



A G E N D A

ORMOND BEACH PLANNING BOARD

Regular Meeting

July 14, 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. June 9, 2011

VI. PLANNING DIRECTOR'S REPORT

VII. PUBLIC HEARINGS

A. **PBD 06-35: 1287 West Granada Boulevard – Planned Business Development Rezoning**

This is a request by Harvey Brown and Maurice Thompson, to allow a rezoning from SR (Suburban Residential) to PBD (Planned Business Development) to allow the development of a 9,225 square feet building on a 2.53-acre parcel. The subject property is located on the north side of Granada Boulevard, approximately 300 feet east of the intersection of Seminole Drive and Granada Boulevard. The street address is 1287 West Granada Boulevard.

VIII. OTHER BUSINESS

IX. MEMBER COMMENTS

X. ADJOURNMENT

M I N U T E S
ORMOND BEACH PLANNING BOARD
Regular Meeting

June 9, 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 Jorczak
Rita Press
Doug Thomas
Doug Wigley

Staff Present

Randy Hayes, City Attorney
Ric Goss, AICP, Planning Director
Steven Spraker, AICP, Senior Planner
Chris Jarrell, Recording Technician

II. INVOCATION

Mr. Briley 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 meeting minutes from the May 12, 2011 Planning Board meetings. Mr. Jorczak stated that on the February 10, 2011 meeting minutes that "sought" should be "bought".

Mr. Wigley moved for the approval of the minutes from the June 9, 2011 meeting as amended. Mr. Jorczak seconded the motion, which was unanimously approved.

VI. PLANNING DIRECTOR'S REPORT

Mr. Goss reported he had two items to report. The first item was that on July 21, 2011 the Volusia County Council intends to discuss the City's mobility fees at their next meeting. The second item was that Bridget Barton, the new Planning Technician had further injured her foot that required surgery. Mr. Goss stated that he would not be able to hold the position for a long period of time and the position was going to be readvertised in order to re-hire the position.

Ms. Press noted the Volusia County Council had electronic message signs on an upcoming agenda.

VII. PUBLIC HEARINGS

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

Mr. Spraker presented the staff report for the above application. Mr. Spraker stated the Land Use Map amendment was 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. Mr. Spraker stated that the American Legion discussed with City staff the permitting requirements during their due diligence to buy the property.

Mr. Spraker stated that the annexation of the property is occurring based on the proposed connection to City utilities and based upon the fact that the proposed club and fraternal organization use is allowed as a Conditional Use in the City I-1 zoning district. Mr. Spraker detailed that the property is a non-conforming developed site and said the proposed modifications would be a positive improvement for the area.

Mr. Spraker concluded that the land use application was based on annexation and that the amendment changed the Volusia County industrial designation to Ormond Beach industrial designation. Mr. Spraker stated staff reviewed the application based on the criteria found in the staff report and recommended approval.

Ms. Press questioned if a property could apply for a different land use designation than the Volusia County designation. Mr. Spraker answered that as the result of an annexation, the City would process the application for a similar land use category and if the applicant desires a different land use designation, they would need to submit the application along with the data and analysis to support the request.

Mr. Briley made a motion to recommend approval of LUPA 11-083. Mr. Jorczak seconded the motion followed by a unanimous vote of the Board.

Chair Thomas declared the public hearing to be closed.

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

Mr. Spraker presented the staff report for the above application. Mr. Spraker stated this was a 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). Mr. Spraker stated that the proposed club and fraternal origination use is a Conditional Use which is a staff approval by the Site Plan Review Committee. Mr. Spraker concluded that staff recommended approval for this amendment.

Ms. Press inquired as to what was going to occur with the existing American Legion building on New Britain Avenue.

John McAlister, 830 Buena Vista Avenue, of the American Legion stated that the current property at 156 New Britain Avenue belonged to the City and the American Legion has outgrown the facility. Mr. McAlister stated that the American Legion has invested a lot of money into the existing facility and that it would be left in very good condition.

Ms. Behnke asked if the future site plan would be reviewed by the Planning Board.

Mr. Spraker stated that as a Conditional Use, the approving body would be the Site Plan Review Committee. If the project needed waivers or could not meet a land development requirement, then it could potentially be reviewed by the Planning Board and City Commission as a Planned Business Development.

Ms. Behnke stated her concern was that the buffers to the rear of the property next to Bear Creek be preserved.

Mr. Spraker stated that Ms. Behnke's concern was understood and the Land Development Code does provide buffer requirements between the American Legion property and Bear Creek.

Mr. Heaster indicated that there was the railroad tracks and existing vegetation between the two properties.

Mr. Spraker stated that the buffer would be reviewed by the Site Plan Review Committee.

Mr. Briley stated that he would miss seeing the American Legion at the New Britain Avenue location.

Mr. Briley made a motion to recommend approval of RZ 11-084, Mr. Jorczak seconded the motion, which was approved by a unanimous vote of the Board.

Chair Thomas and other Board members thanked members of the American Legion in attendance and wished them well with their new site.

Chair Thomas declared the public hearing to be closed.

VIII. OTHER BUSINESS

There was no other business.

IX. MEMBER COMMENTS

There were no member comments.

X. ADJOURNMENT

The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Ric Goss, AICP, Planning Director

ATTEST:

Doug Thomas, Chair

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: July 7, 2011

SUBJECT: Brown/Thompson Commercial Site Planned Business Development

APPLICANT: Harvey Brown and Maurice Thompson

NUMBER: 06-35

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION:

This is a request by Harvey Brown and Maurice Thompson, to allow a rezoning from SR (Suburban Residential) to PBD (Planned Business Development) to allow the development of a 9,225 square foot building on a 2.53-acre parcel. The subject property is located on the north side of Granada Boulevard, approximately 300 feet east of the intersection of Seminole Drive and Granada Boulevard. The street address is 1287 West Granada Boulevard.

BACKGROUND:

The property owners began the process of amending the subject property's land use and zoning in August of 2006. One key issue in the land use application was transportation concurrency along Granada Boulevard from Clyde Morris Boulevard to Interstate 95. On July 15, 2008, the City Commission approved Ordinance 2008-22, that amended the City's Future Land Use Map for this property from "Suburban Low Density Residential" to "Office/Professional". The Ordinance included the following conditions:

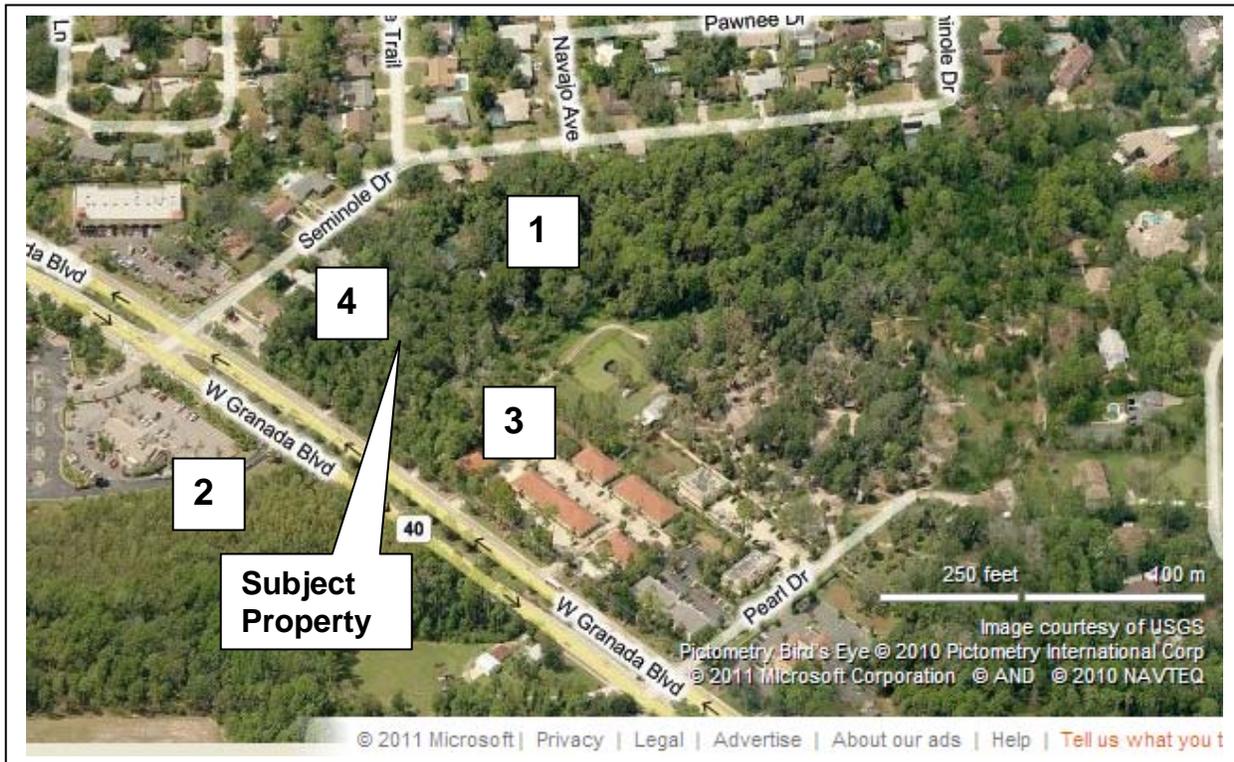
- A. The maximum number of trips permitted on the site shall not exceed 900 average daily trips as calculated by the ITE Trip Generation Manual;
- B. A traffic study will be required at the time of site development for intersection analysis and to confirm concurrency on affected roadways;
- C. The site development and rezoning shall be through the Planned Business Development process (allowing Planning Board review of the site plan);
- D. The 50' ingress easement shall be dedicated as a public right-of-way and constructed at time of site development by the property owner; and
- E. No residential uses shall be permitted on the property.

The applicant submitted a site plan for the Planned Business Development to the Site Plan Review Committee (SPRC) on December 1, 2008 and comments were issued on

December 16, 2008. The next re-submittal was on December 21, 2010 and comments were issued on January 4, 2011. The third submittal was submitted on May 24, 2011 and SPRC comments were issued on June 7, 2011. The remaining SPRC comments are not significant enough that they would cause the site plan to change substantially and are listed in Exhibit 1.

The adjacent FLUM designations and zoning classifications are illustrated in the following table:

	#	Current Land Uses	Future Land Use Designation	Zoning
North	1	Vacant Land	“Office/Professional”	SR (Suburban Residential)
South	2	Across SR 40: Lowes and Vacant County land	“Commercial”	B-8 (Commercial)
East	3	1275 Professional complex and Single Family residential	“Office/Professional”	B-10 (Suburban Boulevard) & SR (Suburban Residential)
West	4	Single Family residential	“Suburban Low Density Residential”	SR (Suburban Residential)



The property to the north of the subject property underwent a similar land use amendment from “Suburban Low Density Residential” to “Office/Professional” and is also required to obtain a Planned Business Development zoning designation. The residential property to the east of the property at 1283 West Granada Boulevard is owned by Mr. Thompson and is proposed to accommodate the project’s stormwater retention. The applicants have indicated that the property at 1301 West Granada Boulevard is owned by a family member.

Section 2-02 of the Land Development Code provides a consistency matrix for zoning and land use classifications and the following zoning districts are considered consistent: B-1 (Professional Office/Hospital), B-9 (Boulevard), B-10 (Suburban Boulevard) and PBD (Planned Business Development). Based upon the Ordinance approving the land use change, the zoning district is required to be Planned Business Development.

In 2010 the Comprehensive Plan was updated based upon the Evaluation and Appraisal Report. A major revision within the update was the method of performing transportation concurrency. The City adopted a mobility strategy that altered the application of concurrency and encouraged development and redevelopment in the City core areas that are served with transit. Granada Boulevard from SR A1A to Williamson Boulevard was listed as a transportation concurrency exception area where other modes of transportation were sought. While the project has a maximum number of trips based on the land use amendment, concurrency along this portion of Granada Boulevard is no longer applicable.

PROJECT DESCRIPTION:

The project is required to obtain a PBD zoning designation based on the 2008 land use approval. The property acreage is 2.53 acres and the proposed development is 9,225 square feet. There are two additional land areas included in the project of 0.31 acres for an access drive and 0.84 acres for the detention pond. Below is a summary of the project:

1. The project proposes to incorporate by reference in the PBD the uses and dimensional standards of the B-10 zoning district which includes office and professional types of uses. The zoning district does allow 20% of the total floor area to be retail and a restaurant type “A” (site down restaurant with 150 seats). The project has not identified any tenants to date.
2. The project proposes a 5 year expiration date from the date of City Commission approval. The Land Development Code currently allows an additional two years of extensions as a staff approval.
3. The project is proposed to be phased. The first phase is shown on the attached site plan exhibits. The second phase would require a PBD amendment with review by the Planning Board and approval by the City Commission.
4. The roadway required by the land use Ordinance is also proposed to be phased. The site plans show the construction of a 50’ right-of-way of approximately 195’ with a sidewalk and utilities. The roadway shall be privately maintained until the remainder of the project is complete at which time the ROW would be dedicated to Ormond Beach. This roadway is designed to access this site and additional

properties in the future, such as 1291 and 1301 West Granada Boulevards and eventually connect eastward to Pearl Drive.

5. The property has an existing 50' access easement for the property at 1283 West Granada Boulevard which is proposed to be located to the western portion of the property.
6. Based on the building size of 9,225 square feet and assuming all office use for the project, 46 parking spaces would be required. The site plan indicates there are 49 parking spaces proposed.
7. The project proposes two off-site improvements. The first is the dedication of 25' from the property at 1301 West Granada Boulevard for the public roadway. The second off-site improvement is the construction of the stormwater retention system on the 1283 West Granada Boulevard property.
8. The project has the following landscape buffers and building setbacks:

	Landscape		Building	
	Required	Provided	Required	Provided
Front:	36'	42' to 75'	75'	75' to building 65' to columns
Rear	6'	260' (future phase 2 area)	20'	330' +/-
Side Corner	10'	10'	75'	75' to building 70' to columns
Side	6'	20'	20	25'

The landscape buffers have been met or exceeded in the site plan design. The project is utilizing Section 2-36.D.2 of the Land Development Code that allows a 20% setback reduction in order to achieve design objectives related to architectural form. The proposed building meets the required 75' setback on the Granada Boulevard and side street frontage. The canopy overhangs that are part of the Florida Cracker architectural design are setback 65' along the Granada Boulevard frontage and 70' on the side street.

9. Section 2-50.N.13 of the Land Development Code provides a chart showing when buffer walls are required. The chart states that where a side yard of a commercial use abuts a SR zoned property, the SPRC has the ability to determine the buffer type. This property has SR zoned property to the east and west. The SR zoned property to the east is owned by one of the property owners and serves the property with stormwater retention. The property to the west is owned by a family who is dedicating 25' of their property for the roadway access and does not desire a wall. The SPRC has determined that a buffer wall would not be beneficial to either abutting property and the property owners are a part of the site development of this Planned Business Development.

ANALYSIS:

The property is designated as Office/Professional on the City's Future Land Use Map (FLUM). Section 2-02 of the Land Development Code identifies the following zoning districts as compatible with this FLUM classification: B-1 (Professional Office/Hospital), B-9 (Boulevard), B-10 (Suburban Boulevard) and PBD (Planned Business Development). It is important to note that the land use amendment approval specifically required a rezoning to Planned Business Development to provide additional oversight of the project development.

According to Chapter 2, Article II, Section 2-36 of the Land Development Code the purpose of the Planned Business Development zoning district:

“is to establish regulatory standards for controlling the location of comprehensively planned business centers accessible to arterial roadways. The PBD is intended to incorporate a flexible management policy which incorporates urban design amenities, including streetscape improvements, and fosters innovative master planning in the design and development of commercial centers. The PBD district provides a diversified mix of permitted, conditional, and special land uses and higher standards of land planning and site design than are available under conventional zoning categories.”

One goal of the Planned Business Development is to “provide for a coherent and visually attractive physical environment through the creation of focal points and vistas, as well as coordination and consistency of architectural styles, landscaping designs and other elements of the building environment.”

CONCLUSION:

In considering an application for a Planned Business Development, the Planning Board may recommend to approve, approve with conditions, or disapprove on the extent to which the development offers site amenities above that normally found for permitted uses in the district with regard to the following:

- a) **Building form, architecture and appropriateness of materials with regard to long-term maintenance, relation to the surrounding neighborhood, and aesthetics. Architectural drawings shall be approved as part of the Development Order and adhered to in all development phases.**

The attached site plan packet includes architectural drawings for the proposed building. The proposed site plan meets the City's architectural style regulations. The applicant has selected the Florida Cracker architectural style for the proposed project. The project is designed to have a second phase at a later date and the architectural theme shall be consistent with the second building.

