



City of New Smyrna Beach

Historic New Smyrna Beach Preservation Commission

Ronald Sayyah Nancy Ryan Greg Mercurio Milford Dinker
Jean Mayo Allene Teague Lillian Wilson

April 1, 2010

THIS IS YOUR OFFICIAL NOTIFICATION of the regular meeting of the Historic New Smyrna Beach Preservation Commission to be held on **Wednesday, April 14, 2010 at 5:30 p.m. at 210 Sams Avenue, New Smyrna Beach, Florida**, for consideration of the following agenda:

1. **Roll Call**
2. **Approval of Minutes** from March 10, 2010 meeting
3. **Public Participation** – In accordance with the City Commission Resolution #11-89, a three-minute limitation is in effect unless otherwise granted by the HPC
4. **Historic and Archaeological Preservation Element Review**
5. **Walking Tour Brochures**
6. **Tucholski Property, 3054 North Dixie Freeway**
7. **Comments from Commission Members and City Staff**
Updates on demolitions
8. **Adjournment**

Respectfully Submitted,

Ron Sayyah, Chairperson
Historic New Smyrna Beach Preservation Commission



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GOALS:

Public Awareness/Education > Promotion of Historic Resources

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49 more structures that were not on the list which will be submitted to City Commission for
50 approval and these did not appear to be contributing structures as well.

51

52 Hearing no further requests, Mr. Sayyah closed the Public Participation portion of the
53 meeting.

54

55

Historic Survey Report

56

57 Nancy Ryan submitted her comments regarding the City's Historic Structure Survey to Jake
58 Baker. Mr. Baker stated that a few other Commission members e-mailed their comments to
59 City staff.

60

61 Mr. Mercurio stated the historic narrative section of the Historic Structure Survey did not go
62 into a great deal of depth when it came to the post-Turnbull era of New Smyrna Beach.

63

64 Ms. Mayo questioned the purpose of the Historical Structure Survey and what it involved.
65 Ms. Henrikson stated the purpose of the Historic Structure Survey was to identify structures
66 that may have been missed during the first survey, (which was completed in the 1980's)
67 which was used to establish the boundaries of the City's National Register of Historic Places
68 Districts, and to include new structures that may now be considered historic by the fact that
69 they are now at least fifty years old. This can allow the City to expand existing district
70 boundaries, create new boundaries in areas not previously established or create a local
71 historic district which will help with preservation efforts.

72

73

Cottage Industry Overlay District

74

75 Ms. Henrikson stated comments for the preliminary concept from the various Boards were
76 incorporated into draft regulations and maps showing areas for potential Arts District
77 locations. She is looking for feedback to the new questions that she posed on the draft.
78 Discussion followed. The Commissioners' concerns related primarily to parking regulations
79 and types of permitted uses, the possibility of confining the district to Flagler Avenue, Canal
80 Street and Washington Street, size of signage (4 ft height max), hours of operation
81 restrictions hindering evening events and limitations on outdoor displays.

82

83 Ms. Henrikson stated that comments from the draft regulations and maps provided to the
84 staff from various city boards will be incorporated into a final ordinance to present to the
85 HPC at the May 12, 2010.

86

87

Goals For 2010

88

89 Mr. Baker stated that he will try to schedule a joint meeting with the City Commission for
90 April 27, 2010 to discuss the HPC Goals for 2010.

91

92 Discussion followed about. Some of the topics discussed included:

93

- 94 • Updating self-guided walking tours;
- 95 • The economic benefits of historic preservation;
- 96 • Status of historic markers at the City's boundaries;
- 97 • Signage for medians entering City;
- 98 • Promotion of the City's Bed & Breakfasts; and
- 99 • Promotion of the City's heritage at the Visitor's Bureau.

100

101

102 Mr. Baker will provide a concept design for brochures for the April 14, 2010 Board
103 meeting.

104

105

Comments from Commission Members and City Staff

106

107 Mr. Baker displayed the Historic Preservation Award plaques that will be presented at the
108 March 23, 2010 City Commission meeting.

109

110

Adjournment

111

112 Being no further business, the meeting adjourned at 6:14 P.M.

Interoffice Memo

Date: April 1, 2010

To: Historic New Smyrna Beach Preservation Commission (HPC)

From: Jake Baker, AICP, Planner

RE: Historic and Archaeological Preservation Element

As part of the City's state-required Evaluation and Appraisal Report, Planning staff must review and revise, where necessary, all the Elements within the City's Comprehensive Plan. We are asking for the HPC's assistance in reviewing the City's Historic and Archaeological Preservation Element. Please feel free to make notes of items you notice need to be changed. Once your feedback is received, Planning staff will make the recommended changes, and present the revised Element to the HPC in May. Staff will also present the proposed revisions to the Element to the Planning and Zoning Board at a workshop in May.

XIII. HISTORICAL AND ARCHAEOLOGICAL PRESERVATION ELEMENT

A. HISTORICAL DEVELOPMENT

New Smyrna Beach has a rich historical heritage dating back to prehistoric times when nomadic hunters roamed the area about 10,000 years ago. The first attempt at permanent colonization occurred in 1768, shortly after the first Spanish occupation of Florida, when Dr. Andrew Turnbull arrived at Mosquito Inlet with his first contingent of Greek, Italian, Corsican, and Minorcan settlers and named the 20,000-acre land grant New Smyrna after his wife's birthplace in Greece. The primary intent of the colony was to develop a plantation for the production of indigo, rice, hemp, and cotton. Although Turnbull's colonizing attempt lasted only nine years, many others followed and eventually flourished, especially in connection with development of the sugar and timber industries in this area during the second period of Spanish occupation (1784-1821) and into the early years of Florida's territorial period (1821-1845).

The oldest historical sites in the City are associated with these early historical periods, and include:

Turtle Mound, an aboriginal burial mound on the peninsula about eight miles south of New Smyrna Beach.

Two canals constructed by Turnbull's colonists to assist cultivation on the plantation. These canals run east and west parallel with Canal Street, and connect with the Indian River. A portion of the northernmost canal lies underneath Canal Street, but is still visible from the 800 block west. The southernmost canal remains intact, and is near the boundary line between New Smyrna Beach and Edgewater.

The stone wharf on the Indian River in the 700 block of Riverside Drive. This wharf was constructed during the early British colonial period (1764-1784).

The "Old Fort" on the west side of the Indian River between Julia and Washington Streets (undetermined age and origin).

The New Smyrna sugar mill ruins located on the far west side of the City just south of State Road 44. These ruins date from the period of the second Spanish occupation (1784-1821).

There are approximately 1,200 structures within the City that were constructed before 1940. Most of them are residential in usage. About two-thirds of these structures are located on the mainland, mostly in a four- to five-block-wide strip between the Indian River and US 1, stretching north and south for approximately 22 blocks. Another pocket of older structures is congregated along a thin strip straddling South Atlantic Avenue from 10th Street north to Flagler Avenue, and along Flagler Avenue westward to the river.

The oldest structures in New Smyrna Beach were constructed about 1895. Most are of frame, brick or concrete block construction, with a scattered few constructed of native coquina rock. There are a few structures exhibiting the Colonial Revival, Dutch Colonial Revival, Spanish Revival, and mission styles of architecture, as well as the Mediterranean Revival style which typified construction in Florida during the "boom" era of the 1920s.

Another significant part of the City's history is the Florida East Coast (FEC) Railroad, which greatly contributed to employment, growth and development in the area --particularly after the

Civil War. However, the railroad was plagued with a 30-year strike which greatly impacted the community's economy, and all but eliminated the railroad as an economic factor in the New Smyrna Beach area.

B. HISTORIC PRESERVATION

For years, the City of New Smyrna Beach left the management of historic resources to private whim, resulting in an erosion of these resources. However, due to the enactment of stronger, more comprehensive national legislation for historic preservation; implementation of the state's comprehensive planning program; and an increasing awareness by concerned citizens and public officials that historic treasures were rapidly becoming an "endangered species"; the City began to take a more realistic approach to the identification and preservation of structures and sites having historic importance. In addition, federal tax legislation in 1976 and 1981 helped to create a more favorable investment climate for preserving these structures and sites.

The City's progress in dealing with historic preservation can be physically measured by the fact that it has: (1) prepared a partial survey of historic resources; (2) prepared a draft historic preservation element to its Comprehensive Plan to evaluate these resources, and to determine which of them should be preserved; (3) designated two National Register historic Districts encompassing the traditional mainland downtown and surrounding residential neighborhoods and the Old Coronado Beach section of the beachside; and (4) adopted a historic preservation ordinance (1986) outlining sound policies for preservation and restoration of the structures and sites selected for such action. The three steps remaining are: (1) to outline locally designated historical districts and landmarks, where appropriate; (2) to develop a definitive procedure for nominating potential structures and sites for National Register of Historic Places and local landmarks review and final selection; and (3) adopt a historic preservation element in the Comprehensive Plan.

