Temporary Moratorium – VB Phase II


SPEED LIMIT
25

Venetian Bay

TOWN AND COUNTRY CLUB

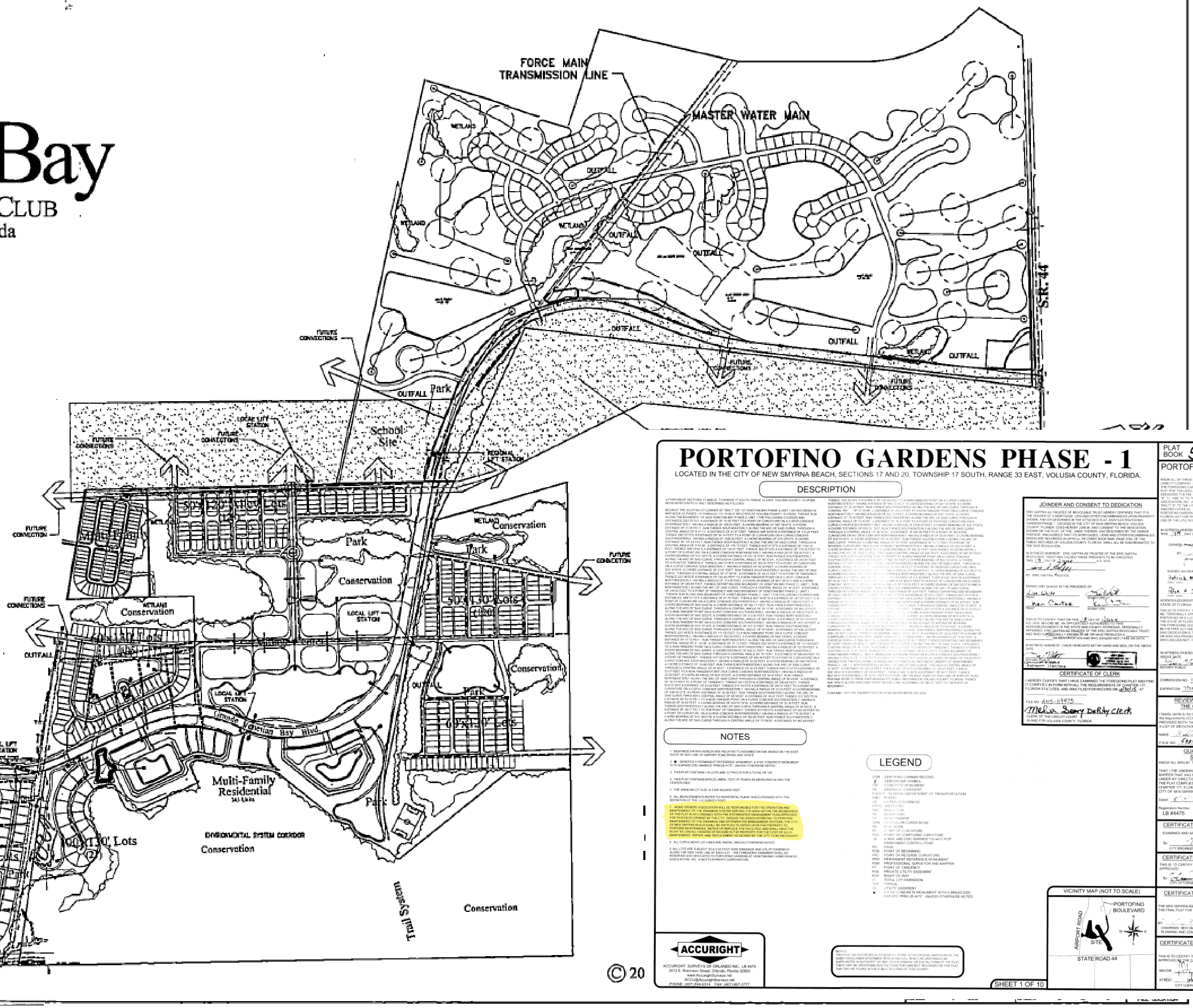
New Smyrna Beach, Florida

RECLAIMED "BRIGHT" WATER NOTES:
1. LAYOUT OF UTILITIES ARE [redacted] ACTUAL LOCATION OF IMPROVEMENTS WILL BE SUBJECT TO ROADWAY LAYOUTS AND OTHER DESIGN OF PHYSICAL FEATURES OF THE DEVELOPMENT.
2. LOCATION OF ALL TIE-IN POINTS AND FUTURE CONNECTIONS FOR OFF-SITE [redacted] SUBJECT TO ADJUSTMENT TO MATCH ACTUAL CONDITIONS.
3. ALL FUTURE EXTENSIONS REQUIRE A GATE VALVE AND A BLOW OFF.
4. RECLAIMED WATER SERVICE SHALL BE PROVIDED BY THE UTILITY COMMISSION, CITY OF NEW SMYRNA BEACH, FLORIDA.
5. CONSTRUCTION OF RECLAIMED WATER SYSTEMS SHALL BE IN COMPLIANCE WITH RULES AND REGULATIONS OF THE UTILITY COMMISSION AND THE STATE OF FLORIDA.
6. THE SIZE AND MATERIALS OF RECLAIMED MAINS SHALL BE DETERMINED DURING CONSTRUCTION PLAN REVIEW.
7. PIPE MATERIAL WILL BE PVC FOR PIPES 12 INCHES OR LESS AND DUCTILE IRON PIPE FOR MAINS LARGER THAN 12 INCHES. PVC SPECIFICATION SHALL CONFORM TO AWWA C-900 FOR MAINS 12 INCHES OR LESS AND AWWA C-905 FOR MAINS LARGER THAN 12 INCHES AND SHALL BE DR-18.