- b) **Landscaping and related site amenities.**

The project is located along the Greenbelt and Gateway Preservation District and requires a minimum of 36' landscape buffer. As part of the PBD process, the applicant is required to provide “public benefits” as defined by the Land Development Code. There are two landscaping “public benefits” proposed. The first

benefit is the total amount of landscape area. In accordance with the project engineer's letter dated June 27, 2011, the landscape buffer area required is 13,358 square feet. The site plan has provided a landscape buffer area of 17,526 which is 31% above the LDC requirements. The second benefit is an increase to street frontage by greater than 25% above the LDC requirement. The greenbelt corridor requirement is a 36' landscape buffer and the project has provided a 60' average buffer width of 60'. The buffer dimensions along the greenbelt corridor has been increased by 70% of the LDC requirement.

c) Mitigation of off-site impacts.

Policy 2.5.1. of the Future Land Use Element of the Comprehensive Plan lists the "Office/Professional" land use category as the second least intensive land use category. The property abuts an existing office complex to the east and has family owned properties along the eastern and western property boundaries. The project is not expected to have negative off-site impacts.

d) Overall lighting plan, particularly in relation to aesthetics and glare.

The proposed site plan indicates that lighting will be provided through the use of "shoebox" fixtures and will not impact surrounding properties.

e) Overall signage plan, particularly related to aesthetics and readability.

The applicant has provided a sign elevation for monument sign drawing. The site and wall signs shall comply with the requirements of the Land Development Code.

CRITERIA FOR APPROVAL: There are certain criteria that must be evaluated before a Planned Business Development amendment can be approved. According to Chapter 1, Article I, Section 1-15.C.3 of the Land Development Code, the Planning Board shall consider the following when making its decision:

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.

The proposed development conforms to the standards of the Land Development Code and is not requesting any special uses or site flexibility as permitted under the Planned Business Development process. The project is utilizing the provision in the PBD zoning to reduce setbacks to achieve architectural design. The PBD zoning designation requires a minimum of two "public benefits". The proposed project has provided four "public benefits" as described in the applicant's letter attached in the site plan exhibits, that include:

- Item a: Increased landscaping requirements either by density (25% above the required minimum) or through more mature landscaping as measured by increased caliper of tree (25% above minimum standard);
- Item f. Provide parking to the side or rear of the building with the building facing the public ROW;

- Item h. Increase the street frontage buffer by 25% above the minimum requirement; and
- Other: The project proposes construction of roadway and master planning of access for future development of other surrounding properties.

The proposed development is consistent with the development patterns in this corridor 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.

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

The property is designated as “Office/Professional” on the City’s Future Land Use Map (FLUM). The directive text of the Comprehensive Plan states,

Purpose: A multi-use land use category to provide areas served by transit for use by general office, medical and professional uses and accessory retail sales and personal services. It is expected that at least 30% of the undeveloped office/professional lands in the City will be developed with multi-family residential uses and adult care/retirement facilities. This category may permit as accessory retail sales and personal services as uses in association with office development. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.

Density: Maximum: 15 units per acre.

Maximum FAR: 0.5

The application also supports the following policies in the Future Land Use Element of the Comprehensive Plan:

Future Land Use Element

Objective 1.2.	Ensure that adequate lands are available to meet the residential land use needs of the community
Policy 1.2.6.	New commercial development shall be required to provide appropriate buffers and landscaping to minimize negative impacts on surrounding uses.
Policy 1.2.8.	Professional and medical uses shall be encouraged to locate along the Greenbelt corridor and in the area accessible to their respective clientele

3. The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to water bodies, wetlands, xeric communities, wildlife habitats, endangered or threatened

plants and animal species or species of special concern, wellfields, and individual wells.

The site is not located in the floodplain and does not have on-site wetlands. The proposed project will not adversely impact environmentally sensitive lands or natural resources.

- 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.**

The proposed rezoning is consistent with the existing office and professional uses in the immediate area. While there are some existing single-family residential areas in the immediate vicinity it is expected that over time, these properties will also serve office and professional uses. The proposed rezoning will not substantially or permanently depreciate the value of surrounding property or create other impacts of excessive noise, odor, glare, or visual impacts.

- 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.**

There are adequate public facilities to serve the proposed development, including water, wastewater, roads, public safety, and stormwater.

- 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.**

One key aspect to the development of the subject property has been transportation concurrency and site access. As stated previously, the land use amendment provided a maximum number of project trips and required a traffic study. A traffic study was completed in 2009 and demonstrated that the Level of Service along Granada Boulevard was maintained with the addition of the trips from this project. In 2010, the City implemented a mobility strategy and implemented transportation concurrency exception areas based on state legislation.

Access to the site is provided from a roadway to the west of the property that is designed to serve this property and other properties in the future. This roadway is designed to serve other properties that are currently zoned as residential and may in the future covert to office type uses.

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

The proposed site plan is functional and provides building architecture that complies with the adopted architectural regulations.

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

The proposed development provides for the safety of its occupants and visitors.

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

The building and material will not adversely impact the aesthetics of the area and is designed in the Florida Cracker architectural style.

10. The testimony provided at public hearings.

This application has not been heard and no public testimony has been provided.

RECOMMENDATION:

It is expected that the application will be reviewed by the City Commission on August 16, 2011 (1st reading) and September 6, 2011 (2nd reading). It is recommended that the Planning Board recommend **APPROVAL** of PBD 06-35 to allow the development of a 9,225 square feet building on a 2.53-acre parcel at 1287 West Granada Boulevard, subject to the following outstanding comments from the Site Plan Review Committee attached in Exhibit 1.

Exhibit 1

SPRC Request for
Additional Information



**Ormond Beach
Site Plan Review Committee (SPRC)
Request for Additional Information**

Project Name:	Brown/Thompson Commercial Site
Project Number:	08-25000037
Site Address:	1287 West Granada Boulevard
Review:	3 rd Review (1 st 12.16.2008, 2 nd – 01.04.11)
Review Date:	June 7, 2011
Project Description:	9,225 square foot building and associated site improvements
Project Contacts:	danjohns@djengineers.com

Please find below the Site Plan Review Committee (SPRC) comments for your project below. The SPRC meets every Wednesday, beginning at 9:00 am, with sign-up beginning at 8:00 am. There are twenty minute time slots available for discussion of projects. The sign-up process requires an individual to come to City Hall, Room 104 to sign in for a slot and staff cannot accept telephone reservations. Applicants should arrive five minutes prior to their time slot. There will be no time slots between 11:40am and 1:00pm. Once there are no individuals left on the sign-up sheet, the SPRC will adjourn. The applicant may utilize the time slot to address major issues and discuss design solutions for projects.

General Comments (no response required)

1. When responding to the SPRC comments, a response letter (one copy per each plan submitted) addressing each comment in writing is required, indicating sheet numbers where revisions were made.
2. For resubmittal, the following is required:
 - a. 9 sets of all plans (1 signed and sealed, the others may be copies).
 - b. 1 set (11" by 17") of all plans.
 - c. 1 CD of all plan pages, reports, and responses in a PDF Format

For final sign-off, the above is required, with all plan sets required to be signed and sealed by the appropriate design professional.
3. All outside agency permits (hard copy and on CD) are required to be provide prior to final SPRC approval.

4. Prior to construction, the project will need to provide cost estimates, including landscaping, that will be the basis of the engineering inspection fee as follows 1.5% of the first \$100,000 of site improvements and 0.5% over \$100,000 up to \$500,000; minimum of \$250.
5. Per Section 4-05.B. of the Land Development Code, "Applicants shall respond to SPRC written comments within 180 calendar days of the issuance date or the project shall be considered withdrawn. All projects that do not respond within the allotted time shall be required to submit a new application and SPRC review fees. Applicants may request a maximum of two 90-calendar-day extensions with a written request to the Planning Director detailing the reason for the delay in responding to the SPRC comments."

Steven Spraker, AICP, Senior Planner, 386.676.3341

6. Note: This site plan submittal removed the second building (phase 2) and proposes only one 9,225 square foot building.
7. Note: While there are a number of outstanding SPRC comments, it is staff's determination that the comments will not significantly alter the site and the project is ready for public hearing at the July 14, 2011 Planning Board meeting. The City Commission dates would be August 16, 2011 and September 6, 2011.

Informational

8. It is the Applicant's responsibility to post the property in accordance with the requirements of the City's Land Development Code (1 sign per each 200 feet of lot frontage). Applicants must place a four-foot by four-foot sign on the property describing the request. The sign shall be installed fourteen (14) days prior to the public hearing and shall contain the following language:

PUBLIC NOTICE
PBD Rezoning

"A public hearing for a PBD Rezoning on this property will be held by the Planning Board of the City of Ormond Beach on July 14 at 7:00 PM in the Commission Chambers at City Hall, 22 South Beach Street. Interested parties can contact the City of Ormond Beach Planning Department at (386) 676-3238 for further information."

The application type and date shall be a minimum of six (6) inches in height. Signs shall be posted on the property facing all road frontages and set back ten (10) feet from the property line. A dated photograph or photograph with notarized affidavit shall be submitted to the Planning Department prior to the hearing as evidence of meeting the posting requirements. **This needs to be done on or before June 29, 2011.**

9. Please provide 10 sets of 11" by 17" plan sets for the Planning Board packets (detail sheets are not necessary) **on or before June 27, 2011.**

Ownership and Rights of Way

10. Based on the changes to the site plan, the ROW dedication for the 50' area shall not be required until the completion of phase 2. The project shall be required to provide an access and utilities easement to the City prior to an Engineering Permit (construction). This shall require a sketch and legal description of this area to be accepted by the City Commission.
11. Prior to the issuance of the Engineering Permit, there will need to be either a Release of Easement or Quit Claim deed from Ms. Mary Schmidt releasing all interest in existing access easement. The City can not permit structures over valid access easements.
12. The site plan sheet demonstrates that 25 feet of the right-of-way proposed for dedication is on the abutting property to the west (Mary Schmidt). Prior to the issuance of the Engineering Permit, provide evidence that you have the authorization of this property owner to include their land in the proposed easement dedication. As stated above, an easement would be required prior to a Certificate of Occupancy.
13. The site plan proposes stormwater off the property boundaries. Prior to the issuance of the Engineering Permit, please detail how this will occur with easements and the fact that authorization exists.

Public Hearing Items

14. The previous comment stated: *Section 2-50.M of the LDC states, "In order to promote privacy and reduce noise, glare, and visual impacts when non-residential uses abut residential uses, a minimum six-foot (6') high wall with decorative columns shall be constructed along the property line of any side or rear yard buffer". This requirement would be applicable along the western and a portion of the eastern border of the property. Please detail how the application intends to satisfy this requirement or if it proposed to be waived with the PBD re-zoning.*

Thank you for the response comment – **please provide a letter detailing why the wall requirements should be waived on or before June 27, 2011 for inclusion in the Planning Board packet.**

15. The building setbacks shown on the site plan and cover sheet are not correct. The site plan calls out a 75.80' front yard setback and the side corner calls out a 77.64' setback. The measurements do not include the porch and roof overhang portion of the building. Please provide the distance to the porch overhangs and clearly call out these areas on the site plan. You will need to revise the cover sheet to reflect the actual setback to the porch overhang.

Section 2-36.D.2 of the Land Development Code states: "Building setback requirements may be reduced by up to 20% of the required setback in order to achieve site design objectives related to architectural form and visual amenity, provided that such reduction will not have an adverse impact on abutting properties or vehicular safety, nor jeopardize the

safety.” Please provide the distance that is required to be reduced for the architectural form of the building.

16. Planned Business Development. **Please provide a letter on or before June 27th discussing the project in letter format.** List the public benefits associated with the project. Section 2-36.H.3 of the Land Development Code states:

3. **Public Benefit Minimums.** Applications for a PBD rezoning shall provide a minimum of two of the listed public benefits listed below or propose alternative public benefits which are acceptable to the City Commission. For each variance requested, an additional two public benefit items shall be required:
 - a. Increase landscaping requirements either by density (25% above the required minimum) or through more mature landscaping as measured by increased caliper of tree (25% above minimum standard).
 - b. Increase the number of optional architectural attributes (2 or more over and above the required minimum of three optional attributes).
 - c. Reduce the minimum parking requirement by 10% or more and utilize this area for landscaping, reserving this area for parking if necessary.
 - d. Provide a sheltered bus stop (applicable only if an existing bus stop exists on site and VOTRAN provides approval).
 - e. Provide elements which enhance the pedestrian walking zones such as arcades, overhangs, awnings, landscape and pedestrian amenities such as outdoor art, benches, tables and umbrellas. For restaurants, provide outdoor dining areas, particularly cafe style.
 - f. Provide parking to the side or rear of the building with the building facing the public ROW.
 - g. Where feasible and practical, provide stormwater treatment for parking lot runoff using bioretention areas, filter strips, and/or other LID practices that can be integrated into required landscaping areas and interior landscaped islands.
 - h. Increase the street frontage buffer by 25% above the minimum requirement.
 - i. Direct rooftop runoff to pervious areas such as required yards, vegetated areas, or to underground vaults for reuse irrigation.
 - j. Incorporate monument signage into enhanced landscaping berms using retaining walls.
 - k. Provide a combination of walls, berms, and landscaping to define perimeter of the site.
 - l. In lieu of a monument sign, provide only wall signage.
 - m. Provide monument or walls signs which are 25% smaller than the signs permitted based upon lot or occupancy frontage.

- n. Provide loft apartments above ground floor commercial space.
- o. Adopt a transit route that is closest to the site in question by contributing funds to offset the operating costs of the route as determined in the PBD.
- p. Attach dumpsters to primary buildings and integrate the enclosure into the selected architectural theme.

The response comments did not address what the project benefits would be. Staff's assessment of potential public benefits is as follows:

- Item a: Increase landscaping requirements either by density (25% above the required minimum) or through more mature landscaping as measured by increased caliper of tree (25% above minimum standard). Provide analysis that the landscaping designed is 25% more than required.
- Item f: Provide parking to the side or rear of the building with the building facing the public ROW. The parking is located to the rear and side of the building. Discuss the design of the project in the letter.
- Item H: Increase the street frontage buffer by 25% above the minimum requirement. Please provide calculation in the letter.
- Other: Construction of roadway and master planning of access for future development and other properties.

17. Note: The City's mobility fee Land Development Code amendment is in progress. The applicant, at time of building permits, will be required to pay either the Volusia County Impact fee or the mobility (one or the other, not both).

Paul MacDonald, City Landscape Architect, 386.676.3269

General Notes:

- 18. Has anyone verified the genus and species and health of the 37" and 55" oaks yet?
- 19. Sheets 3 and 4 have a lot of floating or incomplete information shown. Make sure all proposed symbols are shown in the legend.
- 20. Please coordinate the site lighting with the proposed Live Oaks as there are still proposed lighting symbols under oak canopies.

Tree Removal Plan: (please update for next submittal)

21. Tree Mitigation and Minimum Tree requirements are as follows:

2.5" protected mitigation is 26 credits

4.5" specimen mitigation is 74 credits

Greenbelt requires 35 tree credits

Site minimum is 89 tree credits

Note: The above are the requirements under the old design.

Landscape Plan:

22. Please finish all LDC requirements for next submittal. Please demonstrate how the proposed greenbelt planting is beyond LDC minimums

Irrigation Plan:

23. The proposed irrigation plan must meet the County design guidelines and include the following:

- a.. Sleeving, mainline and laterals sized;
- b. Zones labeled;
- c. Water source, valve, controller, rain sensor locations;
- d. Head location with nozzle size; and
- e. Specifications and details.

Shawn Finley, P.E., Civil Engineer, 386.615.7047

24. Previous Comments

- a. *Previous Comment 35a/b: The proposed ROW appears to involve dual ownerships. Written agreement from the adjacent owner(s) will be required to verify that the dedication from their parcel will be acceptable. – Response acknowledged, please provide draft easement legal description and depiction along with agreement / documentation from adjacent owners, final documents will be required prior to the issuance of an Engineering Permit.*
- b. *Previous Comment 35c: Provide a topographic drawing showing spot elevations extending to at least 50' on the east and north adjacent properties, at least 75' on the west adjacent property and at least to the median on the adjacent SR 40. – The provided exhibit appears to do an adequate job of showing the flow path of the discharge, however It does not appear to include information related to the offsite drainage patterns. Sufficient information may be found on the St. Johns river Water management District's website for Boulevard 1275.*

- c. *Previous Comment 35e: The proposed private drainage and access easement area around the existing pond is required to be defined (bearings and distances). Secure Drainage and Access Easement to the City of Ormond Beach for public use of the pond. – Please Include draft easement documents.*
- d. *Previous Comment 35f: Provide a Drainage and Access easement to the adjacent owner where the pond encroaches on the site or modify the pond to eliminate the encroachment. – Please Include draft easement documents.*
- e. *Previous Comment 35g: Please provide a small scale drawing detail showing the approx. path of the existing discharge ditch from the pond to the Tomoka River. Verify that the size and condition of the ditch is adequate for the 25-year design flows. – Thank you for providing the survey showing the flow path; some additional information regarding the headwall at the outfall would be appreciated, specifically the size of the hole in the headwall and information regarding the ownership/maintenance of the headwall.*
- f. *Previous Comment 35l: Please provide the following adjustments to the roadway work in the ROW to comply with City of Ormond Beach requirements:*
 - i. *Provide a roadway baseline with stations and roadway crown elevations spaced at max. 100' and locate the roadway ridge line at the north edge of the SR 40 ROW. – The plan and profile sheet for this construction should be drawn to scale and reflect a corresponding view of the plan. This should be dimensioned and contain an accurate depiction of all utility crossings / conflicts including sanitary sewer, potable water, and storm sewer. Please review and revise.*
 - ii. *Adjust all roadway inlets to provide max. 300' gutter flow. Comply with Standard Storm Inlet Detail Index ST-3 for all roadway inlets. Eliminate the 18 inch RCP tie between Inlets #5 and # 3 and extend the storm water pipe system north and east in the proposed 50' ROW on the Landau parcel to the existing pond. A written agreement will be required from the owners of the Landau parcel for use of their property prior to the ROW dedication. Coordination with the Landau Medical roadway drainage design will be required. – The stormwater collection of the driveway (future roadway) should be reconsidered and revised.*
 - 1. It is not acceptable for runoff to flow from the gutter at the end of the roadway to the inlet spaced away from the road. Either move the inlets, lengthen the road, or provide details for the connection for the temporary

conveyance (flume with swale) to provide for the collection of roadway runoff.