C. HISTORICALLY SIGNIFICANT HOUSING

At the present time, New Smyrna Beach has approximately 603 residential structures documented on the Florida Master Site File by the Division of Historical Resources, Bureau of Historic Preservation. These files include all buildings constructed within the City limits before 1930. Buildings included in the inventory contribute to a sense of time, place and historical development of the City through their location, design, setting, materials, workmanship and association, all of which define neighborhood character.

The majority of the buildings are found immediately west of the river in a four- to five-block-wide area east of US 1 in the northwest sector of the City. On the peninsula, they are congregated in approximately a 25-block area that is bisected near its northern end by Flagler A venue.

In 1990, a National Register Historic District was designated in the City encompassing the traditional downtown and surrounding residential neighborhoods. The City has developed voluntary guidelines for rehabilitating old homes that are located in the District. People are encouraged to follow these guidelines, but they are not mandatory.

In the area extending south from Canal Street to Clinch Street (between US 1 and the Indian River), 139 buildings were surveyed. The buildings are in relatively good condition. The area was developed between 1910 and 1924, and features the best architectural example of residential construction in New Smyrna Beach, according to an analysis conducted by Historic

Property Associates, Inc. in 1987-1988. Buildings sit on 50- to 100-foot lots with consistent setback. Many lots are lined with live-oak trees that in places form a canopy over the street.

Phase 2 of the survey conducted by Historic Property Associates, Inc. concentrated on areas beyond the New Smyrna Beach redevelopment area. Most of the 185 buildings surveyed were located north of Ronnoc Lane or south of Clinch Street. These buildings generally date from the 1920s and are not as intensely concentrated as those located closer to the core area center.

Generally, historic residential architecture in New Smyrna Beach is modest, reflecting the limited economic development of the community during the latter 19th and early 20th centuries. It was largely dominated by frame vernacular design during the first several decades of development and the bungalow style popular in Florida and other areas of the US during the 1910s and 1920s. Scattered examples of the Queen Anne, Carpenter Gothic and Colonial Revival styles can also be found. New Smyrna Beach is a participant in the Certified Local Government program, which can provide a vehicle for neighborhood conservation activities, in accordance with the historic preservation aspects of this Comprehensive Plan. Historic properties in New Smyrna Beach that appear on the Florida Master Site File are listed by address in Table XIII-1.

**Table XIII-1
Residential Buildings Recorded on the Florida Site File by Address**

Anderson Street									
105	207	306	404						
Andrews Street									
106	211								
Asire Court									
100	107	110							
Atlantic Avenue (North)									
101	103								
Atlantic Avenue (South)									
600									
Ball Street									
506	507	508	510	511	515	516	518	522	523

524	525	528	530	531	532	536	537	606	610
611	614	628	630	632					
Canal Street									
328	334	399	400	402	404	405	412	421	424
							426	428	501
519	524	569	617	618	624	706	714	718	722
724	728	736	738	801	820	821	822		
Clinch Street									
102									
Columbus Avenue									
110	210								
Cooper Street									
102									
Craig Street									
806	807	817							
Douglas Street									
207	208								
Downing Street									
110	206	207	209	210	211	307	407	409	603
605	607	609	611	612	613	701	712	713	715
717	721	817	819	825	827				

Esther Avenue									
105	108	109	110	112	205	206	207	214	215
217	501	506							
Faulkner Street/Corner of Faulkner and Mary									
110	116	118	120	208	214	300	301	311	312
					313	315	316	320	321
512	513	519	524	528	532	536	538	542	603
604	616	618	622	635	640	647	649	703	908
910	957								
Flagler Avenue									
105	113	114	120	121	201	202	204	209	213
404½	411	414							
Florida Street									
114	206	216	218	306	309	311	315	318	320
405	411								
Hill Street									
1801	1803	1805	1809	1907					
Hillman Street									
316	318	322							
Inwood Avenue									
115	121								

Jessamine Blvd.									
412	414	420							
Julia Street									
106	206	210	214	301	302	305	309	310	310½
311	313	514	538	540	600	630	632		
Live Oak Street									
114	200	204	206	211	216	219	301	302	304½
			306	308	511	600	601	602	603
814	818	822	907	910	1007	1101	1109	1110	1111
1114	1200	1600							
Lytle Avenue									
207	211	307	311						
Magnolia Street									
105	201	202	204	205	301	303	315	317	403
404	405	407	409	411	504	506	512	516	608
610	616	701	703	705	712	718	720	802	804
810	904	910	914	915	917	918	919	1000	1001
1003	1006	1019	1100	1106	1109	1110	1114	1115	1116
1117	1118	1201	1400	1543	1616	1709	1720		
Marshall Street									
206	207	208							
Mary Street									

121	205	207	208	209	211	212	213	214	218
300	301	304	305	308	312				
Murray Street									
205	207	209	211	211½	212	214	215	216	217
218	300	304	305	306	307	309			
Myrtle Avenue									
108	112	214	436						
715	717	726							
Orange Street (North)									
Corner of North Orange and Julia Street									
107	112	121	212	213	215	219	300	304	307
308	311	312	316	317	318	320	324	400	402
404	406								
Orange Street (South)									
208	215	216	300	301	305	306	307	314	403
502	504	601	605						
Park Avenue									
107	111								
Peninsula Avenue									
104	105	106	107	108	110	111	112	114	202
300	302	305	400	401	403	405	407	408	

Pine Street (North)									
106	108	300							
Pine Street (South)									
203									
Riverside Drive (North)									
306	312	504	506	508	512	514	516	518	524
532	536								
Riverside Drive (South)									
128	314	400	416	420	426	500	502	506	512
								600	608
902	904	906	910	1100	1206	1208	1210	1314	1802
Ronnoc Lane									
208	212	215	307						
Rush Street									
108	110	204	206	208	209	210	211	304	307
308	309	310	311	312	400	402	404		
Smith Street									
104									
Washington Street									
107	109	115	206	208	210	212	213	215	219
221	301	302	303	304	305	306	307	310	569
582	588								

Wayne Street									
101	201	209							
3rd Street									
211									
9 th Street (East)									
902									
10th Street									
116									
20th Alley									
104									

Source: Historic Property Associates, Inc., 1988
P.O. Box 1002, St. Augustine, Florida 32085-1002)

D. PRESERVATION, MAINTENANCE OR REHABILITATION OF HISTORICALLY SIGNIFICANT HOUSING STRUCTURES OR NEIGHBORHOODS

The City will make every effort to preserve, maintain, or rehabilitate housing structures or neighborhoods of historical significance. The City will also encourage efforts by commercial, private, or non-profit civic groups and organizations to maintain and rehabilitate historic structures. The Historic New Smyrna Beach Preservation Commission (HPC) is required to review any request to demolish historic structure. The designation of a National Register Historic District in 1990, will serve as another means of preserving historic resources.

E. GOALS, OBJECTIVES, AND POLICIES

GOAL: It shall be the goal of the City of New Smyrna Beach to maintain a historical and archaeological preservation program to promote the educational, cultural, moral, and economical welfare of the City and its residents. This program shall identify, document, protect and preserve its archaeological, historic, architectural and cultural resources. Instilling public awareness of those resources and the value of preserving those resources shall be a part of that effort.

OBJECTIVES:

Objective 1. To provide an administrative framework for historical and archaeological preservation within the City.

Policy:1.1 The Historic New Smyrna Beach Preservation Commission (HPC) shall be established and maintained to provide recommendations to the City Commission on all archaeological and historical issues, to approve Certificates of Appropriateness', educate the community on the value of historical and archaeological preservation, and to perform other duties as required by City codes and the City Commission.

Policy 1.2 The City shall assign personnel to coordinate municipal historic preservation activities, act as City liaison for providing assistance and information regarding historic preservation, assemble and manage the base of information required to support that responsibility , provide administrative support for the Historic Preservation Commission (HPC) and seek funding for preservation projects.

Policy 1.3 The City Manager shall designate a staff person to act as the City Historic Preservation Officer.

Policy 1.4 The City shall ensure professional archaeological services are available to identify and preserve archaeological resources and to provide advice on archaeological issues.

Policy 1.5 A historic preservation ordinance, structured to implement the historical and archaeological preservation goal, shall be maintained and implemented by the City.

Policy 1.6 Amend the City's Historic Preservation Ordinance to include a section on the preservation of the City's rich archaeological resources.

Policy 1.7 A site shall be designated to house and display historical and archaeological artifacts.

