



Inter-Office Memorandum

TO: Development Review Committee

DATE: August 27, 2015

FROM: John G. Thomson, AICP
Land Development Manager

SUBJECT: DRC Meeting Date: September 1, 2015
Overall Development Plan Application
Daniel Glunt Subdivision
2015-S-ODP-0171, RSN 822226

This is an overall development plan application for a three-lot residential subdivision of a 8.5-acre site located on the west side of South Atlantic Avenue (CR-A1A), approximately 650 feet to the south from its intersection with Saxon Drive, in the New Smyrna Beach area.

The zoning classifications for this property are Urban Single-Family (R-3W) and Resource Corridor (RCW), with both classifications falling within the Indian River Lagoon Surface Water Improvement and Management (IRL SWIM) Overlay Zone. The Comprehensive Plan Future Land Use designations are Urban Low Intensity (ULI) and Environmental Systems Corridor (ESC). The proposed lot sizes exceed the minimum 10,000 square feet lot size required by the R-3W zoning classification. A previously permitted single-family home was recently completed on Lot 1 of the proposed subdivision.

The applicant is requesting a waiver to the platting requirement of the Land Development Code (LDC). As amended on March 3, 2015, Section 72-536 of the LDC states that a plat is required to be approved by county council for any division of land into three or more lots. Pursuant to county legal staff, DRC may not waive this requirement.

Connection to the Utilities Commission of New Smyrna Beach (UCNSB) potable water system is proposed, and installation of septic tanks proposed to provide wastewater treatment. According to information provided by the UCNSB, there is a 10-inch force main located on the east side of South Atlantic Avenue and gravity line terminating just to the south of this property. County Health Department criteria does not require connection to the wastewater system. However, the IRL SWIM Overlay Zone requires connection if it meets the availability criteria of Section 72-1102(f) of the LDC. If connection is not required, an upgraded onsite wastewater system may be required for Lots 2 and 3, depending on the type of soils in existence on the lot.

All three lots front on South Atlantic Avenue, which is an arterial thoroughfare, with lot widths of varying from 115 feet to 144 feet. Section 72-619(d)(2) of the LDC, requires a minimum 300-foot width for new lots located on thoroughfares. Traffic Engineering staff is recommending waiving the lot width requirement based on the surrounding land uses with lots having similar widths.

The minimum driveway spacing on South Atlantic Avenue, as a thoroughfare, is a minimum of 335 feet, as required by the Land Development Code. The applicant is proposing driveway locations with 100-foot separation. Historically, non-vehicular access easements have been required for all thoroughfare frontages, except at approved driveway locations as recommended by staff, and approved by DRC. Traffic Engineering staff is recommending that the DRC grant the County Development Engineer the authority to approve any modification to the driveway separation requirements through the use permitting process for the proposed driveway locations. The dedication of the one-foot non-vehicular easement will be required at that time with openings provided for the approved driveway locations.

Traffic Engineering staff is also recommending that the DRC consider requiring access control provisions, such as turnaround or horseshoe type driveway designs, so that vehicles can back up within the lot rather than onto South Atlantic Avenue, which is an arterial roadway. Although the Land Development Code does allow for backing onto streets for single-family and duplex developments, the DRC can consider requiring these types of access control measures to prevent a potential traffic or safety problem.

The following is a consolidated report of the attached staff review comments:

Summary:

1. Construction of a five-foot wide sidewalk is required within the South Atlantic Avenue right-of-way adjacent to this subdivision.
2. A grading plan will be required with submittal of the preliminary plat application for Lots 2 and 3 demonstrating that the developable portion of the lots will be filled, at a minimum, above the 100-year base flood elevation and provide an equivalent or greater amount of compensating storage.
3. The grading plan must demonstrate compliance with the water quality requirements of the IRL SWIM Overlay Zone.
4. A FEMA Letter of Map Revision based upon fill (LOMR-fill) is required prior to issuance of the Final Plat Development Order.
5. The applicant will need to address the availability criteria of the IRL SWIM Overlay Zone to determine if a connection is required to the UCNSB wastewater system.
6. If connection to a wastewater system is not determined to be available, an upgraded onsite septic system will be required if the lots fall within the applicable soils classifications of the IRL SWIM Overlay Zone.
7. A conservation easement will be required with the final plat for the preserved wetlands and wetland buffers.

Informational:

1. A subdivision plat is required and must be submitted with the preliminary and final subdivision application.
2. A concurrency certificate of capacity application is required and must be submitted with the final plat application.
3. The proposed lots must provide 35% open space planted with native vegetation.

Recommendation:

Staff recommends that DRC approve with conditions the overall development plan application with the conditions stated in the consolidated report and the attached staff review comments, with the following waivers or modifications:

1. Approval of a modification to Section 72-619(d)(2) of the LDC, which requires a minimum 300-foot width for new lots located on South Atlantic Avenue, to allow the lot widths as shown on the proposed ODP.
2. The County Development Engineer is authorized to approve modifications of the thoroughfare driveway separation requirements of Section 72-619(3) Table V-B, of the LDC, at such time that a use permit review occurs for the driveway connections to South Atlantic Avenue, with dedication of a one-foot non-vehicular easement with openings provided for the approved driveway locations.
3. Development of Lots 2 and 3 shall require access control provisions, such as turnaround or horseshoe type driveway designs, pursuant to Section 72-614(b)(2), of the LDC, as approved by the County Development Engineer, so that vehicles can back up within the lot rather than onto South Atlantic Avenue.

STAFF REVIEW COMMENTS

Meeting Date: August 26, 2015
Daniel Glunt Subdivision
2015-S-ODP-0171, RSN 822226

CURRENT PLANNING

Bill Gardner, ALSA, Program Activity Manager

Daniel Glunt Subdivision

2015-S-ODP-0171

Staff has reviewed the requested application and provides the following comments:

1. The property is zoned R-3W (Urban Single-Family Residential/Indian River Lagoon Surface Water and Management Overlay Zone) and RCW (Resource Corridor/Indian River Lagoon Surface Water and Management Overlay Zone), and will require compliance with the Class II overlay zone requirements of Section 72-1096 of Article III Land Development, Chapter 72 Code of Ordinances (LDC). The property includes the future land use designations of Environmental System Corridor (ESC) and Urban Low Intensity (ULI).
2. The R-3 Urban Single-Family Residential classification requires a minimum lot width of 85 feet and minimum lot area of 10,000 square feet. Lot 2 is proposed to have lot area of 15,402 square feet with a lot width of 133 feet, while Lot 3 will consist of a 16,270 square foot lot area and a lot width of 144 feet. Both lots exceed the mentioned minimum lot size area of the R-3 classification.
3. The proposed lot subdivision exhibit (Biological Consulting Services, Inc.) identifies available driveway placement area for Lots 2 and 3. Section 72-286(2)(a) of Article II Zoning, Chapter 72 Code of Ordinances (ZC), requires that for single-family uses each off-street parking space shall be located on the premise which it serves; not to be located in any front yard except on a driveway but may be located within any garage or carport on the premises; or may be located within any side or rear yard but not closer than five feet to any side or rear lot line, but not in any platted easements. Per plan drawing, the driveway placement area on Lots 2 and 3 extend to the edge of their respectively side lot lines. Revise the plan to meet the above code provision.
4. Per comprehensive plan policy 6.1.1.13., septic tanks are allowed if installed in conjunction with the construction of a single-family residence upon an existing single-family lot or a new subdivision of six (6) lots or less in size (exempt or approved under Volusia County Ordinance 72-2 or 88-3, as amended) which is

designated for urban land uses by the Future Land Use Map and which lots are less than one (1) acre in size provided that central service is currently not available to the lot (connection to central service is required when said service becomes available) and approved by the Florida Department of Health. Applicant needs to provide a letter from the utility commission regarding the availability of central sewer service to the subdivision. Potable water will be provided by New Smyrna Beach Utility Commission.

5. Based on the review and analysis of the proposed future land use designation exhibit (Biological Consulting Services, Inc.) identifying the acreage (4.5 ac.) for the Urban Low Intensity (ULI), the proposed three (3)-lot subdivision density is approximately 0.70 dwelling units per acre which falls within the ULI range of two-tenths (0.2) to four (4) dwelling units per acre. Staff further verified that based on the ULI acreage (7.42 ac.) on the future land use map, yielded a density of 0.40 units per acre which also falls within the accepted ULI range of two-tenths (0.2) to four (4) dwelling units per acre. Therefore, the proposed three-lot subdivision will be consistent with the comprehensive plan. Both lots exceeds the mentioned minimum lot size area of the R-3 classification.

Informational:

The minimum yard sizes are:

Front yard: 30 feet

Rear yard: 20 feet

Side yard: 20 feet combined, minimum of eight feet on any one side.

1. The proposed yard sizes meet the minimum required yard sizes for Lots 2 and 3.
2. The maximum lot coverage with principal and accessory buildings shall not exceed 35 percent and the maximum building height is 35 feet.
3. To eliminate the possible need for any variance(s) in the future for a principal or accessory structure(s), the buildable area for Lots 2 and 3 can be increased by lessening the proposed 15-foot side yards to the minimum side yard as allowed in R-3.

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DEVELOPMENT ENGINEERING

Joe Spiller, Civil Engineer II

Daniel Glunt Subdivision

2015-S-ODP-0171

Staff has reviewed the requested application and provides the following comments:

1. The portion of CR-A1A abutting the proposed project is classified as a County maintained thoroughfare arterial roadway. The site falls within an Urban Land Use category and is less than 2 miles of a school. Per Section 72-620(b)(2) of the LDC, a five-foot wide sidewalk shall be required within the County right-of-way along the abutting side of the property. Per Section 72-620(b)(3) of the LDC, the proposed sidewalks shall be located a minimum of 1-foot from the right-of-way line and any above ground obstruction.
2. FEMA Flood Insurance Rate Maps indicate that portions of Lot 1 and all of proposed Lots 2 and 3 fall within Zone AE designations; areas of 100-year flood, base flood elevations and flood hazard factors determined. The 100 year floodplain has been established at El. 5, 1988 NAVD.
 - a. Lot 1 was developed prior to the proposed application for subdivision.
 - b. Per Section 72-611(b) of the LDC, fill will be required to raise the developable portion of Lots 2 and 3 to a level grade above the 100-year floodplain elevation and provide for flood-free development and flood-free vehicular access to the proposed lots. The amount of fill within the floodplain will need to be quantified and an equivalent or greater amount of compensating storage will need to be provided. A lot grading plan will need to be provided to show the applicable grading for the various lots.
 - c. A FEMA Letter of Map Revision based upon fill (LOMR-fill) with certified evidence of flood elevations and surveyed lot grades should be provided to the future homebuyers. The intent is to provide not only flood-free property, but flood insurance-free property to the future homebuyers of proposed Lots 2 and 3.
 - d. It is the understanding of this office that fill will not be placed within the proposed wetlands and wetland buffers. This office recommends that the wetland buffers be removed from proposed Lots 2 and 3 in order to provide flood-free and flood insurance-free properties to the future homebuyers.
3. Per Section 72-743(b)(1) of the LDC, the finished floor elevation for residential construction, including basement, shall be no lower than one-foot above the base flood elevation as determined by a Florida registered engineer, or one-foot above the crown of all adjacent roads, whichever is greater. Any waiver from Section 72-