2. How will water be collected on the east side of the road once the crowned roadway is extended?
 - g. *Previous Comment 35z: Show all existing utilities on the north side of SR 40. Include the existing 12" water main, the existing 4" force main, the existing 42" storm water pipe, the existing gutter inlet and the existing power pole locations. Note possible conflict between the existing inlet and the proposed roadway curb cut. – Revise Plan and profile sheet to show formcemain, storm, and potable water in the profile view.*
 - h. *Previous Comment 99: Provide typical sections at each property line. At the existing west property line, provide one section for the roadway cut condition and one for the roadway fill condition. – No sections appear to have been provided, please provide as well as depiction on plan view.*

Sheet 2

25. *Previous Comment #39 - Please provide plan and profile sheets for the public roadway construction; show stationing, road grades at regular intervals, proposed and existing grade, underground utilities, etc. – Please review and revise to show a true plan and profile sheet that reflect one another and show all conflicts/crossings in the profile view, include stationing, dimensions, inverts, and other notes as applicable.*
26. Remove the extra line shown parallel to the easement.
27. Call out all sidewalk widths.
28. Columns on the building do not allow for the required two foot overhang at parking spaces 37 and 38, please address.
29. Show wheel stops in handicapped spaces.
30. Tactile warning, where provided, should be on the ramp, not in the access aisle (asphalt).
31. Maximum slope for a flared ramp is 12:1, review the location/depiction on plans. The minimum width of the ramp and flares is 6' (see detail) the columns appear that they may interfere with this construction.

Sheet 3

32. Previous comment # 55 requested additional information regarding the downspout connection from the rear (Northeast side) of the building, although it is acknowledged that the building will not have downspouts, it is unclear where the swale will be directed. Please address.
33. *Previous Comment # 57: Provide additional detail (surveyed) for outfall from the site. How does outfall from existing wet detention pond (1275*

West Granada) discharge through the site. – This item does not seem to be addressed , please provide survey information regarding the over flow from Boulevard 1275, and the how its directed overflow will tie into the bypass system.

34. Per previous comment it does not appear that the inlet(s) in the driveway to Granada (future roadway) are located in the best location to address the capture of runoff from the access easement, please modify to allow for a cleaner collection and conveyance of runoff.
35. The offsite easement (proposed access for Thompson and Brown should also provide for Utilities and Drainage for those items constructed offsite in benefit of this development.
36. The water meters should either be relocated to the right-of-way line or, the on-site Access Easement for Maurice Brown should also include Utility maintenance rights to the City of Ormond Beach.

Sheet 4

37. *Previous Comment # 62: Given the anticipated vacation of the 50' access easement at the east side of the property, how will the property dependent upon this easement / dirt driveway access their property upon completion of Phase 1, prior to development of Phase 2? – It is unclear how the transition will be made from paved surface to (stabilized) dirt access drive, including grading, structural section, etc.; please address.*
38. *Previous Comment # 65: Provide contours / grading information that shows the transition from finished grade of Phase 1 to natural grade in the Phase 2 area. This will assist in determination of the extent of clearing. – What are the existing grades at the south – southwest of the existing drive, further elaborate showing transition.*

Calculations

39. *Previous Comment #72: Provide site specific soils boring at the location of the proposed wet detention pond. – Please provide soils work.*

Tom Griffith, Plans Examiner, 386.676.3351

40. Acceptable as submitted.

Mike Dunn, Public Utilities Manager – 386 - 676-3583

41. Sheet 3 – Composite Utility Map
 - a. Change the north stub out elevation at the temporary lift station to 16.00.
 - b. Add an 8-inch stub out at the temporary lift station to serve the adjacent lot.
 - c. Change the force main exit from the temporary lift station so it does not interfere with the added stub out requested in Item 1b.

- d. Identify the fittings shown on the force main.
- e. Show the limits of the 2-inch and 4-inch force mains.
- f. Move the terminal manhole towards SR 40 so the building connects to the gravity sewer using a wye connection instead of directly into the manhole.
- g. Add a water main stub out to the adjacent lot.

42. Sheet 4 – Entrance Drive Detail

- a. Revise the water main crossing at SR 40 detail to show the existing force main in the same location as depicted on the plan view.

43. Sheet 7 – Construction Details

- a. Delete or cross through Indices W-6B and W-6C since they are not used.

44. Sheet 8 – Construction Details

- a. Delete or cross through Index W-6E since it is not being used.

45. Sheet 9 – Construction Details

- a. Delete or cross through Index S-8 since it is not being used.

46. Sheet 10 – Construction Details

- a. Delete or cross through Indices S-10A and S-11 since they are not used.

47. Sheet 13 – Lift Station

- a. Show the details of the pump control panel that is being provided
- b. Indicate that the pump station uses HOA switches for the pumps, a phase monitor is provided and the alternators are equipped with manual on off switches
- c. A minimum 3-inch emergency pump out is required.
- d. Delete the note pertaining to filling the lift station with concrete in the future.
- e. Calculations are required for the pump station.

Kevin Gray, Environmental Systems Manager, 386. 676.3577

- 48. Acceptable as submitted.

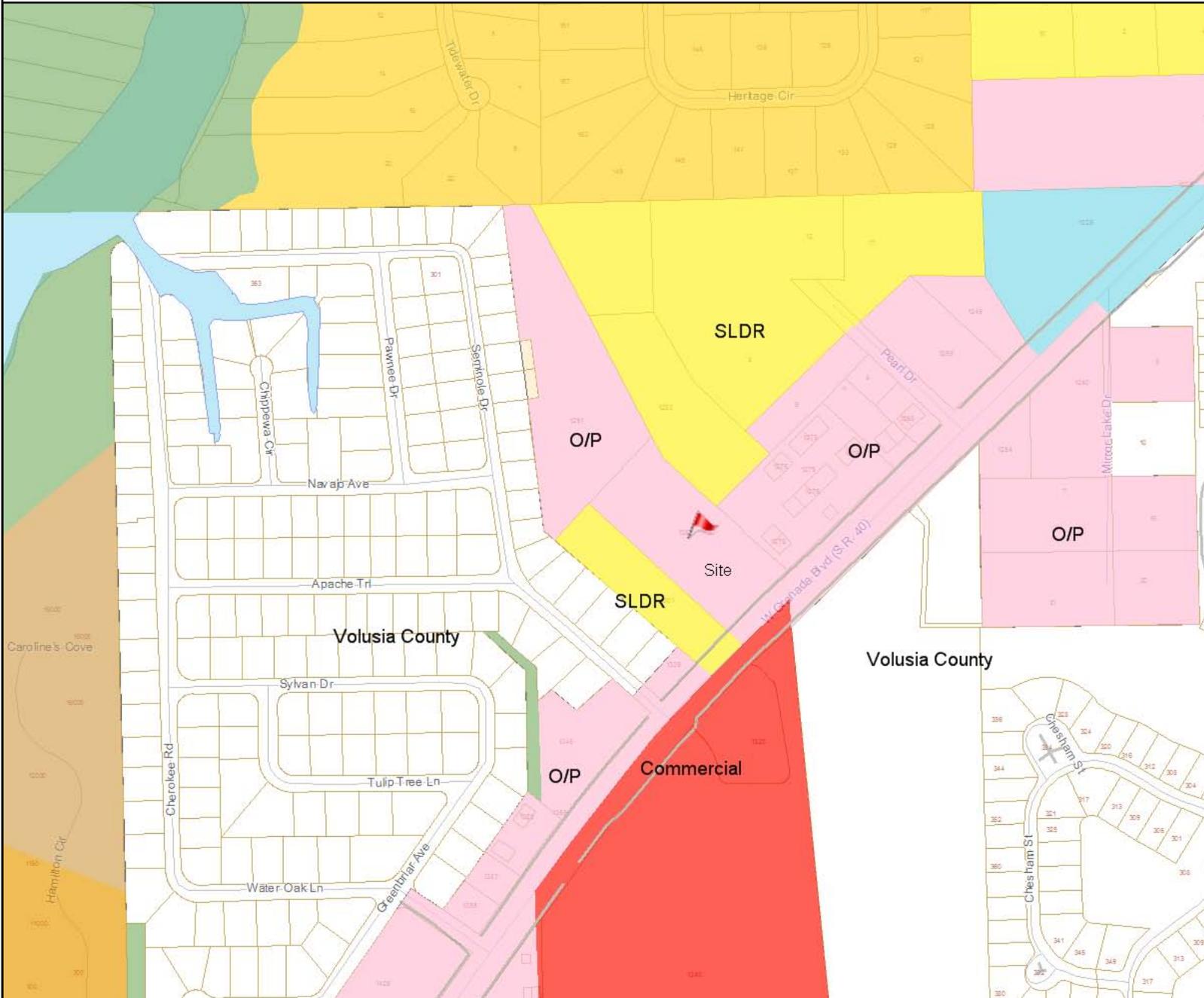
Lloyd Cornelius, Police Department, 386.676.3526

- 49. Acceptable as submitted.

Exhibit 2

- Site Maps

Future Land Use Map



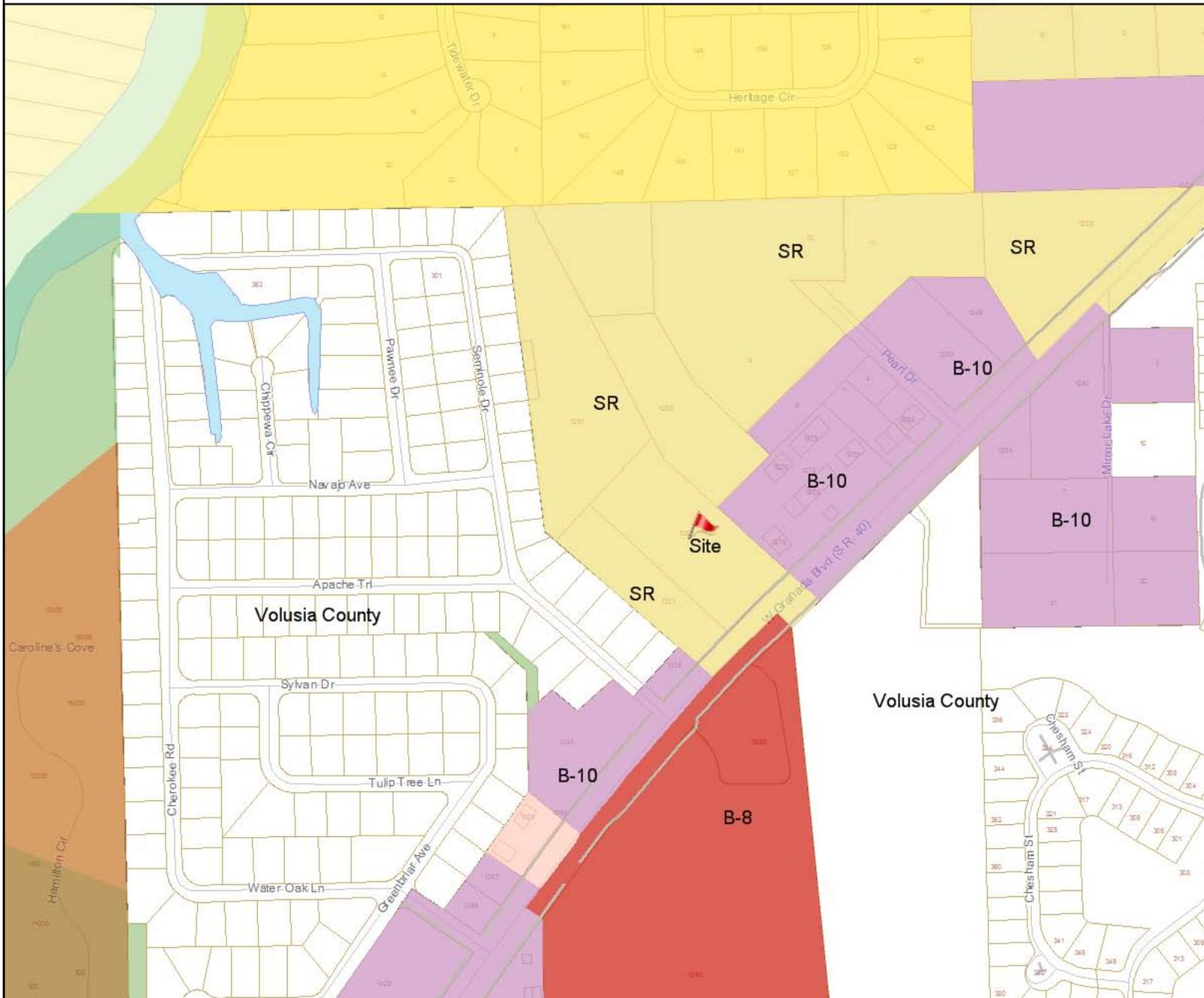
- Sidewalks
 - Golf Courses
 - Future Landuse
 - Rural Estate/Agriculture (REA)
 - Rural Residential (RR)
 - Suburban Low Density Residential (SLDR)
 - Low Density Residential (LDR)
 - Medium Density Residential (MDR)
 - High Density Residential (HDR)
 - Office/Professional (O/P)
 - Tourist Commercial (TC)
 - General Commercial (GC)
 - Heavy Commercial (HC)
 - Public/Institutional (P/I)
 - Activity Center (AC)
 - Industrial/Utilities (I/U)
 - Recreation/Open Space (R/O/S)
 - Open Space/Conservation (O/S/C)
 - Address Points
 - Airport and Railroad
 - AIRPORT
 - RAILROAD
 - City Streets
 - DIRT
 - MAJOR
 - PAVED
 - Water Features
 - Property Lines
 - City Limits
 - ORMOND BEACH
 - HOLLY HILL
 - DAYTONA BEACH
- 438 ft



