | SC | | | >50% OF
"COARSE
FRACTION" | | >7 OR >"A" LINE | |
| IV-A | ML | FINE-GRAINED SOILS | 100% | 100% | >50% | <4 OR <"A" LINE | |
| | CL | | | | | >7 OR >"A" LINE | |
- GENERAL WATER NOTES:
1.

THE CITY OF PORT ORANGE WATER UTILITY DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION.

2.

ALL WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDEP REGULATIONS AND THE CITY OF PORT ORANGE UTILITY DETAILS AND SPECIFICATIONS (LATEST EDITION).

3.

CONTRACTOR IS TO VERIFY THE LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES (UNDERGROUND AND OVERHEAD) PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER.

4.

CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ANY EXISTING PAVEMENT, SIDEWALK, CURBING, UTILITIES AND DRAINAGE SYSTEMS DAMAGED DURING CONSTRUCTION. ALL DAMAGED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.

5.

LOCATION OF TELEPHONE, T.V. CABLE AND ELECTRICAL SERVICE CONNECTIONS TO BE DETERMINED BY APPROPRIATE UTILITIES PERSONNEL IN COOPERATION WITH CONTRACTOR.

6.

ALL WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.

7.

ALL TRENCHES SHALL BE BACKFILLED WITH ACCEPTABLE MATERIAL AND COMPACTED TO MINIMUM COMPACTION OF 98% WITHIN PAVED AND 95% WITHIN UNPAVED AREAS OF THE OPTIMUM DENSITY OF THAT MATERIAL BASED ON THE AASHTO T-180 MODIFIED PROCTOR TEST.

8.

WATER SERVICES FROM 3/4" TO 2" POLYETHYLENE (ENDOT ENDOPURE) WITH 30" MINIMUM COVER.

9.

WATER MAIN FROM 4" TO 12" SHALL BE PVC CLASS 150 (DR 18) WITH 36" MINIMUM COVER.

10.

ALL WATER AND FIRE SERVICES ARE REQUIRED TO HAVE A HARD BODY GATE VALVE OFF THE MAIN LINE.

11.

ALL VALVES SHALL BE BOLTED TO TEES.

12.

ALL POTABLE WATER PIPE SHALL HAVE "NSF POTABLE WATER" IMPRINTED ON THE PIPE.

13.

A TAPPING CONTRACTOR ACCEPTABLE TO THE CITY OF PORT ORANGE WILL BE REQUIRED FOR TAPS.

14.

THE CONTRACTOR SHALL MAKE ALL ATTEMPTS TO LOCATE BURIED UTILITIES AND NOTIFY THE UTILITY COMPANIES 48 HR. PRIOR TO CONSTRUCTION.

15.

UTILITY TRENCH CONSTRUCTION SHALL CONFORM TO CITY OF PORT ORANGE AND OSHA REQUIREMENTS.

16.

IN THE CASE WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE CITY OF PORT ORANGE UTILITY DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED SOLVENT.
- GENERAL SEWER NOTES:
1.

CITY OF PORT ORANGE SHALL BE NOTIFIED PRIOR TO ANY SEWER CONSTRUCTION.

2.

ALL SEWER CONSTRUCTION MUST COMPLY WITH FDEP REGULATIONS AND THE CITY OF PORT ORANGE UTILITY DETAILS AND SPECIFICATIONS (LATEST EDITION).

3.

WATER LINES, RECLAIMED LINES AND STORM DRAINAGE CROSSINGS SHALL FOLLOW THE C-900 OR CONCRETE ENCASEMENT REQUIREMENT PER THE CITY OF PORT ORANGE DETAILS AND FDEP REQUIREMENTS.

4.

SEWER LINE CONSTRUCTION SHALL BE ACCOMPLISHED BY THE USE OF A LASER INSTRUMENT UNLESS ANOTHER METHOD IS PREVIOUSLY APPROVED BY CITY OF PORT ORANGE.

5.

THE CONTRACTOR SHALL AT ALL TIMES, DURING PIPE LAYING, DEWATER THE GROUND SUFFICIENTLY TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6" BELOW THE PIPE BEING LAID WITHIN THE AREA OF THE TRENCH.

6.

ALL PIPES SHALL BE LAID ON A FIRM FOUNDATION. SOFT OR SPONGY BEDDING FOR PIPES WILL NOT BE ACCEPTED. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A DRY, COMPACTED, GRANULAR MATERIAL SATISFACTORY TO THE CITY OF PORT ORANGE.

7.

SANITARY SEWER PIPE (GRAVITY AND FORCE MAIN) SHALL BE PVC SDR 26.

8.

EXCAVATION AND BACKFILL: THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING AND BRACING OF EXCAVATION WORK IN ORDER TO PROVIDE FOR THE SAFETY OF WORKMEN, AS WELL AS REPRESENTATIVES OF THE CITY OF PORT ORANGE, THE DESIGN ENGINEER, AND THE DEVELOPER.

9.

ALL TRENCHES SHALL BE BACKFILLED WITH ACCEPTABLE MATERIAL AND COMPACTED TO MINIMUM COMPACTION OF 98% WITHIN PAVED AND 95% WITHIN UNPAVED AREAS OF THE OPTIMUM DENSITY OF THAT MATERIAL BASED ON THE AASHTO T-180 MODIFIED PROCTOR TEST.

10.

ALL TESTING REQUIRED BY THE CITY SHALL BE PAID FOR BY THE CONTRACTOR.

11.

GRAVITY MAINS MUST HAVE A TELEVISED INSPECTION. A VIDEO INSPECTION FORM MUST BE FAXED TO THE CITY OF PORT ORANGE WASTEWATER COLLECTION DEPARTMENT 48 HOURS PRIOR TO VIDEO INSPECTION. A CITY INSPECTOR MUST BE PRESENT.

12.

SEWER CLEANOUT LOCATED ON PAVEMENT AND SIDEWALK AREA SHALL BE TRAFFIC BEARING FLAT TOP BRASS CAP.

13.

FORCE MAIN SHALL BE PRESSURE TESTED PER CITY REQUIREMENTS.
- REVISIONS
- | DATE | DESCRIPTION |
|----------|------------------|
| 12/13/23 | REV PER 12/4 DBS |
| COMMENTS | |
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ROGER W. STRUCULA, P.E.
ON THE DATE ADJACENT TO THE SEAL.
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- MISCELLANEOUS UTILITY
DETAILS AND NOTES

THE LIV CONDOMINIUM
3635 S. ATLANTIC AVENUE
DAYTONA BEACH SHORES, FLORIDA
- | | |
|-------------|-------------------|
| PROJECT No: | 230610 |
| DATE: | NOVEMBER 07, 2023 |
| DESIGN BY: | RWS |
| DRAWN BY: | JMB |
| CHECKED BY: | RWS |
| SCALE: | 1" = 20' |
- SHEET NUMBER:
- C700
- Page 95 of 271

THE CITY'S PUBLIC UTILITIES DEPARTMENT (386) 506-5750 SHALL BE GIVEN A MINIMUM OF 48 HOURS ADVANCE NOTICE (NOT INCLUDING HOLIDAYS OR WEEKENDS) PRIOR TO BEGINNING ANY SANITARY SEWER CONSTRUCTION.

- CONSTRUCTION:
1. ALL WORK PERFORMED ON SANITARY SEWER FACILITIES OWNED OR PROPOSED TO BE OWNED BY THE CITY SHALL BE CONSTRUCTED BY AN UNDERGROUND UTILITY CONTRACTOR, OR FLORIDA LICENSED GENERAL CONTRACTOR REGISTERED WITH THE CITY.
 2. THE PLANS SHALL DIMENSION THE LOCATION, OF ALL MAINS MEASURED FROM THE BACK OF CURB (OR EDGE OF PAVEMENT), IF NO CURBING EXISTS. LANDSCAPE PLANS SHALL CLEARLY DEPICT THE DESIGN LOCATION OF PLANTINGS RELATIVE TO THE LOCATION OF PROPOSED AND EXISTING PUBLIC UTILITIES AND STORMWATER INFRASTRUCTURE.
 3. PROFILE VIEWS SHALL BE PROVIDED FOR ALL SEWER MAINS. PROFILE VIEWS SHALL BE ON THE SAME SHEET AS THE ASSOCIATED PLAN VIEW AND SHALL INCLUDE THE FOLLOWING INFORMATION:
 - A. SIZE, SLOPE, LENGTH AND CLASS OF PIPE
 - B. MANHOLE RIM AND INVERT ELEVATIONS
 - C. UTILITY CROSSINGS WITH VERTICAL SEPARATION
 - D. SHOWN PROPOSED SEWER AND EXISTING UTILITY
 - E. EXISTING GROUND PROFILE
 - F. MATCH LINE
 - G. VICINITY MAP
 - H. PROFILE VIEW STATIONS TO COINCIDE WITH PLAN VIEW STATIONS
 4. GRADE INTERFERENCES ARE REQUIRED FOR ALL COMMERCIAL BUILDINGS, HOUSES, WAREHOUSES, FOOD PREPARATION OR SERVING FACILITIES, AND/OR MISCELLANEOUS USES. GRADE INTERFERENCES CONSTRUCTED LATER TO BUILDINGS SHALL BE SIZED IN ACCORDANCE WITH FAC 64-6. CALCULATIONS TO DETERMINE SIZING REQUIREMENTS SHALL BE SUBMITTED AS PART OF BUILDING PERMITTING. AN INSPECTION MANHOLE MAY BE REQUIRED IMMEDIATELY DOWN STREAM OF THE GRASE INTERCEPTOR FOR INSPECTION PURPOSES, AS DEEMED APPROPRIATE BY THE CITY.
 5. ON ALL EXCAVATION AND BACKFILLING, THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING AND BRACING IN ACCORDANCE TO OSHA GUIDELINES IN ORDER TO PROVIDE FOR THE SAFETY OF WORKMEN, AS WELL AS REPRESENTATIVES OF THE CITY, THE DESIGN ENGINEER, AND THE DESIGNER.
 6. ALL PVC PIPE SHALL BE STORED IN SUCH A WAY AS TO PREVENT WARPING, DEFLECTION, OR DEFORMATION. ANY PIPE DEEMED TO BE MISAPPROVED IN ANY MANNER FOR ANY REASON SHALL BE REJECTED.
 7. NO USED, RE-USED, RUSTED, SECOND HAND, OR ANY MATERIAL THAT IS NOT NEW SHALL BE USED IN ANY UTILITY IMPROVEMENT PROJECTS WITHIN THE CITY SERVICE AREA.
 8. THE CONTRACTOR SHALL AT ALL TIMES DURING PIPE LAYING OPERATIONS DEPEND THE GROUND SURFICENTLY TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 4" BELOW THE PIPE BEING LAID WITHIN THE AREA OF THE TRENCH.
 9. ALL PIPES SHALL BE LAID ON A FIRM FOUNDATION, SPOD OR SPOONGY BEDDING FOR PIPE IS NOT ACCEPTABLE. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A DRY, COMPACTED, GRANULAR MATERIAL SATISFACTORY TO THE CITY. MATERIAL TO CONTAIN "HYDRATITE" OR APPROVED EQUAL TO PREVENT SHRINKAGE. CEMENT USED IN CONCRETE MIX FOR PRECAST STRUCTURES SHALL BE TYPE II, ACID RESISTANT AND SULFIDE RESISTANT CONCRETE.
 10. MATERIAL TO CONTAIN "HYDRATITE" OR APPROVED EQUAL, TO PREVENT SHRINKAGE. CEMENT USED IN CONCRETE MIX FOR PRECAST STRUCTURES SHALL BE TYPE II, ACID RESISTANT AND SULFIDE RESISTANT CONCRETE.

STANDARD CONSTRUCTION DETAIL
SANITARY SEWER NOTES

FILE NAME
S1.DOC

DETAIL REF:
S-1

REV. 12/18

7. MANHOLE RIMS SHALL MATCH FLUSH WITH THE FINISH GRADE ELEVATION IN PAVED AREAS AND A MINIMUM OF 0.2' AND MAXIMUM OF 0.5' ABOVE GRADE ELEVATION IN UNPAVED AREAS.
 8. ALL SANITARY SEWER MANHOLE COVERS SHALL HAVE THE WORDS "PORT ORANGE FLORIDA SANITARY SEWER" CAST INTO THEM.
 9. THE CONTRACTOR SHALL CONSTRUCT SANITARY SEWER MANHOLES IN SUCH A WAY THAT SEWER LINES DO NOT INTERSECT JOINTS BETWEEN SECTIONS OF THE MANHOLE.
 10. NO BUG-HOLES OR HONEYCOMB WILL BE ACCEPTED.
 11. INDIVIDUAL SANITARY SERVICE OR NEW CONSTRUCTION SHALL NOT BE CONNECTED DIRECTLY INTO MANHOLES. THE SERVICE CONNECTION WILL BE BY USE OF WYE CONNECTIONS, UNLESS OTHERWISE APPROVED BY THE CITY.
 12. RUBBER BOOTS WITH SLIP-RESISTANT STEEL BARS SHALL BE INSTALLED IN THE CONNECTION TO PREVENT SHRINKAGE TO THE MANHOLES. COMPLETELY COVER RUBBER BOOTS AT OUTSIDE CONNECTION AND SEAL INSIDE PROTRUSION WITH HYDRAULIC CEMENT.
 13. EX-WARP PLASTIC, AS MANUFACTURED BY PRESS SEAL GASKET CORPORATION, SHALL BE USED ON THE OUTSIDE OF ALL MANHOLE AND WET WELL JOINTS. APPLY ONE LAYER OF 9" WRAP CENTERED ON EACH JOINT. A CITY INSPECTOR SHALL PERSONALLY INSPECT ALL JOINT SEALS PRIOR TO BACKFILLING OPERATIONS.
- TESTING:
3. ALL TESTING REQUIRED BY THE CITY SHALL BE PAID FOR BY THE CONTRACTOR / DEVELOPER. THE CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING LABORATORY AT HIS OWN EXPENSE.
 2. TO ENSURE THAT COMPLETION OF ALL FILL MATERIAL IS COMPLETED PROPERLY, TESTS SHALL BE DONE 12" ABOVE THE PIPE AND THEN AT 12" VERTICAL INTERVALS UNTIL FINAL GRADE IS REACHED.
 3. ALL TRENCHES SHALL BE BACKFILLED WITH ACCEPTABLE MATERIAL AND COMPACTED TO MINIMUM 98% IN UNPAVED AREAS AND 98% IN PAVED AREAS OF THE MAXIMUM DENSITY BASED ON ASTM D 1585 MODIFIED PROCTOR TEST.
 4. TEST RESULTS SHALL BE SUBMITTED TO THE CITY AT A MINIMUM FREQUENCY OF ONE SET OF TESTS BETWEEN EACH MANHOLE AND ONE ADDITIONAL SET OF TESTS AT EVERY MANHOLE IDENTIFICATION OR TEST LOCATIONS SHALL BE CLEARLY INDICATED ON TEST REPORTS. TEST RESULTS SHALL BE FORWARDED PROMPTLY TO THE CITY'S DESIGNATED SITE INSPECTOR.
- CLOSE-OUT:
1. ALL SEWER MAINS, PRIOR TO FINAL ACCEPTANCE BY THE CITY AND PRIOR TO ANY FINAL PAVING OPERATIONS, SHALL BE TESTED AND SUBMITTED TO THE CITY USING A "PLAN AND TILT" CAMERA, WITH DEPTH GAUGE IN FRONT OF THE CAMERA BY A CITY APPROVED CONTRACTOR. THE CAMERA SHALL RUN FROM DOWN STREAM MANHOLE TO UPSTREAM MANHOLE. CITY INSPECTOR SHALL BE NOTIFIED IN ADVANCE AND BE PRESENT DURING THE TELEVIEWING OF THE SEWER SYSTEM. THE VIDEO SHALL BE NON-STOP WITH AUDIO DESCRIBING WHAT IS BEING REVIEWED. WRITTEN VIDEO LOGS DESCRIBING THE CONDITION OF THE LINES SHALL ACCOMPANY THE VIDEO SUBMISSION TO THE CITY 48 HOURS PRIOR TO COMMENCING ANY INSTALLATION OF ASPHALT OR CONCRETE PAVEMENT. THE CITY MAY REQUIRE ADDITIONAL VIDEO TAPING, VIDEO TAPING OF LATERALS, AND/OR INFILTRATION/EXFILTRATION TESTS IF DEFECTS ARE APPARENT OR WORKMANSHIP IS QUESTIONABLE.
 2. UPON COMPLETION OF THE SYSTEM, THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AS-BUILTS ARE PROVIDED TO THE CITY PRIOR TO ANY USE OF THE SYSTEM.

STANDARD CONSTRUCTION DETAIL
SANITARY SEWER NOTES
(CONTINUED)

FILE NAME
S1.DOC

DETAIL REF:
S-1.5

REV. 12/18

1. WATER DISTRIBUTION SYSTEM SHALL BE DESIGNED TO COMPLY WITH THE CITY'S LATEST FIRE WATER FLOW CODE. ALL DEDICATED FIRE LINES SHALL BE INDEPENDENT OF ALL OTHER DOMESTIC WATER SERVICES.
2. ALL SINGLE AND DOUBLE RESIDENTIAL WATER SERVICES SHALL BE INDOOT ENCLOSED 1" COMMERCIAL SERVICES SHALL BE 1" OR 2" - NO 1.5" SERVICES ARE ALLOWED. POLYETHYLENE TUBING SHALL BE USED, IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 - A. POLYETHYLENE TUBING SHALL BE CTS 300 HIGH DENSITY TUBING, BLUE IN COLOR, AND RATED FOR A MINIMUM OF 200 PSI WITH SDR 9 (3' CTS)
 - B. THE TUBING SHALL COME WITH A LIFETIME WARRANTY
 - C. THE TUBING SHALL HAVE A VIRGIN HIGH DENSITY POLYETHYLENE CORE FOR WHICH THE MANUFACTURER SHALL FURNISH A CERTIFICATE OF PURITY
 - D. THE TUBING SHALL HAVE UV PROTECTION AND SHALL NOT BE AFFECTED BY DIRECT SUNLIGHT. THE TUBING SHALL COMPLY WITH OR EXCEED THE APPLICABLE STANDARDS OF ASTM D2428, D3930, D2239, D2737, NSF 14 AND AWWA C901
3. WATER SERVICES SHALL BE NORMALLY DOUBLE 1" SERVICES LOCATED AT SIDE LOT LINES, AT LOCATIONS WHERE SERVICES NEED TO BE OFFSET, SUCH AS AT FIRE HYDRANTS, FL TRANSFORMERS, ETC. 1" SINGLE SERVICES SHALL BE SPECIFIED. THESE SERVICES MAY BE OFFSET A MINIMUM OF 2' FROM SIDE LOT LINES.
4. APPROVED WATER VALVE TYPES ARE THE FOLLOWING:
 - a. RESILIENT SEATED GATE VALVES EQUAL TO OR LESS THAN 24" DIAMETER, PER AWWA C-515
 - b. BUTTERFLY VALVES GREATER THAN 24" DIAMETER, PER AWWA C-500
 - c. TAPPING VALVES WITH MECHANICAL TAPPING SLEEVE
5. WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACINGS OF 1,000'. AT ALL WATER MAINS TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL LEGS EXCEPT ONE.
6. WATER MAINS SHALL BE C-900 PVC, BLUE IN COLOR, OR DIP PRESSURE CLASS 350 STANDARD CEMENT LINED UNLESS OTHERWISE APPROVED BY THE CITY. WATER MAINS 30" OR GREATER SHALL BE DIP.
7. PVC FITTINGS 4-INCH THROUGH 36-INCH SHALL BE PVC (OR DIP WITH PROTECTO 401) INJECTION MOLDED OR FABRICATED AS SPECIFIED. MADE OF MATERIALS MEETING OR EXCEEDING THE REQUIREMENTS OF CELL CLASS 12454 MATERIAL, AS DEFINED IN ASTM D2738. FABRICATED FITTINGS SHALL BE MANUFACTURED WITH PIPE THAT MEETS OR EXCEEDS AWWA C-900 STANDARD, AND SHALL BE FIBERGLASS REINFORCED TO A PRESSURE RATING OF 165 PSI. ALL PVC OR MECHANICAL JOINT FITTINGS MUST COMPLY WITH OR EXCEED THE AWWA C907, UNB-34 STANDARDS AS THEY APPLY TO THE APPROPRIATE SIZE RANGE AND METHOD OF MANUFACTURE.
8. ALL HOPE PIPE UTILIZED FOR WATER, FORCE MAIN AND/OR RECLAIMED WATER MAIN EXTENSIONS SHALL BE SDR 11 WITH HOPE HEDDED TRACER WIRE UNLESS SPECIFICALLY NOTED OTHERWISE. THE HOPE PIPE SHALL BE SIZED TO MATCH THE EXTERNAL DIAMETER OF THE PVC OR DIP PIPE TO WHICH IT IS ATTACHED.
9. ALL VALVES 4" AND LARGER SHALL BE RESILIENT SEATED GATE VALVES (ICOP STOPS ARE NOT ACCEPTABLE).
10. MISCALLOUS, BOLTLESS RESTRAINED JOINTS OR GRIPPER GASKETS SHALL BE USED ON ALL RESTRAINED JOINT INSTALLATIONS. MINIMUM DEPTH OF BURIED PIPE NOT MEETING REQUIRED COVER REQUIREMENTS SHALL FOLLOW THE MOST RECENT DIPRA THRUST RESTRAINT DESIGN GUIDELINES USING TORQUE WRENCHES PER MANUFACTURERS RECOMMENDATION.
12. WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND A MAXIMUM DEPTH OF 48 INCHES FROM FINAL GRADE. COVERT LOCATIONS OR SPECIAL CIRCUMSTANCES NOT MEETING THESE REQUIREMENTS MAY BE APPROVED WHEN IT IS DETERMINED TO BE IN THE BEST INTEREST OF THE CITY.

STANDARD CONSTRUCTION DETAIL
PORTABLE WATER DESIGN NOTES

FILE NAME
W1.DOC

DETAIL REF:
W-1

REV. 12/18

WATER		STORM GRAVITY	STORM FORCE	RECLAIM	SANITARY GRAVITY	SANITARY FORCE
		3'	3'	3'	6'	6'
					PREFERRED 10'	PREFERRED 10'
WATER		3'	3'	3'	6'	6'
					PREFERRED 10'	PREFERRED 10'
STORM GRAVITY		3'	3'	3'	6'	6'
					PREFERRED 10'	PREFERRED 10'
STORM FORCE		3'	3'	3'	6'	6'
					PREFERRED 10'	PREFERRED 10'
RECLAIM		6'	6'	6'	6'	6'
		PREFERRED 10'	PREFERRED 10'	PREFERRED 10'	PREFERRED 10'	PREFERRED 10'
SANITARY GRAVITY		6'	6'	6'	6'	6'
		PREFERRED 10'	PREFERRED 10'	PREFERRED 10'	PREFERRED 10'	PREFERRED 10'
SANITARY FORCE		6'	6'	6'	6'	6'
		PREFERRED 10'	PREFERRED 10'	PREFERRED 10'	PREFERRED 10'	PREFERRED 10'

STANDARD CONSTRUCTION DETAIL
SANITARY SEWER NOTES
(CONTINUED)

FILE NAME
S1.DOC

DETAIL REF:
S-1.1

REV. 12/18

MANUFACTURER		MODEL #
ARI		D-0259 (Pneatic)

GATE VALVES AND TAPPING VALVES – RESILIENT SEATED (AWWA C509 AND C515) 24" OR SMALLER

MANUFACTURER		SERIES OR MODEL #
American AVX Co.		3, 18, 25, 45, 55, & 66
Clow		2638 and 2639
Muller		A-2360, A-2361, T-2360, T-2361
American Flow Control		2500

JOINTS RESTRAINED – PVC ONLY

MANUFACTURER		MODEL #
EBBA Iron Inc		Series 1500/1600/2000/2500/2800
Star Pipe		Stargrip Series 1000/1100/1200/4000
Sigma		One-Lock SLC, PV-Lok for PVC
Smith-Blair		Cam-Lock (111 & 120), Bell-Lock (115 & 165)

FORCE MAIN FITTINGS – PVC AND DIP CLASS 350 (WITH PROTECTO 401 CERAMIC EPOXY), C-900, H-905 OR C-907

MANUFACTURER		Harcro, Multi-Fittings, Plastic Trends, Head, Tyler/Union
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MANHOLE AND LIFT STATION WET WELL REHABILITATION LINER

MANUFACTURER		Raven 405, 3/4" minimum thick fiberglass liner (cylinder)
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STANDARD CONSTRUCTION DETAIL
SANITARY SEWER AND FORCE MAIN
APPROVED PRODUCTS

FILE NAME
S3.DOC

DETAIL REF:
S-3

REV. 12/18

WATER		STORM GRAVITY	STORM FORCE	RECLAIM	SANITARY GRAVITY	SANITARY FORCE
		3'	3'	3'	6'	6'
					PREFERRED 10'	PREFERRED 10'
WATER		3'	3'	3'	6'	6'
					PREFERRED 10'	PREFERRED 10'
STORM GRAVITY		3'	3'	3'	6'	6'
					PREFERRED 10'	PREFERRED 10'
STORM FORCE		3'	3'	3'	6'	6'
					PREFERRED 10'	PREFERRED 10'
RECLAIM		6'	6'	6'	6'	6'
		PREFERRED 10'	PREFERRED 10'	PREFERRED 10'	PREFERRED 10'	PREFERRED 10'
SANITARY GRAVITY		6'	6'	6'	6'	6'
		PREFERRED 10'	PREFERRED 10'	PREFERRED 10'	PREFERRED 10'	PREFERRED 10'
SANITARY FORCE		6'	6'	6'	6'	6'
		PREFERRED 10'	PREFERRED 10'	PREFERRED 10'	PREFERRED 10'	PREFERRED 10'

STANDARD CONSTRUCTION DETAIL
PORTABLE WATER DESIGN NOTES
(CONTINUED)

FILE NAME
W1.DOC

DETAIL REF:
W-1.1

REV. 12/18

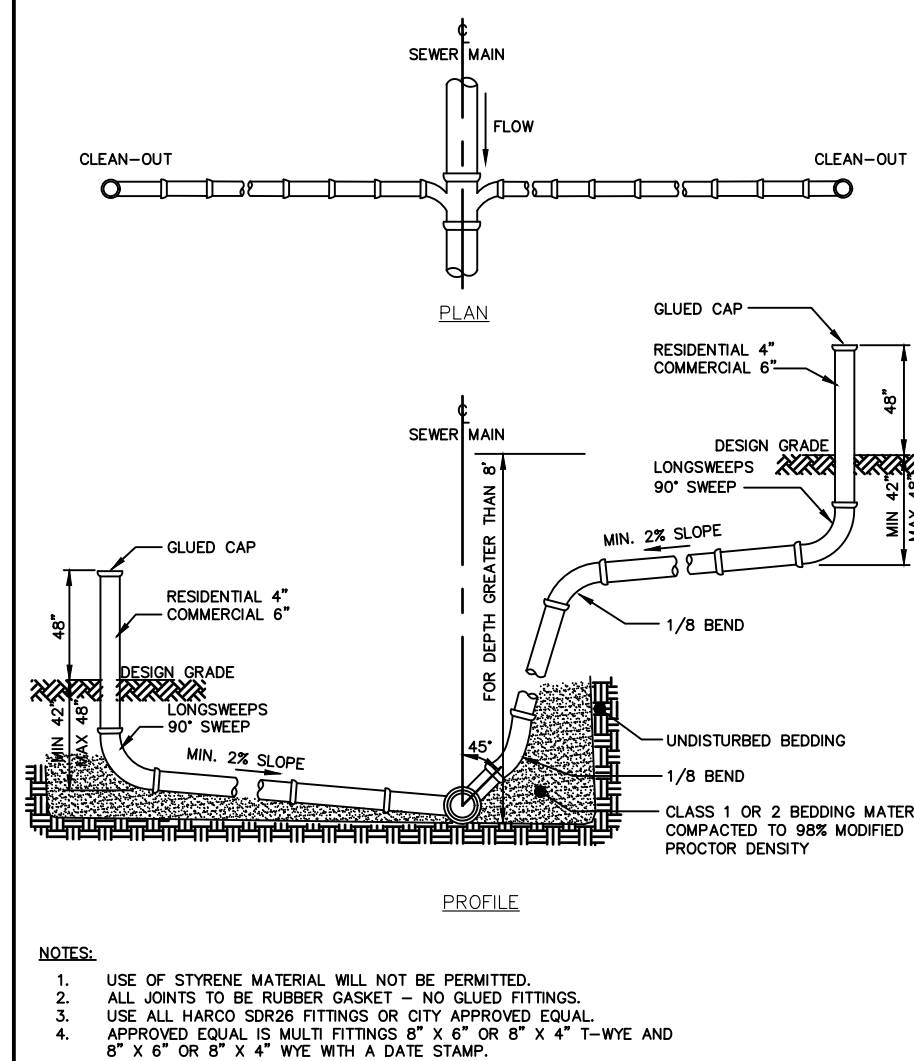
WATER		STORM GRAVITY	STORM FORCE	RECLAIM	SANITARY GRAVITY	SANITARY FORCE
		OVER STORM GRAVITY 6', PREFERRED 12"	OVER STORM FORCE 12"	OVER RECLAIM 12"	OVER SANITARY GRAVITY 6', PREFERRED 12"	OVER SANITARY FORCE 12"
		UNDER STORM GRAVITY 12"	UNDER STORM FORCE 12"	UNDER RECLAIM 12"	UNDER SANITARY GRAVITY 12"	UNDER SANITARY FORCE 12"
WATER		OVER WATER 12"	OVER STORM FORCE 6"	OVER RECLAIM 6", PREFERRED 12"	OVER SANITARY GRAVITY 6', PREFERRED 12"	OVER SANITARY FORCE 6', PREFERRED 12"
		UNDER WATER 6", PREFERRED 12"	UNDER STORM FORCE 6"	UNDER RECLAIM 12"	UNDER SANITARY GRAVITY 12"	UNDER SANITARY FORCE 12"
STORM GRAVITY		OVER WATER 12"	OVER STORM FORCE 6"	OVER RECLAIM 6", PREFERRED 12"	OVER SANITARY GRAVITY 6', PREFERRED 12"	OVER SANITARY FORCE 6', PREFERRED 12"
		UNDER WATER 12"	UNDER STORM FORCE 12"	UNDER RECLAIM 12"	UNDER SANITARY GRAVITY 12"	UNDER SANITARY FORCE 12"
STORM FORCE		OVER WATER 12"	OVER STORM GRAVITY 6"	OVER RECLAIM 12"	OVER SANITARY GRAVITY 12"	OVER SANITARY FORCE 12"
		UNDER WATER 12"	UNDER STORM GRAVITY 6"	UNDER RECLAIM 12"	UNDER SANITARY GRAVITY 12"	UNDER SANITARY FORCE 12"
RECLAIM		OVER WATER 12"	OVER STORM GRAVITY 6"	OVER RECLAIM 12"	OVER SANITARY GRAVITY 12"	OVER SANITARY FORCE 12"
		UNDER WATER 12"	UNDER STORM GRAVITY 6"	UNDER RECLAIM 12"	UNDER SANITARY GRAVITY 12"	UNDER SANITARY FORCE 12"
SANITARY GRAVITY		OVER WATER 12"	OVER STORM GRAVITY 6"	OVER RECLAIM 12"	OVER SANITARY GRAVITY 12"	OVER SANITARY FORCE 12"
		UNDER WATER 6", PREFERRED 12"	UNDER STORM GRAVITY 6"	UNDER RECLAIM 12"	UNDER SANITARY GRAVITY 12"	UNDER SANITARY FORCE 12"
SANITARY FORCE		OVER WATER 12"	OVER STORM GRAVITY 6"	OVER RECLAIM 12"	OVER SANITARY GRAVITY 12"	OVER SANITARY FORCE 12"
		UNDER WATER 12"	UNDER STORM GRAVITY 6"	UNDER RECLAIM 12"	UNDER SANITARY GRAVITY 12"	UNDER SANITARY FORCE 12"

STANDARD CONSTRUCTION DETAIL
SANITARY SEWER NOTES
(CONTINUED)

FILE NAME
S1.DOC

DETAIL REF:
S-1.2

REV. 12/18



STANDARD CONSTRUCTION DETAIL
SANITARY SEWER SERVICE LATERALS

FILE NAME
S11.DWG

DETAIL REF:
S-11

REV. 12/18

WATER		STORM GRAVITY	STORM FORCE	RECLAIM	SANITARY GRAVITY	SANITARY FORCE
		OVER STORM GRAVITY 6', PREFERRED 12"	OVER STORM FORCE 12"	OVER RECLAIM 12"	OVER SANITARY GRAVITY 6', PREFERRED 12"	OVER SANITARY FORCE 12"
		UNDER STORM GRAVITY 12"	UNDER STORM FORCE 12"	UNDER RECLAIM 12"	UNDER SANITARY GRAVITY 12"	UNDER SANITARY FORCE 12"
WATER		OVER WATER 12"	OVER STORM FORCE 12"	OVER RECLAIM 12"	OVER SANITARY GRAVITY 6', PREFERRED 12"	OVER SANITARY FORCE 12"
		UNDER WATER 12"	UNDER STORM FORCE 12"	UNDER RECLAIM 12"	UNDER SANITARY GRAVITY 12"	UNDER SANITARY FORCE 12"
STORM GRAVITY		OVER WATER 12"	OVER STORM GRAVITY 6"	OVER RECLAIM 12"	OVER SANITARY GRAVITY 12"	OVER SANITARY FORCE 12"
		UNDER WATER 12"	UNDER STORM GRAVITY 6"	UNDER RECLAIM 12"	UNDER SANITARY GRAVITY 12"	UNDER SANITARY FORCE 12"
STORM FORCE		OVER WATER 12"	OVER STORM GRAVITY 6"	OVER RECLAIM 12"	OVER SANITARY GRAVITY 12"	OVER SANITARY FORCE 12"
		UNDER WATER 12"	UNDER STORM GRAVITY 6"	UNDER RECLAIM 12"	UNDER SANITARY GRAVITY 12"	UNDER SANITARY FORCE 12"
RECLAIM		OVER WATER 12"	OVER STORM GRAVITY 6"	OVER RECLAIM 12"	OVER SANITARY GRAVITY 12"	OVER SANITARY FORCE 12"
		UNDER WATER 12"	UNDER STORM GRAVITY 6"	UNDER RECLAIM 12"	UNDER SANITARY GRAVITY 12"	UNDER SANITARY FORCE 12"
SANITARY GRAVITY		OVER WATER 12"	OVER STORM GRAVITY 6"	OVER RECLAIM 12"	OVER SANITARY GRAVITY 12"	OVER SANITARY FORCE 12"
		UNDER WATER 6", PREFERRED 12"	UNDER STORM GRAVITY 6"	UNDER RECLAIM 12"	UNDER SANITARY GRAVITY 12"	UNDER SANITARY FORCE 12"
SANITARY FORCE		OVER WATER 12"	OVER STORM GRAVITY 6"	OVER RECLAIM 12"	OVER SANITARY GRAVITY 12"	OVER SANITARY FORCE 12"
		UNDER WATER 12"	UNDER STORM GRAVITY 6"	UNDER RECLAIM 12"	UNDER SANITARY GRAVITY 12"	UNDER SANITARY FORCE 12"

STANDARD CONSTRUCTION DETAIL
PORTABLE WATER DESIGN NOTES
(CONTINUED)

FILE NAME
W1.DOC

DETAIL REF:
W-1.2

REV. 12/18

17. SEWER LATERAL LOCATIONS SHALL BE MARKED ALONG THE OUTSIDE OF THE CURB WITH A SAW CUT "V", OR BY A METAL TAB SET INTO THE PAVEMENT.
 18. THE CONTRACTOR SHALL INSTALL A METALLIZED FOL LOCATOR TAPE, OR SIMILAR DEVICE AS MAY BE APPROVED BY THE CITY FOR THE FULL LENGTH OF ALL PVC SEWAGE FORCE MAINS. THIS PIPE LOCATOR ADHESIVE SHALL BE INSTALLED BETWEEN 12" AND 24" BELOW FINISHED GRADE OR AS DIRECTED BY THE MANUFACTURER. TAPE SHALL BE COLOR CODED GREEN FOR SANITARY SEWER AND FORCE MAIN. A CONTINUOUS NO. 30 COPPER HEDD WIRE SHALL BE INSTALLED WITH WIRE BROUGHT UP AT ALL VALVES.
- FORCE MAIN SANITARY SEWER:
1. PVC SANITARY SEWER FORCE MAINS, INCLUDING FITTINGS, SHALL BE GREEN PVC AWWA C-900, OR C-905, UNLESS SPECIFICALLY NOTED OTHERWISE. PRESSURE FITTINGS SHALL BE PRESSURE CLASS 150 OR C-907.
 2. HOPE SANITARY SEWER FORCE MAINS SHALL BE SDR11 OR THICKER UNLESS SPECIFICALLY NOTED OTHERWISE. THE HOPE PIPE SHALL BE SIZED TO MATCH THE EXTERNAL DIAMETER OF THE PVC TO WHICH IT IS ATTACHED. PRESSURE FITTINGS SHALL BE PRESSURE CLASS 150 OR C-907.
 3. ALL FORCE MAINS SHALL USE A THRUST RESTRAINT JOINT METHOD IN COMPLIANCE WITH THE DUCTILE IRON PIPE RESEARCH ASSOCIATION GUIDELINES ADDITION TO ACCOMMODATE PVC PIPE BY FOLLOWING THE RECOMMENDED INCREASE IN RESTRAINT LENGTH CORRESPONDING TO THE INSTALLATION OF POLYETHYLENE WRAPE. IN NO INSTANCE SHALL THRUST BLOC BE PERMITTED.
 4. ALL IN-LINE SANITARY SEWER FORCE MAIN VALVES SHALL BE AWWA C-500 OR C-515 COMPLIANT RESTRAINT SEAT VALVES FEATURING AN EPXY UNDERLAY AND A 300 PSI STATIC PRESSURE FOR A PERIOD OF 2 HOURS PER AWWA STANDARDS.
 5. FORCE MAINS SHALL BE FLUSHED, PRESSURE TESTED, RIGGED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY THE CITY'S DESIGNATED SITE INSPECTOR WHO SHALL COORDINATE WITH CITY PERSONNEL AT THE WATER OR WASTEWATER TREATMENT PLANT (AS APPROPRIATE) AT LEAST 48 HOURS PRIOR TO BEGINNING A FULL-DIAMETER FLUSH OF THE MAINS AND PRIOR TO THE COMMENCEMENT OF PRESSURE TESTING (SUBJECT TO AVAILABILITY).
 7. THE CONTRACTOR SHALL BE REQUIRED TO HIG ALL FORCE MAINS AND PRIMARY TRANSMISSION MAINS LOCATED ON COLLECTOR AND ARTERIAL ROADWAYS. LAUNCHING AND EXTRACTION POINTS SHALL BE DETERMINED BY THE CONTRACTOR. ALL PIGGING OPERATIONS SHALL BE WITNESSED BY A PORT ORANGE REPRESENTATIVE.

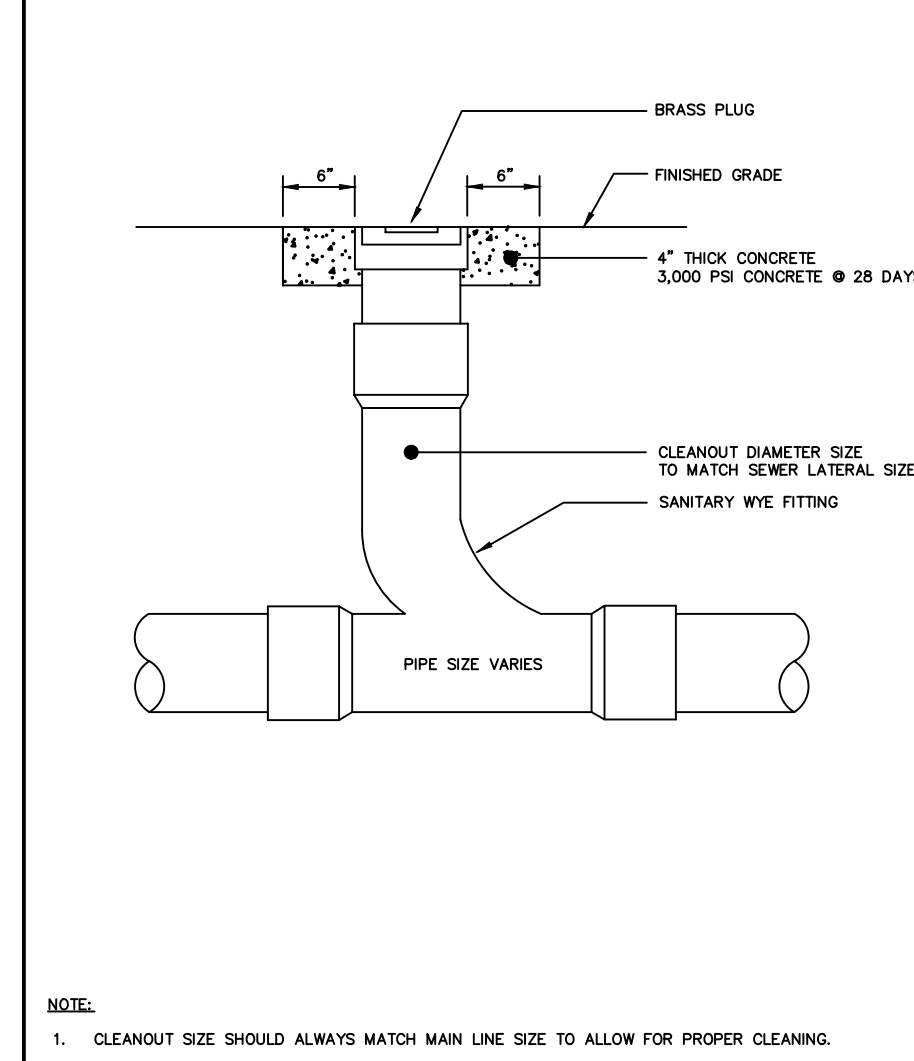
- GRAVITY SANITARY SEWER:
1. ALL GRAVITY SANITARY SEWER LINES IN PUBLIC RIGHTS-OF-WAY SHALL BE GREEN PVC SDR26, ASTM D-3034. SEWER LINES CONSTRUCTED OUTSIDE OF PUBLIC RIGHTS-OF-WAY, SUCH AS YARDS, BACKYARDS, AND OTHER POORLY ACCESSIBLE AREAS SHALL BE CONSTRUCTED OF GREEN AWWA C-900 PVC SDR26. USE OF PLASTIC STYRENE FITTINGS SHALL NOT BE ALLOWED.
 2. IN PLACES WHERE A MINIMUM COVER OF 36" CANNOT BE MAINTAINED, AWWA C-900 GREEN PVC SDR26 CROSSES OR CROCKET ENCASEMENT SHALL BE USED. WATER LINES, RECLAIMED LINES, AND STORM DRAINAGE CROSSINGS SHALL ALSO FOLLOW THE CONCRETE ENCASEMENT REQUIREMENT PER THESE STANDARDS AND AS PER REGULATORY REQUIREMENTS.
 3. GRAVITY SANITARY SEWER PIPE SIZES SHALL BE:
 - a. MAINS: 8" DIAMETER MINIMUM
 - b. COMMERCIAL SERVICE LATERALS WITH MULTIPLE CONNECTIONS: 6" DIAMETER MINIMUM
 - c. SINGLE FAMILY RESIDENTIAL SERVICE LATERALS: 4" DIAMETER MINIMUM
 - d. MULTI-FAMILY RESIDENTIAL SERVICE LATERALS: 6" DIAMETER MINIMUM

STANDARD CONSTRUCTION DETAIL
SANITARY SEWER NOTES
(CONTINUED)

FILE NAME
S1.DOC

DETAIL REF:
S-1.3

REV. 12/18



STANDARD CONSTRUCTION DETAIL
SANITARY SEWER SERVICE CLEANOUT

FILE NAME
S12.DWG

DETAIL REF:
S-12

REV. 12/18

1. THE CITY'S PUBLIC UTILITIES DEPARTMENT (386) 506-5750 SHALL BE GIVEN A MINIMUM OF 2 BUSINESS DAYS ADVANCE NOTICE (NOT INCLUDING HOLIDAYS OR WEEKENDS) PRIOR TO BEGINNING ANY POTABLE WATER SYSTEM CONSTRUCTION.
2. ALL WORK PERFORMED ON POTABLE WATER FACILITIES OWNED OR PROPOSED TO BE OWNED BY THE CITY SHALL BE CONSTRUCTED BY A STATE CERTIFIED UNDERGROUND UTILITY CONTRACTOR OR GENERAL CONTRACTOR LICENSED IN THE STATE OF FLORIDA AND REGISTERED WITH THE CITY.
3. NEWLY CONSTRUCTED POTABLE WATER SYSTEM EXTENSIONS MAY NOT BE USED PRIOR TO FINAL TESTING, CLEARANCE AND ACCEPTANCE BY THE CITY OF PORT ORANGE. THIS INCLUDES CONSTRUCTION WORK REQUIRED FOR SEWER LINE CLEANOUT OR RELATED USES.
4. ALL TAPPING OF MAINS SHALL BE PERFORMED BY THE CITY AND BILLED IN ACCORDANCE WITH THE ADOPTED FIRE RESOLUTION, SCHEDULING OF THESE CONNECTIONS OR TAPINGS SHALL REQUIRE A MINIMUM OF 2 BUSINESS DAYS, DIRECTED TO THE CITY'S DESIGNATED SITE INSPECTOR WHO SHALL COORDINATE THE WORK DIRECTLY WITH THE PUBLIC UTILITIES DEPARTMENT. SUBSEQUENTLY, THE CONNECTION SHALL BE SCHEDULED TO COMMENCE BETWEEN 8:00 A.M. AND NOON ON THE APPROPRIATE DAY.
5. CONTRACTOR SHALL PREPARE A SAFE, SECURE AND OPEN EXCAVATION FOR THE TAPPING OF MAINS BY THE CITY. THE BOTTOM OF THE EXCAVATION SHALL HAVE A MINIMUM OF 6" THICK BEDDING OF 1/2" STONE. ALL EXCAVATIONS GREATER THAN 5 FEET IN DEPTH SHALL COMPLY WITH THE TRENCH SAFETY ACT.
6. THE CITY RESERVES THE RIGHT TO REQUIRE THE CONNECTIONS TO BE PERFORMED DURING PERIODS OF LOW FLOW (MIDNIGHT TO 6:00 A.M.) IN ORDER TO MINIMIZE SERVICE DISRUPTION TO EXISTING CUSTOMERS. THE INSTALLATION OF LINE STOPPING DEVICES FOR PRESSURE MAINS, POTABLE WATER, RECLAIM WATER AND SANITARY FORCE MAINS MAY BE REQUIRED ON ANY REQUESTED UTILITY OUTAGE AT THE DISCRETION OF THE CITY'S PUBLIC UTILITIES DEPARTMENT TO MINIMIZE INTERUPTION TO EXISTING UTILITY CUSTOMERS.
7. ALL METERS SHALL BE PROVIDED BY THE CITY IN ACCORDANCE WITH THE ADOPTED FIRE RESOLUTION, METERS AND VALVES FOR METERS 2" OR LESS WILL BE PROVIDED AND INSTALLED BY THE CITY. METERS 4" OR GREATER WILL BE PROVIDED BY THE CITY AND INSTALLED BY THE OWNER/DEVELOPER/CONTRACTOR.
8. TAKE A MINIMUM OF 6 WEEKS FOR DELIVERY AFTER FEES ARE PAID TO THE CITY.
9. DEWATERING SHALL BE PROVIDED TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW WATER MAIN BEING LAID.
10. ALL WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, MANHOLE AND PRIOR TO THE COMMENCEMENT OF PRESSURE TESTING).
11. TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO THE CITY WITH A MINIMUM COMPACT OF 98% IN PAVED AREAS AND 90% IN UNPAVED AREAS IN ACCORDANCE WITH ADOPTED 1585.
12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1' ABOVE THE PIPE AND AT 1' FOOT VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM OF EVERY 50 FEET.
12. ALL PVC PIPE SHALL BE STORED IN SUCH A WAY AS TO PREVENT WARPING, DEFLECTION, OR ON DEFORMATION, IF NO USED, RE-USED, RUSTED, SECOND HAND, OR ANY MATERIAL THAT IS NOT NEW SHALL BE USED IN ANY UTILITY IMPROVEMENT PROJECTS WITHIN THE CITY'S SERVICE AREA.
13. ALL POTABLE WATER MAINS SHALL USE A THRUST RESTRAINT JOINT METHOD IN COMPLIANCE WITH THE DUCTILE IRON PIPE RESEARCH ASSOCIATION GUIDELINES. IN THE EVENT THAT PVC PIPE IS SPECIFIED, THE RESTRAINT JOINT SHALL BE MODIFIED IN ACCORDANCE WITH THE RECOMMENDED ADDITIONAL RESTRAINT LENGTH REQUIRED FOR PIPE WRAPPED WITH POLYETHYLENE.