POTABLE WATER NOTES:
1. LAYOUT OF UTILITIES ARE CONCEPTUAL; ACTUAL LOCATION OF IMPROVEMENTS WILL BE SUBJECT TO ROADWAY LAYOUTS AND OTHER DESIGN OF PHYSICAL FEATURES OF THE DEVELOPMENT.
2. LOCATION OF ALL TIE-IN POINTS AND FUTURE CONNECTIONS FOR OFF-SITE DEVELOPMENT SUBJECT TO ADJUSTMENT TO MATCH ACTUAL CONDITIONS.
3. ALL FUTURE EXTENSIONS REQUIRE A GATE VALVE AND A BLOW OFF.
4. POTABLE WATER SERVICE SHALL BE PROVIDED BY THE UTILITY COMMISSION, CITY OF NEW SMYRNA BEACH, FLORIDA.
5. CONSTRUCTION OF POTABLE WATER SYSTEMS SHALL BE IN COMPLIANCE [redacted] AND REGULATIONS OF THE UTILITY COMMISSION AND THE STATE OF FLORIDA.
6. THE SIZE AND MATERIALS OF WATER MAINS SHALL BE DETERMINED DURING CONSTRUCTION PLAN REVIEW.
7. NORMAL FLOW DEMAND SHALL BE BASED ON 100 GALLONS PER DAY PER CAPITA, WITH 3.0 PERSONS PER SINGLE-FAMILY RESIDENCE; OR DUPLEX (3 BEDROOM OR LARGER) OR 2.25 PERSONS PER DUPLEX (1 OR 2 BEDROOM).
8. FIRE HYDRANTS WILL BE PROVIDED AT INTERSECTIONS AND SPACED NO FURTHER APART THAN 800' AND LOCATED ON PROPERTY LINES.
9. PIPE MATERIAL WILL BE PVC FOR PIPES 12 INCHES OR LESS AND DUCTILE IRON PIPE FOR MAINS LARGER THAN 12 INCHES. PVC SPECIFICATION SHALL CONFORM TO AWWA C-900 FOR MAINS 12 INCHES OR LESS AND AWWA C-905 FOR MAINS LARGER THAN 12 INCHES AND SHALL BE DR-18.

SANITARY SEWER NOTES:
1. SANITARY SEWER SERVICE SHALL BE PROVIDED BY THE UTILITY COMMISSION, CITY OF NEW SMYRNA BEACH, FLORIDA.
2. LAYOUT OF UTILITIES ARE CONCEPTUAL; ACTUAL LOCATION OF IMPROVEMENTS WILL BE SUBJECT TO ROADWAY LAYOUTS AND OTHER DESIGN OF PHYSICAL FEATURES OF THE DEVELOPMENT.
3. GRAVITY SANITARY SEWER PIPE MATERIAL SHALL BE PVC, SDR-35 CONFORMING TO ASTM D3034.
4. FORCE MAIN PIPE MATERIAL SHALL BE PVC, DR-25, PRESSURE RATING OF 100 PSI AND IN CONFORM WITH AWWA C-900.
5. GRAVITY AND FORCE MAINS SHALL BE GREEN IN COLOR OR MARKED SEWER BY THE MANUFACTURER.
6. THE SANITARY SEWER COLLECTION SYSTEM SHALL BE IN CONFORMANCE WITH THE POLLUTION CONTROL RULES AND REGULATIONS MANUAL, SECTION VII, BY THE UTILITIES [redacted] OF NEW SMYRNA BEACH, FL.
7. PROPOSED LIFT STATIONS SHALL BE IN CONFORMANCE WITH THE POLLUTION CONTROL RULES AND REGULATIONS MANUAL, SECTION VII, BY THE UTILITIES COMMISSION, CITY OF NEW SMYRNA BEACH, FL.
8. FORCE MAINS SHALL BE IN CONFORMANCE WITH THE POLLUTION CONTROL RULES AND REGULATIONS MANUAL, SECTION IX, BY THE UTILITIES COMMISSION, CITY OF NEW SMYRNA BEACH, FL.
9. LIFT STATION SPACING IS CONCEPTUAL AND SUBJECT TO CHANGE.

STORM DRAINAGE NOTES:
1. MAINTENANCE AND OPERATION OF THE STORM WATER SYSTEM WILL BE BY THE HOMEOWNERS [redacted] MAINTENANCE OF THE STORM WATER SYSTEMS SHALL INCLUDE BI-WEEKLY MOWING OF THE SIDE [redacted] FOR VEGETATION CONTROL AND QUARTERLY INSPECTION OF STORM STRUCTURES, CULVERTS AND DRAINS.
2. E[redacted] WILL BE INSTALLED FOLLOWING AN ACCEPTED BEST PRACTICE MANAGEMENT SYSTEM, AND SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION.
3. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE ROADS. THE CENTERLINE OF THE ROADS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE FLOOD ELEVATION.
4. THE STORM WATER SYSTEM SHALL BE DESIGNED TO ACCOMMODATE A 100 YEAR 72 HOUR STORM EVENT FOR THE CITY OF NEW SMYRNA BEACH AND A 25 YEAR 24 HOUR STORM EVENT FOR THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
5. TREATMENT VOLUMES WILL BE CALCULATED BASED ON A OUTSTANDING FLORIDA WATER OUT FALL (SPRUCE CREEK) DISCHARGE, ON-LINE SYSTEM FOR WE[redacted]
6. THE PROPOSED RETENTION AREAS SHALL BE WET RETENTION.



© 20

PORTOFINO GARDENS PHASE - 1

LOCATED IN THE CITY OF NEW SMYRNA BEACH, SECTIONS 17 AND 20, TOWNSHIP 17 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA.

PLAT BOOK 56 PAGE 147

DESCRIPTION

A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 17 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "EE" OF VENETIAN BAY PHASE 2-UNIT 1 AS RECORDED IN MAP BOOK 53, PAGES 139 THROUGH 175, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN ALONG THE BOUNDARY OF SAID VENETIAN BAY PHASE 2-UNIT 1 THE FOLLOWING COURSES AND DISTANCES: [illegible]

CONTAINS [illegible] SQUARE FEET OR [illegible] ACRES MORE OR LESS.

NOTES

1. BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM BASED ON THE EAST RIGHT OF WAY LINE OF AIRPORT ROAD BEING N00°34'58"E.
2. ■ - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"X4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
3. THIS PLAT CONTAINS 115 LOTS AND 13 TRACTS FOR A TOTAL OF 128.
4. THIS PLAT CONTAINS 8076.23 LINEAL FEET OF ROADS AS MEASURED ALONG THE CENTERLINES.
5. THE MINIMUM LOT SIZE IS 5,500 SQUARE FEET.
6. ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT.
7. HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE AREA WITHIN THE BOUNDARIES OF THE PLAT IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY THE CITY. SHOULD THE ASSOCIATION FAIL TO PERFORM MAINTENANCE OF THE DRAINAGE AND STORMWATER MANAGEMENT SYSTEMS, THE CITY OF NEW SMYRNA BEACH SHALL BE ENTITLED TO ENTER UPON THE PROPERTY TO PERFORM MAINTENANCE, REPAIR OR REPLACE THE FACILITIES, AND SHALL HAVE THE RIGHT TO LIEN ALL OWNERS OF RECORD IN THE PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR, AND REPLACEMENT AS DEEMED BY THE CITY TO BE NECESSARY.
8. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
9. ALL LOTS ARE SUBJECT TO A 2.50 FOOT WIDE DRAINAGE AND UTILITY EASEMENT ALONG THE SIDE YARD LINE OF EACH LOT. THE FOREGOING EASEMENT SHALL BE RESERVED AND DEDICATED TO PORTOFINO GARDENS AT VENETIAN BAY HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION.