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Zoning Map



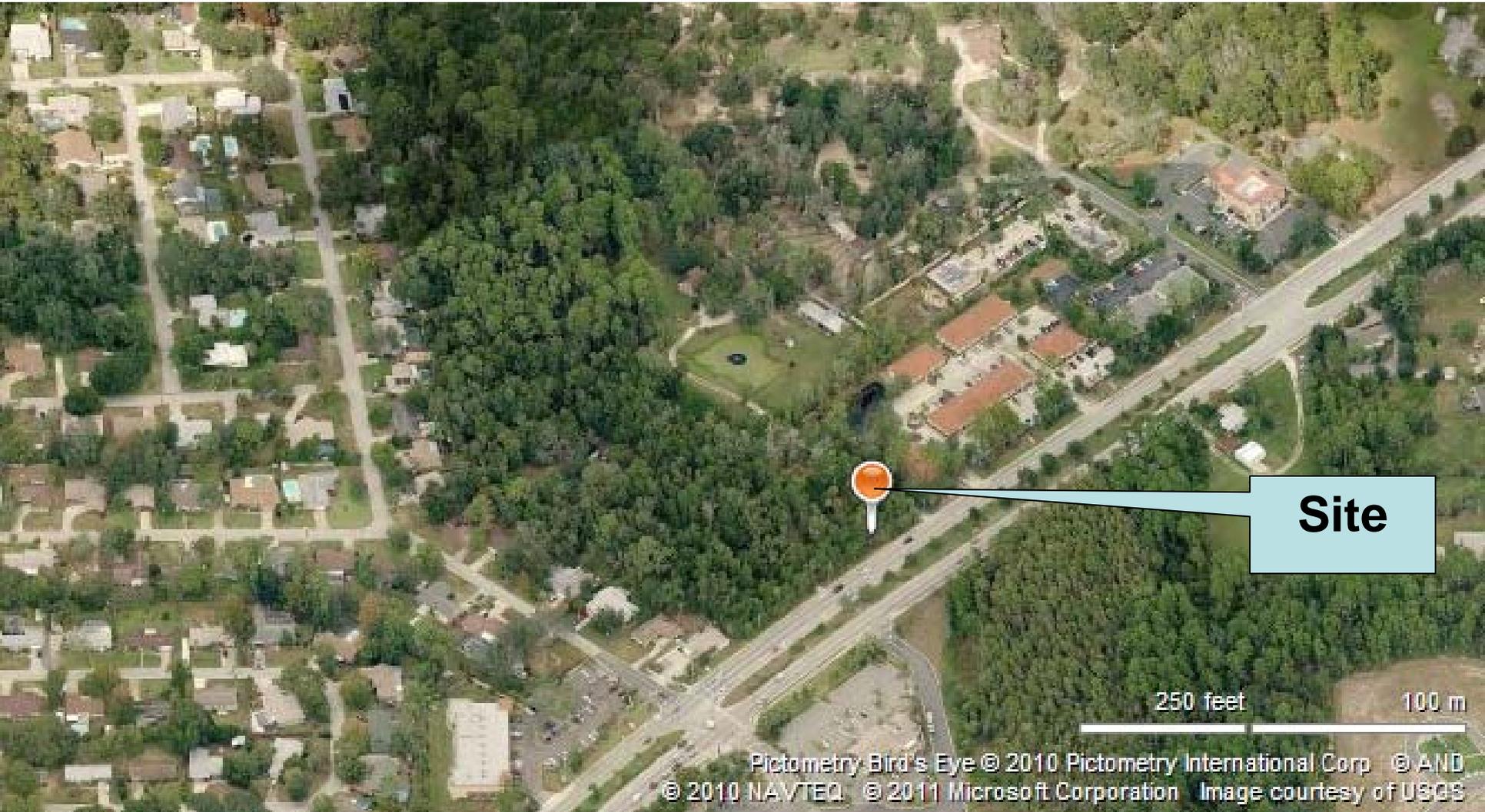
- Sidewalks
- Out Courses
- Zoning
- B-1 Professional Office-Hospital
- B-2 Neighborhood Commercial
- B-4 Central Business
- B-5 Service Commercial
- B-6 Oceanfront Tourist Commercial
- B-7 Highway Tourist Commercial
- B-8 Commercial
- B-9 Boulevard
- B-10 Suburban Boulevard
- I-1 Light Industrial
- R-1 Residential Estate
- R-2 Single-Family Low Density
- R-2.5 Single-Family Low-Medium Density
- R-3 Single-Family Medium Density
- R-4 Single-Family Cluster and Townhouse
- R-5 Multi-Family Medium Density
- R-6 Multi-Family Medium-High Density
- T-1 Manufactured Home Community
- T-2 Manufactured Home
- NP Neighborhood Preservation
- PBD Planned Business Development
- PID Planned Industrial Development
- PMHC Planned Manufactured Home Community
- PRD Planned Residential Development
- REA Rural Establish/Agricultural
- RS Rural Residential
- SE Special Environmental
- SR Suburban Residential
- Address Points
- Airport and Railroad
- AIRPORT
- RAILROAD
- City Streets
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Site

250 feet 100 m

Pictometry Bird's Eye © 2010 Pictometry International Corp © AND © 2010 NAVTEQ © 2011 Microsoft Corporation Image courtesy of USGS



Site

**Proposed
Stormwater**

100 feet 50 m

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

Exhibit 3

Applicant Provided
Information & Site Plans

Daniel Johns, P.E.

Professional Engineer

3869 S. Nova Rd. – Suite 4
Port Orange, Florida 32127
Phone 386-756-8582
danjohns@djengineers.com

June 27, 2011

Steven Spraker, AICP
City of Ormond Beach
Granada Blvd.
Ormond Beach, Fl.

RE: Brown/Thompson Commercial Site

Dear Mr. Spraker;

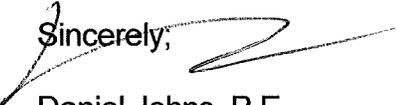
This letter is intended to supplement the site plan review of the above referenced project.

I offer the following in response to the requirement showing a public benefit from the project. The following items I believe represent a showing of public benefit.

- Item a: Increase landscaping requirements either by density (25% above the required minimum) or through more mature landscaping as measured by increased caliper of tree (25% above minimum standard). **The landscape buffers required by the Land Development Code equal a land area of 13,358 square feet. The landscaped buffer area being proposed by this project equals 17,526 square feet which represents an increase of 31% compared the minimum buffer area.**
- Item f: Provide parking to the side or rear of the building with the building facing the public ROW. **The proposed parking is located to the rear and side of the building with the building front elevation facing Granda Blvd. and there is the landscape buffer mentioned below that separates the building from Granada Blvd.**
- Item H: Increase the street frontage buffer by 25% above the minimum requirement. **The Land Development Code requires a front (street side) landscape buffer of 36 feet. This project proposes an average buffer width of some 60 feet. The land area of the proposed buffer is 10,774 square feet which represents an increase of 70% compared the minimum buffer area of 6354 square feet.**
- Other: **This project proposes construction of roadway and master planning of access for future development and other properties. The proposed access road along the west side of the property will eventually extended north to the developers north property line providing access to the adjacent property and will also be extended to the east providing access to that adjacent property. This plan is designed so that public utilities will also be extended to the adjacent properties for future use.**

Should you have any questions or require any additional information please give me a call at 386-756-8582.

Sincerely,


Daniel Johns, P.E.

Daniel Johns, P.E.

Professional Engineer

3869 S. Nova Rd. -- Suite 4
Port Orange, Florida 32127
Phone 386-756-8582
danjohns@djengineers.com

June 27, 2011

Steven Spraker, AICP
City of Ormond Beach
Granada Blvd.
Ormond Beach, Fl.

RE: Brown/Thompson Commercial Site

Dear Mr. Spraker;

This letter is intended to supplement the site plan review of the above referenced project.

Please accept this letter as my formal request, on behalf of the developer, to eliminate the required screening wall along a portion of the east property line and the entire west property line.

The portion of the east property line where it meets residential zoned property is where the off-site retention area is located. My client owns this adjacent property and does not want to see a wall built there. His property will in the future be included as a continuation of this commercial project and as such the wall would no useful purpose.

The west property line lies along the proposed 50 foot road right-of-way. A waiver is sought here because the wall would be constructed along the proposed pedestrian sidewalk. Constructing this wall between the sidewalk and the proposed landscape buffer wouldn't offer much more screening than the landscape buffer by itself. Also, the adjacent property owner to the west will be granting 25 feet of the proposed roadway and she has indicated to the developer that she doesn't really want the wall. It should also be noted that while the project is providing the required landscape buffer along the proposed roadway an additional landscape area is being constructed along the perimeter of the building where it meets the proposed parking lot adding additional screening to the building.

Should you have any questions or require any additional information please give me a call at 386-756-8582.

Sincerely;



Daniel Johns, P.E.

SITE DEVELOPMENT PLAN OF:

BROWN/THOMPSON COMMERCIAL SITE

ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

- NOTES:
1. EROSION CONTROL SHALL BE INSTALLED PRIOR TO CLEARING.
 2. THE CONTRACTOR SHALL REVIEW AND MAINTAIN A COPY OF THE SURVIVOR PERMIT AT THE CONSTRUCTION SITE.
 3. THE CONTRACTOR MUST CONSTRUCT AND MAINTAIN A PERMANENT PROTECTIVE COVER FOR EROSION AND SEDIMENT CONTROL ON ALL LAND SURFACES EXPOSED OR DISTURBED BY CONSTRUCTION OF THE PERMITTED PROJECT. SAND COVER MUST BE INSTALLED WITHIN 14 DAYS AFTER FINAL GRADING OF THE AFFECTED LAND SURFACE. A PERMANENT VEGETATIVE COVER MUST BE ESTABLISHED WITHIN 60 DAYS OF ITS INSTALLATION.
 4. ALL AREAS TO BE DISTURBED WILL HAVE SILT FENCES AROUND PERIMETER OR OTHER EROSION CONTROL TO PROHIBIT EROSION AND SEDIMENT FROM DISCHARGING OFF SITE. (SEE DETAILS).
 5. SWALES, BERMS AND GRASSED AREAS WILL BE MOWED AS NECESSARY AND ARE TO BE CHECKED PERIODICALLY FOR EROSION, ALL TO BE MAINTAINED BY THE OWNER/APPLICANT.
 6. ELEVATIONS REFER TO U.S.C. & G.S. DATUM (NGVD) OBTAINED FROM FIELD SURVEY.
 7. EXISTING SOILS, SEE BELOW.
 8. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SOODED OR SEEDED.
 9. EXISTING TREES ON THE SITE THAT ARE TO BE SAVED WILL BE PROTECTED BY TREE BARRICADES AND MUST BE LEFT INTACT INCLUDING TREE PRESERVATION AREAS.
 10. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH CITY OF ORMOND BEACH SPECIFICATIONS.
 11. FOR ANY MODIFICATIONS TO STORMWATER DESIGN OR BUILDING LOCATION, CONTRACTOR IS TO CONSULT DESIGN ENGINEER AND OBTAIN PRIOR APPROVAL FROM CITY OF ORMOND BEACH.
 12. THIS SITE IS ABOVE THE 100 YEAR FLOOD PLAIN.
 13. EXISTING TREES - SEE LANDSCAPE PLAN.
 14. SANITARY SEWER IS PROVIDED BY CITY OF ORMOND BEACH.
 15. POTABLE WATER IS PROVIDED BY CITY OF ORMOND BEACH.
 16. A BACKFLOW PREVENTER SHALL BE INSTALLED ON PROPOSED WATER SERVICES, PER CITY SPECS.
 17. ALL PROPOSED CLEANOUTS SHALL HAVE A "TRAFFIC" TYPE FRAME AND COVER.
 18. BUSINESS SIGN BY SEPARATE SIGN PERMIT.
 19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ON AND ADJACENT TO THIS SITE, PRIOR TO ANY CONSTRUCTION.
 20. THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL OPEN SPACES, LANDSCAPING, DRAINAGE RETENTION AREAS AND OTHER FACILITIES.
 21. ALL PROPOSED UTILITIES WILL BE UNDERGROUND.
 22. CONSTRUCTION TESTING IS THE RESPONSIBILITY OF THE CONTRACTOR.
 23. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY STANDARD CONSTRUCTION DETAILS, LATEST VERSION, UNLESS OTHERWISE SPECIFICALLY APPROVED.

SITE DATA

TOTAL DEVELOPED AREA = 3.68 ACRES
 SITE AREA = 2.53 ACRES
 ADDITIONAL LAND IN ROAD = 0.31 AC, RETENTION = 0.84 AC

PHASE 1
 BUILDING AREA = 9225 S.F. = 0.21 AC. = 8%
 PARKING, ROAD AND SIDEWALK AREA = 27,214 S.F. = 0.62 AC
 IMPERVIOUS SURFACE COVERAGE = 0.83 AC - 33%
 OPEN AREA = 1.70 AC = 67%
 LANDSCAPED AREA COVERAGE = 0.54 AC = 22%
 LANDSCAPED AREA COVERAGE = 0.54 AC = 22%
 AREA TO REMAIN AT NATURAL GRADE = 0.18 AC = 7%
 PARKING REQUIRED = 49 SPACES
 PARKING PROVIDED = 49 SPACES
 BIKE PARKING PROVIDED = 2 SPACES, 4 SPACES PROVIDED

MEDICAL 5 EACH + 1200 S.F. = 6725/200 = 34 EACH + 5 EACH = 39
 RETAIL 1/250 = 2500/250 = 10 EACH
 INCLUDES 2 HANDICAP AND 2 MOTORCYCLE

PERIMETER BUILDING SETBACKS: ALONG GRANADA 75'
 ALL OTHER SIDES = 25'

REQUIRED PERIMETER LANDSCAPE BUFFERS:
 NORTH = 20', SOUTH = 36', EAST = 10', WEST = 10'

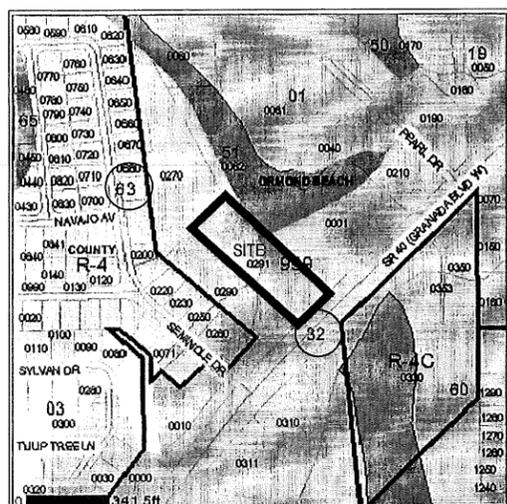
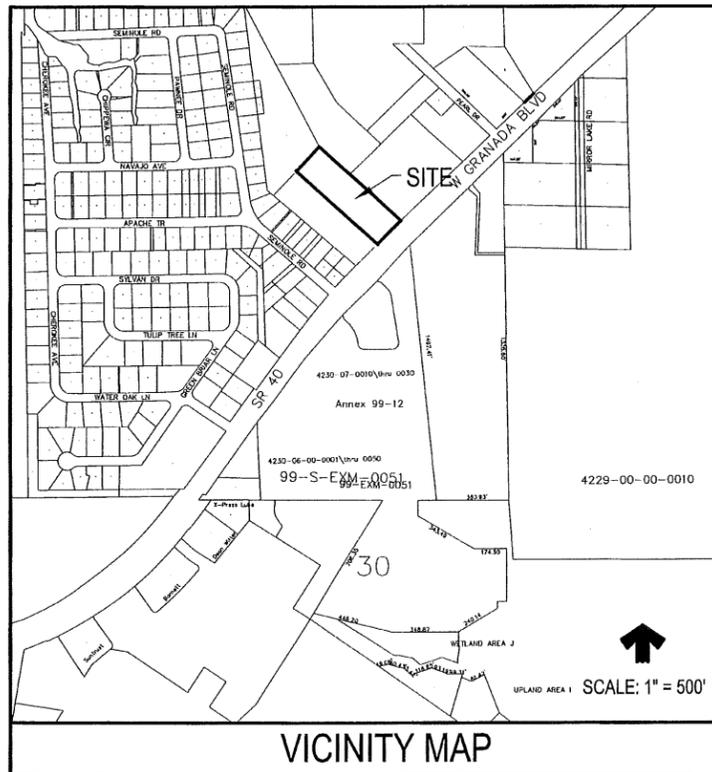
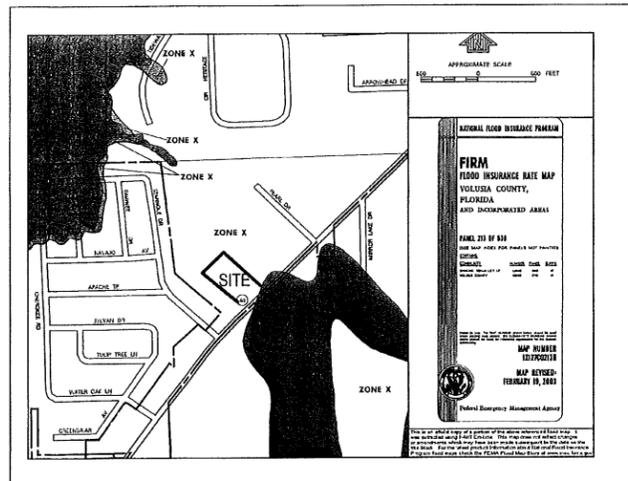
PROPOSED PROPERTY USE IS THE SAME AS THE B10 ZONING DISTRICT. WITH AN EXPIRATION DATE OF 2016

EXISTING ZONING = SR
 PROPOSED ZONING = PLANNED BUSINESS DEVELOPMENT PBD

TAX PARCEL 4230-00-00-0291

Drawing Index

sheet #	description
1	Vicinity Map
2	Site Plan
3	Composite Utility Map
4	Entrance Road Detail
5-13	Construction Details & Lift Station
14	Clearing Plan
15	Landscape Plan
16-19	Architectural Plans
20-21	Surveys



OUTSIDE AGENCY PERMIT CHECK LIST

IN ORDER TO ENSURE THAT ALL WORK WITHIN THE CITY IS CONSTRUCTED IN ACCORDANCE WITH ALL RELEVANT FEDERAL, STATE AND COUNTY REGULATIONS, IN ADDITION TO THE CITY REGULATIONS, THE APPLICANT SHALL CHECK ALL OUTSIDE AGENCY PERMITS REQUIRED FOR THIS PROJECT ON THE LIST BELOW.

THIS LIST WILL ALSO BE USED BY CITY PERSONNEL TO VERIFY THAT ONE HARD COPY AND ONE PDF OF ALL REQUIRED PERMITS ARE SUBMITTED TO THE PLANNING DEPARTMENT PRIOR TO FINAL SITE PLAN REVIEW COMMITTEE (SPRC) SIGNOFF.

