

ECONOMIC DEVELOPMENT ADVISORY BOARD

Tour of available properties considered For Sale, Lease or Redevelopment

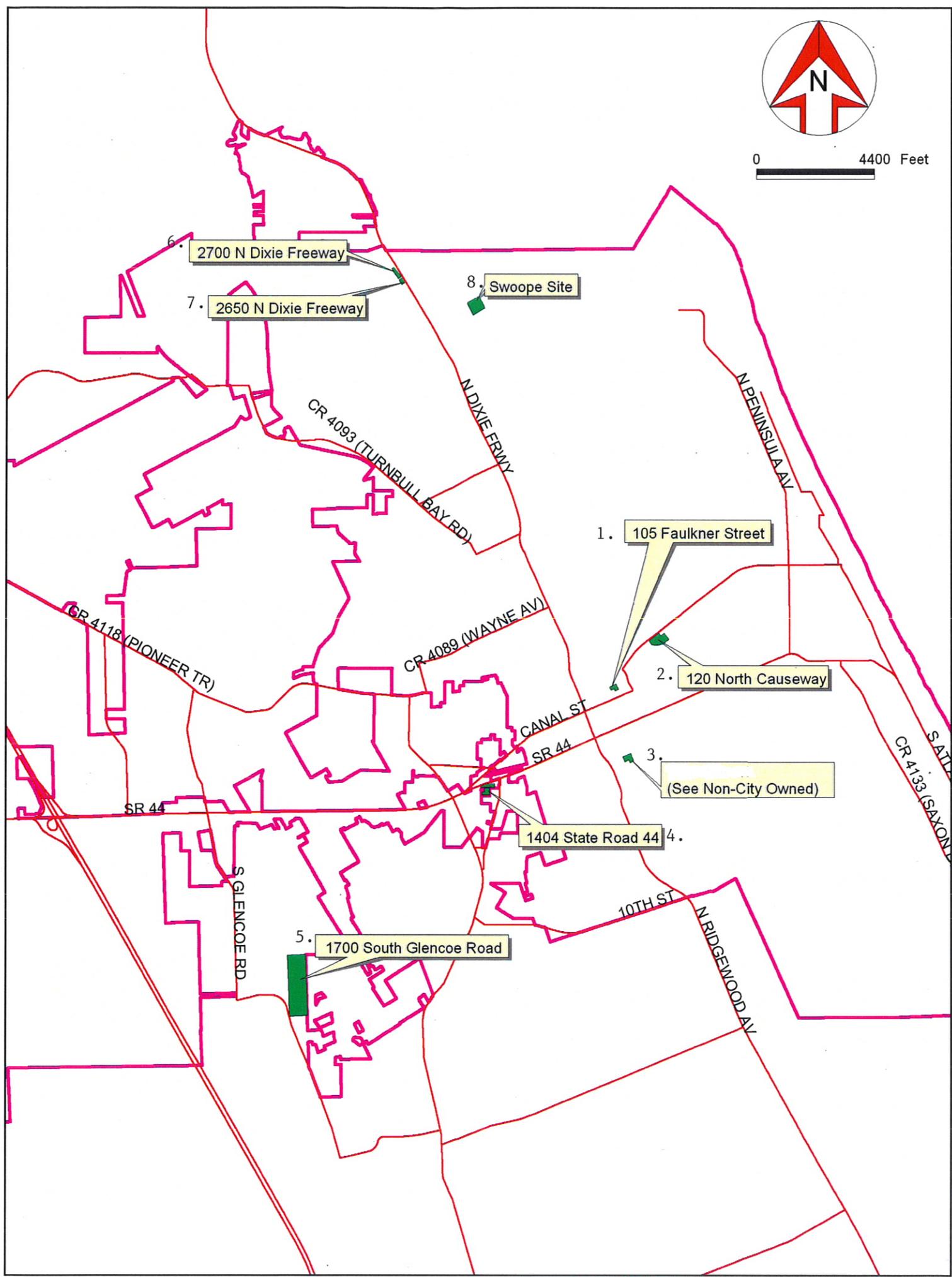
September 21, 2010



(picture of NSB City Hall for display purposes only - not included in property list)



0 4400 Feet



6. 2700 N Dixie Freeway

7. 2650 N Dixie Freeway

8. Swoope Site

1. 105 Faulkner Street

2. 120 North Causeway

3. (See Non-City Owned)

4. 1404 State Road 44

5. 1700 South Glencoe Road

CR 4093 (TURNBULL BAY RD)

CR 4089 (WAYNE AV)

CR 4118 (PIONEER TR)

CANAL ST

SR 44

S GLENCOE RD

10TH ST

N RIDGEMOOD AV

N PENINSULA AV

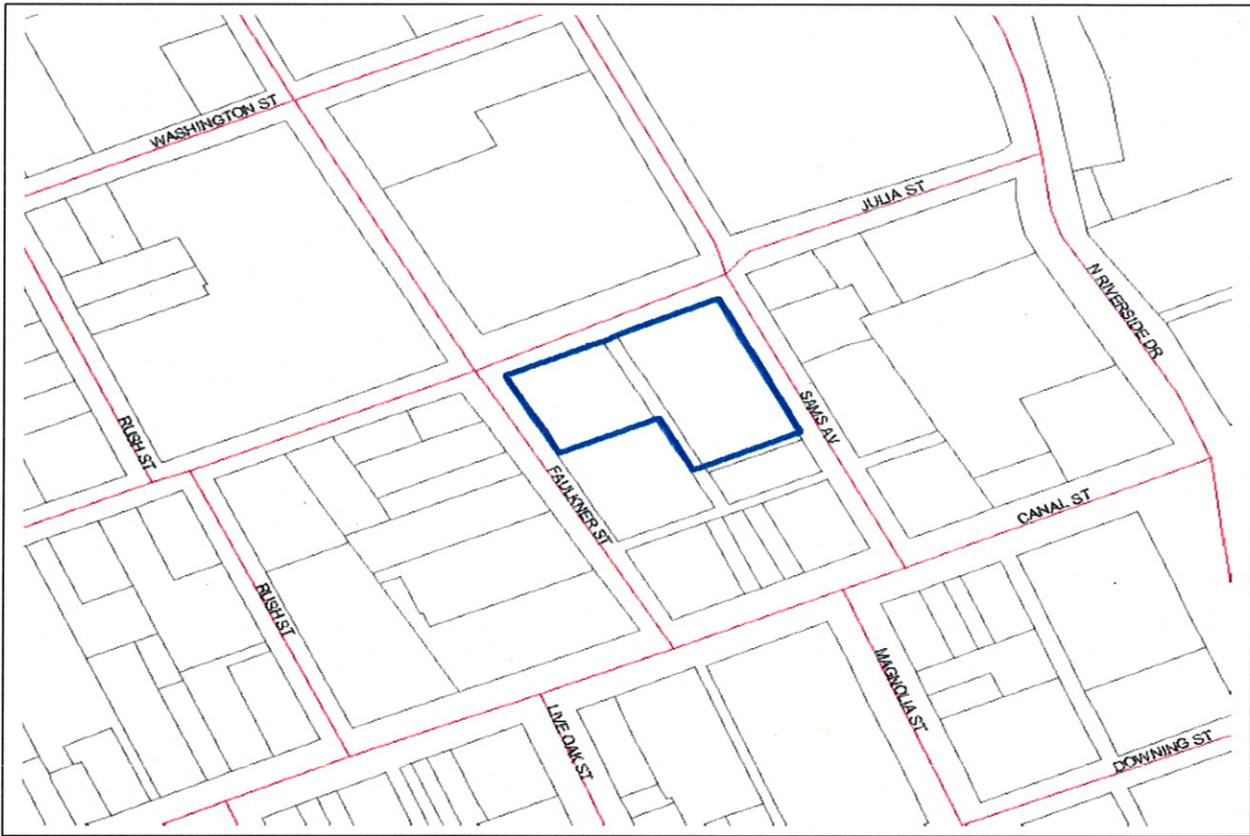
CR 4133 (SAXON)

STOP 1 - 105 FAULKNER ST

- 301 Faulkner St (please see packet for Non-City owned properties)



105 Faulkner Street



105 Faulkner Street

Commercial Location

The location contains one parcel totaling 1.0 acres in size, excluding the Fire Station land and is currently used for a parking lot and shuffleboard court. Currently the land is zoned for R- recreation land use.

The estimated land value is \$350,000.00

PID = 744133050030

Property Appraisers Website

http://webserver.vcgov.org/Parcel_search.html

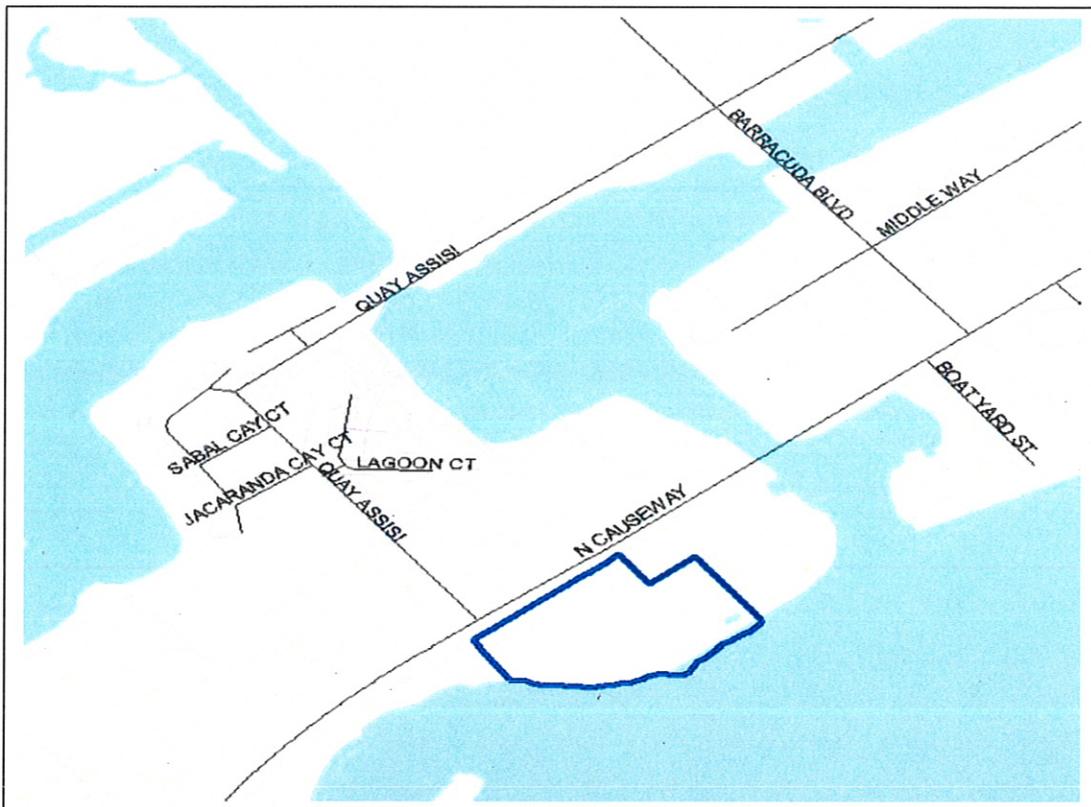
Permitted Uses in the R – Recreational Use Zoning District:

- Active recreations areas
- Boat ramps/launches
- Bridle paths
- Golf courses
- Gymnasium
- Parks
- Passive recreation areas
- Pavilion/amphitheater
- Playgrounds
- Public buildings
- Public stadium
- Recreation club buildings and activities
- Recreational complex
- Skateboard ramps
- Swimming pools, public
- Tennis, basketball and other courts for sports
- Trails for jogging/walking
- Utility facilities

STOP 2 - 120 N. CAUSEWAY

(Volusia County Property Appraiser website lists this address as 160 N. Causeway)

120 N Causeway



120 N Causeway

Commercial Location

The location is one large parcel totaling 6.81 acres in size and is currently used as City offices and parking for Boat Ramp Park. The area used for offices is 4.50 acres. The land is zoned for Commercial Marina use. The estimated land value is \$583,000.00

PID = 741701040010

Property Appraisers Website

http://webserver.vcgov.org/Parcel_search.html

Permitted Uses in the CM Commercial Marina District:

Boat and marine engine sales and displays
Boat and marine motor service
Boat docks, slips, piers, wharves, and moorings for charter boats, yachts and pleasure boats
Boat dry storage
Boat fuel sales
Boat ramps
Boat sales and rental
Marina
Restaurants, type "A," "B," and "D"
Retail sale or rental of boating, fishing, diving, water skiing and bathing supplies and equipment
Transient lodging:
• "Transient lodging rooms, standard," as defined by this LDR, shall be a maximum of 500 square feet.
• "Transient lodging rooms, deluxe," as defined by this LDR, shall be a maximum of 750 square feet.
• The maximum room size does not include any balcony, porch or deck area connected to the unit.
• No more than 30 percent of the units may be deluxe.
Yacht clubs

Soulie, Claudia

From: Baker, John
Sent: Thursday, September 16, 2010 12:10 PM
To: Soulie, Claudia

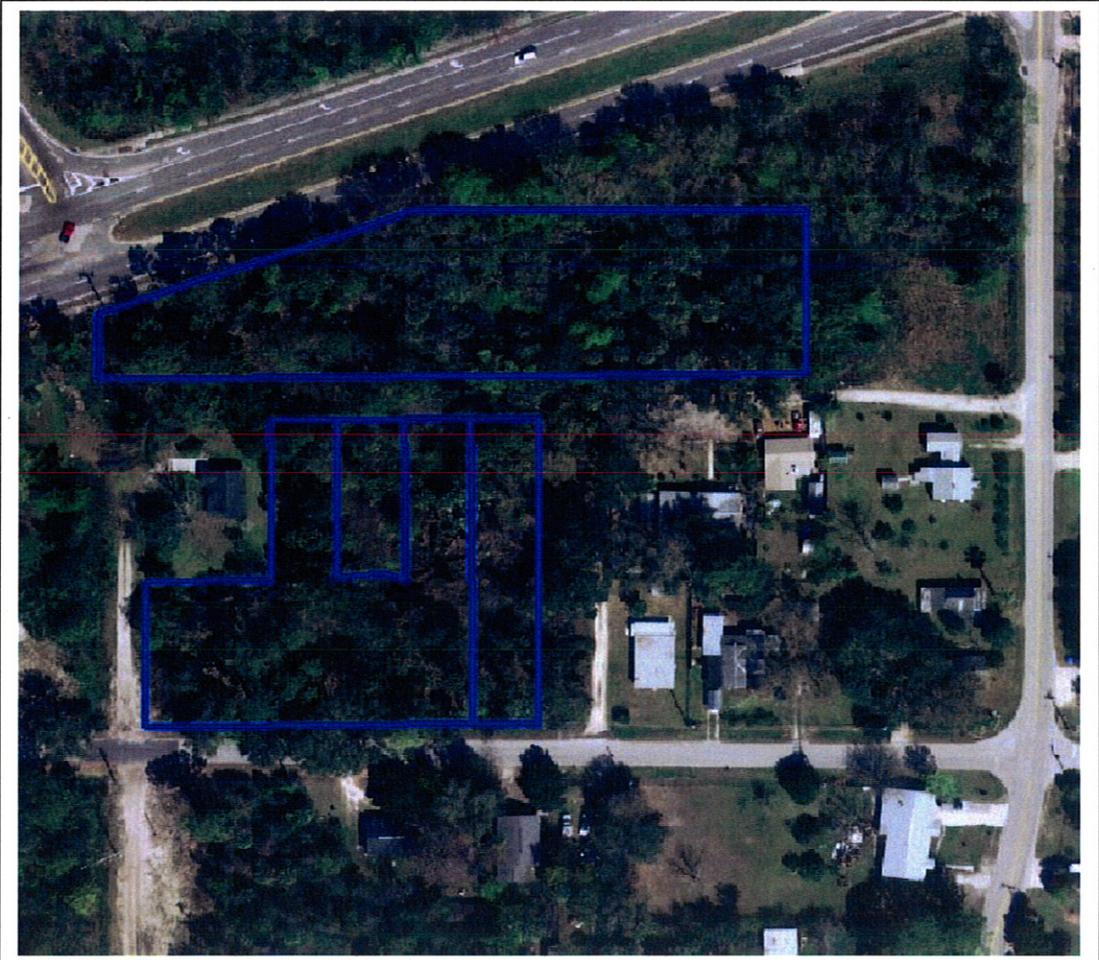
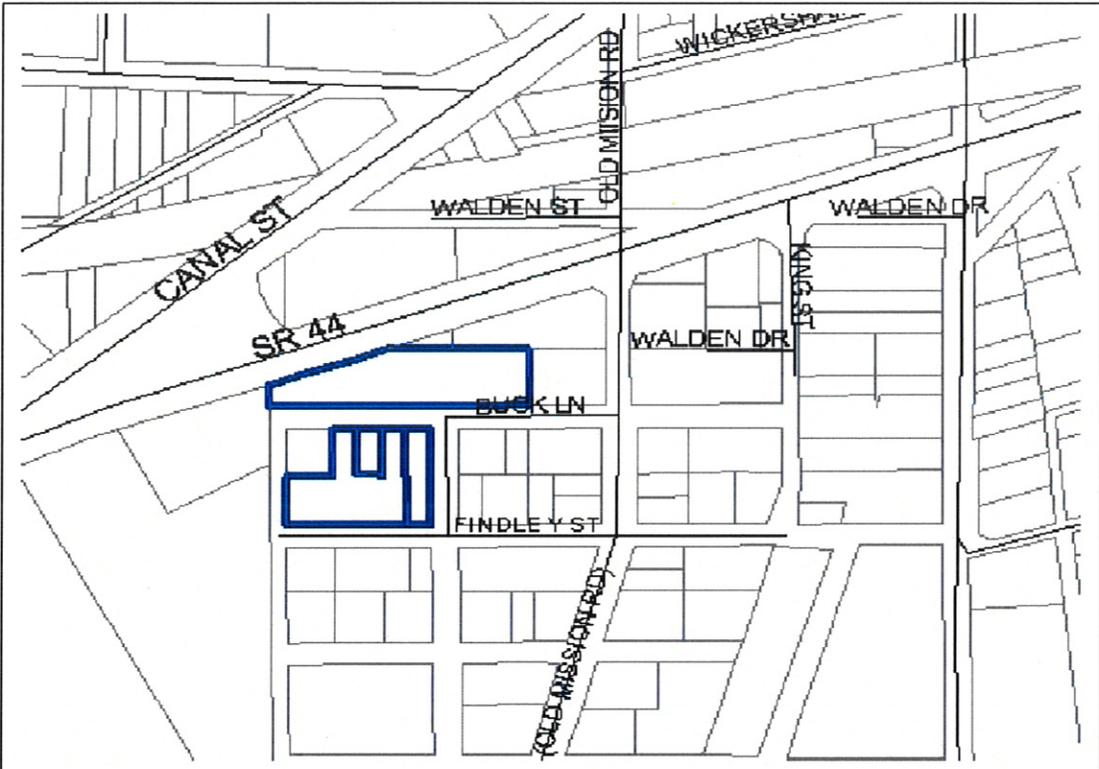
Last Updated: 09-14-2010 Today's Date: 9-16-2010	Volusia County Property Appraiser's Office		
	<u>Property Record Card (PRC)</u> <u>Morgan B. Gilreath Jr., M.A., A.S.A., C.F.A.</u> Property Appraiser		
Full Parcel ID Short Parcel ID	17-17-34-01-04-0010 7417-01-04-0010	Mill Group	601 New Smyrna Beach
Alternate Key	3801156	Millage Rate	22.53150
Parcel Status	Active Parcel	PC Code	89
Date Created	06 JAN 1982		
Owner Name	CITY OF NEW SMYRNA BEACH		
Owner Name/Address 1			
Owner Address 2	210 SAMS AVE		
Owner Address 3	NEW SMYRNA BEACH FL		
Owner Zip Code	321687040		
Location Address	160 N CAUSEWAY NEW SMYRNA BEACH 32169		

Jake Baker
Planner, AICP
City of New Smyrna Beach
Phone 386-424-2138
Fax 386-409-4759

**STOP 3 - PLEASE SEE NON-CITY
OWNED PROPERTIES PACKET**

STOP 4 - 1404 STATE ROAD 44

1404 State Road 44



1404 State Road 44

Commercial Location

The location contains four parcels totaling 2.60 acres in size and is currently wooded vacant land intended for a City fire station. Currently the land is zoned for R3B(c) land use. The land value from the Property Appraisers Database is \$55,000.00
PID = 741913030010, 741913030020, 741913030030, 741913020040