LEGEND

CCR - CERTIFIED CORNER RECORD
℄ - CENTERLINE SYMBOL
CM - CONCRETE MONUMENT
DE - DRAINAGE EASEMENT
F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION
FND - FOUND
LB - LICENSED BUSINESS
MEAS - MEASURED
N&D - NAIL & DISK
NR - NON RADIAL
NT - NON TANGENT
ORB - OFFICIAL RECORDS BOOK
PB - PLAT BOOK
PC - POINT OF CURVATURE
PCC - POINT OF COMPOUND CURVATURE
⊙ - A NAIL AND DISC MARKED "LB 4475 PCP" PERMANENT CONTROL POINT
PG - PAGE
POB - POINT OF BEGINNING
PRC - POINT OF REVERSE CURVATURE
PRM - PERMANENT REFERENCE MONUMENT
PSM - PROFESSIONAL SURVEYOR AND MAPPER
PT - POINT OF TANGENCY
PUE - PRIVATE UTILITY EASEMENT
R/W - RIGHT-OF-WAY
(T) - TOTAL LOT DIMENSION
TYP - TYPICAL
UE - UTILITY EASEMENT
● - A 4"X4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ACCURIGHT
ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314 FAX: (407) 897-3777

SHEET 1 OF 10

JOINDER AND CONSENT TO DEDICATION

ERIC GAFFKA AS TRUSTEE OF REVOCABLE TRUST HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN AND OTHER ENCUMBRANCES UPON PROPERTY SHOWN, AND DESCRIBED IN THE ATTACHED PLAT, ENTITLED PORTOFINO GARDENS PHASE 1, LOCATED IN THE CITY OF NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA, DOES HEREBY JOIN IN, AND CONSENT TO THE DEDICATION SHOWN ON THE PLAT, OF THE LANDS THEREIN, AND DESCRIBED BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGES, LIENS AND OTHER ENCUMBRANCES, WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 6945, PAGE 3746, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SHALL ALL BE SUBORDINATED TO THE SAID DEDICATION.

IN WITNESS WHEREOF, ERIC GAFFKA AS TRUSTEE OF THE ERIC GAFFKA REVOCABLE TRUST HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 19 DAY OF June A.D. 2015

BY: ERIC GAFFKA TRUSTEE

SIGNED AND SEALED IN THE PRESENCE OF:
Lisa White (PRINT) — (SIGNATURE)
Ken Cantee (PRINT) — (SIGNATURE)

THIS IS TO CERTIFY, THAT ON THIS 19 DAY OF June A.D. 2015, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED ERIC GAFFKA AS TRUSTEE OF THE ERIC GAFFKA REVOCABLE TRUST, AND WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED A AS IDENTIFICATION AND WHO (DID)(DID NOT) TAKE AN OATH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC
EXPIRATION 7/28/2016

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON 6/30/15 AT

FILE NO. 2015-119475

Melia Searcy Deputy Clerk

CLERK OF THE CIRCUIT COURT
IN AND FOR VOLUSIA COUNTY, FLORIDA

PORTOFINO GARDENS PHASE - 1

DEDICATION

KNOW ALL BY THESE PRESENTS, THAT PORTOFINO VB II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DOES HEREBY DEDICATES THE FEE SIMPLE INTEREST IN TRACTS "A", "B", "C", "D", "F", "G", "H", "I", "J", "K", "L", AND "M" TO PORTOFINO GARDENS AT VENETIAN BAY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND DEDICATES TRACT "E" TO THE UTILITIES COMMISSION, CITY OF NEW SMYRNA BEACH, FLORIDA, AND DEDICATES ALL ROADS, RIGHT-OF-WAYS AND DRAINAGE EASEMENTS TO PORTOFINO GARDENS AT VENETIAN BAY HOMEOWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION. UTILITY EASEMENTS TO THE PERPETUAL USE OF THE UTILITIES COMMISSION, CITY OF NEW SMYRNA BEACH, FLORIDA.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS HEREUNTO SET BY HAND ON THIS 19th DAY OF June A.D. 2015

OWNER: Portofino VB II, LLC, a Florida limited liability company

BY: James Paytas Jr., Manager

SIGNED and SEALED IN THE PRESENCE OF:
Patrick M. Crain (PRINT NAME) — (SIGNATURE)
Alice A. Sabino (PRINT NAME) — (SIGNATURE)

ACKNOWLEDGMENT
STATE OF FLORIDA — COUNTY OF VOLUSIA

THIS IS TO CERTIFY, THAT ON THIS 19 DAY OF June A.D. 2015, BEFORE ME, PERSONALLY APPEARED JAMES PAYTAS JR., MANAGER, ON BEHALF OF PORTOFINO VB II, LLC, A FLORIDA LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA, AS THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER THEREUNTO DULY AUTHORIZED; AND SAID DEDICATION IS THE ACT AND DEED AND WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED A AS IDENTIFICATION AND WHO (DID)(DID NOT) TAKE AN OATH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC

COMMISSION NO. 149919
EXPIRATION 7/25/2016

REVIEW OF SURVEYOR & MAPPER FOR THE CITY OF NEW SMYRNA BEACH

I hereby certify to the City that I have reviewed the foregoing Plat for compliance with the requirements of Chapter 177, Florida Statutes, PART 1, AND THAT I HAVE PROVIDED BOTH THE CITY AND THE SURVEYOR AND MAPPER OF RECORDS A LIST OF DEVIATIONS, IF ANY, FROM SUCH REQUIREMENTS.

