



GROWTH AND RESOURCE MANAGEMENT DEPARTMENT
 PLANNING AND DEVELOPMENT SERVICES DIVISION
 123 W. Indiana Avenue, DeLand, FL 32720
 (386) 736-5959

PUBLIC HEARING: November 21, 2019 – Planning and Land Development Regulation Commission (PLDRC)

CASE NO: V-19-083

SUBJECT: Variances to the maximum size and minimum yard requirements for a dock on Urban Single-Family Residential (R-4) zoned property

LOCATION: 1634 Juno Trail, Astor

APPLICANT(S): Kyle Newton, Miner's Marine Construction, Agent

OWNER(S): Darlene Tindall

Note: This item was continued from the October 24, 2019 PLDRC public hearing to the November 21, 2019 public hearing. At the October meeting, the commission requested information on the adjacent dock to be included in the agenda item. This information is attached as Appendix A.

I. SUMMARY OF REQUEST

The applicant is seeking two variances for a replacement dock that is currently under construction in the Urban Single-Family Residential (R-4) zoning classification. There is an open code violation for the dock, and the applicant needs the variances to comply with the county's zoning requirements. The variance requests are as follows:

Variance 1: A variance to Section 72-278(1) of the Zoning Ordinance to increase the maximum allowable size of a dock from 750 square feet to 1,200 square feet.

Variance 2: A variance to Section 72-278(5) of the Zoning Ordinance to reduce an east, side yard setback from the required 15 feet to 13.18 feet for a partially-constructed dock.

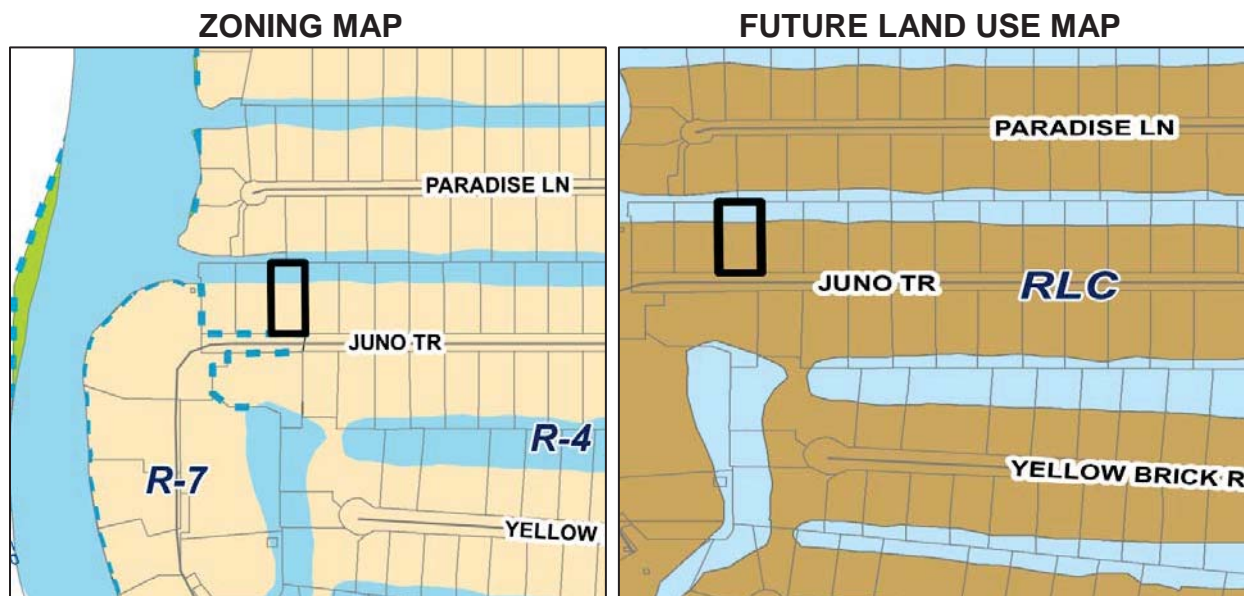
Staff Recommendation: Deny the variance requests, case number V-19-083, as the variances do not meet four of the five criteria for granting said variances.

II. SITE INFORMATION

1. Location: North side of Juno Trail approximately 1,298 feet from its intersection with Alice Drive
2. Parcel Number: 5819-00-07-0720
3. Property Size: $\pm 14,000$ square feet
4. Council District: 1
5. Zoning: Urban Single-Family Residential (R-4)
6. Future Land Use: Rural Community (RLC) Volusia
7. Overlays: Natural Resource Management Area
8. Local Plan Area: Not Applicable
9. Adjacent Zoning and Land Use:

DIRECTION	ZONING	FUTURE LAND USE	EXISTING USE
North:	R-4	Rural Community	platted canal, single-family dwellings
East:	R-4	Rural Community	single-family dwellings
South:	R-4 and R-7	Rural Community	Juno Trail, single-family dwellings
West:	R-4	Rural Community	single-family dwellings

10. Maps:



III. BACKGROUND AND OVERVIEW

The subject property is located near the St. John's River in the designated rural community of Volusia. It includes a single-family dwelling and a partially-constructed dock/boathouse. The parcel is 0.32 acres in size, rectangular in shape, and approximately 80 feet wide. The rear property line abuts a canal that leads to the St. John's River. Surrounding homes are similar in size, and most have docks and boathouses. A review of the survey revealed that each property extends to the centerline of the canal.

Pursuant to Section 72-278(1) of the Zoning Ordinance, the maximum allowable size of a dock is 750 square feet in area. Pursuant to Section 72-278(5) of the Zoning Ordinance, no dock shall be permitted within 15 feet of any side lot line, or its extension into the water. The partially-constructed dock is larger than allowed by zoning, and it does not meet the required setback from the east property line. The applicant requests to leave the dock intact, with a 13.18-foot setback from the east side lot line.

According to the survey, the footprint of the dock measures 50 feet by 24 feet, for a total footprint of 1,200 square feet in area. County records show that a dock was originally constructed in 1978. Additionally, a 672 square-foot boathouse was permitted in 2002. A review of historic aerial photographs confirmed that the old structure was less than 750 square feet in size, and it met the setback requirement. By the year 2015, most of the dock and boathouse had been removed, and only the vertical posts remained (see attached photographs).

A "Stop Work Order" and a "Notice of Violation" were issued to the owner in July 2018 for construction without a permit. The Volusia County Code Enforcement Board issued a "Notice of Non Compliance" in January 2019, followed by an "Order Imposing Fine/Lien" in September 2019. In order to obtain an after-the-fact building permit, two variances are required. The first will allow the 1,200 square foot structure to remain at its current size, and the second variance will allow the structure to remain at 13.18 feet from the eastern property line.

The environmental permitting staff reviewed this variance application and noted the presence of wetlands. The Volusia County Wetlands Ordinance requires a wetland alteration permit for impacts to county jurisdictional wetlands and their buffers. It also requires that impacts to jurisdictional areas be avoided and/or minimized to the greatest extent possible. According to the environmental staff, the proposed dock does not avoid or minimize impacts to wetlands, and staff does not support the variance request.

IV. REVIEW CRITERIA AND ANALYSIS

Section 72-379(1)a.4 of the Zoning Ordinance contains five applicable criteria by which a variance application may be granted. The following staff evaluation is based on these criteria:

i. Special conditions and circumstances exist which are peculiar to the land, structure, sign, or building involved and which are not applicable to other lands, structures, signs, or buildings in the same zoning classification.