Property Appraisers Website

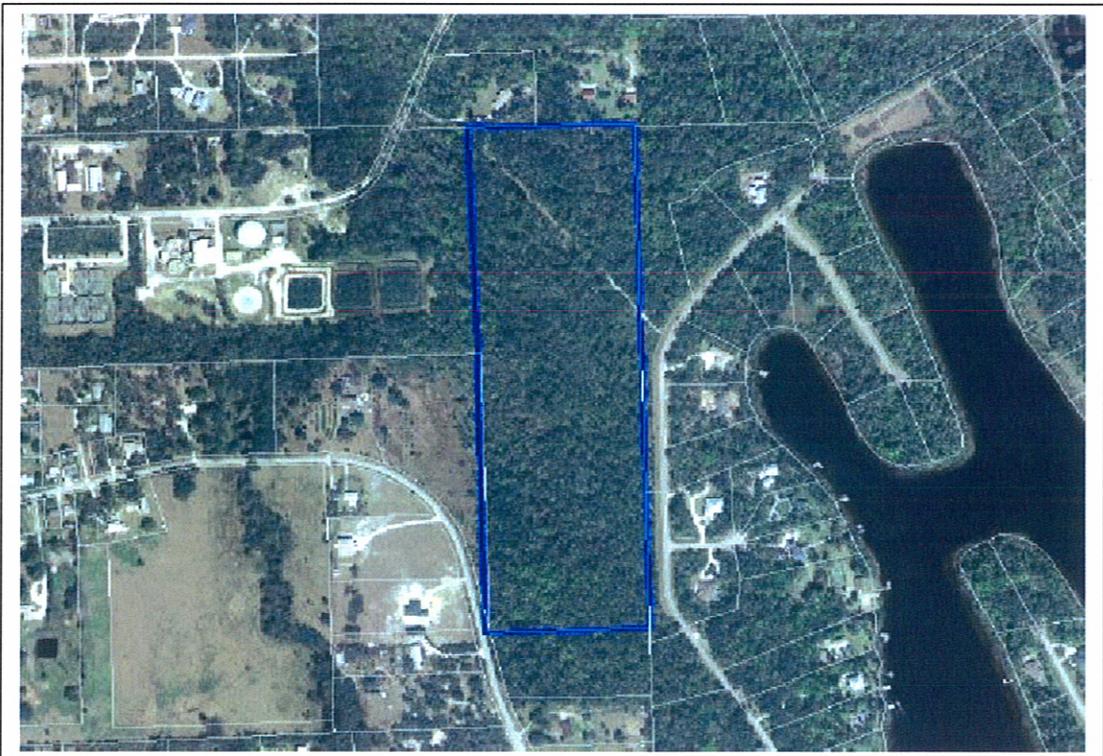
http://webserver.vcgov.org/Parcel_search.html

Permitted Uses in the R-3B(c) Single Family Residential Zoning District:

Playfields
Playgrounds
Public parks
Recreation buildings and complexes for residents and guests in a residential development
Single-family dwelling units

STOP 5 - 1700 S. GLENGOE RD

1700 South Glencoe Road



1700 South Glencoe Road

Residential Location

The location is one parcel containing 77.50 acres in size and is currently used for a Water treatment Plant, Dog Park and Humane Society. The vacant wooded tract of land is 35 acres. Currently the land is zoned for County A3(1), Transitional Agriculture. The estimated land value is \$400,000 based on nearby land values. PID = 732600000190

Property Appraisers Website

http://webserver.vcgov.org/Parcel_search.html

Note: Parcel will need to be Annexed in the City as part of the Annexation Plan

Permitted Uses in the A3(1) Transitional Agriculture Zoning District:

Apiaries.	Silvicultural operations which follow the most up to date state-prescribed best management practices.
Aquaculture operations in which there are no associated excavations.	Single-family standard or manufactured modular dwelling.
Aviaries.	Tailwater recovery systems.
Communication towers not exceeding 70 feet in height above ground level.	Worm raising.
Essential utility services.	
Exempt excavations (refer to subsection 72-293(15)) and/or those which comply with division 8 of the Land Development Code of Volusia County [article III] and/or final site plan review procedures of this article.	
Exempt landfills (refer to subsection 72-293(16)).	
Fire stations.	
Hobby breeder.	
Home occupations, class A (refer to section 72-283).	
Houses of worship.	
Parks and recreation areas accessory to residential developments.	
Public schools.	
Publicly owned parks and recreational areas.	
Publicly owned or regulated water supply wells.	

STOP 6 - 2700 N. DIXIE FREEWAY

2700 North Dixie Freeway

1600 SF



2700 North Dixie Freeway

Commercial Location

The building has 1,600 square feet. Site has 6 parking spaces.

Permitted Uses in the B-3 Highway Service Business District Zoning:

Adult congregate living facility	Income tax services
Ambulance service	Laundry and dry cleaning establishments
Animal clinics (outpatient care only and no overnight boarding)	Lending agencies
Archery range	Liquor stores
Armory	Lodges
Attached dwellings	Mobile home sales
Automobile sales, new and used	Multi-family dwelling units
Bakeries	Pawn shops
Banks	Pest control agencies
Barbershops	Printing shops
Barricade rental, storage, and sales	Professional office, including accounts, architects, consultants, dentists, engineers, financial, insurance, lawyers, medical, and stockbrokers
Beauty shops	Radio, television, and phonograph repair
Boat, motor, and boat trailer sales and service	Real estate brokers
Boxing or sports arena	Restaurants, types "A," "B," "C," and "D"
Business and communications systems	Retail and wholesale parts sales
Car rental and leasing	Retail plumbing and electrical fixtures
Carwashes	Retail sales and services
Carpet and rug cleaning	Service stations, types "A" and "B"
Ceramic shops	Sharpening and grinding shops
College level and adult educational facilities	Sign painting shops
Convenience stores with gas pumps	Solar window tinting shops
Fruit stands	supply/equipment/service business
Funeral homes	Taverns
Furniture showrooms	Taxicab stands
Gift shops	Tire and battery service
Government buildings and offices	Travel agencies
Greenhouses and nurseries	Truck and trailer Upholstery shops
Grocery stores	Videotape rental
Health center	
Hobby craft shops	

STOP 7 - 2650 N. DIXIE FREEWAY

2650 North Dixie Freeway



2650 North Dixie Freeway

Commercial Location

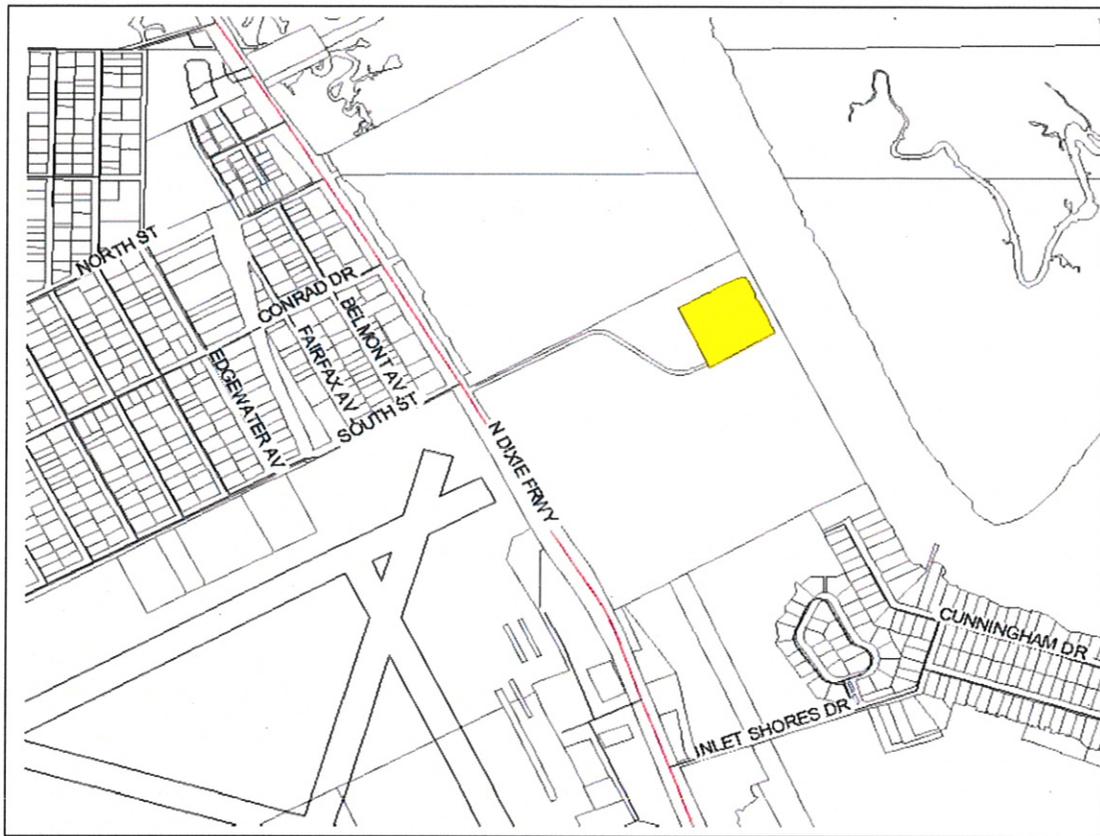
The building has 14,590 square feet, and can be subdivided into three separate units. The City paid \$795, 000 for the buildings in December, 2002. Site has 75 parking spaces.

Permitted Uses in the B-3 Highway Service Business District Zoning:

Adult congregate living facility	Income tax services
Ambulance service	Laundry and dry cleaning establishments
Animal clinics (outpatient care only and no overnight boarding)	Lending agencies
Archery range	Liquor stores
Armory	Lodges
Attached dwellings	Mobile home sales
Automobile sales, new and used	Multi-family dwelling units
Bakeries	Pawn shops
Banks	Pest control agencies
Barbershops	Printing shops
Barricade rental, storage, and sales	Professional office, including accounts, architects, consultants, dentists, engineers, financial, insurance, lawyers, medical, and stockbrokers
Beauty shops	Radio, television, and phonograph repair
Boat, motor, and boat trailer sales and service	Real estate brokers
Boxing or sports arena	Restaurants, types "A," "B," "C," and "D"
Business and communications systems	Retail and wholesale parts sales
Car rental and leasing	Retail plumbing and electrical fixtures
Carwashes	Retail sales and services
Carpet and rug cleaning	Service stations, types "A" and "B"
Ceramic shops	Sharpening and grinding shops
College level and adult educational facilities	Sign painting shops
Convenience stores with gas pumps	Solar window tinting shops
Fruit stands	supply/equipment/service business
Funeral homes	Taverns
Furniture showrooms	Taxicab stands
Gift shops	Tire and battery service
Government buildings and offices	Travel agencies
Greenhouses and nurseries	Truck and trailer Upholstery shops
Grocery stores	Videotape rental
Health center	
Hobby craft shops	

STOP 8 – SWOOPPE SITE

Swoope Site



Swoope Site

The location contains one parcel totaling 5.8 acres in size and is located north of the City off of US-1. The Location could support two outparcels of 38,500 sq.ft. in size. The land is zoned I2 – Industrial land use. The estimated total land value is \$1,087,907.00, PID = 633601002580

