



**CONDITIONAL USE
PERMIT APPLICATION**

104 N. Riverside Drive
Edgewater, FL 32132
Planning@cityofedgewater.org
386-424-2400 ext. 1502

NL# 25-00800002

Fees: \$250.00

Case No. CU-2501

Applicant Information (MUST BE A PERSON)

Brian J Smith 407 509 6563 brian.smith@unlimited
Name Phone Email wellington.com
843 S. Cooper St. New Smyrna Beach FL 32169
Street Address City State ZIP Code

Property Owner Information (if different from applicant)

Merilson Capital Trust 386-689-1038 brent@merilsoncapital.com
Name Phone Email
2830 Needle Palm Drive Edgewater FL 32141
Street Address City State ZIP Code

Request

2421 Guava Drive 8402-01-06-7040
Street Address Location Parcel ID No.

We want to use for general Manufacturing and its currently
Description of Conditional Use

classified as a warehouse,
Reason for Request

Custom woodworking Business.

Required Documents

1. Current Deed
2. Signed and sealed survey showing all existing structures and all new alterations (waterfront property must show the Mean High-Water Line and Wetlands Vegetation Line)
3. Site plan
4. Any other material deemed necessary by the staff

Disclaimer and Signature

Pursuant to Chapter 286, F.S., if an individual decides to appeal any decision made with respect to any matter considered at a meeting or hearing, that individual will need a record of the proceedings and will need to ensure that a verbatim record of the proceeding is made. The city does not prepare or provide such record.

PLEASE SUBMIT YOUR APPLICATION WITH ALL REQUIRED ATTACHMENTS. SUBMISSIONS OF INCOMPLETE APPLICATIONS WILL DELAY PUBLIC HEARINGS. APPLICATION FEES ARE NON-REFUNDABLE.

I have read and agree to the terms and conditions set forth in this application.

X [Signature] 9/25
Owner Signature Date

X [Signature] 8/27/25
Applicant Signature Date

NOTARIZED AUTHORIZATION OF OWNER (to be completed if applicant is not the property owner)

I/we Merilson Capital Trust as the sole or joint fee simple title holder(s) of the
property described as (address or parcel number) 2421 Guava drive authorize
Brian d Smith to act as my agent to seek a Conditional Use Permit on the
above referenced property.

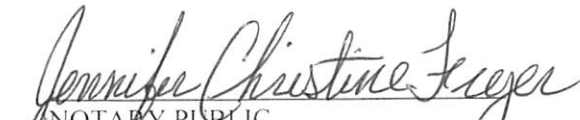

Owner's Signature

Owner's Signature

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online

notarization, this 02 day of September, 2025, by Brian Joseph Smith


NOTARY PUBLIC
(Signature of Notary Public - State of Florida)

SEAL

Personally Known OR Produced Identification
Type of Identification Produced



**AGREEMENT FOR CONSULTANT, ENGINEERING, PLANNING,
ENVIRONMENTAL, LEGAL, ADVERTISING COSTS & ON-SITE INSPECTIONS**

The City of Edgewater contracts for certain consultant, engineering, planning, environmental and legal services related to its review of development projects. All fees charged by any such consultant, engineering, planning, environmental, on-site inspections and/or legal service providers are required to be paid by the **owner/applicant**. In addition, the **owner/applicant** is required to pay all advertising and recording costs in connection with application submitted by the undersigned.

The undersigned agrees that it shall be liable to the City for one hundred percent (100%) of the actual costs, both direct and indirect, of coordinating and reviewing the application submitted by the undersigned, including, but not limited to, the following:

Engineering Review and Approval Fees
Planning Consultant Fees
On Site Inspection and Approval Fees
Legal Fees
Advertising Costs
Recording Costs

The owner/applicant does hereby acknowledge that on-site inspections by City staff, consultants, elected and appointed officials are permitted on said property.

The undersigned agrees to pay the above-referenced fees within thirty (30) days of receipt of an invoice for same and further agrees to pay to the City interest on the unpaid balance at the rate of one percent (1%) per month for any fees not remitted within thirty (30) days of receipt of an invoice for same. No site inspections, Development Order or Certificates of Occupancy will be issued until all of the above-referenced fees are paid in full.

OWNER/APPLICANT:



Signature

BRIAN SMITH

Printed Name

APPLICANT

Title

8/27/25

Date

[illegible]

1 OVERVIEW
Scale: 1:60

[illegible]

Search/Revision	03/01/2021
Project ID	
CAD File Name	1411.dwg
Drawn by	IN
Checked by	ICW
Issue Date	10/26/2019
Plot Date	
Reviewed by	ICW
Designed by	CHAD
Submitted by	RB
Drawing Code	EN

SITE PLAN
2421 Guava Drive
Edgewater, Florida 32141
Volusia County, Florida

Williams Engineering, PLC
FL 6047 2142
931 S. Ridgewood Avenue - Suite B-4
Edgewater, Florida 32132
386.427.8431

Merlison Capital
4836 S Atlantic Ave
New Smyrna Beach, FL 32169
Volusia County, Florida

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4836 S Atlantic Ave
New Smyrna Beach, FL 32169
Volusia County, Florida

Williams Engineering, PLC
P.O. Box 27412
931 S. Ridgewood Avenue - Suite B-4
Edgewater, Florida 32132