STANDARD CONSTRUCTION DETAIL
PORTABLE WATER CONSTRUCTION NOTES

FILE NAME
W2.DOC

DETAIL REF:
W-2

REV. 12/18

23. WHEN THE PUBLIC UTILITIES OFFICE RECEIVES POTABLE WATER CLEANANCE REQUEST REQUIRING SIGNATURE, THE CITY'S DISTRIBUTION SUPERVISOR AND/OR DESIGNATED SITE INSPECTOR WILL BE CONTACTED TO INDEPENDENTLY VERIFY THAT THE SYSTEM IS IN PROPER FUNCTIONING ORDER (I.E. ALL VALVES, HYDRANTS, AND WATER SERVICES ARE ACCESSIBLE AND OPERABLE). SIMULTANEOUSLY, THE CITY MAY ALSO TAKE A RANDOM BACTERIOLOGICAL SAMPLE WITHIN THE NEW SYSTEM TO VERIFY THAT WATER IS SAFE FOR CONSUMPTION. ONCE THE DISTRIBUTION SUPERVISOR AND/OR DESIGNATED SITE INSPECTOR HAVE VERIFIED THAT THE SYSTEM IS IN PROPER FUNCTIONING ORDER AND THAT THE BACTERIOLOGICAL SAMPLES INDICATE THE WATER IS SAFE FOR CONSUMPTION, THE PUBLIC UTILITIES OFFICE WILL THEN SIGN OFF ON THE WATER CLEANANCE REQUEST.
24. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE DEPARTMENT OF HEALTH AND AS-BUILTS ARE PROVIDED TO THE CITY PRIOR TO ANY PUBLIC USE OF THE SYSTEM.
25. UPON FINAL ACCEPTANCE OF NEW WATER SYSTEMS, WATER VALVES SHALL BE COMPLETELY OPEMED BY PUBLIC UTILITIES PERSONNEL. AT NO TIME SHALL CONTRACTOR OPERATE ANY EXISTING VALVES.
26. ALL FIRE HYDRANTS SHALL BE LOCATED TO MAKE THEM EASILY ACCESSIBLE TO FIRE PERSONNEL IN CASE OF A FIRE. THE PRIMARY HYDRANT PORT SHALL ALWAYS FACE THE STREET. 5 FEET MINIMUM CLEAR AREA AROUND THE FIRE HYDRANT SHALL BE MAINTAINED.
27. ALL WATER SERVICES SHALL BE MARKED WITH AN "X" SAW CUT INTO THE CURB OR BY METAL TABS SET INTO THE PAVEMENT.
28. ALL WATER VALVES SHALL BE MARKED WITH AN "X" SAW CUT INTO THE CURB OR BY METAL TABS SET INTO THE PAVEMENT. BLOW-OFFS SHALL BE MARKED SIMILARLY, AS WELL. REVERSE TAPPING VALVES SHALL BE MARKED WITH AN "X" "9" SAW CUT INTO THE CURB OR PAVEMENT WITH THE ARROW POINTING TO THE DIRECTION OF THE PRESSURE MAIN RUN.

FIRE HYDRANT (5 "X2 BARREL)	
MANUFACTURER	MODEL #
AMERICAN AVIX CO.	SERIES K3780
AMERICAN DARLING	5 "X2 B-84 85
CLOW	MEDALLION #F-2545 55
EJ GROUP, INC.	WATERMASTER 5 "X2 #SCD250
KENNEDY	GUARDIAN K81-D
MUELLER	A423 SUPER CENTURION 250

AIR RELEASE VALVES	
MANUFACTURER	MODEL #
VENT-O-MAT	R1X 2521

**GATE VALVES AND TAPPING VALVES – RESILIENT SEATED (AWWA C509 AND C515)
24" OR SMALLER (VALVE WEDGE TO BE COMPLETE ENCLOSED WITH EPDM RUBBER)**

MANUFACTURER	MODEL #
AMERICAN AVIX CO.	SERIES 3, 18, 25, 45, 55, & 66
AMERICAN FLOW CONTROL	SERIES 2500
CLOW	MODEL 2638 AND 2639
KENNEDY	C509, C515
MUELLER	A-2360, A-2361, T-2360 & T-2361

	STANDARD CONSTRUCTION DETAIL POTABLE WATER APPROVED PRODUCTS	<u>FILE NAME</u> WJ.DOC <u>DETAIL REF:</u> W-3
	REV. 12/18	

DUCTILE IRON

DUCTILE IRON

MATERIAL	ASTM A253 MINIMUM/ GRADE 70-50-5 IN ACCORDANCE WITH AWWA C153 (ANSI A21.53)
PRESSURE	CLASS 300 IN ACCORDANCE WITH AWWA C153 (ANSI A21.53) 350 PSI WATER WORKING PRESSURE
TESTING	IN ACCORDANCE WITH AWWA C153 (ANSI A21.53) THREE TIMES WATER WORKING PRESSURE (350 PSI) BODY CAPABLE OF WITHSTANDING HYDROSTATIC TEST OF 1050 PSI
FLOW	IE EQUAL TO OR OF CLASS 50/51 DUCTILE IRON PIPE, THUS ALLOWING THE FULL FLOW FEATURE
LAYING LENGTH	SHORT BODY (COMPACT)
CEMENT LINING	IN ACCORDANCE WITH AWWA C104 (ANSI A21.4)
MECHANICAL JOINTS	IN ACCORDANCE WITH AWWA C111 (ANSI A21.11)
GASKETS	SBR IN ACCORDANCE WITH AWWA C111 (ANSI A21.11)
TIE HEAD BOLTS	COR-TEN IN ACCORDANCE WITH AWWA C111 (ANSI A21.11)
ACCEPTABLE MATERIALS	TYLER, CLOW, GRIFIN, U.S. PIPE, UNION FOUNDRY, AMERICAN CAST IRON, OR APPROVED EQUIVALES

POLYETHYLENE TUBING – (BLUE WITH UV PROTECTION (SDR-9) 1" & 2" ONLY)

MANUFACTURER	MODEL#
ENDOUT ENDUREUR	ENDOTRACE W#12 COPPERHEAD TRACER WIRE

STANDARD CONSTRUCTION DETAIL
 POTABLE WATER APPROVED
 PRODUCTS

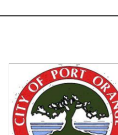
FILE NAME
W3.DOC

DETAIL REF:

W-3.1

REV. 12/18

CORPORATION STOP 1"	
MANUFACTURER	MODEL #
FORD	F-1100-4
CURB STOP – STRAIGHT BALL METER VALVE W/ BARREL LOCKS	
MANUFACTURER	MODEL #
FORD	B-94-324W (SINGLE SERVICE) B-91-223W (DOUBLE SERVICE)
"U" BRANCH (1" X N")	
MANUFACTURER	MODEL #
FORD	U-48-43-6.5
JOINTS RESTRAINED – PVC AND DIP	
MANUFACTURER	MODEL #
EBBA IRON INC.	SERIES 1100/1500/1600 2000/2500/2800
SIGMA	ONE-LOCK SLD; ONE-LOCK SLC; PV-LOCK FOR PVC
SMITH-BLAIR	CAM-LOCK (111 & 120) ; BELL-LOCK (115 & 165)
STAR PIPE	STARGRIP SERIES 1000/1100/1200 3000/ 4000



STANDARD CONSTRUCTION DETAIL
POTABLE WATER APPROVED
PRODUCTS

FILE NAME
W3.DOC

DETAIL REF:
W-3.2

REV. 12/18

SINGLE BOX WATER METER WITH BACK FLOW PREVENTER

DOUBLE BOX WATER METERS WITH BACK FLOW PREVENTERS

STANDARD CONSTRUCTION DETAIL
POTABLE WATER METER BOX LAYOUT

FILE NAME: _____
 W4.DWG
 DETAIL REF: _____
 REV. 12/19
W-4

FINAL GRADE

30° ±

FLOW → → → SERVICE

ITEM	QUANTITY	DESCRIPTION
1	2	BACKFLOW PREVENTER ASSEMBLY
2	2	2" X 1/2" NIPPLES - BRASS
3	2	2" X 1/2" ELBOW - HARD COPPER BRASS
4	2	2" X 1/2" COUPLER - HARD COPPER BRASS
5	2	2" FLANGES
6	2	2" Gaskets OR EQUIVALENT
7	2	2" TEST COCK
8	2	2" BALL VALVE

NOTES:

1. ALL 2" AND SMALLER BACKFLOW PREVENTER MUST BE STABILIZED WITH CHANNEL OR NON-CORROSIVE UNI-STRUT OR EQUIVALENT AND APPROPRIATE CLAMPS.
2. DOUBLE CHECK VALVES MAY BE INSTALLED IN UNDERGROUND WALLS.
3. ALL COMMERCIAL PROPERTIES ARE REQUIRED BY ORDINANCE TO HAVE A BACKFLOW DEVICE INSTALLED AND ANNUALLY TESTED WITH PASSING RESULTS FORWARDED TO THE CITY PUBLIC UTILITIES DEPARTMENT.
4. FOR FURTHER INFORMATION CONCERNING BACKFLOW PREVENTERS SEE CITY OF PORT ORANGE "MANUAL OF CROSS-CONNECTION CONTROL".
5. ALL DEVICES SHALL BE PAINTED TO COMPLY WITH FLORIDA ADMINISTRATIVE CODE CHAPTER 62-1555 AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CROSS-CONNECTION CONTROL PROGRAM. BLUE FOR DOMESTIC WATER, PURPLE FOR RECLAIMED WATER AND RED FOR FIRE LINE.

STANDARD CONSTRUCTION DETAIL
2" BACKFLOW PREVENTER
DOUBLE CHECK OR REDUCED PRESSURE

FILE NAME: _____

W12.DWG

DETAIL REF: _____

REV. 12/18

W-12

2" IRON PIPE AND 18"x18"x16" CONCRETE FOUNDATION (TYP.)

M A T E R I A L S	
ITEM	QUANTITY
1	1" to 2" VALVE, REDUCED PRESSURE BACKFLOW PREVENTER
2	1" to 2" BEND, 45° CAN BE REPLACED WITH 90° BENDS
3	1" to 2" ADAPTOR, 2" F - 1/2"
4	1" to 2" ADAPTOR, 1/2" F (GPI)
5	1" to 2" ADAPTOR, FLANGE (GP)
6	1" to 2" ADAPTOR, FLANGE (GPI)
7	1" to 2" ADAPTOR, FLANGE (GPI)
8	1" to 2" ADAPTOR, FLANGE (GPI)
9	2" to 3" ADAPTOR, FLANGE (GPI)
10	2" to 3" ADAPTOR, FLANGE (GPI)
11	2" to 3" ADAPTOR, FLANGE (GPI)
12	2" to 3" ADAPTOR, FLANGE (GPI)
13	2" to 3" ADAPTOR, FLANGE (GPI)
14	2" to 3" ADAPTOR, FLANGE (GPI)
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97	2" to 3" ADAPTOR, FLANGE (GPI)
98	2" to 3" ADAPTOR, FLANGE (GPI)
99	2" to 3" ADAPTOR, FLANGE (GPI)
100	2" to 3" ADAPTOR, FLANGE (GPI)

NOTES:

- FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
- DO NOT INTERCHANGE ITEMS 4 AND 5.
- ALL COMMERCIAL PROPERTIES ARE REQUIRED BY ORDINANCE TO HAVE A BACKFLOW DEVICE INSTALLED AND ANNUALLY TESTED WITH PASSING RESULTS FORWARDED TO THE CITY PUBLIC UTILITIES DEPARTMENT.
- FOR FURTHER INFORMATION CONCERNING BACKFLOW PREVENTERS SEE CITY OF PORT ORANGE "MANUAL OF CROSS-CONNECTION CONTROL".
- ALL DEVICES SHALL BE PAINTED TO COMPLY WITH FLORIDA ADMINISTRATIVE CODE CHAPTER 62-555 AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CROSS-CONNECTION CONTROL PROGRAM. BLUE FOR DOMESTIC WATER, PURPLE FOR RECLAIMED WATER AND RED FOR FIRE LINE.

STANDARD CONSTRUCTION DETAIL
4

MINIMUM 36" FROM
PIPE
JOINTS OR OTHER
TAPPING SLEEVE

MATERIAL
PROVIDED BY
DEVELOPER/CONTRACTOR:
CITY TO PERFORM
TAP

EXISTING PIPE

TAPPING SLEEVE
MECHANICAL TYPE

PRECAST BLOCK OR 8" THICK
LAYER OF #2 STONE
UNDER TAPPING VALVE

TAPPING VALVE INSTALLED
WITH VALVE BOX

NOTES:

1. TAPPING OF MAINS SHALL BE PERFORMED BY THE CITY AND BILLED IN ACCORDANCE WITH THE ADOPTED FEE RESOLUTION. ALL MATERIALS TO BE PROVIDED BY DEVELOPER/CONTRACTOR.
2. EXCAVATIONS FOR TAPPING WORK TO BE SAFE, SECURE AND DEEP, WITH 6" THICK (MIN.) LAYER OF #2 STONE AT BOTTOM.
3. CITY ALONG ONLY 1", 2", 4", 6", 8", 10" AND 12" TAPS.
4. REQUIRED RESTRAINED JOINTS TO BE INSTALLED - THRUST BLOCKS ARE NOT PERMITTED.
5. EPOXY COATED STEEL, STAINLESS STEEL SLEEVES WITH 316 STAINLESS STEEL BOLTS ARE PERMITTED FOR ALL TYPES OF PIPE MATERIALS.
6. ALL VALVES 2" OR GREATER SHALL BE GATE VALVES. CORPORATION STOPS ALLOWED ON BLOW-OFFS ONLY.

STANDARD CONSTRUCTION DETAIL TAPPING VALVE AND SLEEVE		FILE NAME: W15.DWG
		DETAIL REF: W-15
		REV. 12/18

SQUARE CAST-IN-PLACE
24"x24"x6" CONCRETE
COLLAR WITH 4 #4 RE-BARS

COVER COLOR BLUE
LABELLED WITH "WATER"
AT FINISHED GRADE

ADJUSTABLE CAST IRON VALVE BOX AND ROUND LID

No. 10 COPPERHEAD TRACER WIRE, COLORED BLUE ON TOP IN TRENCH

WATER MAIN

Mechanical:
JOINT ANCHORING TEES AND VALVE

SHAPE TRENCH TO PROVIDE FIRM SUPPORT

16"x16"x8" PRECAST BLOCK OR MIN. 6" THICK #5 STONE (TYP.)

6" GATE VALVE

6" C-900 PVC SLEEVE WITH CAST IRON VALVE

USE RESTRAINED JOINTS TO PREVENT MOVEMENT (BURST BLOCKING NOT ALLOWED)

HYDRANT EXTENSIONS AS REQUIRED FOR ADDITIONAL DEPTH OF BURY

4 1/2" HOSE BIBB

2 1/2" HOSE BIBB

5 1/4" BARREL

6" PIPE

60' MIN. RADIUS CLEAR CIRCULAR AREA CENTERED ON FIRE HYDRANT

6" DIA. P.W.

12' MIN.

6" IS MAX.

NOTES:

- HYDRANTS SHALL BE BREAK AWAY TYPE WITH PUMPER NOZZLE FACING STREET.
- HYDRANTS SHALL BE NON-SPRANGING TYPE.
- HYDRANTS TO BE PAINTED EMERALD YELLOW AT MANUFACTURE-EPOXY OR POLYURETHANE.
- HOSE UNITS TO BE AMERICAN STANDARD THREADS.
- ADJUSTABLE TRENCH ANCHOR ASSEMBLY REQUIRED FOR ALL VALVES GREATER THAN 3" DEEP.
- ALL HOSES AT SIDE CUT LINES OR ROADWAY INTERSECTIONS TO HAVE "I" BOLTS.
- ALL OUTSIDE TRENCH NUTS, BOLTS AND HARDWARES (EXCEPT MECHANICAL BOLTS SUCH AS "I" BOLTS) SHALL BE MINIMUM 304 STAINLESS STEEL GRADE.
- THE INTERNAL UPPER AND LOWER STEM SHALL BE MINIMUM 304 STAINLESS STEEL GRADE.

FILE NAME:
W20.DWG

DATE REV:
W-20

REV. 12/18

**STANDARD CONSTRUCTION DETAIL
FIRE HYDRANT ASSEMBLY**

REVISIONS:

30" MIN.

15" MIN.

24" MAX.

TERRA TAPE D (OR EQUAL)
3" WIDE COLOR BLUE CONTINUOUS
FOL LOCATOR TAPE WITH THE
FOLLOWING LABEL:
CAUTION BURIED WATER LINE BELOW

CONTINUOUS NO. 10
COPPERHEAD TRACER WIRE
COLOR BLUE ON TOP OF PIPE
IN TRENCH

PVC OR DIP PIPE

NOTE:

1. CONTINUOUS NO. 10 COPPERHEAD TRACER WIRE TO BE INSTALLED WITH ALL PIPE. WIRE SHALL BE BROUGHT UP TO GRADE AT ALL VALVES.
2. ALL TRACER WIRES SHALL BE INTERCONNECTED WITH WATER-PROOF WIRE NUT CAP OR WITH SIMILAR WATER-PROOF SPLIT KIT AT ANY SPACE AND WHERE SERVICES CONNECT TO MAINS.
3. A SUCCESSFUL CONTINUITY TEST SHALL BE CONDUCTED AND WITNESSED BY A CITY INSPECTOR AT THE COMPLETION OF TRACER WIRE INSTALLATION.

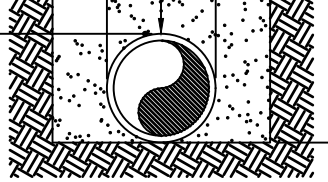
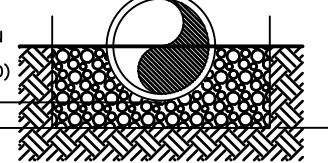
FILE NAME:
W21.DWG
DETAIL REF:
REV. 12/18



STANDARD CONSTRUCTION DETAIL

POTABLE WATER LOCATOR TAP /
TRACER WIRE INSTALLATION

W-21

FINISHED GRADE		TRENCH WIDTH Varies W/ SIZE OF PIPE			
TRENCH SLOPE (NOTE 7)		PIPE NOTE PIPE O.D.		TRENCH BANK (NOTE 2)	
12" (TYP.)		SELECT COMMON FILL		PIPE BEDDING (SEE NOTE 2)	
				12" L.T. MINIMUM	
SPECIAL CONDITION PIPE BEDDING (SEE NOTE 3 & 10)		BEDDING THICKNESS OF PIPE		UNDISTURBED EARTH	
					

NOTES:

- PIPE BEDDING, SELECT COMMON FILL COMPACTED TO 90% OF THE MAXIMUM DENSITY AS PER ASTM D-1557.
- TRENCH BACKFILL: COMMON FILL COMPACTED TO 90% OF THE MAXIMUM DENSITY AS PER ASTM D-1557. 10% PER DENSITY REQUIRED UNDER DRIVEWAYS, PAVEMENTS AND STRUCTURES.
- PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE "A" TRENCHING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY.
- (1) 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
- WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
- ALL PIPE TO BE INSTALLED WITH BELLS FACING UPSTREAM TO THE DIRECTION OF FLOW.
- REFER TO OSHA REQUIREMENTS FOR SLOPING, SHIELDING AND BRACING IN EXCAVATIONS.
- FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
- GRAVELL SANDERS SHALL UTILIZE BEDDING ROCK WHERE UNSUITABLE MATERIAL EXISTS. BEDDING ROCKS SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 12" AND 4" MINIMUM FOR PIPE DIAMETER 12" AND LARGER.
- SOFTEN FOR REMOVAL OF UNSUITABLE MATERIAL SHALL COVER DEPTH OF BEDDING ROCK BELOW THE PIPE. CITY SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.



STANDARD CONSTRUCTION DETAIL
PIPE BEDDING AND TRENCH

FILE NAME:	M27.DWG
DETAIL REF:	D-27

REV. 12/18

IN ORDER TO ENSURE THAT NEW SUBDIVISIONS AND SITE PLANS ARE CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH CITY REGULATIONS AND THE APPROVED DRAWINGS, THE FOLLOWING INFORMATION IS REQUIRED ON ALL AS-BUILT DRAWINGS:

1. INDIVIDUAL PLAN AND PROFILE SECTIONS FOR ALL ROADS AND STREET/SEWER LINES, SHOWING MANHOLE, INLETS, AND PIPE CROSS-SECTIONS. PLAN AND PROFILE SHEETS SHALL SHOW STREET/SEWER LINES AND ALL OTHER BURIED UTILITIES SHALL BE DRAWN AT ONE (1) INCH EQUAL TO FOUR (4) FEET PARALLEL AND WITH TEN FEET OF STREET/SEWER CENTER LINES SHALL BE DRAWN AT ONE (1) INCH EQUAL TO FOUR (4) FEET. ALL 140 FEET HORIZONTAL UTILITIES SHALL BE COVERED WITH ONE (1) INCH EQUAL TO FOUR (4) FEET VERTICAL AND ALIGNED VERTICALLY WITH IMPROVEMENTS SHOWN ON THE PLAN VIEW.

2. EXISTING ELEMENTS SHALL BE IDENTIFIED BY AN AS-BUILT INFORMATION WRITTEN NEXT TO IT.

3. PAVEMENT AND CURB WIDTHS SHALL BE VERIFIED AND DIMENSIONED FOR EACH STREET AT EACH BLOCK FOR SUBDIVISIONS AND AS APPROPRIATE TO CONFIRM FUTURE LIMITS FOR SITE PLANS.

4. ROADWAY CROSS-SECTION SHALL BE VERIFIED AND DIMENSIONED AND INDICATED ON THE AS-BUILT.

5. ROADWAY ELEVATIONS AT CENTERLINE AND CURB INVERT SHALL BE RECORDED AT ALL GRADE CHANGES, 100' INTERVALS FOR LONG ROADWAYS, AND OTHER INTERVALS AS NEEDED. FOR SUBDIVISIONS, THE AS-BUILT CENTERLINE GRADE LINES OF ALL STREET SHALL BE SHOWN ON THE PLAN AND PROFILE ALONG WITH THE DESIGN PROFILE GRADE LINES. IN THE EVENT THAT THE AS-BUILT CENTERLINE LONGITUDINAL GRADE DOES NOT MEET THE CITY MINIMUM STANDARDS, ROADWAY, PAVEMENT, INLET, BOTTOM ELEVATIONS, ADJACENT CURBING AND SIDEWALKS, ROADWAY CROSS-SECTIONS SHALL BE REQUIRED TO VERIFY THAT THE SYSTEM WILL FUNCTION AS ORIGINALLY DESIGNED.

6. ROADWAY/SEWER/PROPOSED DESIGN FINISHED FLOOR ELEVATIONS SHALL APPEAR ON ALL SUBDIVISION LOTS ON THE APPROPRIATE PLAN AND PROFILE SHEET AS WELL AS ON THE MASTER DRAINAGE PLAN.

7. STORM DRAINAGE STRUCTURES SHALL BE LOCATED AND DIMENSIONED FROM STREET/ROADWAY CENTERLINES OR CITY LINES AS APPROPRIATE. STORM DRAINAGE PIPE SHALL BE LOCATED AND DIMENSIONED FROM THE BACK OF CURB, OR EDGE OF PAVEMENT IN CURB OR C/S PRESENT.

8. STORM DRAINAGE STRUCTURES, ROADWAY, PAVEMENT, INLET, BOTTOM ELEVATIONS SHALL BE RECORDED AND CLEARLY DENOTED AS AS-BUILT INFORMATION. STORM DRAINAGE PIPE MATERIAL, LENGTH, AND SIZE SHALL BE RECORDED AND CLEARLY IDENTIFIED AS BEING AS-BUILT INFORMATION.

9. ALL APPLICABLE TOPOGRAPHY INFORMATION PERTAINING TO THE ON-SITE DRAINAGE SYSTEM, SUCH AS DITCHES, SWALES, LAKES, CANALS, ETC., THAT ARE DEEMED NECESSARY BY THE CITY TO VERIFY THE FUNCTIONAL PERFORMANCE OF THE STORMWATER SYSTEM, SHALL BE NOTED. NORMALLY, RECORDING ELEVATIONS EVERY 100' AT THE TOP OF BANK AND CITY OF SLOPE WILL BE REQUIRED. MEASUREMENTS SHALL BE TAKEN AND RECORDED IN ORDER TO ACCURATELY TIE DOWN THESE FEATURES TO THE ROADWAY CENTERLINE AND TO PLAT LINES WHENEVER POSSIBLE. CONTOUR LINES SHALL BE UTILIZED TO GRAPHICALLY DESCRIBE THESE TOPOGRAPHIC FEATURES.

10. RETENTION AREAS SHALL HAVE THEIR TOP AND BOTTOM OF BANK ELEVATIONS RECORDED. ACTUAL DIMENSIONS OF ALL RETENTION AREAS SHALL BE RECORDED AS MEASURED FROM TOP-OF-BANK TO TOP-OF-BANK WITH SLOPES INDICATED.

11. ACTUAL MATERIALS USED AND ELEVATIONS AND DIMENSIONS OF OVERFLOW TROUGH STRUCTURES AND SCUMMERS SHALL BE RECORDED ON THE AS-BUILT INFORMATION.

12. STORM DRAINAGE SWALE CENTERLINES SHALL BE LOCATED AND ELEVATIONS OF FLOW LINE AND TOP OF BANKS SHALL BE RECORDED EVERY 100 FEET. SLOPE SIDES SHALL ALSO BE INDICATED.

FILE NAME
M5.DOC

STANDARD CONSTRUCTION DETAIL
REQUIREMENTS FOR AS-BUILT DRAWINGS

DETAIL REF:
REV. 12/18

M-5

13. SANITARY SEWER STRUCTURES SHALL BE LOCATED AND DIMENSIONED FROM STREET/ROADWAY CENTERLINES OR LOT LINES, AS APPROPRIATE. SANITARY SEWER STRUCTURE RISKS, PIPE INVERTS AND BOTTOM ELEVATIONS SHALL BE RECORDED & CLARIFIED NOTES AS AS-BUILT INFORMATION.
14. SANITARY SEWER PIPE SHALL BE LOCATED AND DIMENSIONED FROM THE BACK OF CURB, OR EDGE OF PAVEMENT IF NO CURB IS PRESENT. SANITARY SEWER PIPE MATERIAL, LENGTH, AND SIZE SHALL BE RECORDED & CLARIFIED NOTES AS-BUILT INFORMATION.
15. SEWER LATERALS SHALL BE RECORDED AT THEIR CLEAN-OUT LOCATIONS. STATIONING AND OFFSET DISTANCES SHALL BE MEASURED FROM DOWNSTREAM MANHOLES TOWARD UPSTREAM MANHOLES.
16. LIFT STATIONS SHALL BE LOCATED AND DIMENSIONED FROM STREET/ROADWAY CENTERLINES OR LOT LINES, AS APPROPRIATE. LIFT STATION DIMENSIONAL AND ELEVATION INFORMATION INDICATED ON THE APPROVED FOR CONSTRUCTION PLANS SHALL BE VERIFIED AND AS-BUILT INFORMATION INDICATED. BURIED ELECTRICAL SERVICE LINE SHALL BE CLEARLY DIMENSIONED, LOCATED, AND LABELED. FORCE MAIN PIPE INVERT ELEVATIONS SHALL BE RECORDED AND CLEARLY DENOTED AS AS-BUILT INFORMATION.
17. FORCE MAIN PIPE SHALL BE LOCATED AND DIMENSIONED FROM THE BACK OF CURB, OR EDGE OF PAVEMENT IF NO CURB IS PRESENT. FORCE MAIN PIPE MATERIAL, LENGTH, AND SIZE SHALL BE RECORDED & CLARIFIED NOTES AS-BUILT INFORMATION.
18. TIE-IN DIMENSIONS TO ZONING (S) PERMANENT ABOVE GRADE STRUCTURES SHALL BE SHOWN ON THE AS-BUILTS FOR ALL VALVES, TEES, BENDS, CROSSES, SERVICE CONNECTION TEES, FIRE HYDRANTS AND APPLICABLE FIXTURES AT THE POTABLE WATER, RECLAIMED WATER AND FORCE MAIN SERVICES.
19. A TAKE-SHALL BE SHOWN ON THE AS-BUILTS LISTING THE LOCATION, EXISTING, TOP ELEVATION, SIZE, MATERIAL, TYPE AND MODEL INFORMATION FOR ALL POTABLE WATER, RECLAIMED WATER AND FORCE MAIN VALVES, TEES, BENDS, CROSSES, SERVICE CONNECTIONS, AND SERVICE TEES.
20. FOR PERPENDICULAR CROSSINGS OF STORMWATER, POTABLE WATER, RECLAIMED WATER, OR FORCE MAIN SERVICES, THE AS-BUILT PLANS SHALL CLEARLY INDICATE WHICH UTILITIES ARE LOCATED OVER OR UNDER OTHER UTILITIES.
21. ANY SPECIAL FEATURES SUCH AS, CONCRETE FULLS, LAKE BANKS, WALLS, FENCING, ETC., WHICH WERE A PART OF THE APPROVED CONSTRUCTION DRAWINGS SHALL ALSO BE LOCATED AND DIMENSIONED.
22. IF AN APPROVED SUBDIVISION PLAT OR SITE PLAN SHOWS A CONSERVATION EASEMENT, THE PROJECT SURVEYOR SHALL PROVIDE THE EXACT LOCATION OF THE SPECIFIC TREES FROM THE RIGHT-OF-WAY OR PROPERTY LINES AND PHOTODIAGRAM EMBODIMENTS ON THE AS-BUILT DRAWING. THE AS-BUILT LOCATION OF THESE TREES WILL HELP VERIFY THE SUFFICIENCY OF THE CONSERVATION EASEMENT PRIOR TO PLAT RECORING OR CERTIFICATE OF OCCUPANCY.
23. WHEN POTABLE WATER, RECLAIMED WATER OR SANITARY SEWER IMPROVEMENTS ARE LOCATED WITHIN AN EASEMENT, THE AS-BUILT DRAWING SHALL ACCURATELY DETECT THE LOCATION OF THE IMPROVEMENTS AND THE EASEMENT. SUCH DOCUMENTATION AND THE ASSOCIATED PROPOSED EASEMENT DOCUMENT WITH LEGAL DESCRIPTION SHALL BE SUBMITTED FOR CITY REVIEW AND APPROVAL, PRIOR TO RECORING OR SAVING EASEMENT. UPON CITY APPROVAL, THE EASEMENT SHALL BE RECORDED VIA A SEPARATE LEGAL INSTRUMENT.

FILE NAME
MS.DOC

DETAILS

M-5.1

STANDARD CONSTRUCTION DETAIL

REQUIREMENTS FOR AS-BUILTS DRAWINGS

(CONTINUED)

REV. 12/18

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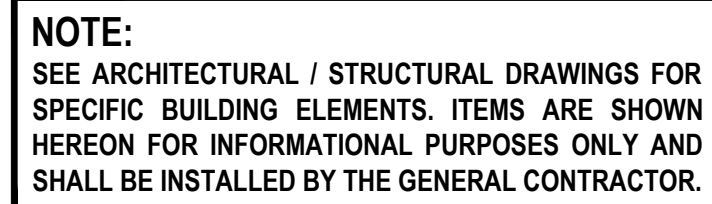
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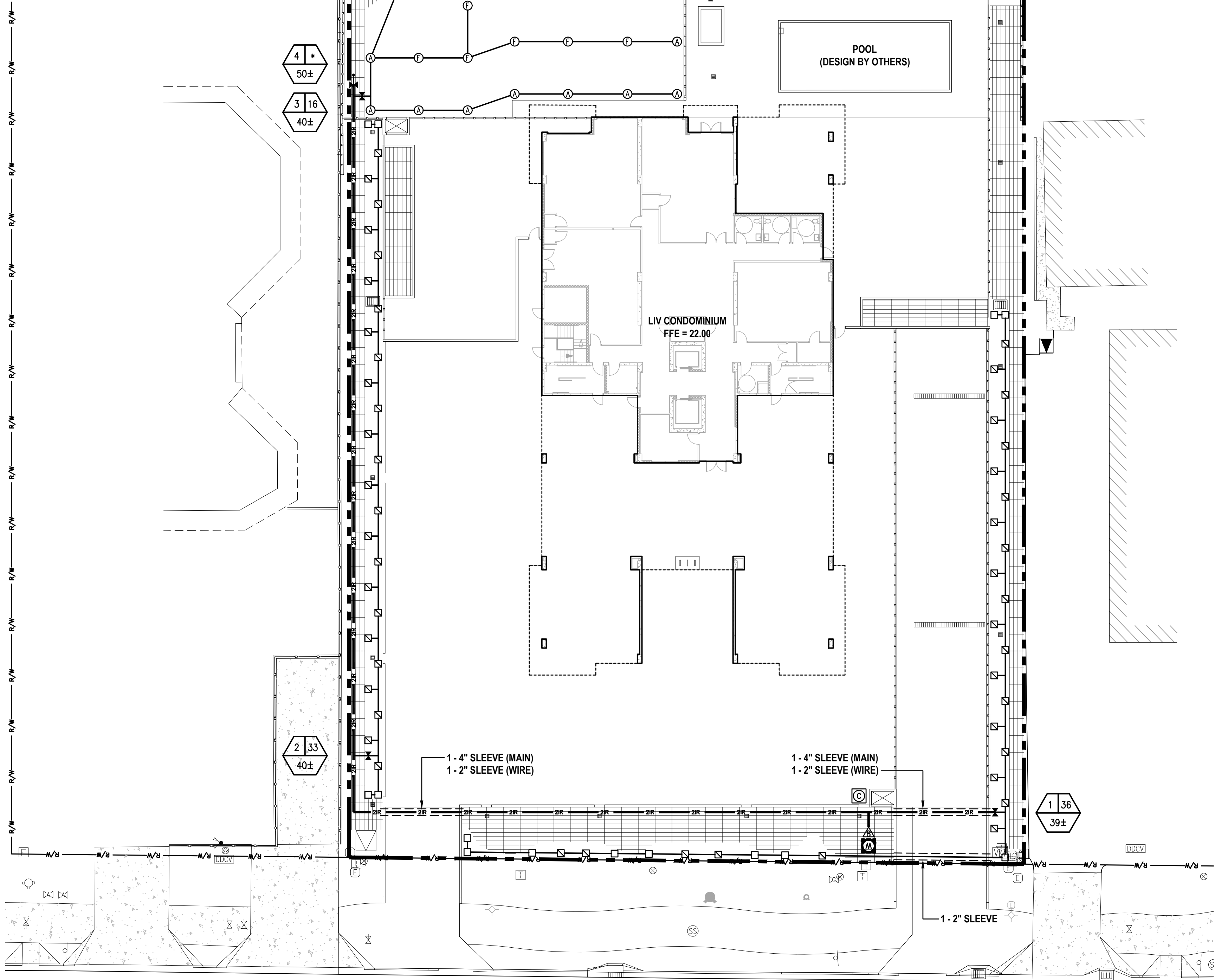
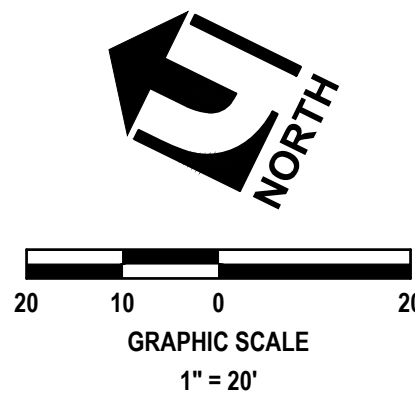
**CITY OF PORT ORANGE
STANDARD DETAILS & NOTES**

THE LIV CONDOMINIUM
3635 S. ATLANTIC AVENUE
DAYTONA BEACH SHORES, FLORIDA

PROJECT No:	230610
DATE:	NOVEMBER 07, 2023
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 20'
SHEET NUMBER:	



L100



IRRIGATION LEGEND:

(USE THE FOLLOWING IRRIGATION EQUIPMENT OR EQUAL)

□	15' EST (RAIN BIRD 15' END STRIP)	0.61 GPM
▣	15' SST (RAIN BIRD)	1.21 GPM
⊠	9' SST (RAIN BIRD)	1.73 GPM
⊙	ADJUSTABLE 15' RADIUS	VARIES
⊖	QUARTER 15' RADIUS	0.92 GPM
⊕	HALF 15' RADIUS	1.85 GPM
⊗	THREE QUARTER 15' RADIUS	2.78 GPM
⦶	FULL 15' RADIUS	3.70 GPM
⊗	RAIN BIRD 18 SERIES VAN	1.33 GPM
⊗	RAIN BIRD 18 SERIES VAN	2.66 GPM
⊗	RAIN BIRD 18 SERIES VAN	3.99 GPM
⊗	RAIN BIRD 18 SERIES VAN	1.33 - 5.32 GPM
⊗	HUNTER GEAR DRIVE	2.7 GPM
⊗	HUNTER GEAR DRIVE	3.4 GPM
⊗	HUNTER GEAR DRIVE	3.9 GPM
▲	BUBBLER	1.5 GPM

✦ 2" VALVE (PRESSURE REDUCING)

⚠ 2" BACKFLOW PREVENTER

Ⓢ RAIN BIRD ESPLXM: 8 STATION OUTDOOR MOUNT

Ⓡ RAIN SENSOR SHUTOFF (MOUNT ON TOP OF BUILDING)

Ⓜ 2" WATER METER

NETAFIM SHALL BE LOCATED AT SHRUBS AND GROUND COVER AREA

ZONE NUMBER
NUMBER OF HEADS
(N) DENOTES NETAFIM
APPROX. GALLONS PER MINUTE

IR 2" LOOPED MAIN (MUST BE SCH40 PIPE - SIZE AS NOTED)

SLEEVE UNDER PAVEMENT FOR WIRE (4" MINIMUM)
SLEEVE UNDER PAVEMENT FOR PIPE
(SEE SCHEDULE FOR SIZE REQUIREMENTS)
12" MIN.

NOTES:

- ALL SPRAY HEADS ARE TO BE RAIN BIRD 6" POPUP FOR TURF AREA AND ALL OTHER SPRAY HEADS ARE TO BE ON POPUP AND/OR RISER TO ASSURE 100% COVERAGE. ALL RISERS ARE TO BE STAKED AND PAINTED GREEN OR BLACK.
- ALL ZONES TO HAVE PRESSURE REDUCING VALVES OR PRESSURE REDUCING HEADS.
- VERIFY DEPTH OF OTHER UTILITIES TO AVOID CONFLICT WITH INSTALLATION OF IRRIGATION PIPING, VALVES AND SPRAY HEADS.

PIPE SIZING INFORMATION:

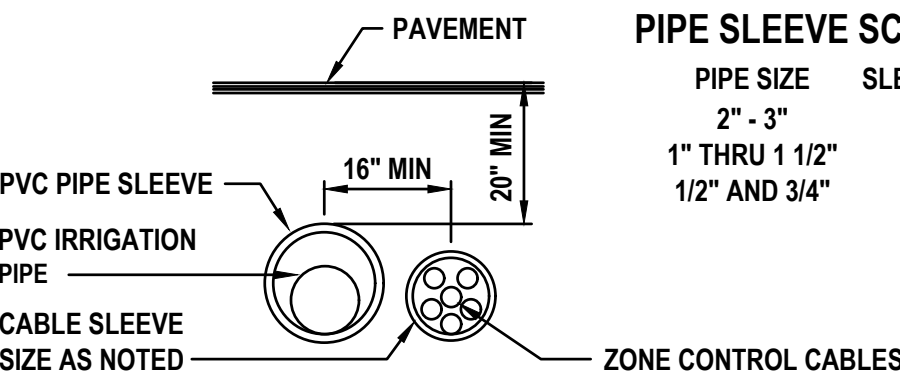
GALLONS PER MINUTE (GPM)	PIPE SIZE
0-4	1/2"
4-8	3/4"
9-12	1"
13-22	1 1/4"
23-30	1 1/2"
31-50	2"
51-70	2 1/2"
71-110	3"

NOTE:

AT THE DISCRETION AND SOLE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR, THE DIAMETER OF THE SLEEVE PIPE MAY BE REDUCED.

PIPE SLEEVE SCHEDULE

PIPE SIZE	SLEEVE SIZE
2" - 3"	6"
1" THRU 1 1/2"	4"
1/2" AND 3/4"	3"



NOTE: WHEN INSTALLING IRRIGATION PIPING IN ISLAND AND OTHER NARROW PLANTING AREAS RUN PIPING CLOSE TO CURB AND NOT DOWN THE MIDDLE OF THE PLANTING AREA. (BEFORE DOING IRRIGATION, GET A COPY OF THE LANDSCAPE PLAN AND KEEP IRRIGATION LINES OUT OF PLANTING AREAS WHERE POSSIBLE.)

NOTE: IRRIGATION LINES ARE SHOWN DIAGRAMMATICALLY AND ARE INTENDED TO SHOW DISTRIBUTION ZONES ONLY. ALL VALVES SHALL BE LOCATED WITHIN PLANTING AREAS (NOT WITHIN PAVEMENT). LINES LOCATED UNDER PAVEMENT SHALL BE KEPT TO A MINIMUM AND ALL PIPING UNDER PAVED AREAS SHALL BE SLEEVED.

NOTE: NO SIGNIFICANT IRRIGATION OVERTHROW SHALL BE ALLOWED ONTO IMPERVIOUS SURFACES.