Policy 1.8 Pursue grants to fund historical and archaeological preservation including restoration and conservation, research and educational programs.

Objective 2: Identify and inventory archaeological and historical resources that are publicly or privately owned.

Policy 2.1 Document all historic buildings and structures to be demolished prior to their demolition.

Policy 2.2 Develop and maintain a file of architectural and archaeological surveys, historical sites and districts, and other appropriate maps, site files and historical and archaeological records.

Policy 2.3 Encourage an archaeological survey on any property within a high probability area for containing archaeological resources prior to demolition, development and redevelopment.

Policy 2.4 Assemble and maintain a comprehensive document that identifies and inventories all known historical and archaeological resources within the City and identify sites with a high probability for containing archaeological and historical resources.

Policy 2.5 Nominate eligible historic and archaeological resources to the National Register of Historic Places.

Objective 3: Educate the public for the need to preserve and appreciate historical and archaeological resources.

Policy 3.1 Coordinate public seminars and provide speakers on historic and archaeological preservation topics to community groups.

Policy 3.2 Publicize historic and archaeological preservation through educational publications.

Policy 3.3 Utilize the various mass media to promote the value of preservation.

Policy 3.4 Interest the public by using plaques, markers, and interpretive signs at historical and archaeological sites.

Policy 3.5 Coordinate education efforts with community groups such as the Southeast Volusia Historical Society, Board of Realtors, schools, and others.

Policy 3.6 Inform owners of historical and archaeological properties proper preservation and maintenance of the resources.

Objective 4: Properly manage publicly owned historical and archaeological resources.

Policy 4.1 Designate historical and archaeological buildings, sites and districts as local landmarks. Require a local landmark building, site or district to meet established standards to ensure historically and architecturally appropriate changes.

Policy 4.2 Encourage the acquisition of additional historic buildings and archaeological sites for City purposes such as open space, recreation, preservation and conservation.

Policy 4.3 Encourage the preservation, maintenance, protection against vandalism, and continued use of publicly owned historical buildings for public uses.

Policy 4.4 Properly maintain and interpret publicly owned archaeological sites.

Policy 4.5 Include archaeological and historical resources in land acquisition programs for open space, recreation, preservation, and conservation.

Policy 4.6 Properly safeguard historical and archaeological resources to protect against theft, vandalism, over use, and weather damage.

Objective 5: Preserve privately owned historical and archaeological resources through use and reuse as an alternative to demolition and redevelopment.

Policy 5.1 Suggest voluntary designation of historical and archaeological buildings, sites and districts as local landmarks. Require a local landmark building, site or district to meet established standards to ensure historically and architecturally appropriate changes. Strive to designate a minimum of one local landmark per year.

Policy 5.2 Remove obstacles to the rehabilitation, use or reuse of historic properties. Included, but not limited to this, are granting variances, liberal interpretation of codes, and providing code exemptions for historical buildings.

Policy 5.3 Provide incentives to assist in preserving and using and reusing historical properties. Included, but not limited to this, are tax relief and exemptions, technical assistance, transfer of development rights, and grant acquisition.

Policy 5.4 Provide flexibility in zoning regulations and applications to preserve and use and reuse historical properties.

Policy 5.5 Require Historic New Smyrna Beach Preservation Commission review of proposed historic building demolition.

Policy 5.6 Encourage relocation or reuse of historic buildings.

Policy 5.7 Adopt an ordinance to prevent demolition by neglect.

Objective 6: Maintain and Improve historic neighborhoods and properties.

Policy 6.1 Install street and other infrastructure improvements such as lighting, signage, sidewalks and fencing so that they are consistent and compatible with the historic character of the neighborhoods.

Policy 6.2 Encourage local landmark designation of individual properties and districts so that new construction and exterior alterations will be compatible with the existing historic structure and surrounding historic neighborhood.

Policy 6.3 Develop and maintain vehicular and pedestrian traffic patterns that preserve the character of historic neighborhoods while providing safe traffic circulation.

Policy 6.4 Preserve housing density and commercial and residential mix in historic neighborhoods to keep the existing character.

Objective 7: To employ historical and archaeological preservation as a means to strengthen the local economy through increased tourism and local visitation at historical and archaeological sites.

Policy 7.1 Place plaques, markers, and interpretive signs at historical and archaeological sites to inform residents and visitors of their significance.

Policy 7.2 Establish a program with local tourism groups to disseminate information about historical and archaeological resources.

Policy 7.3 Promote the development of historical and archaeological resources for public visitation and involvement.

Policy 7.4 Designate the local historical museum as the headquarters for archaeological and historical tourism.

Policy 7.5 Promote the City as a destination for cultural tourism.

Interoffice Memo

Date: April 1, 2010

To: Historic New Smyrna Beach Preservation Commission (HPC)

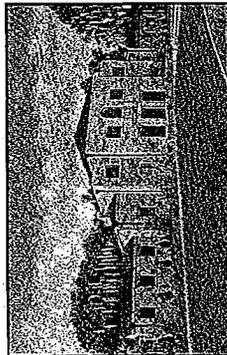
From: Jake Baker, AICP, Planner

RE: Walking Tour Brochures

The City's Walking Tour brochures were discussed at the March HPC meeting. They are in need of updating, as several of the buildings are no longer standing, and there may be additional information or pictures that could be included. The brochures for the Canal Street area and the Flagler Avenue area are on the following pages. Please review them so we can discuss making possible improvements.

**DOWNTOWN NEW SMYRNA BEACH
HISTORIC WALKING TOUR**

*1. **The Connor Library Museum** - Sams Avenue and Julia Street - This is the oldest municipal building in the city. It was built in 1901 for Washington Everett Connor, a New York stockbroker who personally maintained the building and paid the librarian's salary for 20 years. Originally located at the corner of Washington and Faulkner Streets, it was donated to the city in 1924, with the stipulation that it always be used as a library. In 1991 the city moved it to its present location and it now houses a museum of local history.



2. **Old Fort Park** - Sams Avenue and Washington Street - Coquina Block Foundations - There are several locations of the original use of the coquina block ruins. They range from a Colonial church, precolonial Fort, and Dr. Andrew Turnbull's original home. Archaeological research in 1996 suggests the Old Fort Park was the town plaza of Andrew Turnbull's 1768 settlement named New Smyrna, the single greatest attempt by the British to colonize the entire New World. It is thought the early coquina foundation was later recycled as part of a mansion built by Ambrose Hull in 1805, a plantation home in 1830, a hotel built by John D. Sheldon in 1854, and then again in 1867, and finally as a pioneer general store in the late 19th century. Over a century, these buildings succumbed to the War of 1812, destruction by the Seminole Indians in 1835, and shelling by Union gunboats during the Civil War, and fire. In 1937, workers with the Federal WPA program restored and modified the foundation. A Hellenic Memorial on the west side of the park commemorates the arrival of the first Greeks in America. The Greeks, along with the Minorcan and Italian settlers, were part of the Turnbull colony (1768-1777).

3. **115 WASHINGTON STREET - The Old Alva Coart Hotel** - Built in 1905-06, has 26 rooms designed around an atrium, lobby. In the 1920's it was well known as a posh resort. The only utility in the building was a carbide gas system used for lights in the early days.

* This building has been recognized with a plaque as a part of the City of New Smyrna Beach's "Historic Plaque Program".

4. **214 SAMS AVENUE - The First Baptist Church** - The original one-room church was replaced in 1924 by a two-story brick structure. It was used by most of the religious denominations present at the time in New Smyrna Beach. Today it encompasses the entire block to Faulkner Street.

*5. **210 SAMS AVENUE - City Hall** - This gracious, two story coquina structure, completed in 1940 with WPA funds, received national attention in 1941 when Eleanor Roosevelt wrote, "In New Smyrna Beach, they are dedicating a cultural center. They tell me this is the first building in the South to be erected for cultural purposes with funds from the WPA." Opened as a library, it later shared the premises with City Hall until 1960.

*6. **120 SAMS AVENUE** - Built as a Post Office in the late 1920's, it later became The Utilities Commission with the first drive through window. This site is targeted for the Southeast Vesta Historical Museum because of its historic significance, size and location.

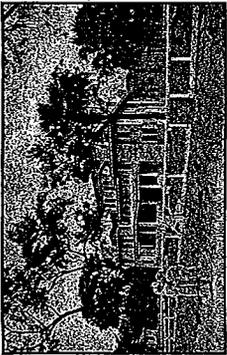
7. **Canal Street** - Dr. Turnbull created a unique series of canals - circa 1768 - for irrigation and drainage. Flat bottom boats were used on the canal to transport goods from inland to the river as late as 1835. The canal was partially covered in the 1920's but the outflow is still visible at the east end of Canal Street. Portions of the old canal still exist on the west side of town, after 230 years.