Property Appraisers Website

http://webserver.vcgov.org/Parcel_search.html

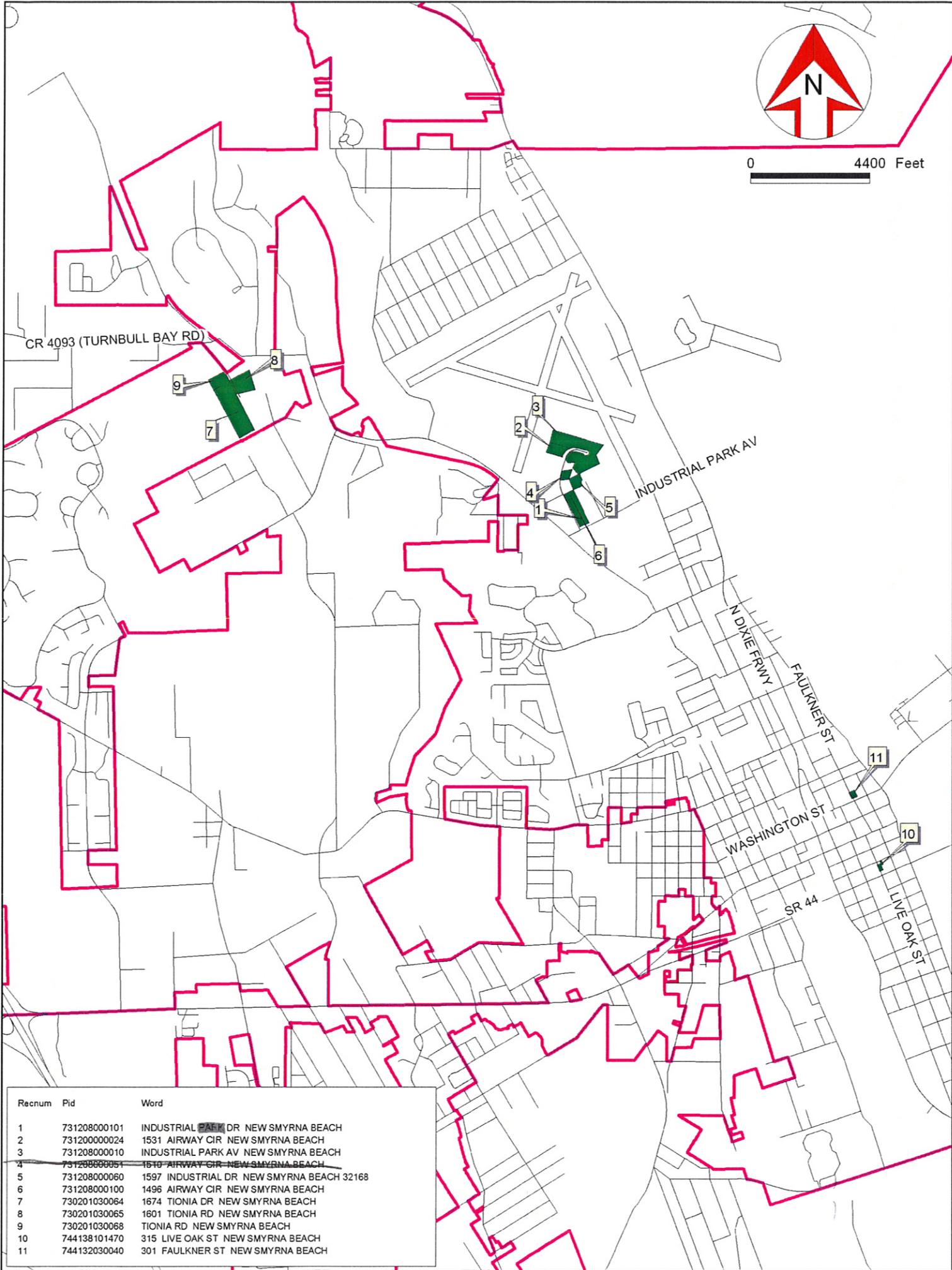
Permitted Uses in the I-2 Heavy Industrial Zoning District:

Adult entertainment establishment (subject to restrictions herein)	Professional offices
Animal hospitals, kennels, provided that no hospitals, structures, pens or kennels are located closer than 50 feet to any residential property line.	Recycling centers
Automobile leasing and rentals	Retail sales (subject to restrictions herein)
Automobile repair (indoors only)	Retail sales of portable lawn buildings
Banks or related banking facilities	Service station, type "C"
Boat building, repair and sales	Sheet metal shops
Building material sales for buildings and yards	Upholstery shops
Cabinet, woodworking shops	Warehousing and storage facilities
Ceramic shops	Welding shops
Cold storage and freezer locker plants	Construction-heavy equipment and supplies
Contractor and construction offices and equipment storage	Facilities owned and/or operated by federal, state, county, or municipal governments, except country clubs, and golf courses
Farm machinery sales and services	Greenhouses and nurseries
Food and beverage processing and distribution, except the slaughter of animals	Industry, heavy
Heating, air-conditioning, plumbing equipment	Manufacturing plants engaged in producing the following products: asphalt, concrete moving and storage companies
Hydroponic gardening	Open storage, not including junk yards, when screened, as required under accessory uses
Industry, light	Paint and body shops
Machine shops	Recreational vehicles and boat storage, provided such areas are screened as required under accessory uses
Medical or dental laboratories	Truck freight terminal
Mobile homes for security and/or office purposes	Truck and trailer rental agencies
Municipal or governmental buildings	
Paint and body shops	
Printing, photoengraving, photo stating, blueprinting, bookbinding, and publishing establishments	

**NON – CITY OWNED
PROPERTIES**



0 4400 Feet



Recnum	Pid	Word
1	731208000101	INDUSTRIAL PARK DR NEW SMYRNA BEACH
2	731200000024	1531 AIRWAY CIR NEW SMYRNA BEACH
3	731208000010	INDUSTRIAL PARK AV NEW SMYRNA BEACH
4	731208000051	1610 AIRWAY CIR NEW SMYRNA BEACH
5	731208000060	1597 INDUSTRIAL DR NEW SMYRNA BEACH 32168
6	731208000100	1496 AIRWAY CIR NEW SMYRNA BEACH
7	730201030064	1674 TIONIA DR NEW SMYRNA BEACH
8	730201030065	1601 TIONIA RD NEW SMYRNA BEACH
9	730201030068	TIONIA RD NEW SMYRNA BEACH
10	744138101470	315 LIVE OAK ST NEW SMYRNA BEACH
11	744132030040	301 FAULKNER ST NEW SMYRNA BEACH

STOP 3 - 315 LIVE OAK



315 Live Oak



315 Live Oak



The Volusia County Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The values shown in the Total Values section at the end of the Property Record Card are "Working Tax Roll" values, as our valuations proceed during the year. These Working Values are subject to change until the Notice of Proposed Taxes (TRIM) are mailed in mid-August. For Official Tax Roll Values, see the History of Values section within the property record card below.

Last Updated: 09-14-2010 Today's Date: 9-16-2010		Volusia County Property Appraiser's Office Property Record Card (PRC) Morgan B. Gilreath Jr., M.A., A.S.A., C.F.A. Property Appraiser			
Full Parcel ID	41-17-34-38-10-1470	Mill Group	601 New Smyrna Beach		
Short Parcel ID	7441-38-10-1470				
Alternate Key	3879856	Millage Rate	22.53150		
Parcel Status	Active Parcel	PC Code	08		
Date Created	06 JAN 1982				
Owner Name	HI 2 LLC	GO TO ADD'L OWNERS			
Owner Name/Address 1	NORTH TOWER STE 500	ESTIMATE TAXES			
Owner Address 2	800 DOUGLAS RD				
Owner Address 3	CORAL GABLES FL				
Owner Zip Code	33134				
Location Address	315 LIVE OAK ST NEW SMYRNA BEACH 32168				

LEGAL DESCRIPTION	GO TO ADD'L LEGAL
LOT 146 EXC W 100 FT & LOT 147 & W 2/3 OF LOTS 148 149 & 150	
BLK 10 ANDREWS NEW SMYRNA MB 2 PG 68 EXC CORNER WIDENING PE	

SALES HISTORY							GO TO ADD'L SALES	
#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	IMPROVED?	SALE PRICE	
1	6322	0003	2/2009	Certificate of Title	Uninformed grantor/grantee	Yes	100	
2	5393	1304	8/2004	Quit Claim	Unqualified Sale	Yes	100	
3	4666	0453	4/2001	Quit Claim	Unqualified Sale	Yes	10	

HISTORY OF VALUES										GO TO ADD'L HISTORY		
YEAR	LAND	BLDG(S)	MISC	JUST	ASD	SCH ASD	NS ASD	EXEMPT	TXBL	SCH TXBL	ADD'L EX	NS TXBL
2009	42,500	176,322	1,965	220,787	220,787	220,787	220,787	0	220,787	220,787	0	220,787
2008	226,667	208,061	1,965	436,693	436,693	436,693	436,693	0	436,693	436,693	0	436,693

LAND DATA											GO TO ADD'L LAND DATA		
TYPE OF LAND USE	FRONTAGE	DEPTH	# OF UNITS	UNIT TYPE	RATE	DPH	LOC	SHP	PHY	JUST VAL			
MULTI FAMILY-DUPLEX	50.0	50.0	50.00	FRONT FEET	275.04	50	100	50	100	3,438			
MULTI FAMILY-DUPLEX	50.0	150.0	50.00	FRONT FEET	275.00	100	100	100	100	13,750			
MULTI FAMILY-DUPLEX	75.0	100.0	75.00	FRONT FEET	275.01	83	100	100	100	17,188			
NEIGHBORHOOD CODE	6312	Unknown											



The Volusia County Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The values shown in the Total Values section at the end of the Property Record Card are "Working Tax Roll" values, as our valuations proceed during the year. These Working Values are subject to change until the Notice of Proposed Taxes (TRIM) are mailed in mid-August. For Official Tax Roll Values, see the History of Values section within the property record card below.

Last Updated: 09-14-2010 Today's Date: 9-16-2010		Volusia County Property Appraiser's Office Property Record Card (PRC) Morgan B. Gilreath Jr., M.A., A.S.A., C.F.A. Property Appraiser			
Full Parcel ID	41-17-34-32-03-0040	Mill Group	601 New Smyrna Beach		
Short Parcel ID	7441-32-03-0040				
Alternate Key	3878060	Millage Rate	22.53150		
Parcel Status	Active Parcel	PC Code	12		
Date Created	06 JAN 1982				
Owner Name	FAULKNER AND WASHINGTON	<input type="button" value="GO TO ADD'L OWNERS"/>			
Owner Name/Address 1	GROUP LLC	<input type="button" value="ESTIMATE TAXES"/>			
Owner Address 2	6654 ENGRAM STREET STE 203				
Owner Address 3	NEW SMYRNA BEACH FL				
Owner Zip Code	32169				
Location Address	301 FAULKNER ST NEW SMYRNA BEACH 32168				

LEGAL DESCRIPTION
 LOTS 4 5 & 6 BLK 3 PITZER & NELSONS SUB BLK 1 HILLMANS NEW P
 ER OR 5091 PGS 3021-3022 PER OR 5666 PG 2661

SALES HISTORY							<input type="button" value="GO TO ADD'L SALES"/>	
#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	IMPROVED?	SALE PRICE	
1	5666	2661	9/2005	Warranty Deed	Qualified Sale	Yes	399,000	
2	5091	3021	6/2003	Warranty Deed	Distress sale	Yes	212,000	
3	4474	1922	8/1999	Warranty Deed	Qualified Sale	Yes	140,000	

HISTORY OF VALUES								<input type="button" value="GO TO ADD'L HISTORY"/>				
YEAR	LAND	BLDG (S)	MISC	JUST	ASD	SCH ASD	NS ASD	EXEMPT	TXBL	SCH TXBL	ADD'L EX	NS TXBL
2009	183,600	2,756	4,051	190,407	190,407	190,407	190,407	0	190,407	190,407	0	190,407
2008	407,363	2,756	4,140	414,259	414,259	414,259	414,259	0	414,259	414,259	0	414,259

LAND DATA											
TYPE OF LAND USE	FRONTAGE	DEPTH	# OF UNITS	UNIT TYPE	RATE	DPH	LOC	SHP	PHY	JUST VAL	
Unknown	150.0	170.0	25500.00	SQUARE FEET	6.00	100	100	90	100	137,700	
NEIGHBORHOOD CODE	C7830	MIXED USE - EAST									

**STOP 9 - AIRWAY CIR AND
INDUSTRIAL DR PROPERTIES**



1496 Airway Circle

Vacant - was Environments for Living



The Volusia County Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The values shown in the Total Values section at the end of the Property Record Card are "Working Tax Roll" values, as our valuations proceed during the year. These Working Values are subject to change until the Notice of Proposed Taxes (TRIM) are mailed in mid-August. For Official Tax Roll Values, see the History of Values section within the property record card below.

