



A G E N D A

ORMOND BEACH PLANNING BOARD

Regular Meeting

June 9, 2011

7:00 PM

City Commission Chambers
22 South Beach Street
Ormond Beach, FL

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, SAID PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PERSONS WITH A DISABILITY, SUCH AS A VISION, HEARING OR SPEECH IMPAIRMENT, OR PERSONS NEEDING OTHER TYPES OF ASSISTANCE, AND WHO WISH TO ATTEND CITY COMMISSION MEETINGS OR ANY OTHER BOARD OR COMMITTEE MEETING MAY CONTACT THE CITY CLERK IN WRITING, OR MAY CALL 677-0311 FOR INFORMATION REGARDING AVAILABLE AIDS AND SERVICES.

- I. **ROLL CALL**
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **NOTICE REGARDING ADJOURNMENT**

THE PLANNING BOARD WILL NOT HEAR NEW ITEMS AFTER 10:00 PM UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE BOARD MEMBERS PRESENT. ITEMS WHICH HAVE NOT BEEN HEARD BEFORE 10:00 PM MAY BE CONTINUED TO THE FOLLOWING THURSDAY OR TO THE NEXT REGULAR MEETING, AS DETERMINED BY AFFIRMATIVE VOTE OF THE MAJORITY OF THE BOARD MEMBERS PRESENT (PER PLANNING BOARD RULES OF PROCEDURE, SECTION 2.7).

V. **APPROVAL OF THE MINUTES**

- A. May 12, 2011

VI. **PLANNING DIRECTOR'S REPORT**

VII. **PUBLIC HEARINGS**

- A. **LUPA 11-083: 1142 North US Highway 1 – Small Scale Land Use Map Amendment**

An administrative Small Scale Comprehensive Plan Land Use Map amendment for a ±0.86 acre parcel from the existing land use designation of Volusia County "Industrial" to City of Ormond Beach "Light Industrial/Utilities" located at 1142 North Highway US 1, as the result of a pending annexation.

B. RZ 11-084: 1142 North US Highway 1 – Zoning Map Amendment

An administrative Zoning Map Amendment for a ±0.86 acre parcel of land from the existing zoning designation of Volusia County I-1 (Light Industrial) to City of Ormond Beach I-1 (Light Industrial) at 1142 North US Highway 1.

VIII. OTHER BUSINESS**IX. MEMBER COMMENTS****X. ADJOURNMENT**

M I N U T E S
ORMOND BEACH PLANNING BOARD

Regular Meeting

May 12, 2011

7:00 PM

City Commission Chambers

22 South Beach Street

Ormond Beach, FL 32174

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I. ROLL CALL

Members Present

Patricia Behnke
Harold Briley
Lewis Heaster
Al Jorzak
Rita Press
Doug Thomas
Doug Wigley

Staff Present

Randy Hayes, City Attorney
Ric Goss, AICP, Planning Director
Laureen Kornel, AICP, Senior Planner
Steven Spraker, AICP, Senior Planner
Becky Weedo, AICP, Senior Planner
Chris Jarrell, Recording Technician
Bridget Barton, Planning Technician

II. INVOCATION

Mr. Heaster led the invocation.

III. PLEDGE OF ALLEGIANCE

IV. NOTICE REGARDING ADJOURNMENT

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V. APPROVAL OF THE MINUTES

Chair Thomas asked for approval of the minutes from the February 10, 2011 and March 10, 2011 Planning Board meetings. Mr. Jorzak stated on page 20 of the February 10, 2011 meeting minutes the sentence that stated "being smart investors they went and bought", the "bought" was

a typo and should have been "sought." Ms. Press stated on page 5 of the February 10, 2011 meeting minutes it stated "in many communities, conditions change over time, such as removal of the pool in Breakaway Trails subdivision." Ms. Press stated the statement should have read "in many communities, conditions change over time, such as removal of the equestrian center that they had promised," not the pool.

Mr. Briley moved for the approval of the minutes from the February 10, 2011 meeting as amended. Mr. Wigley seconded the motion, which were unanimously approved.

Mr. Wigley moved approval of the minutes from March 10, 2011 meeting as amended. Mrs. Press seconded the motion, which were unanimously approved.

VI. PLANNING DIRECTOR'S REPORT

Mr. Goss reported the City had hired Bridget Barton as the new Planning Technician to replace Betty Ruger. Mr. Goss discussed a handout that was distributed to the Board summarizing the recently concluded Legislative session regarding growth management and offered to have a workshop concerning the growth management changes. Mr. Goss stated items A through J were zoning cases that would be presented by Ms. Kornel who would bring in all the items at the same time, but the Board would be asked to vote on each item separately. Mr. Goss said Mr. Spraker would present a Land Development Code amendment that would provide compatible zoning districts for the "Low Intensity Commercial" land use category needed. Mr. Goss stated Ms. Weedo would address all zoning map amendment items L through U at the same time, but the Board would be asked to vote on each item separately.

VII. PUBLIC HEARINGS

LUPA Small Scale Land Use Map Amendment Items A-J

Ms. Kornel stated as reported earlier by Planning Director Goss she would present all of the Small Scale Land Use amendment items A through J at the same time, but the Board would be asked to vote on each item separately. Ms. Kornel stated agenda items A through J were all properties that were annexed into the City within the past year, and the City was required to assign the properties a land use and a zoning classification. Ms. Kornel showed slides of the locations of the ten properties that were being discussed, which were all located South East of I-95. Ms. Kornel stated to the Board each of the ten properties being discussed required an administrative Small Scale Comprehensive Plan Land Use amendment to change the land use designation from Volusia County Commercial to City "Low Intensity Commercial." Ms. Kornel also showed slides of the existing businesses that would be affected by the administrative Small Scale Comprehensive Plan Land Use amendment change and noted all exiting businesses currently had the Volusia County Commercial land use designation. Ms. Kornel stated to the Board the land use designation of the City's "Low Intensity Commercial" was chosen as the proposed new land use designation because it was very similar in density and intensity to the Volusia County Commercial land use designation with the floor area ratio being 0.6. Ms. Kornel informed the Board after this meeting the Land Use amendments would be transmitted to the Volusia County Growth Management Commission, followed by two public City Commission hearings tentatively scheduled for July 19, 2011 and August 3, 2011. The amendments would then be transmitted to the Department of Community Affairs (DCA). Ms. Kornel informed the Board of a letter that was received from Thomas Lehman who resided at 1135 Benton Street

regarding the Land Use amendment change. Ms. Kornel said staff was in the process of addressing Mr. Lehman's concerns and would schedule a meeting with Mr. Lehman to meet with him on site to further discuss any concerns he may have in regards to the Land Use amendments. Ms. Kornel recommended approval of all ten Small Scale Map amendments for the North US Highway 1 Corridor area.

Mr. Briley asked Ms. Kornel if the applicants were all voluntary annexations.

Ms. Kornel replied the annexation agreements were done administratively, letters were sent out as required to all property owners, and then the annexation agreements were processed.

Mr. Briley asked with the exception of Cheaters if any of the other surrounding property owners affected by the annexation agreements had brought forth any objections.

Mr. Goss replied the City had annexation agreements for connections to water and sewer and none of the affected property owners expressed any objections to the annexation.

Mrs. Press asked if the annexed properties brought into the City would have a utility rate that was lower upon annexation; to which the staff replied yes. Mrs. Press voiced the lower utility rate was an advantage to the annexed properties.

Mr. Briley questioned if any of the North US Highway 1 properties currently using the County's septic system would be required to connect into the City's utility system within a specific time limit.

Mr. Goss replied there was a provision in the Land Development Code that stated if there was a sewage line within a certain distance the incorporated properties would be required to connect to the City's utility system, but he was unsure if the City had ever used that section of the Land Development Code in the past. Mr. Goss further added what the Board had before them was essentially all the annexations based upon either an indenture, an annexation agreement, or some form of voluntary consent, and the incorporated properties were paying a lot more when they were part of the County due to a utility surcharge.

Mr. Briley stated he recalled some time between 1990 or 1991 the City had constructed the water and sewer line up to US Foods along North US Highway 1 by Flagler County, but he was unaware of the specific required distance the properties were to be from that sewer line in order to be required to connect to the City's utility system.

Mr. Goss said there was a distance requirement in Chapter 22 of the Utilities that stated if you were within a certain distance of a sewer line you were required to connect to the utility system however; he does not believe this provision would apply to the North US Highway 1 properties. Mr. Goss further explained this was because the City was currently under the 1991 County interlocal agreement whereby, the City was the sole provider of water and sewer. Mr. Goss stated the properties would be required to annex into the City if they were contiguous. If the properties were not contiguous they would have to execute an annexation agreement.

Mr. Hayes asked Mr. Briley if he was inquiring as to when would any of the North US Highway 1 properties currently not connected to the City utility system be required to do so.

Mr. Briley responded "Yes."

Mr. Hayes stated the City would first need to identify those properties and then look at ways to bring those properties into conformity. Mr. Hayes added for informational purposes the City was currently working on structuring a new interlocal agreement with the County and there was a new provision in the annexation statute that would enable public agencies to enter into an agreement where they could annex properties, address other issues such as: land use and nonconformities. Mr. Hayes also acknowledged such issues would be required to be looked at jointly with the County.

Mr. Heaster questioned how the proposed Land Use amendments would negatively affect the businesses and property owners there and further commented he felt after much consideration what was being asked of the Board in regards to the North US Highway 1 properties would in fact negatively affect those businesses and property owners with respect to special events. Mr. Heaster said under the County land use designation of Commercial those businesses were permitted by right to lease out their properties to vendors for special events. If the land use was designated "Low Intensity Commercial" by the City those properties would no longer have that use by right, but rather by public hearing only which he felt to be a burden for the property owners. Mr. Heaster asked if staff would like to discuss that issue now or during the Zoning Map amendments.

Ms. Kornel replied she felt Mr. Heaster's questions were concerns that needed to be addressed, but that his questions more aptly applied to the zoning portion of the amendments.

Mr. Heaster said while staff presented lower rates for water and sewer as a positive point regarding the decision to change the land use of the North US Highway 1 properties he strongly felt those businesses would be negatively impacted in regards to revenues due to special events changing from a right with the County's current zoning.

A. LUPA 11-041: 1520 North US Highway 1 – Small Scale Land Use Map Amendment

Chair Thomas opened the meeting to public comment; there was none.

Mr. Briley made a motion to recommend approval of LUPA 11-041, Mr. Jorczak seconded the motion, which was approved by a unanimous vote of the Board.

Chair Thomas declared the public hearing to be closed.

B. LUPA 11-045: 1530 North US Highway 1 – Small Scale Land Use Map Amendment

Chair Thomas opened the meeting to public comment; there was none.

Mr. Jorczak made a motion to recommend approval of LUPA 11-045, Mr. Wigley seconded the motion, which was approved by a unanimous vote of the Board.

Chair Thomas declared the public hearing to be closed.

C. LUPA 11-051: 1561 North US Highway 1 – Small Scale Land Use Map Amendment

Chair Thomas opened the meeting to public comment; there was none.

Mr. Wigley made a motion to recommend approval of LUPA 11-051, Mr. Jorzak seconded the motion, which was approved by a unanimous vote of the Board.

Chair Thomas declared the public hearing to be closed.

D. LUPA 11-049: 1560 North US Highway 1 – Small Scale Land Use Map Amendment

Chair Thomas opened the meeting to public comment; there was none.

Mr. Briley made a motion to recommend approval of LUPA 11-049, Mr. Wigley seconded the motion, which was approved by a unanimous vote of the Board.

Chair Thomas declared the public hearing to be closed.

E. LUPA 11-055: 1570 North US Highway 1 – Small Scale Land Use Map Amendment

Chair Thomas opened the meeting to public comment; there was none.

Mr. Jorzak made a motion to recommend approval of LUPA 11-055, Mr. Wigley seconded the motion, which was approved by a unanimous vote of the Board.

Chair Thomas declared the public hearing to be closed.

F. LUPA 11-059: 1576 North US Highway 1 – Small Scale Land Use Map Amendment

Chair Thomas opened the meeting to public comment; there was none.

Mrs. Press made a motion to recommend approval of LUPA 11-059, Mr. Briley seconded the motion, which was approved by a unanimous vote of the Board.

Chair Thomas declared the public hearing to be closed.

G. LUPA 11-043: 1521 North US Highway 1 – Small Scale Land Use Map Amendment

Chair Thomas opened the meeting to public comment; there was none.

Mr. Jorzak made a motion to recommend approval of LUPA 11-043, Mr. Wigley seconded the motion, which was approved by a unanimous vote of the Board.

Chair Thomas declared the public hearing to be closed.

H. LUPA 11-047: 1545 North US Highway 1 – Small Scale Land Use Map Amendment

Chair Thomas opened the meeting to public comment; there was none.

Mr. Briley made a motion to recommend approval of LUPA 11-047, Mr. Jorzak seconded the motion, which was approved by a unanimous vote of the Board.

Chair Thomas declared the public hearing to be closed.

I. LUPA 11-053: 1567 North US Highway 1 – Small Scale Land Use Map Amendment

Chair Thomas opened the meeting to public comment; there was none.

Mr. Briley made a motion to recommend approval of LUPA 11-053, Mr. Heaster seconded the motion, which was approved by a unanimous vote of the Board.

Chair Thomas declared the public hearing to be closed.

J. LUPA 11-057: 1571 North US Highway 1 – Small Scale Land Use Map Amendment

Chair Thomas opened the meeting to public comment; there was none.

Mr. Heaster made a motion to recommend approval of LUPA 11-057, Mr. Wigley seconded the motion, which was approved by a unanimous vote of the Board.

Chair Thomas declared the public hearing to be closed.

K. LDC 11-061: LDC Amendment – Adding “Low Intensity Commercial” land use to Section 2-02, Future Land Use Map Designations and Compatible Zoning Districts

Mr. Spraker stated the amendment was a request to add a new Future Land Use Designation, “Low Intensity Commercial” to Section 2-02 of the Land Development Code based on the Evaluation and Appraisal Report (EAR) in which the Department of Community Affairs (DCA) stated the City needed to have intensity and density standards within the City’s Comprehensive Plan. Mr. Spraker said the “Low Intensity Commercial” was specifically designed for existing developed properties that qualified for a small scale land use amendment while trying to also match what the County allowed in terms of use and zoning. Mr. Spraker said staff recommended approval of the Land Development Code amendment, as it would establish a consistent zoning district with a “Low Intensity Commercial” land use.

Mr. Briley asked Mr. Spraker to clarify staff’s decision to choose the “Low Intensity Commercial” land use over a more medium intensity commercial land use.

Mr. Spraker responded staff’s decision was based on the floor area ratio (FAR) of the land use and further explained the “Low Intensity Commercial” land use had a FAR of 0.6 whereas, the floor ratio increased to 1.5 in a “Highway Tourist Commercial” land use area. Mr. Spraker also stated an additional reason for choosing the “Low Intensity Commercial” land use over other City land uses such as, “Highway Tourist Commercial” was based on a lower FAR and residential density. The “Highway Tourist Commercial” land use allowed a residential density of 32 units per acre.

Mr. Jorczak asked Mr. Spraker if there were any parameters that were in the new designation of “Low Intensity Commercial” that he had not covered.

Mr. Spraker responded “No,” staff had taken the text from the Comprehensive Plan and copied it into the second page of the staff report, and the “Low Intensity Commercial” land use was really intended to be a multi-purpose category meant for retail, office, professional, and restaurant use. Mr. Spraker also commented that the “Low Intensity Commercial” land use was the most similar land use in comparison to the County in terms of floor ratio and density.

Mr. Jorczak asked Mr. Spraker if the proposed new land use of “Low Intensity Commercial” would also apply to the annexation along Nova Road; to which Mr. Spraker replied “Yes.”

Chair Thomas opened the meeting to public comment; there was none.

Mr. Jorczak made a motion to recommend approval of LDC 11-061, Mr. Briley seconded the motion, which was approved by a unanimous vote of the Board.

Chair Thomas declared the public hearing to be closed.

RZ: 1520 North Highway US 1 – Zoning Map Amendment Items L-U

Ms. Weedo stated she would address all zoning map amendment items L through U at the same time, but the Board would be asked to vote on each item separately. Ms. Weedo said the amendments were administrative requests to amend the City's official Zoning Map from the existing zoning classification of Volusia County B-6 to the City zoning classification B-7. Ms. Weedo showed slides that illustrated the locations of the North US Highway 1 properties and the current County and City zoning classifications. Ms. Weedo stated the primary reason staff choose the zoning classification B-7 was because it was the most similar classification to the Volusia County B-6 zoning classification based on existing uses for the location. Ms. Weedo further stated the City's B-7 classification was compatible with the City's proposed Future Land Use designation of "Low Intensity Commercial." Ms. Weedo recommended approval of the administrative request to amend the official Zoning Map to the City Commission to change the zoning classification as described in the provided Planning Board packets. Ms. Weedo stated the proposed rezoning classifications were contingent upon the approval of the Future Land Use amendments and following the Board's review the rezoning would be reviewed by the City Commission for final action tentatively on August 16, 2011, first reading and September 6th, 2011 second reading.

Mr. Heaster asked Ms. Weedo to outline or compare what is permitted and not permitted in regards to uses in the Volusia County B-6 zoning classification versus the City's B-7 zoning classification.