743(b)(1) of the LDC will need to be addressed at the time of submittal for the individual building permits.

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ENVIRONMENTAL PERMITTING

Danielle Dangleman, Environmental Specialist III

Daniel Glunt Subdivision

2015-S-ODP-0171

Staff has reviewed the requested application and provides the following comments:

1. The proposed parcels have a 25-foot wetland buffer. These wetland buffers cannot be impacted. After discussing this case with Development Engineering, the lots (as well as the upland buffer) may need to be filled in order to build a single-family residence. If this is the case, then a Conservation Easement will need to be provided over portions of the existing wetlands of the parent parcel to help mitigate for this impact. The placement and size of the conservation easement needs to be approved by Environmental Permitting (EP) staff and shown on the plan set. The biological consultant can contact EP in order to help with this process. A retaining wall could be used to keep the fill out of the buffer. If this action is preferred, it must be stated on the plan set.
2. These proposed lots fall within the Class II overlay. Therefore, they must provide enough retention to hold the first half inch of rain water and provide 35% of native vegetation, planted or saved on site. Provide a plan that shows that these lots can comply with this ordinance.

Informational:

1. If future homes will be built on these lots they will have to meet the minimum tree requirements. This means that one tree per 2,500 square feet of the property must be planted.
2. No clearing may occur without an associated building permit since the proposed lots are in the Class II overlay.

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FIRE SAFETY

Michael Garrett, Fire Safety Inspector

Daniel Glunt Subdivision

2015-S-ODP-0171

Staff has reviewed the requested application and has no comment.

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HEALTH

James McRae, Environmental Supervisor II
DOH/Volusia County Public Health Unit

Daniel Glunt Subdivision

2015-S-ODP-0171

Staff has reviewed the requested application and provides the following comments:

1. Minimum lot size is 0.36 acres.
2. Potable water to be supplied by New Smyrna Beach Utility.
3. Sewage Disposal to be supplied by construction of on-site septic systems.

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LAND DEVELOPMENT

John G. Thomson, AICP, Land Development Manager

Daniel Glunt Subdivision

2015-S-ODP-0171

Staff has reviewed the requested application and provides the following comments:

1. The subject parcel was created prior to 1978 per the 1978 tax rolls and fronts on a paved, publicly maintained roadway. The subject parcel has legal standing status. A building permit was previously issued for a home, currently under construction, on what is shown as Lot 1.
2. Pursuant to Section 72-1102(e) of the LDC (Indian River Lagoon Surface Water Improvement and Management Overlay Zone – IRL SWIM), connection to a central wastewater system is required if it is considered available. This includes the

availability criteria of Section 72-1102(f) of the LDC, for areas within the IRL SWIM Overlay Zone, in addition to the County Health Department regulations. According to information previously provided by the staff of the UCNSB, there is a gravity connection available on the east side of South Atlantic Avenue, just to the south of the property. Section 72-1102(f) of the LDC, requires connection if flows exceed 600 Gallons per Day (GPD) and if the wastewater collection system is within 100 feet of the project. The applicant will need to provide the flow for the project, and if it exceeds 600 GPD, the distance to the wastewater mains to determine if a connection is required.

3. If connection to a wastewater treatment system is not required, an onsite aerobic wastewater system, or alternative system as approved Count Health Department will be required if the two new lots fall within Canaveral or Cassisa Fine Sands, as shown on soils mapping, pursuant to Section 72-1102(c), of the LDC. A site specific inspection will be required, at time of building permits, to determine whether these two soils are in existence on these lots, to determine if an upgraded onsite waste water system is required.

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PUBLIC WORKS – MOSQUITO CONTROL

Bill Greening, Environmental Specialist II

Daniel Glunt Subdivision

2015-S-ODP-0171

Staff has reviewed the requested application and has no comment.

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PUBLIC WORKS – ROAD & BRIDGE

Tom Morrissey, Engineering Assistant

Daniel Glunt Subdivision

2015-S-ODP-0171

Staff has reviewed the requested application and has no comment.

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PUBLIC WORKS – ROAD IMPACT

Scott H. Martin, P.E., Engineering Section Manager

Daniel Glunt Subdivision

2015-S-ODP-0171

Staff has reviewed the requested application and provides the following comments:

1. A Volusia County use permit is required for driveway connections.

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PUBLIC WORKS – NPDES REVIEW

Dan Nimlos, Senior Engineering Inspector

Daniel Glunt Subdivision

2015-S-ODP-0171

Staff has reviewed the requested application and has no comment.