Last Updated: 09-14-2010 Today's Date: 9-16-2010		Volusia County Property Appraiser's Office Property Record Card (PRC) Morgan B. Gilreath Jr., M.A., A.S.A., C.F.A. Property Appraiser			
Full Parcel ID	12-17-33-08-00-0100	Mill Group	601 New Smyrna Beach		
Short Parcel ID	7312-08-00-0100				
Alternate Key	4644202	Millage Rate	22.53150		
Parcel Status	Active Parcel	PC Code	48		
Date Created	23 FEB 1984				
Owner Name	GALE INDUSTRIES INC	<input type="button" value="GO TO ADD'L OWNERS"/>			
Owner Name/Address 1	ATTN TAX DEPARTMENT	<input type="button" value="ESTIMATE TAXES"/>			
Owner Address 2	260 JIMMY ANN DRIVE				
Owner Address 3	DAYTONA BEACH FL				
Owner Zip Code	321141318				
Location Address	1496 AIRWAY CIR NEW SMYRNA BEACH 32168				

LEGAL DESCRIPTION
N 165.90 FT OF LOT 10 AIRPORT INDUSTRIAL PARK II MB 38 PG
194 INC PER OR 4271 PG 2299

SALES HISTORY							
#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	IMPROVED?	SALE PRICE
1	4271	2299	1/1998	Warranty Deed	Family sale	Yes	350,000
2	4194	4184	11/1992	Quit Claim	Family sale	Yes	1
3	2655	1638	2/1985	Warranty Deed	Qualified Sale	Yes	24,000

HISTORY OF VALUES										<input type="button" value="GO TO ADD'L HISTORY"/>		
YEAR	LAND	BLDG(S)	MISC	JUST	ASD	SCH ASD	NS ASD	EXEMPT	TXBL	SCH TXBL	ADD'L EX	NS TXBL
2009	75,646	161,891	7,119	244,656	244,656	244,656	244,656	0	244,656	244,656	0	244,656
2008	85,407	207,133	7,151	299,691	299,691	299,691	299,691	0	299,691	299,691	0	299,691

LAND DATA												
TYPE OF LAND USE	FRONTAGE	DEPTH	# OF UNITS	UNIT TYPE	RATE	DPH	LOC	SHP	PHY	JUST VAL		
WAREHOUSE	294.0	166.0	48804.00	SQUARE FEET	1.40	100	100	100	100	68,326		
NEIGHBORHOOD CODE	C7802	NEW SMYRNA AIRPORT INDUSTRIAL										
TOTAL LAND CLASSIFIED											0	



1531 Airway Circle



1531 Airway Circle

For Sale was Pharmex Building. Estate is selling. 407-923-9981



The Volusia County Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The values shown in the Total Values section at the end of the Property Record Card are "Working Tax Roll" values, as our valuations proceed during the year. These Working Values are subject to change until the Notice of Proposed Taxes (TRIM) are mailed in mid-August. For Official Tax Roll Values, see the History of Values section within the property record card below.

Last Updated: 09-14-2010 Today's Date: 9-16-2010		Volusia County Property Appraiser's Office		 Property Record Card (PRC) Morgan B. Gilreath Jr., M.A., A.S.A., C.F.A. Property Appraiser	
Full Parcel ID	12-17-33-00-00-0024	Mill Group	601 New Smyrna Beach		
Short Parcel ID	7312-00-00-0024				
Alternate Key	4569642	Millage Rate	22.53150		
Parcel Status	Active Parcel	PC Code	41		
Date Created	01 MAR 1983				
Owner Name	FOOTE RICHARD W EST	<input type="button" value="GO TO ADD'L OWNERS"/>			
Owner Name/Address 1	C/O DAVID LATHAM ESQ	<input type="button" value="ESTIMATE TAXES"/>			
Owner Address 2	1707 KALEYWOOD CT				
Owner Address 3	ORLANDO FL				
Owner Zip Code	328063361				
Location Address	1531 AIRWAY CIR NEW SMYRNA BEACH 32168				

LEGAL DESCRIPTION

1 & 12-17-33 N 210 FT OF S 1461.06 FT N OF TURNBULL BAY ROAD
& E OF TAXI-WAY PER OR 2415 PG 0557 PER D/C 6317 PG 0943

SALES HISTORY

#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	IMPROVED?	SALE PRICE
1	2415	0557	9/1982	Quit Claim	Unqualified Sale	No	18,300

HISTORY OF VALUES

YEAR	LAND	BLDG(S)	MISC	JUST	ASD	SCH ASD	NS ASD	EXEMPT	TXBL	SCH TXBL	ADD'L EX	NS TXBL
2009	128,284	600,346	47,273	775,903	775,903	775,903	775,903	0	775,903	775,903	0	775,903
2008	144,837	664,361	47,730	856,928	856,928	856,928	856,928	0	856,928	856,928	0	856,928

LAND DATA

TYPE OF LAND USE	FRONTAGE	DEPTH	# OF UNITS	UNIT TYPE	RATE	DPH	LOC	SHP	PHY	JUST VAL
LIGHT MFG.	No Data	No Data	87120.00	SQUARE FEET	1.40	100	95	100	100	115,870
NEIGHBORHOOD CODE	C7802	NEW SMYRNA AIRPORT INDUSTRIAL								
TOTAL LAND CLASSIFIED										0
TOTAL LAND JUST										115,870

BUILDING CHARACTERISTICS

--



The Volusia County Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The values shown in the Total Values section at the end of the Property Record Card are "Working Tax Roll" values, as our valuations proceed during the year. These Working Values are subject to change until the Notice of Proposed Taxes (TRIM) are mailed in mid-August. For Official Tax Roll Values, see the History of Values section within the property record card below.

Last Updated: 09-14-2010 Today's Date: 9-16-2010		Volusia County Property Appraiser's Office Property Record Card (PRC) <u>Morgan B. Gilreath Jr., M.A., A.S.A., C.F.A.</u> Property Appraiser			
Full Parcel ID	12-17-33-08-00-0010	Mill Group	601 New Smyrna Beach		
Short Parcel ID	7312-08-00-0010				
Alternate Key	4644083	Millage Rate	22.53150		
Parcel Status	Active Parcel	PC Code	89		
Date Created	23 FEB 1984				
Owner Name	CITY OF NEW SMYRNA BEACH		<input type="button" value="GO TO ADD'L OWNERS"/>		
Owner Name/Address 1			<input type="button" value="ESTIMATE TAXES"/>		
Owner Address 2	210 SAMS AVE				
Owner Address 3	NEW SMYRNA BEACH FL				
Owner Zip Code	321687040				
Location Address	INDUSTRIAL PARK AV NEW SMYRNA BEACH 32168				

(X)

LEGAL DESCRIPTION	<input type="button" value="GO TO ADD'L LEGAL"/>
LOTS 1 TO 3 INC & LOT 4 EXC TRIANGULAR PARCEL ON SW LINE & I NC TRIANGULAR PARCEL IN N CORNER & SE CORNER LOT 5 AIRPORT I	

SALES HISTORY							
#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	IMPROVED?	SALE PRICE
NONE							

HISTORY OF VALUES										<input type="button" value="GO TO ADD'L HISTORY"/>		
YEAR	LAND	BLDG (S)	MISC	JUST	ASD	SCH ASD	NS ASD	EXEMPT	TXBL	SCH TXBL	ADD'L EX	NS TXBL
2009	543,858	0	0	543,858	543,858	543,858	306,567	543,858	0	0	0	0
2008	278,697	0	0	278,697	278,697	278,697	278,697	278,697	0	0	0	0

LAND DATA												
TYPE OF LAND USE	FRONTAGE	DEPTH	# OF UNITS	UNIT TYPE	RATE	DPH	LOC	SHP	PHY	JUST VAL		



1585, 1589, 1593 Industrial Drive

This is a new building with three vacant 5,000 (50 x 100) square foot units available



The Volusia County Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The values shown in the Total Values section at the end of the Property Record Card are "Working Tax Roll" values, as our valuations proceed during the year. These Working Values are subject to change until the Notice of Proposed Taxes (TRIM) are mailed in mid-August. For Official Tax Roll Values, see the History of Values section within the property record card below.

Last Updated: 09-14-2010 Today's Date: 9-16-2010		Volusia County Property Appraiser's Office Property Record Card (PRC) <u>Morgan B. Gilreath Jr., M.A., A.S.A., C.F.A.</u> Property Appraiser			
Full Parcel ID	12-17-33-08-00-0101	Mill Group	601 New Smyrna Beach		
Short Parcel ID	7312-08-00-0101				
Alternate Key	4767215	Millage Rate	22.53150		
Parcel Status	Active Parcel	PC Code	89		
Date Created	17 MAY 1985				
Owner Name	CITY OF NEW SMYRNA BEACH		<input type="button" value="GO TO ADD'L OWNERS"/>		
Owner Name/Address 1			<input type="button" value="ESTIMATE TAXES"/>		
Owner Address 2	210 SAMS AVE				
Owner Address 3	NEW SMYRNA BEACH FL				
Owner Zip Code	321687040				
Location Address	INDUSTRIAL DR NEW SMYRNA BEACH 32168				

LEGAL DESCRIPTION
LOT 10 EXC N 165.90 FT MEAS ON E & W/L INC LOTS 11 & 12 INC
AIRPORT INDUSTRIAL PARK II MB 38 PG 194 PER OR 2846 PG 1224

SALES HISTORY							
#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	IMPROVED?	SALE PRICE
1	2846	1224	7/1986	Quit Claim	Unqualified Sale	No	100
2	2676	0671	1/1985	Corporation Deed	Unqualified Sale	No	86,500

HISTORY OF VALUES										<input type="button" value="GO TO ADD'L HISTORY"/>		
YEAR	LAND	BLDG (S)	MISC	JUST	ASD	SCH ASD	NS ASD	EXEMPT	TXBL	SCH TXBL	ADD'L EX	NS TXBL
2009	233,342	0	0	233,342	233,342	233,342	233,342	233,342	0	0	0	0
2008	263,451	0	0	263,451	263,451	263,451	263,451	263,451	0	0	0	0

LAND DATA											
TYPE OF LAND USE	FRONTAGE	DEPTH	# OF UNITS	UNIT TYPE	RATE	DPH	LOC	SHP	PHY	JUST	

STOP 10 - TIONIA PROPERTIES



1674 Tionia Rd



The Volusia County Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The values shown in the Total Values section at the end of the Property Record Card are "Working Tax Roll" values, as our valuations proceed during the year. These Working Values are subject to change until the Notice of Proposed Taxes (TRIM) are mailed in mid-August. For Official Tax Roll Values, see the History of Values section within the property record card below.