Ms. Weedo responded there were two major differences in the uses permitted; the heavy automotive and outdoor activities. Ms. Weedo further specified the City does permit outdoor activities in all its Commercial districts, but at a discretionary approval level whereas; the County permitted outdoor activities at an administrative approval level.

Mr. Heaster stated he was concerned about how the change from administrative approval to discretionary approval for special events would negatively affect the businesses in the North US Highway 1 area if the rezoning was approved.

Ms. Weedo replied the Board could look at the existing permitted uses in Volusia County and consider adding those uses to the City's Land Development Code under the B-7 zoning classification.

Mr. Jorczak asked Ms. Weedo if the County offered a blanket staff approval to those businesses having the same or similar outdoor event annually or was it event specific.

Ms. Weedo replied the County's approval process was event specific which required a fee to be paid for each event per year.

Mr. Hayes asked Ms. Weedo if the process being discussed included Destination Daytona and added Destination Daytona was permitted a blanket permit for special events which was an allowed use grandfathered into the County.

Ms. Weedo replied Destination Daytona was not part of the North US Highway 1 properties being requested to be rezoned.

Mrs. Press stated it was her understanding that a merchant located in the City was allowed to have a special event permit four times a year without having to go through four separate approval processes as long as the merchandise sold outside was the same as the merchandise sold inside and to her knowledge only the Fruit Store actually held special events.

Mr. Briley added Cheaters was also one of the businesses included in the North US Highway 1 properties that held special events.

Ms. Behnke said she was inline with Mrs. Press' statement because most of the establishments included in the North US Highway 1 properties being requested to be rezoned would not have special events, as they would need use of all of their parking spaces.

Mr. Heaster said his main concern was the revenue generated to the business owners or property owners bi-annually for special events if they lease out their properties to vendors, but it was also the additional income that would be generated by the amount of people who would come and visit. Mr. Heaster continued to state it would not necessarily be the North US Highway 1 properties that would be impacted financially by the rezoning, but the surrounding properties as well and suggested the Board look at all the different revenues that would be generated by the amount of people coming and going due to the vendors there. Mr. Heaster asked Ms. Weedo if there were any heavy automotive businesses included in the North US Highway 1 properties being requested to be rezoned.

Ms. Weedo replied "No."

Chair Thomas stated there would be a business in the North US Highway 1 properties that would be adding a heavy automotive use to its existing business and asked if that business would be grandfather in.

Mr. Spraker stated the business in question, AAA Accurate Truck Repair, was aware that when the North US Highway 1 property was annexed into the City, it would go through a PBD process to negotiate the use. Mr. Spraker stated that the Board, if so desired, could further look at the uses permitted in the City's B- 7 zoning district.

Ms. Behnke stated if a business located within the North US Highway 1 properties wanted to have a special event they should know well in advance and be able to go through the City's discretionary approval process.

Mr. Heaster voiced his concern again regarding the length of time required for the City's discretionary approval process in regards to special events.

Mr. Goss stated if the Board felt as though these types of uses (heavy automotive and special events) should be more of a conditional use then the Board should make that recommendation to the City Commission in order to get some sort of direction established by the City Commission with regards to the itinerant uses.

Mr. Heaster asked Mr. Goss to explain in detail the process a person or business would need to go through to obtain a Special Exception.

Mr. Goss replied that a Special Exception is a discretionary approval that would go through a public hearing before the Board, and the City Commission, and would take approximately three months for a determination to be made. Mr. Goss further replied the applicant was required to provide City staff with a layout as to how they planned on doing their itinerant business and this would be a requirement that would need to be met twice a year.

Mr. Heaster stated again his concern on how this process would affect business owners.

Mr. Goss responded that in the past itinerant uses were not uses the City Commission wanted to perpetuate through an approval by staff because they wanted to be a part of the review process. Mr. Goss stated if the Board felt as though it should not be a discretionary approval, the Board should make that finding, send the amendments through, and have the Board's concerns on itinerant uses detailed and addressed in the City's staff report to the City Commission.

Mr. Heaster stated the City must have realized that when the North US Highway 1 properties were annexed in these types of issues were going to be of concern due to their close proximity to Destination Daytona.

Mr. Hayes added another tool available to address these concerns was the interlocal agreement process with the County. Mr. Hayes continued to state there was a new part of Chapter 171 that legislature adopted in 2006 allowing things to be done through an interlocal agreement that normally could not have been done and this may be a tool to use to address the Board's concerns regarding the itinerant uses.

Mr. Wigley asked if the itinerant vendors would have to obtain a Business Tax Receipt.

Mr. Spraker replied the property owner would be required to obtain a master special event permit under which they would register their itinerant vendors. Mr. Spraker further commented the special event permit would then be reviewed to ensure things like required parking and life safety were not being negatively impacted.

Mr. Wigley asked if the North US Highway 1 property owners knew of these requirements regarding itinerant vendors at the time of annexation.

Mr. Spraker responded the reason the North US Highway 1 properties were annexed into the City was for water and sewer access and he does not know if these property owners are fully aware of the City's zoning uses and regulations.

Mr. Wigley asked if in the annexation agreement the North US Highway 1 property owners were aware that they would be rezoned to a B-7 zoning classification and then become subject to all the requirements and conditions that would fall under a B-7 zoning classification.

Mr. Spraker replied "No" as the annexation agreement simply stated if you connected to water or sewer you would be required to annex into the City without promise of future zoning classifications.

Mr. Hayes asked Mr. Spraker if the City had received any kind of calls or questions of concern from the North US Highway 1 property owners regarding the rezoning.

Mr. Spraker replied "No."

Mr. Briley commented one possible solution in regards to itinerant vendors would be to allow them as an approved use for one year upon the adoption of the rezoning, and then come back and revisit the itinerant vendor issue after that time.

Chair Thomas asked Mr. Hayes to clarify if upon the annexation of the North US Highway 1 properties would those properties be able to come into the City with the privileges they had under the County's zoning classification and continue to allow the property owners to lease out their properties.

Mr. Hayes replied that upon the annexation, the County's land use and zoning would continue to apply until the City rezoned and gave those properties a new zoning classification similar to what they had in the County. Mr. Hayes further stated if the Board was concerned about the length of time it would take for those property owners to obtain a special event permit under the City's current process, the Board should recommend to the City Commission to amend the Land Development Code to allow special event permits to be approved administratively at a staff level. Mr. Hayes further stated another option for the Board would be to have staff hold off on the annexation of the North US Highway 1 properties until the interlocal agreement with the County was completed.

Mr. Jorczak asked how many properties out of the ten properties subject to the rezoning were currently having special events, and after some discussion the Board concluded around three or four properties currently had special events.

Mr. Spraker stated the issue before the Board was the rezoning of the ten North US Highway 1 properties and none of the City's current zoning classifications allowed for itinerant vending however, the B-7 zoning classification was the most consistent zoning based on the Volusia County zoning designation.

Mr. Goss stated he would prefer the Board suggest that itinerant uses be approved at an administrative staff level and request that an amendment to the Land Development Code be made as part of their motion to the City Commission. Mr. Goss further stated once the City Commission received the Board's concerns the Commission would then be able to provide staff with direction one way or the other.

Mrs. Press stated she recommended having the motions passed and when the items go before the City Commission all of the Board's concerns would be addressed at that time.

Ms. Behnke asked Mr. Goss to clarify the discussion at hand was the rezoning of the North US Highway 1 properties to the City's B-7 zoning classification.

Mr. Goss replied "Yes."

Mr. Heaster asked Mr. Goss if staff would be willing to table the rezoning items and come back to the Board with other alternatives or was it the intent of the staff to have the Board approve the rezoning items with a caveat of the Board's concerns.

Mr. Goss stated he would prefer the rezoning agenda items be approved per the Board's comments which would be strongly communicated to the City Commission.

Mr. Heaster respectfully disagreed with Mr. Goss and stated he felt the position of the Board was to look out for the property owners and business owners of the City and voice their concerns. Mr. Heaster further stated he believed the City Commission would rather have the Board discuss and resolve any issues they may have prior to the agenda items going to the City Commission.

Chair Thomas stated staff had eight to nine months to deal with the concerns at hand yet the Board has only had the opportunity to discuss their concerns for one hour. Chair Thomas further stated he felt the Board should be given the necessary time to discuss all items until each Board member had a clear understanding of the items before them.

Mr. Wigley stated it was his belief that if the North US Highway 1 property owners agreed to the annexation they should have done their due diligence on how their properties were going to be zoned, and what would be a permitted and unpermitted use. Mr. Wigley further stated if the North US Highway 1 property owners had not read into the B-7 zoning classification or had not noticed they would not be permitted itinerant vendors without going through a discretionary approval process then they did not do their due diligence. Mr. Wigley stated it was for this reason he was inclined to agree with Mr. Goss to move the items along and approve the rezoning per the Board's recommendations which would be communicated to the City Commission. Mr. Wigley stated this would allow the City Commission to provide the Board with some guidance with the Land Development Code in respect to itinerant uses in the B-7 zoning classification.

Mr. Briley stated he felt comfortable going forward with approving the rezoning for the North US Highway 1 properties with recommendations to the City Commission that the Board wished to further discuss and look at itinerant vendors.

Chair Thomas stated he believed every Board member had the right to continue to ask questions until they were satisfied with the answers provided.

Ms. Behnke stated she understood the Board's concerns, but reiterated that the City could not spot zone and whatever the Board agreed upon must be applicable to every B-7 zoning classification in the City.

Mrs. Press questioned if there was a written annexation agreement between the City and the North US Highway 1 properties.

Mr. Hayes responded the annexation agreements were written agreements, but the annexation agreements happened many years ago and a lot of the properties had changed hands several times since the annexation agreements were first entered into. Mr. Hayes further stated the interlocal agreement the City had with the County was entered into back in 1991 and it gave the City the exclusive right to serve the North US Highway 1 corridor in accordance with the City's policies. Mr. Hayes said at that time the Land Development Code was amended to ensure the City's policies were consistent with state laws which cited if the City provided a property with water

and sewer, even if they were outside the City's corporate boundaries, but become contiguous; they must annex. Mr. Hayes continued to state this was the foundation upon which the annexation agreements were used and because the annexation agreements happened many years ago, with some of the properties changing hands several times it was possible the current property owners were unaware of the agreements; however the agreements act as an implied consent that the property owners agree to the City codes.

Mr. Heaster questioned if historically when the City annexed in properties and assigned properties a zoning classification did the City amortize in the zoning enforcement.

Mr. Hayes stated the statute provided very simply that upon annexation the County land use and zoning would continue until such time that the City rezoned and gave the properties a new zoning classification similar to what they had in the County.

Mr. Heaster questioned Mr. Hayes as to how the new part of Chapter 171 that legislature adopted in 2006 would be used in this case.

Mr. Hayes stated that a procedural process was initiated last year by the City Commission adopting a resolution in respects to the North US Highway 1 corridor that invited the County to participate. Mr. Hayes said the County responded to the City's resolution with another resolution that stated the concerns of the City and the County would be discussed. Mr. Hayes further said when this resolution was adopted the County Council was anticipating an agreement between both bodies to occur within a six month period; however it had only been the past few months that the Planning staff had an opportunity to move these items forward and present them before the Board. Mr. Hayes said staff was anticipating having a working draft document ready this month regarding the interlocal agreement process.

Mr. Briley asked Mr. Hayes if the City was only able to grandfather in the principal use in regards to the rezoning.

Mr. Hayes stated if the principal use was a lawful nonconforming use it could continue in perpetuity until such time that the use changed.

Mr. Jorczak stated he agreed a caveat that communicated the Board's concerns should be provided to the City Commission so feedback could be provided as to how to proceed.

Chair Thomas opened the meeting to public comment.

Mr. Fisher who represented the Lil' Champ stated he had no objections to the annexations, but rather a concern regarding outdoor activities. Mr. Fisher stated although he had not exercised his right to have outdoor activities in the past, he was opposed to having that right taken away or restricted, but he appreciated the fact that the Board had similar concerns.

L. RZ 11-042: 1520 North US Highway 1 – Zoning Map Amendment

Chair Thomas opened the meeting to public comment; there was none.

Mr. Briley made a motion to recommend approval of RZ 11-042. Mrs. Press seconded the motion.

Ms. Jarrell called the vote:

Harold Briley	Yes
Pat Behnke	Yes
Doug Wigley	Yes
Al Jorczak	Yes
Lewis Heaster	No
Rita Press	Yes
Chair Thomas	Yes

The motion was approved by a 6-1 vote.

Chair Thomas declared the public hearing to be closed.

M. RZ 11-046: 1530 North US Highway 1 – Zoning Map Amendment

Chair Thomas opened the meeting to public comment; there was none.

Mr. Briley made a motion to recommend approval of RZ 11-046. Mr. Wigley seconded the motion.

Ms. Jarrell called the vote:

Harold Briley	Yes
Pat Behnke	Yes
Doug Wigley	Yes
Al Jorczak	Yes
Lewis Heaster	No
Rita Press	Yes
Chair Thomas	Yes

The motion was approved by a 6-1 vote.

Chair Thomas declared the public hearing to be closed.

N. RZ 11-052: 1561 North US Highway 1 – Zoning Map Amendment

Chair Thomas opened the meeting to public comment; there was none.

Mr. Jorczak made a motion to recommend approval of RZ 11-052. Mr. Wigley seconded the motion.

Ms. Jarrell called the vote:

Harold Briley	Yes
Pat Behnke	Yes
Doug Wigley	Yes
Al Jorczak	Yes
Lewis Heaster	No
Rita Press	Yes
Chair Thomas	Yes

The motion was approved by a 6-1 vote.

Chair Thomas declared the public hearing to be closed.

O. RZ 11-050: 1560 North US Highway 1 – Zoning Map Amendment

Chair Thomas opened the meeting to public comment; there was none.

Mr. Wigley made a motion to recommend approval of RZ 11-050. Mr. Jorczak seconded the motion.

Ms. Jarrell called the vote:

Harold Briley	Yes
Pat Behnke	Yes
Doug Wigley	Yes
Al Jorczak	Yes
Lewis Heaster	No
Rita Press	Yes
Chair Thomas	Yes

The motion was approved by a 6-1 vote.

Chair Thomas declared the public hearing to be closed.

P. RZ 11-056: 1570 North US Highway 1 – Zoning Map Amendment

Chair Thomas opened the meeting to public comment; there was none.

Mr. Wigley made a motion to recommend approval of RZ 11-056. Mr. Briley seconded the motion.

Ms. Jarrell called the vote:

Harold Briley	Yes
Pat Behnke	Yes
Doug Wigley	Yes
Al Jorczak	Yes
Lewis Heaster	No
Rita Press	Yes
Chair Thomas	Yes

The motion was approved by a 6-1 vote.

Chair Thomas declared the public hearing to be closed.

Q. RZ 11-060: 1576 North US Highway 1 – Zoning Map Amendment

Chair Thomas opened the meeting to public comment; there was none.

Mr. Wigley made a motion to recommend approval of RZ 11-060. Mr. Jorczak seconded the motion.

Ms. Jarrell called the vote:

Harold Briley	Yes
Pat Behnke	Yes
Doug Wigley	Yes
Al Jorczak	Yes
Lewis Heaster	No
Rita Press	Yes

Chair Thomas Yes

The motion was approved by a 6-1 vote.

Chair Thomas declared the public hearing to be closed.

R. RZ 11-048: 1545 North US Highway 1 – Zoning Map Amendment

Chair Thomas opened the meeting to public comment; there was none.

Mr. Wigley made a motion to recommend approval of RZ 11-048. Mr. Jorczak seconded the motion.

Ms. Jarrell called the vote:

Harold Briley	Yes
Pat Behnke	Yes
Doug Wigley	Yes
Al Jorczak	Yes
Lewis Heaster	No
Rita Press	Yes
Chair Thomas	Yes

The motion was approved by a 6-1 vote.

Chair Thomas declared the public hearing to be closed.

S. RZ 11-044: 1521 North US Highway 1 – Zoning Map Amendment

Chair Thomas opened the meeting to public comment; there was none.

Mr. Wigley made a motion to recommend approval of RZ 11-044. Mr. Briley seconded the motion.

Ms. Jarrell called the vote:

Harold Briley	Yes
Pat Behnke	Yes
Doug Wigley	Yes
Al Jorczak	Yes
Lewis Heaster	No
Rita Press	Yes
Chair Thomas	Yes

The motion was approved by a 6-1 vote.

Chair Thomas declared the public hearing to be closed.

T. RZ 11-054: 1567 North US Highway 1 – Zoning Map Amendment

Chair Thomas opened the meeting to public comment; there was none.

Mr. Wigley made a motion to recommend approval of RZ 11-054. Mr. Jorczak seconded the motion.

Ms. Jarrell called the vote:

Harold Briley	Yes
Pat Behnke	Yes

Doug Wigley	Yes
Al Jorczak	Yes
Lewis Heaster	No
Rita Press	Yes
Chair Thomas	Yes

The motion was approved by a 6-1 vote.

Chair Thomas declared the public hearing to be closed.

U. RZ 11-058: 1571 North US Highway 1 – Zoning Map Amendment

Chair Thomas opened the meeting to public comment; there was none.