8. **135 CANAL STREET** - circa 1927. The two-story brick building was the Fidelity Bank which closed during the Depression. Later it was the Davis Corner Drug Store, site of the first jobs for most kids in New Smyrna, jerking sodas or mopping floors. The Observer, a local newspaper, was started on the second floor. The Public Gas Company has also been housed here.

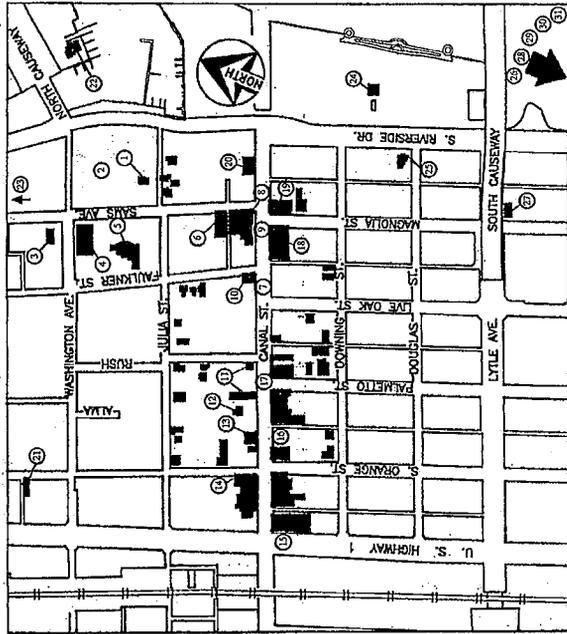
9. **141 CANAL STREET** - circa 1916. This building was a Barber Shop and local information center for many years.

143 **CANAL STREET** - circa 1916. Originally the Town Pool Hall until the 1970's.

145 **CANAL STREET** - circa 1950. Was originally a food market and was then Dwight's Office Supply for many years.



HISTORIC WALKING TOUR MAP



147 **CANAL STREET** - circa 1930. Dr. Westoff's Optometry office was located here until the late 1970's.

149 **CANAL STREET** - circa 1911. One of the oldest remaining buildings, serving a variety of offices for over 80 years. It was moved from the corner of Canal Street and Sams Avenue when the Chamber of Commerce was built.

10. **201 - 208 CANAL STREET** - circa 1923. This portion of the Sun Pharmacy Complex was Turner's Grocery Store for many years and later became a flower shop.

11. **323 CANAL STREET** - circa 1946. Originally housed Hester's Restaurant, it was the first air conditioned business on Canal Street and the first to sell soft ice cream.

399 **CANAL STREET** - circa 1920. This beautiful building is known as the Arcade Building has been a hardware store, office and retail facility.

510 & 512 **CANAL STREET** - circa 1912. This building was Turney's Grocery Store, popular for its meat market. It has loan a Quick Lunch counter, an attorney's office and a Deputy Sheriff's Office.

506 **CANAL STREET** - circa 1920. Was a hardware store for many years.

502 **CANAL STREET** - circa 1906. The oversized blocks used to construct this building were made of local river shell and cement.

500 **CANAL STREET** - circa 1910. Galbreath & Co., once #1 in men's wear south of Jacksonville, was housed in this two-story building. Hobbs's Department Store (only place in town to buy steaks) was also located here.

426 - 428 **CANAL STREET** - circa 1925. Was once McCrory's Department Store and then became the Dollar General for many years.

16. **424 CANAL STREET - The Harevey Parfuming** - circa 1911. Began as a millinery shop and later became Sapp's Grocery store where for many years chickens were killed and dressed to order.

412 **CANAL STREET - The Old Victoria Theater** - circa 1924 was located here with both vaudeville and movies shown. The entrance to the theater was Bush's Drugstore, which sold candy and cookies for a penny. In 1994, the Secretary of State recognized the building with an Outstanding Private Renovation Award.

404 **CANAL STREET** - circa 1924. Once housed Shalket's Jewelry, where the conductors and engineers employed by the railroad were required to have their watches cleaned and set to always have the correct time.

402 **CANAL STREET** - circa 1924. Once housed Turnblin's Dry Goods. You can still see the lettering on the brick wall if you look between the two buildings.

14. **501 CANAL STREET** - circa 1906.

509 **CANAL STREET** - circa 1912. Once known as the Main Street Suites.

511 **CANAL STREET** - circa 1916.

515 **CANAL STREET** - circa 1916.

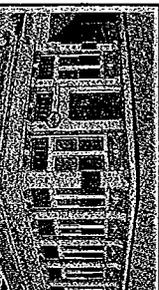
519 **CANAL STREET** - circa 1917. Was home and office of Dr. Parr, the local chiropractor for many years.

15. **524 CANAL STREET** - circa 1950. This corner building has been the home of two downtown grocery stores.

elevator in New Smyrna Beach was in this building. It has also housed City Hall and a bank.

328 **CANAL STREET - The Palmis Building** - circa 1950, was once a dry cleaning service, a small cafe, a clothing store and a goldsmith.

18. **200 CANAL STREET - The Utilities Commission** - circa 1906. Once housed a hardware store, second story was added in 1926. This was the Bank of New Smyrna for many years. The building burned in 1955, and was rebuilt in the 70's when it became the Southeast Trust Bank, then First Union Bank. It was renovated in 1993 for the Utilities Commission.

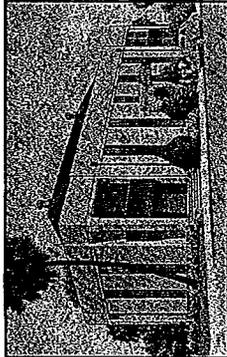


19. **132 CANAL STREET** - circa 1913. This was originally the Palace Theater which showed silent movies while a pianist set the tempo of the film. The building served as a youth center from World War II to 1998.

120 & 124 **CANAL STREET** - circa 1901. The oversized blocks used to construct this building were made from local shell and cement. They are thought to be fire resistant. The 124 portion was renovated in 1993 revealing the original store front arch which is made of brick. Between these two addresses is a four foot alley which held a popular hamburger stand around 1952.

*20. **115 CANAL STREET - Chamber of Commerce and Artist Workshop** - circa 1935. This building was built in 1935 with a grant from the Civil Works Administration and was recently restored to its original beauty. It remains the local Chamber of Commerce who invites the public to come in and browse.

Thank you for your interest in our Historic Walking Tour. For more information about New Smyrna Beach please do not hesitate to contact the Chamber of Commerce at: 115 Canal Street, New Smyrna Beach, FL 32168 or telephone 1-800-541-9521.



Building Descriptions

Frame Vernacular

In Coronado, Frame Vernacular Buildings are typically one story in height mounted on masonry piers. Floor plans are primarily rectangular, though L-shaped floor plans were often used to maximize cross-ventilation. Early versions of this style have gable or hip roofs steeply pitched to accommodate an attic. Porches are also a common feature. Windows are double-hung sash with multi-pane glazing. Coronado contains several good examples of Frame Vernacular architecture. The buildings at 103, 221, 225, 309 and 401 Flagler Avenue, 100 Columbus Avenue, 407 Jessamine Avenue and 406 Peninsula Avenue represent some of the best-preserved models in the area.

Craftsman

With rare exception, the Craftsman style Bungalow is a one or one & one-half story building with a shallow-pitch or gable roof. The typical Bungalow has two rooms across the main facade, emphasizing horizontality at the expense of height. A porch generally complements the main block and rests on masonry piers, which are continued above the sill line and serve as part of the porch balustrade. Double-hung sash windows typically appear in groups of two or three, with upper sashes divided into several vertical panes. Well-preserved examples of the style in Coronado include the buildings at 120 and 201 Flagler Avenue, 210 N. Peninsula Avenue and 110 S. Peninsula Avenue.

Mediterranean Revival

Mediterranean Revival buildings in Florida display considerable Spanish influence. Identifying features of this style include flat or hip roofs, ceramic tile roof surfacing, stuccoed facades, entrance porches, commonly with arched openings supported by square columns; casement and double-hung sash windows; and ceramic tile decorations. There are twelve buildings of this style, which are modestly detailed residences, including a good example at 320 Florida Ave.