NAME: — DATE: 6/23/2015
P.S.M. NO. 5381

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPPER

KNOW ALL MEN BY THESE PRESENTS,

THAT I THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER THAT HAS PREPARED THE FOREGOING PLAT AND WAS MADE UNDER MY DIRECTION AND SUPERVISION AND DOES HEREBY CERTIFY THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE CITY OF NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA.

Dated: 6/19/15 — Signed:
James D. Shay PSM #6507
Accuright Surveys of Orlando, Inc.
2012 East Robinson Street
Orlando, Florida 32803

Registration Number:
LB #4475

CERTIFICATE OF APPROVAL BY CITY ENGINEER

EXAMINED AND APPROVED: 6/29/15 DATE

By: — CITY ENGINEER

CERTIFICATE OF APPROVAL BY CITY ATTORNEY

THIS IS TO CERTIFY THAT ON 5/27/15 THIS PLAT WAS APPROVED.

By: — CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING BOARD

THE NEW SMYRNA BEACH PLANNING AND ZONING BOARD HEREBY APPROVES THE FINAL PLAT FOR "PORTOFINO GARDENS PHASE - 1", WAS APPROVED.

BY: — DATE: 6/2/15
CHAIRMAN, NEW SMYRNA BEACH PLANNING AND ZONING BOARD

CERTIFICATE OF APPROVAL BY THE CITY OF NEW SMYRNA BEACH

THIS IS TO CERTIFY THAT ON 6-24-2014 THE FOREGOING PLAT WAS APPROVED BY THE CITY OF NEW SMYRNA BEACH, FLORIDA.

MAYOR:
ATTEST: — CITY CLERK

VICINITY MAP (NOT TO SCALE)

PORTOFINO BOULEVARD
AIRPORT ROAD
SITE
STATE ROAD 44

St. Johns River
Water Management District

Michael A. Register, P.E., Executive Director

7775 Baymeadows Way • Suite 102 • Jacksonville, FL 32256 • 904-730-6270 • www.sjrwmd.com

October 20, 2023

Venetian Bay Homeowners Association, Inc.
c/o Mack Morrison
573 North Airport Road
New Smyrna Beach, FL 32168
Send via eMail: mmorrison@geosamfl.com

Re: **Warning Letter** Venetian Bay Phase 2
Permit Number: 83671-9; Item Number: 1479689
(Please reference the permit number/item number on all correspondence.)

Dear Mr. Morrison:

On July 17, 2023, the St. Johns River Water Management District (District) issued a written Compliance Assistance Offer as part of a preliminary investigation to agency action in accordance with section 120.57(5), Florida Statutes. As of the date of this letter, high water elevations within the stormwater management system have resulted in prolonged flooding of some roadways within Portofino. District staff have conducted two additional field investigations, October 2 and 6, 2023, and extensive research into the files for The Palms at Venetian Bay (90371-12, -13 and -15) and Venetian Bay (83671), which includes Airport Road (fka Grande Venetian Bay Boulevard) (83671-5). District staff have also reviewed the 2019 Stormwater Inspection Report and the 2023 Stormwater Inspection Report. As a result of this work, we have the following comments:

SJRWMD Warning Letter Conditions

- Submit the required As-Built as requested in the Compliance Assistance Letter dated July 17, 2023.
- Submit the required inspection reports for every two years.
- Detail how each recommendation from 2023 Stormwater Inspection Report has or will be addressed.
- Demonstrate how inconsistencies in the ditch bottom elevations along Airport Road will be addressed.
- Document all maintenance that has been completed.

Timeline

- October 20, 2023, the St. Johns River Water Management District (SJRWMD) issued a letter to the Venetian Bay Home Owners Association
- February 13th regular City Commission meeting, Commissioner Hartman, with consensus by the Commission, directed staff to look at halting the issuance of permits
- City Staff determined the issue is confined to Venetian Bay Phase II
- February 27th regular City Commission meeting, the Commissioners voted unanimously to approve an ordinance for a temporary moratorium on building permits in Venetian Bay Phase II with the exception of single family lots


BOUNDARY
PARCEL
MEDICI BLVD
BELLINO BLVD
PINO AV
CERRO AV
ROSA AV
MONTESE ST
MONACO BLVD
MODENA WAY
ISLES WAY
PALMA LN
CASANOVA CT
CAPELLA CT
MELETO BLVD
VENETIAN PALMS BLVD
AVIGNON RD N
PORTOFINO BLVD
JUNIPER CT
PARADISO CT
KING PALM DR
CARYOTA CT
WEST VENETIAN LAKE CIR
EAST VENETIAN LAKE CIR
VENETIAN PALMS BLVD
ARECA AV
BYPASS 1 DR
ST KENTIA ST
SIENNA VIEW TER
BELLA FLOWER TER
ASCHANO CT N
ASCHANO CT S
SR 44
SR 44

STORMWATER MANAGEMENT

INSPECTION REPORT

Venetian Bay

PHASE 2 AND AIRPORT ROAD

New Smyrna Beach

Volusia County, Florida

Prepared for

Venetian Bay Homeowners Association

February 2024

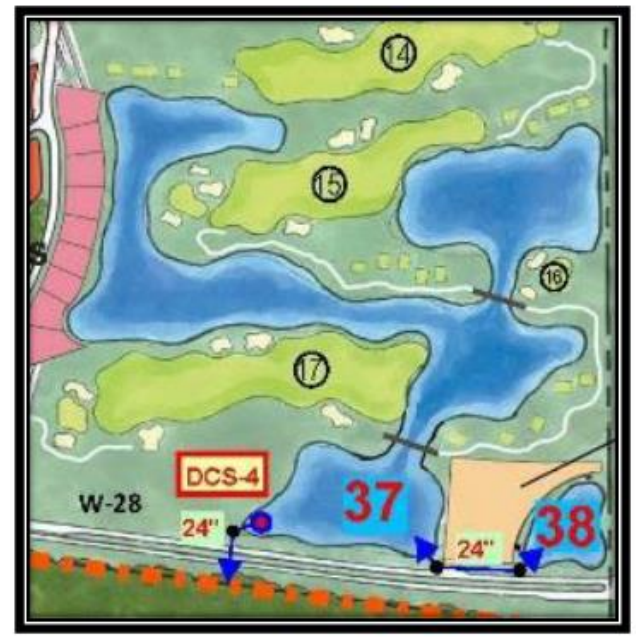
Prepared by

AJP CONSULTING SERVICES, LLC
1650 Presidential Way, A102
West Palm Beach, FL 33401