Mr. Wigley made a motion to recommend approval of RZ 11-058. Ms. Behnke seconded the motion.

Ms. Jarrell called the vote:

Harold Briley	Yes
Pat Behnke	Yes
Doug Wigley	Yes
Al Jorczak	Yes
Lewis Heaster	No
Rita Press	Yes
Chair Thomas	Yes

The motion was approved by a 6-1 vote.

Chair Thomas declared the public hearing to be closed.

VIII. OTHER BUSINESS

Mr. Briley asked Mr. Goss when Destination Daytona would officially come into the City.

Mr. Goss responded it was up to the City's discretion to do so, and added the police department was of the opinion they would have to create a new zone, add additional police officers and equipment, and once Destination Daytona became a part of the City the police department would be doing most of the enforcement for the bi-yearly events. Mr. Goss said Destination Daytona was another issue that needed to be worked out in the interlocal agreement with the County.

IX. MEMBER COMMENTS

Mr. Jorczak commended Chair Thomas on his award from the P.A.L.

The other Board members concurred.

Ms. Behnke wanted to clarify she had concerns about the businesses; however she also had concerns regarding the ability to set up tents in every B-7 district in the City. She further stated when these items go before the City Commission she wanted it known it was not a complete consensus; as she did not agree.

Mrs. Press stated the purpose of the Board was to provide a place for residents to come before an item goes to the City Commission, as well as a place for the Board members to raise appropriate questions and it was up to the City staff to take their questions and communicate them to the City Commission.

Mr. Heaster agreed with Mrs. Press and thanked the Board for listening to his concerns and also thanked the staff for their time and effort.

Mr. Briley also wanted to congratulate Chair Thomas for his national award.

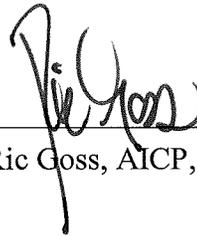
Mr. Wigley welcomed Bridget Barton.

The other Board members concurred.

X. ADJOURNMENT

The meeting was adjourned at 8:37 p.m.

Respectfully submitted,



Ric Goss, AICP, Planning Director

ATTEST:

Doug Thomas, Chair

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: June 2, 2011

SUBJECT: 1142 North US Highway 1
Small Scale Land Use Map Amendment

APPLICANT: Administrative

NUMBER: LUPA 11-083

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION:

This is an administrative request for a Small Scale Comprehensive Plan Land Use Map amendment for a ±0.86 acre parcel from the existing land use designation of Volusia County "Industrial" to City of Ormond Beach "Light Industrial/Utilities" located at 1142 North Highway US 1, as the result of a pending annexation.

BACKGROUND:

The property at 1142 North US Highway 1 was been vacant for several years and is located in unincorporated Volusia County. Representatives of the American Legion have been discussing with Site Plan Review Committee (SPRC) site and building improvements during their purchase the subject property. These improvements include landscaping, building façade renovations, connection to City utilities, and additional parking. Based upon the connection to City utilities annexation is required. In order to start this process, the American Legion has applied for annexation into Ormond Beach. The property owner has applied for annexation which is scheduled for the June 21, 2011 and July 5, 2011 City Commission meetings. The land use amendment schedule for this property is as follows:

Action or Board	Date
Planning Board	June 9, 2011
Transmit to Volusia County Growth Management Commission	June 10, 2011
City Commission, 1 st Reading	Tentatively August 3, 2011
City Commission, 2 nd reading	Tentatively August 16, 2011
Transmit to Department of Community Affairs	August 17, 2011
Effective Date of Land Use amendment	September 17, 2011

The purpose of this land use amendment is to assign a similar City land use to the property as the Volusia County "Industrial" designation based on the annexation. Along with the land use application, a zoning amendment is being processed to assign a City I-1 (Industrial) zoning designation to the property.

The Volusia County Comprehensive Plan states the following for the "Industrial" land use category:

This designation accommodates the full range of industrial activities. Quarrying activities and ancillary uses may also be approved in areas designated Industrial where compatible with surrounding area and the environment.

The specific range and intensity of uses appropriate for a particular Industrial area varies as a function of location, availability of public services, adequate access, and compatibility with surrounding uses. The maximum Floor Area Ratio for the Industrial land use designation is sixty percent (0.60 FAR), however through the zoning review process, uses of particular sites or areas may be limited to something less than the maximum when consistent with the underlying zoning classification standards and land development regulations.

City staff is requesting an amendment to the City's "Light Industrial/Utilities" land use category. The Future Land Use Element of the City's Comprehensive Plan states the following for the "Low Intensity Commercial" category:

"To provide for the location of light industrial operations and similar uses and would generally include the I-1 (Light Industrial) type of development as stipulated in the zoning district regulations. This land use category also includes areas of the City which will be used for public utilities such as water and wastewater treatment plants, water tanks, and power stations and transit.

Density: Maximum: Residential uses are not permitted.

Maximum FAR: 0.8."

ANALYSIS:

The proposed land use amendment seeks to change the land use designation of the subject property from unincorporated Volusia County to the City of Ormond Beach on the future land use map. The existing use is consistent with the both the existing County land use and the proposed City land use designation.

Policy 2.5.2. of the Future Land Use Element of the City's Comprehensive Plan provides the review criteria for land use map amendments. The policy states:

"The following criteria shall be used in reviewing Comprehensive Plan amendments:

1. Consistency with the Goals, Objectives, and Policies of this Plan.
2. Consistency with state requirements, including 9J-5 and Florida Statutes requirements.

3. If the amendment is a map amendment, is the proposed change an appropriate use of land.
4. If the amendment is a map amendment, the impacts on the Level of Service of public infrastructure including schools, roadways, utilities, stormwater, and park and recreation facilities.
5. If the amendment is a map amendment, impacts to surrounding jurisdictions.”

Staff’s review of the criteria listed above is provided below:

1. Consistency with the Goals, Objectives, and Policies of this Plan.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the Comprehensive plan. It is important to note that the property is an existing non-conforming developed site. Through the site plan review process, the property and building will be brought into compliance with City regulations, to the maximum extent practical based on existing conditions.

Below are specific Goals, Objectives, and Policies that are applicable to this application:

<p>GOAL 1 Future Land Use Element</p>	<p>FUTURE DEVELOPMENT AND REDEVELOPMENT ACTIVITIES SHOULD BE DIRECTED IN APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP TO MEET THE LAND USE NEEDS OF THE ANTICIPATED POPULATION, IN A MANNER CONSISTENT WITH SOUND PLANNING PRINCIPLES, THE GOALS, OBJECTIVES AND POLICIES CONTAINED HEREIN, AND THE DESIRED COMMUNITY CHARACTER.</p> <p>THE FUTURE LAND USE PLAN ELEMENT SHOULD ALLOW LIMITED COMMERCIAL EXPANSION, PROMOTE INDUSTRIAL USE, AND MAINTAIN CURRENT RESIDENTIAL DENSITIES IN THE CORE AREA WHILE ESTABLISHING LOWER DENSITIES IN THE PERIMETER AREAS, FOCUSING REDEVELOPMENT IN THE DOWNTOWN COMMUNITY REDEVELOPMENT AREA, US1, AND SRA1A, AND PROVIDING FOR A CONTINUED HIGH LEVEL OF OPEN SPACE. SPECIFIC GOALS AND POLICIES ARE LISTED BELOW FOR EACH TYPE OF LAND USE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.</p>
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<p>OBJECTIVE 1.4. UTILITY/INDUSTRIAL LAND USE Future Land Use Element</p>	<p>Provide sufficient land area for the location of utility/industrial land uses, and encourage light industrial development in order to provide increased employment opportunities and to broaden the City’s economic base.</p>
<p>GOAL 5 Annexation Future Land Use Element</p>	<p>THE CITY PROVIDES UTILITY SERVICE BEYOND IT’S MUNICIPAL LIMITS AND SHALL REQUIRE THAT ANY CONNECTION TO THE CITY UTILITY SYSTEM EITHER ANNEX INTO THE CITY OR ENTER INTO AN ANNEXATION AGREEMENT IF NOT CONTIGIOUS FOR UTILITY SERVICE.</p>
<p>Policy 5.1.1. Future Land Use Element</p>	<p>Properties that are annexed into the City of Ormond Beach shall be assigned a similar land use that existed in Volusia County. Property owners may apply for more intensive land uses, but shall be required to provide the data and analysis to justify the increase in density and/or intensity.</p>

The proposed land use is consistent with the existing Volusia County land use and other City land uses in this area.

2. Does it meet the criteria established in the City’s Comprehensive Plan and the Florida Statute?

COMPREHENSIVE PLAN

Amendment of adopted comprehensive plan:

In accordance with Chapter 163.31879(c), Florida Statutes any local government comprehensive plan amendments directly related to proposed small-scale development activities may be approved without regard to statutory limits on the frequency of consideration of amendments to the local comprehensive plan. A small-scale development amendment may be adopted only under the following conditions:

1. The proposed amendment involves a use of 10 acres or fewer and:

The subject property is ±0.86 acres (less than ten acres).

a. The cumulative annual effect of the acreage for all small scale development amendments adopted by the local government shall not exceed:

- (i) A maximum of 120 acres in a local government that contains areas specifically designated in the local comprehensive plan for urban**

infill, urban redevelopment, or downtown revitalization as defined in s. [163.3164](#), urban infill and redevelopment areas designated under s. [163.2517](#), transportation concurrency exception areas approved pursuant to s. [163.3180\(5\)](#), or regional activity centers and urban central business districts approved pursuant to s. [380.06\(2\)\(e\)](#); however, amendments under this paragraph may be applied to no more than 60 acres annually of property outside the designated areas listed in this sub-sub-subparagraph. Amendments adopted pursuant to paragraph (k) shall not be counted toward the acreage limitations for small scale amendments under this paragraph.

- (II) A maximum of 80 acres in a local government that does not contain any of the designated areas set forth in sub-sub-subparagraph (I).**
- (III) A maximum of 120 acres in a county established pursuant to s. 9, Art. VIII of the State Constitution.**

The City is in process of land use amendments for ten properties located along North US Highway 1, totaling ± 23 acres. Adding the ± 0.86 acre of this amendment, the total acreage of all amendments would not exceed 24 acres. The subject amendment does not exceed the acreage thresholds established above.

- b. The proposed amendment does not involve the same property granted a change within the prior 12 months.**

The proposed amendment does not involve the same property granted a change within the last 12 months.

- c. The proposed amendment does not involve the same owner's property within 200 feet of property granted a change within the prior 12 months.**

The proposed amendment does not involve the same property owners granted a change within the last 12 months.

- d. The proposed amendment does not involve a text change to the goals, policies, and objectives of the local government's comprehensive plan, but only proposes a land use change to the future land use map for a site-specific small scale development activity.**

The proposed amendment is solely to the Future Land Use Map and does not propose any text amendments to the City's Comprehensive Plan.

- e. The property that is the subject of the proposed amendment is not located within an area of critical state concern, unless the project subject to the proposed amendment involves the construction of affordable housing units meeting the criteria of s. [420.0004\(3\)](#), and is located within an area of critical state concern designated by s. [380.0552](#) or by the Administration Commission pursuant to s. [380.05\(1\)](#). Such amendment is not subject to the density limitations of sub-subparagraph f., and shall be reviewed by the state land planning agency for consistency with the principles for guiding development**

applicable to the area of critical state concern where the amendment is located and shall not become effective until a final order is issued under s. [380.05\(6\)](#).

The site location is not located within an area of state critical concern and this criterion does not apply.

- f. If the proposed amendment involves a residential land use, the residential land use has a density of 10 units or less per acre or the proposed future land use category allows a maximum residential density of the same or less than the maximum residential density allowable under the existing future land use category, except that this limitation does not apply to small scale amendments involving the construction of affordable housing units meeting the criteria of s. [420.0004\(3\)](#) on property which will be the subject of a land use restriction agreement, or small scale amendments described in sub-sub-subparagraph a.(l) that are designated in the local comprehensive plan for urban infill, urban redevelopment, or downtown revitalization as defined in s. [163.3164](#), urban infill and redevelopment areas designated under s. [163.2517](#), transportation concurrency exception areas approved pursuant to s. [163.3180\(5\)](#), or regional activity centers and urban central business districts approved pursuant to s. [380.06\(2\)\(e\)](#).**

The existing County land use does not permit residential uses. The proposed City land use allows a maximum of 10 units per acre and meets this criterion.

3. Is this an appropriate use of the land?

The adjacent land uses and zoning are as follows:

Land Use and Zoning Designations of Adjacent Property

	Current Land Uses	Future Land Use Designation	Zoning
North	Commercial, Nelsons Tents and Events	Volusia County "Industrial"	I-1 (Light Industrial)
South	Florida Irrigation Supply	"Light Industrial/Utilities"	I-1 (Light Industrial)
East	Mobile Home Park	Volusia County "Industrial"	I-1 (Light Industrial)
West	Bear Creek	"Medium Density Residential"	T-1 (Manufactured/Mobile Home)

The existing land use in this area of North US Highway 1 is primarily industrial with some commercial land areas. The proposed land use amendment is appropriate based on the existing uses and the existing Volusia County land use.

4. Is there adequate infrastructure to serve the proposed land use?

Typically, an infrastructure analysis is performed to determine the maximum development scenario. This application is unique in that the site development has occurred in Volusia County and the land use amendment is the result of annexation.

Transportation:

The proposed use of the site is a club and fraternal organization. In considering the impacts of the proposed land use amendment, it is not expected that the amendment will have any negative impacts.

Water and Sewer: The site has no existing water and sewer service. As part of the redevelopment of the site, the property owner is seeking to connect to water and sewer service. There is adequate water and sewer capacity to serve this redevelopment project and land use amendment.

Stormwater Management: The site was constructed prior to current stormwater regulations. As part of the redevelopment, the property owner is planning additional parking areas which will require a stormwater management plan and review.

Solid Waste: This property is served by Waste Management, Inc., and there is adequate capacity to serve the proposed land use.

Other Services: City police and fire protection services serve this area. The parcel is located within an approximate 4-6 minute response time from emergency facilities.

Schools: The proposed land use is "Light Industrial/Utilities" and no residential density is permitted. There are no impacts to schools as the result of this amendment.

5. Impacts to surrounding jurisdictions.

The property is not located next to another City and there are no impacts expected to any surrounding jurisdiction.

RECOMMENDATION:

It is expected that the application will be reviewed by the City Commission at the August 3, 2011 and August 16, 2011 public meetings. The land use application is the result of annexation and is necessary to assign City land use and zoning. It is staff's determination that the amendment:

1. Is consistent with the Goals, Objectives, and Policies established in the City's Comprehensive Plan;
2. Is consistent with state requirements;
3. Is an appropriate use of the land;
4. Has adequate infrastructure to serve the proposed land use; and
5. Does not impact surrounding jurisdictions.

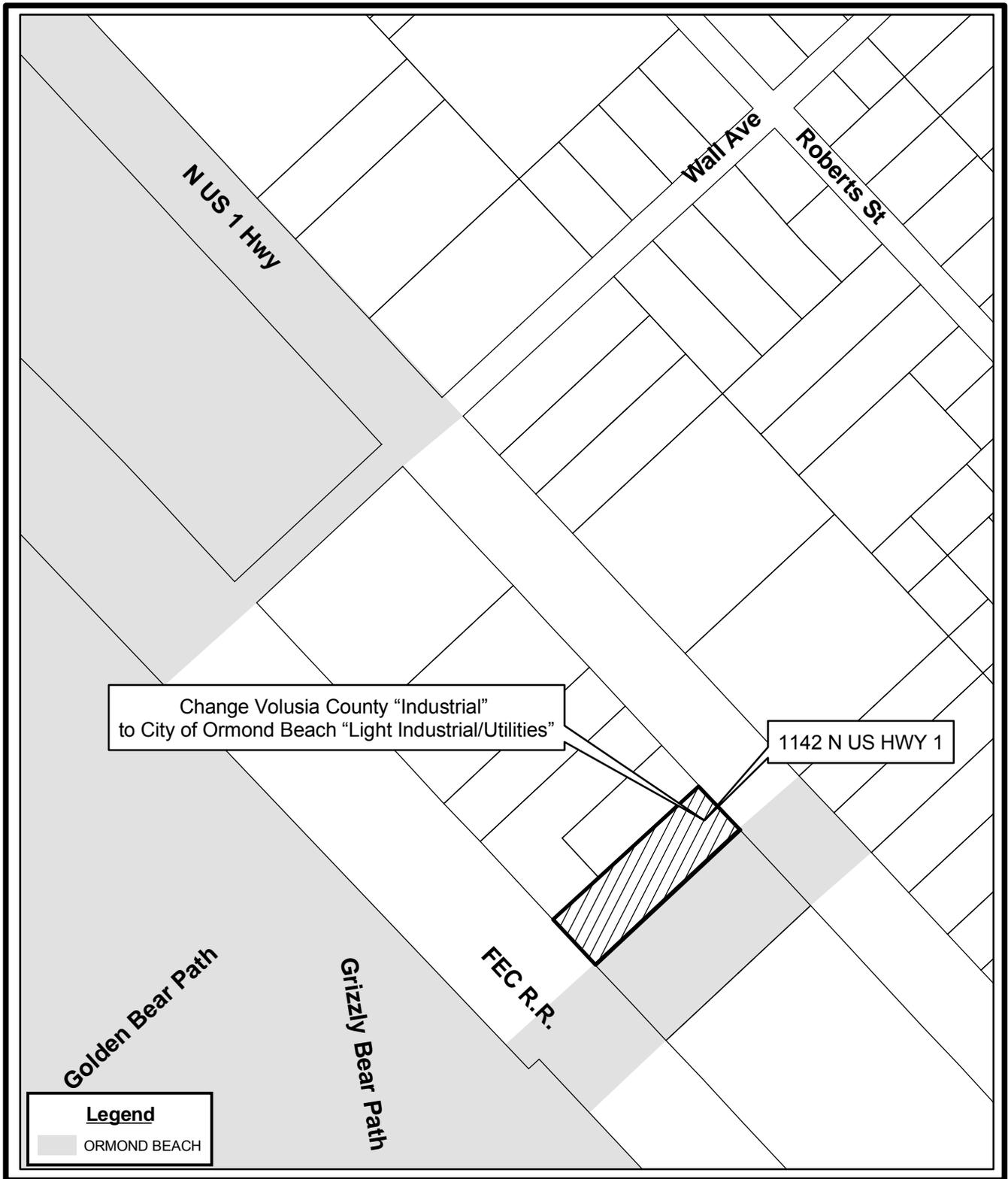
Based on this review, staff recommends that the Planning Board recommend **APPROVAL** of the Future Land Use map amendment for ±0.86 acres from the existing land use designation of Volusia County “Industrial” to City of Ormond Beach “Light Industrial/Utilities” located at 1142 North Highway US 1, as the result of a pending annexation.