Variances 1 and 2: The applicant stated in the variance application that the dock is currently 85 percent complete. He said that the previous contractor was unlicensed and told the owner that permits were not required. This circumstance is unrelated to the land, structure, sign or building. There is nothing peculiar about the applicant's parcel that would require the current placement or size of the dock. While there are other docks along the canal, those docks would also be required to comply with the zoning code.

Staff finds that this criterion is not met.

ii. The special conditions and circumstances do not result from the actions of the applicant.

Variances 1 and 2: The applicant hired a contractor to replace the former dock. The special condition or circumstance is directly related to the actions of the applicant.

Staff finds that this criterion is not met.

iii. Literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification, under the terms of the ordinance, and would work an unnecessary and undue hardship on the applicant.

Variances 1 and 2: The applicant stated that literal interpretation of the code would deprive the owner of rights commonly enjoyed by others because most of the homes have similarly-sized docks. A cursory review of county records for parcels near the subject property revealed only one county-issued dock permit. The presence of other docks is not a justification for this variance approval, since each dock should be evaluated based on individual circumstances. It is the property owner's responsibility to obtain all applicable permits and approvals during the building process and to comply with the zoning and environmental regulations.

Staff finds that this criterion is not met.

iv. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, structure, or sign.

Variances 1 and 2: The property owner believes that due to the large investment made to improve the dock structure that this would be the minimum variance for the reasonable use of the structure. However, as constructed, the dock includes a large deck that extends over the water. The overall size of the project could be reduced to meet the 750-foot requirement if the deck is removed and built on the land instead of over the water. In that case, the deck would need to set back five feet from the ordinary high water mark. Alternatively, the portion of the dock that encroaches into the east side yard could be removed in order to eliminate one variance and to reduce the overall size of the dock. The request to keep the partially

constructed, unpermitted dock and the associated deck is not the minimum variance possible.

Staff finds that this criterion is not met.

v. The grant of the variance will be in harmony with the general intent and purpose of this ordinance and the Volusia County Comprehensive Plan Ordinance No. 90-10, as amended, and that such variance will not be injurious to the area involved.

Variances 1 and 2: The general intent and purpose of the size and setback requirements for docks in the county zoning ordinance is to provide for the safe operation and storage of watercraft along waterfront lots. Allowing a larger boathouse with a smaller setback could impede others' ability to navigate safely. It should be noted that there are many docks of similar size located in the canal. The applicant did obtain permits from the Florida Department of Environmental Protection and the Florida Fish and Wildlife Conservation Commission for the proposed work. The issuance of these permits suggests that the variance to the county's zoning code may not be injurious to the area involved.

Staff finds that this criterion is met.

V. STAFF RECOMMENDATION

Deny Variances 1 and 2, case number V-19-083, as the application does not meet four of the five criteria for granting said variances.

Variance 1: A variance to Section 72-278(1) of the Zoning Ordinance to increase the maximum allowable size of a dock from 750 square feet to 1,200 square feet.

Variance 2: A variance to Section 72-278(5) of the Zoning Ordinance to reduce an east, side yard setback from the required 15 feet to 13.18 feet for a partially-constructed dock.

VI. ATTACHMENTS

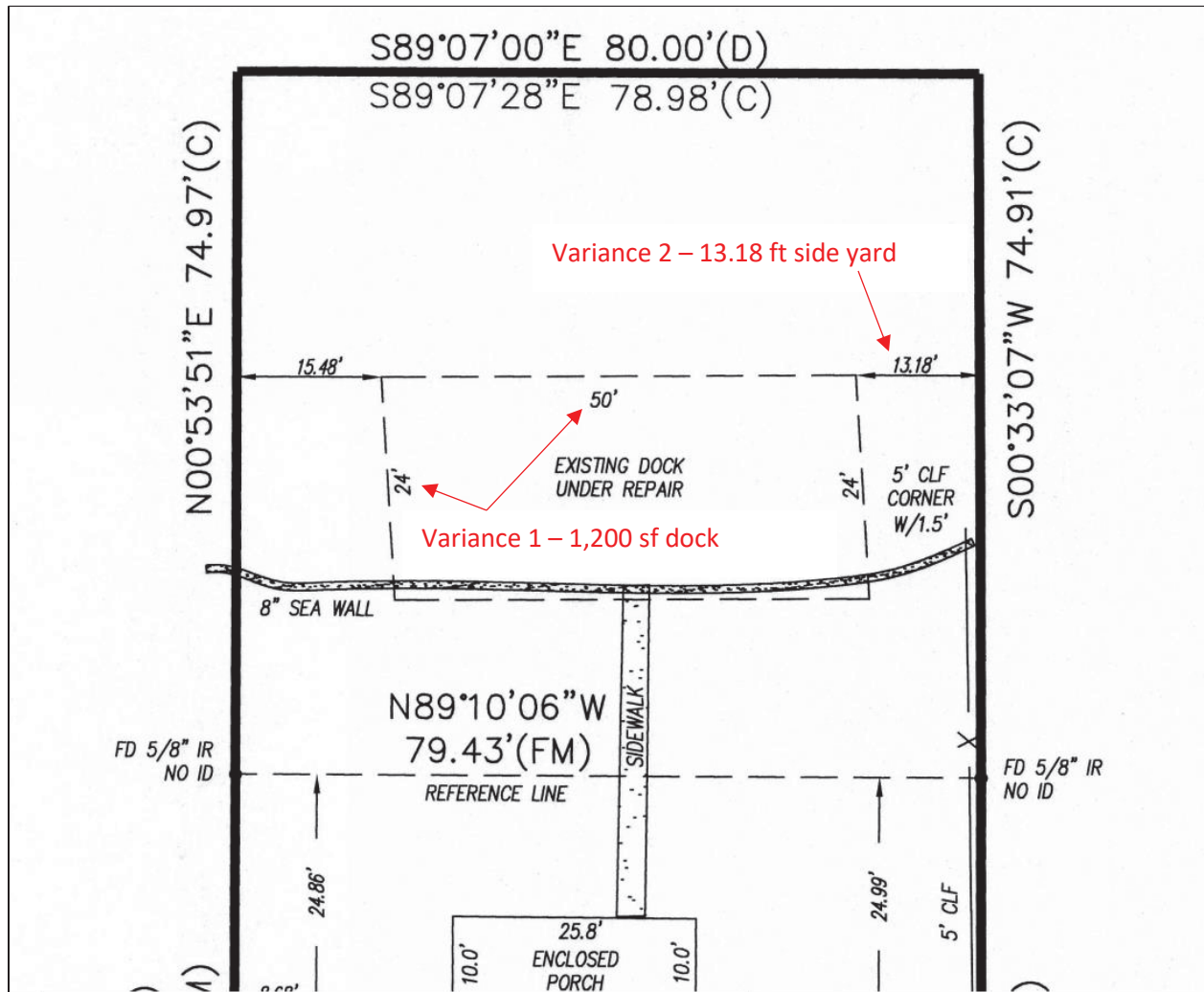
- Written Petition
- Variance Site Plan
- Survey
- Staff Comments
- Photographs
- Map Exhibits

VII. AUTHORITY AND PROCEDURE

The commission may, except as otherwise provided in Section 72-379 of the Zoning Code, authorize, after due public notice upon application on a form prescribed by the Zoning Enforcement Official, such variance or variances from the terms of this ordinance as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provision of this ordinance would result in unnecessary and undue hardship. Said variance application shall be heard only if it is presented by the person owning 51 percent or more of the specific area of land involved or upon an administrative application by the county council.

Any new information to be presented at the planning and land development regulation commission meeting for any application will be grounds to continue an application to the next planning and land development regulation commission meeting. Applicants shall inform and provide staff with the new information prior to the planning and land development regulation commission meeting.

VARIANCE SITE PLAN
V-19-083 – MINERS MARINE



**Inter-Office
Memorandum**



TO: Patricia Smith, Planner III **DATE:** September 10, 2019

FROM: Keith Abrahamson, Environmental Specialist III

SUBJECT: Planning & Land Development Regulation Commission meeting for
Date: October 17, 2019
Parcel #: 5819-00-07-0720
Case #: V-19-083

Environmental Permitting (EP) has reviewed the variance application and conducted a site visit. There are wetlands located on site. These wetlands have an associated 25-foot upland buffer.

The Volusia County Wetland Ordinance (Division 11 of the Land Development Regulations) requires a wetland alteration permit for impacts to County jurisdictional wetlands and their buffers. This ordinance further requires that impacts to jurisdictional areas be avoided and/or minimized to the greatest extent possible, and generally does not provide for permitting of avoidable impacts.

The proposed dock does not avoid or minimize impacts to wetlands. EP does not support this variance request.

PHOTOGRAPH PROVIDED BY THE APPLICANT



PHOTOGRAPHS



2008



2010

PHOTOGRAPHS



2015



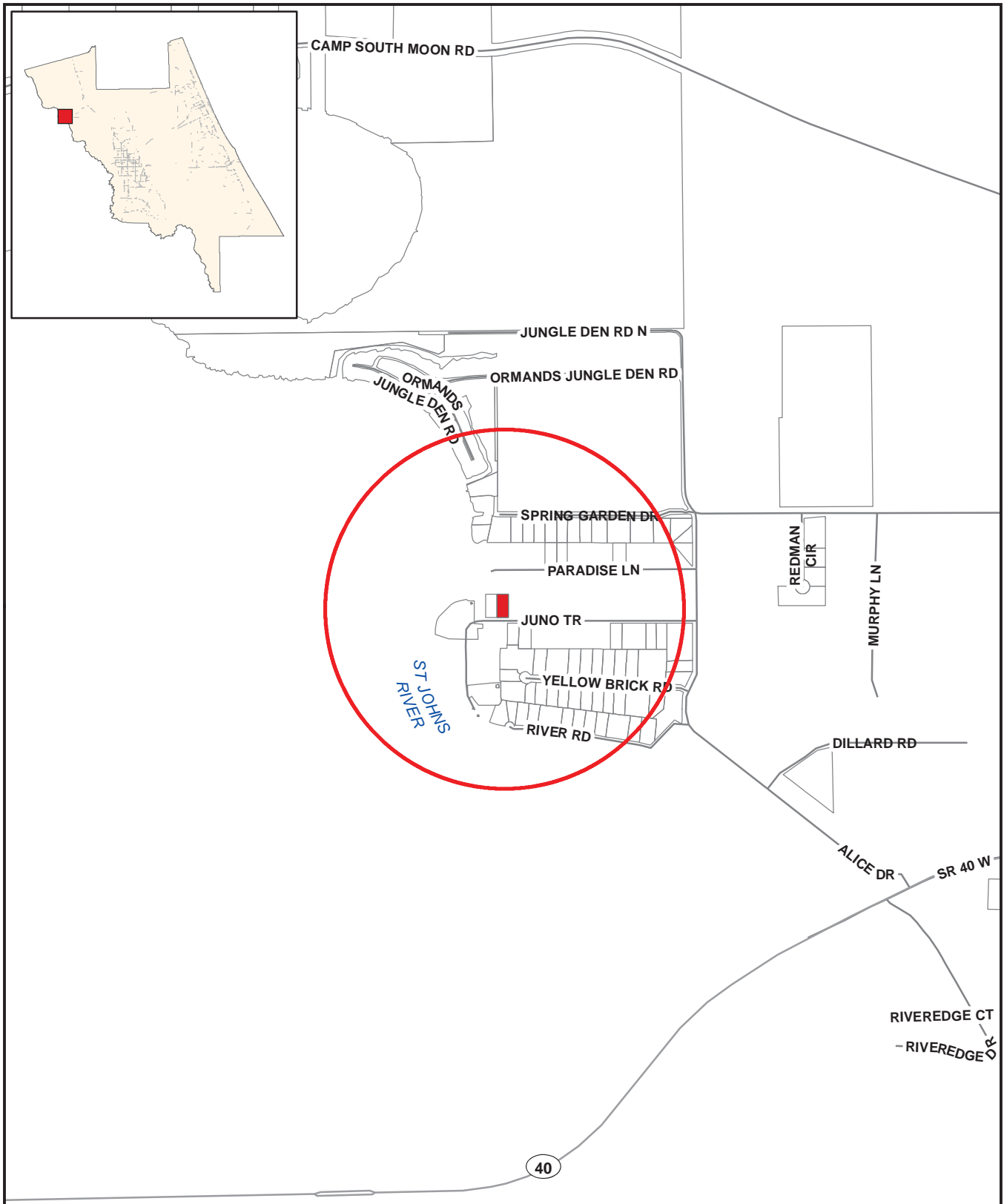
2017

PHOTOGRAPHS



2019

PROPERTY LOCATION V-19-083

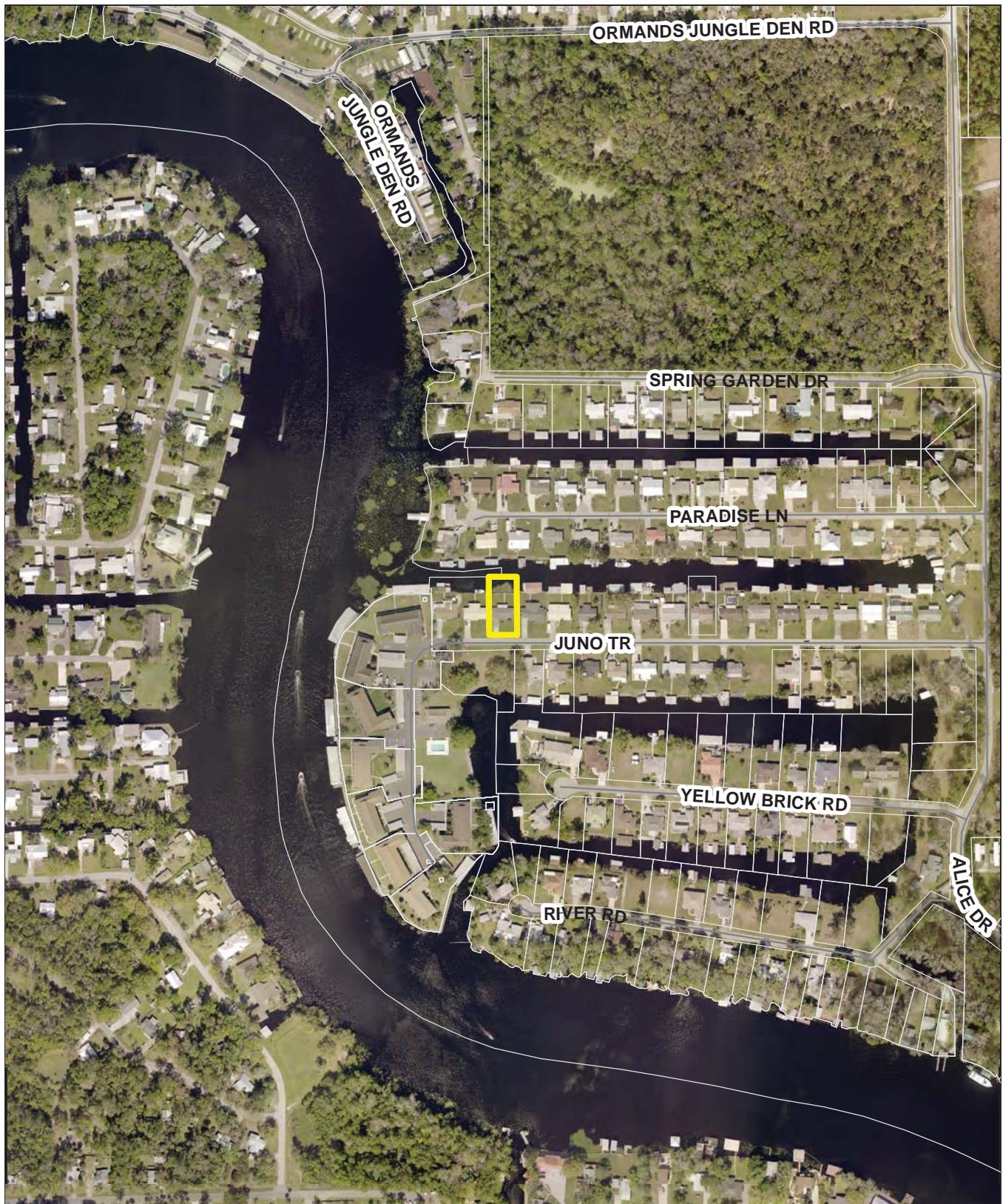


 SUBJECT PROPERTY



1" = 1,000'
9/11/2019

AERIAL
V-19-083



 SUBJECT PROPERTY

IMAGE DATE 2018



1" = 400'
9/11/2019

ZONING CLASSIFICATION V-19-083









 SUBJECT PROPERTY

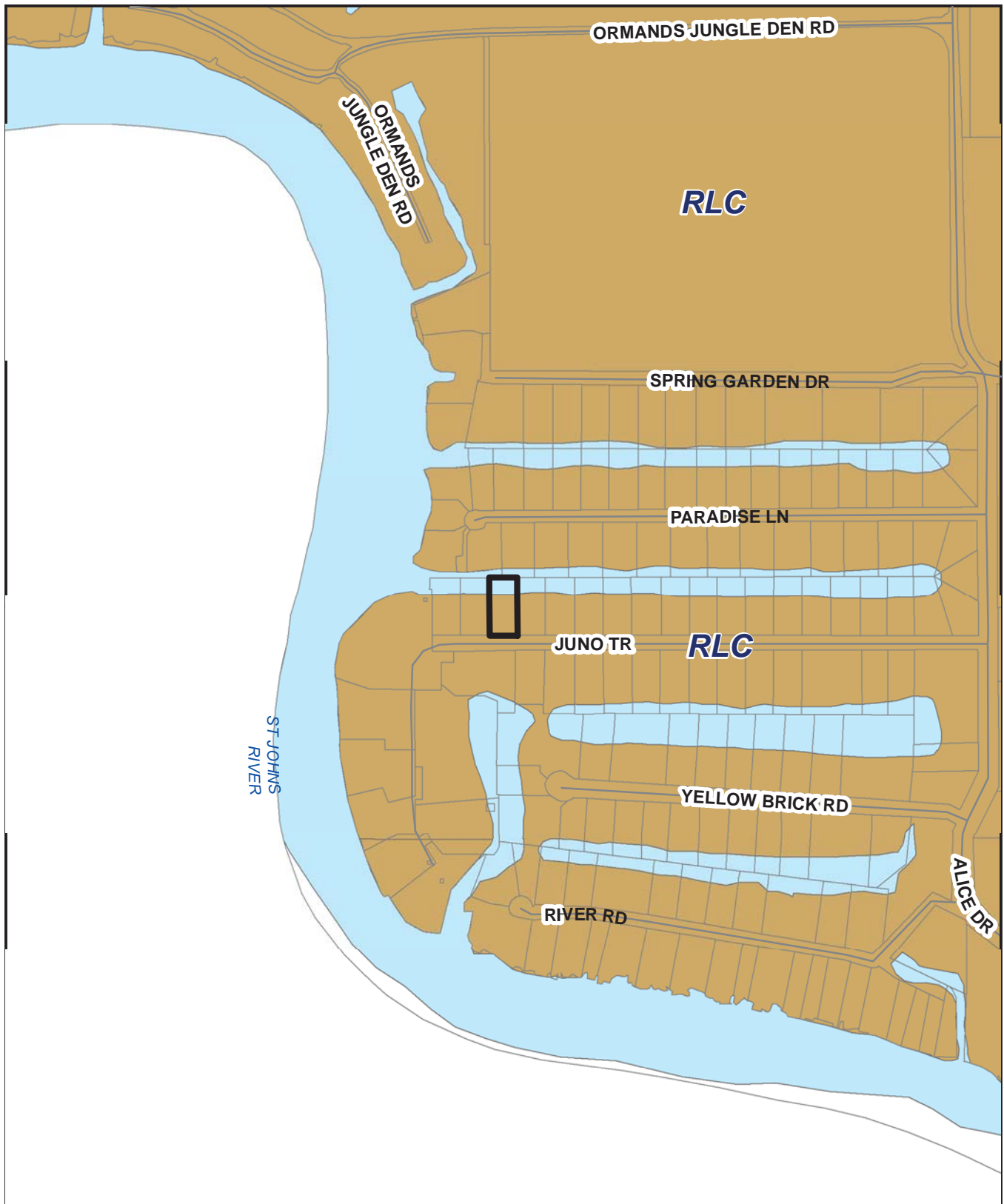





1" = 400'