- 1 [] SJRWMD ENVIRONMENTAL RESOURCE PERMIT (ERP)
- 2 [] DEP WASTEWATER CONSTRUCTION/CONNECTION PERMIT
- 3 [] DEP WATER CONSTRUCTION/CONNECTION PERMIT
- 4 [] FDOT UTILITY PERMIT
- 5 [] FDOT DRIVEWAY CONNECTION PERMIT
- 6 [] COUNTY USE PERMIT
- 7 [] FDOT DRAINAGE CONNECTION PERMIT
- 8 [] DEP NPOES NOI
- 9 [] OTHER (PLEASE SPECIFY)

STANDARD CONSTRUCTION DETAIL	INDEX
OUTSIDE AGENCY PERMIT CHECK LIST	M-21
<small>NTS</small>	<small>JAN. 2011</small>

OWNER/DEVELOPER
 MAURICE THOMPSON, HARVEY BROWN
 12 PEARL ST.
 ORMOND BEACH, FL. 32174
 386-647-4980

ENGINEER
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 IVY LEAGUE LANDSCAPE ARCHITECTS
 758 CROSSWIND DRIVE
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 386-846-0901
 NICK@IVYLEAGUELA.COM

CITY PROJECT NUMBER 08-25000038
 ADDRESS: 1287 W. GRANADA

5-10-11 Revised	RE DESIGN Description of Revision	DJ By
Daniel Johns, P.E.		
Professional Engineer No. 54037 3869 S. Nova Rd. - Suite 4 Port Orange, Florida 32127 phone 386-756-8582 e-mail danjohns@djengineers.com		
VICINITY MAP		
BROWN/THOMPSON COMMERCIAL SITE		
Ormond Beach, Volusia County, Florida		
file:	date: 11-2010	scale: NTS
sheet	of	21

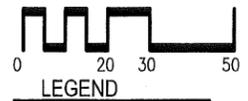
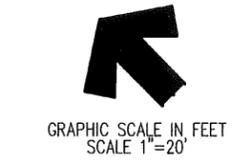
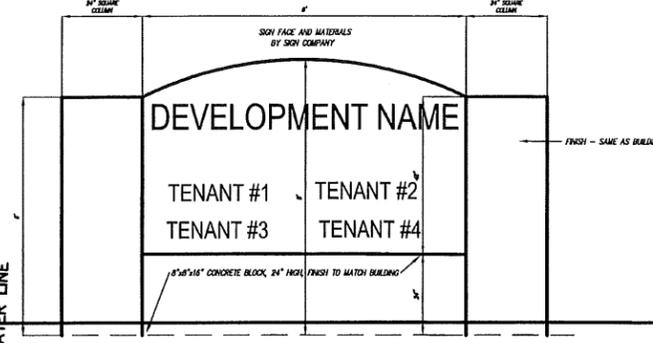
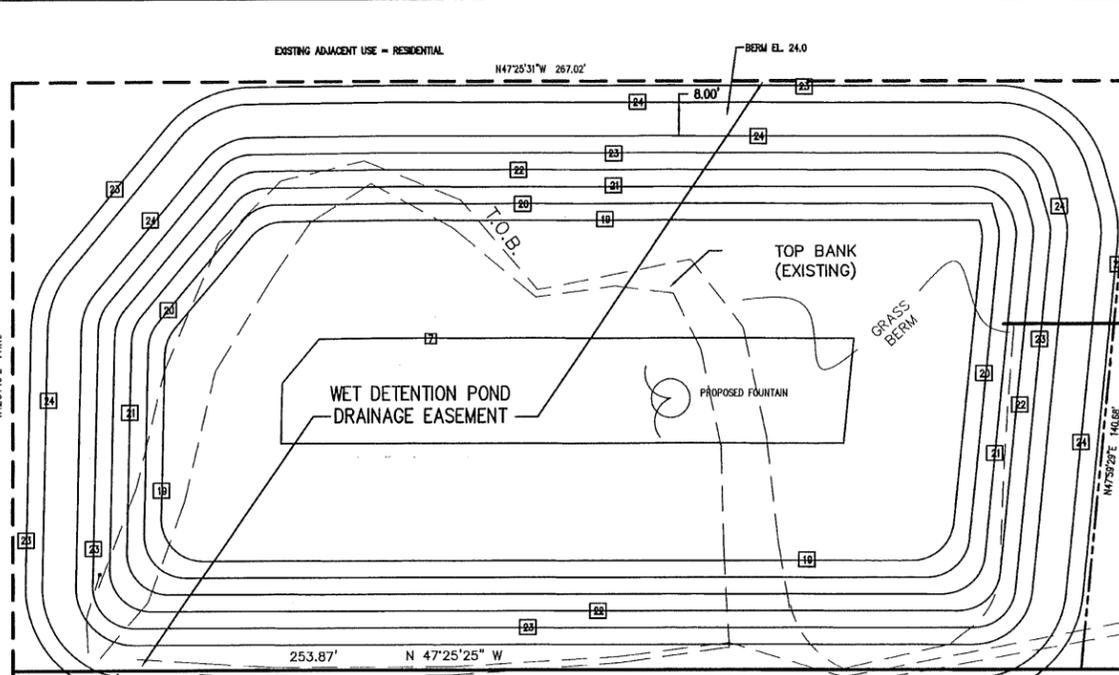
EXISTING ADJACENT USE = RESIDENTIAL

PARCEL # 30-14-32-00-00-0062 MAURICE THOMPSON

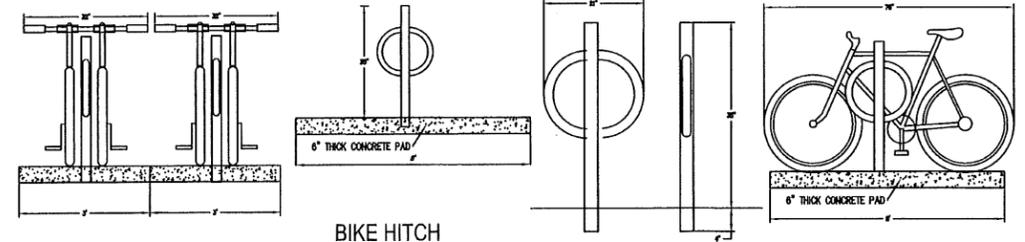
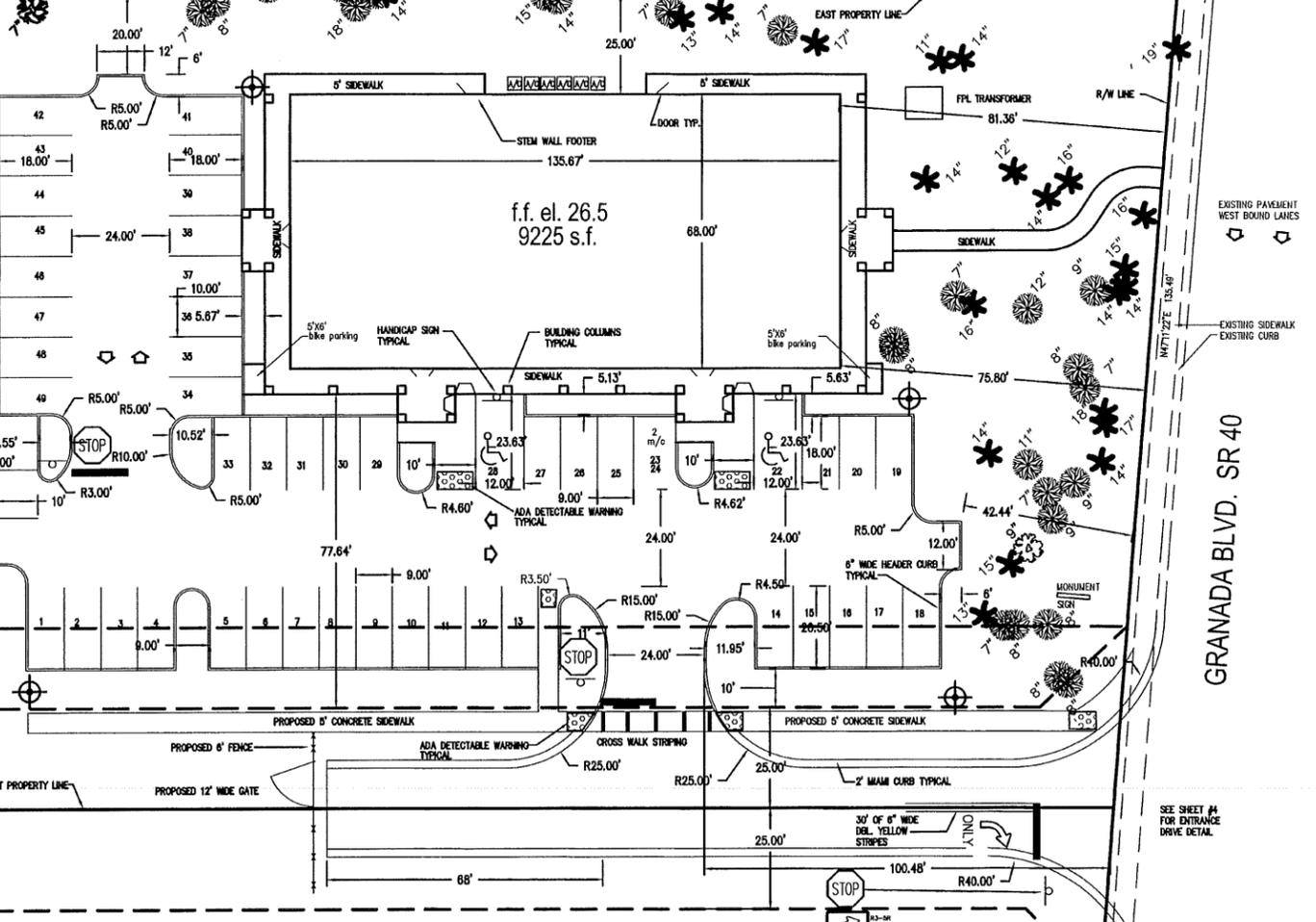
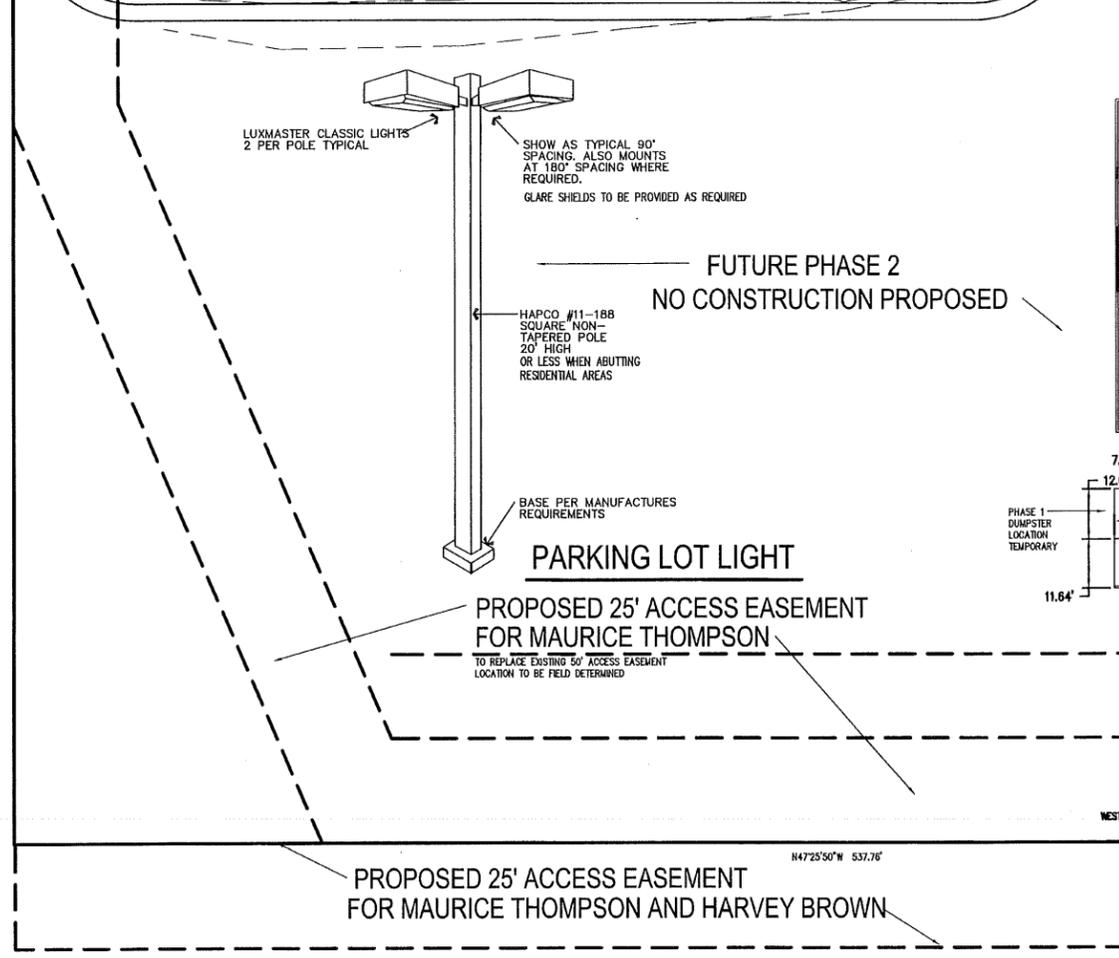
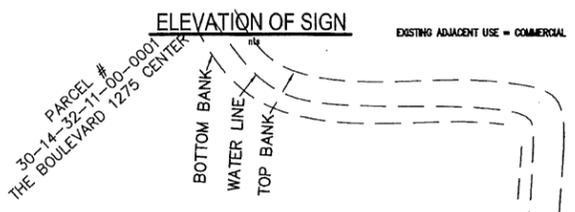
EXISTING DITCH TO TOMOKA RIVER

PARCEL # 30-14-32-00-00-0270 IEL MEDMAL, LLC

PROPOSED ADJACENT USE = COMMERCIAL



- LEGEND**
- 7.20 EXISTING ELEVATIONS
 - 7.20^o PROPOSED ELEVATIONS
 - DRAINAGE FLOW DIRECTION
 - TRAFFIC FLOW DIRECTION AND PAINTED ARROWS ON PAVEMENT
 - PROPOSED CONTOURS
 - - - EXISTING CONTOURS
 - ☉ PARKING LOT LIGHTING WITH GLARE SHIELDS TO PREVENT OFF SITE LIGHTING OF OFF SITE AREAS
 - STAKED TURBIDITY BARRIER AND CLEARING LIMITS DRAINAGE INLETS REQUIRE SEDIMENT PROTECTION WITH FILTER CLOTH INSTALLED UNDER THE GRATE UNTIL CONSTRUCTION IS COMPLETE. TREE PROTECTION BARRICADE
 - STOP SIGN & 24" WIDE WHITE THERMOPLASTIC STOP BAR
 - ✱ PALM
 - OAK
 - CHERRY
 - BASSWOOD
 - CABBAGE PLAM
 - CEDAR
 - HOLLY
 - MAPLE
 - PINE



EXISTING ADJACENT USE = RESIDENTIAL

PARCEL # 30-14-32-00-00-0290 MARY SCHMIDT

5-10-11 Revised	RE DESIGN Description of Revision	DJ By
Daniel Johns, P.E.		
Professional Engineers 3869 S. Nova Rd. - Suite 4 Port Orange, FL 32127 phone 386-756-8582 e-mail danjohns@danjohns.com		
SITE PLAN		
BROWN/THOMPSON COMMERCIAL SITE		
Ormond Beach, Volusia County, Florida		
file: *	date: 11-2010	scale: 1"=20'