Attachments:

- Exhibit 1: Land Use Map
- Exhibit 2: Photo, Survey and Location Aerial
- Exhibit 3: Legal Description

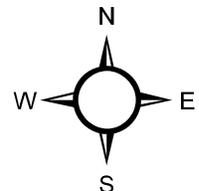
EXHIBIT 1

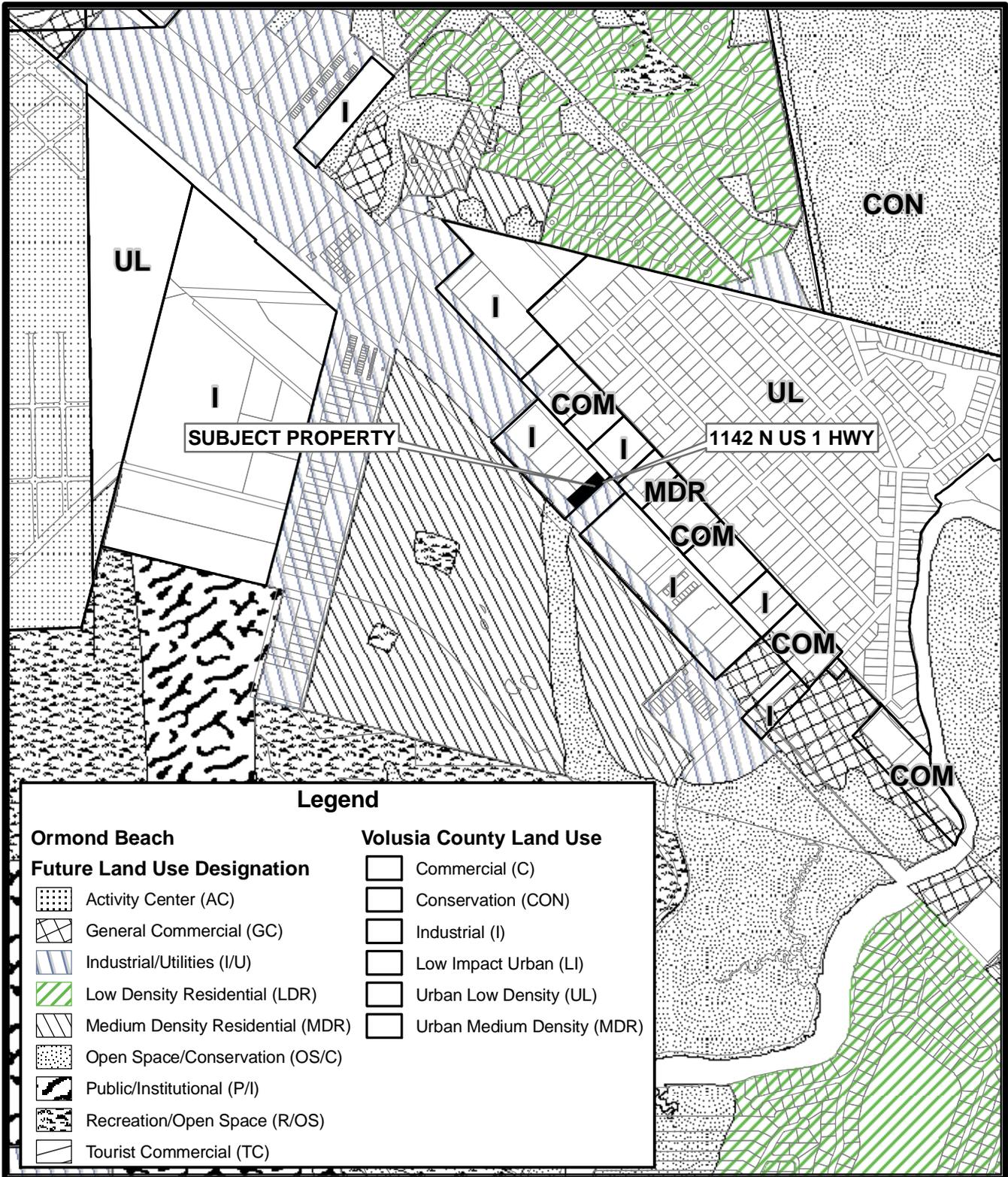
Land Use Map



LAND USE AMENDMENT MAP
1142 N US HWY 1 (4238-02-02-0100)

The City of Ormond Beach
 G.I.S. Department
 Prepared by: Eric Dickens 05/31/2011





**LOCATION MAP WITH LAND USE for
1142 N US 1 HWY (4238-02-02-0100)**

The City of Ormond Beach
G.I.S. Department
Prepared by: Eric Dickens 05-23-2011

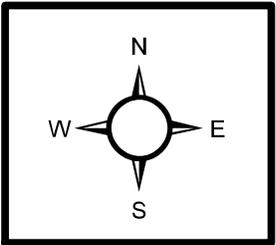
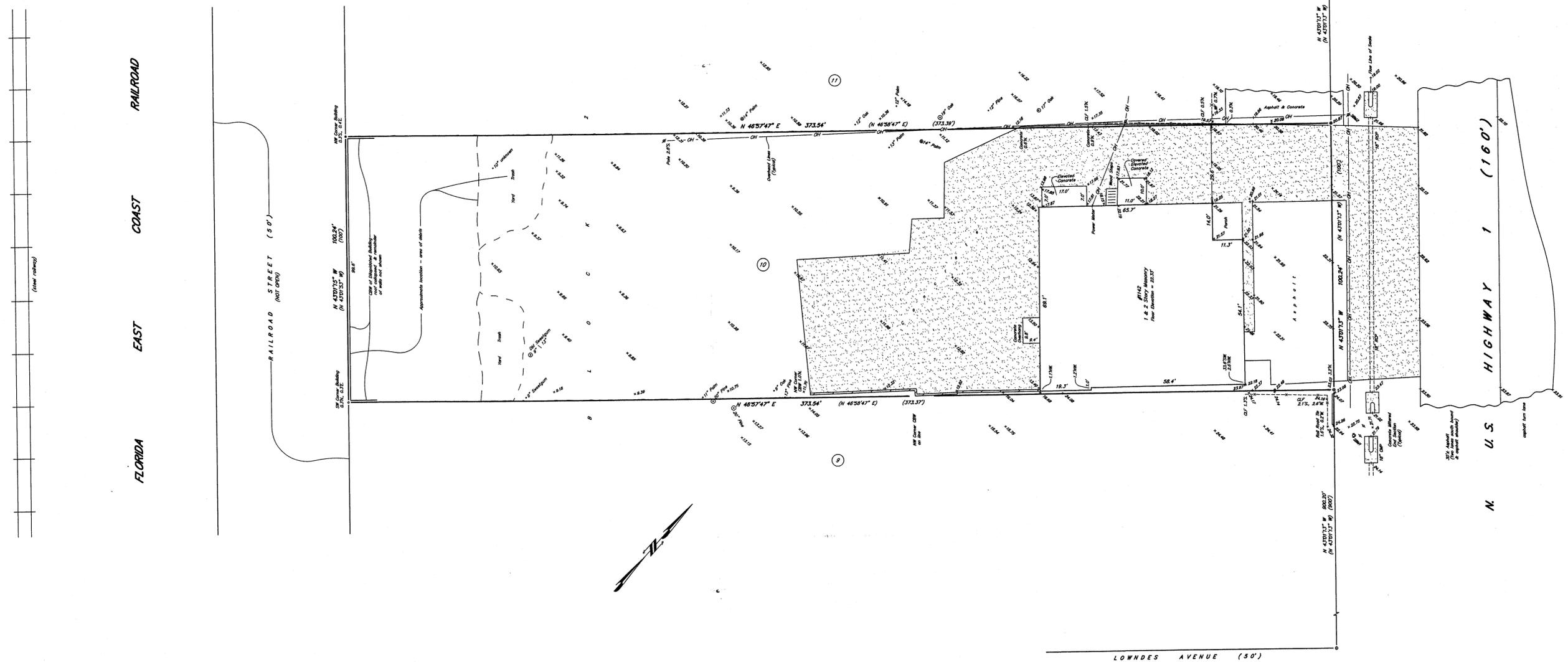


EXHIBIT 2

Photo, Survey and
Location Aerial



1142 North US Highway 1



NOTES:

- - 5/8" Iron Rod and Cap #6883 set
- - 5/8" Iron Rod and Cap #6883 set at corner (5/8" Iron Rod found on line & 0.30' SE.)
- - 1 1/4" Iron Pipe and Cap #4002 recovered
- - 5/8" Iron Rod and Cap #6883 set at corner (5/8" Iron Rod found on line & 0.40' NE.)
- - 5/8" Iron Rod and Illegible Cap found

SCALE: 1" = 80'

- - Cross found
- ⊙ - Fire Hydrant
- ⊕ - Wood Utility Pole
- ⊕ - Water Valve
- CBW - Concrete Block Wall
- CLF - Chain Link Fence
- WF - Wood Fence
- RCP - Reinforced Concrete Pipe
- CMP - Corrugated Metal Pipe

No overhead or underground features shown except as noted.

Record (plat) dimensions are shown in parenthesis where different from field measurements.

Bearings are based on the southwesterly line of U.S. Highway 1 shown hereon, bearing N 43°01'13" W, and are based on the record plat.

SBM1 - Site Bench Mark 1 - top of fire hydrant, elevation = 24.54 feet

SBM2 - Site Bench Mark 2 - nail set in wood utility pole, elevation = 21.49 feet

Elevations are on National Geodetic Vertical Datum based on FDOT "BM 79 97 A 141", published elevation of 28.36 feet.

This survey and plat not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

There may be additional restrictions and/or other matters not shown hereon that may be found in the public records of this county, Florida.

PLAT OF BOUNDARY SURVEY OF:

LOT 10, BLOCK 2, TOMOKA ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE(S) 194 THROUGH 196, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Description taken from Official Records Book 5591, page 787.

The above described property is in unshaded zone "X", per the Flood Insurance Rate Map, Community Number 125155, Map and Panel Number 12127C0203 H, dated 19 February, 2003.

CERTIFICATE:

This is to certify that the plat delineated hereon is in compliance with the Minimum Technical Standards per Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 of the Florida Statutes.

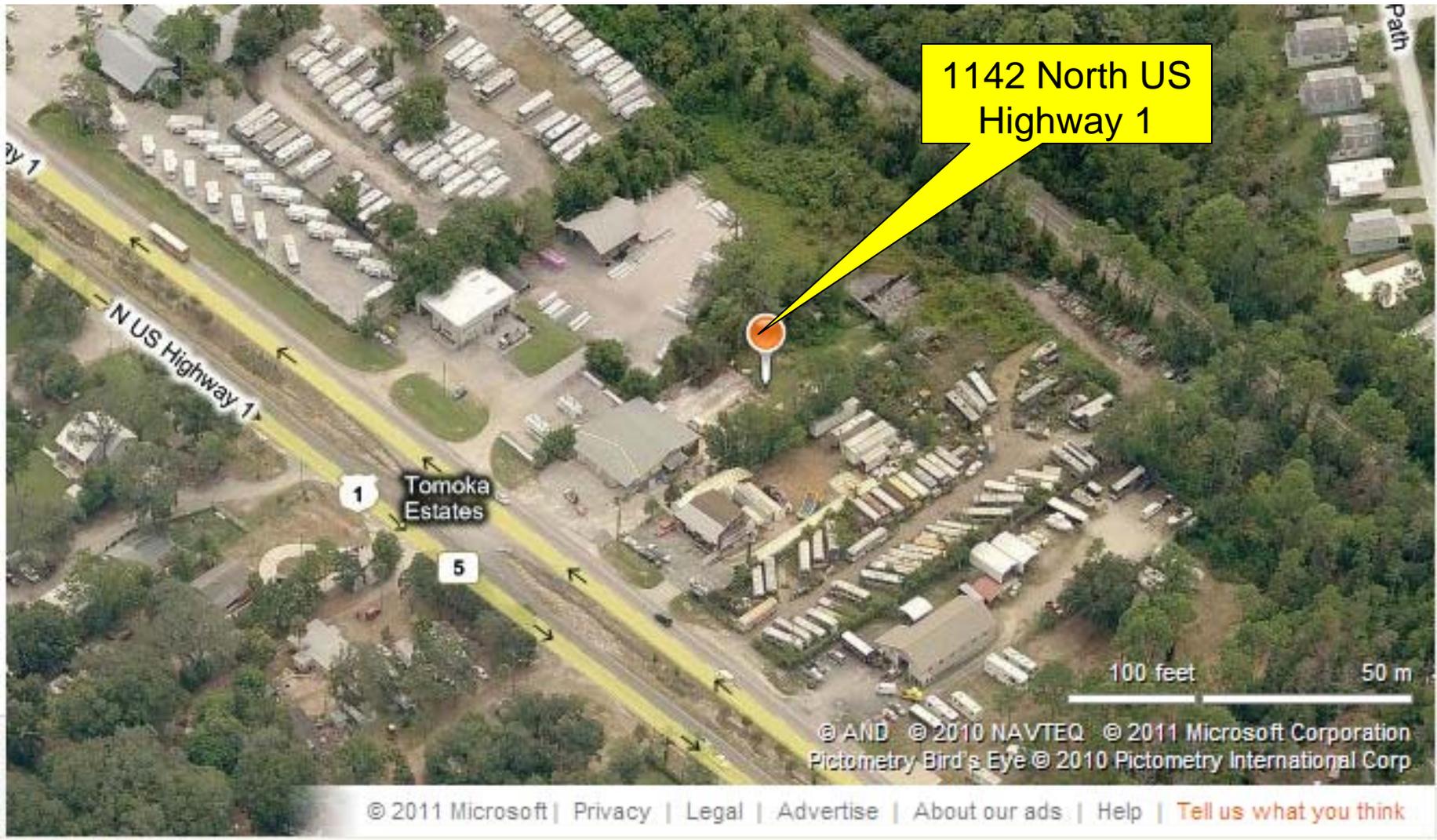
8 February, 2011
(field date)

John J. Matejka, III, P.S.M. #4002
Licensed Business #6883

Topographic details added....