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SCHOOL BOARD

Eric Kozielski, Planning & GIS Specialist

Daniel Glunt Subdivision

2015-S-ODP-0171

Staff has reviewed the requested application and provides the following comments:

1. The creation of this subdivision is less than 10 lots and is deemed de minimis. Therefore, this application is not subject to school concurrency review.

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SOILS

Dave Griffis, County Extension Director

Daniel Glunt Subdivision

2015-S-ODP-0171

As requested, I reviewed the site. Soils were found to be:

1. #12 Canaveral sand, 0 to 5 percent slopes. This moderately well drained to somewhat poorly drained, nearly level to gently sloping soil is on low coastal sand dunes and in the bottoms of troughs between the dunes. The water table is between 10 and 40 inches in the wet season. In low areas bordering the Halifax and Indian River the height of the water table depends partially on tidal fluctuations. The potential is medium for community development with wetness a limitation.
2. #28 Hydraqents. Hydraqents are silty, clayey or loamy tidal deposits in mangrove islands or swamps. They are in tidal basins and estuaries along the coast. They are near sea level. Tidal water over washes the outer areas. The potential is very low for community development. Limitations are tidal flooding, low soil strength and excessive wetness.
3. #40 Palm Beach-Urban land-Paola complex, 0 to 8 percent slopes. This map unit consists of Palm Beach and Paola soils and areas of these soils that have been altered for development. The water table is usually below 72 inches. This soil has a high potential for community development.

The site has been developed.

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SURVEY

Scott H. Martin, P.E., Engineering Section Manager

Daniel Glunt Subdivision

2015-S-ODP-0171

Staff has reviewed the requested application.

General Comments from Jeff Barnes, PSM, Contract County Surveyor:

1. Unless the requirement is waived by the DRC, a plat complying with Chapter 177 Part 1 F.S. and the Volusia County Land Development Code (Ord. 88-3, as amended) is required.
2. Please add Volusia County as a party in the Certification.

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TRAFFIC

Stephanie McClain, Engineering Assistant

Daniel Glunt Subdivision

2015-S-ODP-0171

Staff has reviewed the requested application and provides the following ADVISORY comments:

1. Per Section 72-619(d)(2) of the LDC, no new single-family or duplex residential lot which is under one acre in size and has less than 300 feet of frontage shall front on a thoroughfare unless access to such lot is provided from a street other than that thoroughfare. Based on the surrounding land use, we recommend waiving this requirement.

Comment #1 was deleted on August 25, 2015.

2. Section 72-619 Table V-B of the LDC requires a driveway spacing of 335 feet for South Atlantic Avenue, which is a county thoroughfare. This requirement is for a minor driveway with a maximum average daily traffic of 500 vehicles per day. The Lot 1, Lot 2 and Lot 3 frontages shown on the ODP are less than the driveway spacing required by the LDC. The single family driveways along South Atlantic immediately to the north are also not consistent with the LDC. Traffic Engineering recommends that DRC authorize the County Development Engineer to approve modifications of the thoroughfare driveway separation requirements of Section 72-619(3) Table V-B of the LDC. The driveway placement will be handled at the time of building permits per Section 72-701 of the LDC. The driveway Use Permit will include any required one (1)-foot non-vehicular access easement along the thoroughfare road.

Comment #2 was deleted on August 25, 2015.

New comment was added on August 25, 2015, as follows:

1. *Per Section 72-614(b)(2) of the LDC, backing onto streets shall not be permitted except in single-family and duplex developments. In addition, where automobiles backing onto adjacent streets from single-family or duplex driveways are anticipated to present a potential traffic flow or safety problem, the DRC may require provisions, such as turnaround areas or horseshoe driveways, or other access control measures as deemed necessary.*

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UTILITIES - COUNTY

Scott Mays, P.E., Utilities Engineer

Daniel Glunt Subdivision

2015-S-ODP-0171

Staff has reviewed the requested application and has no comment.

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UTILITIES COMMISSION OF NEW SMYRNA BEACH

Randy Walter, New Business Specialist

Daniel Glunt Subdivision

2015-S-ODP-0171

Staff has reviewed the requested application and provides the following comments:

1. A Utilities Commission Developer Agreement & Addendum (DA&A) will be required for this project. You can download a copy of the DA&A from our web-site at UCNSB.org. The water meter services will be installed by the Utilities Commission upon request and payment by the applicant.
2. Electric service can be overhead or underground.
3. Per Mark Rakowski's letter dated August 8, 2015, the county has approved the use of septic system for the two lots.

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MARK H. RAKOWSKI, AICP
LAND PLANNING CONSULTING & DEVELOPMENT, LLC.
REACH YOUR PROPERTY GOALS

August 26, 2015

Mr. John Thomson
 Land Development Manager
 County of Volusia
 123 W. Indiana Avenue
 DeLand, FL 32720



Dear Mr. Thomson,

Thank you for your preliminary comments in your memorandum to the Development Review Committee (DRC) dated August 25, 2015 for the Daniel Glunt Subdivision.

The following are items we would request the DRC waive on this subdivision request.