NOTE: ALL IRRIGATION ZONES ARE PROVIDING COVERAGE FOR MEDIUM (M) TO LOW (L) WATER REQUIREMENTS

REVISIONS

DATE	DESCRIPTION
12/13/23	REV PER 12/4 DBS
	COMMENTS



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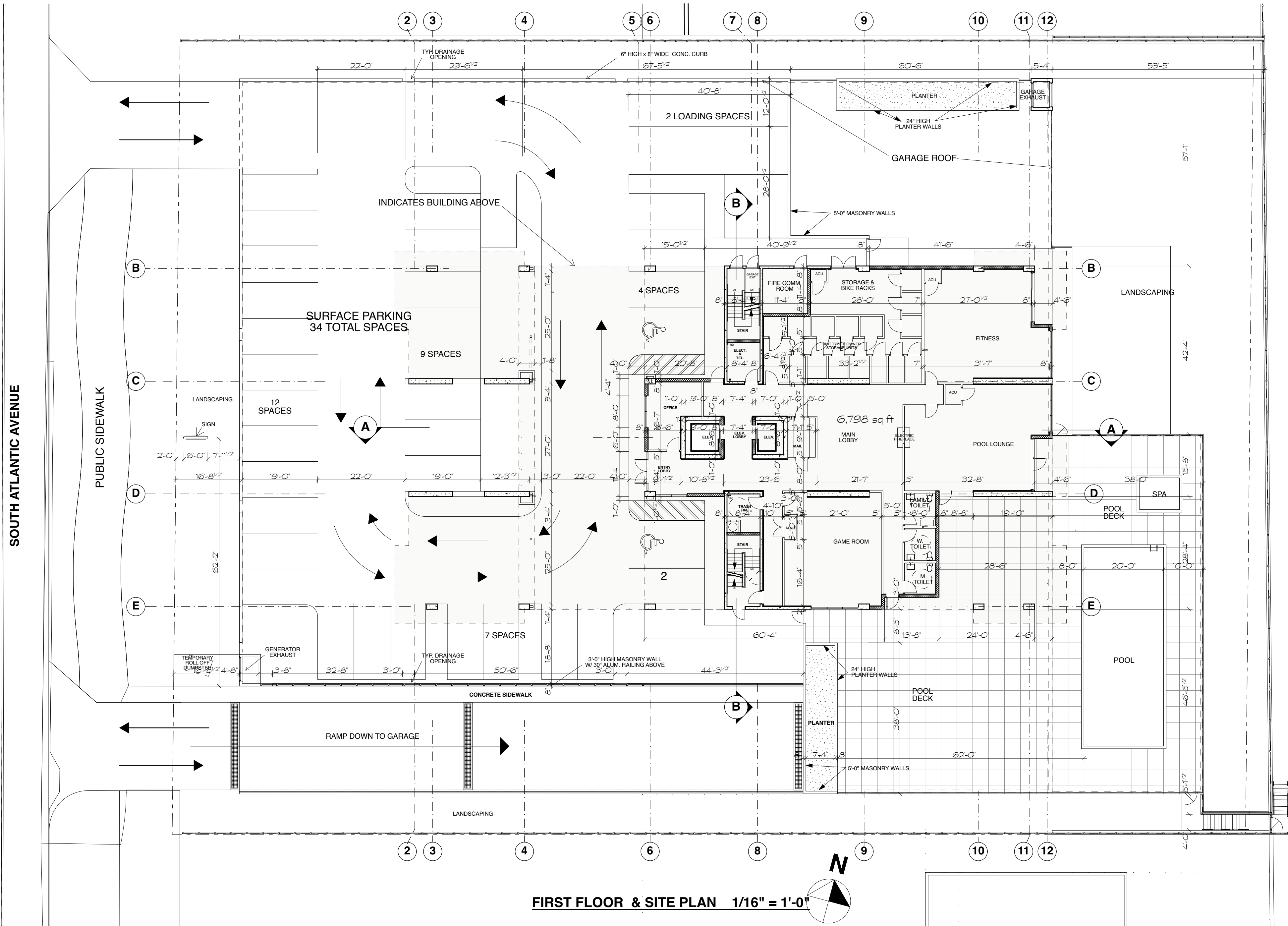
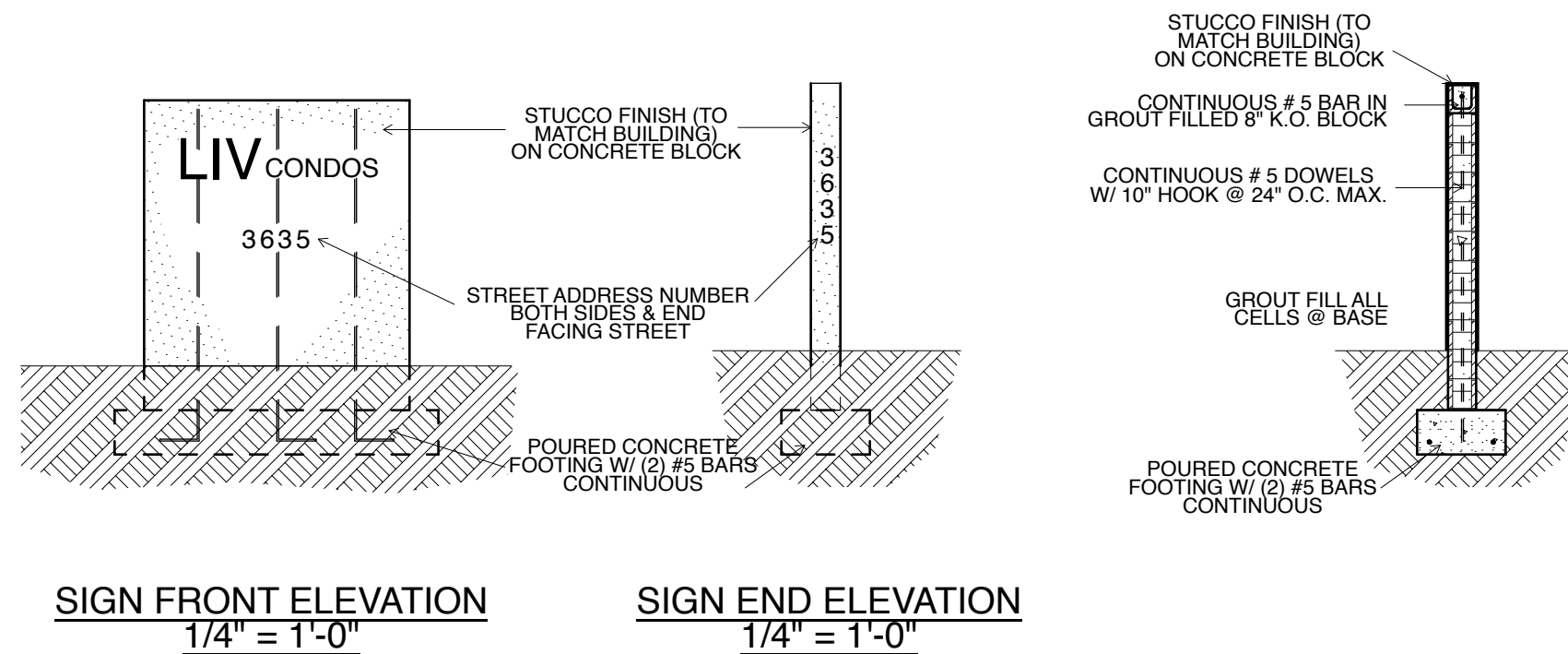
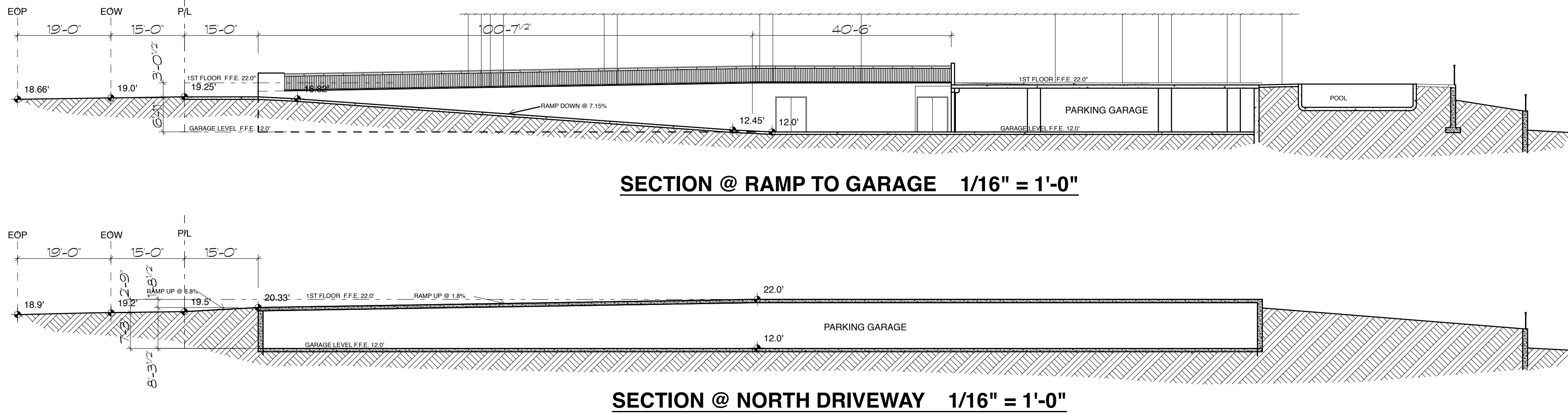
IRRIGATION PLAN

THE LIV CONDOMINIUM
3635 S. ATLANTIC AVENUE
DAYTONA BEACH SHORES, FLORIDA

PROJECT No: 230610
DATE: NOVEMBER 07, 2023
DESIGN BY: RLP
DRAWN BY: JMB
CHECKED BY: RLP
SCALE: 1" = 20'

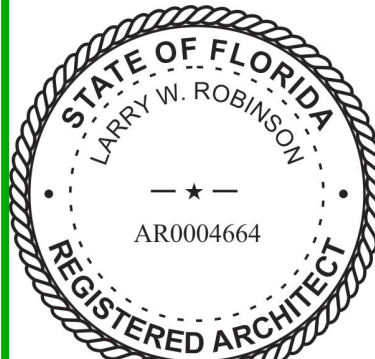
SHEET NUMBER:

L200



REVISIONS	
DATE	DESCRIPTION

FLORIDA REGISTRATION NO. AR0004664



NOT VALID UNLESS SIGNED AND DATED



LARRY W. ROBINSON
architect

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daytona beach, florida 32118
telephone: 386 - 252 - 0429
e mail: lwarchitect79@gmail.com

LIV CONDOS
PROPOSED 74 UNIT CONDOMINIUM
for Shipra Sea Shore Development, LLC
3635 S. Atlantic Ave., Daytona Beach Shores, Fl.

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DATE 12/11/23

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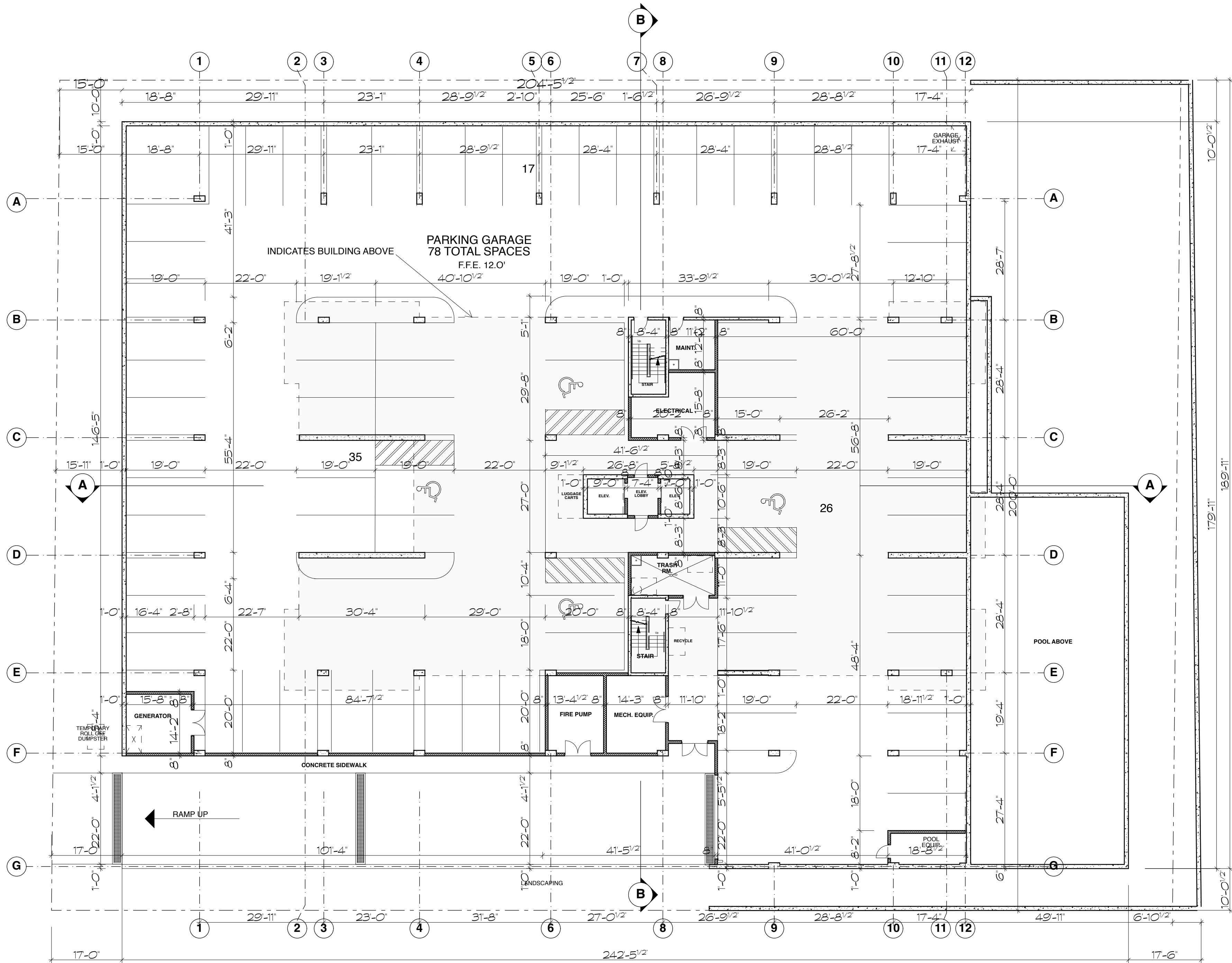
SHEET

OVERALL 1st
FLOOR & SITE
PLAN

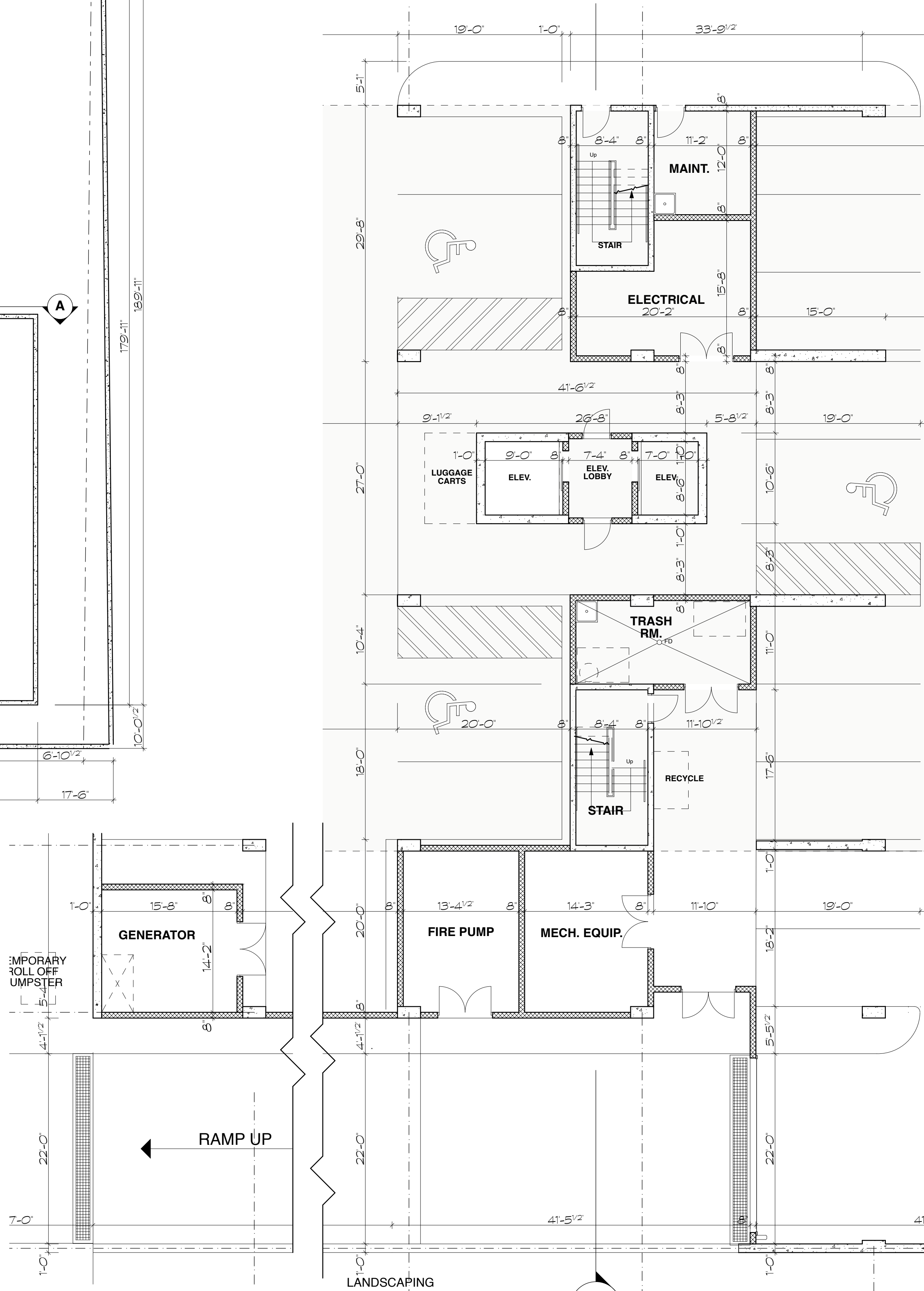
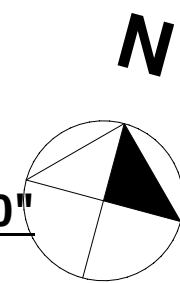
A-1

OF

SOUTH ATLANTIC AVENUE



GARAGE FLOOR PLAN 1/16" = 1'-0"

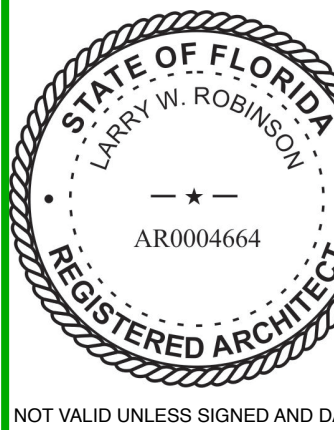


ENLARGED PARTIAL PLAN 1/8" = 1'-0"

REVISIONS

DATE DESCRIPTION

FLORIDA REGISTRATION NO. AR0004664



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LIV CONDOS
PROPOSED 74 UNIT CONDOMINIUM
for Shipra Sea Shore Development, LLC
3635 S. Atlantic Ave., Daytona Beach Shores, Fl.

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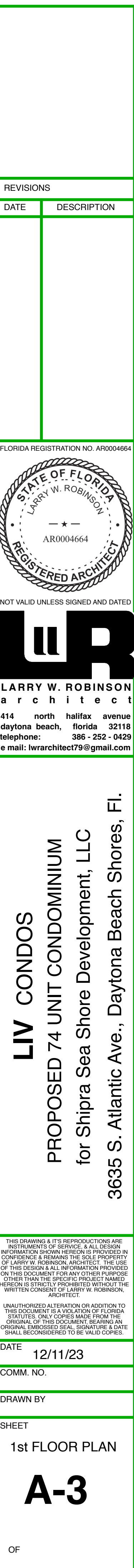
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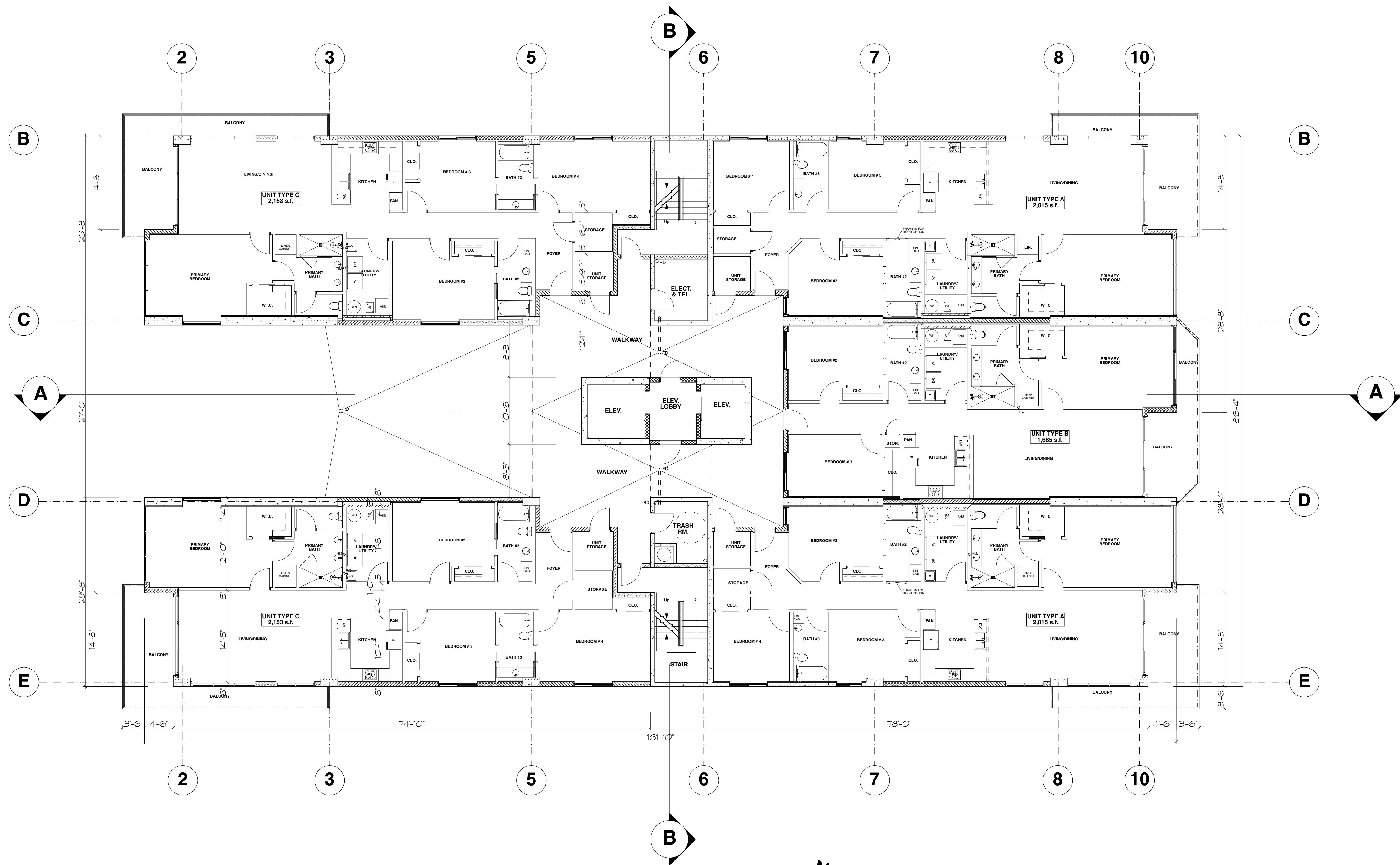
SHEET

GARAGE PLAN

A-2

OF





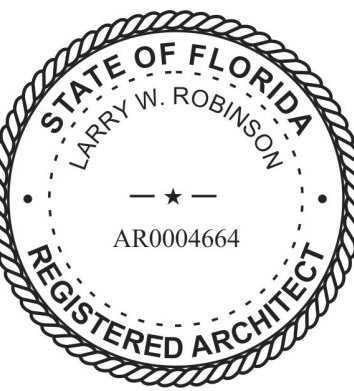
2nd FLOOR PLAN 1/8" = 1'-0"

TOTAL CONDITIONED FLOOR AREA- 9,831 sq. ft.
TOTAL OVERALL SLAB AREA, INCLUDING BALCONIES- 13,110 sq. ft.

REVISIONS

DATE	DESCRIPTION

FLORIDA REGISTRATION NO. AR0004664



NOT VALID UNLESS SIGNED AND DATED



414 north halifax avenue
daytona beach, florida 32118
telephone: 386 - 252 - 0429
e mail: lwarchitect79@gmail.com

LIV CONDOS
PROPOSED 74 UNIT CONDOMINIUM
for Shipra Sea Shore Development, LLC
3635 S. Atlantic Ave., Daytona Beach Shores, Fl.

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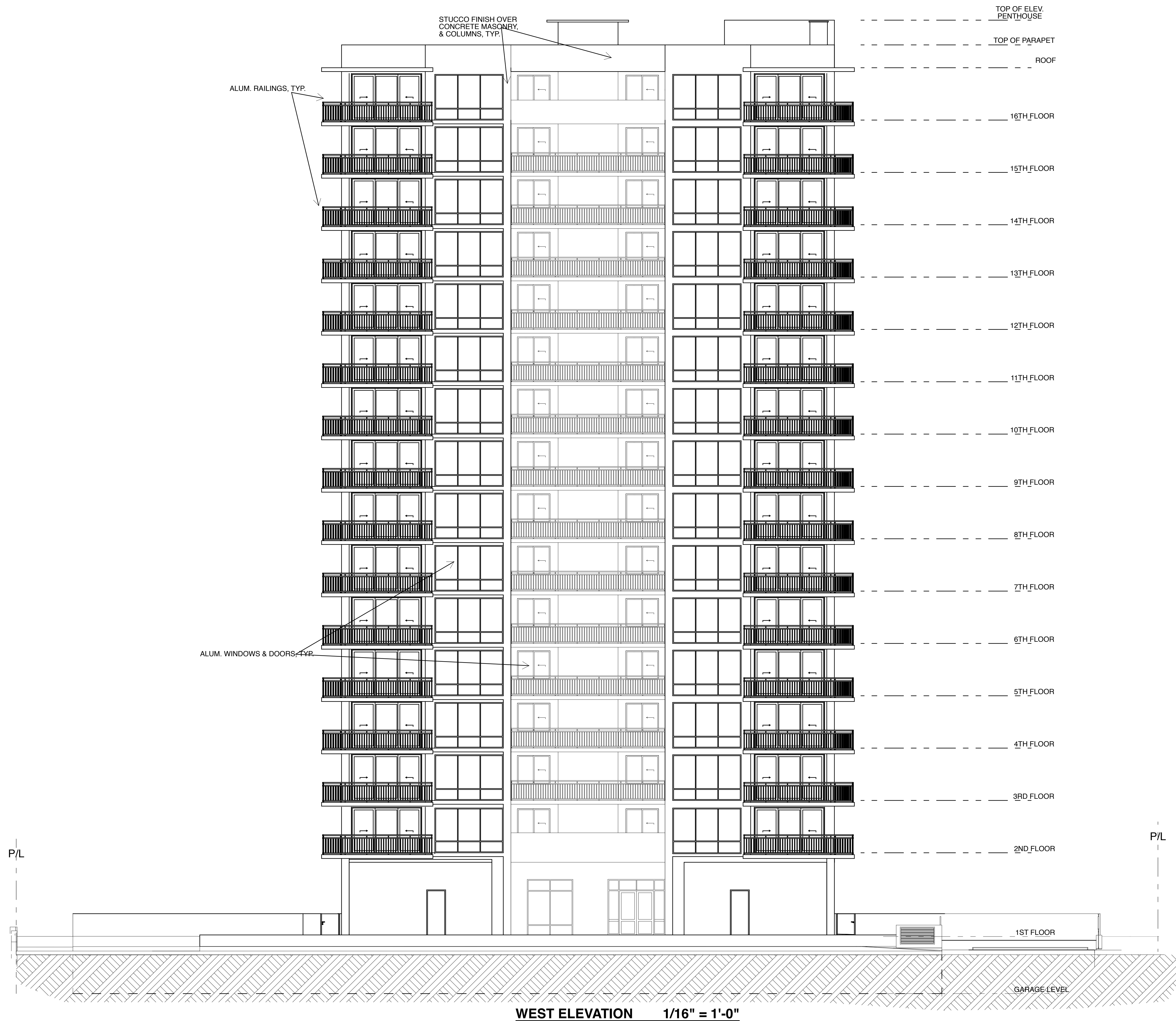
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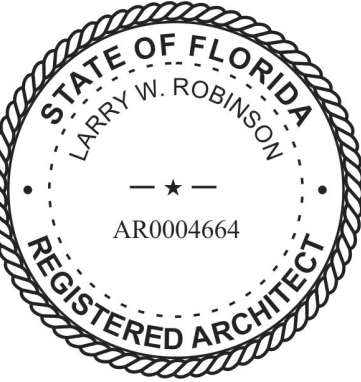
2nd FLOOR PLAN

A-4

OF

[illegible]

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ELEVATIONS

A-10

OF



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STATE OF FLORIDA
LARRY W. ROBINSON
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OF



FROM NW



FROM SW



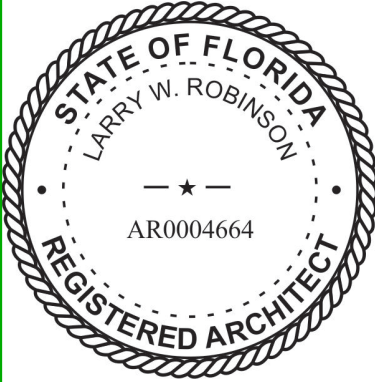
FROM SE



FROM NE

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DATE	DESCRIPTION

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RENDERINGS

A-16

OF



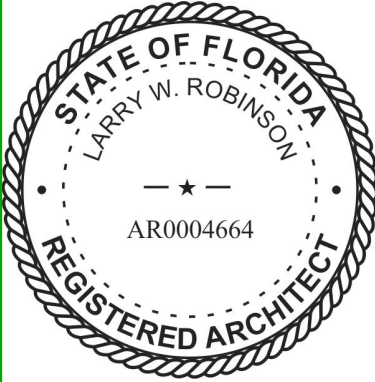
AT ENTRANCE



POOL DECK

REVISIONS	
DATE	DESCRIPTION

FLORIDA REGISTRATION NO. AR0004664



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RENDERINGS

A-17

OF



PLANNING ANALYSIS

APPLICATION NO:	Regular Site Plan RSP12023053
PROJECT NAME:	LIV CONDOS, a Multifamily Residential Condominium
PROJECT LOCATION:	3635 - 3637 South Atlantic Avenue
PARCEL ID:	6302-05-04-0030 & 6302-05-04-0060
OWNER:	SA 2011, LLC
PROJECT COORDINATOR:	James R. Mack and Roger Strcula, PE, Upham, Inc.
STAFF CONTACT:	Stewart Cruz, AICP – Community Services Director
REQUEST:	<i>Approval of site plan application, RSP12023053, which would allow the construction of a 74-unit multi-family residential development.</i>

A. EXISTING ZONING AND LAND USE

Table 1 below provides a description of the zoning district designation and current land use (i.e., existing development) for the subject and abutting properties.

Table 1: Zoning and Land Use Area Description

Location	Zoning	Current Land Use
Subject Property	T-RMF-1	RMF- Tuscany Villas & Vacant Parcel
North	T-RMF-1	Atlantic Terrace Timeshare
South	T-RMF-1	Curran Shores South COA
East	NA	Atlantic Ocean
West	GC-2	Mad Dog Surf Shop-Retail

Notes: GC-2 = Retail/Service Commercial District; T-RMF-1 = Hotel/Motel-Residential Multifamily (High Density) District.

As seen in **Table 1** above and **Exhibit A**, the subject property has a zoning designation of T-RMF-1 District. Pursuant to Sec. 14-18 of the Daytona Beach Shores Land Development Code (LDC), multifamily residential uses are permitted in the T-RMF-1 District. Pursuant to Sec. 2-2, LDC, a multifamily residential use contains three or more dwelling units. The proposed project contains 74 residential units and therefore qualifies as multifamily development.

B. COMPREHENSIVE PLAN (2030)

According to the City's Adopted Comprehensive Plan (2030) Future Land Use Map, the future land use (FLU) classification of the subject property is *High Intensity*. Comprehensive Plan **Policy 1-1.1.2(1)e**, **Policy 1-1.1.2(2)** and **Policy 1-1.4.3** regarding the *High Intensity* FLU

permits multifamily residential uses with a density between 35.1 and 60 units per gross acre. In addition, **Objective 1-1.4** of the plan states that land uses that are inconsistent with the character and overall Future Land Use Plan of the City shall be discouraged and shall take the form of not allowing any objectionable uses (industrial, warehousing, etc.). Considering the aforementioned and considering the proposed development would have a multifamily residential density of 58.7 units per acre, the proposed site plan is consistent with the City's Adopted Comprehensive Plan (2030) and existing FLU classification.

C. REVIEW AND COMMENTS

PLANNING: Stewart Cruz, AICP – Director Community Services Department

1. General Description

The development site is located at 3635 S. Atlantic Avenue (**Exhibit B**). The site has an acreage of 1.26 acres and street frontage of 200 feet along S. Atlantic Avenue. The proposed LIV Condo site plan proposes the construction of a 16-story, 74-unit multi-family residential condominium structure. Unit sizes vary from 1,685 to 2,153 square feet.

The northerly 150' portion of the site is currently occupied with 12 multi-family/rental units contained within six (6) structures. The southerly 50' of the site is a vacant vegetated parcel.

2. Stormwater

The site will have an underground exfiltration stormwater system. All substantial stormwater runoff from impervious areas, i.e., buildings and pavements, will be directed into the underground exfiltration system design to meet the City's LDC stormwater standards.

3. Access

The development plan shows vehicular and pedestrian access via two (2) driveway connections to S. Atlantic Avenue on the northwest and southwest ends of the property. The Fire Division has reviewed both access points and have no objection to their location.

4. Parking & Transportation

One hundred and eleven (111) parking spaces are required for the development while 112 spaces are shown on the plan, inclusive of five (5) ADA spaces. According to the traffic analysis (**Exhibit C**) provided by the project transportation engineer, AM (7am-9am) and PM (4pm-6pm) net peak hour vehicular trips generated are 15 and 18, respectively. In addition, net average daily trips generated from the development should not exceed 255. These trips will not adversely impact the S. Atlantic Avenue transportation corridor which is currently operating at acceptable levels of service.

5. Public Facilities

All public facilities have adequate capacity to accommodate the proposed development at the City's adopted levels of services (**Exhibit D**).

6. Landscaping

The development proposes a total landscaped area of 45.5 percent of the site although only 30 percent is required. Twenty-two (22) trees are required however a total of 66 trees are proposed on site, which includes six different species. Adequate perimeter and interior landscaping are provided as required. Considering the aforementioned, the landscape plan meets, and in most cases, exceeds the City's landscape design requirements (**Exhibit E**).

7. Development Plan

As seen in the attached site development plan review checklist (**Exhibit F**), the proposed plan meets the requisite requirements of the City's Land Development Code.

COMMUNITY SERVICES: Stewart Cruz, AICP - Director Community Services Department

See above.

PUBLIC WORKS: Tom Brown - Public Works/Sewer Deputy Director

The Deputy Director has reviewed the site plan, including the landscaping and irrigation plans, and his comments have been addressed.

PUBLIC SAFETY: Lt. Medders - Fire Division

The Fire Division has reviewed the site plan and comments have been addressed.

ENGINEERING: Michelle Widick, P.E. – Zev Cohen

The City's civil engineering consultant has reviewed the site plan and her comments have been addressed.

PLANNING & ZONING BOARD:

At its January 8, 2024 public hearing, the Daytona Beach Shores Planning and Zoning Board unanimously recommended approval of RSP12023053 as presented.

E. STAFF RECOMMENDATION

Staff recommends approval of the LIV Condo Regular Site Plan RSP12023053 as presented.

EXHIBIT A

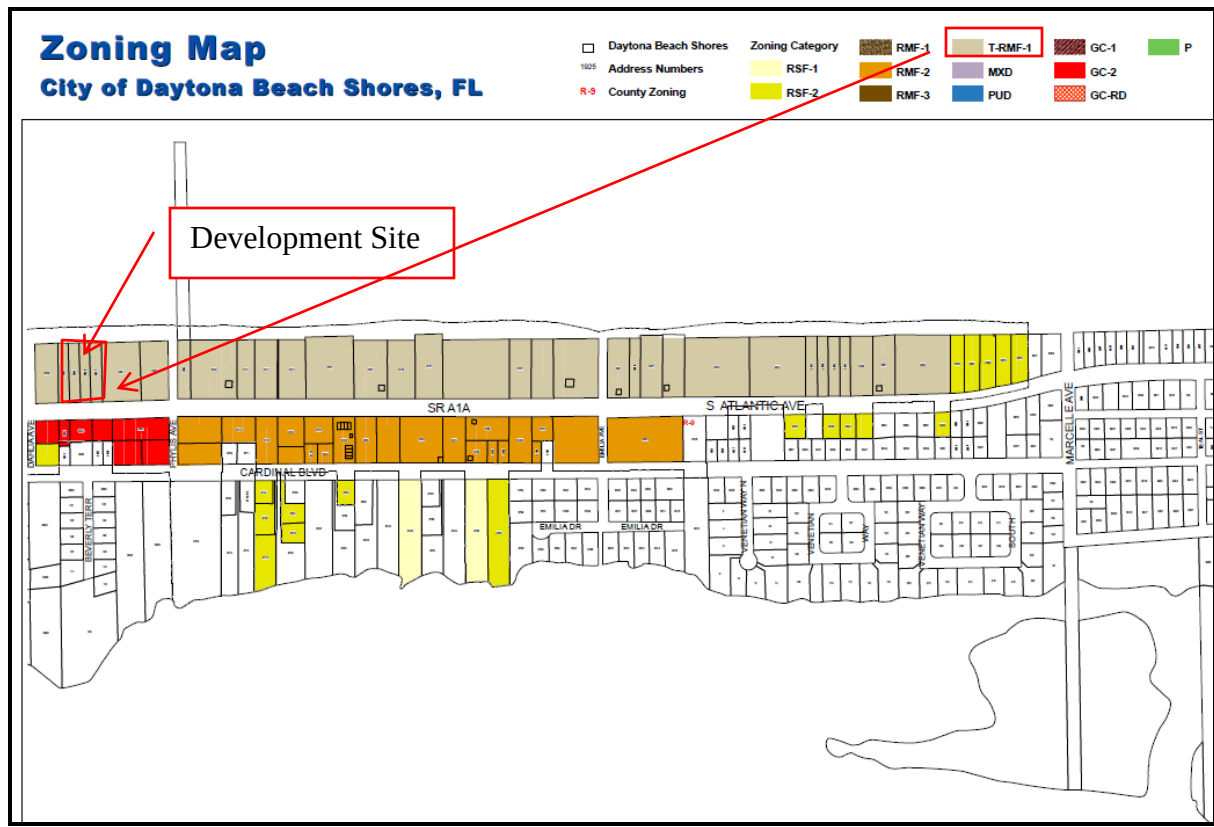


EXHIBIT B

Aerial View: 3635 - 3637 S. Atlantic Avenue



Source: Volusia County Property Appraiser, 2023

EXHIBIT C

Transporation Impact Analysis

Provided Under Separate Cover

EXHIBIT D

Public Facilities Concurrency Findings

PART A

Table 1: Concurrency/Capacity Analysis (Theoretical Max.)

Development Variable	Current Use	Proposed Use	System Impact	Capacity Available
Residential Units	12	74	62	
Population ¹	18.84	116.18	97.34	
AM / PM Peak Hour Trips ²	5/6	20/24	15/18	Yes
Sanitary Sewer (gallons/day) ³	3,000	18,500	15,500	Yes
Solid Waste (lbs./day) ⁴	188.4	440	251.6	Yes
Stormwater Drainage ⁵	n/a	Onsite retention	n/a	Yes
Potable Water (gallons/day) ⁶	2,072.4	12,779.8	10,707.4	Yes
Recreation	Negligible	Negligible	Negligible	Yes
Public School Student(s) ⁷	1.64	10	8.36	Yes

Notes:

1. Population: 1.57 persons per dwelling unit in DBS
2. Transportation: Trip Generation/Traffic Analysis by Chris J. Walsh, P.E. Walsh Traffic
3. Sanitary Sewer: 250 gallons per dwelling unit per day
4. Potable Water: 110 gallons per capita per day
5. Solid Waste: 10 pounds per capita per day
6. Stormwater Drainage: LOS standard = 25-year, 24-hour event. If property is redeveloped, drainage system will be designed to meet the requirements of the Land Development Code.
7. Public School: Generation rates = 0.137 per multi-family unit.

PART B: FINIDINGS OF CONCURRENCY

Per Part A above, the City finds the following:

1. The existing public facilities have the ability to accommodate the proposed development at the adopted level-of-service standards.
2. No public facility deficiency is required to be corrected prior to the completion of the proposed development.

EXHIBIT E

Landscape/Irrigation Review Checklist

LANDSCAPING AND IRRIGATION REVIEW

Date January 8, 2024

DBS City Commission: January 23, 2024

Name Of Project LIV Multifamily Residential Condominium
Address & Parcel ID 3635-3637 South Atlantic Avenue, Daytona Beach Shores, FL
PID: 6302-05-04-0030 & 6302-05-04-0060
Owner: SA 2011, LLC
Applicant: Shipra Sea Shore Development, LLC
Project Coordinator: James R. Mack and Roger Strcula, PE, Upham, Inc.

	Status	Date
Drawings Show Site Location & North Arrow	<u>OK</u>	<u>01/03/24</u>
Lot Size <u>Irregular, Appx 200' x 274'</u>	<u>OK</u>	<u>01/03/24</u>
Land Area <u>54,843 s.f. or 1.26 acres</u>	<u>OK</u>	<u>01/03/24</u>
Green Area – Min Req <u>30 %</u> , Shown <u>31.7 %</u>	<u>OK</u>	<u>01/03/24</u>
Trees – Min Req <u>22</u> , # Shown <u>63</u>	<u>OK</u>	<u>01/03/24</u>
Tree Mixture – Min Req <u>3</u> # Shown <u>6</u>	<u>OK</u>	<u>01/03/24</u>
Specimen Trees – No <u>X</u> Yes <u> </u> Protected <u> </u>	<u>OK</u>	<u>01/03/24</u>
Parking Area Landscaping: Sec. 14.46-5(6), LDC		
Alternative Landscaping: <u>Option 1</u>	<u>OK</u>	<u>01/03/24</u>
Min Req <u>sf</u> , Shown <u>sf</u>	<u>NA</u>	<u>01/03/24</u>
Terminal/Interior Islands	<u>NA</u>	<u>01/03/24</u>
Lot Perimeter Landscaping	<u>OK</u>	<u>01/03/24</u>
Plants – Salt Tolerance Rating		
High <u>X</u> Moderate <u>X</u> Slight <u> </u>	<u>OK</u>	<u>01/03/24</u>
Provisions For Irrigation	<u>OK</u>	<u>01/03/24</u>
Drawings Meet/Exceed City's Tree Ordinance	<u>OK</u>	<u>01/03/24</u>
Reviewed by the Planning & Zoning Board	<u>OK</u>	<u>01/08/24</u>

Remarks:

LANDSCAPING/IRRIGATION PLAN REVIEWED BY:

Stewart Cruz, AICP
Community Services Director

LANDSCAPING/IRRIGATION PLAN APPROVED BY PLANNING & ZONING BOARD:

With Modifications Indicated Without Modifications

Nancy Miller, Mayor

Date

EXHIBIT F

Development Review Checklist

Provided Under Separate Cover

MEMORANDUM

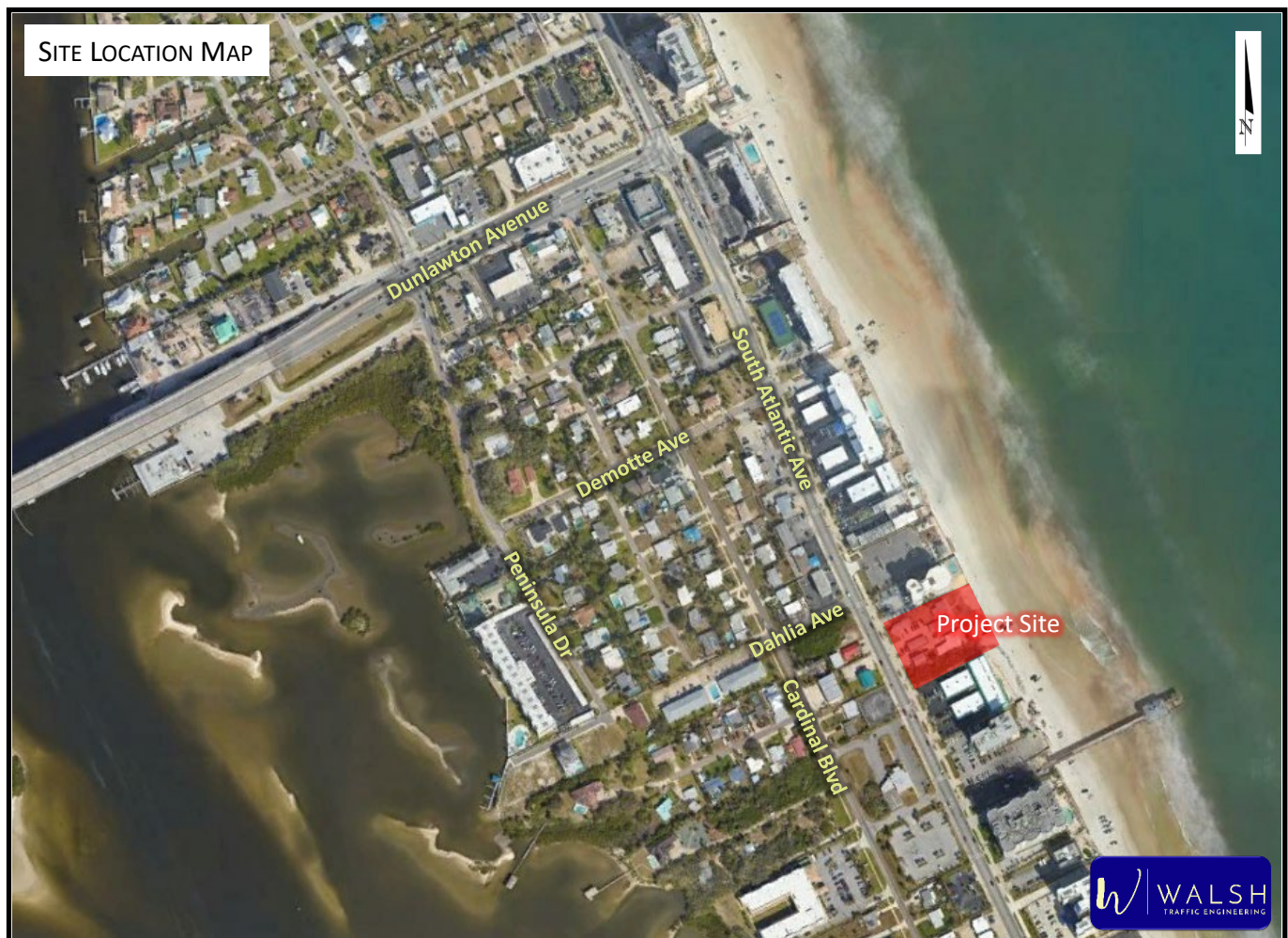
To: Mr. Stewart Cruz – Community Services Director, Daytona Beach Shores

From: Mr. Chris J. Walsh, P.E.