3.20 LAKE 37 (SYSTEM 4 OUTFALL LAKE)

Lake 37 is a very large lake that was one of the original Airport Road lakes. The lake is located at the southern end of Airport Road and runs in between Hole 14, 15, 16 and 17 of the golf course. Lake 37 serves as the outfall for Lake 38. For the purposes of this report, this system is termed System 4. The system is controlled by outfall control structure DCS-4. Structure DCS-4 has three 6.5-inch orifices at elevation 24.5-feet, NGVD increased during the Phase 2 permit modification (seq -9). During the *Phase 2: Irrigation Pond* permit modification (seq -12), the lake was expanded by joining it with RA-8. DCS-4 discharges directly into the Airport Road ditch through a ±183-foot long 24-inch storm pipe system. The Airport Road ditch then conveys the runoff to the Samsula Canal to the northwest. Figure 54 shows the System 4 map. Figure 55 shows a detail of DCS-4. Figure 56 shows photos of the structure. Figure 57 shows a photo of the storm manhole from DCS-4 (4-13). Figure 58 shows a photo of the 24-inch U-Type endwall (4-14) into the Airport Road ditch. The endwall is in good condition and accessible.

FIGURE 54 SYSTEM 4 MAP: LAKES 37 AND 38

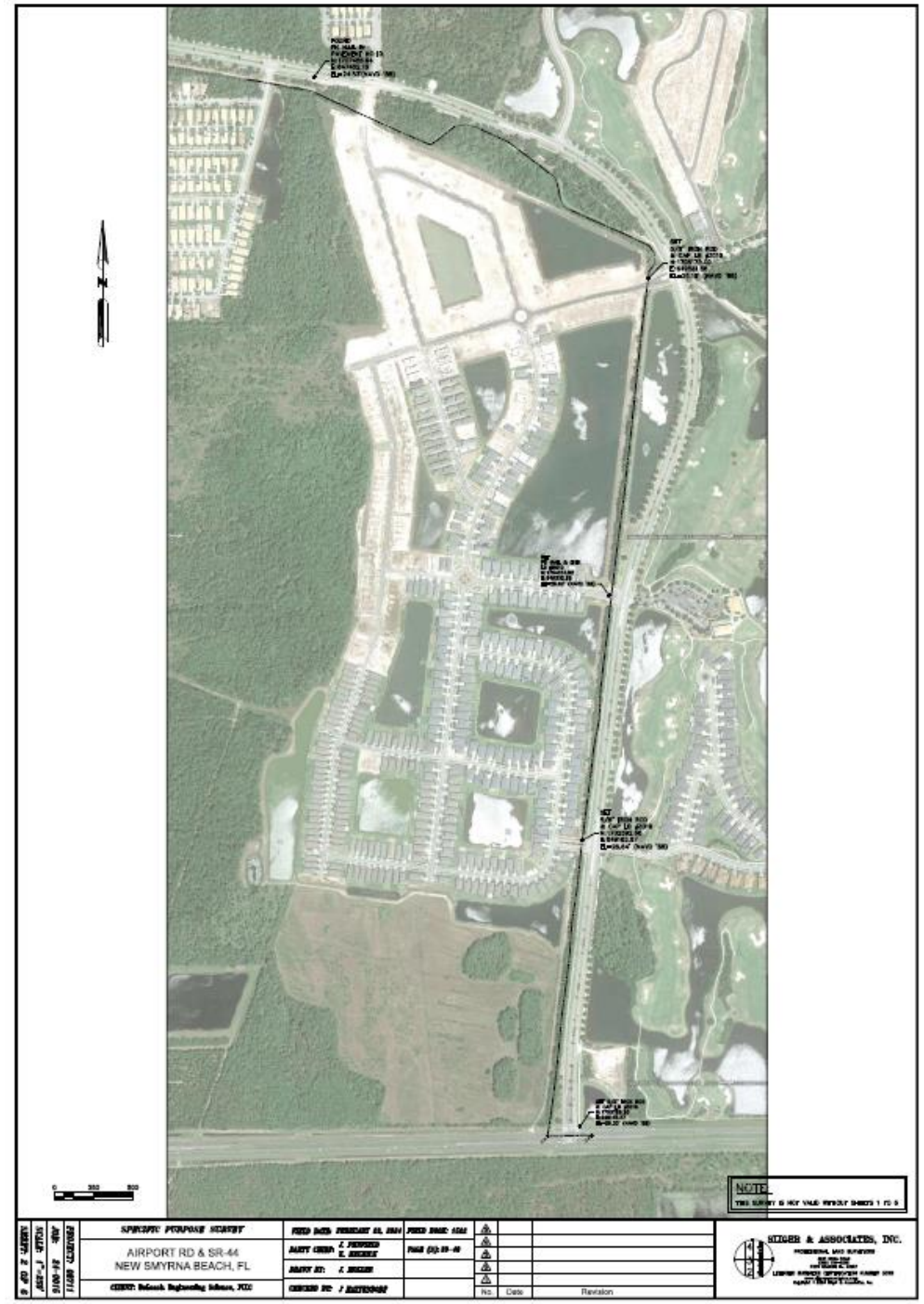


DeLoach Engineering Science
water resources and civil engineering

Portofino Gardens

Preliminary Assessment of Airport Road Ditch Flowline Elevations

This report focuses on a potential downstream stormwater management system deficiency affecting the Portofino Gardens community in New Smyrna Beach, Florida. Preliminary findings contained herein are based on a review of topographic survey data and field observation. The investigation was performed to address concerns and anecdotal accounts that inadequate discharge capacity from stormwater detention areas results from prolonged high-water conditions at the outfalls, and that this restrictive outfall condition contributes to recurrent flooding of residential structures in the upstream community. A more detailed evaluation would be required to analyze hydraulic performance and develop a specific remedy, but some general observations and recommendations can be made from the current level of investigative review.



Ditch culverts at Kentia St. 2.2’ higher than upstream outfall structure in Portofino Gardens reducing outfall capacity

SHELL POINTE COLONY PHASE 1-4

ZC 18169

STORMWATER CALCULATIONS

CITY OF NEW SMYRNA
ST JOHNS RIVER WATER MANAGEMENT DISTRICT

November 17, 2022

ZEVCOHEN & ASSOCIATES INC
300 Interchange Blvd • Ormond Beach, FL 32174
386-677-2482 • Fax 386-677-2505
Civil Engineering • Transportation • Environmental
Landscape Architecture • Planning

MELIA L RUSSELL, P.E.
SPENCER KERSHAW, E.I.