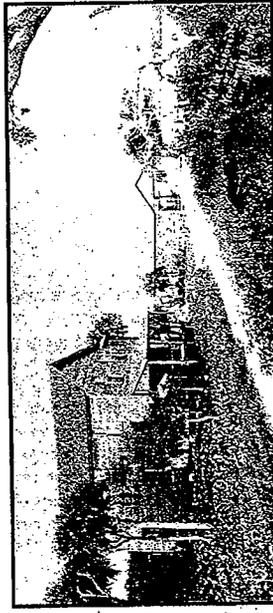
Colonial Revival

The typical Colonial Revival house in Florida combines elements drawn from Craftsman, Bungalow, and Prairie (notable for expansive gambrel roofs) styles. Characteristics include a symmetrical facade with gable, hip, or gambrel roofs; an accentuated door with a fanlight pediment, or crown and plaster surrounds; verandas or porches supported by columns; and paired double-hung sash windows. 316 Flagler Avenue displays a side-facing gambrel roof pierced by shed dormers and inset sliding window. A porch incorporated under the primary roof is protected by a pent roof overhang, square wood columns, and protecting balustrades.



Sites of Special Interest

- A. Douglas Dummitt was one of the first settlers in New Smyrna Beach. His son Charles was killed in a hunting accident (1860) when he was sixteen and was buried in a tomb in the middle of Canova Drive.
- B. Watcher's Memorial (next to the fire station) was built to honor all those who volunteered to watch the Florida Coast during WWII. They watched for any airplanes that passed over the island and documented them by size, color, time, and other identifying marks. There was no radar at that time.



C. The Riverview Hotel at 103 Flagler Ave. was constructed in 1885. It was the home and rooming house of S.H. Barber, a bridge tender and native of Georgia who arrived in New Smyrna in the 1880s. Barber House guests who came to hunt and fish were probably the original tourists in Coronado. Others joined them to take pleasure in the delightful winter climate. About 1910, Barber increased the height of the house from two to three stories so that a first floor lobby and dining room could be built beneath.

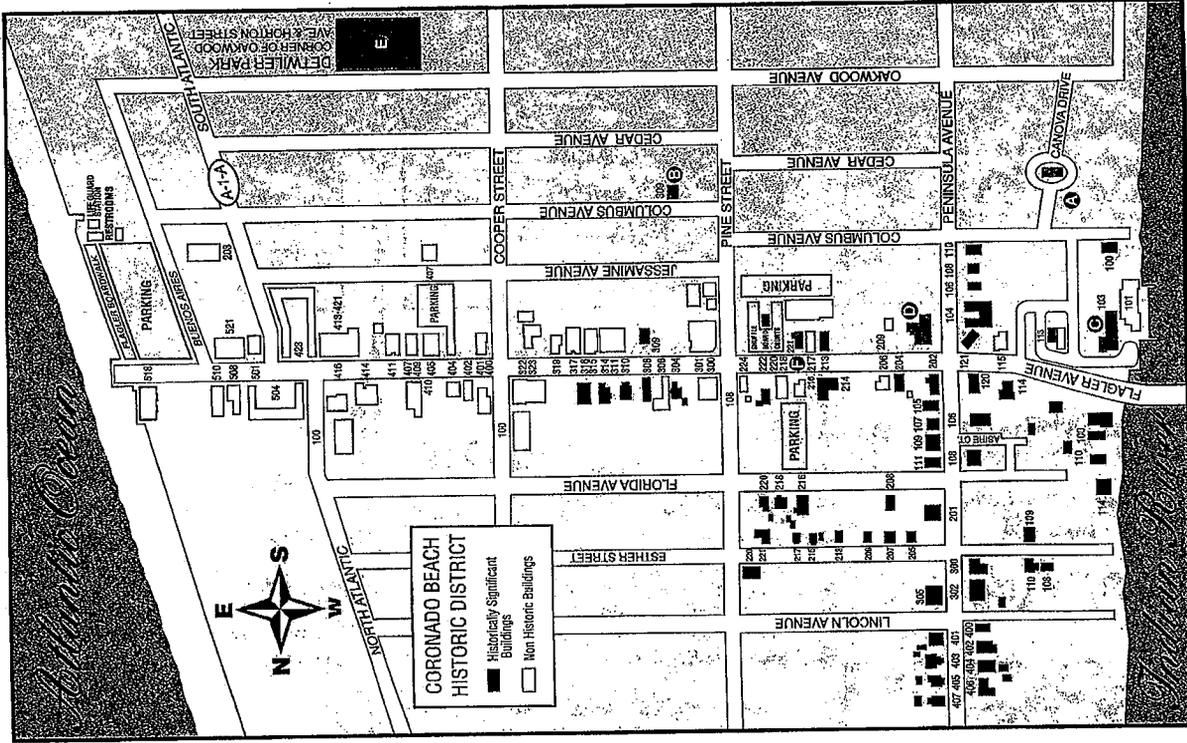
A pamphlet from 1936 described the Riverview Hotel as "noted for its good eats and a hospitable place to spend the winter. The table is well supplied with fresh oranges, grapefruit and other Florida fruits, vegetables, milk, eggs, fresh killed chickens, turkeys, ducks, rabbits, fish, shrimp, oysters, lobsters and stone crabs right out of the Florida waters, properly cooked and served to please our guests."

D. First School/ CorMeth Beach Club - Mr. Bert Fish, the county school superintendent, played an important role in establishing the first school on Coronado Beach in 1901. The board agreed to furnish the building materials for the school if the parents would furnish the manual labor. The first teacher was Annie Russell, who as appointed June 4, 1902. Some children would arrive by boat each morning to attend.

This building still stands as part of the CorMeth Beach Club at the corner of Peninsula, which had always been the center of social activities in Coronado. The Coronado Community United Methodist Church purchased the former beach club in 1976 and restored it to expand the area for youth, young adult and adult activities.

E. Derwiler Park/Cemetery, dating back to the late 1880's was the original cemetery for Coronado. It is now part of Detwiler Park.

F. Coronado Post Office-221 Flagler Avenue started life as a grocery store circa 1905 and became the first Post Office sometime in the 1920's.



This publication has been financed and produced by the Community Redevelopment Agency, 210 Sams Ave., New Smyrna Beach, FL 32168. Researched and written by Noeleen Foster. Pictures furnished by Larry Sweet and Luthers Publishing.

A Journey Into The Past

This 1974 interview with the last Mayor of Coronado Beach, J.G. Schauwecker, is a journey into the past of this bygone community's life and history. Mr. Schauwecker spent six years on the Coronado Council, and two years as Mayor and Municipal Judge. Here is the story he told as he sat in his favorite rocking chair while hand-rolling a cigarette.

Annexation passed (1946) by 36 votes. "There were probably 1,000 people over here; maybe 500 were registered voters."

"This little town developed tremendously. Beach crowds, even then, were tremendous. We budgeted \$500 one summer for lifeguards - half a dozen of them.

We had two drownings; I remember one of them: his name was Ivory Brown."

"Councilmen never got a nickel. At one time, they gave free water over here at the council meetings - but they quit that. Cost too much. We didn't have a fire department and we had some big fires over here, too. We had our own police force: two or three men and a part-time officer. Water and electric for Coronado came from New Smyrna. Actually, we gave the town away to get New Smyrna water over here."



J.G. Schauwecker,
the last mayor
of Coronado Beach.

Coronado Elementary School was located behind today's Cormeth Beach Club on Flagler Avenue.

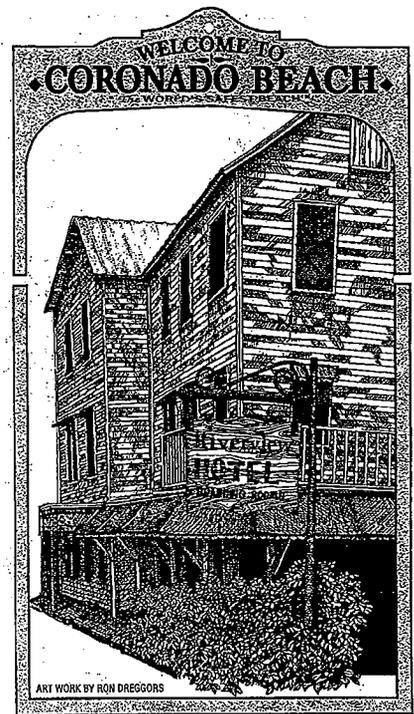
"The original method of crossing the river was by boat. Then there was a toll bridge - the Connor Bridge. It was named after Washington E. Connor, who lived near the Municipal Golf Course. Did you know the #7 green out there was once a rattlesnake hole?"

"There was one year when I made only one arrest. It was two speeding cars. There were five boys in each car. Their lawyer came late, but they got off easy. That's how well the town was managed."