1. The 8.5 acre subject property is developed with one single-family home that uses a potable water well and septic system. The owner subsequently decided to try to subdivide two 0.35 acre lots that front on S. Atlantic Avenue. The owner is requesting a waiver of including the existing developed lot in the sewage flow calculations since the existing lot is served already by a septic tank;
2. We request elimination of the requirement to connect the two additional proposed lots to the force main or gravity main within the S. Atlantic Avenue right-of-way. A discussion with the New Smyrna Beach Utilities Commission (UC) staff has indicated that gravity flow sewer service is not available to the proposed Glunt Subdivision due to the depth of the system. Also, the UC staff is not interested in two lots connecting to the force main. The UC will accept the use of Septic tanks on the proposed two additional lots if the County Health Department allows the use of septic tanks;
3. The land Development Code (LDC) requires 300-foot wide lots along S. Atlantic Avenue since it is a thoroughfare. We request a waiver of the requirement to provide 300-foot lot widths along S. Atlantic Avenue to provide lots having widths of over 100-feet;
4. The LDC requires driveway spacing of 335 feet since S. Atlantic Avenue is a thoroughfare. We request elimination of the minimum driveway spacing of 335-feet along S. Atlantic Avenue to allow spacing to be no less than 100-feet;
5. The owners is asking that the subdivision plat be approved without any lot clearing or filling and that the owner has the option of clearing and filling after a building permit for home construction is issued or prior to final plat approval;
6. The LDC requires a FEMA Letter of Map Revision prior to issuance of final plat approval. We are requesting this to be changed to prior to issuance of final inspection for the first floor slab.
7. The LDC requires compensatory storage for any fill placed within the 100-year floodplain. While the general purpose of this requirement is understood it does not seem logical that providing compensatory storage in this case makes sense as the floodplain

includes the entire estuary system and the Atlantic Ocean. Therefore we are requesting a waiver to the requirement to provide compensatory storage for the two proposed lots that must be eventually filled for home construction;

8. The LDC requires construction of a five-foot wide sidewalk within the S. Atlantic Avenue right-of-way. If constructed this sidewalk would not realistically serve anyone as there would be no connection to the north or south. Along the west side of S. Atlantic Avenue the sidewalk terminates at the northwest corner of Saxon Drive and S. Atlantic Avenue, which is approximately 890-feet north of the Glunt property. There is an existing sidewalk on the east side of S. Atlantic Avenue. Homes have been constructed on the west side of S. Atlantic Avenue without providing a sidewalk. The owner is requesting a waiver of sidewalk construction.

Thank you for your time and consideration in this matter.

Sincerely,

Mark H. Rakowski

Mark H. Rakowski, AICP
Land Planning Consulting & Development, L.L.C.

MARK H. RAKOWSKI, AICP
LAND PLANNING CONSULTING & DEVELOPMENT, LLC.
REACH YOUR PROPERTY GOALS

LAND DEVELOPMENT
ACTIVITY
AUG 10 2015
RECEIVED

August 8, 2015

Mr. John Thomson
Land Development Manager
County of Volusia
123 W. Indiana Avenue
DeLand, FL 32720

Dear Mr. Thomson,

On behalf of the property owners, Mr. Daniel & Ms. Kristin Glunt, I am pleased to submit the attached Overall Development Plan for a proposed lot split.

Please be aware the Glunt's have built their home on the existing 8.5 acre parcel and would like to split off two additional parcels for single-family homes. Almost all infrastructure is in place for the two additional parcels. There will be no roads constructed, the 10-inch water main is in place for potable water and the County has approved construction of on-site wastewater septic systems. The only issues to be addressed are filling the land to get the two parcels out of the 100-year flood zone, providing a stormwater plan for the two parcels and construction of a septic system for each lot. Access to the parcels will be directly onto State Road A1A.

Because there is relatively little preparation required to develop the two additional parcels the owner is requesting a waiver of the platting requirement.

Please review the attached application and let me know if any additional information is required or requested.

On behalf of the owners I wish to thank you for your time and consideration in the matter.

Sincerely,



Mark H. Rakowski, AICP
Land Planning Consulting & Development, LLC.

Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Vision: To be the Healthiest State in the Nation

Rick Scott
Governor

John H. Armstrong, MD, FACS
State Surgeon General & Secretary

June 5, 2015

Mark Rakowski
822 E. 8th Ave
New Smyrna Beach, FL 32169

Re: Subdivision of property located at 4810 S. Atlantic Ave (Daniel Glunt Subdivision)

Dear Mr. Rakowski,

In reference to the proposal to subdivide the property at 4810 S. Atlantic Ave, New Smyrna Beach, I can offer the following Department of Health Comments:

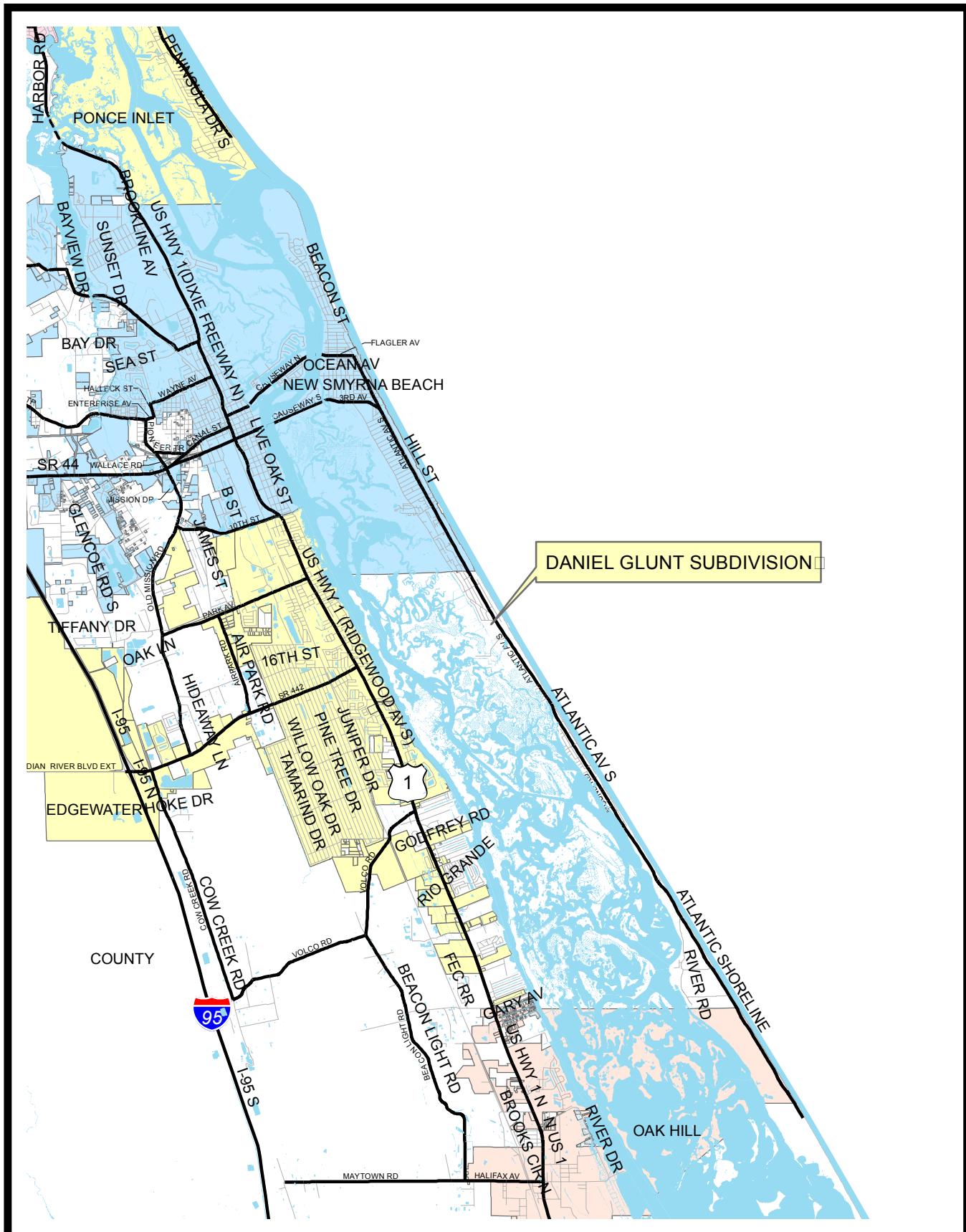
1. The subdivision would create two additional lots, each 0.35 acres which are large enough to support an on-site septic system.
2. If a municipal sewer system is not available to these lots, the Department would allow for the permitting of an on-site septic system.
3. Installation of an on-site septic system on these lots would need to meet all setback requirements in 64E-6, FAC which would include a 75ft setback to any surface water or wet ditches.

Preliminary review of a proposed site plan does appear that the creation of these two additional lots would support the use of on-site septic systems. This notice does not in any way approve at this time the permitting, installation or use of such systems, and does not in any way supersede the requirements of any other governing bodies in the development of these lots.

Please contact me at 386-424-2077 if you have any further questions regarding this notice.