Last Updated: 09-14-2010 Today's Date: 9-16-2010		Volusia County Property Appraiser's Office Property Record Card (PRC) Morgan B. Gilreath Jr., M.A., A.S.A., C.F.A. Property Appraiser			
Full Parcel ID	02-17-33-01-03-0064	Mill Group	601 New Smyrna Beach		
Short Parcel ID	7302-01-03-0064				
Alternate Key	3697162	Millage Rate	22.53150		
Parcel Status	Active Parcel	PC Code	41		
Date Created	31 DEC 1981				
Owner Name	4K INDUSTRIAL LLC	<input type="button" value="GO TO ADD'L OWNERS"/>			
Owner Name/Address 1					<input type="button" value="ESTIMATE TAXES"/>
Owner Address 2	2609 SPRUCE CREEK BLVD				
Owner Address 3	PORT ORANGE FL				
Owner Zip Code	32128				
Location Address	1674 TIONIA DR NEW SMYRNA BEACH 32168				

LEGAL DESCRIPTION	<input type="button" value="GO TO ADD'L LEGAL"/>
02-17-33 PARCEL PER OR 2158 PG 438 IN LOTS 7 9 & 10 BLK 3LIN	
DBERG SUB BEING W 436.2 FT ON N & S/L & 1291.4 FT ON E/LPER	

SALES HISTORY							<input type="button" value="GO TO ADD'L SALES"/>	
#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	IMPROVED?	SALE PRICE	
1	5395	0009	8/2004	Warranty Deed	Qualified Sale	No	525,000	
2	4859	3914	4/2002	Warranty Deed	Qualified Sale	No	140,000	
3	4845	1245	4/2002	Warranty Deed	Government acquisition	No	1	

HISTORY OF VALUES										<input type="button" value="GO TO ADD'L HISTORY"/>			
YEAR	LAND	BLDG(S)	MISC	JUST	ASD	SCH ASD	NS ASD	EXEMPT	TXBL	SCH TXBL	ADD'L EX	NS TXBL	
2009	390,539	392,654	37,586	820,779	820,779	820,779	820,779	0	820,779	820,779	0	820,779	
2008	440,720	418,655	40,874	900,249	900,249	900,249	900,249	0	900,249	900,249	0	900,249	

LAND DATA											
TYPE OF LAND USE	FRONTAGE	DEPTH	# OF UNITS	UNIT TYPE	RATE	DPH	LOC	SHP	PHY	JUST VAL	
LIGHT MFG.	No Data	No Data	418176.00	SQUARE FEET	1.40	100	100	60	100	351,268	
WASTE LAND	No Data	No Data	3.27	ACREAGE	500.00	100	100	100	100	1,635	
NEIGHBORHOOD CODE			C7802	NEW SMYRNA AIRPORT INDUSTRIAL							
TOTAL LAND CLASSIFIED										0	



The Volusia County Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The values shown in the Total Values section at the end of the Property Record Card are "Working Tax Roll" values, as our valuations proceed during the year. These Working Values are subject to change until the Notice of Proposed Taxes (TRIM) are mailed in mid-August. For Official Tax Roll Values, see the History of Values section within the property record card below.

Last Updated: 09-14-2010 Today's Date: 9-16-2010		Volusia County Property Appraiser's Office Property Record Card (PRC) Morgan B. Gilreath Jr., M.A., A.S.A., C.F.A. Property Appraiser			
Full Parcel ID	02-17-33-01-03-0065	Mill Group	601 New Smyrna Beach		
Short Parcel ID	7302-01-03-0065				
Alternate Key	4766405	Millage Rate	22.53150		
Parcel Status	Active Parcel	PC Code	41		
Date Created	13 MAY 1985				
Owner Name	CORONADO HOLDINGS INC	<input type="button" value="GO TO ADD'L OWNERS"/>			
Owner Name/Address 1	C/O EPROPERTYTAX DEPT 201	<input type="button" value="ESTIMATE TAXES"/>			
Owner Address 2	PO BOX 4900				
Owner Address 3	SCOTTSDALE AZ				
Owner Zip Code	852614900				
Location Address	1601 TIONIA RD NEW SMYRNA BEACH 32168				

X

LEGAL DESCRIPTION	<input type="button" value="GO TO ADD'L LEGAL"/>
2 17 33 IRREG PARCEL IN F G LINDBERG SUB MB 12 PG 101 MEAS	
532.7 FT ON N/L & 506.61 FT ON E/L EXC W 30 FT IN TIONA AVE	

SALES HISTORY							<input type="button" value="GO TO ADD'L SALES"/>	
#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	IMPROVED?	SALE PRICE	
1	4004	2753	4/1995	Warranty Deed	Multi parcel sale	Yes	100	
2	4003	2189	1/1995	Warranty Deed	Family sale	Yes	861,000	
3	3911	5124	4/1994	Warranty Deed	Multi parcel sale	Yes	453,000	

HISTORY OF VALUES											<input type="button" value="GO TO ADD'L HISTORY"/>	
YEAR	LAND	BLDG(S)	MISC	JUST	ASD	SCH ASD	NS ASD	EXEMPT	TXBL	SCH TXBL	ADD'L EX	NS TXBL
2009	239,520	740,756	7,504	987,780	987,780	987,780	987,780	0	987,780	987,780	0	987,780
2008	288,455	781,909	7,577	1,077,941	1,077,941	1,077,941	1,077,941	0	1,077,941	1,077,941	0	1,077,941

LAND DATA												
TYPE OF LAND USE	FRONTAGE	DEPTH	# OF UNITS	UNIT TYPE	RATE	DPH	LOC	SHP	PHY	JUST VAL		
LIGHT MFG.	No Data	No Data	206039.00	SQUARE FEET	1.40	100	100	75	100	216,341		
NEIGHBORHOOD CODE	C7802	NEW SMYRNA AIRPORT INDUSTRIAL										
TOTAL LAND CLASSIFIED											0	
TOTAL LAND JUST											216,341	

BUILDING CHARACTERISTICS							<input type="button" value="GO TO BLDG SKETCH"/>	
BUILDING 1 OF 1								
Physical Depreciation %	30	Next Review	2999	Obsolescence	Functional	0%		
		Year Built	1988		Locational	0%		



The Volusia County Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The values shown in the Total Values section at the end of the Property Record Card are "Working Tax Roll" values, as our valuations proceed during the year. These Working Values are subject to change until the Notice of Proposed Taxes (TRIM) are mailed in mid-August. For Official Tax Roll Values, see the History of Values section within the property record card below.

Last Updated: 09-14-2010 Today's Date: 9-16-2010		Volusia County Property Appraiser's Office Property Record Card (PRC) Morgan B. Gilreath Jr., M.A., A.S.A., C.F.A. Property Appraiser			
Full Parcel ID	02-17-33-01-03-0068	Mill Group	601 New Smyrna Beach		
Short Parcel ID	7302-01-03-0068				
Alternate Key	5779611	Millage Rate	22.53150		
Parcel Status	Active Parcel	PC Code	40		
Date Created	13 MAY 1998				
Owner Name	4K INDUSTRIAL LLC	<input type="button" value="GO TO ADD'L OWNERS"/>			
Owner Name/Address 1					<input type="button" value="ESTIMATE TAXES"/>
Owner Address 2	2609 SPRUCE CREEK BLVD				
Owner Address 3	PORT ORANGE FL				
Owner Zip Code	32128				
Location Address	TIONIA RD NEW SMYRNA BEACH 32168				

(X)

LEGAL DESCRIPTION	<input type="button" value="GO TO ADD'L LEGAL"/>
2 17 33 IRREG PARCEL IN LINDBERGS SUB MB 14 PG 48 BEING S280	
.00 FT OF N 1213.30 FT S OF N/L OF THE TROPE GRANT OF W436.2	

SALES HISTORY							<input type="button" value="GO TO ADD'L SALES"/>	
#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	IMPROVED?	SALE PRICE	
1	5768	4715	2/2006	Quit Claim	Unqualified Sale	No	100	
2	5768	4718	2/2006	Warranty Deed	Qualified Sale	No	218,000	
3	5215	0102	11/2003	Warranty Deed	Personal property /business	No	105,000	

HISTORY OF VALUES										<input type="button" value="GO TO ADD'L HISTORY"/>		
YEAR	LAND	BLDG (S)	MISC	JUST	ASD	SCH ASD	NS ASD	EXEMPT	TXBL	SCH TXBL	ADD'L EX	NS TXBL
2009	170,754	0	0	170,754	170,754	170,754	170,754	0	170,754	170,754	0	170,754
2008	192,786	0	0	192,786	192,786	192,786	192,786	0	192,786	192,786	0	192,786

LAND DATA												
TYPE OF LAND USE	FRONTAGE	DEPTH	# OF UNITS	UNIT TYPE	RATE	DPH	LOC	SHP	PHY	JUST VAL		
VACANT INDUSTRIAL	No Data	No Data	122404.00	SQUARE FEET	1.40	100	100	90	100	154,229		
NEIGHBORHOOD CODE	C7802	NEW SMYRNA AIRPORT INDUSTRIAL										

Zoning Information
and
Permitted Uses

105 Faulkner Street
301 Faulkner Street
315 Live Oak Street

MU, MIXED USE DISTRICT (CENTRAL BUSINESS DISTRICT)

Intent. The MU, Mixed Use District forms the metropolitan center for commercial, financial, professional, governmental, and cultural activities. Uses are permitted which require a central location convenient to the general citizenry and provide a supportive relationship to each other. Retail goods and services together with accommodations for tourists, transients, and permanent guests or tenants are permitted. Intermixing of business, professional, and multifamily for new residential uses permit people to live and work in or near the downtown area if they so desire.

Permitted uses.

Advertising companies
Apartments
Appliance repair shops
Art studios
Assisted living facilities
Attached dwelling
Automobile sales and services, new and used permitted west of Riverside Drive only, except on Canal Street between Riverside Drive and the FEC railroad tracks where the use is prohibited
Bakeries, nonmanufacturing
Barber and beauty shops
Bed and breakfast homes
Business or stenographic schools and any similar office type use
Ceramic shops
Charm, etiquette and photographic studios
Charter boat business
Child day care centers
Communication facilities, such as radio, television, telephone, and telegraph buildings
Condominiums
Convenience market with or without gas pumps
Dancing establishments
Delicatessens
Drugstores and pharmacies
Dry cleaning establishments
Duplex residences
Florists
Funeral homes
Game rooms for pool or billiards
Gift shops
Government buildings and offices

Grocery stores
Hardware stores
Hobby/craft shops
Income tax services
Jewelry stores
Laboratories
Laundries, including self-service
Liquor stores
Men's and women's figure salons
Multifamily residential developments
Music
Newspaper offices and printing shops
Night clubs
Office and household equipment sales
Parking lots
Pawn shops
Pool rooms
Professional offices, including accountants, architects, consultants, dental, engineer, financial, insurance, lawyers, medical, and stockbrokers
Quick service food stores
Real estate brokers
Recreational buildings and complexes
Restaurants, type "A," "B," and "D"
Retail sales and services
Rooming houses
Schools with no more than 250 students
Service stations, types "A" and "B"
Shoe retail shops
Single-family residences
Tailor shops
Taverns
Taxicab and bus stands and terminals
Theaters
Tour boat business
Transient lodging:

- "Transient lodging rooms, standard," as defined by this LDR, shall be a maximum of 500 square feet.
- "Transient lodging rooms, deluxe," as defined by this LDR, shall be a maximum of 750 square feet.
- The maximum room size does not include any balcony, porch or deck area connected to the unit.
- No more than 30 percent of the units may be deluxe.