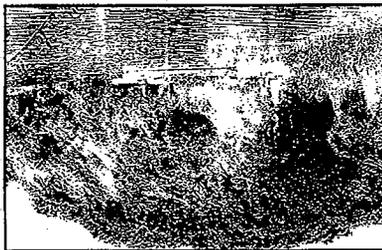
After annexation, Coronado Beach turned its records over to New Smyrna. "We had a debt service of \$32,000-\$34,000. That's all we owed. The town had a break-even budget."

What about beachside talk concerning secession from New Smyrna Beach? "We were so far ahead of the other side - going by leaps and bounds. They tried for 20 years (Coronado Beach was incorporated in 1925) to take the town over - and unsuccessfully. Well, we didn't have water; there was danger of contagion and disease. It was the struggle of a small community trying to live."

What about the new skyline the beach is developing with its many condominiums. "Condominiums are a disgrace to the beach, but progress is bound to come. You'll never hold it up. It's not right or proper to stand in the way of progress. Like it or not, these towns are going to grow. It's always been that way: people want to get bigger and wealthier all the time." - Reprinted with permission from *History of New Smyrna* by Gary Luther.

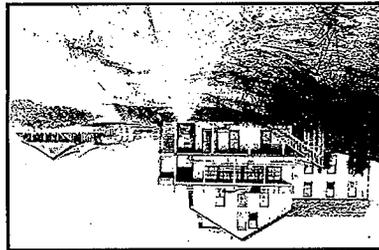


Flagler Avenue Historic & Walking Area



The pleasures of family life at Coronado in the days before the turn of the century were numerous; in fact, it was a wonderful place in which to bring up children. The hammocks on every side were filled with beautiful oak, orange, and guava trees. The children had small boats (most of which they built themselves) to meander the river and fish for crabs, clams, oyster, and spear flounder by lantern light. Just about everyone kept honeybees, so black bears were frequent visitors. Bobcats and panthers also made their presence known, along with the many skunks that menaced the chicken yards.

Today you find paved roads, churches, schools, high-rise condominiums, bridges, and thousands of surf, sand, and sun enthusiasts on the beach. At its heart, the area formerly known as Coronado remains a small town with beautiful shrubs, flowers, trees, scenic waterways, and a friendliness that attracts more visitors and residents each year. Today, people ride bikes on the hard beach sand and browse the art and antique stores found around the small town. Golf courses, tennis courts and parks are nearby and charter fishing can be arranged. For others, the opportunities to just relax at the waters edge and look for dolphins' playing is recreation enough.



By 1895, some twenty-five buildings sprinkled the shoreline of the Coronado community, most of them facing the ocean. A hotel was constructed as well as cottages with large wrap-around verandas connected by a boardwalk. The cottages were built for winter guests and a few permanent residents. Until the early twentieth century, this collection of residential buildings represented one of the densest concentrations of dwellings in the area.

In 1894, the packed beaches were celebrated as "so hard that a horse and buggy make no tracks on it." Gentlemen on roller skates and bicycles raced along the beach hoping to impress demure females dressed in modest bathing suits.

A social life in the early days consisted of church, occasional picnics, beach parties, bonfires, and visiting with neighbors. Recreational fishing in the Indian River or Atlantic Ocean provided an angler with plenty of fun catching sea bass, trout, sergeant, whiting, pompano, red snapper, jewfish, croaker, and tarpon. Boating, bathing, tennis, shuffleboard, and golf were also available nearby. The Coronado Beach Club (established 1916) offered seasonal bridge, five hundred, dominos, and community sings.



The first recorded use of the name "Coronado" appeared in 1885 and is attributed to Foster Auslin, a native of California from a town of the same name. The town began as a string of cottages on the beach about one mile south of what is now Flagler Avenue. The only approach to this settlement was by ferry using a path through the hammock. A hamlet then began to grow along the west bank of the peninsula. Coronado Beach was incorporated in 1925 and was annexed by New Smyrna Beach on April 1, 1946.

Rapid development seemed assured for Coronado Beach with the construction in 1891 of a bridge connecting the mainland with the peninsula, along with the arrival of the Florida East Coast Railway in New Smyrna in 1892. The Intercoastal Waterway, completed as far south as New Smyrna by 1901, provided an inland water route to Jacksonville. The bridge was not quite 15 feet wide; barely allowing two teams of horses to pass. It consisted of a wing around draw operated by huge wooden levers and gears and cost one cent to cross. The bridge was completed in the fall of 1892, destroyed in 1893 by a hurricane, and rebuilt a year later.

The Forgotten Beachside Community of Coronado Beach

Interoffice Memo

Date: April 1, 2010

To: Historic New Smyrna Beach Preservation Commission (HPC)

From: Jake Baker, AICP, Planner

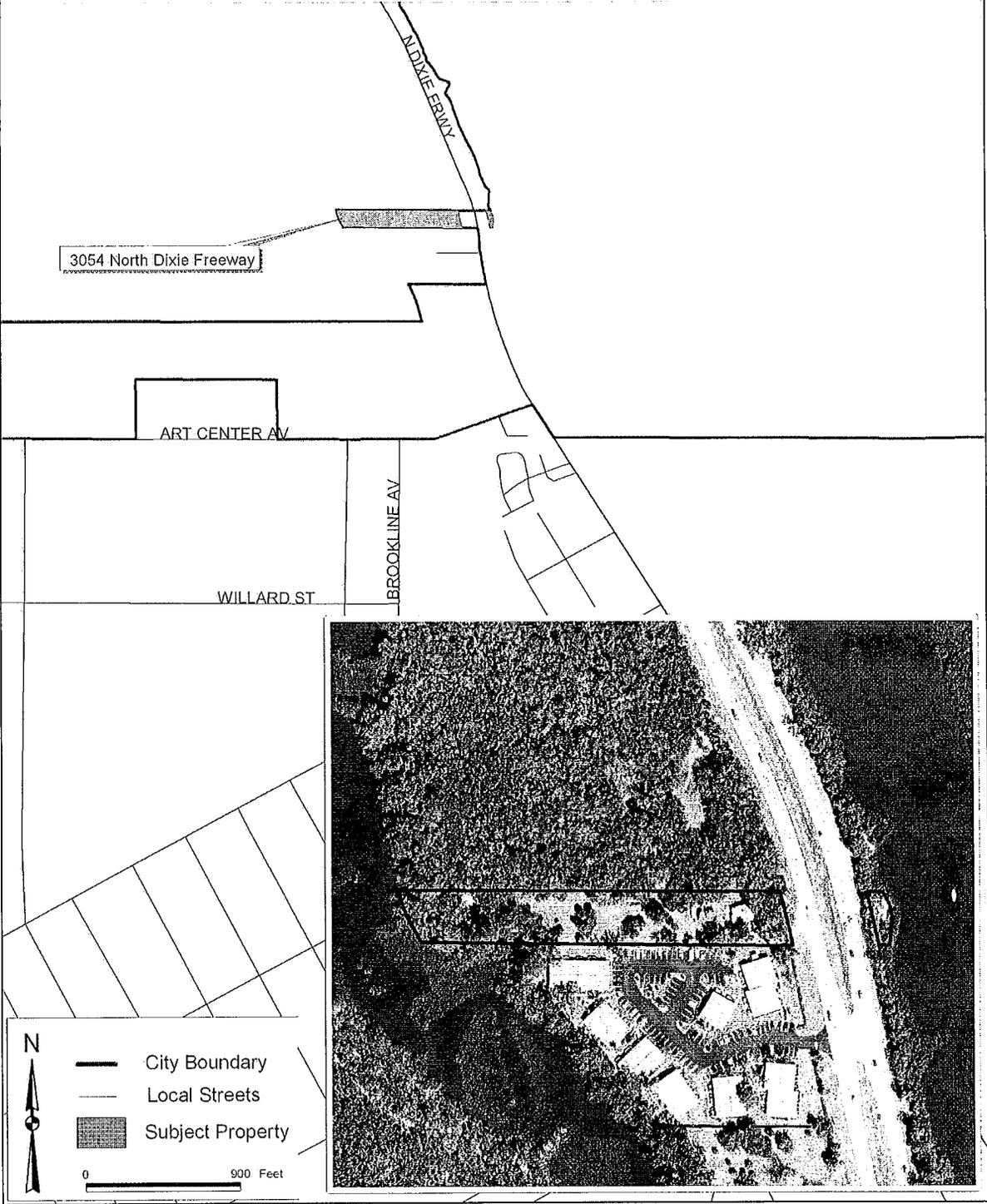
RE: Tucholski Property, 3054 North Dixie Freeway (US1)

Staff is presenting this to you to keep you informed of changes which could impact the area's historic resources. The Tucholski property is in the City's annexation area, and the proposed development may potentially uncover or damage artifacts from the Turnbull colony.