Sincerely,

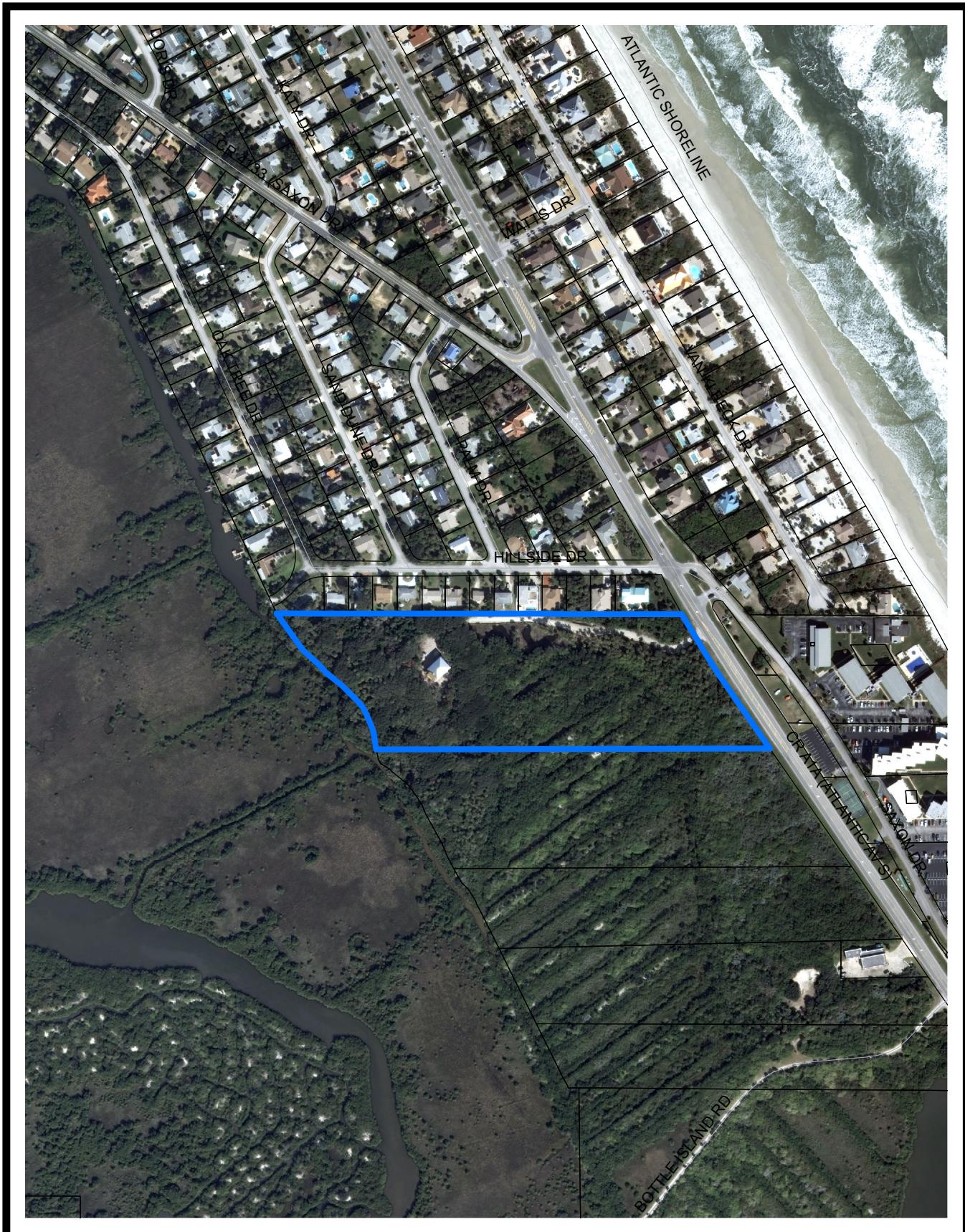
Jeff Sulzbach
Environmental Specialist
Florida Department of Health