Travel agencies
Truck and trailer rentals (for properties in the district that front along U. S. Highway 1 and meet the conditions in [sub]section 801.18
Upholstery shops

Videotape rental

Permitted accessory uses.

All those uses customarily associated with the permitted principal uses.

Attached dwelling units that are structurally part of the principal commercial use.

Sidewalk cafes that comply with [sub]section 801.14 of the LDR.

Swimming pool, private, in conjunction with apartments, condominiums, hotels, motels, residential developments, bed and breakfast homes, and recreational buildings and complexes subject to the following:

- (1) It is located in the yard area between the rear wall of the residential structure and the rear lot line; or
- (2) It is located at the front or side of the building, but not in required yards, and a six-foot high solid opaque wall or fence totally encloses the pool area.

Conditional uses.

Farmers markets, subject to the following conditions:

- (1) The development services director determines that adequate parking is available.
- (2) There is adequate space on-site to accommodate all vendors without utilizing public rights-of-way unless city commission approval has been received to utilize the public rights-of-way.
- (3) Vendors shall not block pedestrian ways.
- (4) Products offered for sale shall be limited to the following:
 - a. Fresh fruits and vegetables.
 - b. Herbs and spices.
 - c. Farmstead products including but not limited to cheese, meats, fish/seafood, poultry, eggs, baked goods, canned goods, honey, maple syrup and preserves.
 - d. Bedding plants, hanging and potted plants, and cut flowers.
 - e. Dried flowers or plants.
 - f. A maximum of 50 percent of the total area used for the market shall be allowed for handicrafts.
 - g. Prepared food and beverages.
 - h. Flea market and yard sale items are prohibited.
- (5) The farmers market organization must obtain a business tax receipt from Volusia County and from the City of New Smyrna Beach.
- (6) Each vendor operating within the farmers market must obtain a business tax receipt from Volusia County and from the City of New Smyrna Beach.
- (7) Informational booths for 501(c)3 non-profit organizations shall be permitted.

Special exceptions.

Adult day care center

Arcades, subject to the following conditions:

- (1) The board of adjustment shall specify the hours of operation to ensure that the operation does not interfere with the operation of an adjacent business or businesses;
 - (2) Smoking shall be prohibited within the establishment and an interior "No Smoking" sign shall be posted in a conspicuous area within the establishment;
 - (3) Consumption of alcoholic beverages shall be prohibited within the establishment and an interior "No Consumption of Alcoholic Beverages" sign shall be posted in a conspicuous area within the establishment; and
 - (4) The establishment shall be attended by an adult employee during the hours of operation.
- Beach concession vehicles parked at a business, beachside only. See [sub]section 801.10.

Beach concession vehicle parking lots. See [sub] section 801.09.

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

- (1) The church property shall be located on and be accessible by an arterial or collector roadway.
- (2) Play areas shall be fenced and landscaped. The landscaping shall have a vegetative hedge that will reach six feet in height within two years that is planted a minimum of three feet on center.
- (3) Play areas shall be located within all applicable setback dimensions.
- (4) The church property shall have a vehicular drop off and pickup area with a minimum [of] 100 feet of drive lane outside of the public right-of-way, or sufficient parking area to provide enough space to fit the required parking and provided space for drop off and pick up.

Churches

Horse drawn carriage tour operations, subject to the following conditions:

- (1) Overnight boarding of horses used to pull the carriages is prohibited within the city limits;
- (2) Hours of operation shall be limited from 9:00 a.m. to 10:00 p.m. on weekdays and 9:00 a.m. to 11:00 p.m. on weekends;
- (3) All horses used to pull the carriages shall be bagged or diapered to prevent animal waste from littering the public rights-of-way;
- (4) All horses used to pull the carriages shall be fully attended at all times unless confined within a stable;
- (5) All carriages must be equipped with an operating rear flashing red light and reflective decals must be placed on all remaining sides of the horse and carriage when on the public rights-of-way;
- (6) The base of operation shall be cleaned of all animal waste at the close of each business day to the extent that any offensive odor will not create a recognizable nuisance to neighboring properties;
- (7) Any stable or animal storage area that is outside of a building must be screened by a six foot high opaque fence; and
- (8) All tour routes and customer pick up and drop off locations shall require board of adjustment approval based upon compatibility with neighborhoods and safety for other vehicles and the horse and carriage operation.

In order to obtain an occupational license, all horse drawn carriage tour operations must provide proof of the following:

- (1) A veterinarian certification for all horses to be used in the business operations. The certification shall be based on a treatment for internal parasites and an inspection of teeth, hoofs, shoes and any other indicators of general physical condition.
- (2) Proof of liability insurance with a minimum value of \$1,000,000.00.

Waterfront dining and entertainment establishments

Prohibited uses.

Outdoor storage (except operable vehicles, solid waste in an enclosed structure and propane gas tanks to the rear of a principal structure).

Uses not listed in permitted uses.

305 Smith Street
Tionia Street

I-1, LIGHT INDUSTRIAL DISTRICT

Intent. This district is intended for light manufacturing, assembly, processing raw materials, repairing, research, storage, wholesaling and distribution, retail associated with a principal manufacturing use, and closely related light industrial uses in which all operations other than transportation are performed entirely within enclosed buildings, and are not obnoxious because of dirt, smoke, odor, vibration, radio-activity, or explosive capability. Light manufacturing and light industrial uses are compatible one to another and industrially compatible with nearby residential districts.

Permitted uses.

Adult entertainment establishment (subject to restrictions herein)
Animal hospitals, kennels, provided that no hospitals, structures, pens or kennels are located closer than 50 feet to any residential property line.
Automobile leasing and rentals
Automobile repair (indoors only)
Banks or related banking facilities
Boat building, repair and sales
Building material sales for buildings and yards
Cabinet, woodworking shops
Ceramic shops
Cold storage and freezer locker plants
Contractor and construction offices and equipment storage
Farm machinery sales and services
Food and beverage processing and distribution, except the slaughter of animals
Heating, air-conditioning, plumbing equipment
Hydroponic gardening
Industry, light
Machine shops
Medical or dental laboratories
Mobile homes for security and/or office purposes
Municipal or governmental buildings
Paint and body shops
Printing, photoengraving, photostating, blueprinting, bookbinding, and publishing establishments
Professional offices
Recycling centers
Retail sales (subject to restrictions herein)
Retail sales of portable lawn buildings
Service station, type "C"
Sheet metal shops
Upholstery shops
Warehousing and storage facilities
Welding shops

Adult entertainment establishment restrictions. In addition, said use shall be subject to the restrictions imposed on adult entertainment establishments in article IX of this LDR.

Retail sales restrictions. In addition, said use shall be limited to a maximum floor area of 40,000 square feet per tenant. Furthermore, the amendment allowing retail sales as a permitted use shall stand repealed on December 31, 2008 unless reviewed and saved from repeal through reenactment by the city commission. Upon automatic repeal by this provision, retail sales shall no longer be permitted except as accessory uses as described below. Places of business that are used for the purpose of retail sales shall be allowed to continue said use as a nonconforming use subject to the conditions that the nonconforming use is not discontinued and a city business tax receipt for the nonconforming use is continuously maintained. In the event that the nonconforming use shall be discontinued for a period of more than six months or the nonconforming use shall fail to maintain a city business tax receipt, the nonconforming use as a place of business that is used for the purpose of retail sales shall be automatically terminated upon the happening of either event and the nonconforming use shall no longer be allowed as a permitted nonconforming use.

Accessory uses.

Any accessory use customarily incidental to a permitted use.

Retail sales, provided the retail sales area does not occupy more than 15 percent of the building footprint, and the retail sales area is used to display products manufactured wholly, or in part, on the site.

Special exceptions. One attached dwelling is allowed for each principal commercial use when attached by common walls or floors as part of the principal commercial use structure, subject to the following:

- (a) Off-street parking shall be provided in accordance with parking requirements for apartments as required in this LDR;
- (b) Minimum floor area shall be 450 square feet of livable area for a one-bedroom unit; 550 square feet of livable area for a two-bedroom unit; and 700 square feet of livable area for a three-bedroom unit;
- (c) Other conditions may be required as the board of adjustment deems necessary.

Prohibited uses.

Home improvement stores

Retail uses not associated with on-site manufacturing

1404 SR 44

2650 and 2700 N. Dixie Freeway

B-3, HIGHWAY SERVICE BUSINESS DISTRICT

Intent. The B-3, Highway Service Business District is intended for application along highways carrying large volumes of traffic where establishments may locate to serve large sections of the city and the persons traveling in vehicles.

Permitted uses.

Adult congregate living facility
Ambulance service
Animal clinics (outpatient care only and no overnight boarding)
Archery range
Armory
Attached dwellings
Automobile sales, new and used
Bakeries
Banks
Barbershops
Barricade rental, storage, and sales
Beauty shops
Boat, motor, and boat trailer sales and service
Bowling alley
Boxing or sports arena
Business and communications systems
Bus station
Car rental and leasing
Carwashes
Carpet and rug cleaning
Ceramic shops
College level and adult educational facilities
Convenience stores with gas pumps
Fruit stands
Funeral homes
Furniture showrooms
Gift shops
Golf driving range
Government buildings and offices
Greenhouses and nurseries
Grocery stores
Health center
Hobby craft shops
Income tax services
Laundry and dry cleaning establishments
Lending agencies
Liquor stores
Lodges
Miniature or par 3 golf course
Mobile home sales
Multi-family dwelling units
Parking lots

Pawn shops
Pest control agencies
Printing shops
Professional office, including accounts, architects, consultants, dentists, engineers, financial, insurance, lawyers, medical, and stockbrokers
Radio, television, and phonograph repair
Real estate brokers
Restaurants, types "A," "B," "C," and "D"
Retail and wholesale parts sales
Retail plumbing and electrical fixtures
Retail sales and services
Service stations, types "A" and "B"
Sharpening and grinding shops
Sign painting shops
Skating rink
Solar window tinting shops
Swimming pool supply/equipment/service business
Taverns
Taxicab stands
Tire and battery service
Transient lodging:
• "Transient lodging rooms, standard," as defined by this LDR, shall be a maximum of 500 square feet.
• "Transient lodging rooms, deluxe," as defined by this LDR, shall be a maximum of 750 square feet.
• The maximum room size does not include any balcony, porch or deck area connected to the unit.
• No more than 30 percent of the units may be deluxe.
Travel agencies
Truck and trailer rentals (for properties in the district that front along U.S. Highway 1 and meet the conditions in [sub]section 801.18)
Upholstery shops
Videotape rental

Permitted accessory uses. Any accessory use customarily incidental to a permitted principal use.