5-5-11

TOMOKA ESTATES, BLOCK 2, LOT 10	
FOR: AMERICAN LEGION POST 287 156 NEW BRITAIN AVENUE ORMOND BEACH, FLORIDA	BY: J. J. MATEJKA & ASSOCIATES, INC. PROFESSIONAL SURVEYORS & MAPPERS 408 HARVEY AVENUE DAYTONA BEACH, FLORIDA JOB #11 17196 PLAT #11X13



1142 North US Highway 1

N US Highway 1

1

Tomoka Estates

5

100 feet

50 m

© AND © 2010 NAVTEQ © 2011 Microsoft Corporation
Pictometry Bird's Eye © 2010 Pictometry International Corp

EXHIBIT 3

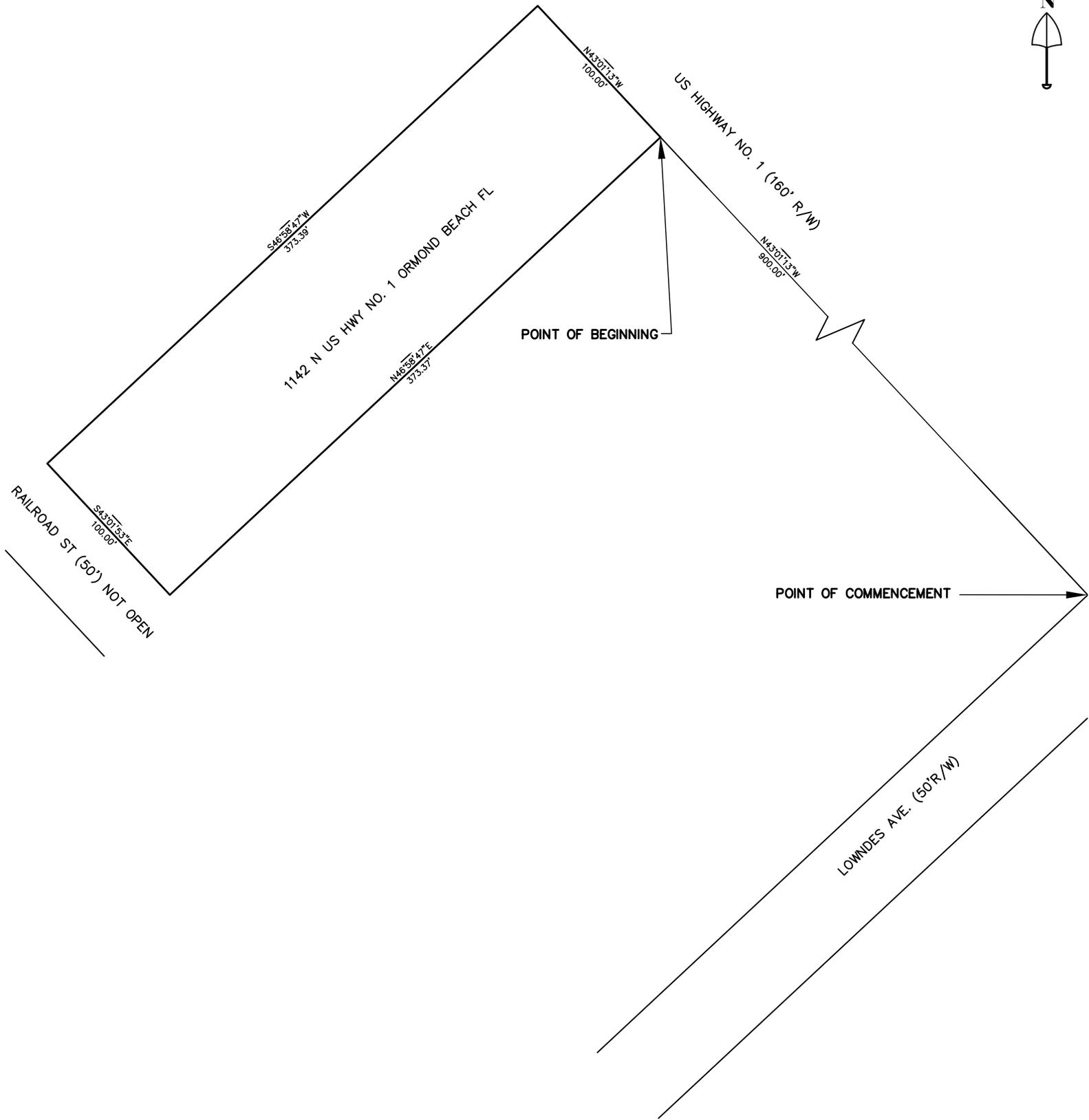
Legal Description

LEGAL DESCRIPTION

LOT 10, BLOCK 2, TOMOKA ESTATES RESUB, AS PER PLAT THEREOF RECORDED IN MAP BOOK 11. PAGES 194–196 INCLUSIVE, OF PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LOWNDES AVENUE (A 50 FOOT RIGHT-OF-WAY) AND THE THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 (A 160 FOOT RIGHT-OF-WAY): AND RUN THENCE $N43^{\circ}01'13''$ W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 A DISTANCE OF 900.00 FEET TO A POINT; SAID POINT BEING THE NORTHEAST CORNER OF LOT 10, BLOCK 2, TOMOKA ESTATES RESUB, ALSO KNOW AS THE POINT OF BEGINNING. THENCE CONTINUE $N43^{\circ}01'13''$ W ALONG SAID RIGHT-OF-WAY LINE OF US. HIGHWAY NO.1 A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY OF US. HIGHWAY NO.1 RUN $S46^{\circ}58'47''$ W A DISTANCE OF 373.39 FEET TO A POINT ON THE NORTHEASTERLY LINE OF RAILROAD STREET A 50 FOOT STREET AS PER SAID PLAT OF TOMOKA ESTATES RESUB; THENCE $S43^{\circ}01'53''$ E ALONG SAID NORTHEASTERLY LINE OF RAILROAD STREET A DISTANCE OF 100.00 FEET THENCE DEPARTING SAID NORTHEASTERLY LINE OF RAILROAD STREET RUN $N46^{\circ}58'47''$ E A DISTANCE OF 373.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 37,336.09 SQ FT. OR 0.86 ACRES MORE OR LESS.



STAFF REPORT

City of Ormond Beach Department of Planning

DATE: June 2, 2011

SUBJECT: 1142 North US Highway 1
Amendment to Official Zoning Map

APPLICANT: Administrative

NUMBER: RZ11-084

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION:

This is an administrative request to amend the City's Official Zoning Map for a ±0.86 acre parcel of land from the existing zoning designation of Volusia County I-1 (Light Industrial) to City of Ormond Beach I-1 (Light Industrial) at 1142 North US Highway 1 (see Exhibit 1).

BACKGROUND:

The property at 1142 North US Highway 1 was been vacant for several years and is located in unincorporated Volusia County (see Exhibit 2). Representatives of the American Legion have been discussing with Site Plan Review Committee (SPRC) site and building improvements during their purchase the subject property. These improvements include landscaping, building façade renovations, connection to City utilities, and additional parking. Based upon the connection to City utilities annexation is required. In order to start this process, the American Legion has applied for annexation into Ormond Beach.

The annexation is expected to be completed on July 5, 2011 and there is a separate land use map amendment in process to assign the "Light Industrial/Utilities" land use designation. Until a City land use designation and zoning classification is adopted, the property maintains its County land use and zoning classifications.

ANALYSIS: The existing Volusia County zoning designation for the subject property is I-1 (Light Industrial). The Volusia County Land Development Code states the purpose and intent for the B-6 zoning is as follows:

"The purpose and intent of the I-1 Light Industrial Classification is to provide sufficient space in appropriate locations for industrial operations engaged in the fabricating, repair or storage of manufactured goods of such a nature that objectionable byproducts of the activity (such as odors, smoke, dust, refuse, electro-magnetic interference, noise in excess of that customary to loading, unloading and handling of goods and materials) are not nuisances beyond the lot on which the facility is located. "

A list of the permitted (staff approval) and Special Exception (County Council approval) uses for the existing Volusia County zoning district is included in Exhibit 3, along with the City I-1 zoning district uses.

Section 2-02 of the Land Development Code provides the compatible zoning districts to the “Light Industrial/Utilities” land use designation which are: Light Industrial (I-1) or Planned Industrial Development (PID). The PID requires a 10 acre minimum with a minimum of five separate business/industrial facilities. The subject property is 0.86 acres and would not qualify for a PID, leaving the sole option of the I-1 zoning designation. The I-1 zoning district does allow the proposed club and fraternal organization as a conditional use.

Zoning Adjacent Land Use:

Adjacent land uses and zoning are as follows:

Land Use and Zoning Designations of Surrounding Property

	Current Land Uses	Future Land Use Designation	Zoning
North	Commercial, Nelsons Tents and Events	Volusia County “Industrial”	I-1 (Light Industrial)
South	Florida Irrigation Supply	“Light Industrial/Utilities”	I-1 (Light Industrial)
East	Mobile Home Park	Volusia County “Industrial”	I-1 (Light Industrial)
West	Bear Creek	“Medium Density Residential”	T-1 (Manufactured/Mobile Home)

CONCLUSION/CRITERIA FOR APPROVAL

Section 1-18 D.3. of the Land Development Code states that the Planning Board shall reviewed non-planned development rezonings based on the Development Order criteria in Section 1-18.E. of the Land Development Code which are analyzed below:

- 1. The proposed development conforms to the standards and requirements of this Code and will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare or quality of life.**

No specific development is proposed and request based on a need to assign a City zoning designation to the property as the result of annexation. The zoning map amendment will not adversely affect public health, safety, welfare or the quality of life. Any site redevelopment shall be reviewed based upon the standards of the Land Development Code.

- 2. The proposed development is consistent with the Comprehensive Plan.**

There is a separate land use map amendment that proposes to assign a City “Light Industrial/Utilities” designation to the property. Policy 5.1.1. of the Future Land Use Element states that properties annexed into the City of Ormond Beach shall be assigned similar land uses that they had in Volusia County. The requested I-1 zoning district is consistent with the “Light Industrial/Utilities” land use designation.

- 3. The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.**

The property has existing building and site improvements. Any new construction would be reviewed and approved by the SPRC and the criterion is not applicable.

- 4. The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties.**

This proposed zoning map amendment is not anticipated to have a significant impact on adjacent properties and it is expected that the property owner will significantly improve this property.

- 5. There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.**

The property has existing building and site improvements. Any new construction would be reviewed and approved by the SPRC and the criterion is not applicable.

- 6. Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe. This finding shall be based on a traffic report where available, prepared by a qualified traffic consultant, engineer or planner which details the anticipated or projected effect of the project on adjacent roads and the impact on public safety.**

The property has existing building and site improvements. Any new construction would be reviewed and approved by the SPRC and the criterion is not applicable.

- 7. The proposed development is functional in the use of space and aesthetically acceptable.**

The property has existing building and site improvements. Any new construction would be reviewed and approved by the SPRC and the criterion is not applicable.

- 8. The proposed development provides for the safety of occupants and visitors.**

The property has existing building and site improvements. Any new construction would be reviewed and approved by the SPRC and the criterion is not applicable.

9. The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.

The property has existing building and site improvements. There is no construction proposed and criterion is not applicable.

10. The testimony provided at public hearings.

There has not been a public hearing at this time. The comments from the Planning Board meeting will be incorporated into the City Commission packet.

Section 1-18.E.3 of the Land Development Code states that the City Commission shall consider rezonings based on the consistency with the Comprehensive Plan. The rezoning is consistent based upon the following points:

- The impacts on facilities and services will not change as a result of the requested zoning amendment from Volusia County I-1 (Light Industrial) to City of Ormond Beach Volusia County I-1 (Light Industrial).
- The proposed city zoning classification of I-1 is most consistent with the Volusia County zoning classification of I-1 and provides similar types of uses.
- The administrative request is consistent with the compatibility matrix outlined in the Land Development Code for the Future Land Use Plan Map designation of "Commercial".

RECOMMENDATION:

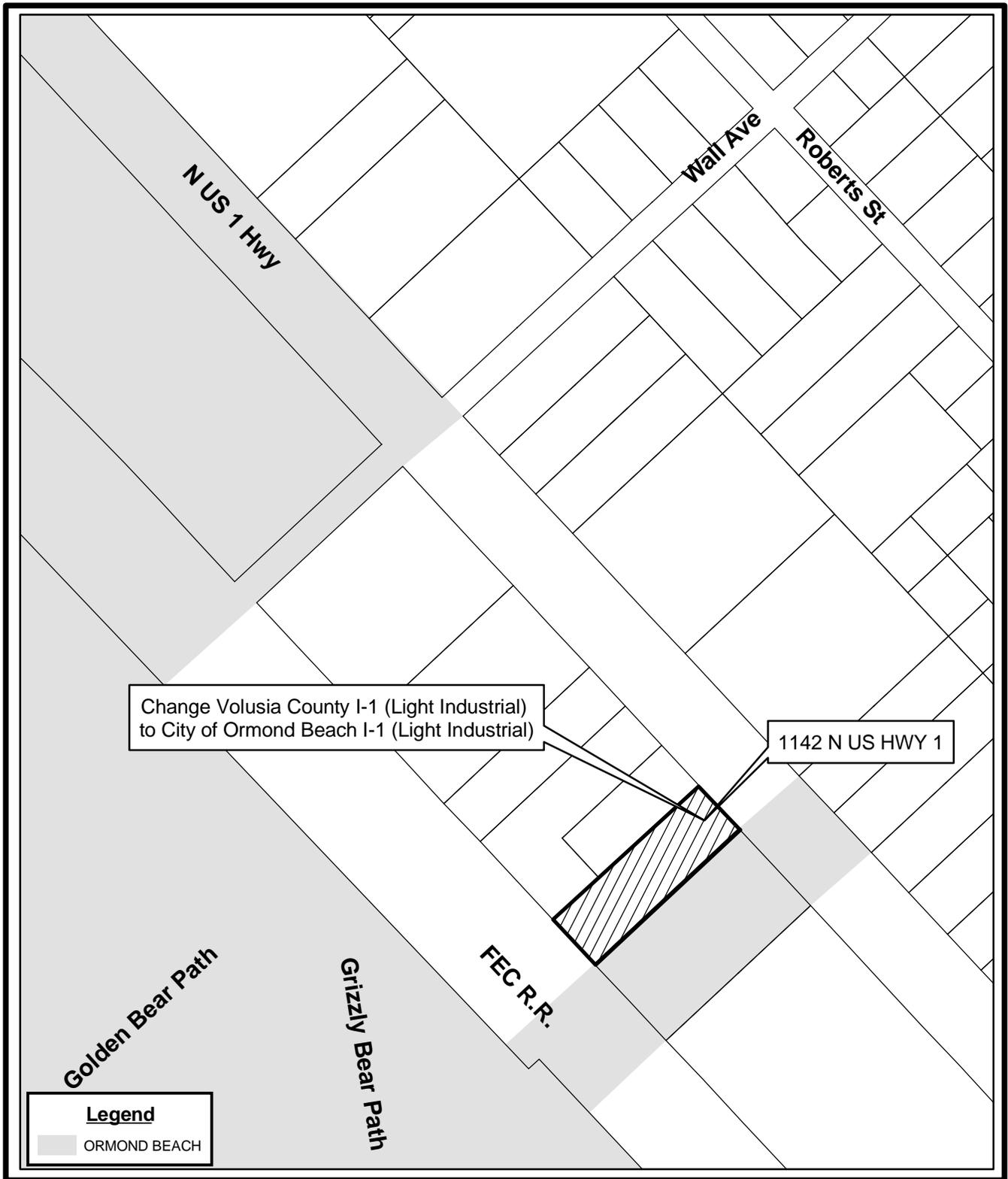
Staff recommends that the Planning Board recommend **APPROVAL** to the City Commission of the administrative request to amend the Official Zoning Map to change the zoning classification of 11142 North US Highway 1, as described in Exhibit 3, from Volusia County I-1 (Light Industrial) to City of Ormond Beach I-1 (Light Industrial).

Attachments:

- Exhibit 1: Zoning Map
- Exhibit 2: Photo, Site Plan and Location Aerial
- Exhibit 3: Legal Description
- Exhibit 4: Volusia County I-1 and Section 2-32 of the Ormond Beach LDC, I-1 zoning district

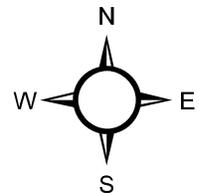
EXHIBIT 1

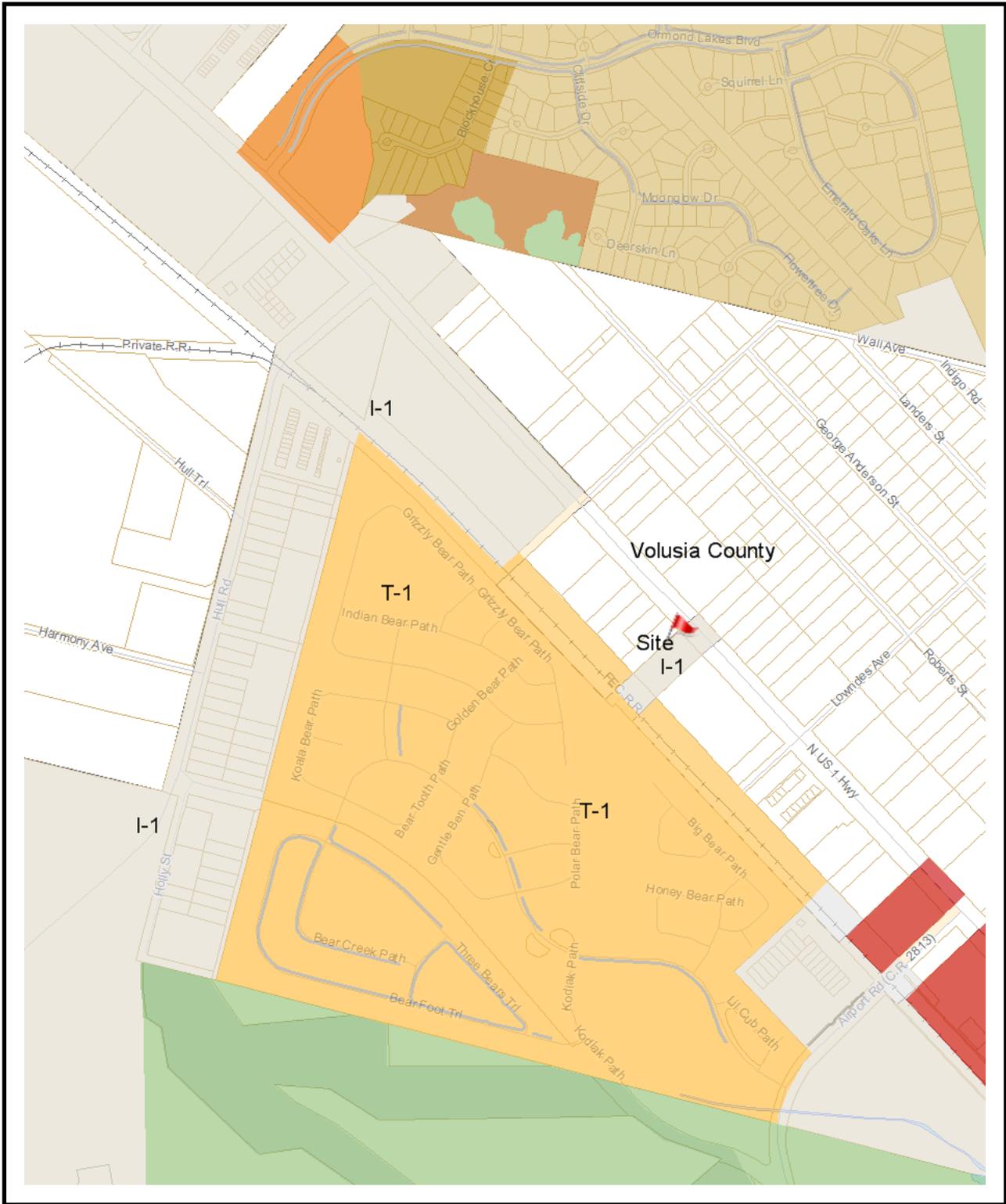
Zoning Map



ZONING AMENDMENT MAP
1142 N US HWY 1 (4238-02-02-0100)