DANIEL GLUNT SUBDIVISION
2015-S-ODP-0171



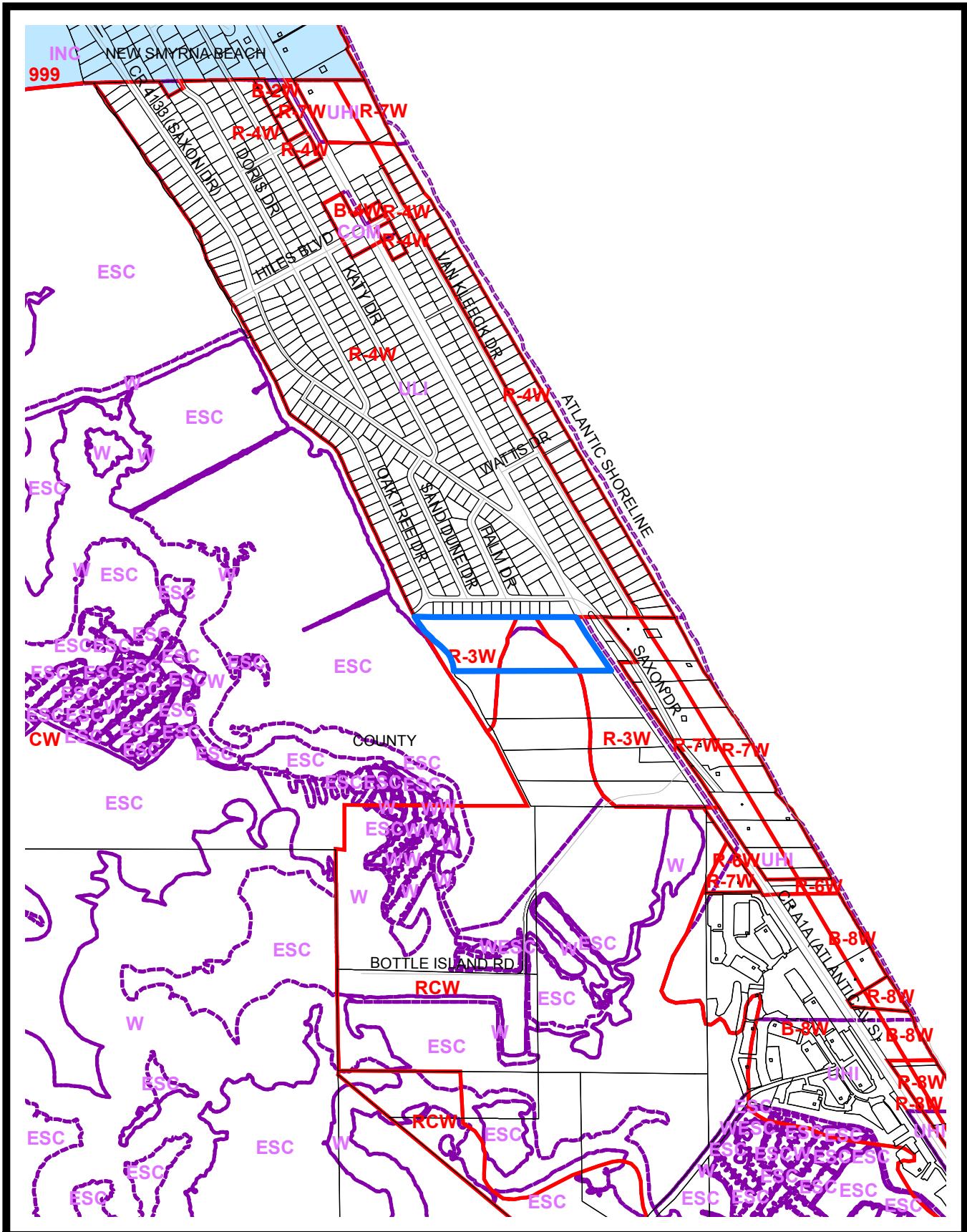
1 inch = 2 miles



DANIEL GLUNT SUBDIVISION
2015-S-ODP-0171



1 inch = 400 feet

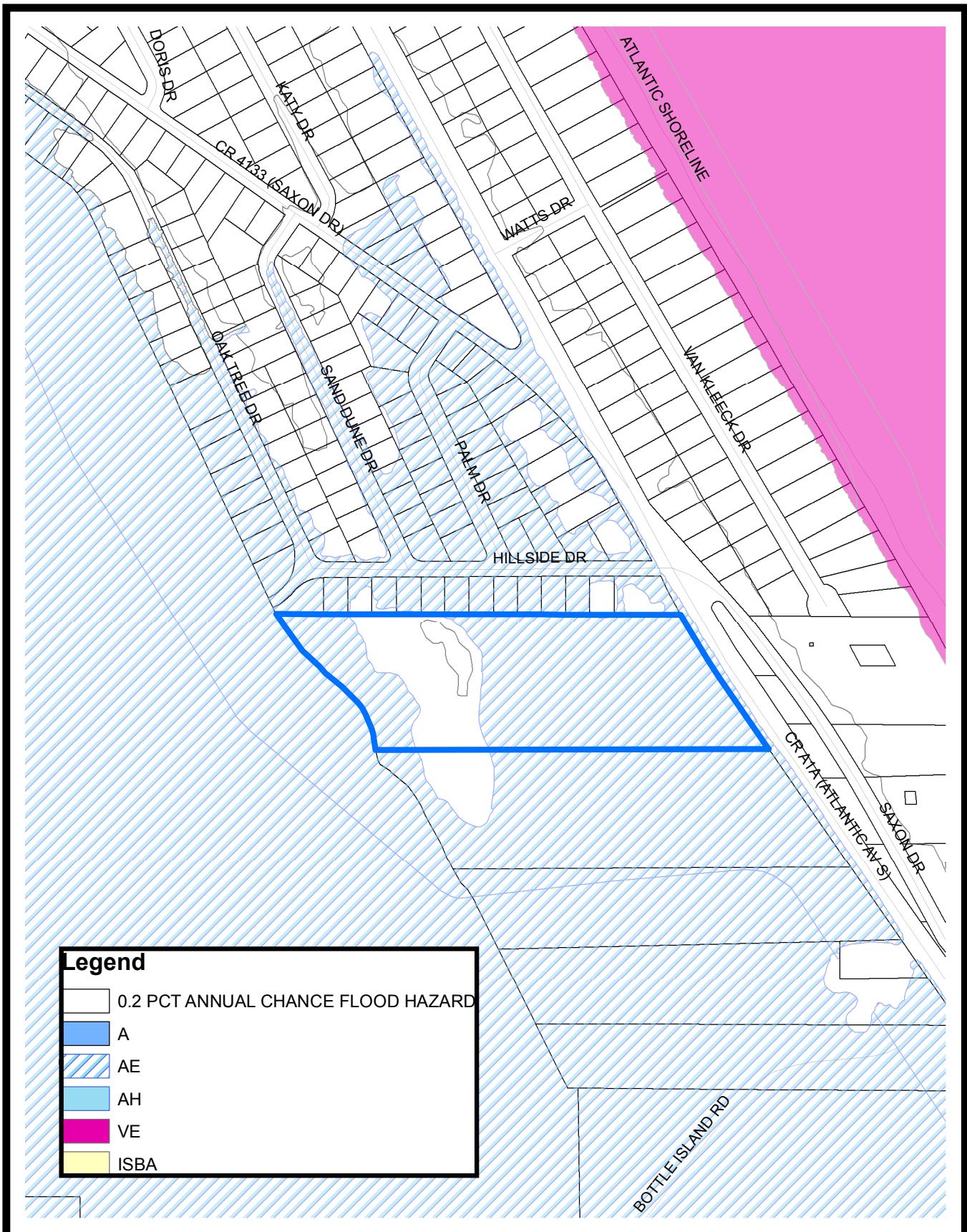


DANIEL GLUNT SUBDIVISION

2015-S-ODP-0171



1 inch = 1,000 feet



DANIEL GLUNT SUBDIVISION

2015-S-ODP-0171



1 inch = 400 feet