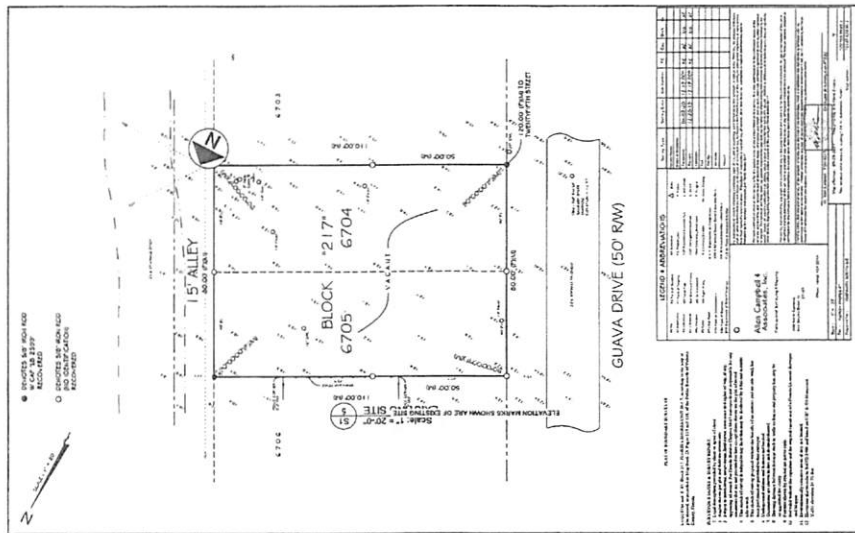
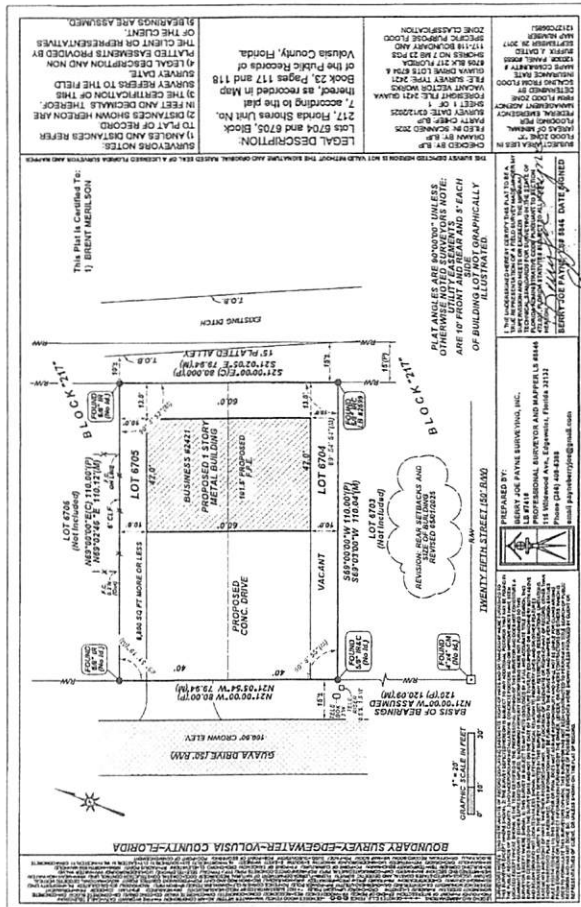
2421 Guava Drive
Edgewater, Florida 32141
Volusia County, Florida

Health Plan ID	03/01/2023
ADP File Name	2023010101.D
Run By	IN
Processed By	TCW
Processing Date	10/25/2018
Set Date	
Reviewed By	TCW
Approved By	Client
Entered By	RB
Training Code	EN

SURVEYS

Drawing No. **S3**
Sheet 3 of 8

Digitally signed by Thomas Williams
Date: 2025.05.05 13:30:15 -04'00'



TOPOGRAPHIC SURVEY

Prepared by and Return To:
Teresa Prompovitch
Professional Title Agency, a division of LandCastle
Title Group, LLC
313 Julia Street
New Smyrna Beach, FL 32168

Order No.: NS932410063

APN/Parcel ID(s): 840201067040

WARRANTY DEED

THIS WARRANTY DEED dated February 4, 2025, by Russell Bonanza and Michelle Bonanza, husband and wife, hereinafter called the grantor, to Brent Merilson Trustee of The Merilson Capital Trust dated the 10th day of October 2017, with Full power and authority is granted to said trustee to protect, conserve, convey, sell, lease, encumber, or otherwise to manage and dispose of the real property described herein whose post office address is 4836 S. Atlantic Avenue, New Smyrna Beach, FL 32169, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Volusia, State of Florida, to wit:

Lots 6704 and 6705, Block 217, Florida Shores Unit No. 7, according to the plat thereof, as recorded in Map Book 23, Pages 117 and 118 of the Public Records of Volusia County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

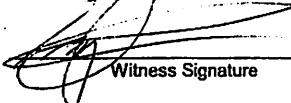
TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

WARRANTY DEED
(continued)


IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:



Witness Signature
Teresa A. Prompovitch
Print Name

Address: 313 Julia Street
New Smyrna Beach, FL 32168




Witness Signature
Linda Rousey
Print Name

Address: 313 Julia Street
New Smyrna Beach, FL 32168



Russell Bonanza




Michelle Bonanza

Address: 312 Cherrywood Lane
Edgewater, FL 32132

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 22nd day of January, 2025, by Russell Bonanza and Michelle Bonanza, to me known to be the person(s) described in or who has/have produced Driver's License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.



NOTARY PUBLIC
My Commission Expires:

