



A G E N D A
ORMOND BEACH PLANNING BOARD
Regular Meeting

April 12, 2012

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 JANUARY 12, 2012 PLANNING BOARD MINUTES

VI. PLANNING DIRECTOR'S REPORT

VII. PUBLIC HEARINGS

A. SE 12-71: Caffeine Outdoor Activity Special Exception, 45-49 West Granada Boulevard and 50 New Britain Avenue

This is a request submitted by Dorian Burt, on behalf of the property owner, the Highlander Corporation, for a Special Exception to authorize an outdoor activity use. The requested outdoor activity is for outside live music. The subject properties are located at 45-49 West Granada Boulevard and 50 New Britain Avenue and they are zoned B-4 (Central Business).

B. SE 12-72: Lowe's Outdoor Activity Special Exception, 1340 West Granada Boulevard

This is a request submitted by Roger Strcula, PE of Upham Inc., on behalf of the property owner, Lowe's Home Centers, Inc. for a Special Exception to authorize an outdoor activity use. The outdoor activity application requests the permanent outdoor storage, display, and sales of merchandise under certain conditions at the Lowe's home improvement store. The subject property is located at 1340 West Granada Boulevard and is zoned B-8 (Commercial) and SE (Special Environmental). The application does not propose any new construction or additional building square footage.

C. LDC 12-78: Chapter 3, Performance Criteria, Article IV, Sign Regulations, Section 3-46: Temporary Signs, Community Event Banners

This is a request to consider an amendment to Chapter 3, Performance Criteria, Article IV, Sign Regulations, Section 3-46: Temporary Signs to allow community event banners.

VIII. OTHER BUSINESS:

Chapter 3 Article 6 - Architectural Design Draft Amendments

IX. MEMBER COMMENTS

X. ADJOURNMENT

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

January 12, 2012

7:00 PM

City Commission Chambers
22 South Beach Street
Ormond Beach, FL 32174

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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.

Mr. Thomas Stated he was going to change the order of the agenda with Board's approval; the Invocation and Pledge of Allegiance would occur before the Administrative Items; having no objections, the meeting proceeded.

I. ROLL CALL

Members Present

Lewis Heaster
Harold Briley
Doug Thomas
Doug Wigley
Al Jorczak
Rita Press
Pat Behnke

Staff Present

Ann-Margaret Emery, Assistant City Attorney
Richard Goss, AICP, Planning Director
Laureen Kornel, AICP, Senior Planner
Meggan Znorowski, Recording Technician

II. INVOCATION

Mr. Thomas led the invocation.

III. PLEDGE OF ALLEGIANCE

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V. ADMINISTRATIVE ITEMS

A. Election of Chairperson

The recording technician called for a nomination for Chairperson.

Mr. Wigley moved to nominate Doug Thomas for Chairperson. Mr. Heaster seconded the motion. Vote was called and the motion unanimously approved.

B. Election of Vice Chairperson

Mr. Thomas called for a nomination for Vice Chairperson.

Mr. Briley moved to nominate Al Jorczak for Vice Chairperson. Mr. Heaster seconded the motion. Vote was called and the motion unanimously approved.

C. Adoption of 2012 Rules and Procedures

Mr. Thomas called for a motion to adopt the 2012 Rules and Procedures.

Ms. Behnke moved to adopt the 2012 Rules and Procedures as presented. Mr. Briley seconded the motion. Vote was called and the motion unanimously approved.

VI. APPROVAL OF THE MINUTES

A. December 8, 2011

Mr. Thomas called for a motion to approve the minutes of December 8, 2011.

Mr. Briley moved to approve the minutes as presented. Ms. Press seconded the motion.

Mr. Thomas called for modifications, if any; hearing none, **vote was called and the motion unanimously approved.**

VII. PLANNING DIRECTOR'S REPORT

Mr. Goss stated that the City Commission acted favorably on the enterprise zone for the downtown and hospital area on January 3, 2012; it was sent the next day certified mail. Therefore, the area has been designated and the account number will be given to the City within the next week for the financial end. The second

reading of the Ordinance establishing the Brownfield Advisory Board will go before the City Commission Tuesday, January 17, 2012.

Mr. Jorczak asked how the Brownfield Board will be established.