The City of Ormond Beach
 G.I.S. Department
 Prepared by: Eric Dickens 05/31/2011





LOCATION MAP
1142 North US Highway 1

The City of Ormond Beach
 Planning Department
 Prepared by: May 27, 2011

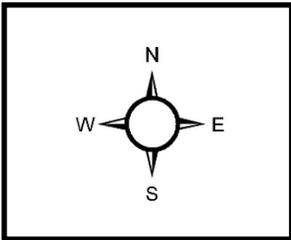
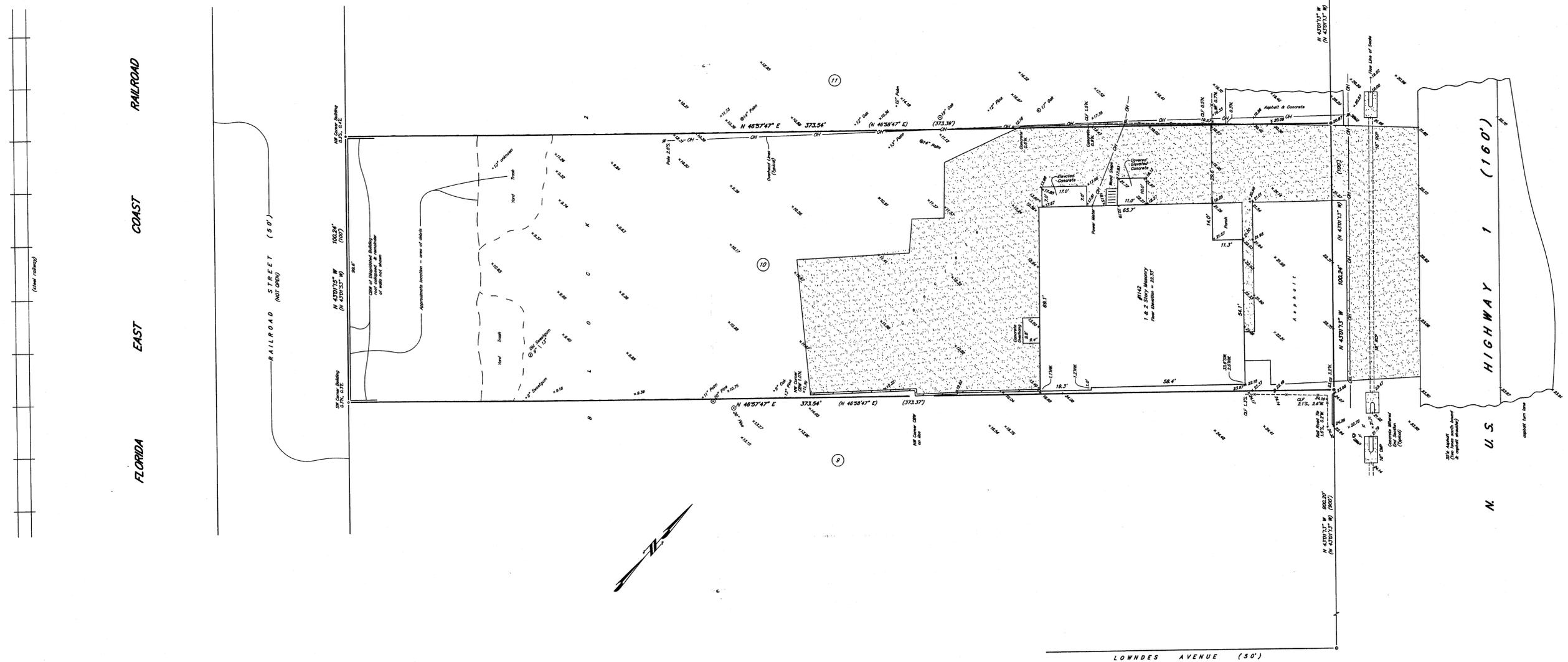


EXHIBIT 2

Photo, Survey and
Location Aerial



1142 North US Highway 1



NOTES:

- - 5/8" Iron Rod and Cap #6883 set
- - 5/8" Iron Rod and Cap #6883 set at corner (5/8" Iron Rod found on line & 0.30' SE.)
- - 1 1/4" Iron Pipe and Cap #4002 recovered
- - 5/8" Iron Rod and Cap #6883 set at corner (5/8" Iron Rod found on line & 0.40' NE.)
- - 5/8" Iron Rod and Illegible Cap found

SCALE: 1" = 80'

- - Cross found
- - Fire Hydrant
- - Wood Utility Pole
- - Water Valve
- CBW - Concrete Block Wall
- CLF - Chain Link Fence
- WF - Wood Fence
- RCP - Reinforced Concrete Pipe
- CMP - Corrugated Metal Pipe

No overhead or underground features shown except as noted.

Record (plat) dimensions are shown in parenthesis where different from field measurements.

Bearings are based on the southwesterly line of U.S. Highway 1 shown hereon, bearing N 43°01'13" W, and are based on the record plat.

SBM1 - Site Bench Mark 1 - top of fire hydrant, elevation = 24.54 feet

SBM2 - Site Bench Mark 2 - nail set in wood utility pole, elevation = 21.49 feet

Elevations are on National Geodetic Vertical Datum based on FDOT "BM 79 97 A 141", published elevation of 28.36 feet.

This survey and plat not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

There may be additional restrictions and/or other matters not shown hereon that may be found in the public records of this county, Florida.

PLAT OF BOUNDARY SURVEY OF:

LOT 10, BLOCK 2, TOMOKA ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE(S) 194 THROUGH 196, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Description taken from Official Records Book 5591, page 787.

The above described property is in unshaded zone "X", per the Flood Insurance Rate Map, Community Number 125155, Map and Panel Number 12127C0203 H, dated 19 February, 2003.

CERTIFICATE:

This is to certify that the plat delineated hereon is in compliance with the Minimum Technical Standards per Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 of the Florida Statutes.

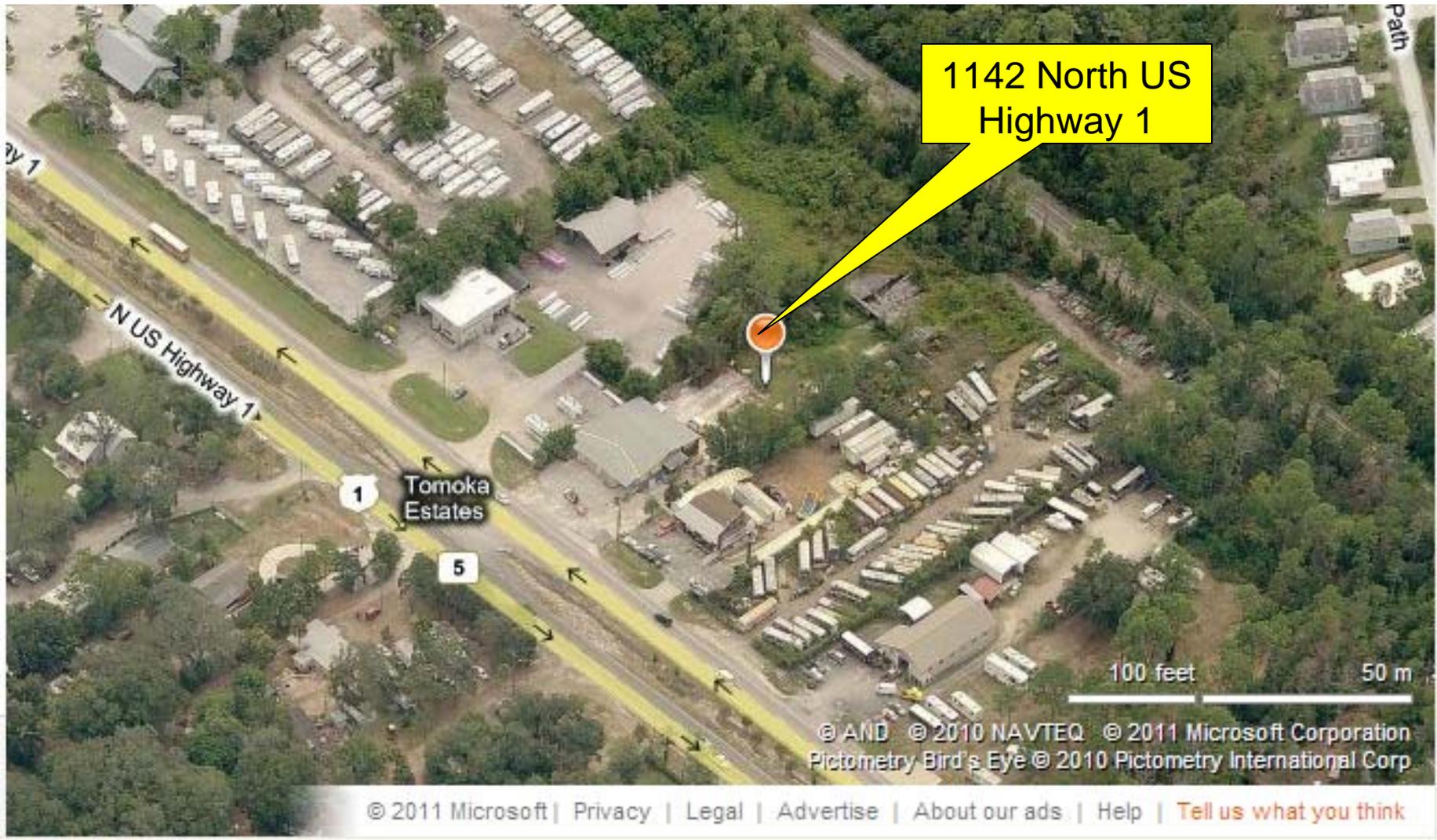
8 February, 2011
(field date)

John J. Matejka, III, P.S.M. #4002
Licensed Business #6883

Topographic details added....

5-5-11

TOMOKA ESTATES, BLOCK 2, LOT 10	
FOR: AMERICAN LEGION POST 287 156 NEW BRITAIN AVENUE ORMOND BEACH, FLORIDA	BY: J. J. MATEJKA & ASSOCIATES, INC. PROFESSIONAL SURVEYORS & MAPPERS 408 HARVEY AVENUE DAYTONA BEACH, FLORIDA JOB #11 17196 PLAT #11X13



1142 North US Highway 1

N US Highway 1

1

Tomoka Estates

5

100 feet

50 m

© AND © 2010 NAVTEQ © 2011 Microsoft Corporation
Pictometry Bird's Eye © 2010 Pictometry International Corp

EXHIBIT 3

Legal Description

LEGAL DESCRIPTION

LOT 10, BLOCK 2, TOMOKA ESTATES RESUB, AS PER PLAT THEREOF RECORDED IN MAP BOOK 11. PAGES 194–196 INCLUSIVE, OF PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT–OF–WAY LINE OF LOWNDES AVENUE (A 50 FOOT RIGHT–OF–WAY) AND THE THE WESTERLY RIGHT–OF–WAY LINE OF U.S. HIGHWAY NO.1 (A 160 FOOT RIGHT–OF–WAY): AND RUN THENCE $N43^{\circ}01'13''$ W ALONG SAID WESTERLY RIGHT–OF–WAY LINE OF U.S. HIGHWAY NO.1 A DISTANCE OF 900.00 FEET TO A POINT; SAID POINT BEING THE NORTHEAST CORNER OF LOT 10, BLOCK 2, TOMOKA ESTATES RESUB, ALSO KNOW AS THE POINT OF BEGINNING. THENCE CONTINUE $N43^{\circ}01'13''$ W ALONG SAID RIGHT–OF–WAY LINE OF US. HIGHWAY NO.1 A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID RIGHT–OF–WAY OF US. HIGHWAY NO.1 RUN $S46^{\circ}58'47''$ W A DISTANCE OF 373.39 FEET TO A POINT ON THE NORTHEASTERLY LINE OF RAILROAD STREET A 50 FOOT STREET AS PER SAID PLAT OF TOMOKA ESTATES RESUB; THENCE $S43^{\circ}01'53''$ E ALONG SAID NORTHEASTERLY LINE OF RAILROAD STREET A DISTANCE OF 100.00 FEET THENCE DEPARTING SAID NORTHEASTERLY LINE OF RAILROAD STREET RUN $N46^{\circ}58'47''$ E A DISTANCE OF 373.37 FEET TO THE POINT OF BEGINNING.

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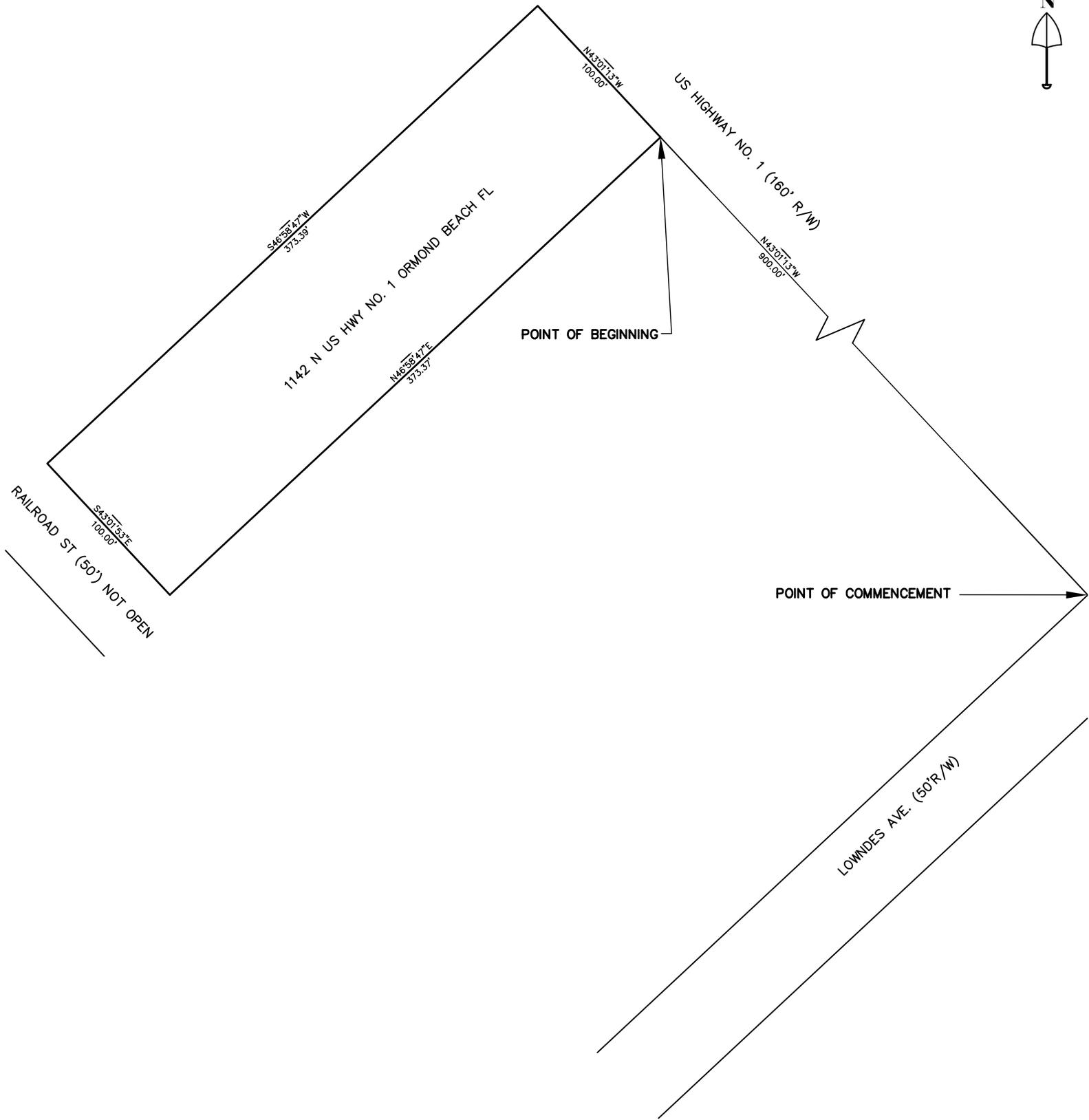


EXHIBIT 4

**Volusia County I-1
and Section 2-32 of
the Ormond Beach
LDC, I-1 zoning
district**

TABLE INSET:

Ord. No.	Date	Section
86-16	10-23-86	X, XIII
87-14	6-18-87	VII
88-2	1-19-88	V
89-20	6- 8-89	VI, XVI

and repealed by § 44 of Ord. No. 90-34, adopted Sept. 27, 1990. See now the PUD regulations of this article.