9/11/2019

 COMMERCIAL	 AGRICULTURAL	 MOBILE HOME
 RESIDENTIAL	 RESOURCE CORRIDOR	 ZONING BNDY

FUTURE LAND USE V-19-083

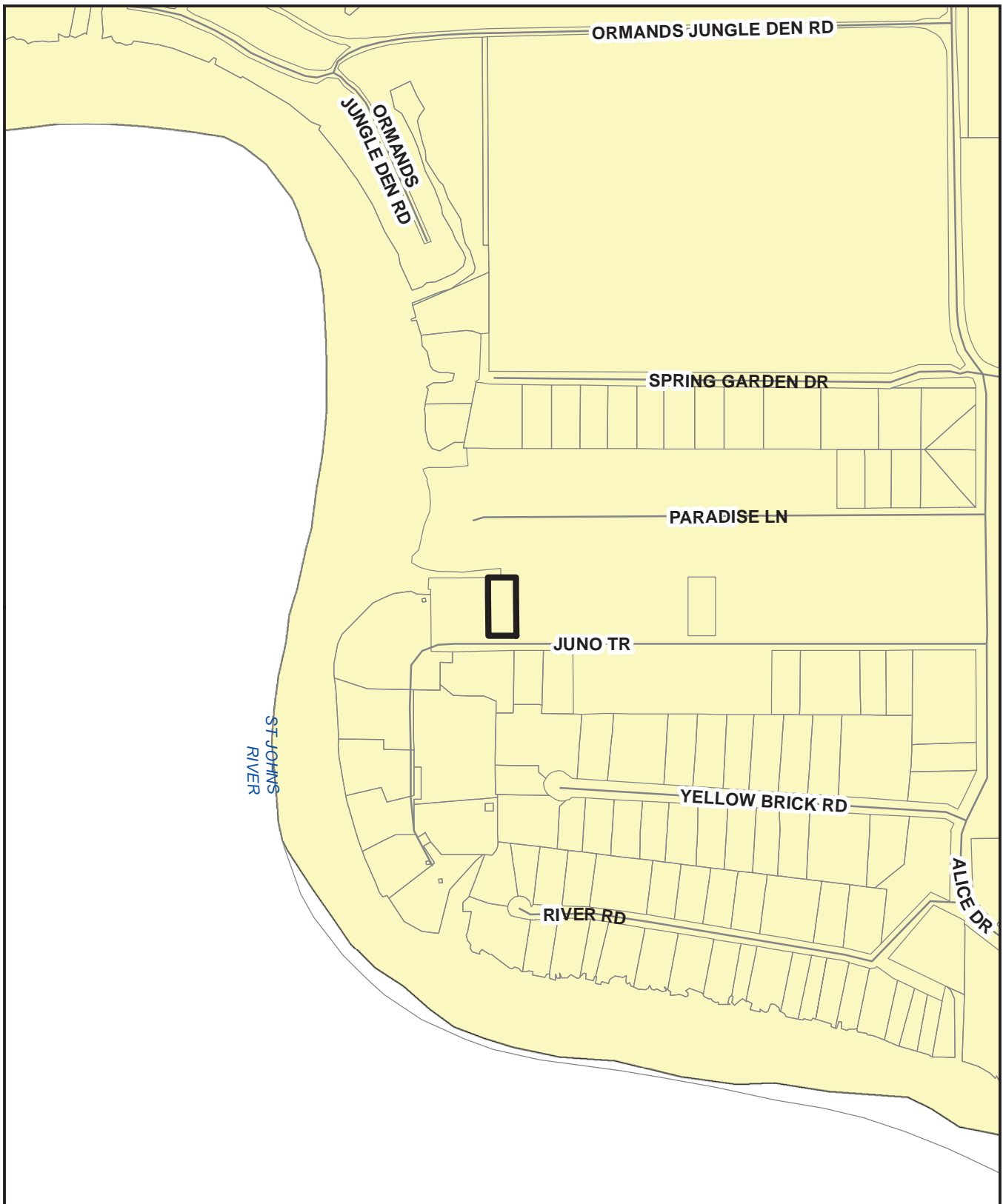





-  SUBJECT PROPERTY
-  RURAL COMMUNITY
-  WATER



1" = 400'
9/11/2019

ECO/NRMA OVERLAY V-19-083



-  SUBJECT PROPERTY
-  ECO
-  NRMA



1 " = 400 '
9/11/2019

APPENDIX A

Attachment 1.

Permit number 010816042 was issued on November 20, 2001 for a 760 square foot dock to replace a previous dock and boat house. It appears to meet setbacks.

Attachment 2.

Aerial photograph of existing dock. Per the pictometry measuring tool, the dock is approximately 1,565 square feet. It is located approximately 8.8 feet from the east side property line and 16.1 feet from the west side property line.

ATTACHMENT 1

PERMIT

NUMBER 010816042 ISSUE DATE 11/20/01
 PERMIT NUMBER 1 5819 00 07 0710

OWNER BROWN RAYMOND E & BRENDA J.
 NAME & 1632 JUNO TRL
 ADDRESS ASTOR FL

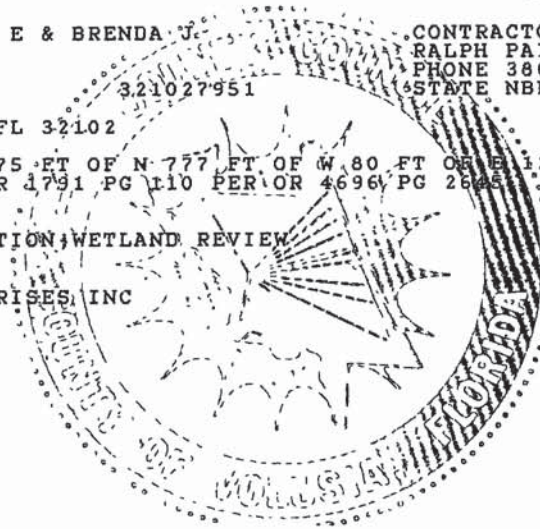
CONTRACTOR
 RALPH PAIVA
 PHONE 386-734-0517
 STATE NBR CRC057911

PROPERTY LOCATION
 1632 JUNO TR, ASTOR, FL 32102

LEGAL: 19 15 28 S 175 FT OF N 777 FT OF W 80 FT OF E 1245 FT OF GOV
 LOT 7 PER OR 1791 PG 110 PER OR 4696 PG 2645

WORK DESCRIPTION
 DOCK, WETLAND ALTERATION, WETLAND REVIEW

SUBCONTRACTORS
 ENG MOLYET ENTERPRISES, INC



INSPECTIONS FOR DOCK
 NOCR DOCK
 INSPECTIONS FOR WETLAND ALTERATION
 WETP WET1 WETF

PERMIT CONDITIONS

BOAT DOCK/NO ELEC
 REMOVE OLD BOATHOUSE

THIS PERMIT IS ISSUED FOR THE CONSTRUCTION OF A 760 SQUARE FOOT DOCK AND BOATHOUSE. THERE MUST BE NO ALTERATION OF THE WETLAND OR BUFFER OTHER THAN THE CONSTRUCTION OF THE DOCK AND BOATHOUSE. THERE MUST BE NO DREDGING, FILLING, OR CUTTING OR REMOVAL OF VEGETATION.

THERE MUST BE NO EROSION INTO THE WETLAND OR BUFFER. A TURBIDITY BARRIER IS REQUIRED TO BE PLACED BETWEEN THE PROJECT AND THE WETLAND BUFFER TO PREVENT EROSION. IF THE PROJECT IS IN THE WATER, A FLOATING TURBIDITY CURTAIN MUST BE INSTALLED AROUND THE PROJECT. THE BARRIER/CURTAIN IS TO BE INSTALLED PRIOR TO THE START OF THE PROJECT, AND MUST BE MAINTAINED DAILY. THE BARRIER/CURTAIN MUST BE LEFT IN PLACE UNTIL THE FINAL WETLAND INSPECTION HAS BEEN COMPLETED.

*** ISSUANCE OF A VOLUSIA COUNTY PERMIT DOES NOT RELIEVE YOU FROM THE RESPONSIBILITY TO OBTAIN ANY OTHER PERMITS WHICH MAY BE REQUIRED (WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, ST JOHNS RIVER WATER MANAGEMENT DISTRICT, AND ARMY CORPS OF ENGINEERS). ANY ENVIRONMENTAL EASEMENT MUST BE PROTECTED AND NOT DISTURBED.

ALL GENERAL AND SPECIFIC CONDITIONS CONTAINED IN THE U.S. ARMY CORPS OF ENGINEERS, THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT(S) ARE ALSO CONDITIONS OF THIS PERMIT.

NO ROOF OVER BOATSLIPS OR DOCK

*** NOTICE OF COMMENCEMENT REQUIRED ***

CHARGES			
PERMIT FEE	85.06	WETLAND ALTERATION	132.07
PLAN REVIEW FEE	25.93	*** TOTAL FOR PERMIT ***	243.06
RECEIPTS P 08/16/01 0020	70.73		
P 11/20/01 0005	172.33		
*** TOTAL BALANCE DUE ***	.00		

VOLUSIA COUNTY SMALL RESIDENTIAL PERMIT APPLICATION

ONLY TYPED OR PRINTED APPLICATIONS WILL BE ACCEPTED (NO PENCIL)

AP# 0196887 PMT# 010816042**(2) Property Information**Tax Parcel Number 5819 - 00 - 07 - 0710**APPLICATION FEES DUE AT TIME OF SUBMITTAL**APPROVED by _____
(PERMIT OFFICER)Owner/Leaseholder's Name Ray Brown Address 1632 Juno TrailCity Astar Zip _____ Day Phone Number () _____

Fee Simple Titleholder's Name _____ Address _____

City _____ State _____ Zip _____

JOB SITE Lot _____ Block _____ Unit _____ Legal Description _____Street Address of Project 1632 Juno TrailCity Astar NUMBER _____ DIR _____ County Volusia STREET NAME _____ TYPE _____ SUITE _____

Directions to jobsite _____

(03) Type of Work Being Performed R4 (check one or more)****See Site Plans and Plans Requirements on back****

Shed _____ Garage/Carport _____ Demolition _____ Addition/Alteration _____ HVAC _____ Fence _____ Electrical _____

Plumbing _____ Roof _____ Pool _____

Other (explain) Boat Deck**(05) Contractor**

Check here if owner contractor on owner's residence _____ IF NOT owner/contractor, enter license number for Contractor

LICENSE # CRC 057911 Name Ralph PivaCompany Name Paiva Homes

Licensed Refuse Hauler Name _____

Address 933 W. Marcers Ferry Rd Phone (386) 734 - 0517City Deland Zip 32720 Fax No. 734-0787**(06) Subcontractors** Enter license number for each subcontractor.

LICENSE # _____ CARD HOLDER'S NAME _____ LICENSE # _____ CARD HOLDER'S NAME _____

ELEC _____ HVAC 0020 08/16 0103 3RKEY 70-73

PLUMB _____ ROOF _____

ARCH _____ WELL _____

ENG PE 41509 Bryan Melget OTHER _____

The undersigned hereby affirms

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

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

3 I have the authority to allow and hereby agree to allow County Personnel to enter upon this property to inspect development permitted from this application

4 If an owner/builder, I accept and acknowledge receipt of the disclosure form for owner/builders as required by State Statutes

5 All trees removed are to be clearly designated by paint or colored ribbon prior to start of operations.

6 Protection barriers will be erected around all trees to remain prior to land clearing, the County Forester will be notified prior to the start of clearing

7 I have read and agree to all requirements established by the Use Permit Conditions.

8 I hereby verify that I have the necessary Workmen's Compensation Insurance and will maintain the same as required by Chapter 440, Florida Statutes, for the duration of work authorized by this permit.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

I hereby certify that all information contained in this document is true and correct

Owner's Signature (Must personally appear in office & sign) _____ Date 8-16-01STATE OF FLORIDA
COUNTY OF _____

Affirmed and subscribed before me this _____ day of _____

by _____

who is personally known to me or who has produced _____

(type of ID)

as identification.

Signature of Notary Public State of Florida _____

Print, Type or Stamp Name of Notary _____

Notarial Seal

Contractor's Signature _____ Date 8-16-01STATE OF FLORIDA
COUNTY OF VolusiaAffirmed and subscribed before me this 16 day of August2001 by Ralph Piva

who is personally known to me or who has produced _____

(type of ID)

as identification

Signature of Notary Public State of Florida _____

Print, Type or Stamp Name of Notary _____

Notarial Seal



NOTE WORKSHEET ON BACK MUST BE FILLED OUT COMPLETELY

RESIDENTIAL WORKSHEET**PLEASE TYPE OR PRINT CLEARLY****(08) REFERENCE PERMIT NUMBERS** WELL _____ TREE _____ USE _____

WETLAND _____ OTHER _____ SEPTIC PERMIT # _____

ELECTRIC

Electric Company ... FL POWER & LIGHT NORTH _____ SOUTH _____ TITVL _____ CLAY/SALT SPGS _____ PALATKA _____

FL POWER CORP _____ NSB UTIL _____

Service Size OLD Amps _____ Volts _____ Phase 1PH _____ 3PH _____

NEW Amps _____ Volts _____ Phase 1PH _____ 3PH _____

Number New/Altered Circuits _____ Temp Pole Yes _____ No _____

FLOOD ZONE (If Zone A, FEMA Flood Certification form is required)

Will FLOOR LEVEL be less than 12" above the Crown of ALL ADJACENT roads? YES _____ NO _____

Flood Zone B/C _____ V _____ A _____ BASE FLOOD ELEV (A or V) _____ Min Floor Elev _____ .00

HVAC

Type of HEAT... Electric _____ Gas _____ Oil _____ Kerosene _____ Heat Pump _____ A/C _____ Solar _____

Costs of HVAC \$ _____ .00

PROJECT COSTS & USECost of Structure or Project (include labor & materials) \$ 15,000 .00

Number of dwelling units in project _____ NUMBER of Square Feet Living Area _____

Primary Use of Structure _____ NUMBER of Square Feet Garage Area _____

NUMBER of Square Feet Other _____

(09) PLUMBING (Provide Proof of Water and/or Sewer Connections)

Number of PLUMBING Fixtures _____ Water Pump Connections _____ Public Water Connect. _____

Sewer/Septic Hookups _____ TOTAL PLUMBING UNITS _____

County Utilities Available Yes _____ No _____ If COUNTY UTILITIES ARE USED, SERVICE IS

REQUESTED: Upon Issue _____ Hold Until Called _____ or Date ____/____/____

Number Gas Outlets _____ Conv Burners/Fir Furn/Boilers/Central Heat Plant _____

Number Gas Storage Tanks Underground _____ Above Ground _____

SITE PLANS & PLANS ***No lined or graph paper will be accepted. No pencil drawings will be accepted.***

Pursuant to Section 900.03 of the Zoning Ordinance, in addition to the information required by any other applicable section of this ordinance, and the Growth Management Activity: Submit one originally signed and sealed boundary survey and plot plans in duplicate (copies of the sealed boundary survey) showing shape and dimensions of the lot, any existing structures, size and location of the proposed structure, use of any existing structures, intended use of each proposed structure, number of dwelling units, location of any existing roads, any platted rights-of-way, any plat easements, water bodies, watercourses, wetlands street name and property address, any other information deemed necessary or appropriate to the Zoning Enforcement Official. These documents shall be legible.

Construction plans are required to be a minimum scale of 1/4" = 1', showing all proposed construction to include: floor plan, foundation plan, all four elevation views, structural wall sections of house, covered patios, and decks, and fireplace details. Energy forms will also be required (1 complete set, 2 additional copies of front page, and Manual J calculation form). This may not be a complete list of everything necessary to submit for this permit.

****NOTE**** All construction plans and appropriate worksheets must comply with SSTD 10-97, the Standard For Hurricane Resistant Residential Construction, or be designed by an Architect or Engineer to meet the requirements of 1606 SBC, signed, sealed, dated. Calculations may be required upon review.