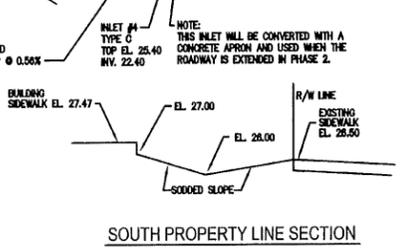
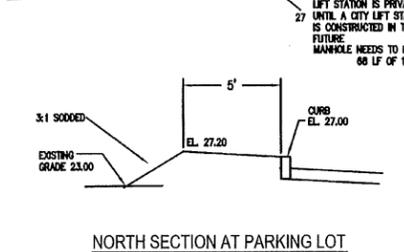
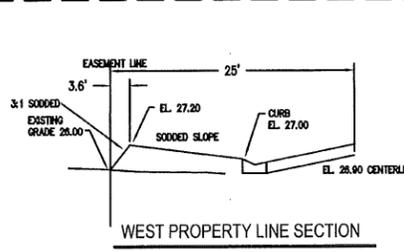
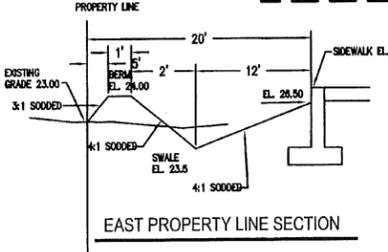
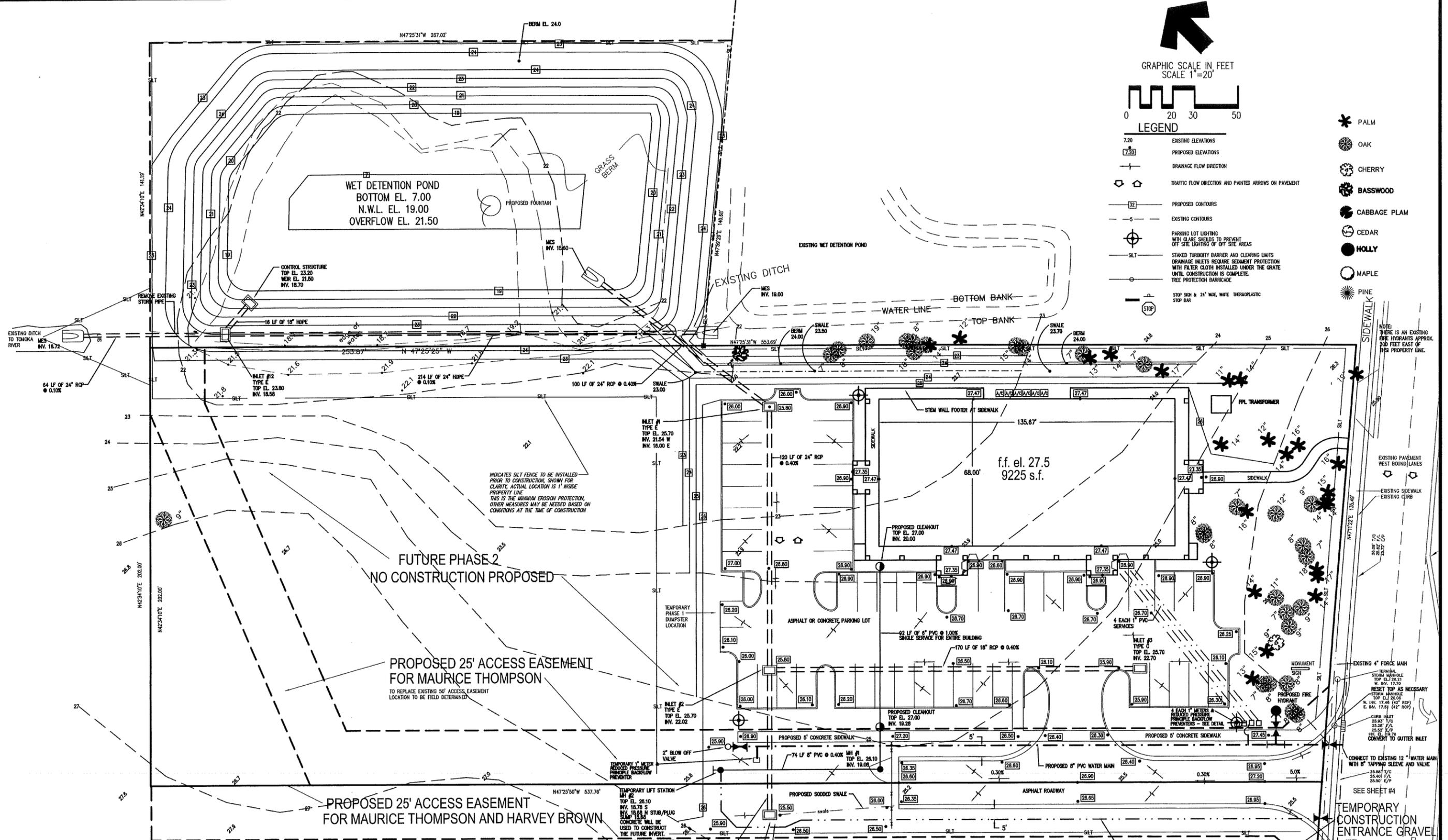
GRAPHIC SCALE IN FEET
SCALE 1"=20'



LEGEND

- 7.20 EXISTING ELEVATIONS
- 17.20 PROPOSED ELEVATIONS
- +— DRAINAGE FLOW DIRECTION
- ◊ TRAFFIC FLOW DIRECTION AND PAINTED ARROWS ON PAVEMENT
- S— PROPOSED CONTOURS
- - - EXISTING CONTOURS
- ⊙ PARKING LOT LIGHTING WITH GLARE SHIELDS TO PREVENT OFF SITE LIGHTING OF OFF SITE AREAS
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- STOP SIGN & 24" WIDE, WHITE THERMOPLASTIC STOP BAR

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- CEDAR
- HOLLY
- MAPLE
- PINE

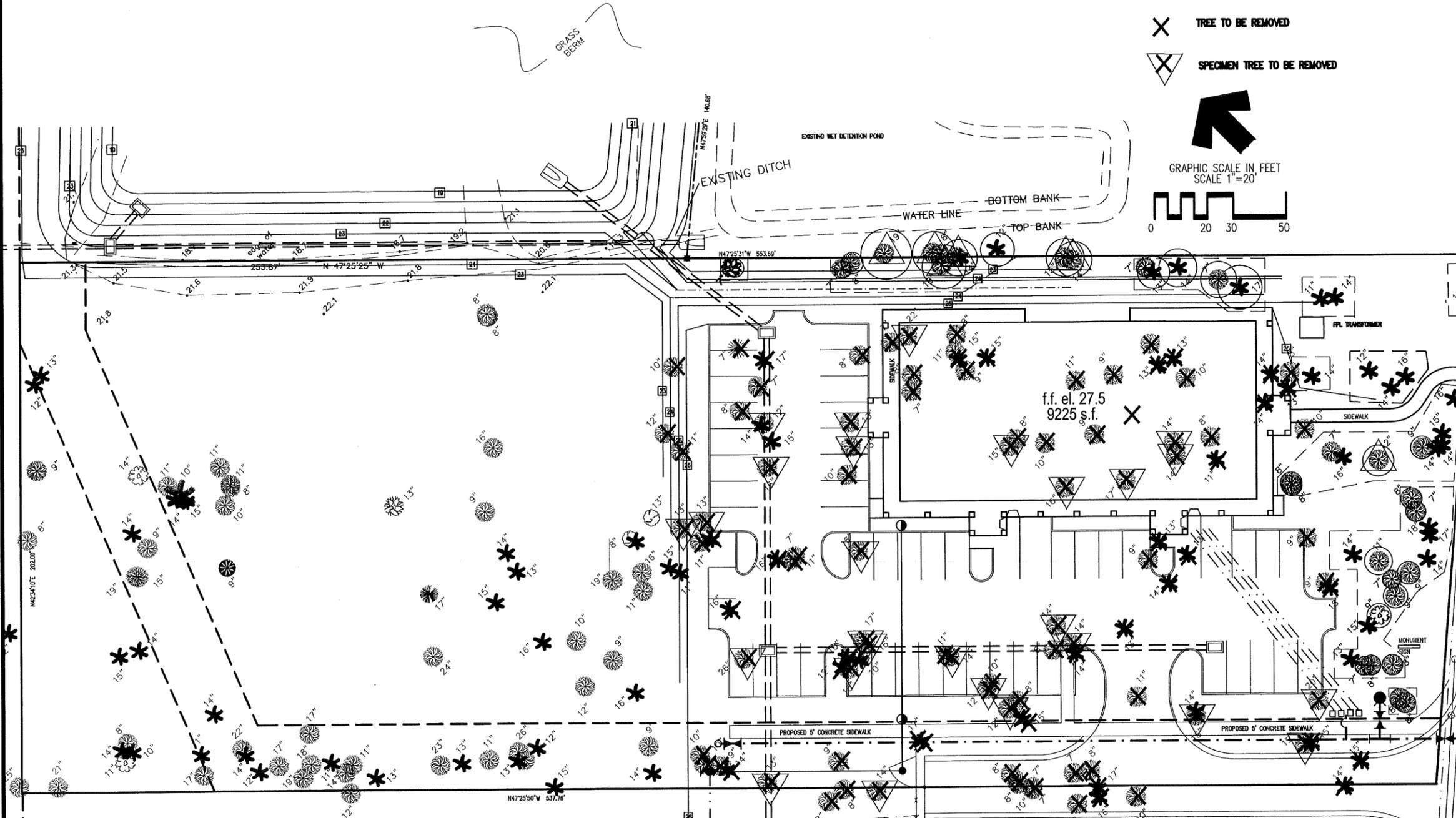
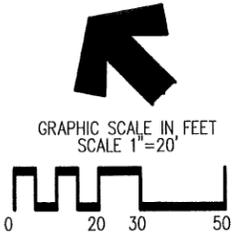


<p>Daniel Johns, P.E. Professional Engineers 3869 S. Nova Rd. - Suite 4 Port Orange, Florida 32127 phone 386-756-8582 e-mail dan.johns@johnson.com</p>	
<p>COMPOSITE UTILITY MAP</p>	
<p>BROWN/THOMPSON COMMERCIAL SITE Ormond Beach, Volusia County, Florida</p>	
<p>5-10-11 Revised</p>	<p>DESCRIPTION By</p>

DATE: 11-2010 SCALE: 1"=20'

TREE MITIGATION TO BE UPDATED FOR PHASE 1 AFTER PLAN IS REVIEWED

-  SPECIMEN TREE TO REMAIN
-  TREE TO BE REMOVED
-  SPECIMEN TREE TO BE REMOVED

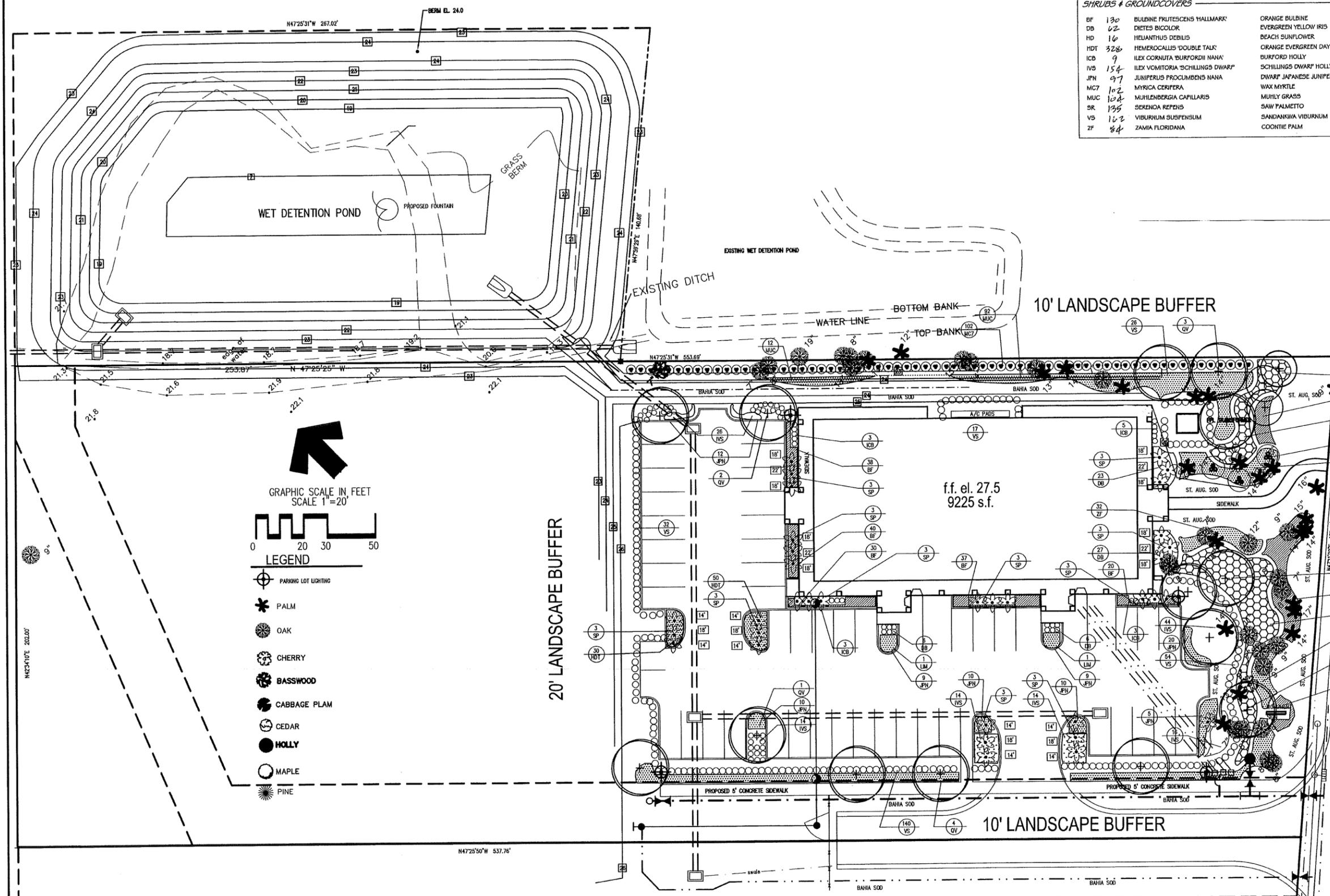


-  PALM
-  OAK
-  CHERRY
-  BASSWOOD
-  CABBAGE PALM
-  CEDAR
-  HOLLY
-  MAPLE
-  PINE

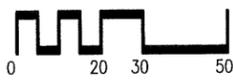
5-10-11	REVISION	DU
Revised	Description of Revision	By
Daniel Johns, P.E.		
Professional Engineers		
3869 S. Novy Rd. - Suite 4 Port Orange, Florida 32127		
phone 386-756-8582 e-mail danjohns@danjohns.com		
CLEARING PLAN		
BROWN/THOMPSON		
COMMERCIAL SITE		
Ormond Beach, Volusia County, Florida		
File:	date: 11-2010	scale: 1"=20'
		sheet 12 of 22



PLANT LIST						
SYM.	QTY.	SPECIES	COMMON NAME	SPECIFICATIONS	NRIC	NO
TREES						
LIM	5	LAGERSTROEMIA INDICA MULTI-TRUNK	GRAPE MYRTLE	25 GAL., 4 1/2" CAL., 8' HT.	00	00
PE	3	PINUS ELLIOTTII	SLASH PINE	30 GAL., 2 1/2" CAL., 10' HT.	00	00
OV	18	QUERCUS VIRGINIANA	LIVE OAK	100 GAL., 4 1/2" CAL., 15' HT.	00	00
TD		TAXODIUM DISTICHUM	BALD CYPRESS	2 1/2" CAL., 10' HT.	00	00
PALMS						
SP	33	SABAL PALMETTO	CABBAGE PALM	SEE PLAN FOR CLEAR TRUNK HEIGHTS	00	00
SHRUBS & GROUNDCOVERS						
BF	130	BULBINE FRUTESCENS 'HALLMARK'	ORANGE BULBINE	1 GAL., 12" HT. X 12" SPRD., FULL, 18" O.C.	00	00
DB	02	DIETES BICOLOR	EVERGREEN YELLOW IRIS	1 GAL., 18" HT. X 12" SPRD., FULL, 24" O.C.	00	00
HD	16	HELIANTHUS DEBILIS	BEACH SUNFLOWER	1 GAL., 10" HT. X 10" SPRD., FULL, 18" O.C.	00	00
HDT	328	HEMEROCALLIS 'DOUBLE TALK'	ORANGE EVERGREEN DAYLILY	1 GAL., FULL, 18" O.C.	00	00
ICB	9	ILEX CORNUTA 'BURFORDII NANA'	BURFORD HOLLY	3 GAL., 18"-24" HT. X 18"-24" SPRD., 24" O.C.	00	00
IVS	154	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF HOLLY	3 GAL., 15" HT. X 15" SPRD., FULL, 30" O.C.	00	00
JPN	97	JUNIPERUS PROCUMBENS NANA	DWARF JAPANESE JUNIPER	3 GAL., 18" HT. X 18" SPRD., FULL, 24" O.C.	00	00
MC7	102	MYRICA CERIFERA	WAX MYRTLE	3-7 GAL., 24" HT. X 24" SPRD., FULL, 48" O.C.	00	00
MUC	102	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	1 GAL., 10" HT. X 10" SPRD., 30" O.C.	00	00
SR	135	SERENDIA REPENS	SAW PALMETTO	3 GAL., 18" HT. X 18" SPRD., 42" O.C.	00	00
VS	162	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3-7 GAL., 24" HT. X 18"-24" SPRD., 36" O.C.	00	00
ZF	84	ZAMIA FLORIDANA	COONTIE PALM	7 GAL., 30" HT X 30" SPRD., FULL, 30" O.C.	00	00



GRAPHIC SCALE IN FEET
SCALE 1"=20'