Date: December 6, 2023

Subject: Daytona Beach Shores LIV Condos Trip Generation/Traffic Analysis (revised)
Daytona Beach Shores, Florida

Walsh Traffic Engineering, LLC (Walsh Traffic) has been retained to conduct a trip generation analysis relative to the proposed redevelopment of property located at 3635 and 3637 South Atlantic Avenue in Daytona Beach Shores, Florida (see **Site Location Map** below). The 3635 property currently has 12 multi-family units while the 3637 property is undeveloped. It is proposed to develop a 16-story high-rise oceanfront condominium with 74 dwelling units. The purpose of this memorandum is to show the trip differential between the existing and proposed developments and demonstrate that the resulting trip increase is below the City's/TPO's trip thresholds for requiring a formal traffic impact analysis.



Trip Generation

A trip generation analysis was conducted using trip generation rates and equations from ITE's *Trip Generation Manual, 11th Edition*. As summarized on the following page, the existing development (12 dwelling units) generates 81 total daily trips, 5 total AM peak-hour trips (1 in, 4 out) and 6 total PM peak-hour trips (4 in, 2 out). The proposed 74-unit high-rise condominium is projected to generate 336 total daily trips, 20 total AM peak-hour trips (5 in, 15 out) and 24 total PM peak-hour trips (15 in, 9 out). Therefore, from a total trip perspective, it can be seen that the proposed development will increase the trip potential by 255 daily trips, 15 AM peak-hour trips, and 18 PM peak-hour trips.

Per the Section 3-4.1 (Traffic Analysis Required) of the City's Land Development Code:

All new developments which are anticipated to generate five hundred (500) or more trips during the peak hour of the use shall be required to submit a traffic analysis which identifies the development's impact on the city's transportation system.

Further, per the River-to-Sea TPO's TIA Guidelines:

A TIA will be required as determined by local ordinance or if not specified by local ordinance for developments generating:

- 1,000 or more two-way daily external trips on a weekday; or,
- 100 or more peak hour two-way external trips.

The resulting increase in peak-hour trips (15 AM trips and 18 PM trips) for the proposed development as summarized on the following page are below the City's 500-trip threshold and the TPO's 100-trip threshold. Additionally, the resulting increase in daily trips (255 daily trips) for the proposed development is below the TPO's 1,000-trip threshold. Therefore, a formal Traffic Impact Analysis is not required for the proposed development.

Roadway Segment Analysis

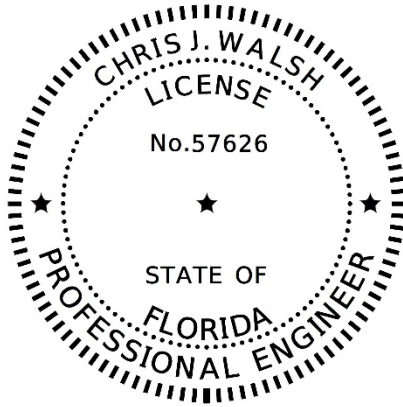
At the request of the City, the level of service on South Atlantic Avenue immediately adjacent to the proposed development was evaluated. Based on Volusia County traffic counts, the daily traffic volume on South Atlantic Avenue from Phyllis Avenue to Dunlawton Avenue was 11,730 vehicles per day (vpd). The latest volume provided by Volusia County is from 2021. In reviewing the historical data, the volumes on this roadway section have declined. To provide a conservative level of growth, the 2021 daily volume was factored to year 2024 based on an annual growth rate of two percent (2%). Thus, the 2024 daily volume is projected to be 12,434 vpd ($11,730 \times [2\% \times 3 \text{ years}]$). The proposed development will generate 255 additional daily trips. Therefore, at buildout South Atlantic Avenue is projected to carry 12,689 vpd assuming a worst-case scenario where 100% of the project trips travel to/from one direction. The capacity for South Atlantic Avenue as provided by Volusia County is 14,740 vpd. Thus, South Atlantic Avenue immediately adjacent to the site is projected to operate acceptably on a daily basis with a volume-to-capacity (v/c) ratio of 0.86 ($12,689/14,740$).

An analysis was also conducted for the PM peak hour. Based on Volusia County traffic counts, the PM peak-hour traffic volume on South Atlantic Avenue from Phyllis Avenue to Dunlawton Avenue was 950 vehicles per hour (vph). To provide a conservative level of growth, the 2021 peak-hour volume was factored to year 2024 based on an annual growth rate of two percent (2%). Thus, the 2024 PM peak-hour volume is projected to be 1,007 vph ($950 \times [2\% \times 3 \text{ years}]$). The proposed development will generate 18 additional PM peak-hour trips. Therefore, at buildout South Atlantic Avenue is projected to carry 1,025 vph assuming a worst-case scenario where 100% of the project trips travel to/from one direction. The capacity



for South Atlantic Avenue as provided by Volusia County is 1,330 vph. Thus, South Atlantic Avenue immediately adjacent to the site is projected to operate acceptably during the PM peak hour with a volume-to-capacity (v/c) ratio of 0.77 (1,025/1,330).

You may contact us at (386) 801-5682 should you have any questions.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Chris J Walsh Date: 2023.12.06
12:06:47 -05'00'

ON THE DATE ADJACENT TO THE SEAL

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Table 1 – Trip Generation Comparison

Land Use	ITE Land Use Code	Intensity	Daily		
			Total Trips		
			In	Out	Total
Existing: Multifamily Housing (Low-Rise)	220	12 DU	40	41	81
Proposed: Multifamily Housing (High-Rise)	222	74 DU	168	168	336
Net Increase in Trips			128	127	255

Land Use	ITE Land Use Code	Intensity	AM Peak Hour		
			Total Trips		
			In	Out	Total
Existing: Multifamily Housing (Low-Rise)	220	12 DU	1	4	5
Proposed: Multifamily Housing (High-Rise)	222	74 DU	5	15	20
Net Increase in Trips			4	11	15

Land Use	ITE Land Use Code	Intensity	PM Peak Hour		
			Total Trips		
			In	Out	Total
Existing: Multifamily Housing (Low-Rise)	220	12 DU	4	2	6
Proposed: Multifamily Housing (High-Rise)	222	74 DU	15	9	24
Net Increase in Trips			11	7	18

Road Name	Limits (From - To)	Distance (in miles)	Posted Speed	2011 AADT	2012 AADT	2013 AADT	2014 AADT	2015 AADT	2016 AADT	2017 AADT	2018 AADT	2019 AADT	2020 AADT	2021 AADT	VC 2021 Allowable LOS	DAILY 2021 LOS Capacity	DAILY 2021 V/C Ratio	DAILY 2021 LOS	2021 AM Peak	2021 PM Peak	PEAK 2Way 2021 LOS Capacity	2021 No. of Lanes
Rd_Name	Limits	Distance	SPD	2013 AADT_11	2013 AADT_12	2013 AADT_13	2013 AADT_14	2013 AADT_15	2013 AADT_16	2013 AADT_17	2013 AADT_18	2013 AADT_19	2013 AADT_20	2013 AADT_21	VCA_LOS_21	Cap_21	VCRatio_21	LOS_21	AMPKHR_21	PMPKHR_21	2W_Cap_21	Lanes_20
Atlantic Ave. (DBS)	Phillis Ave. to SR A1A/Dunlawton Ave	0.40	35	9,170	13,680	13,050	12,920	14,770	15,190	13,540	12,970	15,730	11,290	11,730	E	14,740	0.80	D	730	950	1,330	4

SITE DEVELOPMENT PLAN REVIEW

Review Date: January 8, 2024

DBS City Commission Date: January 23, 2024

Name Of Project LIV Multifamily Residential Condominium
 Address & Parcel ID 3635-3637 South Atlantic Avenue, Daytona Beach Shores, FL
 PID: 6302-05-04-0030 & 6302-05-04-0060
 Owner: SA 2011, LLC
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 Project Coordinator: James R. Mack and Roger Strcula, PE, Upham, Inc.

	Status	Date
Statement of Ownership & Control	<u>OK</u>	<u>01/03/24</u>
Proposed Address: <u>3635 S. Atlantic Avenue</u>	<u>OK</u>	<u>01/03/24</u>
Zoning Classification: <u>T-RMF-1</u>	<u>OK</u>	<u>01/03/24</u>
FLU Classification: <u>High Intensity</u>	<u>OK</u>	<u>01/03/24</u>
Use – Existing: <u>Mixed Use</u>		
Proposed: <u>Multifamily Residential</u>	<u>OK</u>	<u>01/03/24</u>
Lot Size and Area – <u>220' x 275' / varies or 1.26 acres</u>		
Min. Width <u>50 feet</u> , Shown <u>200 feet</u>	<u>OK</u>	<u>01/03/24</u>
Min. Sq. Ft. <u>53'724</u> , Shown <u>54'834</u>	<u>OK</u>	<u>01/03/24</u>
Density – Based on Usable Land		
Units Per Acre Allowed <u>60</u> , Shown <u>58</u>	<u>OK</u>	<u>01/03/24</u>
Max # Units <u>76</u> , # Units Shown <u>74</u>	<u>OK</u>	<u>01/03/24</u>
Building Setbacks – Direction		
Front: <u>East</u> Required <u>50 ft.</u> , Shown <u>53.8 ft.</u>	<u>OK</u>	<u>01/03/24</u>
Side: <u>North</u> Required <u>56.6 ft.</u> , Shown <u>57.12 ft.</u>	<u>OK</u>	<u>01/03/24</u>
Front: <u>West</u> Required <u>30 ft.</u> , Shown <u>58.39 ft.</u>	<u>OK</u>	<u>01/03/24</u>
Side: <u>South</u> Required <u>56.6 ft.</u> , Shown <u>56.6 ft.</u>	<u>OK</u>	<u>01/03/24</u>
Underground Garage Setbacks – Direction		
Front: <u>East</u> Required <u>50 ft.</u> , Shown <u>53.8 ft.</u>	<u>OK</u>	<u>01/03/24</u>
Side: <u>North</u> Required <u>10 ft.</u> , Shown <u>10 ft.</u>	<u>OK</u>	<u>01/03/24</u>
Front: <u>West</u> Required <u>15 ft.</u> , Shown <u>15 ft.</u>	<u>OK</u>	<u>01/03/24</u>
Side: <u>South</u> Required <u>10 ft.</u> , Shown <u>10.1 ft.</u>	<u>OK</u>	<u>01/03/24</u>
Lot Coverage – Max <u>35%</u> , Shown <u>33.2%</u>	<u>OK</u>	<u>01/03/24</u>
Green Area – Min <u>30%</u> , Shown <u>31.7%</u>	<u>OK</u>	<u>01/03/24</u>
Open Space (PUDs only) – Min <u> </u> %, Shown <u> </u> %	<u>NA</u>	<u>01/03/24</u>
Common Open Space (PUDs only)	<u>NA</u>	<u>01/03/24</u>
Building Height: Large Lot A		
Max <u>16+2 stories</u> , Shown <u>16 stories ft.</u>	<u>OK</u>	<u>01/03/24</u>
Building Width – Max <u>130ft.</u> , Shown <u>86.34 ft.</u>	<u>OK</u>	<u>01/03/24</u>
Breezeway – Min <u>30%</u> , Shown <u>53 %</u>	<u>OK</u>	<u>01/03/24</u>
Landscaping and Irrigation Plan	<u>OK</u>	<u>01/03/24</u>
Sidewalks Provided	<u>OK</u>	<u>01/03/24</u>
Balcony Overhangs	<u>OK</u>	<u>01/03/24</u>
Parking Spaces – Required <u>111</u> , Shown <u>112</u>	<u>OK</u>	<u>01/03/24</u>

Parking Stalls – meet minimum dimensions?	OK	01/03/24
Handicap Parking / ADA access	OK	01/03/24
Curb Cuts – Allowed <u>2</u> , Shown <u>2</u>	OK	01/03/24
Visual Obstructions (corner lots only)	NA	10/07/15
Profile of Garage Ramp with Degree of Slope Shown	OK	01/03/24
Off Street Loading Spaces – Required <u>2</u> , Shown <u>2</u>	OK	01/03/24
Off Street Dumpster Loading	OK	01/03/24
Elevations	OK	01/03/24
Fences, Walls and Hedges	OK	01/03/24
Accessory Structures	NA	01/03/24
Location of Utilities	OK	01/03/24
Location of Proposed Signs	OK	01/03/24
Location of Easements	NA	01/03/24
Property Boundary Changes	NA	01/03/24
Joint Driveway/Cross Access Agreements	NA	01/03/24
Nonconformities formed on adjacent properties	NA	01/03/24
Sea Turtle Lighting Requirement Letter Received	OK	01/03/24
Location of Construction Parking for Duration of Project	OK	01/03/24
Utility Easement Identified on Plan	NA	01/03/24
Utility Easement Document Received	NA	01/03/24
Requisite Permit Applications Received	OK	01/03/24
Reviewed and Approved by Fire Division	OK	01/03/24
Potable Water Availability Letter Received	OK	01/03/24
Sewer Treatment Capacity	OK	01/03/24
Sewer Availability Confirmed by Concurrency Manager	OK	01/03/24
Stormwater Maintenance Agreement Received	OK	01/03/24
Beach and Dune Assessment Report Received	OK	01/03/24
Stormwater Drawings Approved	OK	01/03/24
School Concurrency	OK	01/03/24
Transportation Impact Analysis/Study Submitted	OK	01/03/24
De Minimis Impacts Recorded	OK	01/03/24
Transportation Improvements Needed (PFShare)?	NA	01/03/24
Concurrency Certification Received	OK	01/03/24
Public Beach Access: Fund contribution prior to CO	OK	01/03/24
Reviewed and Approved by Planning and Zoning Board	OK	01/08/24

REMARKS:

SITE DEVELOPMENT PLAN REVIEWED BY:

Stewart Cruz, AICP
Community Services Director

SITE DEVELOPMENT PLAN ACTION BY CITY COMMISSION

Check One Only.

Denial: ☐

Approval: ☐

Approval with conditions: ☐ _____

Other: ☐

Nancy Miller, Mayor

Date

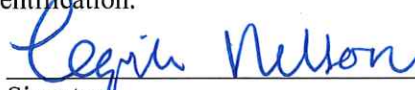
AFFIDAVIT OF COMPLIANCE WITH THE PUBLIC NOTICE
REQUIREMENTS OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA

I, the undersigned, hereby certify that I have complied with the due public notice requirements for property that is the subject of an application and public hearing pursuant to the City of Daytona Beach Shores Code of Ordinances. A legal advertisement of the type and size required by the Daytona Beach Shores Code of Ordinances was placed in the Daytona News-Journal on 1/12/2024. A proof of publication affidavit is attached. The subject property was also posted with a placard on 1/12/2024.

Hearing Date: January 23, 2024
Printed Name: Deborah D. LaCroix, CLA
Address: Cobb Cole
149 S. Ridgewood Avenue, Suite 700 Daytona Beach, FL 32114
Signature: 

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 16th day of January, 2024, by Deborah D. LaCroix, CLA, who is personally known to me or who has produced _____ as identification.


Signature

Printed or Typed Name
Commission #

My Commission Expires

Tequila Nelson
HH321611
Feb 12, 2027





Govt Public Notices

NOTICE OF PUBLIC HEARING

The owner of the property located at 3635 and 3637 S. Atlantic Avenue, in Daytona Beach Shores, FL, (Volusia County Parcel ID Nos. 6302-05-04-0030 and 6302-05-04-0060) has submitted an application to the City of Daytona Beach Shores for a Site Development Plan which would allow for the construction of a 74 unit, 16 story residential multi-family condominium building with at-grade and underground parking, pool deck and recreational areas within a 1.25+/- acre parcel.

The City will hold public hearings to consider the application submitted by Upham, Inc., by Roger W. Strucula, P.E., CPESC, on behalf of SA2011, LLC, Owner of the subject property.

The Planning and Zoning Board will hold a Public Hearing on January 8, 2024, beginning at 9:00 a.m. Thereafter, the Daytona Beach Shores City Commission will hold a Public Hearing on January 23, 2024 beginning at 6:00pm. All meetings will be held in the City Commission Chambers in the Community Center located at 3000 Bellemead Drive, Daytona Beach Shores. If it will be necessary to reschedule any public meeting to a later date, it will be your responsibility to obtain the time, date and place of the rescheduled meeting.

All interested parties may appear at these public hearings and will be given an opportunity to be heard. All interested parties are invited to appear at these public hearings and submit oral or written objections or comments. The application is available for public review or copying at the City of Daytona Beach Shores, Community Services Department, Planning Division, 2990 S. Atlantic Avenue, Daytona Beach Shores, Florida. In accordance with the American Disabilities Act (ADA), persons needing special accommodations to participate in the proceedings should contact the City Clerk's Office no later than five days prior to the hearing. For more information, please contact the City Planner at 386-763-5376.

December 27, January 12 2024
LDTB0044867



Details



January 12, 2024 4:31 PM



20240112_163130.jpg

/Internal storage/DCIM/Camera

5.10 MB 4032x3024

Auto tag

Signage



Details



January 12, 2024 4:33 PM



20240112_163305.jpg

/Internal storage/DCIM/Camera

4.65 MB 4032x3024

Auto tag

Signage



**CITY COMMISSION AGENDA MEMORANDUM
JANUARY 23, 2024 AGENDA**

TO: Honorable Mayor and Members of the City Commission

FROM:

PREPARED BY: Cheri Schwab, City Clerk

SUBJECT: Resolution 2024-03 Supporting the 2024 Florida League of Cities Legislation Agenda

SYNOPSIS:

The Florida League of Cities creates an action agenda each year to identify statewide issues most likely to affect municipal governance. This resolution is in support of this year's agenda.

FISCAL IMPACT STATEMENT:

BACKGROUND:

LEGAL REVIEW:

RECOMMENDATION:

SUGGESTED MOTION:

I move to adopt Resolution 2024-03 on first reading.

ATTACHMENT: 1. res 2024-03 DBS FLC Leg Resolution

RESOLUTION 2024-03

A RESOLUTION OF THE CITY OF DAYTONA BEACH SHORES, VOLUSIA COUNTY, FLORIDA, URGING MEMBERS OF THE FLORIDA LEGISLATURE TO SUPPORT THE 2024 FLORIDA LEAGUE OF CITIES' LEGISLATIVE PLATFORM; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature will convene the 2024 Legislative Session on January 9, 2024; and

WHEREAS, the membership of the Florida League of Cities (FLC) adopted its 2024 Legislative Platform during the FLC Legislative Conference on December 1, 2023; and

WHEREAS, the City of Daytona Beach Shores supports the 2024 FLC Legislative Platform:

- Supporting the preservation of municipal authority to manage municipal revenue sources and realize a reasonable rate of return on their proprietary assets, investments, and services.
- Supporting legislation to ratify the Department of Environmental Protection's proposed Environmental Resource Permitting Rules for Stormwater Design and Operations Regulations, Ch. 62-330, F.A.C.
- Supporting legislation that defines and clarifies mobility plans in order to provide a clear and concise framework for Florida cities to acquire, construct and implement both traditional and alternative modes of transportation.
- Supporting legislation and state funding to enhance the recruitment and retention efforts to attract talent in public safety positions. The Florida League of Cities supports legislation that eases certification barriers for sworn law enforcement officers and firefighters relocating to the state of Florida.
- Supporting legislation to make equitable essential investments to ensure that transportation infrastructure can effectively serve the needs of present and future residents and visitors. This includes identifying new revenue sources for statewide, regional, and local transportation requirements while promoting and leveraging existing funding channels. The Florida League of Cities supports the introduction of a fee for alternative fuel vehicles to ensure they fairly contribute to transportation infrastructure costs. The Florida League of Cities supports the inflationary indexing of the Municipal Motor Vehicle Fuel Tax. A well preserved transportation network not only inspires businesses to invest in our cities but also fuels job creation and economic development.
- Supporting legislation to clarify the term "local government" under the Property Assessed Clean Energy (PACE) program means a county, a municipality, a

dependent special district or an intergovernmental entity that has jurisdiction only within the boundaries of the participating members of an interlocal agreement.

WHEREAS, the City of Daytona Beach Shores also supports the FLC policy positions relating to:

- Property Tax Protection
- Property Assessed Clean Energy (PACE)
- Short Term Rentals
- Sovereign Immunity

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DAYTONA BEACH SHORES, AS FOLLOWS:

SECTION 1. Findings. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. Support for the Florida League of Cities. The City of Daytona Beach Shores will work with our local legislative delegation in support of these and other issues affecting Florida's cities, towns and villages during the upcoming 2024 Legislative Session.

SECTION 3. Distribution of Resolution. A copy of this resolution shall be provided to members of our local legislative delegation and the Florida League of Cities, Inc.

SECTION 4. Severability. If any section, sentence, clause, or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Resolution.

SECTION 5. Conflicting Resolutions. All resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. Effective Date. This Resolution shall become effective immediately upon adoption.

CITY OF DAYTONA BEACH SHORES, FLORIDA

By: _____
Nancy Miller, Mayor

By: _____
Kurt Swartzlander, City Manager

ATTEST:

By: _____
Cheri Schwab, City Clerk

APPROVED AS TO FORM AND LEGALITY:

By: _____
Gretchen R. H. “Becky” Vose, City Attorney

Passed and adopted on this _____ day of _____, 2024.

Posted this _____ day of _____, 2024.



CITY COMMISSION AGENDA MEMORANDUM JANUARY 23, 2024 AGENDA

TO: Honorable Mayor and Members of the City Commission
FROM: Gwyn Herstein, Code Enforcement Coordinator
PREPARED BY: Gwyn Herstein, Code Enforcement Coordinator
SUBJECT: Consideration of Request for Reduction/Rescission of Code Enforcement Lien for 2008 S. Atlantic Avenue

SYNOPSIS:

This property was sent a Notice of Violation in January 2020, and was taken before the Code Enforcement Special Magistrate on October 21, 2020. A *Findings of Fact, Conclusions of Law and Order* was issued granting the property owner 90 days to correct 11 exterior violations and 5 interior deficiencies so a required Certificate of Compliance - Vacant Property could be achieved or daily fines of \$250.00 per day would begin. After 90 days, 9 exterior violations and the 5 interior deficiencies remained, so an *Order Imposing Fine/Lien* was issued by the Special Magistrate and fines accrued at \$250.00 per day. Final compliance was achieved after 533 fined days for a total fine of \$133,250.00. The special magistrate reduced the fine to \$110,000.00 plus \$243.26 in administrative fees owed. The reduced fine, plus remaining unpaid administrative fees of \$243.26 must be paid by July 19, 2024, or the reduced fine will revert to the total fine amount of \$133,250.00 plus \$243.26 in fees.

The property owner appealed the special magistrate's reduction decision to Circuit Court. The Circuit Court temporarily abated their proceedings to allow this consideration of *Request for Reduction/Rescission of Code Enforcement Lien* to take place, "...so as to attempt to resolve this proceeding before the City Commission and moot this appeal."

FISCAL IMPACT STATEMENT:

BACKGROUND:

On September 9, 2019, Ordinance 2019-09 was approved on second reading. One of the requirements of this ordinance is that all buildings vacant for longer than 60 days apply for and obtain a Certificate of Compliance - Vacant Property (initially called a Certificate of Habitability). This certificate, called a CC-VP, insures that the exterior of the property is code compliant and the interior of the property is free from obvious hazards to first-responders and others who may enter the building, including real estate agents and potential purchasers or lessees. Such hazards include roof leaks or other water intrusion causing mold and/or structural damage, exposed nails or electric wires, trip hazards, cords or cables hanging from the ceiling, etc. Each certificate is valid for a period of one year, after which, another inspection is required.

The two-story building on this property at 2008 S. Atlantic Avenue was formerly occupied as a body piercing studio, but has been vacant since 2007. In November 2019, the property representative was sent a letter by Certified Mail advising of the newly passed requirement to obtain a Certificate of Compliance - Vacant Property. Access was granted for the CC-VP inspection in January 2020, at which time 11 exterior violations were identified - including the property being vacant longer than 60 days without having obtained a CC-VP. Additionally, five interior deficiencies were found preventing issuance of a CC-VP. These violations and deficiencies were documented in a Notice of Violation and letter and provided to the property owners, Charles and Paul Ghobeira, and the identified property representative, Raid Hayyat.

In October 2020, when re-inspection and re-evaluation showed that none of the violations had been rectified, nor permits obtained for such rectification, the responsible parties for the property were sent a Statement of Violation/Request for Hearing and a Notice of Hearing. At the October Code Enforcement Special Magistrate Initial Hearing, the property owners were given 90 days to rectify the violations or fines of \$250 per day would begin. Two of the eleven violations were rectified within 90 days - Violation e) In-use cover is missing from exterior electrical socket, west building face and Violation h) Gutters are in disrepair, west building face. The other nine violations remained and daily fines began to accrue. Special Magistrate deLaroche agreed the nine violations had not been rectified at the property's *First Compliance Hearing* held February 17, 2021, so the fines were imposed as a lien with an Order Imposing Fine/Lien.

In March 2021, a car hit the front (east side) of the building, shattering windows and causing damage to window supports. The CC-VP could not be issued without this being fixed, though other, previously identified violations and deficiencies remained and continued beyond the final-inspection and approval date of April 8, 2022, for the window system replacement.

Compliance was gradually achieved with all violations deemed compliant July 7, 2022. At the *Second Compliance Hearing*, held January 19, 2023, Special Magistrate deLaroche, after hearing testimony and reviewing evidence, reduced the accrued fines by 97 days to \$110,000.00 if paid within six months. If unpaid after July 19, 2023, the fine would revert to the un-reduced total of \$133,250.00 plus \$243.26 in magistrate-imposed administrative fees.

In February 2023, we received a *Request for Reduction/Rescission of Code Enforcement Lien by City Commission*. Because the Code Enforcement Special Magistrate's *Order on Reduction/Rescission Request* was being appealed to the Circuit Court of the Seventh Judicial Circuit at the same time, City staff generated a letter stating that the City Commission would not be presented with the reduction request until the adjudication of said Circuit Court proceeding. On October 25, 2023, the Circuit Court abated their proceedings for 90 days to allow for the reduction request to be presented to the Daytona Beach Shores City Commission. We corresponded with Attorney Moore regarding inclusion on either of the January City Commission meeting agendas. A renewed *Request for Reduction/Rescission of Code Enforcement Lien by City Commission* was received on January 8, 2024.

Attorney Michael G. Moore may represent property owners Charles and Paul Ghobeira at the January 23, 2024, City Commission meeting.

LEGAL REVIEW:

RECOMMENDATION:

If requested, City staff will provide a recommendation for treatment of these fines.

Further, please consider that the 97 days which Special Magistrate deLaroche stated at the January 19, 2024, Second Compliance Hearing for this case should "be excused" from being fined should have reduced the total fine to \$109,000.00 plus administrative fees, rather than the stated \$110,000.00 plus fees.

SUGGESTED MOTION:

- ATTACHMENT:**
1. Request for Reduction/Rescission of Code Enforcement Lien, Application, Letter, and Documents - Submitted by Attorney Michael G. Moore
 2. Letter of Response re Renewed Submission for Reduction Request of Accrued Fines
 3. part 1 of 3 Case CDEF2020-03
 4. part 2 of 3 Case CDEF2020-03
 5. part 3 of 3 Case CDEF2020-03
 6. Affidavit of Non-Payment of Temporarily Reduced Code Enforcement Fines



I certify that the information supplied in this application is true and correct.

RECEIVED
JAN 08 2024
BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

Michael G. Moore

Property Owner/Representative Signature

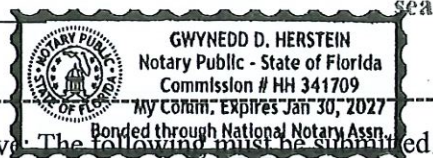
Michael G. Moore, Esq., Moore Lex PA

Printed Name

State of FLORIDA, County of VOLUSIA

Acknowledged before me this 8th day of January, 20 24, by online notarization or ☒ physical presence by Michael G. Moore, who is personally known to me or has produced Florida Driver License as identification.

Notary Public



Attention Property Owner/Representative: The following must be submitted along with this Request:

- A copy of the *Order on Reduction or Rescission Request* issued by the Code Enforcement Board/Special Magistrate ☒ attached (Orders dated January 26, 2023 and October 21, 2020)
- Payment in the amount of \$191.00 for administrative costs associated with the application process (These costs are non-refundable without regard to the final disposition of the application). Paid 2-15-23 check #1183
- Submit this form and accompanying documents to the Code Enforcement Office on the 2nd floor of City Hall. (Documents can be notarized at the Code Enforcement Office with proper ID)

Official Use Only:

1. Compliance date, fine amount, and Board or Special Magistrate-approved administrative costs have been verified with the Code Enforcement Office? Comments: Please see attached statement

2. Date submitted to City Manager: 1 / 12 / 24 Letter of denial dated: / / (If applies)

3. Date determination made by City Commission: / /

Results of Lien Consideration: (Fines & previously approved administrative costs)

Rescinded
Continued in full
or Reduced to \$

4. Returned to Code Enforcement Office for processing: / /



RECEIVED
JAN 08 2024
BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

Michael G. Moore

Moore Lex P.A.
206 Wellisford Way
DeLand, FL 32724

T: 386 232 8451
michael@moorelex.com

January 9, 2024

In re: Request for Reduction of Fine
2008 S. Atlantic Avenue
Daytona Beach Shores, FL
CDEF 2020-03
Charles Ghobeira
Paul Ghoubaira

1. The \$110,000.00 fine is excessive. The Volusia Property Appraiser values the property at \$238,662.00. The original fine of \$133,000.00 represents 56 percent of the property value; a reduced fine of \$110,000.00 represents 46 percent of the property value.
2. During 2023, unrelated to any requirement of the City, the property owners contracted with SPH Constructors, Inc., for improvements to the property. SPH Constructors, Inc., applied for and received a construction permit to: 1. repair, patch and repaint interior drywall on all ceilings and walls; 2. repair, patch and repaint all exterior stucco and trim; and 3. repair and replace electrical. Unfortunately, SPH Constructors, Inc., was only able to complete the interior drywall work and pressure wash, remove layers of old paint and patch much of the exterior. On October 28, 2023, the principal of SPH passed away. To date, the property owners have invested \$34,000.00 on the interior drywall work and to pressure wash, remove layers of old paint, and patch the exterior.
3. Throughout November and December 2023, the property owners sought additional proposals from various contractors to complete the exterior pressure washing, apply mesh, and stucco work; changing three (3) exterior doors; electrical work; HVAC work; and new flooring. Contractor proposals for this additional work range from approximately \$90,000.00-\$102,594.00.
4. A fine of \$133,000.00 or a reduced fine of \$110,000.00 is excessive. The Supreme Court has said that: "The touchstone of the constitutional inquiry under the Excessive Fines Clause is the principle of proportionality: The amount of the forfeiture must bear some relationship to the gravity of the offense that it is designed to punish."
5. Similarly, Section 162.09(2), Florida Statutes, provides;
 - (b) In determining the amount of the fine, if any, the enforcement board shall consider the following factors:
 1. The gravity of the violation;
 2. Any actions taken by the violator to correct the violation; and
 3. Any previous violations committed by the violator.

There is no indication anywhere in the record that any thought was given to the factors required to be considered before determining the amount of the fine. The violations were not serious violations. The property owner took necessary action to correct the violations, but his efforts were frustrated by an automobile striking the front of the building requiring more repair work. There are no previous violations committed that would warrant a fine of \$110,000.

There is simply no analysis of these factors present in any order of the Special Magistrate. There has been no showing that a fine of \$110,000.00 on a building valued at \$238,662.00 is proportionate or appropriate.

The property owner tried to come into compliance by retaining a contractor to perform the necessary repairs. March 14, 2021, while the repairs and permits were being addressed, an automobile hit the front of the building. The damage from the automobile collision increased the scope of work that needed to be done. In the context of section 162.09(2), the violations were not serious and during the time the property owner tried to comply, a third-party accident set back the property owners compliance by requiring yet additional repairs.

6. A \$110,000.00 fine on a property valued at \$238,662.00 arguably constitutes a taking in violation of section 70.001, Florida Statutes, et seq., known as the Bert Harris Private Property Rights Protection Act. At some threshold citizens will and should resort to judicial remedies when local governments have gone too far. Local governments going too far is apparently why the Florida Legislature adopted the Bert Harris Private Property Protection Act.

7. The amount of time allowed for coming into compliance was unreasonably short and complicated by an automobile accident. The initial repairs were underway in December 2020, January through early March 2021. The automobile hit the front of the building March 14, 2021. This scope of work for repairs required a new permit application that took almost six months to complete. The total amount of time the City took to review permits totaled 398 days. The property owner is unfairly being fined for time the city found necessary to review permit applications and make presumably necessary additional requests for information. There is no indication in the record, or based on the amount of the fine, that the code enforcement process appreciated the amount of time the City and certified general contractor found necessary to review plans, permit applications, requests for additional information, and responses thereto. Clearly, there no accounting for that communication process in the assessment of the fine.

8. As mentioned above the automobile accident on March 14, 2021, expanded the scope of necessary repairs and complicated the efforts of the property owners, certified general contractors, and City permitting staff. This expansion in the scope of necessary repairs necessitating additional permits and delays in the permitting process were passed on to the property owners by way of an increased and excessive fine. This is unfair.

9. Compliance was delayed by the City's review of necessary permit applications. There is no indication that the Code Enforcement staff anywhere fully understands and appreciates the

construction permitting process. Any delay by an architect, surveyor, contractor, or City staff in reviewing documents, surveys, site plans, requests for additional information, were all passed on to the property owner by way of an increased fine. This is simply not fair.

10. Compliance was also delayed by implication of COVID 19 on the supply of labor/contractors available to fulfill orders. Construction activities in the wake of COVID, and recent hurricanes, take longer than they used to. This is simply a factor of lower supply of qualified licensed contractors and laborers and increased demand. This adversely impacts the property owner in a code enforcement case because it took longer to get the work done to come into compliance.

11. The property owner paid \$72,858.00 in order to repair the property. These values were taken from the permit applications. The City should be happy when a property owner invests \$72,858.00 in a property that the Volusia Property Appraiser values at \$238,662.00. Section 162.09 requires that the Special Magistrate take this into consideration in determining the fine. This analysis does not consider the additional investments that the property owner is making into the property described in paragraphs 1, 2, and 3 above.

12. The property owner at all times showed a willingness to comply. Permits were applied for and obtained. The automobile striking the building set everyone back and required additional work, additional permits, additional permit review by the City, all of these activities required more time. Code enforcement equates any additional delays as another day to fine the property owner. There has been no deeper analysis into why it took so long to come into compliance. There is no offset for the property owner when the City requires multiple additional requests for information after the automobile accident. In other words, once Code enforcement starts the meter running on the number of days, there is no accounting for the delays associated with the contracting, permitting, and construction processes, every day counts against the property owner. This is fundamentally unfair, especially when the property has tried to comply and has had their efforts set back by an automobile accident that the property owner had nothing to do with.

The property owner of 2008 S. Atlantic Avenue submitted a detailed analysis of the permitting time line before the Special Magistrate and indicated that he was willing to pay a fine of \$11,250.00 to the City of Daytona Beach Shores. As he had done previously the property owner respectfully requests a lien reduction to \$11,250.00.

Respectfully submitted,



Michael Moore
Moore Lex, PA.

RECEIVED
JAN 08 2024
BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES



11 00
22,000⁰⁰ cft
Bits
Kph
DCA

City of Daytona Beach Shores

BUILDING DEPARTMENT 414078

2990 S. Atlantic Avenue

Daytona Beach Shores, FL 32118

Phone (386) 763-5377 Fax (386) 763-5370

permits@cityofdbss.org

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APR 27 2023
BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

BUILDING PERMIT APPLICATION

DATE: 4/26/23

PROPERTY IDENTIFICATION

BUSINESS NAME OR PROPERTY OWNER'S LAST NAME: CHARLES GHOBERIA

CONSTRUCTION ADDRESS: 2008 S. ATLANTIC PARCEL #: 5316-21-00-0060

PROPERTY OWNER INFORMATION

NAME: CHARLES & PAUL GHOBERIA

ADDRESS: 5257 NW 89TH DRIVE PHONE #: _____

CITY, STATE, ZIP: CORAL SPRINGS, FL E-MAIL (Req): _____

CONTRACTOR INFORMATION

BUSINESS NAME: SPH CONSTRUCTORS, INC. PHONE #: 386-295-9250

CONTACT NAME: SYAN HOELLE CELL #: _____ SAME

ADDRESS: 1114 MIDREADE DRIVE, D.B. FAX #: _____

CITY, STATE, ZIP: DAYTONA BEACH, FL 32 E-MAIL: SPH.OELLE@AOL.COM

LICENSE HOLDER'S NAME: STANLEY P. HOELLE FL LICENSE #: CGC 027909

WILL THIS WORK AFFECT EITHER THE FIRE SPRINKLER OR FIRE ALARM SYSTEMS IN ANY WAY? ☒ NO ☐ YES
CURRENT USE OF STRUCTURE: ☐ RESIDENTIAL ☒ BUSINESS ☐ STORAGE ☐ ASSEMBLY

IS THIS A CHANGE OF USE? ☒ NO ☐ YES

COST OF JOB:	BUILDING	\$ 22,000
	ELECTRIC	\$ _____
	PLUMBING	\$ _____
	MECHANICAL	\$ _____
	OTHER	\$ _____
	TOTAL COST	\$ _____

GENERAL DESCRIPTION OF WORK TO BE DONE:

Repair and patch all ceilings and walls. Repair and patch exterior stucco and trim

FOR OFFICE USE ONLY

☒ Current Volusia County Listing Card & ☒ State license verified
☐ Proof of Liability Insurance with the City of DBS listed as the certificate-holder
☐ Proof of Workers' Compensation Insurance or Exemption
☐ State license verified (when required)
 Send/Sent to Fire Marshal? ☐ ☐ VCE/Turtle? ☐ ☐
 PL permit application
 DEL permit application

Please see reverse side

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BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES
Page 144 of 271

ARCHITECT/ENGINEER INFORMATION (if applicable)

NAME: STANLEY PAUL HOELLE PHONE #: 386-295-9790
 ADDRESS: 1114 MILYREDA DRIVE FAX #: _____
 CITY, STATE, ZIP: DAYTONA BEACH, FL 32117 FL LICENSE #: 0009033

****BOTH OWNER AND CONTRACTOR MUST SIGN APPLICATION****

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standard of all laws regulating construction in this jurisdiction.

OR ☐ THIS IS AN AFTER-THE-FACT PERMIT (Additional permit fees will apply)

I understand that a separate permit may be required for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

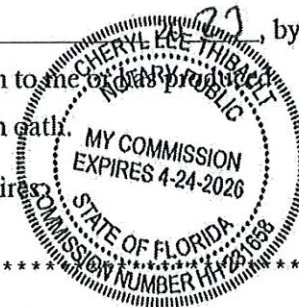
WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

OWNER/AGENT SIGNATURE Charles Ghobaru

OWNER/AGENT'S NAME (PRINTED) _____

STATE OF Florida COUNTY OF Volusia

Sworn to and subscribed before me this 21 day of April, by
Charles Ghobaru who is personally known to me, or Notary Public
FL Drivers License and who did (did not) take an oath.
Christina Tubault My Commission Expires: _____
 Notary Public



 CONTRACTOR'S SIGNATURE Stanley P. Hoelle

CONTRACTOR'S NAME (PRINTED) STANLEY P. HOELLE

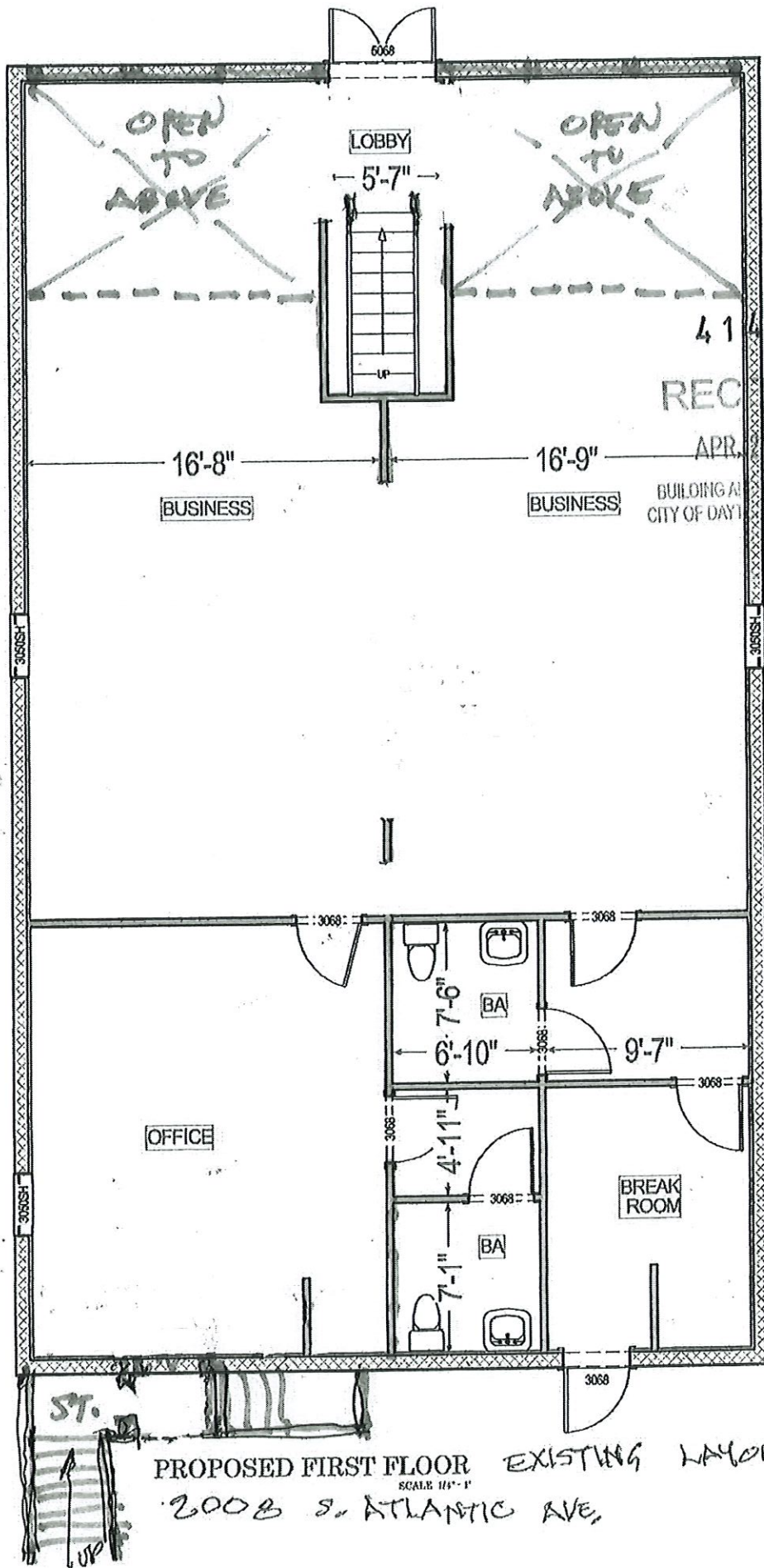
STATE OF Florida COUNTY OF Volusia

Sworn to and subscribed before me this 27 day of April, by
Stanley P. Hoelle who is personally known to me, or Notary Public
FL Drivers License and who did (did not) take an oath.
Christina Tubault My Commission Expires: _____
 Notary Public



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 BUILDING AND CODES DIVISION
 CITY OF DAYTONA BEACH SHORES
 Page 145 of 271

- SCOPE: 1) REPAIR, PATCH & REPAINT ALL CEILING AND WALLS.
 2) REPAIR, PATCH & REPAINT ALL EXTERIOR STUCCO AND TRIM.
 3) ALL ELECTRICAL UNDER SEPARATE PERMIT.



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CITY OF DAYTONA BEACH SHORES

CONTRACTOR: J&K CONSTRUCTORS, INC.
1114 MISTLETOE DRIVE
DAYTONA BEACH, FL 32117

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BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

Volusia County Tax Parcel Identification Number:
5316-21-00-0060

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BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

ORDER OF THE CITY OF DAYTONA BEACH SHORES
SPECIAL MAGISTRATE

Case number: CDEF2020-03

CITY OF DAYTONA BEACH SHORES,
Petitioner,

vs.