Special exceptions.

Building material sales and/or building material yards, provided all building materials that are stored shall be buffered by a screen designed to block the view of the building materials. The screen may include fences, walls, or vegetative landscaping. Building materials shall not project higher than the screen. Walls that are part of a building structure may substitute for the screen buffer.

Child day care facilities, subject to the following additional conditions:

- (1) The property shall be located within 500 feet of an arterial or collector roadway.
- (2) Play areas shall be fenced and landscaped. The landscaping shall have a vegetative hedge that will reach four feet in height within two years. The hedge plants must be planted three feet apart, on center.
- (3) Play areas shall be located outside all applicable setback dimensions.
- (4) The property shall have a separate vehicular drop off and pickup areas with a minimum 100-foot long drive lane outside of the public right-of-way, or sufficient parking area to provide enough space for drop off and pick up.
- (5) Play areas shall be located to the side or rear of the building, outside of the required setbacks.

Churches

Miniwarehouse storage facilities, when constructed a distance of one platted lot depth or 100 feet, whichever is greater, from state and federal highway rights-of-way; no other commercial use or business

shall be permitted with the facility, and a landscaped buffer area shall be provided on all boundaries facing a residential district.

Outdoor display, storage, or sale of vehicles, or other equipment or material, provided that in the interest of safety to children and adjacent property, outdoor storage areas will be encompassed by a fence or wall at least six feet high, the bottom four feet being solid and the top two feet being open. Operative automobiles and mobile homes for sale shall be exempt from this requirement.

Theaters

Waterfront dining and entertainment establishments

1700 South Glencoe Road

RE, RESIDENTIAL ESTATE

Intent. The RE, Residential Estate District is intended to be a single-family residential district for low population densities and relatively large homes.

Permitted principal uses.

Single-family dwelling units

Recreation buildings and complexes for exclusive use by residents and guests of a residential development.

Permitted accessory uses.

Gazebos

Garages

Incidental uses

Permitted home occupations

Storage sheds

Swimming pools, private, provided a principal use exists and the pool is located to the rear of the principal structure and out of required rear and side yards

Uses customarily associated with the permitted uses

Prohibited uses.

Businesses (except home occupations)

Manufacturing facility

Offices (except home occupations)

Restaurants

Retail activity

Special exceptions.

Country clubs and golf courses

Schools and churches provided all structures are located at least 45 feet from all property lines and off-street parking areas abutting residential property are screened by a buffer meeting the requirements of this LDR except that the buffer shall be a minimum of 15 feet in width

I-2, HEAVY INDUSTRIAL DISTRICT

Intent. This district is intended for heavy manufacturing, assembly, processing raw materials, repairing, research, storage, wholesaling, distribution, retail associated with a principal manufacturing use, and closely related heavy industrial uses, in which all operations other than transportation may be performed within enclosed buildings or in open storage areas subject to performance standards imposed by all applicable governmental agencies. Heavy manufacturing and heavy industrial uses are compatible and open storage areas are screened to minimize adverse visual impact to surrounding community development.

Permitted uses.

All uses permitted in the I-1 District

Construction-heavy equipment and supplies

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

Greenhouses and nurseries

Industry, heavy

Manufacturing plants engaged in producing the following products: asphalt, concrete moving and storage companies

Open storage, not including junk yards, when screened, as required under accessory uses

Paint and body shops

Recreational vehicles and boat storage, provided such areas are screened as required under accessory uses

Truck freight terminal

Truck and trailer rental agencies

Adult entertainment establishment restrictions. In addition, said use shall be subject to the restrictions imposed on adult entertainment establishments in article IX of the LDR.

Accessory uses.

Any accessory use customarily incidental to a permitted use.

Retail sales, provided the retail sales area does not occupy more than 15 percent of the building footprint, and the retail sales area is used to display products manufactured wholly, or in part, on the site.

Storage yards, provided they are screened from vision by a six-foot fence or barrier to be constructed of a material and design approved by the planning and zoning board.

Special exceptions. One attached dwelling is allowed for each principal commercial use when attached by common walls or floors as part of the principal commercial use structure subject to the following:

(a) Off-street parking shall be provided in accordance with parking requirements for apartments as required in this LDR;

(b) Minimum floor area shall be 450 square feet of livable area for a one-bedroom unit; 550 square feet of livable area for a two-bedroom unit; and 700 square feet of livable area for a three-bedroom unit; and

(c) Other conditions may be required as the board of adjustment deems necessary.

Prohibited uses.

Home improvement stores

Retail uses not associated with on-site manufacturing

Airway Circle

I-3, INDUSTRIAL PARK DISTRICT

Intent. This district is intended to provide attractive sites for planned manufacturing developments. Manufacturing assembly, processing, repairing, research, retailing of permitted uses and closely related supportive industries are permitted where all operations are performed within enclosed buildings or in open storage areas. Uses permitted in this district are subject to performance standards applying specifically to industrial park and airport operations and performance standards imposed by all other applicable governmental agencies. Open storage areas are screened to minimize adverse visual impact to other industrial park and airport operations and/or the community.

Permitted uses.

Administrative, professional and business offices associated with and/or accessory to a permitted use
Adult entertainment establishment (subject to restrictions herein)
Aerial advertising services
Airmen's clubs and societies (not permitted in industrial park)
Airports, aircraft sales, maintenance and servicing
All uses allowed in the I-1 district
Architectural, engineering, consulting and/or contracting firm offices and headquarters
Banks and related banking facilities
Blueprinting, photostating, photoengraving, photographic service, printing, publishing, bookbinding
Cafeteria or restaurant accessory to a permitted use
Facilities owned and/or operated by federal, state, county, or municipal governments, except country clubs and golf courses
Manufacturing, research, assembly, testing and repair of components, devices, equipment and systems, and parts and components as follows:
Biomedical instrumentation
Coils, tubes, semiconductors
Communication, navigation control, transmission and reception equipment, control equipment and systems
Data processing equipment and systems
Graphics, art equipment, printing and printing equipment
Guidance equipment and systems
Metering instruments and control devices
Optical devices
Phonographs, audio units, radio and television equipment
Radar, infrared and ultraviolet equipment and systems
Scientific and mechanical instruments
Testing equipment, including nondestructive types
Manufacturing, other:
Aircraft and related components
Automobile and related components
Boats and marine products and related components
Ceramic products
Clocks and watches
Electrical appliances
Farm equipment
Heating, ventilating, air-conditioning equipment
Humidifying and dehumidifying equipment
Light machinery and machine tools
Musical instruments

Optical goods
Refrigeration equipment
Screw machine products
Sheet metal products
Signs
Sporting goods
Toys
Products made from the following materials:

Aluminum
Bags, except burlap bags or sacks
Batteries
Boxes, paper-corrugated
Brass
Cans
Copper
Glass
Iron
Steel
Tin
Tools

Compounding, processing or treatment of the following:

Chemicals, noncorrosive, nontoxic
Cigarettes - cigars
Detergents
Disinfectants
Food products
Lubricating oils
Pharmaceuticals
Plastics, fiberglass
Specialty paper products
Toiletries, cosmetics, perfumes
Vitamin products
Waxes and polishes
Woodworking shops including:
Boxes
Cabinets
Custom items
Furniture

(These uses provided that if a planer, router, stitcher or moulder is operated, all doors and windows in the outside walls of the room(s) in which said machinery is located shall be kept closed while machinery is in use:)

Moving and storage companies
Regional, executive or home offices accessory to a permitted use
Research and development laboratories and manufacturing as follows:
Biochemical
Chemical
Development facilities for national welfare on land, sea, and air film and photography
Medical or dental
Metallurgy
Pharmaceutical

Prohibited uses.

Abattoir
Contractors bulk materials storage yard
Fuel bulk storage yard
Grist mill
Home improvement stores
Lumber yard
Recreational or entertainment establishments of a commercial nature
Retail uses not associated with on-site manufacturing
Saw mill
Stockyard
Stonework

Adult entertainment establishment restrictions. In addition, said use shall be subject to the restrictions imposed on adult entertainment establishments in article IX of the LDR.

Accessory uses.

Any accessory use customarily incidental to a permitted principal use.
Retail sales, provided the retail sales area does not occupy more than 15 percent of the building footprint, and the retail sales area is used to display products manufactured wholly, or in part, on the site.

Special exceptions.

Crematorium
Restaurant, type "A," "B," "C," and "D"

160 N. Causeway

CM, COMMERCIAL MARINA DISTRICT

Intent. The purpose and intent of the CM, Commercial Marina District is to provide appropriate locations for pleasure and charter boats and other accessory water oriented facilities. Its application is primarily intended along the Indian River and other inland water bodies.

Permitted uses.

Boat and marine engine sales and displays

Boat and marine motor service

Boat docks, slips, piers, wharves, and moorings for charter boats, yachts and pleasure boats

Boat dry storage

Boat fuel sales

Boat ramps

Boat sales and rental

Marina

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

Retail sale or rental of boating, fishing, diving, water skiing and bathing supplies and equipment

Transient lodging:

- "Transient lodging rooms, standard," as defined by this LDR, shall be a maximum of 500 square feet.
- "Transient lodging rooms, deluxe," as defined by this LDR, shall be a maximum of 750 square feet.
- The maximum room size does not include any balcony, porch or deck area connected to the unit.
- No more than 30 percent of the units may be deluxe.

Yacht clubs

Permitted accessory uses. Any accessory use customarily incidental to a permitted principal use.

Special exceptions.

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

- (1) The church property shall be located on and be accessible by an arterial or collector roadway.
- (2) Play areas shall be fenced and landscaped. The landscaping shall have a vegetative hedge that will reach six feet in height within two years that is planted a minimum of three feet on center.
- (3) Play areas shall be located within all applicable setback dimensions.
- (4) The church property shall have a vehicular drop off and pickup area with a minimum [of] 100 feet of drive lane outside of the public right-of-way, or sufficient parking area to provide enough space to fit the required parking and provided space for drop off and pick up.

Churches

Docking and unloading of commercial fishing boats and the sale of their products provided:

- (1) In the opinion of the New Smyrna Beach harbormaster that the docking and unloading of commercial fishing boats will not generate an undue amount of waterway congestion which would tend to create a hazard or danger to other craft docked or moored in the vicinity or create a public nuisance.
- (2) The docking and unloading of commercial fishing boats will not materially alter the character of the surrounding development or adversely affect the value of surrounding lands,

buildings or natural resources, or give rise to any pollution of the air, land, or water, or cause unnecessarily injurious heat, noise, or odor.

(3) A site plan drawn to scale be approved by the planning and zoning board indicating. Location of buildings, unloading areas, docks, parking areas, refuse and service areas with particular reference to [above subsection] (2), and screening and buffering with reference to dimension and character.

(4) No seafood canning, packaging, processing, smoking or airing is in operation. Waterfront dining and entertainment establishments