I-1 LIGHT INDUSTRIAL CLASSIFICATION*

***Editor's note:** Uses deleted from the I-1 classification were derived from the following ordinances: Ord. No. 81-1, § I, adopted Jan. 15, 1981; and Ord. No. 84-1, § XXVI, adopted Mar. 8, 1984.

Purpose and intent: The purpose and intent of the I-1 Light Industrial Classification is to provide sufficient space in appropriate locations for industrial operations engaged in the fabricating, repair or storage of manufactured goods of such a nature that objectionable byproducts of the activity (such as odors, smoke, dust, refuse, electro-magnetic interference, noise in excess of that customary to loading, unloading and handling of goods and materials) are not nuisances beyond the lot on which the facility is located.

Permitted principal uses and structures: In the I-1 Light Industrial Classification, no premises shall be used except for the following industrial uses and their customary accessory uses or structures: (Ord. No. 98-25, § VII, 12-17-98)

Adult bookstores (refer to subsection 72-290(1)). (Ord. No. 92-6, § XLII, 6-4-92)

Adult theaters (refer to subsection 72-290(1)). (Ord. No. 92-6, § XLII, 6-4-92)

Agricultural or farm implement manufacturers.

Aircraft and aircraft part manufacturers.

Aluminum extrusion, rolling manufacturers.

Automobile, truck, truck-trailer, motorcycle, mobile home, manufactured dwelling, recreational vehicle and bicycle manufacturers. (Ord. No. 84-1, § XXXVI, 3-8-84)

Automobile service station, type B.

Bakery products manufacturers.

Basket and hamper manufacturers.

Bedding manufacturers.

Beverage manufacturers.

Blacksmith shops.

Boat manufacturers.

Bolt, nut, screw, washer and rivet manufacturers.

Box and crate manufacturers.

Building components manufacturers.

Building materials storage and sales.

Bus garages and repair shops.

Business equipment manufacturers.

Button manufacturers.

Candy manufacturers. (Ord. No. 84-1, § XXXVI, 3-8-84)

Carbon paper and inked ribbon manufacturers.

Carpet and rug manufacturers.

Chewing gum manufacturers.

Chocolate, cocoa and related products manufacturers.

Cigar and cigarette manufacturers.

Cleaning and dyeing of garments, hats and rugs.

Coal and coke storage and sales.

Coffee, tea and spice processing. (Ord. No. 84-1, § XXXVI, 3-8-84)

Communication towers not exceeding 70 feet in height above ground level. (Ord. No. 97-19, § II, 8-7-97)

Condensed and evaporated milk processing. (Ord. No. 84-1, § XXXVI, 3-8-84)

Container manufacturers.

Contractor's shop, storage and equipment yard. Convenience stores with more than eight vehicular service positions per fuel dispenser island. (Ord. No. 2004-20, § V, 12-16-04)

Cosmetic and toiletry manufacturers.

Creamery and dairy operations.

Culvert manufacturers.

Dairy products manufacturers.

Display and sale (retail or wholesale) of products or parts manufactured, assembled, or otherwise used by the manufacturer, on the premises. (Ord. No. 81-39, § XXVI, 11-19-81; Ord. No. 90-34, § 39, 9-27-90)

Dry-cleaning plants.

Electrical component manufacturers.

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. (Ord. No. 84-1, § III, 3-8-84; Ord. No. 89-20, § VI, 6-20-89; Ord. No. 90-34, § 39, 9-27-90)

Exempt landfills (refer to subsection 72-293(16)). (Ord. No. 89-20, § VI, 6-20-89; Ord. No. 90-34, § 39, 9-27-90)

Exterminating establishments.

Feed and seed processing and storage.

Financial institutions.

Fire stations. (Ord. No. 92-6, § XLII, 6-4-92)

Firearms manufacturers.

Flex office/warehouse facility. (Ord. No. 2004-20, § V, 12-16-04)

Food products manufacturers.

Fruit and vegetable handlers or processors.

Fur finishing.

Furniture manufacturers.

Gas or steam fitting shops.

Grain blending and packaging, but not milling.

Greenhouses.

Heating, air conditioning, ventilation, stove, refrigerator manufacturers.

Heavy truck sales, rental, storage (not including salvage or junkyards) or service establishments. (Ord. No. 2004-20, § V, 12-16-04)

Helipads.

Home occupations, class A (refer to section 72-283). (Ord. No. 86-16, § X, 10-23-86)

Hosiery mills.

Ice manufacturers.

Industrial vocational training school.

Insecticides, fungicides, disinfectants and related industrial and household chemical compounds (blending only).

Iron, ornamental manufacturers.

Knitting, weaving, printing, finishing of textiles and fibers into fabric goods.

Laundries and linen services.

Leather goods manufacturers (not including tanning operations).

Machinery and machine shops.

Meat products (no slaughtering).

Moving and storage companies.

Nail, tack, spike and staple manufacturers.

Outdoor entertainment event (refer to section 10-31 et seq., article II, Code of Ordinances of the County of Volusia). (Ord. No. 2002-22, § XIV, 11-7-02)

Perfumes and perfumed soaps (compounding only).

Pest exterminators.

Pharmaceutical products, drugs (compounding only).

Planning and millwork manufacturers.

Plastic products manufacturers (secondary production). (Ord. No. 90-34, § 39, 9-27-90)

Plating, electrolytic process.

Plumbing supply.

Printing, publishing and engraving.

Publicly owned parks and recreational areas. (Ord. No. 92-6, § XLII, 6-4-92)

Publicly owned or regulated water supply wells. (Ord. No. 92-6, § XLII, 6-4-92)

Radiator repair, cleaning and flushing establishments.

Radio and television broadcasting stations.

Recycling collection center. (Ord. No. 90-34, § 39, 9-27-90)

Recycling transfer station. (Ord. No. 92-6, § XLII, 6-4-92)

Research and development establishment. (Ord. No. 2004-20, § V, 12-16-04)

Restaurants, types A and B, when contained within the principal industrial structure.

Sawmills.

Scale and vault manufacturers.

Sheet metal products manufacturers.

Sign and paint shop.

Solid waste transfer station. (Ord. No. 92-6, § XLII, 6-4-92)

Tool, die and gauge shops.

Railroad yards, sidings and terminals.

Trailer, carriage and wagon manufacturers.

Truck or freight transfer terminals. (Ord. No. 82-20, § XI, 12-9-82)

Truck stops.

Truck, automobile, boat, mobile recreational vehicle and shelter, motorcycle and trailer storage. (Ord. No. 92-6, § XLII, 6-4-92)

Warehouses.

Welding or soldering shops.

Wholesale houses and distributors.

Wood product manufacturers.

Yards of general contractors engaged in building or heavy construction.

Yarn, threads and cordage manufacturers.

(Ord. No. 2004-20, § V, 12-16-04)

Permitted special exceptions: Additional regulations/requirements governing permitted special exceptions are located in sections 72-293 and 72-415 of this article. (Ord. No. 90-34, § 39, 9-27-90)

Air curtain incinerators (refer to subsection 72-293(19)). (Ord. No. 90-34, § 39, 9-27-90)

Animal hospitals, veterinary clinics.

Communication towers exceeding 70 feet in height above ground level. (Ord. No. 97-19, § II, 8-7-97)

Circus headquarters. (Ord. No. 87-14, § VIII, 6-18-87)

Fixed-wing aircraft landing fields.

Flea markets (refer to subsection 72-293(7)). (Ord. No. 90-34, § 39, 9-27-90)

Gas and oil wells. (Ord. No. 84-1, § XXXVI, 3-8-84)

Group homes. (Ord. No. 94-4, § XLIV, 5-5-94)

Junkyards (refer to subsection 72-293(11)). (Ord. No. 84-1, § XXXVI, 3-8-84)

Materials recovery facility as regulated under Rule 62-701.700, F.A.C., (minimum parcel size of 20 acres) (refer to subsection 72-293(16)). (Ord. No. 2004-20, § V, 12-16-04)

Nonexempt excavations (refer to subsection 72-293(15)). (Ord. No. 89-20, § VIII, 6-20-89; Ord. No. 90-34, § 39, 9-27-90)

Only one single-family dwelling for the owner or manager of an existing permitted principal use. (Ord. No. 84-1, §§ XXX, XXXVI, 3-8-84)

Professional and trade schools related to permitted uses (refer to subsection 72-293(5)).

Public uses not listed as a permitted principal use. (Ord. No. 92-6, § XLII, 6-4-92)

Public utility uses and structures (refer to subsection 72-293(1)). (Ord. No. 84-1, § III, 3-8-84)

Schools, parochial or private (refer to subsection 72-293(4)).

Silverware and plateware manufacturers. (Ord. No. 90-34, § 39, 9-27-90)

Temporary and permanent asphalt batching and cement plants (refer to subsection 72-293(9)).

Tire retreading, recapping and vulcanizing shops. (Ord. No. 90-34, § 39, 9-27-90)

(Ord. No. 89-20, § XIII, 6-20-89; Ord. No. 90-34, § 39, 9-27-90; Ord. No. 98-25, § VII, 12-17-98)

(Ord. No. 2004-20, § V, 12-16-04)

Dimensional requirements:

Minimum lot size:

Area: One acre. (Ord. No. 2004-20, § V, 12-16-04)

Width: 150 feet. (Ord. No. 2004-20, § V, 12-16-04)

Minimum yard size:

Front yard: 30 feet.

Side yard: Ten feet, unless abutting an agricultural, residential or mobile home zoned property, then 35 feet. (Ord. No. 81-39, § XXVII, 11-19-81; Ord. No. 98-25, § VII, 12-17-98; Ord. No. 2004-20, § V, 12-16-04)

Rear yard: 20 feet, unless abutting an agricultural, residential or mobile home zoned property, then 35 feet. (Ord. No. 98-25, § VII, 12-17-98; Ord. No. 2004-20, § V, 12-16-04)

For buildings over 35 feet in height, the side and rear yards shall be increased by one foot of yard for each foot of building height over 35 feet. (Ord. No. 81-39, § XXVII, 11-19-81; Ord. No. 98-25, § VII, 12-17-98)

Waterfront yard: 25 feet. For buildings over 35 feet in height, the waterfront yard shall be increased one foot for each foot of height over 35 feet. (Ord. No. 82-20, § XIII, 12-9-82; Ord. No. 90-34, § 39, 9-27-90; Ord. No. 94-4, § XLIV, 5-5-94)

Maximum building height: 45 feet; abutting a residential classification, 35 feet. (Ord. No. 81-39, § XXVII, 11-19-81; Ord. No. 92-6, § XLII, 6-4-92)

Maximum lot coverage: No maximum.

Off-street parking and loading requirements: Off-street parking and loading areas meeting the requirements of section 72-286 shall be constructed. (Ord. No. 90-34, § 39, 9-27-90)

Landscape buffer requirements: Landscaped buffer areas meeting the requirements of section 72-284 shall be constructed.

Final site plan requirements: Final site plan approval meeting the requirements of division 3 of the Land Development Code [article III] is required. (Ord. No. 88-2, § IV, 1-19-88)

(Ord. No. 2004-20, § V, 12-16-04)

I-2 HEAVY INDUSTRIAL CLASSIFICATION*

***Editor's note:** Uses deleted from the I-2 classification were derived from Ord. No. 82-20, § XII, 12-9-82.

Purpose and intent: The purpose and intent of the I-2 Heavy Industrial Classification is to provide for industrial operations of all types, provided they meet the minimum performance standards in this article.

Permitted principal uses and structures: In the I-2 Heavy Industrial Classification, no premises shall be used except for the following industrial uses and their customary accessory uses and structures:

SECTION 2-32: I-1: LIGHT INDUSTRIAL Zoning District

A. PURPOSE: The purpose of the Light Industrial (I-1) zoning district is to provide sites in appropriate locations for light industrial operations which do not generate objectionable on- or off-site impacts including odors; smoke; dust; refuse; electromagnetic interference; or noise (in excess of that customary to loading, unloading, and handling of goods and materials beyond the lot on which the facility is located); or which would have an adverse impact on the City’s wastewater treatment system; or result in hazardous environments for workers or visitors. Consistent with Comprehensive Plan, the I-1 zoning district is intended to implement Comprehensive Plan policies for managing light industrial land uses. This district is not intended to accommodate heavy industrial activities such as those identified herein as prohibited, nor is it intended to accommodate other heavy industrial uses.

B. DIMENSIONAL STANDARDS

1. Type	2. Density	3. Maximum Building Height	4. Maximum Building Coverage	5. Maximum Impervious Lot Coverage	6. Minimum Lot Size	7. Minimum Lot Width	8. Minimum Lot Depth	9. Setbacks				
								a. Front	b. Rear	c. Side	d. Street Side/ Corner	e. Waterfront
Non-Residential Uses	-	45’	None	80%	20,000 SF	100	-	15’	20’ 50’ when abutting residential district	10’ 30’ abutting single-family residential district 25’ abutting multi-family residential district	15’	30’

C. PERMITTED USES

D. CONDITIONAL USES

E. SPECIAL EXCEPTION USES

F. OTHER STANDARDS

<ol style="list-style-type: none"> 1. Airport 2. Business Services 3. Construction and Home Improvement 4. Industrial Uses, Light 5. Research Activities 6. School of Art 7. Vehicle Repair, Type “A” 8. Warehouse, Business 9. Warehouse, Storage 	<ol style="list-style-type: none"> 1. Auction Business 2. Business/Professional Offices 3. Clubs and Fraternal Organization 4. Dry Cleaning Plant and Systems 5. Flea Markets 6. Garden Centers and Nursery 7. Golf Course and Country Club 8. House of Worship 9. Non-Emergency Medical Transport Services 10. Outdoor Storage 11. Parks and Recreation Facilities, Private 12. Parks and Recreation Facilities, Public 13. Public Facilities 14. Public Utilities 15. Recreational Facilities, Indoor 16. Recreational Facilities, Outdoor 17. Restaurant, Type “A” 18. Restaurant, Type “B” 19. Retail Sales and Service, Showroom 20. RV or Boat Storage 21. Telecommunications Towers, Camouflaged 22. Vehicle Repair, Type “B” 23. Vehicle Washing and Detailing 24. Warehouse, Mini-Rental 25. Wind Energy System 	<ol style="list-style-type: none"> 1. Child Care Facilities 2. Outdoor Activity 3. Outdoor Storage 4. Silviculture 5. Telecommunication Tower 6. Terminal, Truck 	<p>All development must comply with the following requirements:</p> <ol style="list-style-type: none"> 1. Wetlands (Chapter 3, Article II); 2. Landscaping and Buffering: If the parcel abuts a designated Greenbelt Corridor, the standards of Chapter 3, Article II shall apply with regard to buffering and landscape requirements 3. See Conditional and Special Exception regulations (Chapter 2, Article IV)
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G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in Chapter 2, Article III.