The Tucholski property, located at 3054 US1, is in unincorporated Volusia County, one parcel north of the Creekside Apartments. Please see the Location Map on the following page. The parcel is in both Archaeological Zone I and II, which means there is a high probability the parcel contains Turnbull-era artifacts.

The reason the City reviewed this project is because parcels proposed for rezoning and/or a comprehensive plan amendment are reviewed when directly adjacent to the City. The applicant proposes to re-zone the property from County R-4, Urban Single Family Residential to "mixed-use," to allow for boat/ trailer storage, with a possible different use in the future. Their application is attached, as well as City staff's comments, and a survey of the property.

LOCATION MAP





March 18, 2010

Mr. & Mrs. Ronald Tucholski
3054 North Dixie Freeway
New Smyrna Beach, Florida 32168

Re: Technical Review Committee Meeting
Project Name: Tucholski Project
Project Number: 2010-Z-TRS-0114
RSN: 565159

Dear Mr. & Mrs. Tucholski:

This letter is to inform you that the above-referenced plan has been **accepted** for technical review. Your presence is required at the Technical Review Committee (TRC) meeting of March 31, 2010.

Review at the TRC meeting will take place as follows:

Date - March 31, 2010
Time - 10:00 a.m.
Place - Thomas C. Kelly Administration Center
123 West Indiana Avenue, DeLand, Florida
D.R.C. Conference Room - 2nd Floor, Room 202

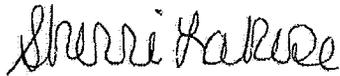
This proposed plan will be reviewed under the Land Development Code of Volusia County, Florida. A "time certain" has been established for your project. However, your plan will not be discussed until the review of the projects that are scheduled before your project has been completed.

The TRC meeting is an informal exchange of ideas and information where the owner or developer should be prepared to discuss the technical details of their project. As such, they should not be construed as the official position of the County in light of the fact that no official application has been submitted for review. Further, any opinions expressed during the meeting may be modified during the review of an actual application.

Mr. & Mrs. Ronald Tucholski
Tucholski Property
March 18, 2010
Page 2 of 2

Please feel free to call the Land Development Office if you have any questions. The project name and number should be referenced on all inquiries.

Sincerely,



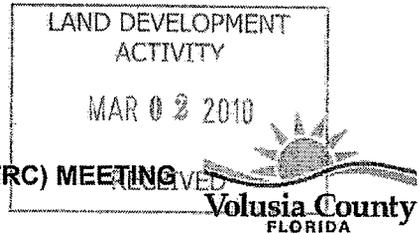
Palmer M. Panton *APR*
Land Development Manager
PPanton@co.volusia.fl.us

PMP/sl

c: Ms. Gail Henrikson, AICP, Chief Planner, City of New Smyrna Beach,
210 Sams Avenue, New Smyrna Beach, Florida 32168

Rev. 7/09

REQUEST FOR TECHNICAL REVIEW COMMITTEE (TRC) MEETING
VOLUSIA COUNTY



Mail the completed form with location map and a proposed plan to:
County of Volusia, Land Development Division, 123 W. Indiana Avenue, Room 202, DeLand, Florida 32720
or

E-mail the completed form with location map and a proposed plan to:
LandDevelopment@co.volusia.fl.us

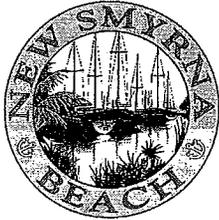
GENERAL STATEMENT: The TRC meeting is an informal exchange of ideas and information. The owner/developer must be prepared to discuss the technical details of their project. The information exchanged at the meeting should not be construed as the official position of the County. The review does not constitute any waiver or variance to any codes. Any opinion expressed during the meeting may be modified during the review of the actual application. Staff will assign a "time certain" for your project in accordance with the attached submission deadline calendar. The applicant will receive staff comments through e-mail prior to the TRC meeting. Staff may visit the site as part of their review.

CONTACT INFORMATION	
NAME: <u>Ronald e Penny Tuchowski</u>	<input checked="" type="checkbox"/> OWNER <input type="checkbox"/> AGENT
COMPANY: _____	
ADDRESS: <u>3054 N. Dixie Frwy</u>	
CITY, STATE, ZIP <u>New Smyrna Bch FL 32168</u>	
PHONE: (386) 427-1502	FAX: <u>same</u> EMAIL: _____
<u>Cell cell # (386) 871-5048</u>	

PROJECT INFORMATION	
TAX PARCEL ID #: <u>6336-00-00-0020</u>	
(Please include all Parcel ID #'s associated with this request)	
PROJECT NAME: _____	
DESCRIPTION OF PROJECT & ISSUES YOU WOULD LIKE TO DISCUSS: <u>Using approx 2 ac. parcel as boat/Trailer storage or possible future usage questionable.</u>	
PARCEL SIZE: <u>Approx 2+ - Acs.</u> ADJACENT MUNICIPALITY: _____	
PROPOSED USE: <input type="checkbox"/> Commercial/Retail <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input checked="" type="checkbox"/> Mixed-use <input type="checkbox"/> Residential	
CURRENT ZONING: _____ FUTURE LAND USE: _____	
REVIEW TYPE: <input type="checkbox"/> Site Plan <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Rezone/ Plan Amendment <input type="checkbox"/> Other	
REQUIRED ATTACHMENTS: <input type="checkbox"/> Request Form <input type="checkbox"/> Location Map (8 1/2" X 11") <input type="checkbox"/> Site Plan - Existing & proposed structures, lots (8 1/2" X 11")	

If you have any questions or need additional assistance, please contact the Land Development Office:
DeLand 386-736-5942, Daytona Beach 386-248-8157, New Smyrna Beach 386-423-3872

****STAFF USE ONLY****	
MEETING DATE: <u>3-31-10</u>	MEETING TIME: _____
PROJECT NUMBER: <u>2010-2-TRS-0114</u>	RSN: <u>515159</u>



City of New Smyrna Beach

March 24, 2010

Sherri LaRose
County of Volusia
Growth & Resource Management
Land Development Activity
123 W Indiana Avenue
DeLand, FL 32720

RE: TUCHOLSKI PROPERTY / 3054 NORTH DIXIE FREEWAY

Dear Ms. LaRose:

Thank you for the opportunity to comment on the proposed project. Staff has reviewed the proposed plan and offers the following comments:

PLANNING (Chad Lingenfelter (386) 424-2133 / clingenfelter@cityofnsb.com)

1. Staff is unclear as to what the applicant fully intends to use the property for. Is it only boat/trailer storage? Is the request for a comprehensive plan amendment and/or rezoning? If so, then what is the requested designation and/or classification? This is not an appropriate location for "Mixed-use" as indicated on the application.
2. The survey is more than 26 years old. An up-to-date survey should be provided.
3. The survey should include a wetland delineation and a designated upland buffer.
4. The property is adjacent to the City of New Smyrna Beach Corridor Overlay Zone. These requirements should be applied to this project.
5. The property is a part of an existing enclave and should be annexed by the City of New Smyrna Beach.
6. The property has a high probability to contain significant archaeological resources.

UTILITIES COMMISSION (Randy Walter (386) 424-3026 / rwalter@ucnsb.org)

1. The Utilities Commission has an existing overhead electric service and existing 5/8" water meter to Tucholski property.
2. There is no wastewater or reclaim water service available to this site.
3. Provide a 15 foot utility easement across the frontage of the property.
4. All infrastructure costs, inspection fees, capacity fee charges, tap charges, deposits, electric primary distribution cable aid-to-construction fees, etc., must be paid in accordance with Utilities Commission policy before a Building Permit will be issued by the City of New Smyrna Beach. The Utilities Commission web-site is ucnsb.org.

ENGINEERING (Kyle Fegley (386) 424-2168 / kfegley@cityofnsb.com)

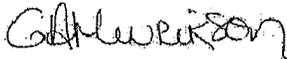
1. Does the applicant plan on performing any maintenance on the vehicles?
2. Will the applicant be paving or adding impervious areas?
3. Will the vehicles be washed? Due to the high amount of phosphates contained in most detergents the runoff cannot directly discharge into the adjacent body of water.
4. Is there a plan to account for leaking fluids (anti-freeze, oils, petroleum, etc.)?
5. Do they plan on enhancing the access drive? If so a DOT driveway connection permit is required.
6. Do they plan on installing security (or any) lights (photometrics)?

POLICE DEPARTMENT (David Mims (386) 424-2235 / dmims@cityofnsb.com)

1. There is a concern with trailers attempting to enter or leave this property with the posted speed limit at 55mph. Please clarify how visibility and safety issues will be addressed.

Again, staff would like to thank you for the opportunity to review and comment on this proposal. Please feel free to contact the individual staff members regarding any comments.

Sincerely,



Gail Henrikson, AICP
Chief Planner, Land Development

Cc: Kyle Fegley, City Engineer (via email)
Chad Lingenfelter, Chief Planner (via email)
Randy Walter, New Business Specialist, Utilities Commission (via email)
David Mims, Administrative Commander (via email)

BOUNDARY SURVEY

LEGEND

---	WOOD FENCE
-x-x-	WIRE FENCE
●	PROPERTY CORNER
⊕	SITE BENCHMARK
ENCR	ENCROACHMENT
CL	CENTERLINE
C.M.	CONCRETE MONUMENT
F.I.R.	FOUND IRON ROD
F.I.P.	FOUND IRON PIPE
N&D	NAIL & DISC
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
PG.	PAGE
P.B.	PLAT BOOK
P.O.L.	POINT ON LINE
P.C.	POINT OF CURVATURE
P.R.C.	POINT OF REVERSE CURVE
P.T.	POINT OF TANGENCY
S.I.R.	SET IRON ROD & CAP
O.R.B.	OFFICIAL RECORDS BOOK
FD.	FOUND
O.H.L.	OVERHEAD LINES
P.P.	POWER POLE
TX	TRANSFORMER
CATV	CABLE RISER
W.M.	WATER METER
TEL.	TELEPHONE FACILITIES
B.R.	BEARING REFERENCE
⊙	WELL
RAD	RADIAL TIE
A/C	AIR CONDITIONER
T.O.B.	TOP OF BANK
W.C.	WITNESS CORNER
E.O.W.	EDGE OF WATER
10.50	EXISTING ELEVATION
SW	SIDEWALK
N.T.S.	NOT TO SCALE
F.P.K.	FOUND PARKER-KALON NAIL
P.R.M.	PERMANENT REFERENCE MONUMENT
▨	WOOD DECK
▩	CONC. BLOCK WALL TYP.
▭	COVERED AREA
▭	CONCRETE
M.	FIELD MEASURED
P.	PLAT
C.	CALCULATED
R.W.	RIGHT OF WAY
TYP.	TYPICAL
Δ	CENTRAL ANGLE/DELTA
L	LENGTH
R	RADIUS (RADIAL)
D	DESCRIPTION OR DEED
C	CHORD
CB	CHORD BEARING
F.F.	FINISHED FLOOR
F.C.M.	FOUND CONCRETE MONUMENT
P.G.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT

C:\Land Projects\3\0128682\dwg\0128682.dwg, 4/27/2004 11:54:51 AM, p1

THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY. EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF FIRST FINANCIAL SURVEYORS, INC.

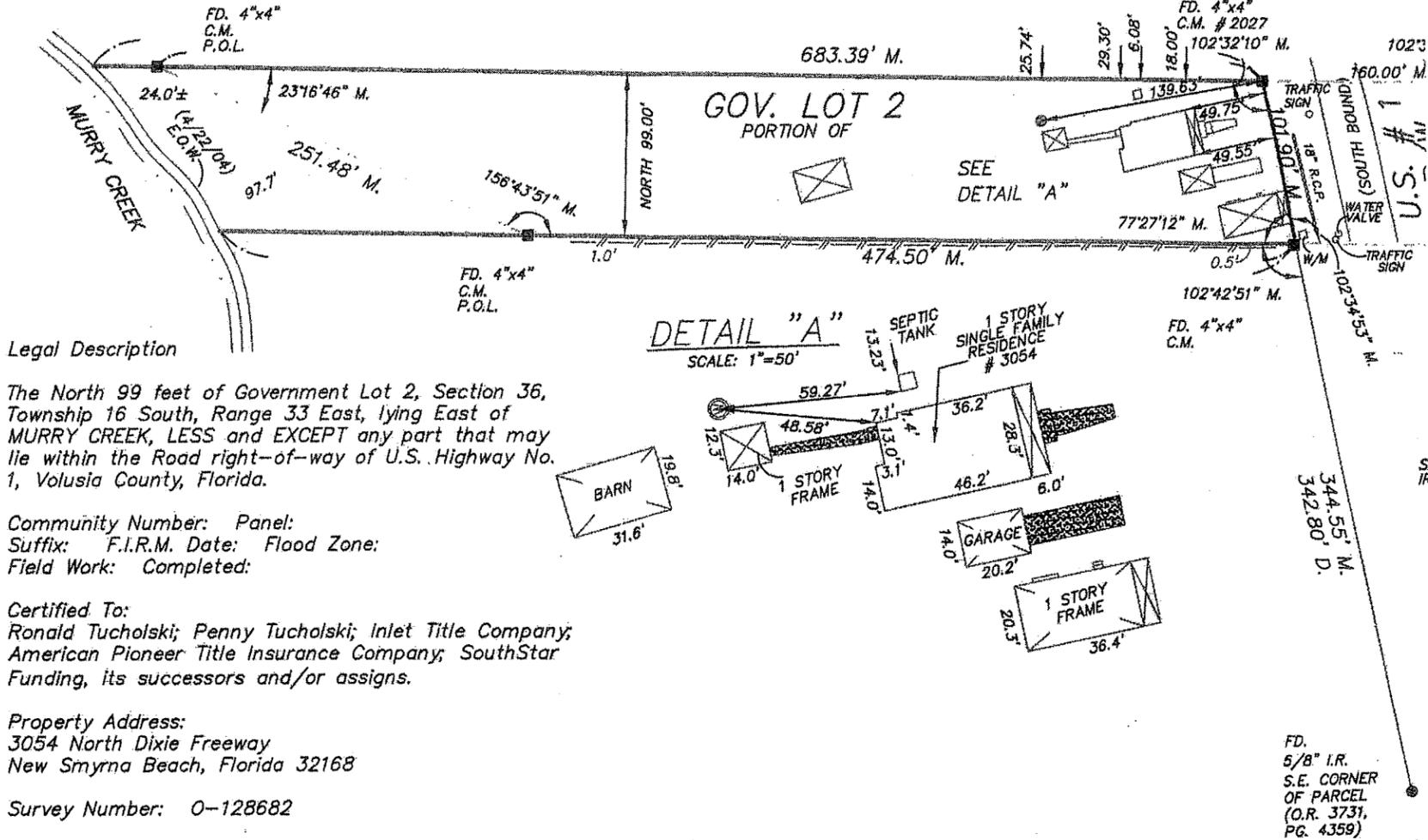
CENTRAL FLORIDA

First Financial Surveyors, Inc.
950 S. WINTER PARK DRIVE
SUITE 230
CASSELBERRY, FL 32707

Phone: (321) 397-2221
Fax: (321) 397-2222

And Affiliated Companies
Nationwide: 1-800-787-8268
Nationwide Fax: 1-800-787-8260

L.B. 6387



Legal Description

The North 99 feet of Government Lot 2, Section 36, Township 16 South, Range 33 East, lying East of MURRY CREEK, LESS and EXCEPT any part that may lie within the Road right-of-way of U.S. Highway No. 1, Volusia County, Florida.

Community Number: Panel:
Suffix: F.I.R.M. Date: Flood Zone:
Field Work: Completed:

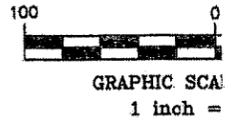
Certified To:
Ronald Tucholski; Penny Tucholski; Inlet Title Company;
American Pioneer Title Insurance Company; SouthStar
Funding, its successors and/or assigns.

Property Address:
3054 North Dixie Freeway
New Smyrna Beach, Florida 32168

Survey Number: 0-128682

- GENERAL NOTES:**
- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
 - 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
 - 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
 - 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
 - 5) NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - 6) ONLY VISIBLE ENCROACHMENTS LOCATED.
 - 7) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
 - 8) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
 - 9) FENCE OWNERSHIP NOT DETERMINED.
 - 10) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
 - 11) BEARINGS REFERENCED TO LINE NOTED B.R.
 - 12) THIS SURVEY DEPICTED HERE FORMS A CLOSED GEOMETRIC FIGURE.
 - 13) NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN.
 - 14) ALL TURNED ANGLES ON CURVES ARE SHOWN TO THE CHORD DISTANCE.
 - 15) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
 - 16) NOTICE THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER

NOTE:
IN COMPLIANCE WITH FLORIDA STATUTES 61G17-8.0031 (5) (E), IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.



I HEREBY CERTIFY THAT THIS IS REPRESENTATION OF A SURVEY


 CARL MICHAEL SMITH
 WILLIAM D. TUSING
 LOUIS R. RAMIREZ

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AN ORIGINAL RAISED SEAL

LAND DEVELOPMENT
ACTIVITY

MAR 02 2010

RECEIVED