Using ICPR3, the Mean Annual, 25 year 24 hour and 100 year 72 hour rain events were routed. A summary of the pre and post development peak stages and discharge rates are shown on the table below:

	Mean Annual	25 Year 24 Hour	100 Year 72 Hour
Peak Stage DA-1 (TOB @ 25.0)	23.16	23.83	24.06
Peak Stage DA-2 (TOB @ 25.0)	23.16	23.83	24.06
Peak Stage DA-3 (TOB @ 25.0)	23.15	23.79	24.02
Peak Stage DA-4 (TOB @ 25.0)	23.29	24.21	24.40
Peak Stage DA-5 (TOB @ 25.0)	23.13	23.79	24.02
Peak Stage DA-6 (TOB @ 25.0)	23.00	23.44	23.54
Peak Stage DA-7 (TOB @ 25.0)	23.04	23.63	23.72
Peak Stage DA-8 (TOB @ 25.0)	23.04	23.63	23.72
Peak Stage DA-9 (TOB @ 25.0)	23.13	23.79	24.02
Peak Stage DA-10 (TOB @ 25.0)	23.30	24.09	24.38
Peak Stage DA-11 (TOB @ 25.0)	23.30	24.16	24.45
Peak Stage DA-12 (TOB @ 25.0)	23.30	24.16	24.45
Peak Stage DA-13 (TOB @ 25.0)	23.31	24.10	24.39
Peak Stage DA-14 (TOB @ 25.0)	23.32	24.24	24.46
Peak Stage DA-15 (TOB @ 25.0)	23.38	24.30	24.50
Peak Stage DA-16 (TOB @ 25.0)	23.45	24.47	24.74
Peak Stage DA-17 (TOB @ 25.0)	23.48	24.53	24.83
Peak Stage DA-18 (TOB @ 25.0)	23.48	24.54	24.83
Peak Discharge to 98W (cfs)	62.38	186.01	267.34
Peak Discharge to 99W (cfs)	48.64	106.21	124.22
Peak Discharge to 98NE (cfs)	12.57	42.50	68.79
Peak Discharge to 99NE (cfs)	5.97	13.37	12.29

Pre Development Discharge (NODE 98W & 98NE)	Mean Annual 74.95 CFS	25 year 24 hour 228.51 CFS	100 year 72 hour 336.13 CFS
Post Development Discharge (NODE 99W & 99NE)	Mean Annual 54.61 CFS	25 year 24 hour 119.58 CFS	100 year 72 hour 136.51 CFS
Pre vs. Post Difference (Post minus Pre Discharge)	Mean Annual - 20.34 CFS	25 year 24 hour - 108.93 CFS	100 year 72 hour - 199.62 CFS
(% of Pre Limit Discharge)	72.86%	52.33%	40.61%


Pioneer Trail
4118
Pioneer Trail
Pioneer Trail
S Williamson Blvd
95
95
rrigation
ape Lighting

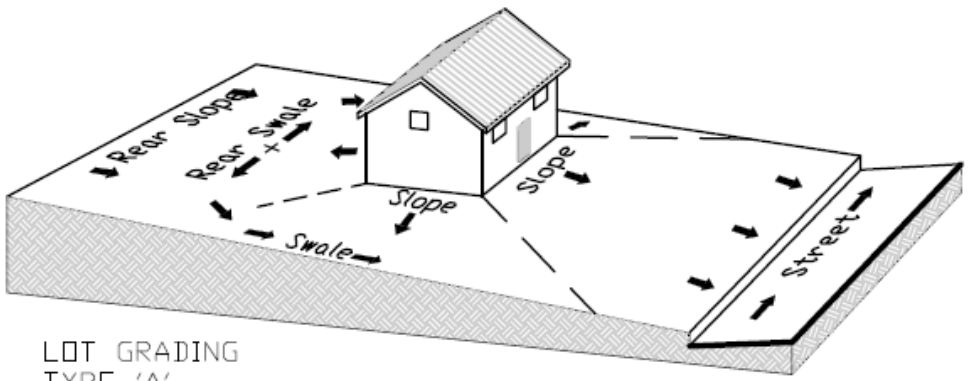
SECTION A-A
NTS

NSIONS SHOWN ARE MINIMUM. FDOT STANDARD PLANS SHALL APPLY

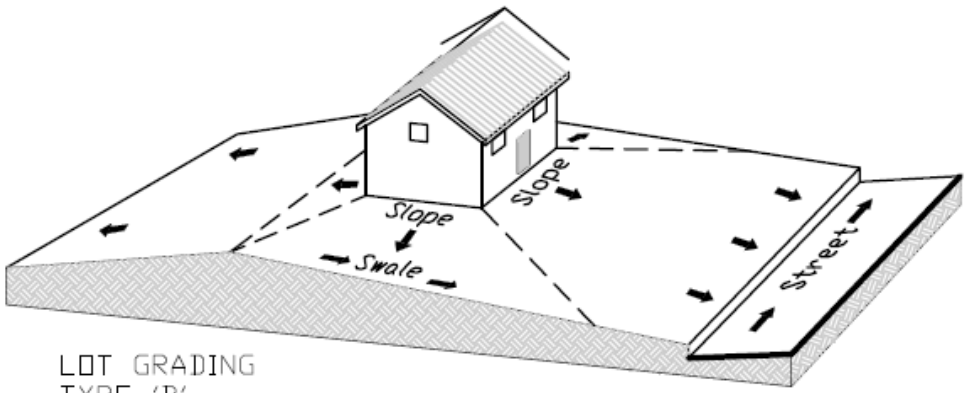
CONCRETE STORM INLET AND APRON DETAIL
NTS

14. DETECTABLE WARNING DEVICES SHALL EXTEND THE FULL WIDTH OF THE SIDEWALK AND TO A DEPTH OF 2' min.
15. SEE FDOT STANDARD PLANS FOR ROAD CONSTRUCTION INDEX 522-002, LATEST EDITION, FOR REFERENCE.