LEGEND

- PARKING LOT LIGHTING
- PALM
- OAK
- CHERRY
- BASSWOOD
- CABBAGE PALM
- CEDAR
- HOLLY
- MAPLE
- PINE

5-10-11
Revised Description of Revision By

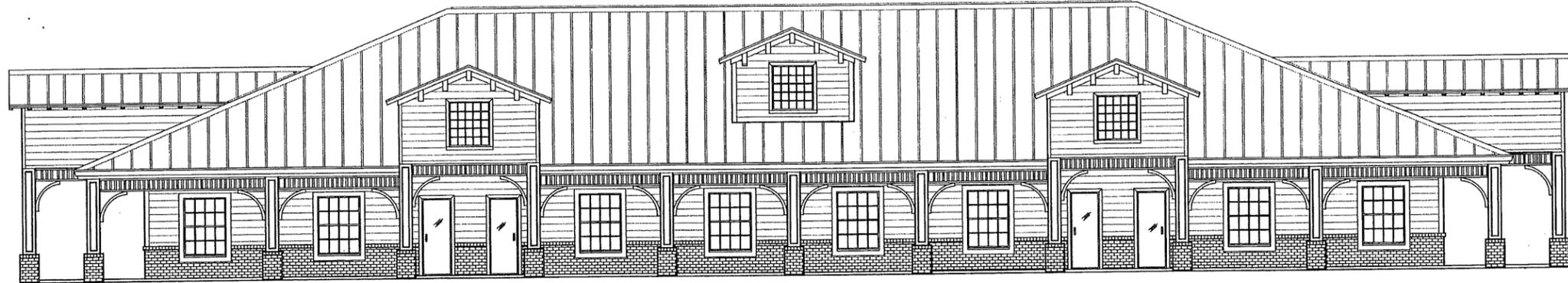
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phone 386-756-8582 e-mail danjohns@danjohns.com

LANDSCAPE PLAN

BROWN/THOMPSON COMMERCIAL SITE
Ormond Beach, Volusia County, Florida

file: * date: 11-2010 scale: 1"=20' sheet 16 of 20

CONSTRUCTION DOCUMENT DRAWINGS FOR: BROWN / THOMPSON STATE ROAD 40



CODE COMPLIANCE		WIND LOAD DATA		INDEX OF DRAWINGS																																																																																																																																				
FLORIDA BUILDING CODE: 2007 EDITION W/ 2009 SUPP. OCCUPANCY TYPE: B CONSTRUCTION TYPE: TYPE II-B AREA & HEIGHT LIMITATION (TABLE 503) MAXIMUM HEIGHT: 65 NUMBER OF FLOORS: 4 MAXIMUM AREA PER FLOOR: 19,000 SQ. FT. PROPOSED AREA & HEIGHT: PROPOSED HEIGHT: 22' NUMBER OF FLOORS: 1 AREA PER FLOOR: 11,745 SQ. FT. FIRE PROTECTION (TABLE 601) EXTERIOR WALLS (> 20' TO PROPERTY LINE): 0 HRS. INTERIOR BEARING WALLS: 0 HRS. COLUMN SUPPORTING ROOF: 0 HRS. BEAMS, GIRDERS, ROOF TRUSSES: 0 HRS. ROOF/CEILING ASSEMBLY: 0 HRS. INTERIOR FINISH CLASSIFICATION PER TABLE 603.5: EXIT ACCESS (A): B OTHER SPACES: C OBSTACLES: B MEANS OF EGRESS (FOR FUTURE TENANT BUILDOUT): MIN. NUMBER OF EXITS (PER 1014.1): MINIMUM TWO MAX. DEAD END (PER 1017.4): 20 FT. MAX. TRAVEL DISTANCE (TABLE 1018.1): 200 FT. MAX. CORRIDOR WIDTH (PER 1017.4): 44 INCHES MAX. CORRIDOR PATH OF TRAVEL (1014.2): 75 FEET	OCCUPANCY CALCULATIONS PER TABLE 1004.1.2 GROUP B BUSINESS = 100 PER SQ. FT. / GROSS BUSINESS AREA 9,497 SQ. FT. = 95 OCCUPANTS TOTAL OCCUPANCY = 96 OCCUPANTS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>MINIMUM NO. OF FIXTURES</th> <th>MALE</th> <th>FEMALE</th> </tr> <tr> <td>WATER CLOSET</td> <td>TO BE DETERMINED</td> <td>TO BE DETERMINED</td> </tr> <tr> <td>LAVATORIES</td> <td>TO BE DETERMINED</td> <td>TO BE DETERMINED</td> </tr> <tr> <td>DRINKING FOUNTAINS</td> <td colspan="2">TO BE DETERMINED</td> </tr> <tr> <td>WATER COOLER</td> <td colspan="2">0 WATER COOLER PROVIDED</td> </tr> <tr> <td>OTHER SERVICE SINK</td> <td colspan="2">TO BE DETERMINED</td> </tr> </table>	MINIMUM NO. OF FIXTURES	MALE	FEMALE	WATER CLOSET	TO BE DETERMINED	TO BE DETERMINED	LAVATORIES	TO BE DETERMINED	TO BE DETERMINED	DRINKING FOUNTAINS	TO BE DETERMINED		WATER COOLER	0 WATER COOLER PROVIDED		OTHER SERVICE SINK	TO BE DETERMINED		BASIC WIND SPEED = 120 M.P.H. WIND IMPORTANCE FACTOR = 1 EXPOSURE CATEGORY = B WIND PRESSURE FOR COMPONENTS & CLADDING ARE: WALLS = SEE ATTACHED SCHEDULE ROOF INTERIOR = +13.82 P.S.F., -45.61 P.S.F. ROOF OVERHANG = -81.2 P.S.F. INTERNAL PRESSURE COEFFICIENT = -0.18, +0.18 NOTE: DESIGN AND WIND PRESSURE INCLUDE ALL OPENINGS. FULLY ENCLOSED BUILDING REQUIRES SHUTTERS OR IMPACT RESISTANT GLASS PER ALL OPENINGS	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>RENDER</td> <td>COLOR RENDERING</td> </tr> <tr> <td>COVER</td> <td>COVER PAGE</td> </tr> <tr> <td>A-1</td> <td>FLOOR</td> </tr> <tr> <td>A-2</td> <td>FRONT AND REAR ELEVATION</td> </tr> <tr> <td>A-3</td> <td>LEFT AND RIGHT ELEVATIONS</td> </tr> </table>	RENDER	COLOR RENDERING	COVER	COVER PAGE	A-1	FLOOR	A-2	FRONT AND REAR ELEVATION	A-3	LEFT AND RIGHT ELEVATIONS																																																																																																									
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<h3 style="text-align: center;">GENERAL NOTES:</h3> <ol style="list-style-type: none"> THIS PROJECT IS DESIGNED AND SHALL BE BUILT TO COMPLY WITH THE 2004 EDITION OF THE FLORIDA BUILDING CODE WITH 2009 SUPPLEMENTS. ALL ELECTRICAL WORK TO BE IN COMPLIANCE WITH THE 2007 EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES. ALL MECHANICAL WORK TO BE IN COMPLIANCE WITH THE 2007 EDITION OF THE FLORIDA MECHANICAL CODE. ALL PLUMBING WORK TO BE IN COMPLIANCE WITH THE 2007 EDITION OF THE FLORIDA PLUMBING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES. THE STRUCTURAL CALCULATIONS SHALL ADHERE TO THE 2007 FLORIDA BUILDING CODE. THE WIND LOAD CALCULATIONS SHALL ADHERE TO 120 MPH GUIDELINES AS PER CHAPTER 16 OF THE 2007 FLORIDA BUILDING CODE. ALL CAST IN PLACE OR RETROFIT ANCHOR BOLTS SHALL BE 5/8" # AS PER 2004 EDITION OF FLORIDA BUILDING CODE 		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td colspan="2">Q</td></tr> <tr><td>QUAL</td><td>QUALITY</td></tr> <tr><td>QTY</td><td>QUANTITY</td></tr> </table>	Q		QUAL	QUALITY	QTY	QUANTITY	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td colspan="2">U</td></tr> <tr><td>UNFN</td><td>UNFINISHED</td></tr> <tr><td>UNO</td><td>UNLESS NOTED OTHERWISE</td></tr> <tr><td>UNO</td><td>UNLESS OTHERWISE NOTED</td></tr> <tr><td>UT</td><td>UTILITY</td></tr> </table>	U		UNFN	UNFINISHED	UNO	UNLESS NOTED OTHERWISE	UNO	UNLESS OTHERWISE NOTED	UT	UTILITY	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td colspan="2">V</td></tr> <tr><td>V</td><td>VERTICAL</td></tr> <tr><td>VLT</td><td>VAULT</td></tr> </table>	V		V	VERTICAL	VLT	VAULT	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td colspan="2">W</td></tr> <tr><td>W</td><td>WEST</td></tr> <tr><td>W/O</td><td>WITHOUT</td></tr> <tr><td>W/C</td><td>WATERCLOSET</td></tr> <tr><td>WH</td><td>WATER HEATER</td></tr> </table>	W		W	WEST	W/O	WITHOUT	W/C	WATERCLOSET	WH	WATER HEATER																																																																																																			
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PROPOSE COMMERCIAL
 BROWN/THOMPSON
 ORMOND BEACH, FLORIDA

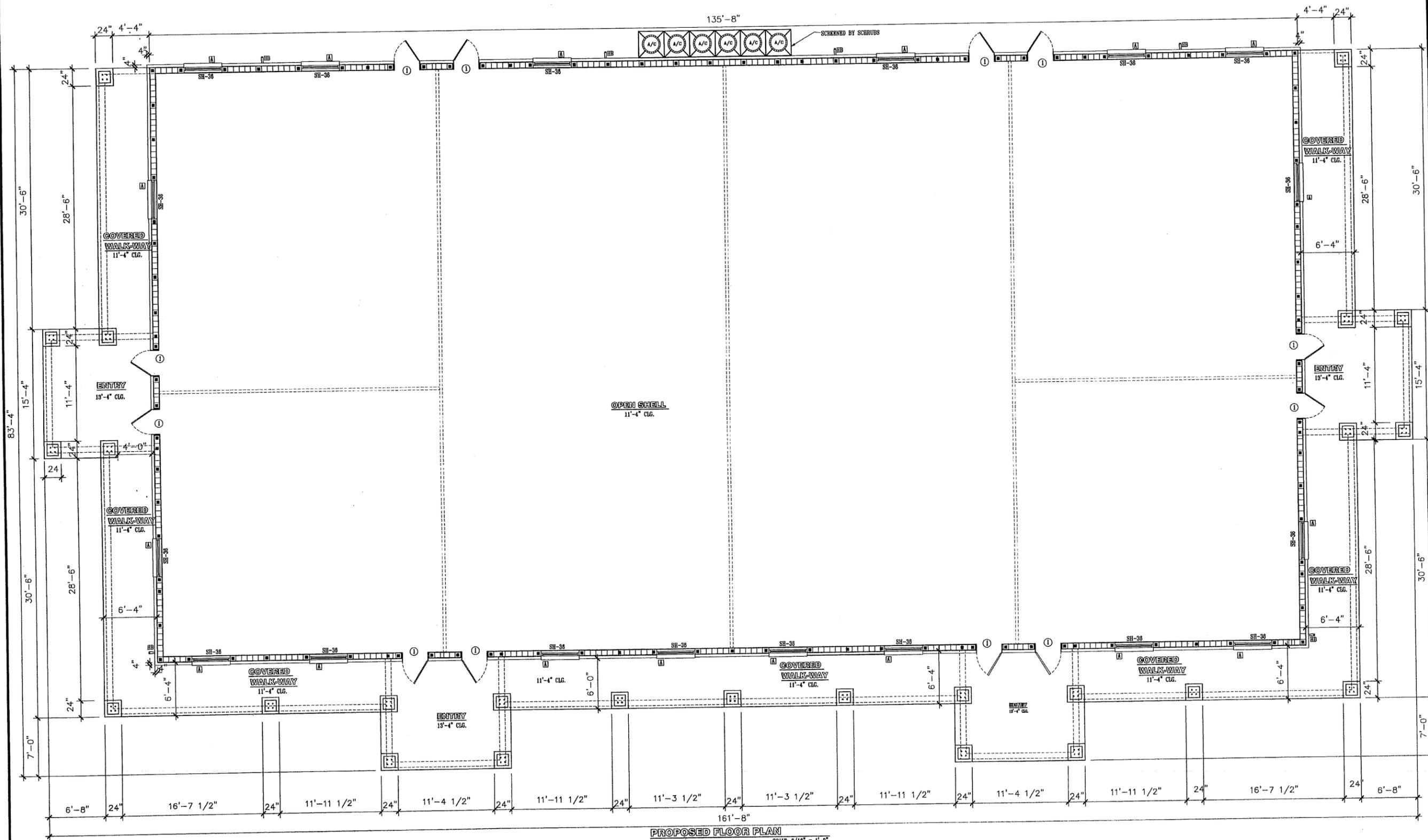
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 Custom Designs
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REVISIONS	DATE	NO.	DESCRIPTION

ROBERT A. HALL ARCHITECT
Robert A. Hall
 7-22-09

NCARB REGISTRATION NO. 40021
 FL REGISTRATION NO. AR0016887
 KY REGISTRATION NO. 4008

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 DATE: 06/28/09
 DRAWN BY: TF
 SHT. #
 COVER



PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

ANALYSIS TRANSLATIONS	
FURTHER A/C OFFICE SPACE	8,897 SQ. FT.
COVERED PORCH AND ENTRY	1,124 SQ. FT.
TOTAL SQUARE FOOT COVERED PORCH	10,021 SQ. FT.

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BROWN THOMPSON
ORMOND BEACH, FLORIDA

Drafting & Designs Inc.
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Phone: (386) 547-1848
E-mail: draftinginc@aol.com

REVISIONS	DATE	NO.	DESCRIPTION

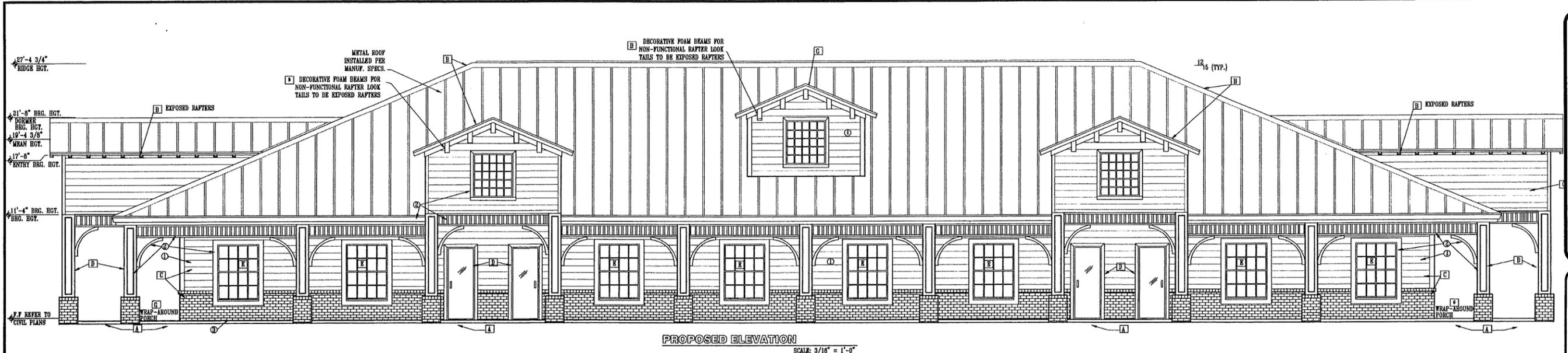
ROBERT A. HALL ARCHITECT
Robert A. Hall
7-22-09
NGARS REGISTRATION NO. 40021
FL. REGISTRATION NO. AR0018667
KY. REGISTRATION NO. 4086

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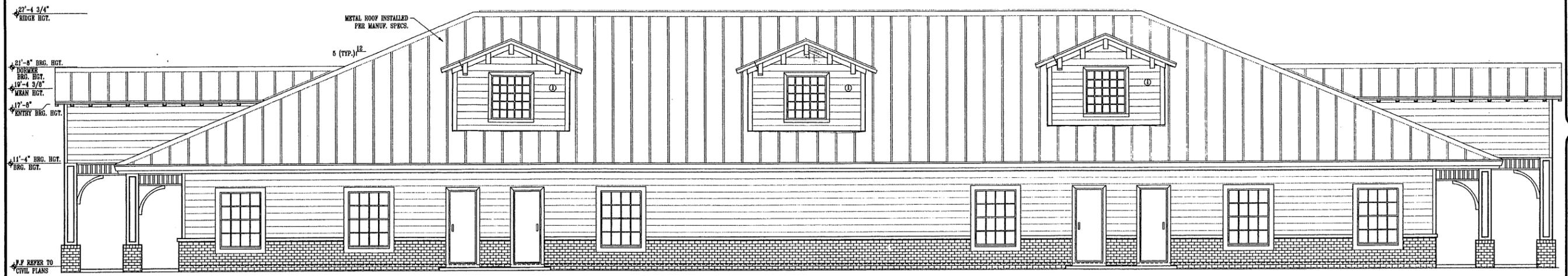
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SHT. #
A-1

17/24



PROPOSED ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED ELEVATION
SCALE: 3/16" = 1'-0"

FLORIDA CRACKER DESIGN STYLE

- A. BUILDING MASS SYMMETRICAL.
- B. ROOF STYLE PRIMARILY HIP METAL ROOF FINISH.
- C. EXTERIOR TO BE HARD SIDING WITH BRICK AT BOTTOM 3'-0".
- D. DOORS/ ENTRANCE . MAIN ENTRANCE TO BE GROUND FLOOR COVERED PORCHES, SUPPORTED BY CND COLUMNS WRAPPED IN HARD TO REPRESENT LOGS.
- E. ALL WINDOWS TO BE DOUBLE HUNG WITH MULLIONS WINDOWS MEET THE 1/4 FEET OF VERTICAL BOY. PER ONE FOOT OF HORIZONTAL WIDTH.
- F. COLORS REFER COLORBOOKS. SAMPLES TO BE PASTEL FOR BODY TRIM TO BE WHITE.
- G. DETAILS REQUIRED TWO: WRAP-AROUND PORCH, AND ROOF TOP DORMER.