City of Ormond Beach Commercial Development Report --June 2, 2011

#	Project	Description	Applica-tion Date	1st Review	2nd Review	3rd Review	4th Review	5th Review	Final Approval	DO Expiration	LDC Extension Expiration	SB Expiration	Advisory Board	City Commis-sion	Building Permit Info	Building Permit Value	Eng. Permit	Clearing Permit	Under Construct-ion	CO Issued	E or Arc = Project Engineer or Architect O = Owner A = Applicant
1	400 Clyde Morris Boulevard 400 Clyde Morris Boulevard 07-1240	Minor Modification to approved site plan for 2 office buildings (9,384 and 7,671 SF)	12.26.07	01.16.08	04.01.08				06.19.08	06.19.10	06.19.11	06.19.13	NA	NA	Not Applied						E = Harpster Engineering O = Ormond Medical Arts ARC = BPF Design
2	889 - 917 W. Granada Boulevard 889 - 917 W. Granada Boulevard 07-1228	Redevelopment of 4 single-family homes into two 4.437 SF office buildings	12.03.07	12.26.07	03.04.08	12.23.08							NA	NA	NA						E = Parker Mynchenberg & Associates O = Donald & Shirley Gay ARC = David Leete
3	AIRPORT RD EXTENSION/SR 40 ROAD IMPROVEMENTS 2701 West Granada Boulevard 09-25000002	Connection of Airport Road to SR40	04.14.09	04.28.09	02.02.10				02.04.10	02.04.12 Under Const.			NA	NA		\$73,403	02.09.10	02.09.10	25%		E= Hunter's Ridge Development Services, Inc. O = Ormond Beach/FDOT
4	ATLANTIC CENTRAL ENTERPRISES 14 West Tower Circle 08-25000008	New 26,500 +/- SF Industrial Warehouse/Office	04.08.08	04.22.08	06.10.08				07.03.08	07.03.10	07.03.11	07.03.12	NA	NA	Not Applied						O = Atlantic Central Enterprises A = Steve Traulson E = W.A. Cross Engineering, Inc
5	BETNR HANGERS @ OB AIRPORT 85 Hanger Way 10-00000036	Phased construction of three buildings (1: 1,000 SF office, 5,300 SF manufacturing, 6,300 SF hanger) (2: 1,600 SF office, 10,500 SF hanger) (3: 4,800 Warehouse)	12.08.09	12.22.09	02.09.10				03.22.10	03.22.12			NA	NA							E = McKim & Creed A = BETNR ARC = BPF Design
6	BROWN/THOMPSON COMMERCIAL 1287 West Granada Boulevard 08-25000037	2 Buildings = 18,992 Square Feet	12.01.08	12.16.08	01.04.11	06.07.11							Required	Required							E = Danny Johns O = Brown/Thompson
7	CARDINAL DRIVE LIFEGUARD STATION 301 Cardinal Drive 11-23	Demolish existing structure and build new lifeguard station with public restrooms and expand parking	02.22.11	03.08.11	05.25.11								NA	NA							
8	CHASE BANK 75 Shadow Lakes Boulevard 11-37	Demolition of two existing buildings and construction of 4,200 square foot bank building and associated site	03.22.11	04.05.11	06.14.11																
9	COURTYARD PBD 135 N. US1 (between Highland and Dix) 07-1243	12,000 Square Feet Retail (Dollar General complete) and 16 MF units	01.04.08	02.04.08	12.01.08	02.17.09			06.12.09	06.12.11	Not Applied	NA	04.09.09 PB	06.02 CC Ord 09-17 Expires Ph.2 06.02.12							E = Danny Johns O = Ormond Central Market Place ARC = Richard Brookfield
10	ELAB EXPANSION 8 East Tower Circle 08-25000017	Expansion of 7,000 SF	07.15.08	07.29.08	08.17.10				10.25.210	Under Const.			NA	NA	Issued 11.29.10	\$920,936	11.12.10	11.12.10	92%		E = Mark Dowst & Associated O = Ameritech & ELAB APP = Pace Analytical Services
11	MARIA BONITA 195 West Granada Boulevard 08-19000005	Expansion of restaurant to 177 +/- seats and site improvements	09.08.09	09.22.09	01.05.10	01.05.10			11.11.10	11.11.12			App. 6-0; 01.14.10	Ord.10-22 02.16.10		\$193,000 for site work	01.19.11	01.19.11	40%		E = Alann Engineering O = Taxco ARC = BPF Design
12	MIRO MEDICAL 150 Sage Brush Trail 08-25000013	Construct new 6,400 SF medical office & site improvements	08.12.08	08.26.08	12.23.08				09.16.09	Under Const.			NA	NA	See below					E = Parker Mynchenberg & Associates O = Miro Group LLC ARC = BPF Design	
12	MIRO MEDICAL 150 Sage Brush Trail 10-00000041	Wall waiver request; Community Meeting 03.01.10	12.15.09						06.02.10	Under Const.			04.08.10	05.18.10- Approved 2010-071	See below					E = Parker Mynchenberg & Associates O = Miro Group LLC ARC = BPF Design	
12	MIRO MEDICAL 150 Sage Brush Trail 10-135	Phase construction of building with Phase one being a 3,320 square foot building	8.17.10	08.31.10					09.08.10	Under Const.			NA	NA	Issued 11.12.10	\$624,800	11.12.10	11.12.10	98%		E = Parker Mynchenberg & Associates O = Miro Group LLC ARC = BPF Design
13	NORTH ORCHARD CENTER 150 North Orchard 07-1167	New 7,400 SF office (2,000SF), warehouse (10 units) and mini-storage (218 units)	05.14.07	06.06.07	08.29.07	11.14.07	01.02.08		04.08.08	04.08.10	04.07.11	04.07.13	PB 01.10.08 APP (6-0)	CC 03.04.08 Ord 08-09 Expires 03.04.13							E = Alaen Engineering Group, Inc O = Brian Share

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City of Ormond Beach Commercial Development Report --June 2, 2011

#	Project	Description	Application Date	1st Review	2nd Review	3rd Review	4th Review	5th Review	Final Approval	DO Expiration	LDC Extension Expiration	SB Expiration	Advisory Board	City Commission	Building Permit Info	Building Permit Value	Eng. Permit	Clearing Permit	Under Construction	CO Issued	E or Arc = Project Engineer or Architect O = Owner A = Applicant
14	NOVA BANK 169 North Nova 07-1200	1,800 SF Bank	08.29.07	09.12.07	10.24.07	12.05.07			01.08.08	01.09.10	01.09.11	01.09.12	NA	NA	Not Applied		X				E = Alaan Engineering Group, Inc O = Paul F. Holub, Jr. ARC = BPF Design
15	ORMOND BEACH MIDDLE SCHOOL 151 Domicilo Avenue 11-26	Demolition of 9 structures and construction of 2 new buildings (3 & 6) and associated site improvements.	02.15.11	03.02.11					no objection letter				NA	NA							E = Kilma Weeks O = Volusia County School Board
16	OLIVE GROVE 765 W. Granada Boulevard 10-125	Amend Granada Grande approved from 208 housing units to 88	07.06.10	07.14.10					10.14.10	Under Const.	NA	NA	08.12.10 Approved	Approved 09.21.10 Ord 10-44	12.01.10	\$14,269.77	12.01.10	12.01.10	35%		E = Alaan Engineering Group, Inc O = Beneficial Communities ARC = Forum Architects
17	ORMOND CROSSINGS PMUD 100 Ormond Crossings Boulevard 10-134	Master Development Plan zoning document for Ormond Crossings project (no site plan approval)	08.16.10	09.02.10																	O = Tomoka Holdings LLC A = Tomoka Holdings LLC
18	ON THE BOULEVARD 11-43 West Granada Boulevard 08-25000004	Rose Villa (43 Granada) complete othe improvements under construction	03.18.08	04.01.08	07.01.08				11.26.08	Under Const.	NA	NA	Approved 07.24.08 DRB	Approved 08.26.08 R 2008-146	Multiple Permits	X	X	X	94%		E = Harpster Engineering O = Highlander Corporation ARC = Brookfield
19	ORMOND GRANDE 1255 North US1 10-00000006	New 4,800 SF industrial and 60 townhomes (see residential report)	10.13.09	10.27.09	01.05.10				01.11.10	01.11.12		NA	Not required	Not Required							E = Parker Mynchenberg & Assoc O/A = Ormond Grande LLC
20	PARHAM BUILDING MODIFICATION 3 Aviator Way 09-19000003	Construct new 5,340 SF warehouse at rear of site	07.28.09	08.11.09					10.08.09	10.08.11	Under Const.	Under Const.	NA	NA	Site work permit issued	\$78,700 (site work only)	11.25.09	11.25.09	25%		O = Parham Florida Development LLC E = Mark Dowst & Associates A = Stan Hoelle
21	PRINCE OF PEACE - SOCIAL SERVICE 600 South Nova Road 10-00000007	12,160 square foot new building for Church thrift shop, meeting area, offices, and food pantry	11.03.09	11.17.09 (concept)	12.29.09								04.08.10	05.18.10							E - Alann Engineering O = Prince of Peace ARC + DJ Designs
22	RIVERBEND CHURCH EXPANSION 2080 West Granada Boulevard 09-25000008	Site improvements and utility connect in association with expansion in Daytona Beach	09.08.09	09.22.09	01.18.11								NA	NA							E = Mark Dowst & Associates O = Riverbend Church
23	ROOT COMMERCE PARK 900 North US Highway 1 06-4-1107	New 99,000 SF (49,200 office) and warehouse in 5 buildings on 12.48 acres	04.26.06	05.18.06	08.17.06	10.12.06	12.07.06		06.27.08	06.27.10	06.06.11	06.06.13	PB 11.09.06 A (5-0)	02.20.07- CC Ord 07- 07 Exp: 02.20.130	Not Applied						E = Parker Mynchenberg & Associates ARC = BPF Design A = Root Chapman
24	S.R. PERROTT - US 1 DISTRIBUTION CENTER 1280 North US1 06-8-1124 (HTE 06-157)	New 128,922 SF distribution center (29,348 SF office)	08.03.06	08.31.06	01.24.07	04.04.07	05.15.07		07.27.07	07.27.09	07.27.10	07.27.11	NA	NA	On Hold						E = Parker Mynchenberg & Associates O = Michele P. Connors, Trustee
25	SPACE COAST BANK AT TYMBER CREEK 1940 West Granada Boulevard 08-19000007	Minor Modification to approved site plan to modify the building structure.	11.18.08	12.02.08	03.25.09				10.28.09	10.28.11	Not Applied	NA	NA	NA							E = Zahn Engineering O = Space Coast Credit Union ARC = Building Management Systems, Inc.

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City of Ormond Beach Commercial Development Report --June 2, 2011

#	Project	Description	Application Date	1st Review	2nd Review	3rd Review	4th Review	5th Review	Final Approval	DO Expiration	LDC Extension Expiration	SB Expiration	Advisory Board	City Commission	Building Permit Info	Building Permit Value	Eng. Permit	Clearing Permit	Under Construction	CO Issued	E or Arc = Project Engineer or Architect O = Owner A = Applicant
26	ST. JAMES EXPANSION 44 South Halifax Drive 08-25000012	A 4,336 SF expansion of the existing site with site improvements	05.28.08	06.10.08	07.08.08								NA	NA							E = Zev Cohen & Associates O = St. James Episcopal Church Arc = Cummings & McCrady, Inc.
27	T-MOBILE TOWER 1 South Old Kings Road 10-000096	Construct a 140 foot camouflaged flagpole.	04.06.10	04.20.10	02.16.11								NA	NA							E = KCI Technologies, Inc. O = Omega 40 Enterprises LTD
28	TOMOKA CHRISTIAN CHURCH 1450 Hand Avenue 07-1201	Proposed New Church - 61,000 SF, 801 seats	08.29.07	09.26.07	11.14.07	02.05.08	03.04.08	04.01.08	06.19.08	06.16.10	06.16.11	05.06.12	Approved 03.27.08 DRB	App 05.06.08 Res. 08-102 Expires 05.06.12							E = Zev Cohen & Associates O = Tomoka Christian Church ARC = Hyde West Architects
29	WASTEWATER TREATMENT EXPANSION 550 Orchard Street 10-0000001	Wastewater treatment Expansion	10.06.09	10.20.09	03.02.10				03.10.10	03.10.12 Under Const.					Issued 10.20.20		Issued 10.20.20	Issued 10.20.20	20%		E = Camp Dresser & McKee Inc. O = City of Ormond Beach
30	WAL-MART PARKING MODIFICATIONS 1521 West Granada Boulevard 09-2500007	Modify parking - remove 89 spaces, façade renovations	07.07.09	07.21.09	08.18.09				11.04.09	11.04.11	Not Applied	NA	Approved 09.10.09	App. 11.03.09 Ord 09-37 Expires 11.03.11	Issued	\$806,676	X	X	60%		E = Duplantis Group O = Wal-Mart Stores
31	WEST GRANADA OFFICES 1291 West Granada Boulevard 08-2500038	Two buildings = 33,000 square feet	12.08.08	12.23.08	08.11.09								Required	Required							E = Alann Engineering O = IEL Medmal LLC ARC = BPF Design

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City of Ormond Beach Residential Development Report -- Ending June 2, 2011

#	Project	Description	Applica-tion Date	1st Review	2nd Review	3rd Review	4th Review	5th Review	Final Approval	DO Expiration	LDC Extension Expiration	SB 360 Expiration	Advisory Board	City Commis-sion	Building Permit Info	Eng. Permit	Clearing Permit	Under Construct-ion	CO Issued	E or Arc = Project Engineer or Architect O = Owner A = Applicant
A	COURTYARD PBD 135 N. US1 (between Highland and Dix) 07-1243	21,000 Square Feet Retail (9,000 Dollar General) and 16 MF units	01.04.08	02.04.08	12.01.08	02.17.09			06.12.09	06.12.11	Not Applied	NA	04.09.09 PB	06.02 CC Ord 09-17 Expires Ph.2 06.02.12	None for Residential					E = Danny Johns O = Ormond Central Market Place ARC = E.M.P. Architecture & Design
B	DEER CREEK SUBDIVISION 2400 Airport Road 04-08-989	346 Single-Family Lots (4 phases)	08.24.04						08.31.05	Under Const.	Under Const.	Under Const.	Final Plat: O 2006-11 (Ph. 1) Final Plat: O 2007-13 (Ph. 2) Final Plat: O 2007-14 (Ph. 3) Final Plat: O 2007-15 (Ph. 4)	Phase 1 Phase 2 Phase 3 Phase 4			Done Done Done 0%		E = Mark Dowst & Associates O/A = Hunter's Ridge, Inc	
C	ENCLAVE AT NORTH POINTE Tymber Creek Road (Parcel # 4113-00-00-0032) 05-06-1041	34 Single-Family Lots	06.29.05	03.02.06	03.23.06	10.12.06	02.21.07	04.11.07	09.10.07	08.01.09 PRD Zoning	08.01.10	08.01.12 Zoning & 10.08.12 Site Plan	O 06-08 (PRD) R- 04-206 Plat	Not Applied						E = Land Plan Engineering Group O = Silverstein & Goldberg Trust A = White Falcon Land & Development
C	ENCLAVE AT NORTH POINTE Tymber Creek Road (Parcel # 4113-00-00-0032) 10-153	34 Single-Family Lots - PRD Amendment Transfer traffic concurrency vesting to Marshside subdivision	10.04.10	10.19.10									Required	Required						E = Land Plan Engineering Group O = Silverstein & Goldberg Trust A = White Falcon Land & Development
D	MARSHSIDE AT GROOVER BRANCH Tymber Creek Rd. & Airport Rd. (Parcel # 4124-00-00-0240) 05-06-1035	68 Single-Family Lots	06.08.05	12.08.05	02.02.06	03.23.06	09.19.07	6.10.08		11.14.09 PRD Rezoning	11.14.10 Zoning	11.14.12 Zoning	PB 06.08.06 Deny (3-2)	11.14.06 Ord. 06-09						E = Land Plan Engineering Group O = Enclave of Timber Creek LLC A = White Falcon Land & Development
D	MARSHSIDE AT GROOVER BRANCH Tymber Creek Rd. & Airport Rd. (Parcel # 4124-00-00-0240) 10-152	Amendment & rezoning for Marshside subdivision to increase the number of lots from 68 to 104 units.	10.04.10	10.19.10									Required	Required						E = Land Plan Engineering Group O = Enclave of Timber Creek LLC A = White Falcon Land & Development
E	OLIVE GROVE 765 W. Granada Boulevard 10-125	Amend Granada Grande approved from 208 housing units to 88	07.06.10	07.14.10					10.14.10	10.14.12			08.12.10 Approved	09.07.10 & 09.21.10	Issued 12.01.10	Issued 12.01.10	Issued 12.01.10	35%		E = Alaan Engineering Group, Inc O = Beneficial Communities ARC = Forum Architects
F	ORMOND GRANDE 1255 North US1 10-00000006	New 4,800 SF industrial and 60 townhomes	10.13.09	10.27.09	01.05.10				01.11.10	01.11.12		NA	Not required	Not Required						E = Parker Mynchenberg & Assoc O/A = Ormond Grande LLC
G	ORMOND STATION 644 North Nova Road 08-25000039	29 Townhomes	11.06.08	12.02.08	06.09.09	12.22.09	02.23.10 (final)		03.09.10	03.09.12										E = Harpster Engineering O = Scott Vanacore
H	PINELAND East of I-95, north of Airport Road 08-23000002	Preliminary Plat of 192 Single-Family Lots	11.04.08	11.18.08	02.17.09					10.21.13 PRD Rezoning		NA	PB Approved (4-2)	Approved Ord 08-44						E = Zahn Engineering O = Funcoast Developers
I	RIVER OAKS Airport Road (Parcel # 4124-00-00-0040) 03-10-935	101 Single-Family Lots	06.28.06	07.13.06	01.24.07	08.01.07	09.12.07		11.07.07	Under Const.	Under Const.	Under Const.	10.25.07 DRB (6- 0)	12.18.07 R07-226 (P. Plat)	Subdivision Imp. Value: \$1,256,900	05.12.10	05.12.10	50%		E = Harpster Engineering O/A = Vanacore Homes
J	TOMOKA GOLF VILLAGE 20 Tomoka Oaks Blvd. 05-06-1039	122 Townhomes & 3 Single-Family Lots	06.15.05	09.29.05	05.03.06	07.27.06				10.17.08 PRD Rezoning	10.17.10	10.17.12	08.10.06	10.17.06 O 06-17						E/A = CPH Engineers, Inc. O = Tomoka Oaks Golf/Country Club

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