SIDEWALK/ BIKE PATH CONSTRUCTION NOTES
NTS

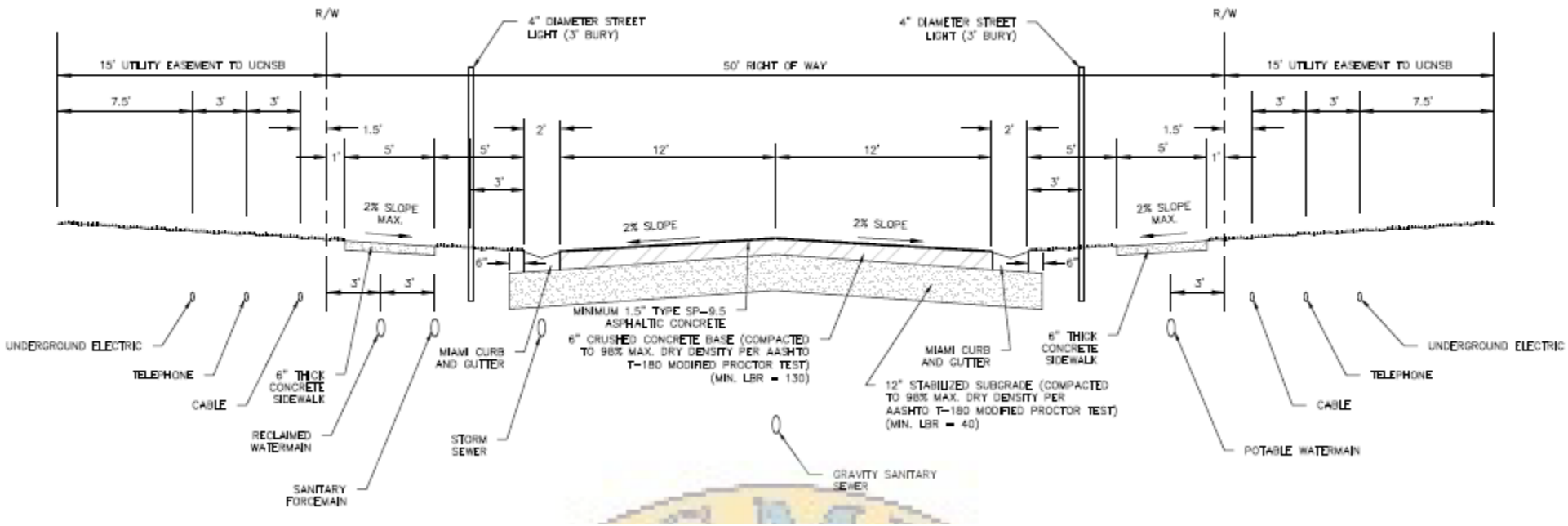


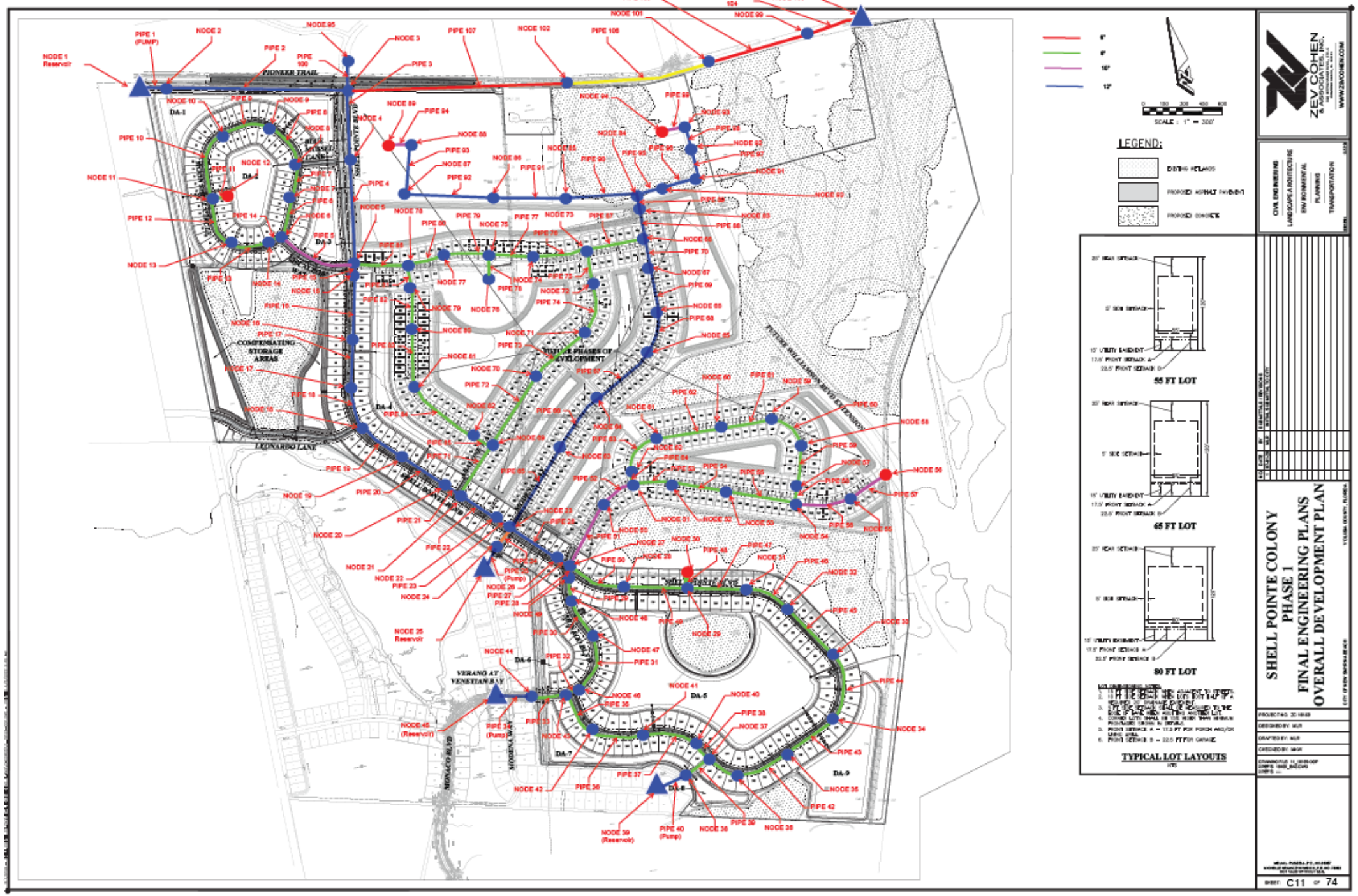
LOT GRADING
TYPE 'A'