CHARLES GHOBEIRA & PAUL GHOBEIRA,
Respondent,

ORDER ON REQUEST FOR REDUCTION/ RESCISSION OF FINE

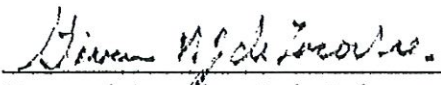
The Daytona Beach Shores Special Magistrate heard testimony under oath and considered evidence admitted at a hearing held on the above styled case on January 19, 2023. Based on the testimony given and actions taken by the Respondents, the Special Magistrate reduced the fine specified in the prior Order entered on October 21, 2020, from one hundred thirty-three thousand, two hundred fifty dollars (\$133,250.00) to one hundred ten thousand dollars (\$110,000.00). Unpaid administrative fees previously imposed in the amount of ninety-two dollars and forty-three cents (\$92.43) were not reduced and remain due and payable to the City of Daytona Beach Shores on or before February 20, 2023. Additional administrative fees in the amount of one hundred forty-one dollars and eighty-three cents (\$141.83) were imposed and Ordered to be paid to the City of Daytona Beach Shores on or before February 20, 2023.

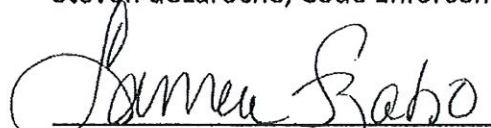
If such reduced fines and administrative fees are not paid by July 19, 2023, the original total fine of one hundred thirty-three thousand, two hundred fifty dollars (\$133,250.00) shall be fully reinstated, due, and payable, and a lien for said amount, plus any unpaid administrative fees, will be filed in the Public Records of Volusia County, Florida. If said reduced fine amount and administrative fees are paid within the time specified, a Satisfaction of Lien will be filed in the Public Records of Volusia County, Florida.

This Order may be appealed to the Circuit Court within thirty (30) days of its rendering.

DONE AND ORDERED this 26th day of January, 2023, *nunc pro tunc* to January 19, 2023, in Daytona Beach Shores, Volusia County, Florida.

CITY OF DAYTONA BEACH SHORES, FLORIDA


Steven deLaroche, Code Enforcement Special Magistrate


Attest: Tamara Szabo, Paralegal

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BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

Certificate of Service

I HEREBY CERTIFY that a true and accurate copy of the foregoing is being furnished to Charles Ghobeira, 5217 NW 89th Drive, Coral Springs, FL, 33067; Paul Ghobeira, 5217 NW 89th Drive, Coral Springs, FL, 33067; and to Cobb & Cole, P.A., Attn: Jessica Gow, Esq., 149 Ridgewood Ave., Suite 700, Daytona Beach, FL, 32114, by First Class Mail delivery, this 22 day of January, 2023.


Cheri Schwab, Code Enforcement Clerk

Volusia County Tax Parcel Identification Number:
5316-21-00-0060

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BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

ORDER OF THE CITY OF DAYTONA BEACH SHORES
SPECIAL MAGISTRATE

Case number: CDEF2020-03

CITY OF DAYTONA BEACH SHORES,
Petitioner,

vs.

CHARLES GHOBEIRA & PAUL GHOBEIRA,
Respondents,

I, GWYN HERSTEIN, SUPERVISOR OF CODE
ENFORCEMENT FOR THE CITY OF DAYTONA BEACH
SHORES, FLORIDA, DO HEREBY CERTIFY THAT THE
ABOVE AND FOREGOING IS A TRUE AND CORRECT
COPY OF THE ORIGINAL THEREOF ON FILE IN MY
OFFICE.
WITNESS MY HAND THIS 23rd DAY OF February A.D. 2021
Gwyn Herstein
SUPERVISOR OF CODE ENFORCEMENT, CITY OF
DAYTONA BEACH SHORES, FLORIDA

ORDER IMPOSING FINE/LIEN

The Daytona Beach Shores Code Enforcement Special Magistrate, after due notice to the property owners, has heard testimony under oath and considered evidence admitted at a hearing held on the above styled case on February 18, 2021, and is hereby acting in accordance with the prior Order entered on October 21, 2020, which Order was previously furnished to the property owners. Said Order required the Respondents to bring the subject property into specific, partial Code compliance by December 7, 2020, and into full Code compliance by January 19, 2021. An *Affidavit of Compliance, Partial* was generated on December 11, 2020, for specific, partial compliance. An *Affidavit of Compliance, Partial b* was generated on January 21, 2021, for compliance with violations labeled e) and h). An *Affidavit of Non-Compliance* was generated on January 21, 2021, for violations labeled a) through d), f), g), and i) through k) on said Order not rectified by the Ordered compliance date. Based on the testimony and evidence presented, the Code Enforcement Special Magistrate finds that nine violations, labeled a) through d), f), g), and i) through k), on the subject property were not brought into compliance as Ordered.

Accordingly, a fine and lien in the amount of two hundred fifty dollars (\$250.00) per day is hereby Imposed for each day any of the aforementioned Code violations remains in non-compliance after January 19, 2021.

Code Enforcement Order Imposing Fine/Lien; Case CDEF2020-03; Page 1 of 2

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BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

An additional administrative fee of ninety-two dollars and forty-three cents (\$92.43) is also hereby imposed and Ordered to be paid on or before March 19, 2021, with previously imposed administrative fees having already been paid.

This Order may be recorded in the Public Records of Volusia County and shall constitute notice to any subsequent purchasers, successors in interest, or assigns, as the violations concern real property, and the findings herein shall be binding upon the property owner and any subsequent purchasers, successors in interest, or assigns and shall constitute a lien against the above-described property and upon any other real or personal property owned by Respondents pursuant to Section 162.08 and 162.09, *Florida Statutes*.

This Order may be appealed to the Circuit Court within thirty (30) days of its rendering.

DONE AND ORDERED this 19th day of February, 2021, *nunc pro tunc* to February 17, 2021, in Daytona Beach Shores, Volusia County, Florida.

CITY OF DAYTONA BEACH SHORES, FLORIDA

Steven deLaroché
Steven deLaroché, Code Enforcement Special Magistrate

Sherry Huskey
Attest: Sherry Huskey, Paralegal

I, GWYN HERSTEIN, SUPERVISOR OF CODE ENFORCEMENT FOR THE CITY OF DAYTONA BEACH SHORES, FLORIDA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL THEREOF ON FILE IN MY OFFICE.
WITNESS MY HAND THIS 23rd DAY OF February, A.D. 20 21
Gwyn Herstein
SUPERVISOR OF CODE ENFORCEMENT, CITY OF DAYTONA BEACH SHORES, FLORIDA

Certificate of Service

I HEREBY CERTIFY that a true and accurate copy of the foregoing has been furnished to Charles Ghobeira, 1237 Sunningdale Lane, Ormond Beach, FL, 32174; to Paul Ghobeira, 1237 Sunningdale Lane, Ormond Beach, FL, 32174; and to Raid Hayyat, 1026 Main Street, Daytona Beach, FL, 32118, by First Class Mail delivery this 23 day of Feb, 2021.

Cheri Schwab
Cheri Schwab, Code Enforcement Clerk

Volusia County Tax Parcel Identification Number:
5316-21-00-0060

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CITY OF DAYTONA BEACH SHORES

ORDER OF THE CITY OF DAYTONA BEACH SHORES
SPECIAL MAGISTRATE

Case Number: CDEF2020-03

CITY OF DAYTONA BEACH SHORES,

Petitioner,

vs.

CHARLES GHOBEIRA & PAUL GHOBEIRA,

Respondents,

I, GWYN HERSTEIN, SUPERVISOR OF CODE ENFORCEMENT FOR THE CITY OF DAYTONA BEACH SHORES, FLORIDA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL THEREOF ON FILE IN MY OFFICE.
WITNESS MY HAND THIS 26th DAY OF October A.D. 20 20
Gwyn Herstein
SUPERVISOR OF CODE ENFORCEMENT, CITY OF DAYTONA BEACH SHORES, FLORIDA

FINDINGS OF FACT,
CONCLUSIONS OF LAW, AND ORDER

The Daytona Beach Shores Code Enforcement Special Magistrate, after due notice to the property owner, has heard testimony under oath and considered other evidence admitted at a hearing held on the above styled case on the 21st day of October, 2020, and based on the evidence received, the Code Enforcement Special Magistrate hereupon issues Findings of Fact, Conclusions of Law, and Order in this Order of Violation and Non-Compliance as follows:

FINDINGS OF FACT

Charles Ghobeira and Paul Ghobeira are the owners of the property located at 2008 S. Atlantic Avenue in Daytona Beach Shores, Volusia County, Florida, which property is assigned Volusia County Property Appraiser Tax Parcel Identification Number 5316-21-00-0060 (hereinafter "the subject property").

The subject property is in violation of the provisions of the *Code of Ordinances of the City of Daytona Beach Shores*, Appendix "G" – *Land Development Code*, Chapter 14, Section 14-52.9.(B)(16) & (17) and (D)(1), (2), (3), (6), & (9) along with City of Daytona Beach Shores Ordinances 2019-09 & 2019-14, Part III, Section 14-61.1.(b). in the following manner: a) Window trim wood is deteriorated in places and not preventing water

Code Enforcement Findings of Fact, Conclusions of Law and Order; Case CDEF2020-03; Page 1 of 76

intrusion; b) Piece of gutter and vegetative debris visible west of building; c) Building does not "present a neat and fresh appearance" in that paint is discolored by mildew or dirt, north building face; d) Window trim wood is deteriorated in places; e) In-use cover is missing from exterior electrical socket, west building face; f) Air conditioning condensers are not functional and are in disrepair; g) Conduit is not secured, north building face; h) Gutters are in disrepair, west building face; i) Light fixture at northeast corner of building has visibly exposed wires; j) Wall sign face on east building elevation, is in disrepair; k) Building remains vacant longer than 60 days without obtaining a Certificate of Habitability (Certificate of Compliance Vacant Property).

CONCLUSIONS OF LAW

Code of Ordinances of the City of Daytona Beach Shores, Appendix
Development Code, Chapter 14, Section 14-52.9.(B)(16).

Exterior walls: Every exterior wall shall be free of holes, breaks, loose or rotting boards, or timbers and any other condition which might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All siding material and other exterior surfaces of walls shall be kept in good repair. The term "good repair" shall include the requirement that the surface be kept reasonably clean and free from a substantial amount of mildew or other substances which would alter its intended appearance. All exterior surfaces, except brick, stone, or other materials not requiring application of a weatherproofing coating, shall be kept painted, with a good quality final coat of exterior paint (or equivalent substance) and any primer coating must be overlaid with a final coat of regular paint or equivalent. The final coat of paint or equivalent subject to the elements shall be maintained in such condition that its appearance does not show excessive fading, streaking, peeling, blistering, discoloring, cracking, or similar imperfections.

Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" - Land
Development Code, Chapter 14, Section 14-52.9.(B)(17).

Care of premises: It shall be unlawful for the owner or occupant of a building, structure or property, to utilize the premises for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building materials, building rubbish or similar items, as specified in section 13-6 of the Municipal Code of Ordinances of the City of Daytona Beach Shores, except as allowed by the zoning regulations. It shall be the duty and responsibility of every such owner or occupant to keep the premises of the property clean and to remove from same all such abandoned items as listed above, including, but not limited to, weeds, dead trees, trash, garbage, etc.,

GWYNETH HERSTEIN, SUPERVISOR OF CODE
ENFORCEMENT FOR THE CITY OF DAYTONA BEACH
SHORES, FLORIDA, DO HEREBY CERTIFY THAT THE
ABOVE AND FOREGOING IS A TRUE AND CORRECT
COPY OF THE ORIGINAL THEREOF ON FILE IN MY
OFFICE.
WITNESS MY HAND THIS
26th DAY OF October, A.D. 2020
Gwyneth Herstein
SUPERVISOR OF CODE ENFORCEMENT, CITY OF
DAYTONA BEACH SHORES, FLORIDA

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CITY OF DAYTONA BEACH SHORES

upon notice from the code enforcement officer. Premises shall be kept free from health hazards, including debris accumulation and breeding conditions for mosquitoes.

Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" - Land Development Code, Chapter 14, Section 14-52.9.(D)(1).

All buildings shall present a neat and fresh appearance and be free of all peeling paint, rust, graffiti, and deteriorated or mismatched roofing material.

Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" - Land Development Code, Chapter 14, Section 14-52.9.(D)(2).

All parts of any building and/or structure shall be structurally sound. Rotten or weakened sections shall be repaired, replaced, or removed.

Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" - Land Development Code, Chapter 14, Section 14-52.9.(D)(3).

Nonfunctional elements on any building, structure, or premises, such as unused sign poles, brackets, empty electrical conduit, etc., shall be removed and the remaining surface shall, if damaged, be repaired or rebuilt to match adjacent surfaces and the original condition. All loose wires and/or conduits shall be secured.

Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" - Land Development Code, Chapter 14, Section 14-52.9.(D)(6).

All roofs, gutters, and downspouts shall be maintained to prevent damage to the structure and adjoining properties.

Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" - Land Development Code, Chapter 14, Section 14-52.9.(D)(9).

Lighting devices and supports, outdoor service and seating areas, signs, and their supporting elements shall be structurally sound, free of graffiti, overgrowth and debris, and maintained in a painted, rust-free, cared-for appearance.

City of Daytona Beach Shores Ordinances Numbered 2019-09 & 2019-14, Part III, Section 14-61-1.(b).

Code Enforcement Findings of Fact, Conclusions of Law and Order; Case CDEF2020-03; Page 3 of 76

WITNESS MY HAND THIS
26th DAY OF October A.D. 2020
Gwynn Hurst
SUPERVISOR OF CODE ENFORCEMENT, CITY OF
DAYTONA BEACH SHORES, FLORIDA

ENFORCEMENT FOR THE CITY OF DAYTONA BEACH
SHORES, FLORIDA. DO HEREBY CERTIFY THAT THE
ABOVE AND FOREGOING IS A TRUE AND CORRECT
COPY OF THE ORIGINAL THEREOF ON FILE IN MY
OFFICE.

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BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

I, GWYN HERSTEIN, SUPERVISOR OF CODE ENFORCEMENT FOR THE CITY OF DAYTONA BEACH SHORES, FLORIDA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL THEREOF ON FILE IN MY OFFICE.

WITNESS MY HAND THIS
26th DAY OF October A.D. 2020
Gwyn Herstein
SUPERVISOR OF CODE ENFORCEMENT, CITY OF DAYTONA BEACH SHORES, FLORIDA

An application for a certificate of compliance shall be submitted to the City Building Official for all vacant or abandoned commercial properties to include, but not be limited to, all retail, sales, services and other non-residential uses regardless of the zoning district assigned to the property, upon a building or structure located on such property being vacant for a period exceeding sixty (60) calendar days. It is prohibited and unlawful for the owner of a building to allow said building or structure to remain vacant without applying for a certificate of compliance for vacant property from the City's Building Official. The application shall be accompanied with a plan of maintenance while the building or structure is vacant to ensure that the building or structure meets all applicable health, safety, and welfare requirements of the City Code. A certificate of compliance shall be applied for every twelve (12) months after the initial certificate of compliance is issued and it is prohibited and unlawful to allow a building or structure to remain vacant without obtaining a timely certificate of compliance and appropriately displaying the certificate of compliance on the vacant building or structure. A certificate of compliance is required for each vacant building or structure located on a parcel of property.

The subject property, in summary, is in violation of the provisions of the *Code of Ordinances of the City of Daytona Beach Shores*, Appendix "G" – *Land Development Code*, Chapter 14, Section 14-52.9.(B)(16) & (17) and (D)(1), (2), (3), (6), & (9) along with City of Daytona Beach Shores Ordinances 2019-09 & 2019-14, Part III, Section 14-61.1.(b). in the following manner: a) Window trim wood is deteriorated in places and not preventing water intrusion; b) Piece of gutter and vegetative debris visible west of building; c) Building does not "present a neat and fresh appearance" in that paint is discolored by mildew or dirt, north building face; d) Window trim wood is deteriorated in places; e) In-use cover is missing from exterior electrical socket, west building face; f) Air conditioning condensers are not functional and are in disrepair; g) Conduit is not secured, north building face; h) Gutters are in disrepair, west building face; i) Light fixture at northeast corner of building has visibly exposed wires; j) Wall sign face on east building elevation is in disrepair; k) Building remains vacant longer than 60 days without obtaining a Certificate of Habitability (Certificate of Compliance Vacant Property).

The description/address of the subject property and the Tax Parcel Identification Number of the subject property are stated above.

ORDER

The provisions of Chapter 162, *Florida Statutes*, relating to the enforcement of local government codes by means of code enforcement special magistrates, control the subject proceedings.

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CITY OF DAYTONA BEACH SHORES

Based on the foregoing Findings of Fact and Conclusion of Law, and the authority of Chapter 162, *Florida Statutes*, and other controlling law, it is duly **ORDERED** by the undersigned that the Respondents shall provide a certification, signed and sealed by a Florida-licensed structural engineer, stating either that the deteriorated, east-side, structural columns have been successfully shored or that no shoring is required for a period of at least three months by December 7, 2020. Further, the Respondents shall correct the above-stated code violations on the subject property no later than January 19, 2021, having obtained all required permits and approvals including approved final inspections on all permits.

The Respondents are further **ORDERED** to pay minimum administrative fees in the amount of one hundred sixty-one dollars and fifty-nine cents (\$161.59) to the City of Daytona Beach Shores on or before November 20, 2020.

Upon achieving compliance, the Respondents shall notify Ms. Gwyn Herstein, Code Enforcement Coordinator for the City of Daytona Beach Shores, 2990 S. Atlantic Avenue, Daytona Beach Shores, Florida, 32118, Phone 386-763-5330, gherstein@cityofdbshs.org, who shall cause a code enforcement officer to perform an inspection and, based on the result of that inspection, generate an Affidavit of Compliance or Non-Compliance as the case may be.

In the event the Respondents do not comply with this Order, a fine in the amount of two-hundred fifty dollars (\$250.00) per day for each and every day the violation or violations continue or occur past the aforesated date ordered for compliance by the undersigned and additional administrative fees may be imposed at subsequent hearings. An Affidavit of Non-Compliance shall be generated in such circumstance.

Should the Respondents fail to comply with this Order within the specified timeframe, a second hearing, called a First Compliance Hearing, shall be scheduled by the Code Enforcement Officer. Said First Compliance Hearing will only address compliance and/or non-compliance with this Order.

This Order may be recorded in the Public Records of Volusia County and shall constitute notice to any subsequent purchasers, successors in interest or assigns, as the violations concern real property, and the findings herein shall be binding upon the property owner and any subsequent purchasers, successors in interest or assigns.

This Order may be appealed to the Circuit Court within thirty (30) days of its

I, GWYN HERSTEIN, SUPERVISOR OF CODE ENFORCEMENT FOR THE CITY OF DAYTONA BEACH SHORES, FLORIDA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SO ORDERED ARE A TRUE AND CORRECT COPY OF THE ORIGINAL THEREOF AND I DIRECT MYSELF TO FILE THIS ORDER WITH THE CITY OF DAYTONA BEACH SHORES, FLORIDA.

Witness my hand and seal this 20th day of October, A.D. 2020.

Gwyn Herstein
SUPERVISOR OF CODE ENFORCEMENT, CITY OF DAYTONA BEACH SHORES, FLORIDA

Respondents are further Ordered to contact Ms. Gwyn Herstein to verify including new compliance of individual violations, that occurs

Conclusions of Law and Order; Case CDEF2020-03; Page 5 of 76

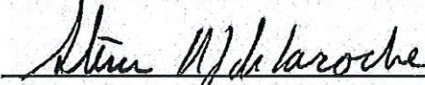
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CITY OF DAYTONA BEACH SHORES

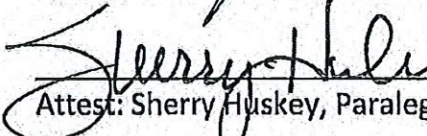
past the date of required compliance. When all violations have been rectified, an Affidavit of Compliance shall be generated.

Any future reoccurrence of these violations by the property owner within the next five (5) years may be treated as a repeat violation for which a fine of up to \$500.00 per day may be imposed.

DONE AND ORDERED this 23rd day of October, 2020, *nunc pro tunc* to October 21, 2020, in Daytona Beach Shores, Volusia County, Florida.

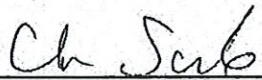
CITY OF DAYTONA BEACH SHORES, FLORIDA

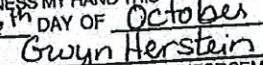

Steven deLaroche, Code Enforcement Special Magistrate


Attest: Sherry Huskey, Paralegal

Certificate of Service

I **HEREBY CERTIFY** that a true and accurate copy of the foregoing has been sent to Charles Ghobeira, 1237 Sunningdale Lane, Ormond Beach, FL, 32174; to Paul Ghobeira, 1237 Sunningdale Lane, Ormond Beach, FL, 32174; and to Raid Hayyat, 1026 Main Street, Daytona Beach, FL, 32118, by First Class Mail delivery this 23 day of October, 2020.


Cheri Schwab, Code Enforcement Clerk

I, GWYN HERSTEIN, SUPERVISOR OF CODE ENFORCEMENT FOR THE CITY OF DAYTONA BEACH SHORES, FLORIDA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL THEREOF ON FILE IN MY OFFICE.
WITNESS MY HAND THIS 26th DAY OF October A.D. 2020

SUPERVISOR OF CODE ENFORCEMENT, CITY OF DAYTONA BEACH SHORES, FLORIDA

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BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES



CITY OF DAYTONA BEACH SHORES
COMMUNITY SERVICES DEPARTMENT
Building and Codes Division
2990 South Atlantic Avenue
Daytona Beach Shores, Florida 32118
Office 386-763-5330 Fax 386-763-5370

January 12, 2024

To: Daytona Beach Shores Mayor Nancy Miller
Daytona Beach Shores Commissioner Mark Card
Daytona Beach Shores Commissioner Chris Conomos
Daytona Beach Shores Commissioner Stephan Dembinsky
Daytona Beach Shores Commissioner Michael Politis

Re: Request for Reduction/Rescission of Code Enforcement Lien by City Commission

Property Owners: Charles and Paul Ghobeira
Property Address: 2008 S. Atlantic Avenue in Daytona Beach Shores
City Case No: CDEF2020-03

To Whom It May Concern:

On January 8, 2024, Attorney Michael G. Moore submitted a refreshed* *Request for Reduction/Rescission of Code Enforcement Lien by City Commission* accompanied by a three-page letter and thirteen pages of related documents. This document offers brief comments or clarifications to seven of the twelve points made in Mr. Moore's letter dated January 9, 2024.

1. No comment.
2. No comment.
3. No comment.
4. Two total fine amounts are referenced. The amount of \$133,000.00 is the fine which accrued for the property remaining in violation for 532 days after the special magistrate's Ordered compliance date before becoming compliant. \$110,000.00 is the amount the special magistrate reduced the fine to if paid within

six months. An *Affidavit of Non-Payment of Temporarily Reduced Code Enforcement Fines* was generated.

5. Special Magistrate deLaroche heard testimony and reviewed evidence for 42 minutes during the most recent hearing regarding whether a reduction or rescission is warranted and what an appropriate fine reduction should be, if warranted. The special magistrate reduced the number of fined days by 97 to account for what he called excusable delays.
6. No comment.
7. The property owners first received notice that violations existed 265 days before the Initial Hearing was held. At the Initial Hearing, the property owners were given 90 days to bring the property into compliance, after which fines of \$250 per day would begin. Violations were fully rectified 533 days after the special magistrate-ordered compliance date.

December 29, 2020, the initial permit application for repairs was incompletely submitted and, later the same day, an email detailing the additional information and submissions required for review was emailed to the contractor. Three letters re-iterating the still-needed submissions were emailed to the contractor by the building official. Further, on at least six other occasions, I emailed or reviewed in-person and provided additional copies of the submissions needed to complete the permit application to the contractor, owner, and owner rep. The final submission required for this building permit to be issued was made December 3, 2021. The permit was readied for issuance the same day.

8. A separate building permit to replace the storefront windows was submitted with specifications November 30, 2021, and was reviewed and ready for issuance the next day.
9. Please see Response 7. Also, as the City's code enforcement officer-coordinator, I worked from the permit technician desk for over nine years. As such, I have a comprehensive understanding of and experience with the building permit application and approval processes.
10. Please see Response 9.

11. Money spent to rectify violations is one way, but not the sole way, to consider actions taken by the violator to correct the violations.
12. Please see previous responses. Also, permit submission requirements changed only due to clarification of or expansion of the initial, unclear job description.

*This is a refreshed request because a prior, similar submission was made February 15, 2023. Due to a closely timed appeal of the Special Magistrate's *Order on Request for Reduction/Rescission of Fine* being processed by the Circuit Court of the Seventh Judicial Circuit, the February 15th reduction request was set aside by the City to allow the Circuit Court to adjudicate that appeal. The Circuit Court has granted a temporary abatement of their proceedings to allow for this *Request for Reduction/Rescission of Code Enforcement Lien by City Commission* to be heard and to potentially moot said Circuit Court appeal. The City Commission meeting on January 23rd is the last meeting within this ninety-day abatement period.

Further, please consider that the 97 days which Special Magistrate deLaroche stated at the January 19, 2023, Second Compliance Hearing for this case should "be excused" from being fined should have reduced the total fine to \$109,000.00 plus administrative fees, rather than the stated \$110,000.00 plus fees.

Prepared by Gwyn Herstein, Code Enforcement Officer-Coordinator



City of Daytona Beach Shores

"Life is Better Here"
"A Premier, Friendly Place to Be"

AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE MEETING
JANUARY 19, 2023
9:00 AM, Shores Community Center, 3000 Bellemead Drive
Daytona Beach Shores, FL 32118

Notice is hereby given to all interested parties that if a person should decide to appeal any decision made at the aforementioned meeting of the Code Enforcement Special Magistrate, such person will need a recording of the proceedings conducted at such meeting, and for such purpose or she may need to ensure that a verbatim record of the proceedings was made; such record to include testimony and evidence upon which any appeal shall be based. **NOTE:** Individuals covered by the American with Disabilities Act of 1990 in need of accommodations for this public meeting should contact the Office of the City Clerk at the City Hall of Daytona Beach Shores or by telephone at 763-5353 at least seven working days prior to the meeting.

1. CALL TO ORDER

A. Opening Statement by Special Magistrate deLaroche

B. Swearing in Witnesses

2. OPENING REMARKS

A. Indication of any cases being removed from Agenda by city staff

3. MINUTES

A. Special Magistrate Code Enforcement Minutes August 18, 2022

4. ADVANCED HEARINGS (Post-Initial Hearings)

A. Property Owner: Richard D. Merkel
Violation Address: 2944 Sea Oats Circle in Daytona Beach Shores, FL
Code Enforcement Case #: PCDEF2021-20
Volusia County Tax Parcel ID #: 5327 14 12 0640

1 | Page

Agenda Item 4.B. Page 4.B.-1a

B. Property Owners: Charles Ghobeira and Paul Ghobeira
Violation Address: 2008 S. Atlantic Ave. in Daytona Beach Shores, FL
Code Enforcement Case Number: CDEF2020-03
Volusia County Tax Parcel ID #: 5316 21 00 0060

C. Property Owner: LTG-DBS, LLC
Property Address: 2504 S. Atlantic Avenue in Daytona Beach Shores, Florida
Code Enforcement Case #: CDEF2021-55
Volusia County Parcel ID #: 5322 01 00 0266

5. INITIAL HEARINGS

A. Property Owner: Oceanside Inn Condominium Association, Inc.
Violation Address: 1909 S. Atlantic Ave. in Daytona Beach Shores, Florida
Code Enforcement Case #: PCDEF2022-55
Volusia County Tax Parcel ID #: 5316 31 00 0001

B. Property Owners: Beachside Coastal LLC
Violation Address: 3150 S. Atlantic Ave. in Daytona Beach Shores, Florida
Code Enforcement Case #: PCDEF2022-61
Volusia County Tax Parcel ID #: 5334 00 02 0080

6. CLOSING REMARKS

A. Brief overview by city staff of the effects of Hurricanes Ian and Nicole in Daytona Beach Shores

B. The next Code Enforcement Special Magistrate Meeting is scheduled for Thursday, February 16, 2023, at 9:00 a.m.

C. March's meeting is scheduled for Thursday, March 16, 2023, at 9:00 a.m.

D. April's meeting is scheduled for Thursday, April 20, 2023, at 9:00 a.m.

7. SPECIAL MAGISTRATE COMMENTS

8. ADJOURNMENT

2 | Page



2008 S. Atlantic Ave. Two Story, Vacant Building (former body art studio, pre-2007)

Code Enforcement Case Follow-up

Property Owners: Charles Ghobeira and Paul Ghobeira
 Violation Address: 2008 S. Atlantic Ave. in Daytona Beach Shores, FL
 Code Enforcement Case #: CDEF2020-03
 Volusia County Tax Parcel ID #: 5316-21-00-0060

In Violation of: *The Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" - Land Development Code, Chapter 14, Section 14-52.9.(B)(16) & (17) and (D)(1), (2), (3), (6), & (9) along with City of Daytona Beach Shores Ordinances 2019-09 & 2019-14, Part III, Section 14-61.1.(b).*

- a) *Window trim wood is deteriorated in places and not preventing water intrusion - **Compliant August 16, 2021 (209 fined days)***
- b) *Piece of gutter and vegetative debris visible west of building - **Compliant May 25, 2022 (490 fined days)***
- c) *Building does not "present a neat and fresh appearance" in that paint is discolored by mildew or dirt, north building face - **Compliant June 10, 2022 (506 fined days)***
- d) *Window trim wood is deteriorated in places - **Compliant August 16, 2021 (209 fined days)***
- e) *In-use cover is missing from exterior electrical socket, west building face (Compliant by 1-19-2021)(0 fined days)*
- f) *Air conditioning condensers are not functional and are in disrepair - **February 25, 2021 (37 days)***
- g) *Conduit is not secured, north building face - **Compliant May 25, 2022 (490 fined days)***
- h) *Gutters are in disrepair, west building face (Compliant by 1-19-2021)(0 fined days)*
- i) *Light fixture at northeast corner of building has visibly exposed wires - **Compliant March 23, 2022 (427 days)***
- j) *Wall sign face on east building elevation is in disrepair - **Compliant August 16, 2021 (209 fined days)***
- k) *Building remains vacant longer than 60 days without obtaining a Certificate of Habitability (Certificate of Compliance Vacant Property) - **Compliant July 7, 2022 (533 fined days)***

Code Enforcement Case Follow-up

Violation k) from the *Findings of Fact, Conclusions of Law and Order* document reads, "Building remains vacant longer than 60 days without obtaining a Certificate of Habitability (Certificate of Compliance Vacant Property)." On January 21, 2020, we were able to conduct the interior inspection with owner's representative Raid Hayyat. The following interior deficiencies were identified and communicated to the property owner and representative by Certified Mail in January 2020.

1. *Three electrical panels in the building are unrepairable, uninsurable, and obsolete (removal or replacement requires a permit) - **Compliant March 25, 2022***
2. *Concrete bases of steel support columns are spalling and cracked, east inside of building (repair requires signed & sealed plans and a permit) - **Compliant May 16, 2022***
3. *Copper plumbing line added to restroom sink and run across adjoining walls without a permit (rectification requires a plumbing permit) - **Compliant March 25, 2022***
4. *Water intrusion is significant in multiple areas from roof issues and window-surround issues, evidenced by damaged ceilings, wall treatments, and interior light fixtures (repair requires a roof permit and a building permit) - **Compliant May 16, 2022***
5. *Storage of any kind is not allowed – this includes boxes, furniture, etc. (building has no approved primary or accessory use for storage) - **Compliant January 31, 2022***
6. *Exterior violations exist as identified in the Notice of Violation CDEF2020-03 - **Compliant July 7, 2022***

November 15, 2019 – A letter was sent by Certified Mail to advise of the newly passed requirement for vacant buildings to obtain a Certificate of Habitability (Certificate of Compliance – Vacant Property). The required application was included, also. Green Card receipt demonstrated receipt of the mailing on November 18, 2019, to the owner's representative and on November 23, 2019, to the Property Appraiser's address of record for the property owner.

November 18, 2019 – Owner's Rep. Raid Hayyat called to ask questions about the CC-VP and inspection. He planned to call Charles, one owner, who resides overseas, and get back to me.

December 9, 2019 – Raid called back. He said he needed more time to get the application submitted. We also discussed that grants and incentives were currently being offered by the city to encourage businesses to open and stay in DBS. I transferred him to City Planner Stewart Cruz for more information.

December 10, 2019 – Raid called and said that a different gentleman, "Eddie", would be representing the property moving forward.

December 11, 2019 – Raid called and said he would be the property rep. He asked what they would need to provide so he could sign permit applications, the CC-VP application, etc. to make things more simple. I told him we'd be looking for a notarized POA which specifically described what the owners were authorizing.

December 18, 2019 – After a few additional conversations, we received an authorizing document signed by Charles Ghobeira and an Apostille.

December 19, 2019 – We received the completed application for the Certificate of Habitability (Certificate of Compliance – Vacant Property) and scheduled the inspection for January 21st in order to meet the scheduling needs of three inspectors and the owner's rep.

January 21, 2020 – An inspection was conducted by Plans Examiner/Building Inspector Steve Edmunds, Fire Marshal Terry Griffiths, and me. Owner Representative Raid Hayyat accompanied us through and around the building, where violations and deficiencies were noted.

January 24, 2020 – I generated a Notice of Violation and a deficiency letter and sent it by Certified Mail to the property owner and to Raid Hayyat. A returned Green Card showed a delivery date of January 29, 2020, to Raid Hayyat. The same mail piece sent to the owner's address at the Property Appraiser's address of record was returned to the code enforcement office "UNCLAIMED".

January 31, 2020 – Bill Bethune of JDB Construction came into the office to get a clean copy of the NOV, deficiency letter, and inspection report. We briefly discussed the violations and I gave him Steve's and my business cards.

February 11, 2020 – I stopped at the site because some furniture had been placed outside the business with a Garage Sale sign stuck on top. There were men actively moving the interior storage out of the building, which had been noted as a deficiency. The roadside sale was packed up and they offered to show me what they had accomplished inside. I took a few pics because they had removed much of the storage. The rest, they said they'd have out by the end of the day.

March 6, 2020 - Raid called. He said his contractor would be submitting permit applications because the owner wants to ready the building for a tenant. He thought there was "court" on the 18th or 19th. I told him I had not sent a notice of any code enforcement proceedings yet.

Construction Consultant Thomas Huger called and asked what had been done to remedy the building. I told him we'd received no permit applications and seen no one working there, short of the storage being removed. He came in to get copies of the NOV, deficiency letter, and pics. We reviewed the pictures together.

October 1, 2020 – With no permit applications having been submitted, Steve re-inspected and found that none of the exterior violations had been rectified. A Statement of Violation/Request for Hearing and Notice of Hearing were prepared and sent by Certified Mail. A Green Card receipt shows a delivery date of October 7, 2020, to Raid Hayyat. The same mail piece sent to the owner's address at the Property Appraiser's address of record was returned to the code enforcement office "NOT DELIVERABLE AS ADDRESSED, UNABLE TO FORWARD".

October 7, 2020 - Raid called after receiving the Notice of Hearing. He said I had told him to not worry about coming to a hearing due to COVID-19. He may have been referring to our March conversation when I told him he was not scheduled for a hearing yet and I did not know when he would be scheduled due to COVID-19. I told him we had not closed the building department a single day due to the pandemic and that I did not know of any contractors not working. He said he had not received anything else and I told him the date he received the Notice of Violation and deficiency letter. He asked if the violation relating to the A/C meant he had to replace the A/C. I told him it did not, but that the existing, non-functional, stripped-out equipment needed to be removed and the wires properly capped off. He said he'd be at the hearing and would have his contractor come in for permits.

October 8, 2020 – Raid called and said when he sent the paperwork to Charles, Charles told him to get the vacant building registration taken care of. He needed the form, so I emailed it to him. I also explained that this was different from receiving the Certificate of Compliance – Vacant Building and I explained the difference.

October 12, 2020 – Raid called and asked if the Vacant Building Registration form needed to be notarized and I confirmed it did.

October 14, 2020 – Raid brought in and paid for the Vacant Building Registration.

October 20, 2020, at 3:19 p.m. – Sandy Bethune, with Top Flight Properties, called. She asked about the Notice of Hearing and said she was trying to help the owner, who lives in Paris, get the issues resolved; she said she takes care of Mr. Ghobeira's home. She mentioned the roof and said it is still leaking. She asked how she could be listed as the owner's agent instead of Mr. Hayyat. I described what Mr. Hayyat had submitted. She said there is not engineer chosen yet for the columns, but that her husband is a CBC, so they should be able to get it done.

October 21, 2020 – Property is brought before the Code Enforcement Special Magistrate for an Initial Hearing. Property was found in violation and the Respondents were given until December 7, 2020, to submit certification, signed and sealed by a Florida-licensed structural engineer, stating either that the deteriorated, east-side, structural columns had been shored or that no shoring is required for a period of at least three months. The Respondents were given until January 19, 2021, to correct all violations, including obtaining approved final inspections on all permits. Also, administrative fees of \$161.59 were to be paid by November 20, 2020. The Orders were reduced to writing and mailed to the Respondents and the representative, Mr. Hayyat.

November 24, 2020 – Raid Hayyat called and asked for the administrative fee amount. He said he'd come in with a check the next day. I gave him the amount and asked about the shoring or shoring report due by December 7th. He told me that Sandy would be coming in – that her husband is a licensed contractor and engineer. He then said he thought they might have already been submitted.

November 25, 2020 – Mr. Hayyat paid the admin. fee in our office and asked about the deadlines. I made another copy of the FOF document. I highlighted page 5, marked the two options for the December 7th deadline, and marked the January 19th final compliance date. We discussed what happens if the property does not become compliant as ordered.

Also, November 25, 2020 – Sandy Bethune emailed asking for a list of repairs required at this building. She said she thought she had them but was unaware of the December 8th requirement for a “structural plan.” She was working from the NOV and deficiency list, so I send the FOF document to both email addresses she requested with a brief explanation.

December 4, 2020 – Sandy Bethune attached a letter written by William A. Cross, P.E., who said he'd inspected the property on December 2nd, based on the January 24, 2020, letter, and gave a recommendation to remove the decorative concrete and identified two areas which showed no signs of structural failure.

I responded to Ms. Bethune, but there was no email address listed for the engineer. I told her that the current letter did not meet the special magistrate's ordered requirements and explained three statements and/or clarifications missing from the letter.

She responded to me that she would forward my email to the engineer and look for his follow-up.

December 8, 2020 – I e-mailed Sandy Bethune (because I still had no email address for the engineer) to ask if we'd be receiving the engineer's follow-up statement this day, as daily fines were pending.

December 11, 2020 – We received a second letter from the engineer by First Class Mail which clarified his statement and provided missing information. This was sufficient to complete an *Affidavit of Compliance, Partial*.

Mr. Hayyat checked in to make sure we'd received the engineer's report.

December 29, 2020 – An incomplete building permit application was submitted with a scope of work reading, “Repairs as required by City Order 10/23/20” but no indication of how items would be addressed.

I emailed the contractor, Mr. Bethune, with a long list of what we still required before the application could be reviewed.

January 11, 2021 – Brian with A+ Heating called to ask he needed to remove of the mechanical equipment in the building. I told him that, for purposes of the CC-VP, just the exterior equipment needed to be removed and the lines capped off, with a basic permit. We discussed the difference between this and preparing the building for occupancy. He asked if he submitted the application by the fine deadline, that would be enough to not be fined. I explained that he needed to have obtained the permit (which we would prioritize processing), completed the work, and have passed a final inspection to not have fines begin for that item. I told him we were doing a lot of inspections currently, but that he should remind the scheduler this was a code enforcement issue to get priority scheduling.

January 12, 2021 – An electrical permit application was submitted for “General electrical repairs to make the building safe.” It was added to the incomplete building permit application because some of the electrical repairs will require building permit involvement.

A mechanical permit application was received to remove the units and cap off the connections.

January 13, 2021 – Steve saw someone on a ladder appearing to be caulking or painting the 2nd floor window surround.

I called Mr. Hayyat and told him what had been seen and the items we were still missing before we could even issue permits. He asked me to call the contractor to explain it. I told him I would tell the contractor again this one time, but my call was to make sure he, as property rep. knew. I called the contractor, left a message, then let Mr. Hayyat know I had not connected with anyone.

January 14, 2021 – Contractor Bill Bethune came in and asked why a plumbing permit had been required for this property. I showed him again the picture of the plumbing being run along the walls in multiple rooms. Bill and Steve discussed that it was unpermitted, uninsulated, and ran behind the grab rail in a bathroom, which is not allowed. Bill said a roofer had been out to evaluate and said the roof needed to be replaced. We reviewed the pics showing visible water damage. He planned to call another roofer to see if the repairs could be less than 25% of the roof area. If not, he understands a new roof is required by FL Building Code. Bill expressed concerns about the columns on the east side of the building – he felt they were not structurally sound. We asked if he knew the engineer who’d looked at them. Bill said he works with this engineer all the time. We suggested he call the engineer immediately to come back out and reassess the columns, proscribe a fix, and add shoring if necessary. We also discussed the NE window, which the engineer could proscribe a fix for.

January 19, 2021 – This was the date ordered for compliance by Special Magistrate deLaroche.

January 21, 2021 – I re-inspected the property and found that most of the violations had remained in violation. The exterior electrical socket had gained an in-use cover and the falling gutter piece had been re-tacked up. All other violations remained. I generated an *Affidavit of Compliance Partial b* and an *Affidavit of Non-Compliance*.

January 26, 2021 - The mechanical permit was obtained.

February 4, 2021 – Mr. Hayyat left me a phone message asking me to call. I called back the next day and left a message.

February 8, 2021 – Mr. Hayyat and I finally connected on February 8th. He had received the letter for the First Compliance Hearing. He told me that estimates were being sought to replace the roof. He asked about the orange papers he'd seen on the door and I told him it was the papers I'd mailed to him for the upcoming First Compliance Hearing – that I'd posted the property because the USPS delivery data had not been updated with a specific delivery date. We discussed the items I had listed as compliant and not. I told him I'd seen that the mechanical equipment had been removed and asked him to have the contractor call in for a final inspection on that permit. I updated him on the status of the two incomplete permit applications (building and electric) and what we were still waiting for.

February 17, 2021 – Property is brought before Special Magistrate deLaroche for a First Compliance Hearing. Property was found to have remained in violation and fines were imposed. The Order was reduced to writing in the form of an Order Imposing Fine/Lien. Additional administrative fees of \$92.43 were also imposed. Additionally, the special magistrate asked to be given an update by the property owner or representative at the next hearing.

March 11, 2021 – Contractor Bill Bethune came in to pick up his building permit. Permit Tech Cheryl told him we still needed the detailed job description and engineering before the permit could be reviewed. She called me out to talk with him more. He said we were holding up his permit over the columns, but the columns had already been replaced. I explained that's exactly the problem. He said the engineer is meeting him at the site later this day. I asked if he was going to look at items other than the columns. He said he didn't know, so I copied page 2 of the Affidavit of Non-Compliance and page 1 of the interior deficiencies letter and we went over the lists violation-by-violation again. I asked him if he would please consider taking notes but also gave him the pages we'd reviewed. As for the detailed job description, I explained we just needed him to list the violations he's going to fix and how he'll fix them. Ex: Will he repair what's there or replace the whole item - because it changes what we need submitted for the permit application. I knew he was headed to the site after our conversation. I felt like I might be of more service to meet him at the site. He told me he didn't need me to go because the engineer had left from the building earlier.

March 12, 2021 – Engineer Bill Cross called to say that he'd added more poles and supports to the columns – which we needed to see reflected in the plans.

March 15, 2021 – We learned that a car had rammed the front of this building, smashing some of the windows the night before. Steve visited the property, then called the engineer. They called each other back and forth without connecting until speaking the next day. Steve explained what he would need the plans to address for the fix: the type and thickness of the glass and the bolt type, size and placement, etc. The engineer said he'd make it out that afternoon or the next.

March 17, 2021 – Mr. Hayyat and General Contractor Bill Bethune provided an update to Special Magistrate deLaroche at the hearing on this day, as they'd been asked to do. The special magistrate wanted to know what they'd gotten done and they explained. When they said they'd submitted permit applications but did not have permits yet. I was given the opportunity to explain again that we had not received a job description and how the violations were being addressed and that we had not received engineering for the columns – just an inspection report stating they're there.

August 12, 2021 - Owner Charles Ghobeira was in town and stopped in to say that Raid Hayyat would no longer be representing the property. He'd brought a notarizable document he wanted to sign giving Sandy Bethune to act on his behalf regarding permitting. He said she was acting as his Realtor, also, so this step just made sense to him. He asked what was missing permit-wise so I went through it with him (which were the same things which had been missing for quite some time). He said he'd received my emailed updates but wanted me to go through it with him, so I did. He felt that some violations had been rectified, so I offered to re-inspect and give him a current account. We also discussed whether the Coral Springs address was good – it goes to his cousin who will email it to Charles.

August 16, 2021 – I inspected the property and found that violations a), d), e), and j) had been brought into compliance. I provided Mr. Ghobeira and Ms. Bethune with these results by email.

August 17, 2021 – Mr. Ghobeira called to list things he wanted to do and asked if they needed permits – removing the slot wall, pressure-washing and painting, and painting the inside white. No permits were needed.

August 24, 2021 – Mr. Ghobeira called to say he was meeting with two architects and painting outside. He asked if the painting needed a permit and I told him it did not. He wanted to board up the back door which led under the stairs or remove it entirely. Unfortunately, because the doorway led under stairs which were a means of egress, the area needed to remain protected and not just boarded.

September 3, 2021 – Engineer Cross submitted a drawing which, while signed and sealed, was insufficient because specific, required pieces of information were not provided. Plans Examiner Edmunds issued a response letter September 8, 2021.

September 26, 2021 – Mr. Ghobeira asked for an update. I sent an update the next day.

October 8, 2021 – Sandy Bethune called me. The window installer had told her they'd sent current window specs for Steve to review. She told me, "You're holding us up. Nobody knows what you want." Steve took me to the specs we'd most recently received and they clearly stated they were from 2015. He needed specs that met the current building code. Steve called her back and told her clearly and exactly what he needed to be able to issue the permit. He even explained how the specs could be looked up and directed her to a website so she could see for herself.

October 14, 2021 – I sent Mr. Ghobeira an email that we had not received the permit requirements to issue the permit to rectify the storefront. He thanked me.

November 30, 2021 - A new permit application was submitted for storefront glass replacement under a new contractor.

December 1, 2021 – The new glass replacement permit application and submissions were reviewed and approved. The permit was ready to be issued.

December 3, 2021 – After the final submissions were made to accompany the building permit application so it could be fully reviewed, it was reviewed, and the permit was readied for issuance.

December 7, 2021 – The main building permit was obtained.

December 8, 2021 – The building permit for storefront glass replacement was issued.

January 26, 2022 – Mr. Ghobeira asked for a permitting update. I provided a detailed update, including the need for a Notice of Commencement. He thanked me.

January 26, 2022 – When Permit Tech Cheryl called the contractor to say we had not received the Notice of Commencement yet, Sandy Bethune told her that Mr. Bethune had fallen and broken eight ribs and had a concussion.

January 30, 2022 – Bert Uyttewaal stopped into the office to say he'd gotten all violations fixed which did not require permits. I agreed to meet him the next day to inspect the violations. While he had cleaned out the interior storage, there were no violations I could deem compliant on the exterior of the building.

February 3, 2022 – Bert called to say he'd cleaned up the debris outside the building. I shared the items I'd seen which constituted debris including empty water bottles and dead, detached plant material.

March 9, 2022 – Sandy Bethune called and asked where the violations stood. I told her I could go out to re-inspect if she felt violations had been rectified within the last month. She said they hadn't, so I told her what I'd seen on January 30th. She told me about her husband's accident. He'd been in the hospital 30 days and then was supposed to need an additional 100 days to recover.

March 28, 2022 – I emailed Sandy Bethune and Mr. Ghobeira an update after re-inspecting March 25th. Items 1. and 3. of the deficiencies list had been corrected. Mr. Ghobeira thanked me.

May 12, 2022 – Sandy Bethune called and asked how to add the exterior door under the west stairs which had been vandalized to the existing building permit. I explained how to do it (permit-licenseholder letter or email) and door specs. She told me she was heading to the hospital the following week for a long stay after an intense procedure. I told her I would assist her getting things done in whatever way I could.

May 12, 2022 – We received an email from the licenseholder adding the west, under-the-stairs door to his building permit.

May 13, 2022 - Bert Uyttewaal came into the office with door specs. He said he thought everything else was done. I went through the March list with him and asked if him about certain issues. He agreed they were not done and would go look at the site. He called me later this day and said he'd ripped the conduit off the exterior wall, but without an electrical permit. Bert said the conduit and wires weren't connected to anything. Steve said he would look while at the scheduled building permit inspection the following Monday.

May 25, 2022 – I was asked to inspect again and, based on Steve's assessment about the conduit, I was able to sign off on the conduit having been removed and that there was no debris accumulated on the grounds.

June 2, 2022 – After conversations about where the exterior of the building was discolored, I sent pics to Rick Black. He thanked me.

June 6, 2022 – Rick Black, Bill's son, called. He said he was almost done, but the broken light wasn't done yet. We agreed I would re-inspect on the 10th. He said he was painting over the rust spots and had finished the other needed touch-up painting.

June 10, 2022 – I was able to sign off on violation c) regarding the building no longer being discolored.

June 13, 2022 – Rick Black asked for another Vacant Building Registration Form. I emailed him one.

June 30, 2022 – The electrical application to remove the broken light was submitted. It was readied for issuance the next day and was obtained on July 6th.

July 7, 2022 – The electrical final-inspection was successfully passed rectifying violations i) and k) and bringing the property into full compliance.

July 25, 2022 – Rick Black called to make sure the property was compliant. I told him it was and when it had become so. He asked what happens next with the fines and I explained the Second Compliance Hearing process to him.

July 26, 2022 – Mr. Ghobeira emailed me to ask what the next steps were. I explained and, because he lives in France, I offered the August, September, October, or December meeting dates for his Second Compliance hearing. He responded on July 30th that he would make a choice soon.

August 18, 2022 – I received an email from local Attorney Jessica Gow. She said she would be representing Mr. Ghobeira at his Second Compliance Hearing she could attend the September 15th or October 20th meetings.

August 19, 2022 – I responded to Attorney Gow that we hoped to be able to provide an informational document to assist Respondents and their counsel to prepare for Second Compliance Hearings. To benefit from that document, I suggested the October meeting.

The September, October, and joined November/December meetings were cancelled due to the required responses to Hurricanes Ian and Nicole.

November 2022 – Before cancelling the November/December meeting, I called Attorney Gow. I had hoped to cancel it, but wanted to make sure it would not place an undue burden on the Ghobeiras (for example if they were working with a potential buyer). Attorney Gow checked with Mr. Ghobeira and confirmed that the January 19th hearing date was acceptable.

January 13, 2023 – Attorney Gow came into the building division to review the permits for this property.

January 19, 2023 – This property is brought before Special Magistrate deLaroche for a Second Compliance Hearing to consider accrued fines of \$133,250.00 for 533 days of non-compliance, with \$92.43 in unpaid administrative fees and new administrative fees of \$141.83 requested for this hearing. Accrued fines were reduced to \$110,000.00 if paid within six months - by July 19, 2023. Additional administrative fees of \$141.83 were approved for total administrative fees due of \$243.26 due within 30 days.

By: Gwyn Herstein, Code Enforcement Officer

Please note: The 97 days which Special Magistrate deLaroche stated at the January 19, 2024, Second Compliance Hearing for this case should "be excused" from being fined should have reduced the total fine to \$109,000.00 plus administrative fees, rather than the stated \$110,000.00 plus fees.

Volusia County Tax Parcel Identification Number:
5316-21-00-0060

11/2/2020 9:33:14 AM
Instrument# 2020211205 6 pages
Books 7935 Page: 4023
Electronically Recorded By
Volusia County Clerk of the Court

Page 4.B.-16

ORDER OF THE CITY OF DAYTONA BEACH SHORES
SPECIAL MAGISTRATE

Case Number: CDEF2020-03

CITY OF DAYTONA BEACH SHORES,

Petitioner,

vs.

CHARLES GHOBIRA & PAUL GHOBIRA,

Respondents,

I, GWYN HERSTEIN, SUPERVISOR OF CODE
ENFORCEMENT FOR THE CITY OF DAYTONA BEACH
SHORES, FLORIDA, DO HEREBY CERTIFY THAT THE
ABOVE AND FOREGOING IS A TRUE AND CORRECT
COPY OF THE ORIGINAL THEREOF ON FILE IN MY
OFFICE.
WITNESS MY HAND THIS
26th DAY OF
October, A.D. 2020
Gwyn Herstein
SUPERVISOR OF CODE ENFORCEMENT, CITY OF
DAYTONA BEACH SHORES, FLORIDA

FINDINGS OF FACT,
CONCLUSIONS OF LAW, AND ORDER

The Daytona Beach Shores Code Enforcement Special Magistrate, after due notice to the property owner, has heard testimony under oath and considered other evidence admitted at a hearing held on the above styled case on the 21st day of October, 2020, and based on the evidence received, the Code Enforcement Special Magistrate hereupon issues Findings of Fact, Conclusions of Law, and Order in this Order of Violation and Non-Compliance as follows:

FINDINGS OF FACT

Charles Ghobeira and Paul Ghobeira are the owners of the property located at 2008 S. Atlantic Avenue in Daytona Beach Shores, Volusia County, Florida, which property is assigned Volusia County Property Appraiser Tax Parcel Identification Number 5316-21-00-0060 (hereinafter "the subject property").

The subject property is in violation of the provisions of the *Code of Ordinances of the City of Daytona Beach Shores*, Appendix "G" – *Land Development Code*, Chapter 14, Section 14-52.9.(B)(16) & (17) and (D)(1), (2), (3), (6), & (9) along with City of Daytona Beach Shores Ordinances 2019-09 & 2019-14, Part III, Section 14-61.1.(b). in the following manner: a) Window trim wood is deteriorated in places and not preventing water

Code Enforcement Findings of Fact, Conclusions of Law and Order; Case CDEF2020-03; Page 1 of 6

Intrusion; b) Piece of gutter and vegetative debris visible west of building; c) Building does not "present a neat and fresh appearance" in that paint is discolored by mildew or dirt, north building face; d) Window trim wood is deteriorated in places; e) In-use cover is missing from exterior electrical socket, west building face; f) Air conditioning condensers are not functional and are in disrepair; g) Conduit is not secured, north building face; h) Gutters are in disrepair, west building face; i) Light fixture at northeast corner of building has visibly exposed wires; j) Wall sign face on east building elevation is in disrepair; k) Building remains vacant longer than 60 days without obtaining a Certificate of Habitability (Certificate of Compliance Vacant Property).

CONCLUSIONS OF LAW

Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" - Land Development Code, Chapter 14, Section 14-52.9.(B)(16).

Exterior walls: Every exterior wall shall be free of holes, breaks, loose or rotting boards, or timbers and any other condition which might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All siding material and other exterior surfaces of walls shall be kept in good repair. The term "good repair" shall include the requirement that the surface be kept reasonably clean and free from a substantial amount of mildew or other substances which would alter its intended appearance. All exterior surfaces, except brick, stone, or other materials not requiring application of a weatherproofing coating, shall be kept painted, with a good quality final coat of exterior paint (or equivalent substance) and any primer coating must be overlaid with a final coat of regular paint or equivalent. The final coat of paint or equivalent subject to the elements shall be maintained in such condition that its appearance does not show excessive fading, streaking, peeling, blistering, discoloring, cracking, or similar imperfections.

Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" - Land Development Code, Chapter 14, Section 14-52.9.(B)(17).

Care of premises: It shall be unlawful for the owner or occupant of a building, structure or property, to utilize the premises for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building materials, building rubbish or similar items, as specified in section 13-6 of the Municipal Code of Ordinances of the City of Daytona Beach Shores, except as allowed by the zoning regulations. It shall be the duty and responsibility of every such owner or occupant to keep the premises of the property clean and to remove from same all such abandoned items as listed above, including, but not limited to, weeds, dead trees, trash, garbage, etc.,

GUY W. MENSTEIN, SUPERVISOR OF CODE ENFORCEMENT FOR THE CITY OF DAYTONA BEACH SHORES, FLORIDA, DO HEREBY CERTIFY THAT THE COPY OF THE ORIGINAL THEREOF ON FILE IN MY OFFICE. WITNESS MY HAND THIS 24th DAY OF October, A.D. 2020. Guy W. Menstein, Supervisor of Code Enforcement, City of Daytona Beach Shores, Florida

upon notice from the code enforcement officer. Premises shall be kept free from health hazards, including debris accumulation and breeding conditions for mosquitoes.

Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" - Land Development Code, Chapter 14, Section 14-52.9.(D)(1).

All buildings shall present a neat and fresh appearance and be free of all peeling paint, rust, graffiti, and deteriorated or mismatched roofing material.

Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" - Land Development Code, Chapter 14, Section 14-52.9.(D)(2).

All parts of any building and/or structure shall be structurally sound. Rotten or weakened sections shall be repaired, replaced, or removed.

Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" - Land Development Code, Chapter 14, Section 14-52.9.(D)(3).

Nonfunctional elements on any building, structure, or premises, such as unused sign poles, brackets, empty electrical conduit, etc., shall be removed and the remaining surface shall, if damaged, be repaired or rebuilt to match adjacent surfaces and the original condition. All loose wires and/or conduits shall be secured.

Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" - Land Development Code, Chapter 14, Section 14-52.9.(D)(6).

All roofs, gutters, and downspouts shall be maintained to prevent damage to the structure and adjoining properties.

Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" - Land Development Code, Chapter 14, Section 14-52.9.(D)(9).

Lighting devices and supports, outdoor service and seating areas, signs, and their supporting elements shall be structurally sound, free of graffiti, overgrowth and debris, and maintained in a painted, rust-free, cared-for appearance.

City of Daytona Beach Shores Ordinances Numbered 2019-09 & 2019-14, Part III, Section 14-61-1.(b).

SHORES, FLORIDA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL THEREOF ON FILE IN MY OFFICE.
WITNESS MY HAND THIS 20 DAY OF October, A.D. 2020
Gwyn Herstein
SUPERVISOR OF CODE ENFORCEMENT, CITY OF DAYTONA BEACH SHORES, FLORIDA

ENFORCEMENT FOR THE CITY OF DAYTONA BEACH
SHORES, FLORIDA. DO HEREBY CERTIFY THAT THE
ABOVE AND FOREGOING IS A TRUE AND CORRECT
COPY OF THE ORIGINAL THEREOF ON FILE IN MY
OFFICE.

WITNESS MY HAND THIS
26th DAY OF October A.D. 2020

Gwyn Heston
SUPERVISOR OF CODE ENFORCEMENT, CITY OF
DAYTONA BEACH SHORES, FLORIDA

An application for a certificate of compliance shall be submitted to the City Building Official for all vacant or abandoned commercial properties to include, but not be limited to, all retail, sales, services and other non-residential uses regardless of the zoning district assigned to the property, upon a building or structure located on such property being vacant for a period exceeding sixty (60) calendar days. It is prohibited and unlawful for the owner of a building to allow said building or structure to remain vacant without applying for a certificate of compliance for vacant property from the City's Building Official. The application shall be accompanied with a plan of maintenance while the building or structure is vacant to ensure that the building or structure meets all applicable health, safety, and welfare requirements of the City Code. A certificate of compliance shall be applied for every twelve (12) months after the initial certificate of compliance is issued and it is prohibited and unlawful to allow a building or structure to remain vacant without obtaining a timely certificate of compliance and appropriately displaying the certificate of compliance on the vacant building or structure. A certificate of compliance is required for each vacant building or structure located on a parcel of property.

The subject property, in summary, is in violation of the provisions of the *Code of Ordinances of the City of Daytona Beach Shores*, Appendix "G" – *Land Development Code*, Chapter 14, Section 14-52.9.(B)(16) & (17) and (D)(1), (2), (3), (6), & (9) along with City of Daytona Beach Shores Ordinances 2019-09 & 2019-14, Part III, Section 14-61.1.(b). in the following manner: a) Window trim wood is deteriorated in places and not preventing water intrusion; b) Piece of gutter and vegetative debris visible west of building; c) Building does not "present a neat and fresh appearance" in that paint is discolored by mildew or dirt, north building face; d) Window trim wood is deteriorated in places; e) In-use cover is missing from exterior electrical socket, west building face; f) Air conditioning condensers are not functional and are in disrepair; g) Conduit is not secured, north building face; h) Gutters are in disrepair, west building face; i) Light fixture at northeast corner of building has visibly exposed wires; j) Wall sign face on east building elevation is in disrepair; k) Building remains vacant longer than 60 days without obtaining a Certificate of Habitability (Certificate of Compliance Vacant Property).

The description/address of the subject property and the Tax Parcel Identification Number of the subject property are stated above.

ORDER

The provisions of Chapter 162, *Florida Statutes*, relating to the enforcement of local government codes by means of code enforcement special magistrates, control the subject proceedings.

Code Enforcement Findings of Fact, Conclusions of Law and Order; Case CDEF2020-03; Page 4 of 7

Gwyn

Based on the foregoing Findings of Fact and Conclusion of Law, and the authority of Chapter 162, *Florida Statutes*, and other controlling law, it is duly **ORDERED** by the undersigned that the Respondents shall provide a certification, signed and sealed by a Florida-licensed structural engineer, stating either that the deteriorated, east-side, structural columns have been successfully shored or that no shoring is required for a period of at least three months by December 7, 2020. Further, the Respondents shall correct the above-stated code violations on the subject property no later than January 19, 2021, having obtained all required permits and approvals including approved final inspections on all permits.

The Respondents are further **ORDERED** to pay minimum administrative fees in the amount of one hundred sixty-one dollars and fifty-nine cents (\$161.59) to the City of Daytona Beach Shores on or before November 20, 2020.

Upon achieving compliance, the Respondents shall notify Ms. Gwyn Herstein, Code Enforcement Coordinator for the City of Daytona Beach Shores, 2990 S. Atlantic Avenue, Daytona Beach Shores, Florida, 32118, Phone 386-763-5330, gherstein@cityofdbshs.org, who shall cause a code enforcement officer to perform an inspection and, based on the result of that inspection, generate an Affidavit of Compliance or Non-Compliance as the case may be.

In the event the Respondents do not comply with this Order, a fine in the amount of two-hundred fifty dollars (\$250.00) per day for each and every day the violation or violations continue or occur past the aforesaid date ordered for compliance by the undersigned and additional administrative fees may be imposed at subsequent hearings. An Affidavit of Non-Compliance shall be generated in such circumstance.

Should the Respondents fail to comply with this Order within the specified timeframe, a second hearing, called a First Compliance Hearing, shall be scheduled by the Code Enforcement Officer. Said First Compliance Hearing will only address compliance and/or non-compliance with this Order.

This Order may be recorded in the Public Records of Volusia County and shall constitute notice to any subsequent purchasers, successors in interest or assigns, as the violations concern real property, and the findings herein shall be binding upon the property owner and any subsequent purchasers, successors in interest or assigns.

This Order may be appealed to the Circuit Court within thirty (30) days of its

I, GWYN HERSTEIN, SUPERVISOR OF CODE ENFORCEMENT FOR THE CITY OF DAYTONA BEACH SHORES, FLORIDA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING RESPONDENTS, INCLUDING NEW COMPLIANCE OF INDIVIDUAL VIOLATIONS, THAT OCCURS COPY OF THE ORIGINAL THEREOF ARE FILED IN MY OFFICE. WITNESS MY HAND AND SEAL OF OFFICE OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA, THIS 17th DAY OF OCTOBER, 2020.

DAYTONA BEACH SHORES, FLORIDA

Code Enforcement, City of Daytona Beach Shores, Florida

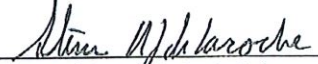
Findings of Fact, Conclusions of Law and Order; Case CDEF2020-03; Page 5 of 76

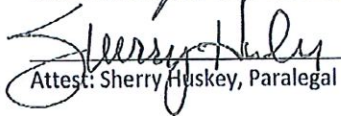
past the date of required compliance. When all violations have been rectified, an Affidavit of Compliance shall be generated.

Any future reoccurrence of these violations by the property owner within the next five (5) years may be treated as a repeat violation for which a fine of up to \$500.00 per day may be imposed.

DONE AND ORDERED this 23rd day of October, 2020, *nunc pro tunc* to October 21, 2020, in Daytona Beach Shores, Volusia County, Florida.

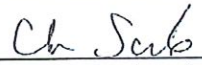
CITY OF DAYTONA BEACH SHORES, FLORIDA

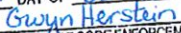

Steven deLarocque, Code Enforcement Special Magistrate


Attest: Sherry Huskey, Paralegal

Certificate of Service

I HEREBY CERTIFY that a true and accurate copy of the foregoing has been sent to Charles Ghobeira, 1237 Sunningdale Lane, Ormond Beach, FL, 32174; to Paul Ghobeira, 1237 Sunningdale Lane, Ormond Beach, FL, 32174; and to Raid Hayyat, 1026 Main Street, Daytona Beach, FL, 32118, by First Class Mail delivery this 23 day of October, 2020.


Cheri Schwab, Code Enforcement Clerk

I, GWYN HERSTEIN, SUPERVISOR OF CODE ENFORCEMENT FOR THE CITY OF DAYTONA BEACH SHORES, FLORIDA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL THEREOF ON FILE IN MY OFFICE.
WITNESS MY HAND THIS 24th DAY OF October A.D. 2020

Gwyn Herstein
SUPERVISOR OF CODE ENFORCEMENT, CITY OF DAYTONA BEACH SHORES, FLORIDA



CITY OF DAYTONA BEACH SHORES
COMMUNITY SERVICES DEPARTMENT
Building and Codes Division
2990 South Atlantic Avenue
Daytona Beach Shores, Florida 32118
Office 386-763-5330 Fax 386-763-5370

January 24, 2020

Charles and Paul Ghobeira
1237 Sunningdale Lane
Ormond Beach, FL 32118

Raid Hayyat
1026 Main Street
Daytona Beach, FL 32118

Re: Certificate of Habitability (Certificate of Compliance – Vacant Property) for 2008 S.
Atlantic Avenue in Daytona Beach Shores, Parcel ID: 5316-21-00-0060

To Whom It May Concern:

Thank you for facilitating our Certificate of Habitability (Certificate of Compliance - Vacant Property) inspection on January 21, 2020. While there, we compared the state of your building's interior and exterior to our ordinance requirements. The violations noted in the enclosed code enforcement Notice of Violation, along with the deficiencies stated below, currently prevent us from being able to issue you a Certificate of Habitability (Certificate of Compliance – Vacant Property).

The building's Certificate of Compliance – Vacant Property deficiencies are as follows:

1. Three electrical panels in the building are unrepairable, uninsurable, and obsolete (*removal or replacement requires a permit*)
2. Concrete bases of steel support columns are spalling and cracked, east inside of building (*repair requires signed & sealed plans and a permit*)
3. Copper plumbing line added to restroom sink and run across adjoining walls without a permit (*rectification requires a plumbing permit*)
4. Water intrusion is significant in multiple areas from roof issues and window-surround issues, evidenced by damaged ceilings, wall treatments, and interior light fixtures (*repair requires a roof permit and a building permit*)
5. Storage of any kind is not allowed – this includes boxes, furniture, etc. (*building has no approved primary or accessory use for storage*)
6. Exterior violations exist as identified in the Notice of Violation CDEF2020-03.

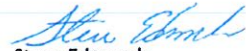
Deficiencies List
Sent by Certified
Mail with
Notice of Violation

Page 1 of 2

These issues need to be rectified, and a re-inspection needs to be scheduled, within thirty (30) days of receipt of the accompanying Notice of Violation, so we may verify compliance and issue a Certificate of Habitability (Certificate of Compliance - Vacant Property). If we are not able to verify compliance with these violations within thirty (30) days of receipt of the Notice of Violation, we will proceed to the Code Enforcement Special Magistrate for an Initial Hearing. Thank you for your prompt attention to these matters. Please call me with any questions you have.

Please note that obtaining a Certificate of Habitability (Certificate of Compliance - Vacant Property) represents achieving only a basic level of visual compliance. In no way does this certificate mean that the building is ready for occupancy of any kind or signify that remaining elements are fully code compliant or safe. Before occupying this building, at a minimum, the following steps will need to be taken: a Florida-licensed architect will need to prepare plans drawn for a specific use; building permits will need to be obtained by Florida-licensed contractors to lawfully make all of the planned improvements; all required permit inspections will need to be passed; and a Certificate of Use, and possibly a Conditional Use Permit, will need to be obtained. Please let us know if you have any questions about these requirements or to inquire about any other approvals which may be needed for your specific objectives.

Sincerely,



Steve Edmunds,
Building Inspector/Plans Examiner

Deficiencies List
Sent by Certified
Mail with
Notice of Violation

Page 2 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE
CITY OF DAYTONA BEACH SHORES, FLORIDA

COMPLAINT NO. CDEF2020-03

CITY OF DAYTONA BEACH SHORES,

Petitioner,

vs.

CHARLES GHOBEIRA & PAUL GHOBEIRA,

Respondents,

SUBJECT PROPERTY: 2008 S. Atlantic Avenue
Daytona Beach Shores, FL

PARCEL NUMBER: 5316-21-00-0060

AFFIDAVIT OF COMPLIANCE, PARTIAL

STATE OF FLORIDA)
COUNTY OF VOLUSIA)

BEFORE ME, the undersigned authority, personally appeared Gwyn Herstein,
Code Enforcement Officer for the City of Daytona Beach Shores, who after being duly
sworn, deposes and says:

1. That on October 21, 2020, the Daytona Beach Shores Code Enforcement Special
Magistrate ("Special Magistrate") held a public hearing and issued its Order in the above
styled matter.

Code Enforcement Affidavit of Compliance, Partial, CDEF2020-03, Page 1 of 2

2. That, pursuant to said Order, Respondent was to have taken certain corrective action on or before December 7, 2020.

3. That re-evaluations were performed on December 8 and 11, 2020.

4. The re-evaluations revealed that the first corrective action ordered by the Special Magistrate had been taken in the following manner: "Respondents shall provide a certification, signed and sealed by a Florida-licensed structural engineer, stating either that the deteriorated, east-side, structural columns have been successfully shored or that no shoring is required for a period of at least three months".

5. That the December 8, 2020, review revealed that these corrective actions ordered by the Special Magistrate had been taken, with some clarification needed.

6. That the December 11, 2020, review revealed that these corrective actions ordered by the Special Magistrate had been taken, with clarification provided.

I DO HEREBY SWEAR that the above facts are true.

DATED this 11th day of December, 2020.

Gwyn Herstein
Gwyn Herstein, Code Enforcement Officer

SWORN TO AND SUBSCRIBED before me this 11th day of December, 2020, by Gwyn Herstein, who is personally known to me.

Cheryl Lee Thibault
Notary Public
State of Florida, County of Volusia



CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE
CITY OF DAYTONA BEACH SHORES, FLORIDA

COMPLAINT NO. CDEF2020-03

CITY OF DAYTONA BEACH SHORES,
Petitioner,

vs.

CHARLES GHOBEIRA & PAUL GHOBEIRA,
Respondents,

SUBJECT PROPERTY: 2008 S. Atlantic Avenue
Daytona Beach Shores, FL

PARCEL NUMBER: 5316-21-00-0060

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)
COUNTY OF VOLUSIA)

BEFORE ME, the undersigned authority, personally appeared Gwyn Herstein,
Code Enforcement Officer for the City of Daytona Beach Shores, who, after being duly
sworn, deposes and says:

1. That on October 21, 2020, the Daytona Beach Shores Code Enforcement Special
Magistrate ("Special Magistrate") held a public hearing and issued its Order, in the
above styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action
on or before January 21, 2021.

3. That a re-inspection was performed on January 19, 2021.

4. That the re-inspection revealed that some of the corrective actions ordered by the Special Magistrate had not been taken and that the property is still in violation in the following manner:

Violation a) Window trim wood is deteriorated in places and not preventing water intrusion

Violation b) Piece of gutter and vegetative debris visible west of building (*gutter piece was removed, vegetative and other debris is present*)

Violation c) Building does not "present a neat and fresh appearance" in that paint is discolored by mildew or dirt, north building face

Violation d) Window trim wood is deteriorated in places

Violation f) Air conditioning condensers are not functional and are in disrepair

Violation g) Conduit is not secured, north building face

Violation i) Light fixture at northeast corner of the building has visibly exposed wires

Violation j) Wall sign face on east building elevation is in disrepair

Violation k) Building remains vacant longer than 60 days without obtaining a Certificate of Habitability (Certificate of Compliance – Vacant Property)

5. That a fine in the amount of two hundred fifty dollars (\$250.00) per day begins for each and every day of non-compliance beginning January 20, 2021, and continuing until compliance with said Order is achieved.

I DO HEREBY SWEAR that the above facts are true.

DATED this 21st day of January, 2021.

Gwyn Herstein
Gwyn Herstein, Code Enforcement Officer

SWORN TO AND SUBSCRIBED before me this 21st day of January, 2021, by
Gwyn Herstein, who is personally known to me.

Cheryl Lee Theault
Notary Public
State of Florida, County of Volusia



CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE
CITY OF DAYTONA BEACH SHORES, FLORIDA

COMPLAINT NO. CDEF2020-03

CITY OF DAYTONA BEACH SHORES,

Petitioner,

vs.

CHARLES GHOBEIRA & PAUL GHOBEIRA,

Respondents,

SUBJECT PROPERTY: 2008 S. Atlantic Avenue
Daytona Beach Shores, FL

PARCEL NUMBER: 5316-21-00-0060

AFFIDAVIT OF COMPLIANCE, PARTIAL b

STATE OF FLORIDA .)
COUNTY OF VOLUSIA)

BEFORE ME, the undersigned authority, personally appeared Gwyn Herstein,
Code Enforcement Officer for the City of Daytona Beach Shores, who after being duly
sworn, deposes and says:

1. That on October 21, 2020, the Daytona Beach Shores Code Enforcement Special
Magistrate ("Special Magistrate") held a public hearing and issued its Order in the above
styled matter.

Code Enforcement Affidavit of Compliance, Partial b, CDEF2020-03, Page 1 of 2

2. That, pursuant to said Order, Respondent was to have taken certain corrective action on or before January 19, 2021.

3. That a re-inspection was performed on January 21, 2021.

4. The re-inspection revealed that the some of the corrective actions ordered by the Special Magistrate had been taken by rectifying the following violations:

Violation e) In-use cover is missing from exterior electrical socket, west building face

Violation h) Gutters are in disrepair, west building face

5. That the inspection revealed that these corrective actions ordered by the Special Magistrate had been taken on or before January 19, 2021.

I DO HEREBY SWEAR that the above facts are true.

DATED this 21st day of January, 2021.

Gwyn Herstein

Gwyn Herstein, Code Enforcement Officer

SWORN TO AND SUBSCRIBED before me this 21st day of January, 2021, by Gwyn Herstein, who is personally known to me.

Cheryl Lee Thibault

Notary Public

State of Florida, County of Volusia



Volusia County Tax Parcel Identification Number:
5316-21-00-0060

ORDER OF THE CITY OF DAYTONA BEACH SHORES
SPECIAL MAGISTRATE

Case number: CDEF2020-03

CITY OF DAYTONA BEACH SHORES,
Petitioner,

vs.

CHARLES GHOBEIRA & PAUL GHOBEIRA,
Respondents,

I, GWYN HERSTEIN, SUPERVISOR OF CODE
ENFORCEMENT FOR THE CITY OF DAYTONA BEACH
SHORES, FLORIDA, DO HEREBY CERTIFY THAT THE
ABOVE AND FOREGOING IS A TRUE AND CORRECT
COPY OF THE ORIGINAL THEREOF ON FILE IN MY
OFFICE.
WITNESS MY HAND THIS
23rd DAY OF February A.D. 2021
Gwyn Herstein
SUPERVISOR OF CODE ENFORCEMENT, CITY OF
DAYTONA BEACH SHORES, FLORIDA

ORDER IMPOSING FINE/LIEN

The Daytona Beach Shores Code Enforcement Special Magistrate, after due notice to the property owners, has heard testimony under oath and considered evidence admitted at a hearing held on the above styled case on February 18, 2021, and is hereby acting in accordance with the prior Order entered on October 21, 2020, which Order was previously furnished to the property owners. Said Order required the Respondents to bring the subject property into specific, partial Code compliance by December 7, 2020, and into full Code compliance by January 19, 2021. An *Affidavit of Compliance, Partial* was generated on December 11, 2020, for specific, partial compliance. An *Affidavit of Compliance, Partial b* was generated on January 21, 2021, for compliance with violations labeled e) and h). An *Affidavit of Non-Compliance* was generated on January 21, 2021, for violations labeled a) through d), f), g), and i) through k) on said Order not rectified by the Ordered compliance date. Based on the testimony and evidence presented, the Code Enforcement Special Magistrate finds that nine violations, labeled a) through d), f), g), and i) through k), on the subject property were not brought into compliance as Ordered.

Accordingly, a fine and lien in the amount of two hundred fifty dollars (\$250.00) per day is hereby imposed for each day any of the aforementioned Code violations remains in non-compliance after January 19, 2021.

Code Enforcement Order Imposing Fine/Lien; Case CDEF2020-03; Page 1 of 2

Order Imposing
Fine/Lien

An additional administrative fee of ninety-two dollars and forty-three cents (\$92.43) is also hereby imposed and Ordered to be paid on or before March 19, 2021, with previously imposed administrative fees having already been paid.

This Order may be recorded in the Public Records of Volusia County and shall constitute notice to any subsequent purchasers, successors in interest, or assigns, as the violations concern real property, and the findings herein shall be binding upon the property owner and any subsequent purchasers, successors in interest, or assigns and shall constitute a lien against the above-described property and upon any other real or personal property owned by Respondents pursuant to Section 162.08 and 162.09, *Florida Statutes*.

This Order may be appealed to the Circuit Court within thirty (30) days of its rendering.

DONE AND ORDERED this 19th day of February, 2021, *nunc pro tunc* to February 17, 2021, in Daytona Beach Shores, Volusia County, Florida.

CITY OF DAYTONA BEACH SHORES, FLORIDA

Steven M. deLaroche
Steven deLaroche, Code Enforcement Special Magistrate
Sherry L. Huskey
Attest: Sherry Huskey, Paralegal

I, GWYN HERSTEIN, SUPERVISOR OF CODE ENFORCEMENT FOR THE CITY OF DAYTONA BEACH SHORES, FLORIDA DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL THEREOF ON FILE IN MY OFFICE.
GIVEN MY HAND AND THE SEAL OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA
2-23-21 DAY OF FEBRUARY A.D. 2021
GWYN HERSTEIN
SUPERVISOR OF CODE ENFORCEMENT, CITY OF DAYTONA BEACH SHORES, FLORIDA

Certificate of Service

I HEREBY CERTIFY that a true and accurate copy of the foregoing has been furnished to Charles Ghobeira, 1237 Sunningdale Lane, Ormond Beach, FL, 32174; to Paul Ghobeira, 1237 Sunningdale Lane, Ormond Beach, FL, 32174; and to Raid Hayyat, 1026 Main Street, Daytona Beach, FL, 32118, by First Class Mail delivery this 23 day of Feb, 2021.

Cheri Schwab
Cheri Schwab, Code Enforcement Clerk

Order Imposing
Fine/Lien

e.mailed 7.20-21



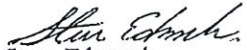
City of Daytona Beach Shores
2990 S. Atlantic Avenue
Daytona Beach Shores, FL 32118
Telephone (386) 763-5377
Fax (386) 763-5370

Ghobeira
2008 S. Atlantic
7/20/21

A review of your permit application has been done and the following will need to be submitted before a permit can be issued. Once detailed plans are submitted further comments may need to be addressed.

1. Engineering will need to be submitted for the steel columns. The engineering should incorporate the current work that was done last week without a permit.
2. The product approval that was submitted was only for the doors and not the storefront. Need to submit storefront product approval.

Sincerely,


Steve Edmunds
Plans Examiner/ Building Inspector

First Response Letter for
Building Permit
Application
20202149

emailed 8-3-21



City of Daytona Beach Shores
2990 S. Atlantic Avenue
Daytona Beach Shores, FL 32118
Telephone (386) 763-5377
Fax (386) 763-5370

Ghobeira
2008 S. Atlantic
7/20/21
8/3/21

A review of your permit application has been done and the following will need to be submitted before a permit can be issued. Once detailed plans are submitted further comments may need to be addressed.

1. Engineering submitted will need to include designed for 140 mph wind loads exposure D. A drawing of the column that was done without a permit needs to be submitted with the size of post, attachments, and all the existing welded on brackets and attachments need to be shown. The drawing needs to show not just support for the beam above but for connection of the new windows to each side of the added framework.

Sincerely,

Steve Edmunds
Plans Examiner/ Building Inspector

Page 4.B.-35

First Response Letter for
Building Permit
Application
20202149

Forwarded Again Upon
Request

emailed 9-8-21



City of Daytona Beach Shores
2990 S. Atlantic Avenue
Daytona Beach Shores, FL 32118
Telephone (386) 763-5377
Fax (386) 763-5370

Ghobeira
2008 S. Atlantic
9/8/21

A review of your recent engineering submittal has been done and the following will need to be submitted before a permit can be issued.

1. The engineering drawing should have the correct address and city of Daytona beach shores. Engineering will need to state the code that it is designed to and that it meets 140 mph exposure D. Your current letter makes a reference to the additional third member not negating the need for shoring and should have a detail showing that the 11" column is going to be used for window attachment of the new storefront. Plans should show detail of weld size and metal size and thickness.

Sincerely,

Steve Edmunds
Plans Examiner/ Building Inspector

Second Response Letter
for Building Permit
Application
20202149

emailed 9-29-21



City of Daytona Beach Shores
2990 S. Atlantic Avenue
Daytona Beach Shores, FL 32118
Telephone (386) 763-5377
Fax (386) 763-5370

Ghobeira
2008 S Atlantic
9/29/21

A review of your permit resubmittal has been done and the following will need to be submitted before a permit can be issued.

1. Plans should indicate the pressures for components and cladding for the building opening. This can be submitted on separate 8-1/2"x 11" page.
2. Florida product approvals that were submitted for code reference are outdated and from 2015, please submit a current product approval for YKK and highlight the products that you will be using or the pressures of the windows and doors that you intend to order that meet or exceed the engineers design.

Sincerely,

Steve Edmunds
Plans Examiner/ Building Inspector

Third Response Letter
for Building Permit
Application
20202149



City of Daytona Beach Shores
BUILDING DEPARTMENT
2990 S. Atlantic Avenue
Daytona Beach Shores, FL 32118
Phone (386) 763-5377 Fax (386) 763-5370
permits@cityofdbss.org

040393

RECEIVED

DEC 29 2020

BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

BUILDING PERMIT APPLICATION

DATE: 12/28/20

PROPERTY IDENTIFICATION

BUSINESS NAME OR PROPERTY OWNER'S LAST NAME: GHOBEIRA

CONSTRUCTION ADDRESS: 2008 S. ATLANTIC PARCEL #: 591621000060

PROPERTY OWNER INFORMATION

NAME: CHARLES GHOBEIRA / PAUL GHOBEIRA

ADDRESS: 1237 SUNNINGDALE LN PHONE #: 386-262-0914-RAID HAYAT

CITY, STATE, ZIP: ORLANDO BEACH, FL 32174 E-MAIL (Req): charlesparis02@yahoo.com

CONTRACTOR INFORMATION

BUSINESS NAME: EXECUTIVE HOMES BY JDB CONSTRUCTION PHONE #: 386-290-2137

CONTACT NAME: WILLIAM BETHUNE CELL #: 386-290-2137

ADDRESS: 1983 CRAIG FARAS RD FAX #: 866-860-9326

CITY, STATE, ZIP: PORT ORANGE, FL 32128 E-MAIL: executivhomes@aol.com

LICENSE HOLDER'S NAME: WILLIAM BETHUNE FL LICENSE #: CBC024097

WILL THIS WORK AFFECT EITHER THE FIRE SPRINKLER OR FIRE ALARM SYSTEMS IN ANY WAY? ☒ NO ☐ YES
CURRENT USE OF STRUCTURE: ☐ RESIDENTIAL ☒ BUSINESS ☐ STORAGE ☐ ASSEMBLY
IS THIS A CHANGE OF USE? ☒ NO ☐ YES

COST OF JOB:

BUILDING	\$ 5,000-
ELECTRIC	\$ 2,595-
PLUMBING	\$ 1,000-
MECHANICAL	\$ 2,000-
OTHER	\$ 1,000-
TOTAL COST	\$ 14,595-

GENERAL DESCRIPTION OF WORK TO BE DONE:

REPAIRS AS REQUIRED BY CITY ORDER 10/23/20

☐ detailed job description

☐ new owner up to sign (Sandy Bethune) 5-6-21

☐ engineering

(received 1/8/21)
(not current as of 12-29-20)
FOR OFFICE USE ONLY
☒ Current Volusia County Listing Card & State license verified
☐ Proof of Liability Insurance with the City of DBS listed as the certificate-holder
☐ Proof of Workers' Compensation Insurance or Exemption
☐ State license verified (when required)

☒ PL permit application
☒ EL permit application
☒ MC app

Send/Sent to Fire Marshal? ☐ ☐ VCE/Turtle? ☐ ☐

Please see reverse side

Initial Building Permit
Application Submitted
December 29, 2020

Insufficient job
description

20202149



11⁰⁰
24,158.00
Bills
Eg
DCN
Dr
Penalty

City of Daytona Beach Shores
BUILDING DEPARTMENT
2990 S. Atlantic Avenue
Daytona Beach Shores, FL 32118
Phone (386) 763-5377 Fax (386) 763-5370
permits@cityofdbss.org

640699
RECEIVED
JUN 28 2021
BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

BUILDING PERMIT APPLICATION

DATE: 6/4/2021

PROPERTY IDENTIFICATION

BUSINESS NAME OR PROPERTY OWNER'S LAST NAME: GHOBEIRA

CONSTRUCTION ADDRESS: 2008 S ATLANTIC AVE PARCEL #: 531621000060

PROPERTY OWNER INFORMATION

NAME: CHARLES GHOBEIRA

ADDRESS: 1237 SUNNINGDALE

PHONE #:

CITY, STATE, ZIP: ORMOND BEACH, FL 32174

E-MAIL (Req): charlesparis02@yahoo.com

CONTRACTOR INFORMATION

BUSINESS NAME: EXECUTIVE HOMES BY JDB CONSTRUCTION PHONE #: 386-290-2737

CONTACT NAME: BILL BETHUNE

CELL #: 386-290-2737

ADDRESS: 1983 CRAIG FARMS RD

FAX #: 866-860-9326

CITY, STATE, ZIP: PORT ORANGE, FL 32128

E-MAIL: execuhome@aol.com

LICENSE HOLDER'S NAME: William Bethune

FL LICENSE #: CBC024097

WILL THIS WORK AFFECT EITHER THE FIRE SPRINKLER OR FIRE ALARM SYSTEMS IN ANY WAY? ☒ NO ☐ YES
CURRENT USE OF STRUCTURE: ☐ RESIDENTIAL ☐ BUSINESS ☐ STORAGE ☐ ASSEMBLY
IS THIS A CHANGE OF USE? ☒ NO ☐ YES

COST OF JOB:	BUILDING	\$23,000
	ELECTRIC	\$581.50
	PLUMBING	\$100.00
	MECHANICAL	\$100.00
	OTHER	\$
TOTAL COST		\$24,168.00

GENERAL DESCRIPTION OF WORK TO BE DONE:

Scope of work is to resolve all cited violations by city. Roof has been replaced and subcontractors have addressed violations. Sign has been ordered but material back ordered. Replacement and repair of damaged storefront and windows has been ordered. Engineer to supply drawings and letter addressing steel supports. Remaining items to be completed. Future permit will be submitted when building is rented or sold to address specific use.

FOR OFFICE USE ONLY

☒ Current Volusia County Listing Card & ☒ State license verified
☐ Proof of Liability Insurance with the City of DBS listed as the certificate-holder
☐ Proof of Workers' Compensation Insurance or Exemption
☐ State license verified (when required)

Send/Sent to Fire Marshal? ☐ ☐ VCE/Turtle? ☐ ☐

Please see reverse side

☒ PL permit application
☒ EL permit application

V M C

Y RF

W/used
W/used
W/used

Sufficient job
description submitted
June 28, 2021

20202149



11⁰⁰
16,540⁰⁰ only
375
to
2 p.m.
DCM

City of Daytona Beach Shores
BUILDING DEPARTMENT
2990 S. Atlantic Avenue
Daytona Beach Shores, FL 32118
Phone (386) 763-5377 Fax (386) 763-5370
permits@cityofdbso.org

217 568

RECEIVED

NOV 30 2021

BUILDING AND CODES DIVISION

CITY OF DAYTONA BEACH SHORES

20211954
BUILDING PERMIT APPLICATION

DATE: 11-29-21

PROPERTY IDENTIFICATION

BUSINESS NAME OR PROPERTY OWNER'S LAST NAME: Charles Ghobeira

CONSTRUCTION ADDRESS: 2008 S. Atlantic Ave PARCEL #: 5316-21-00-0060

PROPERTY OWNER INFORMATION

NAME: Charles Ghobeira

ADDRESS: 5217 NW 89th Dr.

PHONE #: 386-295-9460

CITY, STATE, ZIP: Coral Springs, FL, 33067

E-MAIL (Req): topflighthomes@aol.com

CONTRACTOR INFORMATION

BUSINESS NAME: Gulfstream Glass of Volusia County, Inc

PHONE #: 386.402.8867

CONTACT NAME: Sherry Taylor

CELL #: 386-586-7817

ADDRESS: 312 N. Orange St.

FAX #: 386-957-4835

CITY, STATE, ZIP: New Smyrna Beach, FL 32168

E-MAIL: Sherry@gulfstreamglass.com

LICENSE HOLDER'S NAME: Tony R. Robinson

FL LICENSE #: SCC131151145

WILL THIS WORK AFFECT EITHER THE FIRE SPRINKLER OR FIRE ALARM SYSTEMS IN ANY WAY? ☐ NO ☒ YES
CURRENT USE OF STRUCTURE: ☐ RESIDENTIAL ☒ BUSINESS ☐ STORAGE ☐ ASSEMBLY

IS THIS A CHANGE OF USE? ☒ NO ☐ YES

COST OF JOB: BUILDING \$ _____
ELECTRIC \$ _____
PLUMBING \$ _____
MECHANICAL \$ _____
OTHER \$ _____
TOTAL COST \$ 16,540.00

GENERAL DESCRIPTION OF WORK TO BE DONE:

Replace storefront glass system (E.S. 8000)
size for size Impact

FPA Information:

17897.1

FOR OFFICE USE ONLY	
☒ Current Volusia County Listing Card & ☒ State license verified	☐ PL permit application
☐ Proof of Liability Insurance with the City of DBS listed as the certificate-holder	☐ EL permit application
☐ Proof of Workers' Compensation Insurance or Exemption	
☐ State license verified (when required)	Send/Sent to Fire Marshal? ☐ ☐ VCE/Turtle? ☐ ☐

Please see reverse side

Date window
replacement permit
was properly submitted
November 30, 2021

20211954

WARNING TO PROPERTY OWNER Please be advised you are encouraged to contact the Building Department to verify that all FINAL INSPECTIONS have been approved prior to releasing final payment to your contractor. Failure to do so could result in additional expenses.



City of Daytona Beach Shores
Community Services Department
2990 S. Atlantic Ave., D.B.S
Phone: 386-763-5377
Fax: 386-763-5370

CK #10602
X 166.82

12-1-21

Building Permit
DE S Permit 20211954

Date of Issuance: 12-8-21

Parcel

Parcel Number: 5316-21-00-0060 **Zoning:**
Address: 2008 S ATLANTIC AV
DAYTONA BEACH SHORES, FL 32118
Job Name: Ghobeira

Owners

Name: GHOBEIRA CHARLES
Address: 1237 SUNNINGDALE LN
ORMOND BEACH, FL 32174

Contractors

Name: Gulfstream Glass of Volusia County, Inc. **Contact Name:** Sherry Taylor
Address: 312 N. Orange St. **Cell Phone:** 386-566-7817
New Smyrna Beach, FL 32168 **Office Phone:** 386-402-8867
Office Fax: 386-957-4835

Fees

(BP1) Building Permit Base Fee	\$11.00
(BP2) Building Permit Fee	\$92.50
(BP3) Building Permit Training Surcharge	\$5.00
(BP4) Building Permit Plans Exam Fee (Unless Threshold Building)	\$54.25
(BP5) Building Permit Florida DCA Surcharge	\$4.07
Total Fees:	\$166.82

Description of Work

Construction Value: \$16540
Project Description: Replace storefront glass system, size for size
Additional Conditions:

A copy of this permit must be kept on the jobsite and must be available should a City Building Inspector request to see it.

Date window
replacement permit
was ready to be issued
and the contractor was
called and advised
December 1, 2021

20211954



Permit #: 20202149

Permit Date: 12/07/21 was ready to issue 12-3-21

Permit Type:

Permit Type: Building Permit

Site Name: Ghobeira

Site Address: 2008 S. Atlantic Ave.

Status: (5a) Closed, Final Inspection Approved

Job Description: Resolve all cited violations by City, replace and repair damaged storefront and windows.
Install storage door (added 05/13/2022) - GOES W 20210054

Job Cost: 24158

Expiration Date: 06/07/2022

Zoning:

Receipt Number: 0

Annual Fire

Inspection:

Assigned To: Cheryl Thibault

Permit Record
1 of 8

Pg 1 of 2

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
5316-21-00-0060	2008 S ATLANTIC AV		GHOBEIRA CHARLES		

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
Executive Homes By JDB Construction Inc	William Bethune	386-290-2737	1983 Craig Farms Rd.	CBC - Building	William Frederick Bethune	CBC024097

Inspections

Date	Inspection Type	Description	Scheduled Date	Completed Date	Inspector	Status
05/16/2022	(-BP) FINAL	Steel columns complete and door installed under stair. 9:00-9:15	05/16/2022	05/16/2022	Steve Edmunds	Final - Permit Approved Closed

Fees

Fee	Description	Notes	Amount
(BP1) Building Permit Base Fee			\$11.00
(BP2) Building Permit Fee			\$120.50
(BP3) Building Permit Training Surcharge			\$5.00
(BP4) Building Permit Plans Exam Fee (Unless Threshold Building)			\$68.25

(ALL) Penalty - \$100 for Work Done Without a Permit		\$100.00
(ALL) Penalty - Double Permit Fee	Original Permit Fee	\$204.75
(BP5) Building Permit Florida DCA Surcharge		\$5.12
	Total	\$514.62

Attached Letters

Date	Letter	Description
05/13/2022	Inspection Report	
12/03/2021	Permit	
12/29/2020	Permit	

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
12/07/2021	Executive Homes by JDB Construction Inc		#1493	Cheryl Thibault	\$514.62
				Outstanding Balance	\$0.00

Notes

Date	Note	Created By:
09/29/2021	Letter emailed to contractor.	Cheryl Thibault
09/08/2021	Letter emailed to contractor.	Cheryl Thibault
08/03/2021	Letter emailed to contractor.	Muriel Lamb
07/20/2021	Letter emailed to contractor.	Cheryl Thibault
01/08/2021	Listing card is current.	Cheryl Thibault
12/29/2020	Need at least the following: EL, PL, RF, and MC applications. Need an update Volusia County Listing Card or separate proofs of insurance, Need a detailed job description in order make a list of other needs like engineering, product approvals, etc. Sent contractor an email.	Gwyn Herstein

Uploaded Files

Date	File Name
09/29/2021	9785341-Ghoberia 2008 S. Atlantic Ave. 20202149 4.pdf
09/08/2021	9634401-2008 S. Atlantic Ave. 20202149.pdf
08/03/2021	9385058-2008 S. Atlantic Ave - Letter.pdf
07/20/2021	9279796-Ghoberia 2008 S. Atlantic Ave. 20202149.pdf

Permit Record
1 of 8

Pg 2 of 2



Permit #: 20210054

Permit Date: 02/07/22 was ready to issue 12-3-21

Permit Type:

Permit Type: Electrical Permit

Site Name: Ghobeira

Site Address: 2008 S. Atlantic Ave.

Status: (5a) Closed, Final Inspection Approved

Job Description: General electrical repairs to make building safe - GOES W 20202149

Job Cost: 11595

Expiration Date: 08/08/2022

Zoning:

Receipt Number: 0

Annual Fire Inspection:

Assigned To: Cheryl Thibault

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
5316-21-00-0060	2008 S ATLANTIC AV		GHOBIRA CHARLES		

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
Total Comfort Heat & A/C Inc.	Robert Cates	386-672-8494	400 N. US Hwy 1	Electrical	Robert Cates	EC13003957

Inspections

Date	Inspection Type	Description	Scheduled Date	Completed Date	Inspector	Status
02/16/2022	(~EL) FINAL	Complete 1:00 - 1:15	02/16/2022	02/16/2022	Matt Thomas	Final - Permit Closed

Fees

Fee	Description	Notes	Amount
(EL1) Electrical Base Permit Fee			\$11.00
(EL2) Electrical Minimum Permit Fee (In Lieu of EL6-EL9)			\$27.50
(EL3) Electrical Training Surcharge			\$5.00
(EL5) Florida DCA & DBPR Surcharge			\$4.00
	Total		\$47.50

Attached Letters

Permit Record
2 of 8

Pg 1 of 2

Date	Letter	Description
02/15/2022	Inspection Report	
12/03/2021	Permit	

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
01/25/2022	Total Comfort Heat & Air Conditioning		#007145	Cheryl Thibault	\$47.50
				Outstanding Balance	\$0.00

Notes

Date	Note	Created By:
01/31/2022	Emailed Stephanie. This permit needs to be re-applied for to replace the expired one.	Muriel Lamb

Permit Record
2 of 8

Pg 2 of 2



Permit #: 20210058

Permit Date: 01/26/21

Permit Type:

Permit Type: Mechanical Permit was ready to issue 1-20-21

Site Name: Ghobeira

Site Address: 2008 S. Atlantic Ave.

Status: (5a) Closed, Final Inspection Approved

Job Description: Disconnect and remove 2 A/C condensing units on ground

Job Cost: 500

Expiration Date: 07/26/2021

Zoning:

Receipt Number: 0

Annual Fire Inspection:

Assigned To: Cheryl Thibault

Permit Record
3 of 8

Pg 1 of 2

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
5316-21-00-0060	2008 S ATLANTIC AV		GHOBEIRA CHARLES		

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
A+ Heating & Air Conditioning Inc.	Brian Dietrich	386-316-7193	2421 Old Samsula Rd	Mechanical	Brian Andreas Dietrich	CAC1813607

Inspections

Date	Inspection Type	Description	Scheduled Date	Completed Date	Inspector	Status
02/25/2021	(~MC) FINAL	Removed. 10:30-11:00			Matt Thomas	Approved Final - Permit Closed

Fees

Fee	Description	Notes	Amount
((MC1) Mechanical Permit Base Fee			\$11.00
((MC2) Mechanical Permit Fee			\$27.50
((MC3) Mechanical Permit Training Surcharge			\$5.00
((MC5) Mechanical Florida DCA and DBPR Surcharge			\$4.00
		Total	\$47.50

Attached Letters

Date	Letter	Description
02/24/2021	Inspection Report	
01/20/2021	Permit	

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
01/26/2021	A+ Heating & Air Conditioning Inc		#03096J	Cheryl Thibault	\$47.50
				Outstanding Balance	\$0.00

Permit Record
3 of 8

Pg 2 of 2



Permit #: 20210281

Permit Date: 02/23/21 was ready to issue 2-22-21

Permit Type:

Permit Type: Roof Permit

Site Name: Ghobeira

Site Address: 2008 S. Atlantic Ave.

Status: (5a) Closed, Final Inspection Approved

Job Description: Re roof flat, low slope, modified bitumen rubber

Job Cost: 19575

Expiration Date: 09/03/2021

Zoning:

Receipt Number: 0

Annual Fire Inspection:

Assigned To: Cheryl Thibault

Permit Record
4 of 8

Pg 1 of 2

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
5316-21-00-0060	2008 S ATLANTIC AV		GHOBEIRA CHARLES		

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
CPH Roofing LLC	Curtis Helton	386-463-5368	2480 Pioneer Trail	Roofing	Curtis Patrick Helton	CCC1328430

Inspections

Date	Inspection Type	Description	Scheduled Date	Completed Date	Inspector	Status
03/02/2021	(~RF) PROGRESS - SEE NOTES	roof striped and insulation started south half 1:00-1:30	03/02/2021	03/02/2021	Steve Edmunds	Approved Until Next Inspection
03/09/2021	(~RF) FINAL	Complete, 1:00-1:30			Matt Thomas	Approved Final - Permit Closed
03/03/2021	(RF) Roof, Dry-In	Drip edge, peel and stick. 9:15-9:30			Matt Thomas	Approved Until Next Inspection

Fees

Fee	Description	Notes	Amount
(RF1) Roof Permit Base Fee			\$11.00
(RF2) Roof Permit Fee			\$103.00
(RF3) Roof Permit Training Surcharge			\$5.00

(RF4) Roof Permit Plans Exam Fee	\$59.50
(RF5) Roof Permit Florida DCA & DBPR Surchage	\$4.46
Total	\$182.96

Attached Letters

Date	Letter	Description
03/08/2021	Inspection Report	
03/02/2021	Inspection Report	
03/02/2021	Inspection Report	
02/22/2021	Permit	

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
02/23/2021	CPH Roofing LLC		#077412	Cheryl Thibault	\$182.96
				Outstanding Balance	\$0.00

Page 4.B.-49

Permit Record
4 of 8

Pg 2 of 2



Permit #: 20210309

Permit Date: 03/03/21 was ready to issue 3-2-21

Permit Type:

Permit Type: Plumbing Permit

Site Name: Ghobeira

Site Address: 2008 S. Atlantic Ave.

Status: Permit Closed Administratively EXPIRED

Job Description: Re-route water line in kitchen - REPLACED BY 20220459

Job Cost: 200

Expiration Date: 09/03/2021

Zoning:

Receipt Number: 0

Annual Fire Inspection:

Assigned To: Cheryl Thibault

Permit Record
5 of 8

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
5316-21-00-0060	2008 S ATLANTIC AV		GHOBIRA CHARLES		

Pg 1 of 2

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
Coleman Plumbing	Brian Foster	386-428-1838	1812 Hibiscus Dr.	Plumbing	Brian Anthony Foster	CFC1426009

Fees

Fee	Description	Notes	Amount
(PL1) Plumbing Base Fee			\$11.00
(PL2) Plumbing Minimum Permit Fee (In Lieu of PL6-PL9)			\$27.50
(PL3) Plumbing Training Surcharge			\$5.00
(PL5) Florida DCA & DBPR Surcharge			\$4.00
(ALL2) Reactivate Expired Permit (3-6 months)			\$35.00
	Total		\$82.50

Attached Letters

Date	Letter	Description
03/02/2021		Permit

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
03/03/2021	Coleman Plumbing		#041608	Cheryl Thibault	\$47.50
			Outstanding Balance		\$35.00

Notes

Date	Note	Created By:
03/10/2022	Received application to Re-Instate this permit	Muriel Lamb
02/22/2022	Called and left message for contractor about their expired permits. This will need to be Re-Instated.	Muriel Lamb
01/31/2022	Emailed contractor about this expired permit. It needs to be Re-Instated.	Muriel Lamb
12/27/2021	Emailed the contractor about this expired permit. Needs to be Re-Instated.	Muriel Lamb
11/16/2021	Called and spoke with Misty about the list of expired permits, including this one.	Muriel Lamb
09/27/2021	Called and spoke with Misty about the expired status of this permit. She is working on this matter.	Muriel Lamb

Permit Record
5 of 8

Pg 2 of 2



Permit #: 20211954

Permit Date: 12/08/21 *was ready to issue 12-1-21*

Permit Type:

Permit Type: Building Permit

Site Name: Ghobeira

Site Address: 2008 S. Atlantic Ave.

Status: (5a) Closed, Final Inspection Approved

Job Description: Replace storefront glass system, size for size

Job Cost: 16540

Expiration Date: 10/05/2022

Zoning:

Receipt Number: 0

Annual Fire Inspection:

Assigned To: Cheryl Thibault

Permit Record
6 of 8

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
5316-21-00-0060	2008 S ATLANTIC AV		GHOBEIRA CHARLES		

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
Gulfstream Glass of Volusia County, Inc.	Tony R. Robinson	386-402-8867	312 N. Orange St.	Specialty - Glass and Glazing	Tony R. Robinson	SCC131151145

Inspections

Date	Inspection Type	Description	Scheduled Date	Completed Date	Inspector	Status
04/08/2022	(~BP) FINAL	Complete 10:30 - 10:45	04/08/2022	04/08/2022	Matt Thomas	Approved Final - Permit Closed
04/05/2022	(BP) Fastening, Windows and SGDs	Storefront 2:00 - 2:15	04/05/2022	04/05/2022	Matt Thomas	Approved Until Next Inspection

Fees

Fee	Description	Notes	Amount
(BP1) Building Permit Base Fee			\$11.00
(BP2) Building Permit Fee			\$92.50
(BP3) Building Permit Training Surcharge			\$5.00
(BP4) Building Permit Plans Exam Fee (Unless Threshold Building)			\$54.25

Pg 1 of 2

(BP5) Building Permit Florida DCA
Surcharge

\$4.07

Total

\$166.82

Attached Letters

Date	Letter	Description
04/07/2022	Inspection Report	
04/04/2022	Inspection Report	
12/01/2021	Permit	

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
12/08/2021	Gulfstream Glass of Volusia County Inc		#10602	Cheryl Thibault	\$166.82
			Outstanding Balance		\$0.00

Page 4.B.-53

Permit Record
6 of 8

Pg 2 of 2



Permit #: 20220459

Permit Date: 03/23/22 was ready to issue 3-14-22

Permit Type:

Permit Type: Plumbing Permit

Site Name: Ghobeira

Site Address: 2008 S. Atlantic Ave.

Status: (5a) Closed, Final Inspection Approved

Job Description: Re-route water line in kitchen - replaces 20210309

Job Cost: 190

Expiration Date: 09/23/2022

Zoning:

Receipt Number: 0

Annual Fire Inspection:

Assigned To: Cheryl Thibault

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
5316-21-00-0060	2008 S ATLANTIC AV		GHOBEIRA CHARLES		

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
Coleman Plumbing	Brian Foster	386-428-1838	1812 Hibiscus Dr.	Plumbing	Brian Anthony Foster	CFC1426009

Inspections

Date	Inspection Type	Description	Scheduled Date	Completed Date	Inspector	Status
03/25/2022	(~PL) FINAL	Complete 9:30 - 9:45	03/25/2022	03/25/2022	Matt Thomas	Final - Permit Closed

Fees

Fee	Description	Notes	Amount
(PL1) Plumbing Base Fee			\$11.00
(PL2) Plumbing Minimum Permit Fee (In Lieu of PL6-PL9)			\$27.50
(PL3) Plumbing Training Surcharge			\$5.00
(PL5) Florida DCA & DBPR Surcharge			\$4.00
	Total		\$47.50

Attached Letters

Permit Record
7 of 8

Pg 1 of 2

Date	Letter	Description
03/24/2022		Inspection Report
03/14/2022		Permit

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
03/23/2022	Coleman Plumbing		#018909	Cheryl Thibault	\$47.50
				Outstanding Balance	\$0.00

Permit Record
7 of 8

Pg 2 of 2



Permit #: 20221131

Permit Date: 07/06/22 was ready to issue 1-1-22

Permit Type:

Permit Type: Electrical Permit

Site Name: Ghobeira

Site Address: 2008 S. Atlantic Ave.

Status: (5a) Closed, Final Inspection Approved

Job Description: Replace light fixture on exterior front of building

Job Cost: 300

Expiration Date: 01/06/2023

Zoning:

Receipt Number: 0

Annual Fire Inspection:

Assigned To: Cheryl Thibault

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
5316-21-00-0060	2008 S ATLANTIC AV		GHOBEIRA CHARLES		

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
Total Comfort Heat & A/C Inc.	Robert Cates	386-672-8494	400 N. US Hwy 1	Electrical	Robert Cates	EC13003957

Inspections

Date	Inspection Type	Description	Scheduled Date	Completed Date	Inspector	Status
07/07/2022	(~EL) FINAL	Complete. 11:00-11:15	07/07/2022	07/07/2022	Matt Thomas	Final - Permit Closed

Fees

Fee	Description	Notes	Amount
(EL1) Electrical Base Permit Fee			\$11.00
(EL2) Electrical Minimum Permit Fee (In Lieu of EL6-EL9)			\$27.50
(EL3) Electrical Training Surcharge			\$5.00
(EL5) Florida DCA & DBPR Surcharge			\$4.00
	Total		\$47.50

Attached Letters

Permit Record
8 of 8

Pg 1 of 2

Date	Letter	Description
07/06/2022	Inspection Report	
07/01/2022	Permit	

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
07/05/2022	Total Comfort Heat & A/C		06634D	Muriel Lamb	\$47.50
				Outstanding Balance	\$0.00

Permit Record
8 of 8

Pg 2 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE
CITY OF DAYTONA BEACH SHORES, FLORIDA

COMPLAINT NO. CDEF2020-03

CITY OF DAYTONA BEACH SHORES,

Petitioner,

vs.

CHARLES GHOBEIRA & PAUL GHOBEIRA,

Respondents,

SUBJECT PROPERTY: 2008 S. Atlantic Avenue
Daytona Beach Shores, FL

PARCEL NUMBER: 5316-21-00-0060

AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA)
COUNTY OF VOLUSIA)

BEFORE ME, the undersigned authority, personally appeared Gwyn Herstein, Code Enforcement Officer for the City of Daytona Beach Shores, who after being duly sworn, deposes and says:

1. That on October 21, 2020, the Daytona Beach Shores Code Enforcement Special Magistrate ("Special Magistrate") held a public hearing and issued its Order in the above styled matter.

Code Enforcement Affidavit of Compliance, CDEF2020-03, Page 1 of 3

2. That, pursuant to said Order, Respondent was to have taken certain corrective actions by rectifying the following violations: a) Window trim wood is deteriorated in places and not preventing water intrusion; b) Piece of gutter and vegetative debris visible west of building; c) Building does not "present a neat and fresh appearance" in that paint is discolored by mildew or dirt, north building face; d) Window trim wood is deteriorated in places; e) In-use cover is missing from exterior electrical socket, west building face; f) Air conditioning condensers are not functional and are in disrepair; g) Conduit is not secured, north building face; h) Gutters are in disrepair, west building face; i) Light fixture at northeast corner of building has visibly exposed wires; j) Wall sign face on east building elevation is in disrepair; k) Building remains vacant longer than 60 days without obtaining a Certificate of Habitability (Certificate of Compliance Vacant Property).

3. That said corrective actions were to be completed on or before January 19, 2021.

4. That another review was performed on July 7, 2022.

5. That the review revealed that the corrective actions ordered by the Special Magistrate had been taken as Ordered on or before July 7, 2022.

I DO HEREBY SWEAR that the above facts are true.

DATED this 25th day of July, 2022.


Gwyn Herstein, Code Enforcement Officer

SWORN TO AND SUBSCRIBED before me this 25th day of July, 2022, by Gwyn Herstein, who is personally known to me.

Cheryl Lee Thibault
Notary Public
State of Florida, County of Volusia



CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE
CITY OF DAYTONA BEACH SHORES, FLORIDA

COMPLAINT #: CDEF2020-03

CITY OF DAYTONA BEACH SHORES,

Petitioner,

vs.

CHARLES GHOBEIRA & PAUL GHOBEIRA,

Respondents,

SUBJECT PROPERTY: 2008 S. Atlantic Avenue
Daytona Beach Shores, FL

PARCEL NUMBER: 5316-21-00-0060

NOTICE OF SECOND COMPLIANCE HEARING

TO: Charles Ghobeira
5217 NW 89th Drive
Coral Springs, FL 33067

Paul Ghobeira
5217 NW 89th Drive
Coral Springs, FL 33067

Cobb Cole
Attn: Jessica Gow, Esq.
149 Ridgewood Ave., Suite 700
Daytona Beach, FL 32114

PURSUANT of Section 2-26 of the *Code of Ordinances of the City of Daytona Beach Shores*, you are hereby called upon to take notice that a PUBLIC HEARING will be conducted in the above-styled cause, pending and undetermined by the Special Code Enforcement Notice of Second Compliance Hearing, Page 1 of 3

Magistrate, on Thursday, the 19th day of January, 2023, at 9:00 a.m., in the Shores Community Center at 3000 Bellemead Drive, (the blue-wave roofed building at the intersection of Bellemead Drive and Oceans West Blvd), in the City of Daytona Beach Shores, Florida. The Special Magistrate will receive testimony and evidence at said PUBLIC HEARING and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the attached AFFIDAVIT OF COMPLIANCE.

PLEASE GOVERN YOURSELF ACCORDINGLY. THE MAXIMUM CIVIL FINE MAY BE IMPOSED.

DATED this 28th day of December, 2022.

CODE ENFORCEMENT OF THE
CITY OF DAYTONA BEACH SHORES, FL

BY Gwyn Herstein
Gwyn Herstein, Code Enforcement Coordinator

PLEASE NOTE THE FOLLOWING:

- The City of Daytona Beach Shores may provide informational packets, including materials and exhibits relating to a Code Enforcement hearing, to the City's Special Magistrate for independent review prior to a scheduled hearing date. Distribution of informational packets is intended to allow for review of multiple documents prior to a scheduled hearing. Such material is also available for Respondent's review two (2) days before the hearing date by visiting the Code Enforcement Office on the 2nd floor of City Hall located at 2990 S. Atlantic Avenue, Daytona Beach Shores, Florida. If a Respondent would like to submit exhibits to be included in such informational packets, the Respondent must submit five (5) copies of any such information to City Code Enforcement Clerk Cheri Schwab, whose office is located on the 3rd floor of City Hall, no later than

Code Enforcement Notice of Second Compliance Hearing, Page 2 of 3

noon (12:00 p.m.) three (3) calendar days prior to a scheduled hearing date. This is noon the Monday before the hearing. While the City and Respondents may present testimony or other evidence during the hearing, submitting more than three (3) standard pages of information for review at the meeting may be considered a failure to timely file exhibits and may result in an Order Continuing Hearing being issued and Continuance Costs being imposed on the Respondent.

- If a Respondent desires to appeal any decision with respect to any matter considered at these meetings, such Respondent will need a record of the proceedings. For that purpose, the Respondent may need to ensure a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. The Respondent bears the full responsibility for transcription of the records.
- Respondents are encouraged to attend scheduled hearings. This could be the specific property owner of record or as an officer (as listed by the appropriate state's Division of Corporations website) of the company which is the property owner of record. The property owner may be represented by an attorney or law firm, but legal counsel is not required. When a property owner and/or counsel representing the property owner will be at the hearing, no AUTHORIZATION to ANSWER form is required.
- If a property owner wishes to allow a non-attorney to appear at the hearing, a completed and notarized AUTHORIZATION to ANSWER form must be submitted in person, by email, or by fax to the Code Enforcement Office no later than 8:00 a.m. the morning of the meeting. This authorized individual will be limited to tasks such as answering questions posed by the Special Magistrate regarding the progress of compliance efforts but will not be allowed to call witnesses, to negotiate or accept settlements or fine reductions, or to represent or advocate on behalf of the owner in any way. This is in accordance with the Florida Bar's rules regarding the unlicensed practice of law.

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2008

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Cobb Cole
 Attn: Jessica Gow, Esq.
 149 Ridgewood Ave., Suite 700
 Daytona Beach, FL 32114

PS Form 3800, April 2015 PSN 7532-02-000-9047 See Reverse for Instructions

Green Card Receipt
 for Notice for January
 19, 2023, Second
 Compliance Hearing

CDEF 2020-03

SENDER: COMPLETE THIS SECTION

☒ Complete items 1, 2, and 3.
☒ Print your name and address on the reverse so that we can return the card to you.
☒ Attach this card to the back of the mailpiece, or on the front if space permits.

Cobb Cole
 Attn: Jessica Gow, Esq.
 149 Ridgewood Ave., Suite 700
 Daytona Beach, FL 32114

9590 9402 3790 8032 6143 20

2 7018 0680 0000 0863 5080

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name)
Destiny Rivera

C. Date of Delivery
 1/3/23

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☒ No

3. Service Type
☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise
☐ Collect on Delivery ☐ Signature Confirmation™
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery
☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

USPS website shows
 mail item received
 January 3, 2023,
 at 10:57 a.m.



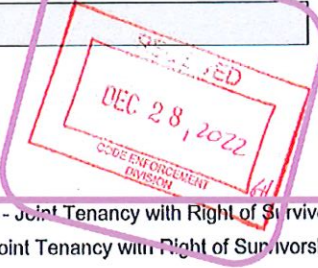
Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL. 32720
Phone: (386) 736-5901 Web: vcpa.vcgov.org

Page 4.B.-65

AltKey: 3415396 Parcel ID: 531621000060
GHOBEIRA CHARLES 2008 S ATLANTIC AVE, DAYTONA BEACH SHORES, FL

Parcel Summary

Alternate Key: 3415396
Parcel ID: 531621000060
Township-Range-Section: 15 - 33 - 16
Subdivision-Block-Lot: 21 - 00 - 0060
Owner(s): GHOBEIRA CHARLES - JT - Joint Tenancy with Right of Survivorship;
GHOUBAIRA PAUL - JT - Joint Tenancy with Right of Survivorship -
Mailing Address On File: 5217 NW 89TH DR
CORAL SPRINGS FL 33067
Physical Address: 2008 S ATLANTIC AVE, DAYTONA BEACH SHORES 32116
Property Use: 1100 - STORES 1 STORY
Tax District: 403-DAYTONA BEACH SHORES
2022 Final Millage Rate: 17.1784
Neighborhood: 7362
Business Name:
Subdivision Name: ARMSTRONG RESUB
Homestead Property: No



Re-Checked Address
Information at the
County Property
Appraiser's Site

Tracking Number:

70180680000008635110

Copy Schedule a Redelivery
(<https://tools.usps.com/redelivery.htm>)

Remove X

Latest Update

This is a reminder to arrange for redelivery of your item before January 18, 2023 or your item will be returned on January 19, 2023. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office Indicated on the notice.

Feedback

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Delivery Attempt: Action Needed

- Reminder to Schedule Redelivery of your item before January 18, 2023
January 9, 2023

- Notice Left (No Authorized Recipient Available)
POMPANO BEACH, FL 33067
January 4, 2023, 2:52 pm

- In Transit to Next Facility
January 3, 2023

- Departed USPS Regional Facility
OPA LOCKA FL DISTRIBUTION CENTER
January 2, 2023, 9:20 pm

- Arrived at USPS Regional Facility
OPA LOCKA FL DISTRIBUTION CENTER
December 31, 2022, 8:51 am

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Extra Services & Fees (check box, and fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total Fee \$

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Charles Ghobeira
5217 NW 89th Drive
Coral Springs, FL 33067

PF Form 3800, April 2016 PSN 7530-02-000-9017 See Reverse for Instructions

Attempted Certified
Mailing of
Notice of Second
Compliance Hearing
to Address of Record
and Provided at
Property Appraiser's
website

Page 1 of 2

● Arrived at USPS Regional Facility
SEMINOLE-ORLANDO FL DISTRIBUTION CENTER
December 29, 2022, 11:32 pm

● Hide Tracking History

Text & Email Updates



Schedule Redelivery



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Product Information



See Less ^

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Enter tracking or barcode numbers

Feedback

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

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Mailing of
Notice of Second
Compliance Hearing
to Address of Record
and Provided at
Property Appraiser's
website

Page 2 of 2

Tracking Number:

70180680000008635097

Copy Schedule a Redelivery
(<https://tools.usps.com/redelivery.htm>)

Remove X

Latest Update

This is a reminder to arrange for redelivery of your item before January 18, 2023 or your item will be returned on January 19, 2023. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

Feedback

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USPS Tracking Plus®

Delivery Attempt: Action Needed

- Reminder to Schedule Redelivery of your item before January 18, 2023
January 9, 2023

Notice Left (No Authorized Recipient Available)

POMPANO BEACH, FL 33067
January 4, 2023, 2:52 pm

In Transit to Next Facility

January 3, 2023

Departed USPS Regional Facility

OPA LOCKA FL DISTRIBUTION CENTER
January 2, 2023, 9:20 pm

Arrived at USPS Regional Facility

OPA LOCKA FL DISTRIBUTION CENTER
December 31, 2022, 8:51 am

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Adult Signature Restricted Delivery \$

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Paul Gbobeira
5217 NW 89th Drive
Coral Springs, FL 33067

PS Form 3800, April 2015 PSN 7530-02-000-9037 See Reverse for Instructions

Attempted Certified
Mailing of
Notice of Second
Compliance Hearing
to Address of Record
and Provided at
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Page 1 of 2

● Arrived at USPS Regional Facility
SEMINOLE-ORLANDO FL DISTRIBUTION CENTER
December 29, 2022, 11:32 pm

● Hide Tracking History

Text & Email Updates



Schedule Redelivery



USPS Tracking Plus®



Product Information



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Enter tracking or barcode numbers

Feedback

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

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Compliance Hearing
to Address of Record
and Provided at
Property Appraiser's
website

Page 2 of 2



City of Daytona Beach Shores
Building & Codes Division
Telephone (386) 763-5330
Fax (386) 763-5370

AFFIDAVIT OF MINIMUM COSTS INCURRED
CODE ENFORCEMENT SPECIAL MAGISTRATE

BEFORE ME, the undersigned authority and Duly Authorized Agent for the City of Daytona Beach Shores, Gwyn Herstein, hereby declares and says:

1. That to pursue the Code Enforcement Case #CDEF 2020-03 for the property at 2008 S. Atlantic Avenue in Daytona Beach Shores, FL, the City of Daytona Beach Shores incurred the following costs:

Notice of Violation Certified Mail	at \$6.90 each	\$ 13.80
Statement of Violation Request for Hearing & Notice of Hearing Certified Mail	2 at \$6.90 each	\$ 13.80
Packet Prep 5 Copies of at least 13 Documents @ \$0.10 each		\$ 6.50
Special Magistrate Prep & Hearing Time	25 mins @ \$170.00/hr	\$ 70.83
Special Magistrate Written Order	20 mins @ \$170.00/hr	\$ 56.66
TOTAL		\$ 161.59

2. That said minimum costs were caused to be incurred on/or between January 21, 2020, and October 21, 2020.

I DO HEREBY SWEAR that the above facts are true.

Gwyn Herstein
Duly Authorized Agent for the City of
Daytona Beach Shores.

The foregoing instrument was acknowledged before me on this 14th day of October, 2020, by Gwyn Herstein, as a Duly Authorized Agent for the City of Daytona Beach Shores.

Cheryl Lee Thibault
Signature of Notary Public ~ State of FL
County of Volusia



Minimum Costs
Incurred

Approved at
Initial Hearing

\$161.59

(PAID on November 25, 2020)



City of Daytona Beach Shores
Building & Codes Division
Telephone (386) 763-5330
Fax (386) 763-5370

AFFIDAVIT OF MINIMUM COSTS INCURRED
CODE ENFORCEMENT SPECIAL MAGISTRATE

BEFORE ME, the undersigned authority and Duly Authorized Agent for the City of Daytona Beach Shores, Gwyn Herstein, hereby deposes and says:

1. That to pursue the Code Enforcement Case #CDEF2020-03 for the property at 2008 S. Atlantic Avenue in Daytona Beach Shores, FL, the City of Daytona Beach Shores incurred minimally the following costs:

Notice of First Compliance Hearing Certified Mail	2 at \$6.90 each	\$ 13.80
Packet Prep	6 Copies of at least 13 Documents @ \$ 0.10 each	\$ 7.80
Special Magistrate Prep & Hearing Time	15 mins @ \$170.00/hr	\$ 42.50
Special Magistrate Written Order	10 mins @ \$170.00/hr	\$ 28.33
TOTAL		\$ 92.43

2. That said minimum costs were caused to be incurred on/or between October 21, 2020, and February 17, 2021.

I DO HEREBY SWEAR that the above facts are true.

Gwyn Herstein
Duly Authorized Agent for the City of
Daytona Beach Shores.

The foregoing instrument was acknowledged before me on this 11th day of February, 2021, by Gwyn Herstein, as a Duly Authorized Agent for the City of Daytona Beach Shores.

Cheryl Lee Dubas
Signature of Notary Public ~ State of FL
County of Volusia

Code Enforcement Affidavit of Minimum Costs Incurred, First Compliance Hearing, Page 1 of 1



Minimum Costs
Incurred

Imposed at
First Compliance
Hearing

\$92.43

UNPAID AT THIS TIME



City of Daytona Beach Shores
Building & Codes Division
Telephone (386) 763-5330
Fax (386) 763-5370

AFFIDAVIT OF MINIMUM COSTS INCURRED
CODE ENFORCEMENT SPECIAL MAGISTRATE

BEFORE ME, the undersigned authority and Duly Authorized Agent for the City of Daytona Beach Shores, Gwyn Herstein, hereby deposes and says:

1. That to pursue the Code Enforcement Case #CDEF2020-03 for the property at 2008 S. Atlantic Avenue in Daytona Beach Shores, FL, the City of Daytona Beach Shores incurred minimally the following costs:

Notice of Second Compliance Hearing Certified Mail	3 at \$6.90 each	\$ 20.70
Packet Prep	6 Copies of at least 13 Documents @ \$ 0.10 each	\$ 7.80
Special Magistrate Prep & Hearing Time	25 mins @ \$170.00/hr	\$ 70.83
Special Magistrate Written Order	15 mins @ \$170.00/hr	\$ 42.50
TOTAL		\$ 141.83

2. That said minimum costs were caused to be incurred on/or between February 17, 2021, and January 19, 2023.

I DO HEREBY SWEAR that the above facts are true.

Duly Authorized Agent for the City of
Daytona Beach Shores.

The foregoing instrument was acknowledged before me on this 19th day of January, 2023, by Gwyn Herstein, as a Duly Authorized Agent for the City of Daytona Beach Shores.

Signature of Notary Public ~ State of FL
County of Volusia

Please note: This affidavit (OR a corresponding affidavit for costs incurred for the hearing being continued due to excessive evidentiary submissions being made at the hearing) shall be signed and notarized immediately after the corresponding meeting. A fully executed copy will be available to the Respondent upon request when making payment.

Code Enforcement Affidavit of Minimum Costs Incurred, Second Compliance Hearing, Page 1 of 1

Administrative Fees
Requested for
Second Compliance
Hearing

\$141.83

UNLESS CONTINUED...



City of Daytona Beach Shores
Building & Codes Division
Telephone (386) 763-5330
Fax (386) 763-5370

AFFIDAVIT OF MINIMUM CONTINUATION COSTS INCURRED
CODE ENFORCEMENT SPECIAL MAGISTRATE

BEFORE ME, the undersigned authority and Duly Authorized Agent for the City of Daytona Beach Shores, Gwyn Herstein, hereby deposes and says:

1. That to pursue the Code Enforcement Case #CDEF2020-03 for the property at 2008 S. Atlantic Avenue in Daytona Beach Shores, FL, the City of Daytona Beach Shores incurred minimally the following costs:

Order Continuing Hearing First Class Mail	3 at \$0.53 each	\$ 1.59
Packet Prep 6 Copies of at least 13 Documents @ \$ 0.10 each		\$ 7.80
Special Magistrate Prep & Hearing Time	25 mins @ \$170.00/hr	\$ 70.83
Special Magistrate Written Order	15 mins @ \$170.00/hr	\$ 42.50
TOTAL		\$ 80.22

2. That said minimum costs were caused to be incurred on/or between February 17, 2021, and January 19, 2023.

I DO HEREBY SWEAR that the above facts are true.

Duly Authorized Agent for the City of
Daytona Beach Shores.

The foregoing instrument was acknowledged before me on this 19th day of January, 2023, by Gwyn Herstein, as a Duly Authorized Agent for the City of Daytona Beach Shores.

Signature of Notary Public ~ State of FL
County of Volusia

* Please note: If the Second Compliance Hearing for the above case is continued due to excessive evidentiary submissions being made at the hearing, this affidavit will be signed and notarized immediately after the corresponding meeting. A fully executed copy will be available to the Respondent upon request when making payment.

Code Enforcement Affidavit of Minimum Costs Incurred, Second Compliance Hearing, Page 1 of 1

Administrative Fees
Requested for First
Compliance Hearing
ONLY IF CONTINUED*

\$80.22

Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" - Land Development Code, Chapter 14, Section 14-52.9.(B)(16).

Exterior walls: Every exterior wall shall be free of holes, breaks, loose or rotting boards, or timbers and any other condition which might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All siding material and other exterior surfaces of walls shall be kept in good repair. The term "good repair" shall include the requirement that the surface be kept reasonably clean and free from a substantial amount of mildew or other substances which would alter its intended appearance. All exterior surfaces, except brick, stone, or other materials not requiring application of a weatherproofing coating, shall be kept painted, with a good quality final coat of exterior paint (or equivalent substance) and any primer coating must be overlaid with a final coat of regular paint or equivalent. The final coat of paint or equivalent subject to the elements shall be maintained in such condition that its appearance does not show excessive fading, streaking, peeling, blistering, discoloring, cracking, or similar imperfections.

Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" - Land Development Code, Chapter 14, Section 14-52.9.(B)(17).

Care of premises: It shall be unlawful for the owner or occupant of a building, structure or property, to utilize the premises for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building materials, building rubbish or similar items, as specified in section 13-6 of the Municipal Code of Ordinances of the City of Daytona Beach Shores, except as allowed by the zoning regulations. It shall be the duty and responsibility of every such owner or occupant to keep the premises of the property clean and to remove from same all such abandoned items as listed above, including, but not limited to, weeds, dead trees, trash, garbage, etc., upon notice from the code enforcement officer. Premises shall be kept free from health hazards, including debris accumulation and breeding conditions for mosquitoes.

Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" - Land Development Code, Chapter 14, Section 14-52.9.(D)(1).

All buildings shall present a neat and fresh appearance and be free of all peeling paint, rust, graffiti, and deteriorated or mismatched roofing material.

Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" - Land Development Code, Chapter 14, Section 14-52.9.(D)(2).

All parts of any building and/or structure shall be structurally sound. Rotten or weakened sections shall be repaired, replaced, or removed.

Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" - Land Development Code, Chapter 14, Section 14-52.9.(D)(3).

Nonfunctional elements on any building, structure, or premises, such as unused sign poles, brackets, empty electrical conduit, etc., shall be removed and the remaining surface shall, if damaged, be repaired or rebuilt to match adjacent surfaces and the original condition. All loose wires and/or conduits shall be secured.

Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" - Land Development Code, Chapter 14, Section 14-52.9.(D)(6).

All roofs, gutters, and downspouts shall be maintained to prevent damage to the structure and adjoining properties.

Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" - Land Development Code, Chapter 14, Section 14-52.9.(D)(9).

Lighting devices and supports, outdoor service and seating areas, signs, and their supporting elements shall be structurally sound, free of graffiti, overgrowth and debris, and maintained in a painted, rust-free, cared-for appearance.

City of Daytona Beach Shores Ordinances Numbered 2019-09 & 2019-14, Part III, Section 14-61.1.(b).

An application for a certificate of compliance shall be submitted to the City Building Official for all vacant or abandoned commercial properties to include, but not be limited to, all retail, sales, services and other non-residential uses regardless of the zoning district assigned to the property, upon a building or structure located on such property being vacant for a period exceeding sixty (60) calendar days. It is prohibited and unlawful for the owner of a building to allow said building or structure to remain vacant without applying for a certificate of compliance for vacant property from the City's Building Official. The application shall be accompanied with a plan of maintenance while the building or structure is vacant to ensure that the building or structure meets all applicable health, safety, and welfare requirements of the City Code. A certificate of compliance shall be applied for every twelve (12) months after the initial certificate of compliance is issued and it is prohibited and unlawful to allow a building or structure to remain vacant without obtaining a timely certificate of compliance and appropriately displaying the certificate of compliance on the vacant building or structure. A certificate of compliance is required for each vacant building or structure located on a parcel of property.

Initial Inspection January 21, 2020



Re- Inspection October 1, 2020



Page 4.B.-77



Violation a)
Window trim wood is
deteriorated in places
and not preventing
water intrusion

Violation d)
Window trim wood is
deteriorated in places

Repair (verses replacement) deemed
acceptable by previous building official,
Fred Hiatt, in August 2021.