COLORWHEEL COLOR SELECTION

- ① COLORWHEEL CRIMBY CLAYER (BODY)
- ② COLORWHEEL TALLY-DO CLF 1001W FOR ALL TRIM AND COLUMNS, ALONG WITH GINGER
- ③ BRICK TO BE BORAL SMITHSONIAN-MODULAR

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REVISIONS	DATE	NO.	DESCRIPTION

ROBERT A. HALL ARCHITECT

Robert A. Hall
7-22-09

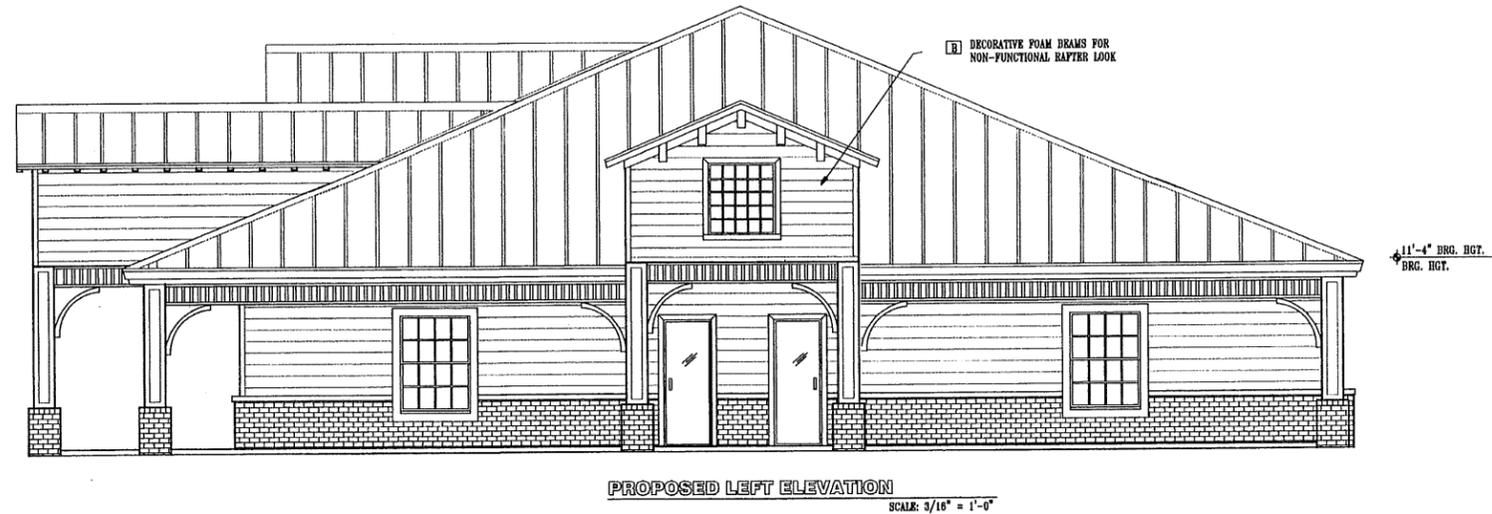
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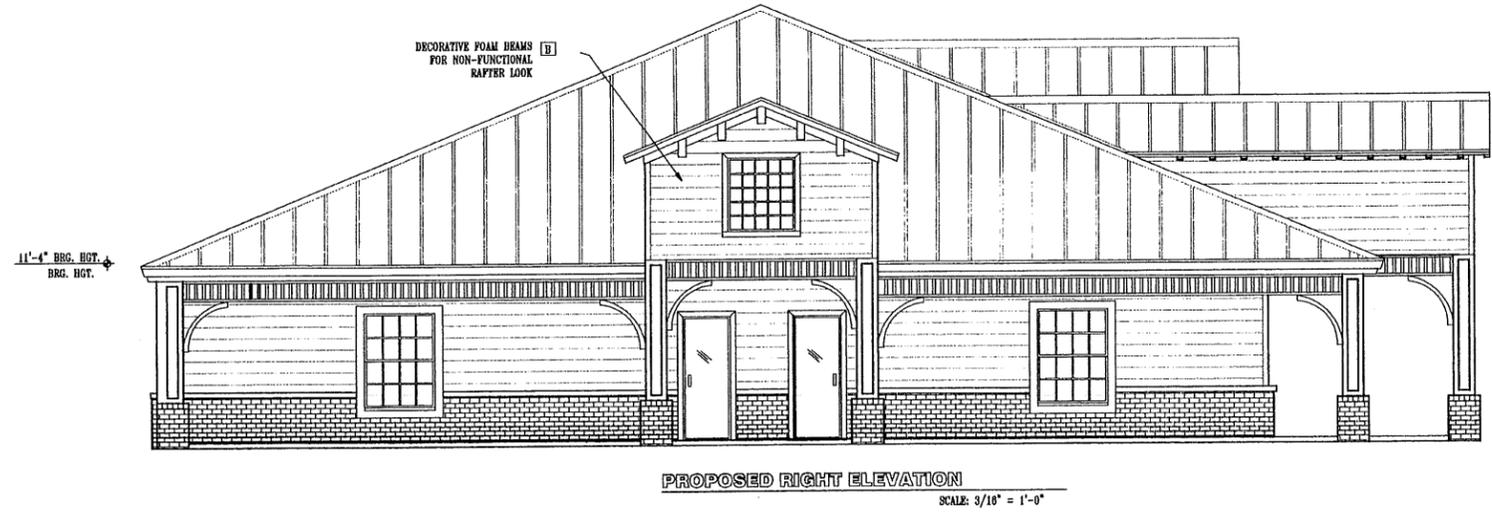
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A-2

16/17



PROPOSED LEFT ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

PROPOSE COMMERCIAL
BROWN/ THOMPSON
ORMOND BEACH, FLORIDA

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REVISIONS	DATE	NO.	DESCRIPTION

ROBERT A. HALL ARCHITECT
Robert A. Hall
7-22-09
NCARB REGISTRATION NO. 48021
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A-3

11/24

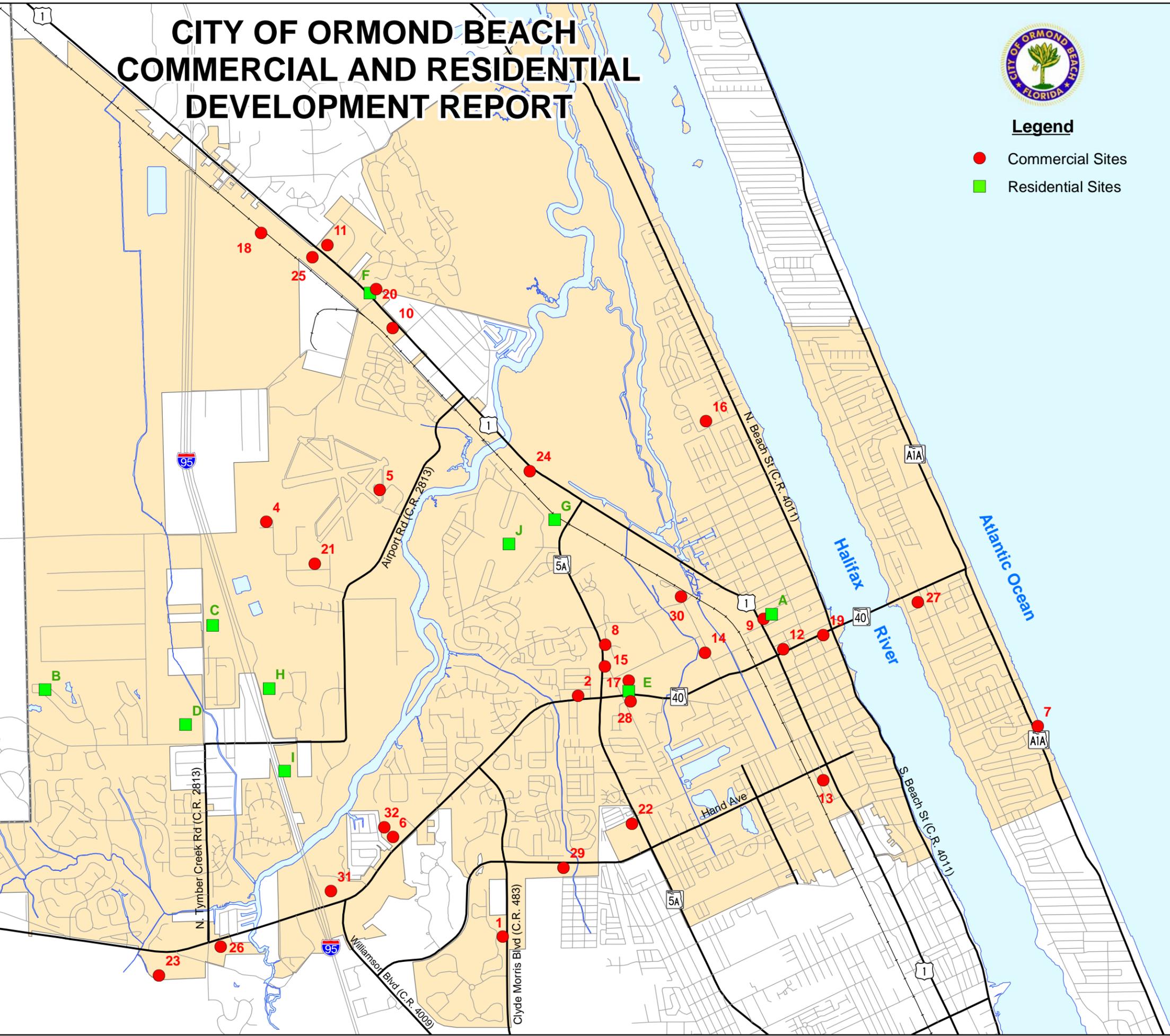
CITY OF ORMOND BEACH COMMERCIAL AND RESIDENTIAL DEVELOPMENT REPORT



Legend

- Commercial Sites
- Residential Sites

RESIDENTIAL PROJECTS	
A	Courtyard PBD
B	Deer Creek Subdivision
C	Enclave at North Point
D	Marshside at Groover Branch
E	Olive Grove
F	Ormond Grande
G	Ormond Station
H	Pineland
I	River Oaks
J	Tomoka Golf Village
COMMERICAL PROJECTS	
1	400 Clyde Morris Boulevard
2	889 - 917 W. Granada Boulevard
3	Airport Rd Extension/SR 40 Improvements
4	Atlantic Central Enterprises
5	Betr Hangars at OB Airport
6	Brown/Thompson Commerical
7	Cardinal Drive Lifeguard Station
8	Chase Bank
9	Courtyard PBD
10	Energizer
11	Hudson Technologies
12	Maria Bonita
13	McNamara Warehouse
14	North Orchard Center
15	Nova Bank
16	Ormond Beach Middle School
17	Olive Grove
18	Ormond Crossings PMUD
19	On The Boulevard
20	Ormond Grande
21	Parham Building Modification
22	Prince of Peace - Social Service
23	Riverbend Church Expansion
24	Root Commerce Park
25	S.R. Perrott - US 1 Distribution Center
26	Space Coast Bank at Tymber Creek
27	St. James Expansion
28	T-Mobile Tower
29	Tomoka Christian Church
30	Wastewater Treament Expansion
31	Wal-Mart Parking Modifications
32	West Granada Offices



City of Ormond Beach Commercial Development Report --July 7, 2011

#	Project	Description	Appli- cation 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.	Under Const.	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	Not Applied						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							07.14.11	8.16.11 & 9.6.11							E = Danny Johns O = Brown/Thompson ARC = Robert Hall
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				06.27.11	06.27.13			NA	NA	Not Applied						E = Alann Engineering Group O = County of Volusia ARC = DJ Designs, Inc.
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				07.07.11	07.07.13			NA	NA	Early review						E = Bowyer-Singleton DEV = Ferber Group ARC = Core States Group
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	Not Applied						E = Danny Johns O = Ormond Central Market Place ARC = Richard Brookfield
10	ENERGIZER 1190 North US Highway 1 11-88	3" water connection for existing site	06.15.11	06.29.11					06.29.11	06.29.13			NA	NA	NA	NA-site work only	\$28,000	NA	0%		E = Alann Engineering Group O = Playtex Manufacturing
11	HUDSON TECHNOLOGIES 1327 North US Highway 1 11-76	Demolition of existing small warehouse and construction of 2,800 square foot warehouse.	05.02.11	05.16.11					06.27.11	06.27.13			NA	NA	Early review						O = Hudson Technologies E = LP Engineering
12	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	Under Const.	Under Const.	App. 6-0; 01.14.10	Ord.10-22 02.16.10	Issued	\$193,000 for site work - \$175,000 for building	01.19.11	01.19.11	40%		E = Alann Engineering Group O = Taxco ARC = BPF Design
13	McNAMARA WAREHOUSE 480 Andalusia Drive 11-13	4,580 square foot warehouse and associated site improvements	12.22.10	01.05.11																	E = Parker Mynchenberg & Assoc O = McNamara Construction, LLC ARC = Stan Hoelle
14	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	Not Applied						E = Alaan Engineering Group, Inc O = Brian Share

* Highlighted projects indicate change in status (such as SPRC approval, CC approval, building permits issued, or CO issued).

City of Ormond Beach Commercial Development Report --July 7, 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
15	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 = Alaam Engineering Group, Inc O = Paul F. Holub, Jr. ARC = BPF Design
16	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
17	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.	Under Const.	Under Const.	08.12.10 Approved	Approved 09.21.10 Ord 10-44	12.01.10	\$14,269.77	12.01.10	12.01.10	55%		E = Alaam Engineering Group, Inc O = Beneficial Communities ARC = Forum Architects
18	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
19	ON THE BOULEVARD 11-43 West Granada Boulevard 08-25000004	Rose Villa (43 Granada) complete the improvements under construction	03.18.08	04.01.08	07.01.08				11.26.08	Under Const.	Under Const.	Under Const.	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
20	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	Not Applied						E = Parker Mynchenberg & Assoc O/A = Ormond Grande LLC
21	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
22	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
23	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				Pending				NA	NA							E = Mark Dowst & Associates O = Riverbend Church
24	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: 02.20.13	Not Applied						E = Parker Mynchenberg & Associates ARC = BPF Design A = Root Chapman
25	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
26	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	Not Applied						E = Zahn Engineering O = Space Coast Credit Union ARC = Building Management Systems, Inc.

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City of Ormond Beach Commercial Development Report --July 7, 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
27	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.
28	T-MOBILE TOWER 1 South Old Kings Road 10-000096	Construct a 140 foot camfoulaged flagpole.	04.06.10	04.20.10	02.16.11								NA	NA							E = KCI Technologies, Inc. O = Omega 40 Enterprises LTD
29	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	Not Applied						E = Zev Cohen & Associates O = Tomoka Christian Church ARC = Hyde West Architects
30	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.	Under Const.	Under Const.	NA	NA	Issued 10.20.20		Issued 10.20.20	Issued 10.20.20	20%		E = Camp Dresser & McKee Inc. O = City of Ormond Beach
31	WAL-MART PARKING MODIFICATIONS 1521 West Granada Boulevard 09-25000007	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	90%		E = Duplantis Group O = Wal-Mart Stores
32	WEST GRANADA OFFICES 1291 West Granada Boulevard 08-25000038	Two buildings = 33,000 square feet	12.08.08	12.23.08	08.11.09								Required	Required							E = Alann Engineering Group O = IEL Medmal LLC ARC = BPF Design

* Highlighted projects indicate change in status (such as SPRC approval, CC approval, building permits issued, or CO issued).

City of Ormond Beach Residential Development Report -- Ending July 7, 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

* Highlighted projects indicate change in status (such as SPRC approval, CC approval, building permits issued, or CO issued).