LOT GRADING
TYPE 'B'

LOT GRADING DETAILS
NTS


R/W
4" DIAMETER STREET LIGHT (3' BURY)
4" DIAMETER STREET LIGHT (3' BURY)
R/W
15' UTILITY EASEMENT TO UCNSB
50' RIGHT OF WAY
15' UTILITY EASEMENT TO UCNSB
7.5'
3'
3'
1.5'
1'
5'
5'
2'
12'
12'
2'
5'
5'
1.5'
1'
3'
3'
7.5'
3'
3'
3'
2% SLOPE MAX.
2% SLOPE
2% SLOPE
2% SLOPE MAX.
6"
6"
3'
3'
3'
UNDERGROUND ELECTRIC
TELEPHONE
CABLE
6" THICK CONCRETE SIDEWALK
RECLAIMED WATERMAIN
SANITARY FORCEMAIN
MIAMI CURB AND GUTTER
STORM SEWER
MINIMUM 1.5" TYPE SP-9.5 ASPHALTIC CONCRETE
6" CRUSHED CONCRETE BASE (COMPACTED TO 98% MAX. DRY DENSITY PER AASHTO T-180 MODIFIED PROCTOR TEST) (MIN. LBR = 130)
12" STABILIZED SUBGRADE (COMPACTED TO 98% MAX. DRY DENSITY PER AASHTO T-180 MODIFIED PROCTOR TEST) (MIN. LBR = 40)
MIAMI CURB AND GUTTER
6" THICK CONCRETE SIDEWALK
GRAVITY SANITARY SEWER
POTABLE WATERMAIN
CABLE
TELEPHONE
UNDERGROUND ELECTRIC


PIONEER TRAIL
PUNTE BLVD
FUTURE PHASES OF DEVELOPMENT
FUTURE WILLIAMSON BLVD EXTENSION
COMPENSATING STORAGE AREAS
LEONARDO LANE
VERANO AT VENETIAN BAY
MONACO BLVD
NODE 1 Reservoir
NODE 25 Reservoir
NODE 45 (Reservoir)
NODE 39 (Reservoir)
PIPE 1 (PUMP)
PIPE 104 (Pump)
PIPE 34 (Pump)
PIPE 40 (Pump)
DA-1
DA-2
DA-3
DA-4
DA-5
DA-6
DA-7
DA-8
DA-9
6"
8"
10"
12"
SCALE : 1" = 300'
LEGEND:
EXISTING WETLANDS
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE
55 FT LOT
65 FT LOT
80 FT LOT
TYPICAL LOT LAYOUTS
ZEV COHEN & ASSOCIATES, INC.
WWW.ZEVCOHEN.COM
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION
SHELL POINTE COLONY
PHASE 1
FINAL ENGINEERING PLANS
OVERALL DEVELOPMENT PLAN
PROJECT NO. 20-1849
DESIGNED BY: MJR
DRAFTED BY: MJR
CHECKED BY: MKM
SHEET C11 OF 74

SHELL POINTE COLONY PHASE 1-4

ZC 18169

STORMWATER CALCULATIONS

CITY OF NEW SMYRNA
ST JOHNS RIVER WATER MANAGEMENT DISTRICT

November 17, 2022

ZEVCOHEN & ASSOCIATES INC
300 Interchange Blvd • Ormond Beach, FL 32174
386-677-2482 • Fax 386-677-2505
Civil Engineering • Transportation • Environmental
Landscape Architecture • Planning

MELIA L RUSSELL, P.E.
SPENCER KERSHAW, E.I.

Using ICPR3, the Mean Annual, 25 year 24 hour and 100 year 72 hour rain events were routed. A summary of the pre and post development peak stages and discharge rates are shown on the table below:

	Mean Annual	25 Year 24 Hour	100 Year 72 Hour
Peak Stage DA-1 (TOB @ 25.0)	23.16	23.83	24.06
Peak Stage DA-2 (TOB @ 25.0)	23.16	23.83	24.06
Peak Stage DA-3 (TOB @ 25.0)	23.15	23.79	24.02
Peak Stage DA-4 (TOB @ 25.0)	23.29	24.21	24.40
Peak Stage DA-5 (TOB @ 25.0)	23.13	23.79	24.02
Peak Stage DA-6 (TOB @ 25.0)	23.00	23.44	23.54
Peak Stage DA-7 (TOB @ 25.0)	23.04	23.63	23.72
Peak Stage DA-8 (TOB @ 25.0)	23.04	23.63	23.72
Peak Stage DA-9 (TOB @ 25.0)	23.13	23.79	24.02
Peak Stage DA-10 (TOB @ 25.0)	23.30	24.09	24.38
Peak Stage DA-11 (TOB @ 25.0)	23.30	24.16	24.45
Peak Stage DA-12 (TOB @ 25.0)	23.30	24.16	24.45
Peak Stage DA-13 (TOB @ 25.0)	23.31	24.10	24.39
Peak Stage DA-14 (TOB @ 25.0)	23.32	24.24	24.46
Peak Stage DA-15 (TOB @ 25.0)	23.38	24.30	24.50
Peak Stage DA-16 (TOB @ 25.0)	23.45	24.47	24.74
Peak Stage DA-17 (TOB @ 25.0)	23.48	24.53	24.83
Peak Stage DA-18 (TOB @ 25.0)	23.48	24.54	24.83
Peak Discharge to 98W (cfs)	62.38	186.01	267.34
Peak Discharge to 99W (cfs)	48.64	106.21	124.22
Peak Discharge to 98NE (cfs)	12.57	42.50	68.79
Peak Discharge to 99NE (cfs)	5.97	13.37	12.29

Pre Development Discharge (NODE 98W & 98NE)	Mean Annual 74.95 CFS	25 year 24 hour 228.51 CFS	100 year 72 hour 336.13 CFS
Post Development Discharge (NODE 99W & 99NE)	Mean Annual 54.61 CFS	25 year 24 hour 119.58 CFS	100 year 72 hour 136.51 CFS
Pre vs. Post Difference (Post minus Pre Discharge)	Mean Annual - 20.34 CFS	25 year 24 hour - 108.93 CFS	100 year 72 hour - 199.62 CFS
(% of Pre Limit Discharge)	72.86%	52.33%	40.61%

Recommend Approval of Ordinance 14-24

- Will terminate no later than June 25, 2024 unless all SJWMD comments are resolved and notification of compliance issued.