03/97

NOTICE OF COMMENCEMENTState of Florida
County of VolusiaPermit No. 010816042Tax Parcel Number 1819 - 00 - 07 - 0710

The UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of Property: (Legal description of the property, and street address if available.)

1632 Juno Trail Astor Fl 32102

2. General description of improvement:

Bout Rock

3. Owner information:

a. Name and address

Ray Brown
1632 Juno Trail
Astor, Fl. 32102

b. Interest in property

c. Name and address of fee simple titleholder (if other than owner)

N/A

4. Contractor: Name and address

Ralph Pavia
933 W. Mercers Ferry Rd
Pelham, FL 32720a. Phone number 886 1734-0517

Fax number ()

5. Surety: Name and address

N/A

a. Phone number ()

Fax number ()

B. Amount of bond \$.00

6. Lender: Name and address

N/A

a. Phone number ()

Fax number ()

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:

a. Name and address

N/A

b. Phone number ()

Fax number ()

8. In addition to himself, Owner designates

of

to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.

a. Phone number ()

Fax number ()

9. Expiration date of Notice of Commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____.

Raymond E Brown
Signature of OwnerRAYMOND E BROWN
Print Name of OwnerSTATE OF FLORIDA COUNTY OF LakeAffirmed and subscribed before me this 17th day of December 2001 XX by Raymond E. Brown
who is personally known to me or who has produced Florida Drivers License (type of ID) as identification.Darlene Owens

Signature of Notary Public State of Florida

Darlene Owens

Print, Type or Stamp Name of Notary

Notarial Seal

Darlene Owens
MY COMMISSION # CC874046 EXPIRES
October 2, 2003
BONDED THRU TROY FARM INSURANCE, INC.

12/18/2001 14:12

Instrument # 2001-270887

Book: 4790

Page: 782

Diane M. Matousek

Volusia County, Clerk of Court

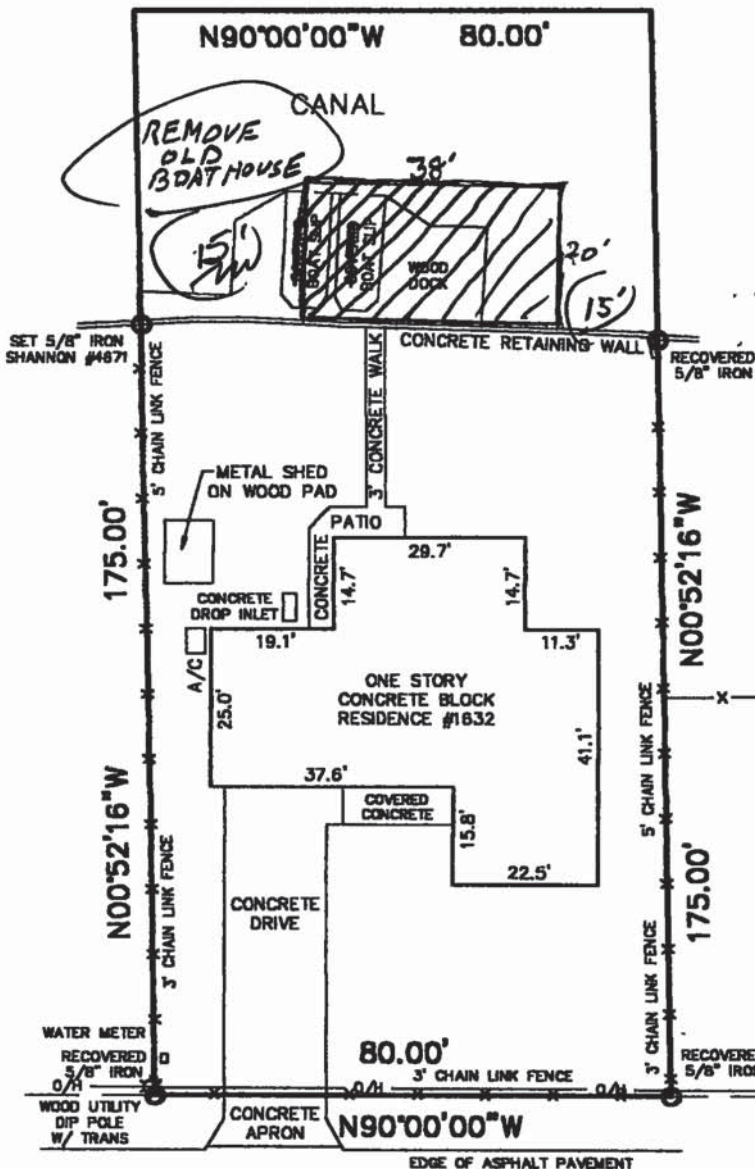
file

FOR CLERK'S OFFICE USE ONLY

STATE OF FLORIDA, VOLUSIA COUNTY
I HEREBY CERTIFY the foregoing is a true copy
of the original filed in this office. ThisDec 2001
day of December
Clerk of Circuit and County Court
Diane M. Matousek
Deputy Clerk

BOUNDARY SURVEY

DESCRIPTION: THE SOUTH 175 FEET OF THE NORTH 777 FEET OF THE WEST 80 FEET OF THE EAST 1245 FEET OF GOVERNMENT LOT 7, SECTION 15, TOWNSHIP 15 SOUTH, RANGE 28 EAST, VOLUSIA COUNTY, FLORIDA.



FILE COPY



NOTES:

- BEARINGS BASED ON THE NORTH RIGHT-OF-WAY LINE OF JUNO TRAIL AS BEING N 90°00'00" W.
- UNDERGROUND UTILITIES WERE NOT LOCATED.
- ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 125155 0200 C, DATED APRIL 4, 1983 THE DESCRIBED PROPERTY LIES IN ZONE "A".
- ELEVATIONS BASED ON U.S.C. & G.S. BENCH MARK #R-58 ELEVATION = 6.001, N.G.V.D. 1929 DATUM.