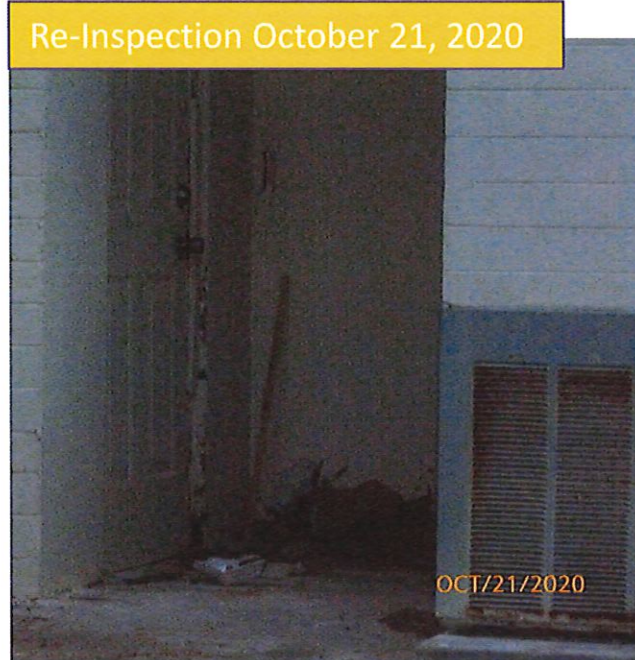
Re- Inspection August 16, 2021



Initial Inspection January 21, 2020



Re-Inspection October 21, 2020



Page 4.B.-78

Re-Inspection January 21, 2021



Violation b)
Piece of gutter and vegetative debris
visible west of building

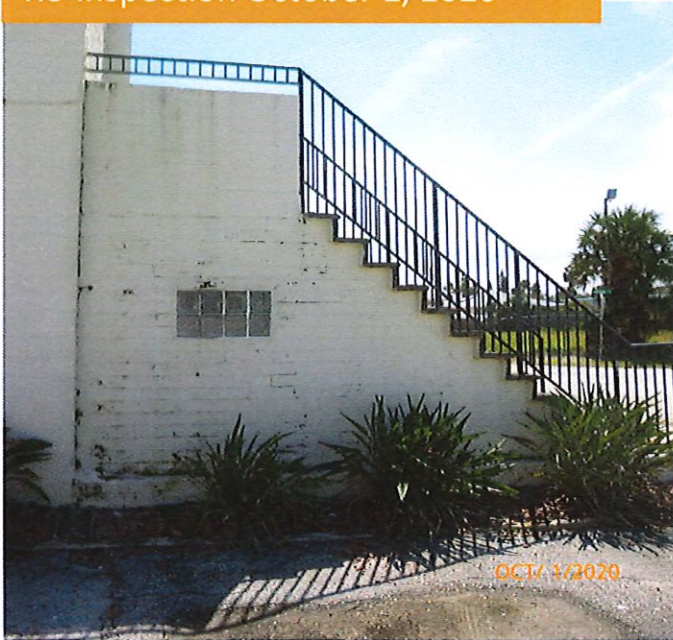
Re-Inspection January 31, 2022



Re-Inspection May 25, 2022



Re-Inspection October 1, 2020



Re-Inspection January 21, 2021



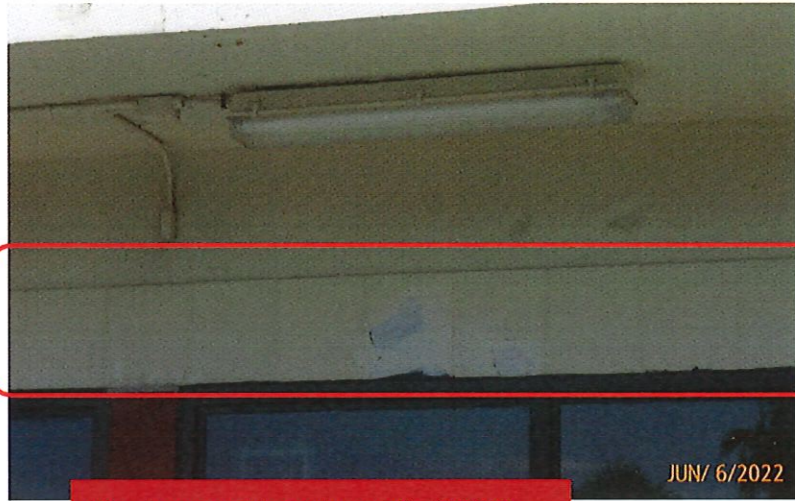
Page 4.B.-79

Violation c)
Building does not
“present a neat and
fresh appearance” in
that paint is discolored
by mildew or dirt,
north building face

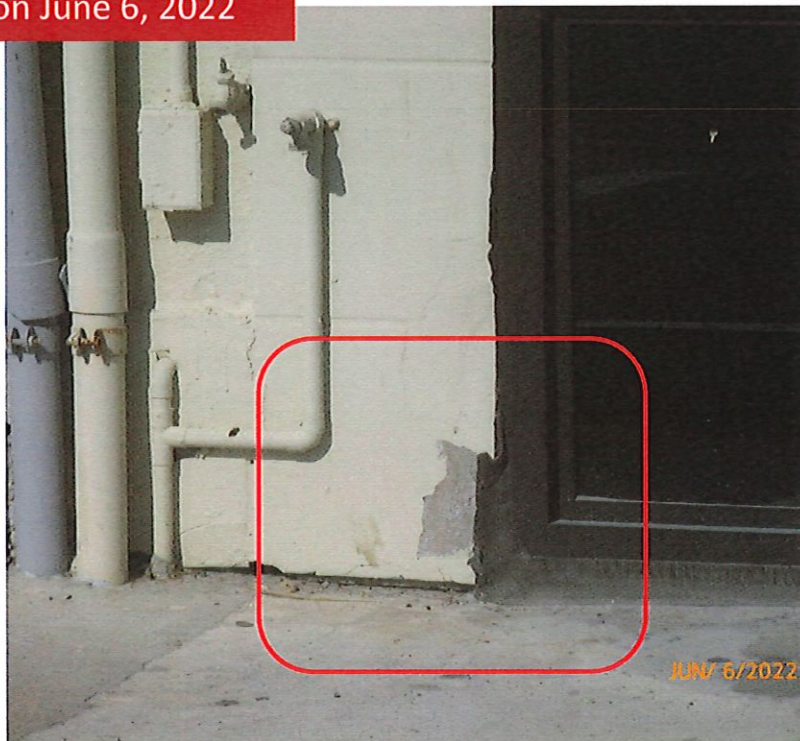
1 of 2

Re-Inspection January 31, 2022





Re-Inspection June 6, 2022



Violation c)

Building does not "present a neat and fresh appearance" in that paint is discolored by mildew or dirt, north building face

2 of 2



Re-Inspection June 10, 2022

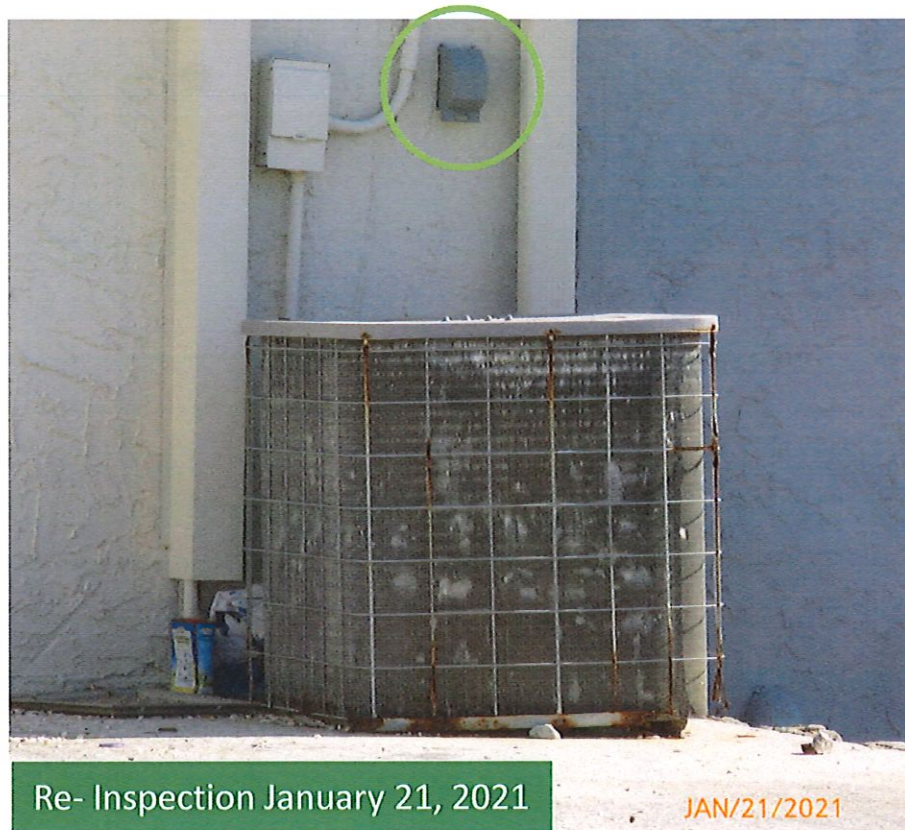
Initial Inspection January 21, 2020



Re- Inspection October 1, 2020



Page 4.B.-81



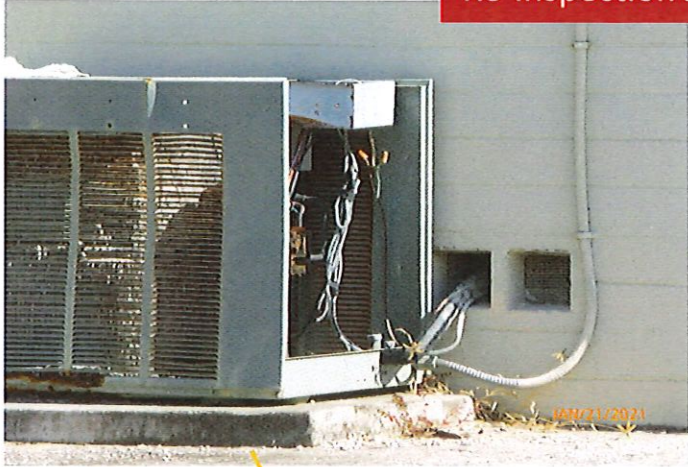
Re- Inspection January 21, 2021

JAN/21/2021

Violation e)
In-use cover is missing
from exterior electrical
socket, west building
face

Compliant by Ordered
Compliance Date - no
fines accrued

Re-Inspection January 21, 2021



Page 4.B.-82

Violation f)
Air conditioning
condensers are not
functional and are in
disrepair

Compliant with
Mechanical Permit's
approved final
inspection on
February 25, 2021



Re-Inspection May 4, 2021

Re-Inspection January 21, 2021

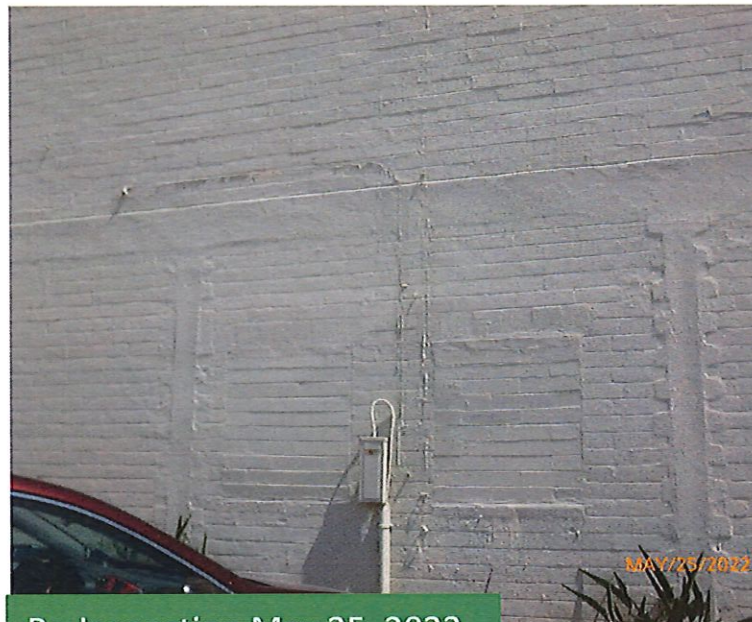


Page 4.B.-83

Re-Inspection March 10, 2022

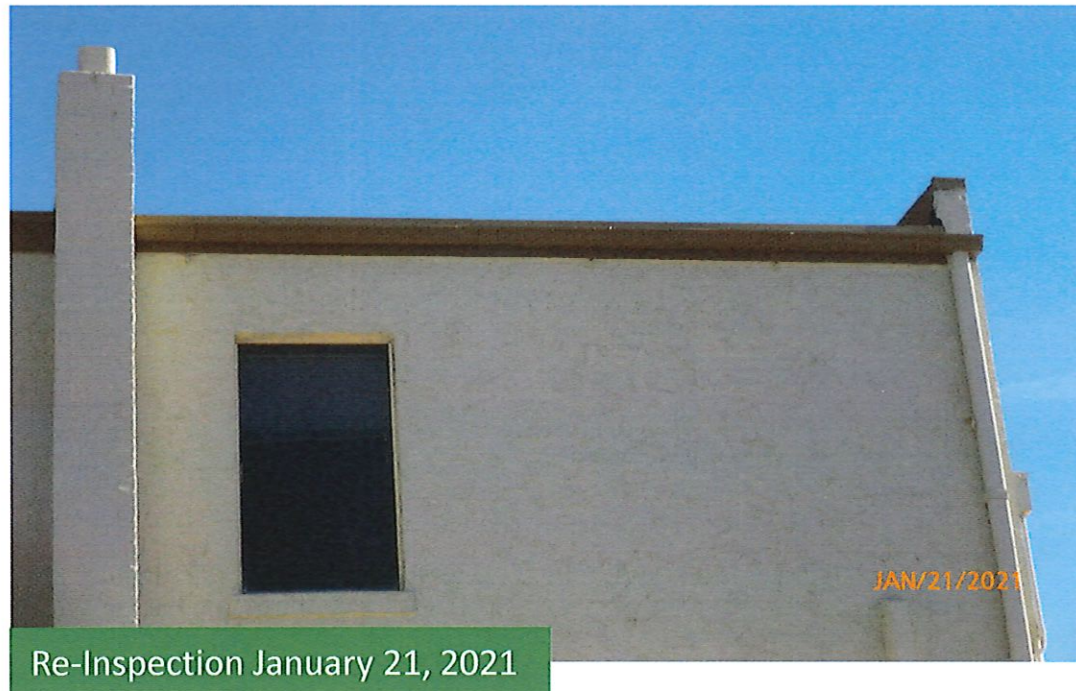
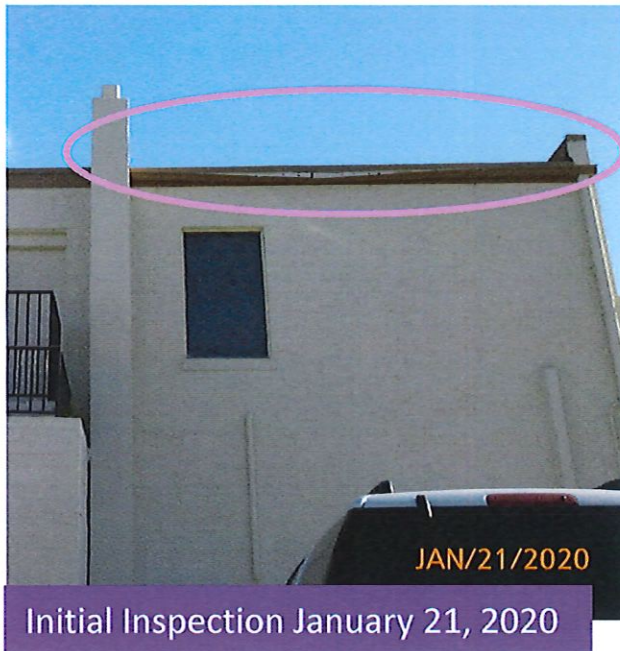


Violation g)
Conduit is
not secured,
north building
face



Re-Inspection May 25, 2022





Violation h)
Gutters are in disrepair,
west building face

Compliant by Ordered
Compliance Date - no
fines accrued

Re-Inspection January 21, 2021

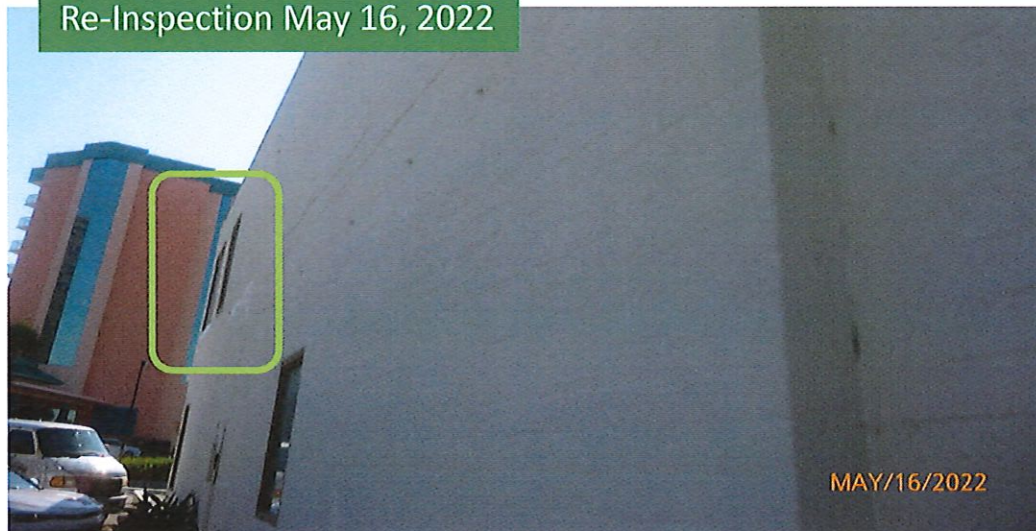


Page 4.B.-85

Re-Inspections March 10 & 22, 2022



Re-Inspection May 16, 2022



Violation i)
Light fixture at
northeast corner of
building has visibly
exposed wires

Compliance date
noted as
March 23, 2022

Re-Inspection January 21, 2021



Re-Inspection May 7, 2021



Page 4.B.-86



Re- Inspection August 16, 2021

Violation j)
Wall sign face on
east building
elevation is in
disrepair



CITY OF DAYTONA BEACH SHORES
COMMUNITY SERVICES DEPARTMENT
Building and Codes Division
2990 South Atlantic Avenue
Daytona Beach Shores, Florida 32118
Office 386-763-5330 Fax 386-763-5370

January 24, 2020

Charles and Paul Ghoheira
1237 Sunningdale Lane
Ormond Beach, FL 32118

Raid Hayyat
1026 Main Street
Daytona Beach, FL 32118

Re: Certificate of Habitability (Certificate of Compliance – Vacant Property) for 2008 S. Atlantic Avenue in Daytona Beach Shores, Parcel ID: 5316-21-00-0060

To Whom It May Concern:

Thank you for facilitating our Certificate of Habitability (Certificate of Compliance - Vacant Property) inspection on January 21, 2020. While there, we compared the state of your building's interior and exterior to our ordinance requirements. The violations noted in the enclosed code enforcement Notice of Violation, along with the deficiencies stated below, currently prevent us from being able to issue you a Certificate of Habitability (Certificate of Compliance – Vacant Property).

The building's Certificate of Compliance – Vacant Property deficiencies are as follows:

1. Three electrical panels in the building are unrepairable, uninsurable, and obsolete (*removal or replacement requires a permit*)
2. Concrete bases of steel support columns are spalling and cracked, east inside of building (*repair requires signed & sealed plans and a permit*)
3. Copper plumbing line added to restroom sink and run across adjoining walls without a permit (*rectification requires a plumbing permit*)
4. Water intrusion is significant in multiple areas from roof issues and window-surround issues, evidenced by damaged ceilings, wall treatments, and interior light fixtures (*repair requires a roof permit and a building permit*)
5. Storage of any kind is not allowed – this includes boxes, furniture, etc. (*building has no approved primary or accessory use for storage*)
6. Exterior violations exist as identified in the Notice of Violation CDEF2020-03.

These issues need to be rectified, and a re-inspection needs to be scheduled, within thirty (30) days of receipt of the accompanying Notice of Violation, so we may verify compliance and issue a Certificate of Habitability (Certificate of Compliance - Vacant Property). If we are not able to verify compliance with these violations within thirty (30) days of receipt of the Notice of Violation, we will proceed to the Code Enforcement Special Magistrate for an Initial Hearing. Thank you for your prompt attention to these matters. Please call me with any questions you have.

Please note that obtaining a Certificate of Habitability (Certificate of Compliance - Vacant Property) represents achieving only a basic level of visual compliance. In no way does this certificate mean that the building is ready for occupancy of any kind or signify that remaining elements are fully code compliant or safe. Before occupying this building, at a minimum, the following steps will need to be taken: a Florida-licensed architect will need to prepare plans drawn for a specific use; building permits will need to be obtained by Florida-licensed contractors to lawfully make all of the planned improvements; all required permit inspections will need to be passed; and a Certificate of Use, and possibly a Conditional Use Permit, will need to be obtained. Please let us know if you have any questions about these requirements or to inquire about any other approvals which may be needed for your specific objectives.

Sincerely,


Steve Edmunds,
Building Inspector/Plans Examiner

Violation k)
Building remains vacant longer than 60 days without obtaining a Certificate of Habitability (Certificate of Compliance – Vacant Property)



CC-VP Deficiency 1)

Three electrical panels in the building are unrepairable, uninsurable, and obsolete

Compliant on 3-25-2022, with approved final inspection of the electrical permit and visual inspection of removal



CC-VP Deficiency 2)

Concrete bases of steel support columns are spalling and cracked, east inside of building

When observed October 1, 2020

Slide 1 of 3





CC-VP Deficiency 2)

Concrete bases of steel support columns are spalling and cracked, east inside of building

When observed February 5, 2021

Slide 2 of 3





Re- Inspection May 16, 2022

CC-VP Deficiency 2)

Concrete bases of steel support columns are spalling and cracked, east inside of building

Compliant as of May 16, 2022, with approved final inspection of building permit 20202149

Slide 3 of 3



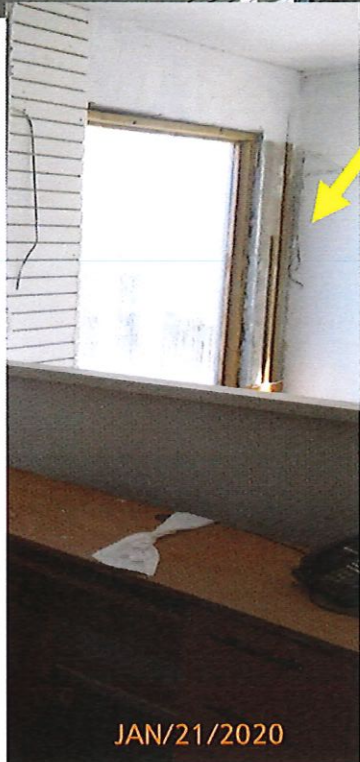


CC-VP Deficiency 3)

Copper plumbing line added to restroom sink and run across adjoining walls without a permit

Compliant as of March 25, 2022, with approved final inspection of plumbing permit 20220459



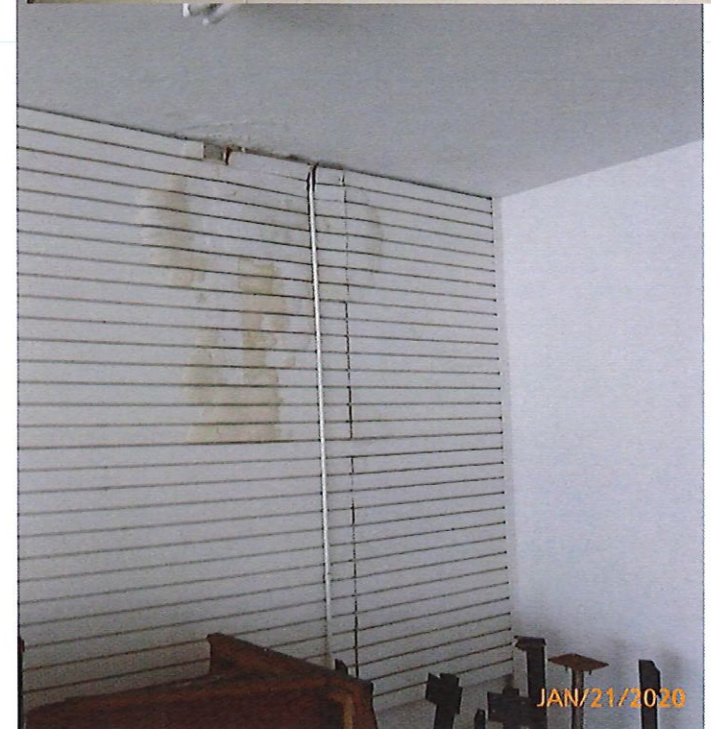


CC-VP Deficiency 4)

Water intrusion is significant in multiple areas from roof issues and window-surround issues, evidenced by damaged ceilings

Roof replacement
permit final inspection
March 9, 2021

Compliant as of May
16, 2022, with
approved final
inspection of building
permit 20202149



CC-VP Deficiency 5)

Storage of any kind is not allowed
– this includes boxes, furniture, etc.



Inspection January 21, 2020



Re- Inspection January 31, 2022





Additionally, before a
CC-VP could be
issued, all emerging
potential life/safety
issues needed to be
addressed

PVC lines fell into
the 1st floor space
(between initial inspection
and full compliance)

Slide 1 of 4



Additionally, before a CC-VP could be issued, all emerging potential life/safety issues needed to be addressed.

A vehicle drove through the storefront glass and frame
(between initial inspection and full compliance)

Slide 2 of 4



Additionally, before a CC-VP could be issued, all emerging potential life/safety issues needed to be addressed.

A doorway leading to the underside of access stairs became unclosable (between initial inspection and full compliance)

Slide 3 of 4



Additionally, before a CC-VP could be issued, all emerging potential life/safety issues needed to be addressed

A light fixture was replaced without a permit
(between initial inspection and full compliance)

Slide 4 of 4

Electrical permit 20221131
to rectify this issue
was

Submitted July 1, 2022

Obtained July 6, 2022

Final-inspected &

Approved July 7, 2022



CERTIFICATE OF COMPLIANCE VACANT PROPERTY

COMMUNITY SERVICES DEPARTMENT
CODE ENFORCEMENT DIVISION

COPY

This Certificate is issued pursuant to the requirements of Ordinances 2019-09 & 2019-14 as part of the Code of Ordinances of the City of Daytona Beach Shores and certifies that, at the time of issuance, this structure met the qualifications therein.*

Property Address: 2008 S. Atlantic Ave. Structure Identifier: Single Building, Two Story

Property Owners: Charles Ghobeira & Paul Ghobeira

Date Approved: July 7, 2022 Date Expires: July 6, 2023

Stewart Cruz
Stewart Cruz, Community Services Director

*This certificate *in no way* represents that the above structure and property are fully compliant with all local, County, State, National, or other fire codes, safety codes, building codes, or applicable ordinances. There is currently *no* approved use or occupancy for this building.

**CODE ENFORCEMENT BOARD OF THE
CITY OF DAYTONA BEACH SHORES, FLORIDA**

CASE NUMBER: CDEF2020-03

CITY OF DAYTONA BEACH SHORES,

Petitioner,

vs.

CHARLES GHOBEIRA & PAUL GHOBEIRA,

Respondents,

_____ /

SUBJECT PROPERTY: 2008 S. Atlantic Avenue
Daytona Beach Shores, FL

PARCEL NUMBER: 5316 21 00 0060

**AFFIDAVIT OF NON-PAYMENT OF TEMPORARILY
REDUCED CODE ENFORCEMENT FINES**

STATE OF FLORIDA)
)
COUNTY OF VOLUSIA)

BEFORE ME, the undersigned authority, personally appeared Gwyn Herstein, Code Enforcement Officer-Coordinator for the City of Daytona Beach Shores, who, after being duly sworn, deposes and says:

1. That on October 21, 2020, and February 17, 2021, the Code Enforcement Special Magistrate held public hearings and issued Orders in the above styled matter.
2. That, pursuant to said Orders, fines accrued until compliance was achieved to a total of one hundred thirty-three thousand two hundred fifty dollars (\$133,250.00).

3. That on January 19, 2023, the Code Enforcement Special Magistrate held an additional public hearing and issued an additional Order in the above styled matter.

4. That, pursuant to the Order issued at the public hearing held January 19, 2023, the fines, which had accrued to one hundred thirty-three thousand two hundred fifty dollars (\$133,250.00), were reduced to one hundred ten thousand dollars (\$110,000.00), provided they were paid by July 19, 2023.

5. That, pursuant to the Order issued at the public hearing held January 19, 2023, if the reduced fines of one hundred ten thousand dollars (\$110,000.00) were not paid in full by July 19, 2023, the original, full fine amount of one hundred thirty-three thousand two hundred fifty dollars (\$133,250.00) would be reinstated, due, and payable.

6. That the matter was re-evaluated on July 20, 2023, and August 1, 2023, and zero dollars (\$0) of said reduced fines had been paid.

7. That, pursuant to the Order issued at the public hearing held January 19, 2023, the full fine amount of one hundred thirty-three thousand two hundred fifty dollars (\$133,250.00) is reinstated and is currently due and payable.

FURTHER AFFIANT SAYETH NOT.

Dated this 9th day of January, 2024.



Gwyn Herstein,
Code Enforcement Officer-Coordinator

SWORN TO AND SUBSCRIBED before me this 9th day of January, 2024, by
Gwyn Herstein, who is personally known to me.


Notary Public, State of Florida
County of Volusia





**CITY COMMISSION AGENDA MEMORANDUM
JANUARY 23, 2024 AGENDA**

TO: Honorable Mayor and Members of the City Commission

FROM:

PREPARED BY: Stewart Cruz, Community Services Director

SUBJECT: Appointment of City Commission Economic Development Liaison and Local Business Relations Liaison

SYNOPSIS:

Per Section 2(a) of Daytona Beach Shores Resolution 2019-11, the City Commission shall appoint from among its members a City Commission Economic Development Liaison and the City Commission Local Business Relations Liaison. Former Commissioner Mel Lindauer previously held the appointment and has since resigned. Therefore, a new appointment is required. The liaison is a member of the City of Daytona Beach Shores Economic Development Agency. The objectives of the agency include, but is not limited to: identify, promote, solicit and coordinate economic development in the city; to increase the city's ad valorem tax bases; to provide recommendations relative to the establishment of a balanced and sustainable economic development program of the city.

FISCAL IMPACT STATEMENT:

BACKGROUND:

LEGAL REVIEW:

RECOMMENDATION:

SUGGESTED MOTION:

"I move to appoint Commissioner..... as the City Commission Economic Development Liaison and the City Commission Local Business Relations Liaison."

ATTACHMENT: 1. Res 2019-11 Economic Development Agency

RESOLUTION 2019 – 11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA PROVIDING FOR THE CREATION OF THE CITY OF DAYTONA BEACH SHORES ECONOMIC DEVELOPMENT CITY COUNCIL LIAISON, THE CITY COUNCIL LOCAL BUSINESS RELATIONS LIAISON, THE CITY MANAGER AS THE CITY'S ECONOMIC DEVELOPMENT DIRECTOR AND THE CITY'S ECONOMIC DEVELOPMENT AGENCY; DESIGNATING THE AGENCY TO RECEIVE AND DISTRIBUTE CONFIDENTIAL INFORMATION PURSUANT TO THE PROVISIONS OF SECTION 288.075, *FLORIDA STATUTES*,ⁱ RELATING TO PLANS, INTENTIONS OR INTERESTS OF A PRIVATE CORPORATION, PARTNERSHIP OR PERSON TO LOCATE, RELOCATE OR EXPAND ANY OF ITS BUSINESS ACTIVITIES IN THE STATE OF FLORIDA; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Daytona Beach Shores has the desire to ensure that the City and its environs are desirable for economic development of a positive nature for the benefit of the citizens of the City ; and

WHEREAS, Section 166.021(8), *Florida Statutes*, provides as follows:

“(8)(a) The Legislature finds and declares that this state faces increasing competition from other states and other countries for the location and retention of private enterprises within its borders. Furthermore, the Legislature finds that there is a need to enhance and expand economic activity in the municipalities of this state by attracting and retaining manufacturing development, business enterprise management, and other activities conducive to economic promotion, in order to provide a stronger, more balanced, and stable economy in the state, to enhance and preserve purchasing power and employment opportunities for the residents of this state, and to improve the welfare and competitive position of the state. The Legislature declares that it is necessary and in the public interest to facilitate the growth and creation of business enterprises in the municipalities of the state.

(b) The governing body of a municipality may expend public funds to attract and retain business enterprises, and the use of public funds toward the achievement of such economic development goals constitutes a public purpose. The provisions of this chapter which confer powers and duties on the governing body of a municipality, including any powers not specifically prohibited by law which can be exercised by the governing body of a municipality, shall be liberally construed in order to effectively carry out the purposes of this subsection.

(c) For the purposes of this subsection, it constitutes a public purpose to expend public funds for economic development activities, including, but not limited to, developing or improving local infrastructure, issuing bonds to finance or refinance the cost of capital projects for industrial or manufacturing plants, leasing or conveying real property, and making grants to private enterprises for the expansion of businesses existing in the community or the attraction of new businesses to the community.

(d) A contract between the governing body of a municipality or other entity engaged in economic development activities on behalf of the municipality and an economic development agency must require the agency or entity receiving municipal funds to submit a report to the governing body of the municipality detailing how the municipal funds are spent and detailing the results of the economic development agency's or entity's efforts on behalf of the municipality. By January 15, 2011, and annually thereafter, the municipality shall file a copy of the report with the Office of Economic and Demographic Research and post a copy of the report on the municipality's website.

(e)1. By January 15, 2011, and annually thereafter, each municipality having annual revenues or expenditures greater than \$250,000 shall report to the Office of Economic and Demographic Research the economic development incentives in excess of \$25,000 given to any business during the municipality's previous fiscal year. The Office of Economic and Demographic Research shall compile the information from the municipalities into a report and provide the report to the President of the Senate, the Speaker of the House of Representatives, and the Department of Economic Opportunity. Economic development incentives include:

a. Direct financial incentives of monetary assistance provided to a business from the municipality or through an organization authorized by the municipality. Such incentives include, but are not limited to, grants, loans, equity investments, loan insurance and guarantees, and training subsidies.

b. Indirect incentives in the form of grants and loans provided to businesses and community organizations that provide support to businesses or promote business investment or development.

c. Fee-based or tax-based incentives, including, but not limited to, credits, refunds, exemptions, and property tax abatement or assessment reductions.

d. Below-market rate leases or deeds for real property.

2. A municipality shall report its economic development incentives in the format specified by the Office of Economic and Demographic Research.

3. The Office of Economic and Demographic Research shall compile the economic development incentives provided by each municipality in a manner that

shows the total of each class of economic development incentives provided by each municipality and all municipalities.

(f) This subsection does not limit the home rule powers granted by the State Constitution to municipalities.”

; and

WHEREAS, Section 187.201(21), *Florida Statutes*, (part of the *State Comprehensive Plan*) provides as follows:

“(21) **THE ECONOMY.**—

(a) Goal.—Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents.

(b) Policies.—

1. Attract new job-producing industries, corporate headquarters, distribution and service centers, regional offices, and research and development facilities to provide quality employment for the residents of Florida.

2. Promote entrepreneurship and small and minority-owned business startup by providing technical and information resources, facilitating capital formation, and removing regulatory restraints which are unnecessary for the protection of consumers and society.

3. Maintain, as one of the state’s primary economic assets, the environment, including clean air and water, beaches, forests, historic landmarks, and agricultural and natural resources.

4. Strengthen Florida’s position in the world economy through attracting foreign investment and promoting international banking and trade.

5. Build on the state’s attractiveness to make it a leader in the visual and performing arts and in all phases of film, television, and recording production.

6. Promote economic development for Florida residents through partnerships among education, business, industry, agriculture, and the arts.

7. Provide increased opportunities for training Florida’s workforce to provide skilled employees for new and expanding business.

8. Promote economic self-sufficiency through training and educational programs which result in productive employment.

9. Promote cooperative employment arrangements between private employers and public sector employment efforts to provide productive, permanent employment opportunities for public assistance recipients through provisions of education opportunities, tax incentives, and employment training.
10. Provide for nondiscriminatory employment opportunities.
11. Provide quality child day care for public assistance families and others who need it in order to work.
12. Encourage the development of a business climate that provides opportunities for the growth and expansion of existing state industries, particularly those industries which are compatible with Florida's environment.
13. Promote coordination among Florida's ports to increase their utilization.
14. Encourage the full utilization by businesses of the economic development enhancement programs implemented by the Legislature for the purpose of extensively involving private businesses in the development and expansion of permanent job opportunities, especially for the economically disadvantaged, through the utilization of enterprise zones, community development corporations, and other programs designed to enhance economic and employment opportunities."

; and

WHEREAS, the City Council of the City of Daytona Beach Shores desires that the economy of the City be one that is vibrant, creative, flexible, dynamic, and modern as well as an economy that attracts and retains high quality businesses and economic generators to the City ; and

WHEREAS, the City Council of the City of Daytona Beach Shores desires that the maximum possible level of cooperation, collaboration and coordination occur between the City and the State of Florida, regional economic development entities, Volusia County, businesses located within the City, other local government entities and private sector organizations; and

WHEREAS, the City Council of the City of Daytona Beach Shores has concluded that a positive means and method to economically develop the City in the aforescribed effective and beneficial manner would be to assign the duties as set forth in this Resolution to a City Economic Development Agency; and

WHEREAS, Section 288.075, *Florida Statutes*,¹ provides that upon written request from a private corporation, partnership or person, records of an economic development agency which contain or would provide information concerning plans, intentions or interest of such private corporation, partnership or person to locate, relocate or expand any of its business activities in the

¹ The entirety of the statutory provision is set forth as an end note to this Resolution for the purpose of ease of reference.

State of Florida are confidential and exempt from the provisions of Section 119.07(1), Florida Statutes, and Section 24(a), Article I of the *Constitution of the State of Florida*; and

WHEREAS, the Florida Legislature has determined that the disclosure of information while a business is still considering its site selection options could jeopardize a viable economic development project, as well as injure the business in the marketplace, and that the harm that would result from the release of sensitive business information or from the impairment of the effective administration of State and local economic development efforts far outweighs the public benefit derived from release of such information; and

WHEREAS, disclosure of financing records during negotiations between private and public entities would discourage economic development in general, and have a negative impact on increasing the number of high-technology, research and development or high-paying jobs in the state; and

WHEREAS, an economic development agency within the scope of Section 288.075, *Florida Statutes*, is defined to include public economic development agency of a municipality which, at the present time, shall be the City Manager, the City Council Economic Development Liaison and the City Council Local Business Relations Liaison; and

WHEREAS, the City Council of the City of Daytona Beach Shores has deemed approval of this Resolution to be in the best interest of the residents and citizens of the City and to further the public health, safety and welfare; and

WHEREAS, the City Council of the City of Daytona Beach Shores has complied with all procedural and substantive requirements of controlling law in adopting this Resolution.

Now, Therefore Be It Resolved By The City Council Of The City Of Daytona Beach Shores, Florida, As Follows:

SECTION ONE: FINDINGS.

(a). The intent and findings set forth in the above recitals to this Resolution (WHEREAS clauses) are hereby adopted as the legislative and administrative intent and findings relative to the provisions of this Resolution and said recitals form and constitute a material and substantive part of this Resolution.

(b). The City Manager shall rely upon the intent and findings of the City Council of the City of Daytona Beach Shores as set forth in this Resolution as guiding principles in developing and taking implementing actions as set forth in this Resolution.

(c). The City of Daytona Beach Shores is authorized to adopt this Resolution and undertake economic development activities under applicable and controlling law to include, but not be limited to, Section 288.075, *Florida Statutes*, Article VIII, Section 2 of the *Constitution of the State of Florida* and the provisions of Chapters 163, 166 and 187, *Florida Statutes*, the City Charter of the City, and other applicable and controlling law.

SECTION TWO: CREATION OF THE CITY OF DAYTONA BEACH SHORES AN ECONOMIC DEVELOPMENT AGENCY AND APPOINTMENT OF THE CITY COUNCIL ECONOMIC DEVELOPMENT LIAISON, THE CITY COUNCIL LOCAL BUSINESS RELATIONS LIAISON AND The ECONOMIC DEVELOPMENT DIRECTOR.

(a). The City Council shall appoint from among its Members a City Council Economic Development Liaison and the City Council Local Business Relations Liaison.

(b). The City Council hereby appoints the City Manager as the City's Economic Development Director.

(c). The City Council of the City of Daytona Beach Shores hereby creates and establishes the "City of Daytona Beach Shores Economic Development Agency" which shall consist of the City Council Economic Development Liaison, the City Council Local Business Relations Liaison and the City Economic Development Director; provided, however, that the City Council Economic Development Liaison and the City Council Local Business Relations Liaison may make reports to the City Council on their own accord.

(d). The objectives of the City of Daytona Beach Shores Economic Development Agency shall be to identify, promote, solicit and coordinate economic development in the City through existing businesses and economic enterprises within the City and the recruitment of potential businesses and enterprises; to increase the City's ad valorem tax base; to enhance employment opportunities within the City; to develop and provide recommendations relative to the establishment of a balanced and sustainable economic development program of the City; to build partnerships with existing economic development entities and agencies such as chambers of commerce and economic development entities and agencies; to develop and implement phased and interrelated economic development and community marketing plans; to conduct market analyses that will provide information and data that will allow the City to target businesses and industries that will result in the City being the beneficiary of economic advances and benefits; to identify the residential needs that will be concomitant with the desired economic development of the City such that future residents will enjoy the high quality of life available to existing City residents; to inventory and needs-assess the various infrastructure requirements of the City to accommodate capacity necessary for sound economic development; to inventory available lands and facilities that can accommodate future development and evaluate the potential for increases in assessed values resulting from increased economic activities within the City; to evaluate grants and other funding sources that may be available to the City to further its economic development programs; and, as an overall objective, to improve the quality of life available to the citizens of the City.

(e). The activities of the City of Daytona Beach Shores Economic Development Agency shall be reported to the City Council from time-to-time.

SECTION THREE: `CONFIDENTIAL ECONOMIC DEVELOPMENT INFORMATION; ROLE OF ECONOMIC DEVELOPMENT AGENCY.

The City Council of the City of Daytona Beach Shores hereby designates the City of Daytona Beach Shores Economic Development Agency to be the City body authorized to receive and distribute confidential information pursuant to Section 288.075, *Florida Statutes*, relating to plans, intentions, or interests of a private corporation, partnership, or person to locate, relocate, or expand any of its business activities in the State of Florida, and specifically authorizes members of the Agency to sign any request of confidentiality agreement consistent with the provision of Section 288.075, *Florida Statutes*.

SECTION FOUR: IMPLEMENTING ADMINISTRATIVE ACTIONS.

(a). The City Manager is hereby authorized and directed to take such actions as he may deem necessary and appropriate in order to implement the provisions of this Resolution.

(b). The City Manager is also authorized and directed to take any and all necessary and appropriate actions that would maximize City participation in the activities and programs of chambers of commerce and economic development entities and agencies.

(c). The City Clerk and the City Attorney are hereby authorized and directed to assist in the training and administration of the Committee and to assist the City Manager in providing sound and generally accepted public management practices and principles.

SECTION FIVE: SAVINGS PROVISION.

All prior actions of the City of Daytona Beach Shores pertaining to economic development activities, as well as any and all projects, programs and matters relating thereto, are hereby ratified and affirmed.

SECTION SIX: CONFLICTS.

All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION SEVEN: SEVERABILITY.

If any section or portions of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION EIGHT: EFFECTIVE DATE.

This Resolution shall become effective immediately upon its passage and adoption.

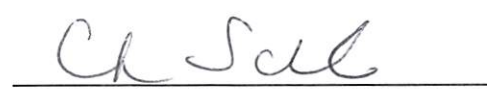
PASSED AND ADOPTED this ___ day of June, 2019.

CITY OF DAYTONA BEACH SHORES, FLORIDA

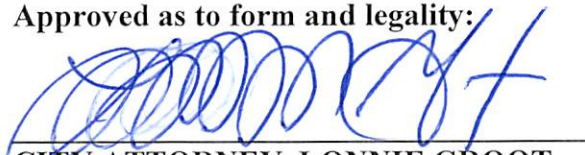

MAYOR, NANCY J. MILLER

Attest:


CITY MANAGER, MICHAEL T. BOOKER


CITY CLERK, CHERI SCHWAB

Approved as to form and legality:


CITY ATTORNEY, LONNIE GROOT

Adopted this 25th day of June, 2019.

Posted this 25th day of June, 2019.

¹ 288.075 Confidentiality of records.—

(1) DEFINITIONS.—As used in this section, the term:

(a) “Economic development agency” means:

1. The Department of Economic Opportunity;
2. Any industrial development authority created in accordance with part III of chapter 159 or by special law;
3. Space Florida created in part II of chapter 331;
4. The public economic development agency of a county or municipality or, if the county or municipality does not have a public economic development agency, the county or municipal officers or employees assigned the duty to promote the general business interests or industrial interests of that county or municipality or the responsibilities related thereto;
5. Any research and development authority created in accordance with part V of chapter 159; or
6. Any private agency, person, partnership, corporation, or business entity when authorized by the state, a municipality, or a county to promote the general business interests or industrial interests of the state or that municipality or county.

(b) “Proprietary confidential business information” means information that is owned or controlled by the corporation, partnership, or person requesting confidentiality under this section; that is intended to be and is treated by the corporation, partnership, or person as private in that the disclosure of the information would cause harm to the business operations of the corporation, partnership, or person; that has not been disclosed unless disclosed pursuant to a statutory provision, an order of a court or administrative body, or a private agreement providing that the information may be released to the public; and that is information concerning:

1. Business plans.
 2. Internal auditing controls and reports of internal auditors.
 3. Reports of external auditors for privately held companies.
- (c) “Trade secret” has the same meaning as in s. 688.002.

(2) PLANS, INTENTIONS, AND INTERESTS.—

(a)1. If a private corporation, partnership, or person requests in writing before an economic incentive agreement is signed that an economic development agency maintain the confidentiality of information concerning plans, intentions, or interests of such private corporation, partnership, or person to locate, relocate, or expand any of its business activities in this state, the information is confidential and exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution for 12 months after the date an economic development agency receives a request for confidentiality or until the information is otherwise disclosed, whichever occurs first.

2. An economic development agency may extend the period of confidentiality specified in subparagraph 1. for up to an additional 12 months upon written request from the private corporation, partnership, or person who originally requested confidentiality under this section and upon a finding by the economic development agency that such private corporation, partnership, or person is still actively considering locating, relocating, or expanding its business activities in this state. Such a request for an extension in the period of confidentiality must be received prior to the expiration of any confidentiality originally provided under subparagraph 1.

If a final project order for a signed economic development agreement is issued, then the information will remain confidential and exempt for 180 days after the final project order is issued, until a date specified in the final project order, or until the information is otherwise disclosed, whichever occurs first. However, such period of confidentiality may not extend beyond the period of confidentiality established in subparagraph 1. or subparagraph 2.

(b) A public officer or employee may not enter into a binding agreement with any corporation, partnership, or person who has requested confidentiality of information under this subsection until 90 days after the information is made public unless:

1. The public officer or employee is acting in an official capacity;
2. The agreement does not accrue to the personal benefit of such public officer or employee; and
3. In the professional judgment of the officer or employee, the agreement is necessary to effectuate an economic development project.

(3) TRADE SECRETS.—Trade secrets held by an economic development agency are confidential and exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution.

(4) PROPRIETARY CONFIDENTIAL BUSINESS INFORMATION.—Proprietary confidential business information held by an economic development agency is confidential and exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution, until such information is otherwise publicly available or is no longer treated by the proprietor as proprietary confidential business information.

(5) IDENTIFICATION, ACCOUNT, AND REGISTRATION NUMBERS.—A federal employer identification number, reemployment assistance account number, or Florida sales tax registration number held by an economic development agency is confidential and exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution.

(6) ECONOMIC INCENTIVE PROGRAMS.—

(a) The following information held by an economic development agency pursuant to the administration of an economic incentive program for qualified businesses is confidential and exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution for a period not to exceed the duration of the incentive agreement, including an agreement authorizing a tax refund or tax credit, or upon termination of the incentive agreement:

1. The percentage of the business's sales occurring outside this state and, for businesses applying under s. 288.1045, the percentage of the business's gross receipts derived from Department of Defense contracts during the 5 years immediately preceding the date the business's application is submitted.
2. An individual employee's personal identifying information that is held as evidence of the achievement or nonachievement of the wage requirements of the tax refund, tax credit, or incentive agreement programs or of the job creation requirements of such programs.
3. The amount of:
 - a. Taxes on sales, use, and other transactions paid pursuant to chapter 212;
 - b. Corporate income taxes paid pursuant to chapter 220;
 - c. Intangible personal property taxes paid pursuant to chapter 199;
 - d. Insurance premium taxes paid pursuant to chapter 624;
 - e. Excise taxes paid on documents pursuant to chapter 201;
 - f. Ad valorem taxes paid, as defined in s. 220.03(1); or
 - g. State communications services taxes paid pursuant to chapter 202.

However, an economic development agency may disclose in the annual incentives report required under s. 288.907 the aggregate amount of each tax identified in this subparagraph and paid by all businesses participating in each economic incentive program.

(b)1. The following information held by an economic development agency relating to a specific business participating in an economic incentive program is no longer confidential or exempt 180 days after a final project order for an economic incentive agreement is issued, until a date specified in the final project order, or if the information is otherwise disclosed, whichever occurs first:

- a. The name of the qualified business.
- b. The total number of jobs the business committed to create or retain.
- c. The total number of jobs created or retained by the business.
- d. Notwithstanding s. 213.053(2), the amount of tax refunds, tax credits, or incentives awarded to, claimed by, or, if applicable, refunded to the state by the business.
- e. The anticipated total annual wages of employees the business committed to hire or retain.

2. For a business applying for certification under s. 288.1045 which is based on obtaining a new Department of Defense contract, the total number of jobs expected and the amount of tax refunds claimed may not be released until the new Department of Defense contract is awarded.

(7) **PENALTIES.**—Any person who is an employee of an economic development agency who violates the provisions of this section commits a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083.