CERTIFIED TO:
RAYMOND E. & BRENDA J. BROWN
VOLUSIA TITLE SERVICES, INC.
AMERICAN PIONEER TITLE INSURANCE COMPANY

ZONING REVIEW

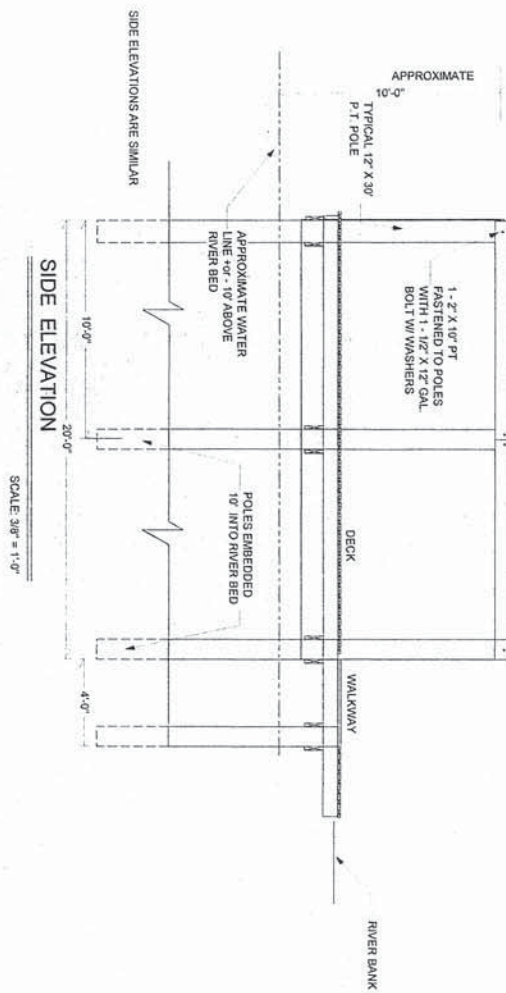
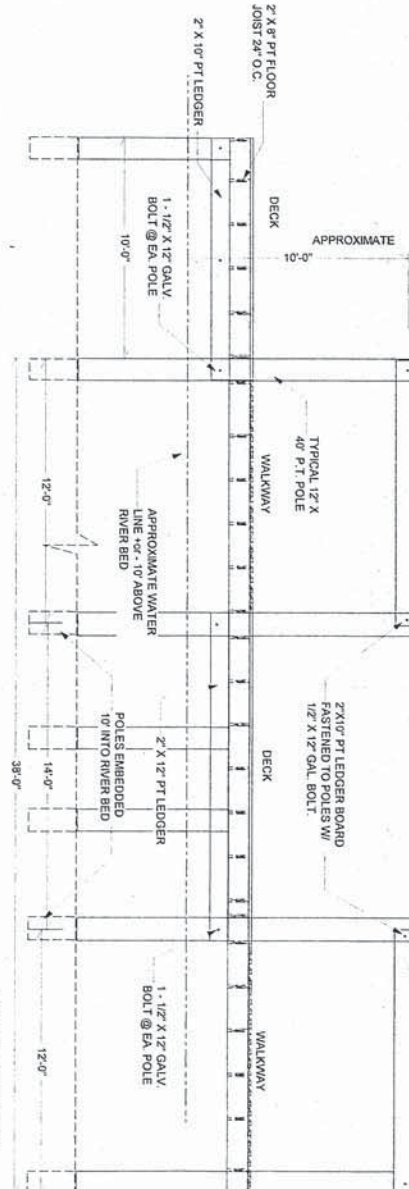
Address 1632 JUNO TRAIL
Work Type # ADD Zone Codes R4
Wld _____ Strwtr _____ Road Type _____
Notes BOAT SLIPS W/HOISTS & DECK AREA
Approved By GB Date 8/16/01

JUNO TRAIL

JAMES R. SHANNON JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2155
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372

DATE OF SURVEY: 05-24-01
FIELD BY: B.R. SCALE: 1" = 30'
FILE NUMBER: 1632 JUNO TR, ASTOR



Plans conform to the requirements of Section 1606, 1997 edition of the Standard Building Code and are structurally adequate for 100 mph winds.

Hurricane Ties for wood to wood will be Simpson H2.5 or equivalent.

Wood for Structural Conditions to be Group II species or minimum $F_b \geq 1300$ psi

Live Load - Roof 20 PSF

THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/OR BUILDER'S EXPERIENCE AND RESPONSIBILITY. OWNER AND/OR CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER IN WRITING OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. THE OWNER OR CONTRACTOR OF THE JOB IS SOLELY RESPONSIBLE THEREAFTER.

BOAT DOCK

RAY BROWN
1632 JUNO TRAIL
ASTER, FL.

PAIVA HOMES

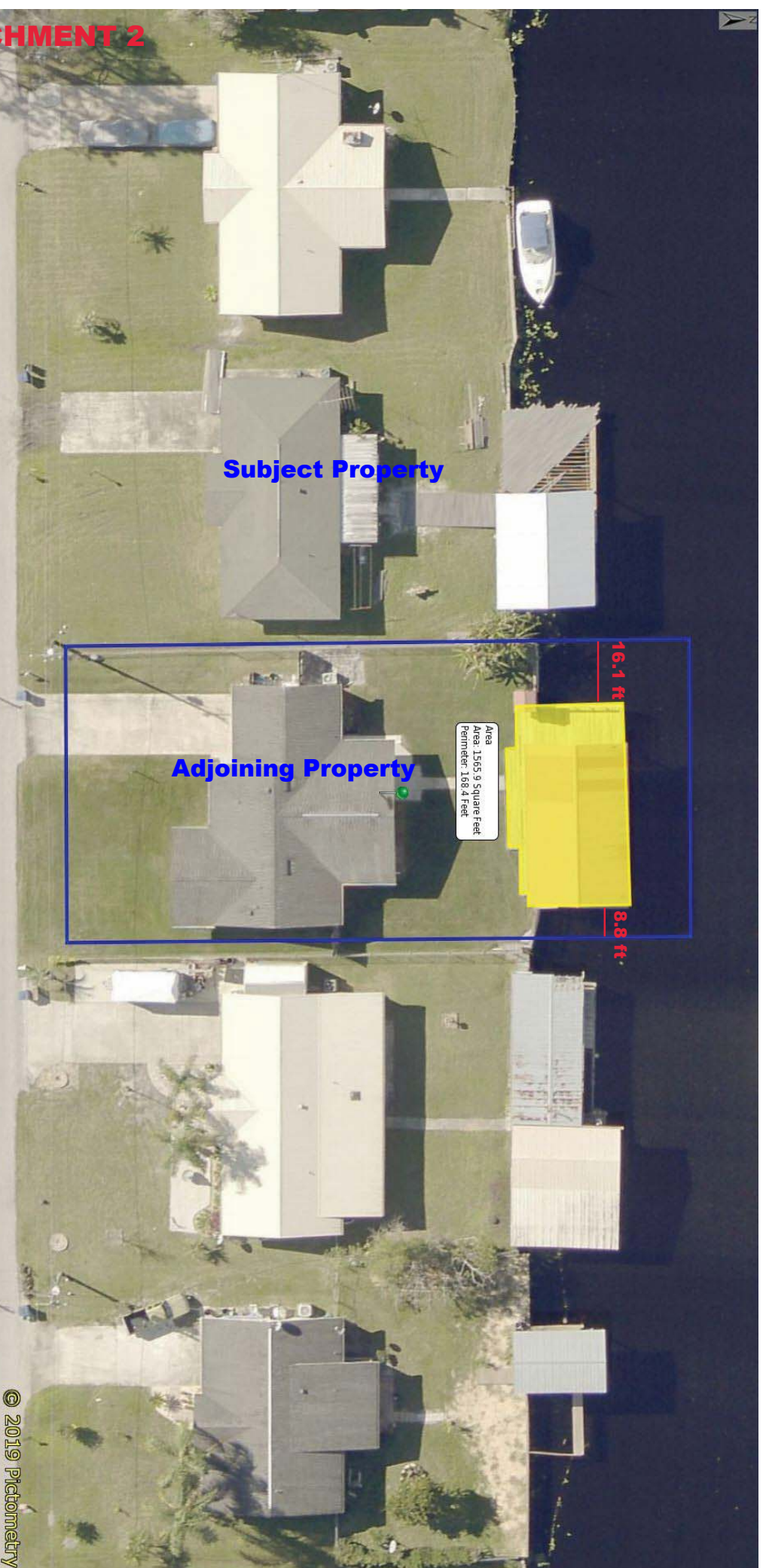
Architectural Designer

BLUEPRINTS BY DESIGN

1106 W. Euclid Ave.
DeLand, Florida 32720
386-734-0787 (Office)

DATE: 8-6-01
DRAWN BY: RP
JOB: 3001
REVISION:
SHEET
2 OF 2

-19-083 Adjoining Property



ATTACHMENT 2

01/07/2019