Mr. Goss responded that the way it is written, one member will be from the Main Street area, one member will be appointed by the entire City Commission, and each City Commission will have one member that they will appoint; for a total of seven members. Mr. Goss explained that if the Brownfield designation before the Board is approved there will be one Brownfield Board for both designations.

Ms. Press stated that is surprising. Ms. Press asked if that was the City Commission's desire.

Mr. Goss responded that it was more of the Legal Department's position.

Ms. Press stated they are very different areas with distinct issues.

Mr. Goss responded that he believes the people that will be appointed will probably represent both Brownfield areas.

Mr. Thomas asked Ann-Margaret Emory, Deputy City Attorney, City of Ormond Beach, if someone on the Planning Board chose to discuss this tonight under "Other Business" would that be appropriate.

Ms. Emory replied yes.

Mr. Thomas stated he believes that the areas are so different perhaps it should be two separate boards.

Ms. Emory stated she did not know what Mr. Hayes's thoughts were regarding having only one board.

Mr. Goss stated that from his understanding, Mr. Hayes's thinking was that it was the number of meetings in that the City has been trying to reduce the number of boards and this would add more boards; his idea was that if board members were appointed that represented all of the areas, there could be only one board.

Mr. Briley asked if the City Commission was going to find people who have business in both areas.

Mr. Goss responded yes because the Statute states that the advisory board needs to be made up of representatives of the area being designated.

VIII. PUBLIC HEARINGS

A. M 12-037 US 1 North Brownfield Designation

Laureen Kornel, Senior Planner, Planning Department, City of Ormond Beach, stated this is an administrative request to consider designating 2,113 acres involving 311 parcels as a brownfield area along US 1 North pursuant to Florida Statute 376. Ms. Kornel stated she was going to present a shortened version of the previously given presentation. Ms. Kornel stated there was an interest in the brownfield program dating back to June of 2011, and since that time, the City has initiated the Granada downtown area which came before the Board last month; following that meeting the North US 1 area was looked at as a potential area for designation as an area that could possibly benefit from the program. Ms. Kornel explained the definitions of a brownfield, brownfield area, and brownfield site. Ms. Kornel further explained that the program is more about financial incentives designed to encourage redevelopment; there may or may not be contamination; and the program is voluntary rather than regulatory. Ms. Kornel showed the Board the notice which was provided to all property owners within the designated area. Ms. Kornel stated that there were three workshops held in October and November, 2011 to disseminate information and collect input from the public. Ms. Kornel explained that relative to the Granada area workshops, attendance was weak; George Houston, FDEP, attended one or two of the workshops. Ms. Kornel explained the designation criteria to the Board and the proposed area which includes the airport area, Ormond Crossings CRA, and North US 1 properties. Ms. Kornel explained that the properties within the City limits are proposed to be in this brownfield; to the contrary, if the property is located in Volusia County it is not.

Ms. Press asked if the City has made any arrangements with the County to include County properties in this designation.

Ms. Kornel responded not at this time; there has not been a partnership initiated; if properties wanted to annex into the City, the Brownfield opportunity would be extended to those properties.

Ms. Press stated it would then make it an incentive for properties to annex into the City as well.

Ms. Kornel responded yes; and there have been no negatives found with regards to the program.

Mr. Wigley asked if everything in the North US 1 area that is zoned commercial or industrial will be in the brownfield designation.

Ms. Kornel explained yes within the boundaries on the map submitted to the Board.

Mr. Wigley asked if County property owners, who are not annexed into the City, are eligible for brownfield designation with the State.

Ms. Kornel responded that she believed they would be eligible.

Mr. Wigley asked if there could be additional brownfield areas in the County bordering on the City limits.

Ms. Kornel responded yes.

Mr. Jorczak asked if the County lands that are contiguous to the proposed area, should they be annexed, would they be incorporated into the brownfield; the City wouldn't have to go through an additional application.

Ms. Kornel responded she did not know because it is a resolution with metes and bounds; Staff has not formulated a procedure for incorporating new properties.

Mr. Goss added that in Pinellas County they have incorporated a provision in their resolution which basically states that when a property is annexed into one of the cities, it is automatically included in the brownfield if it is contiguous. Mr. Goss explained that the City could duplicate that provision in our resolution.

Mr. Thomas clarified that it would come from a City resolution because the annexed property would come under the City's jurisdiction.

Mr. Goss responded yes, and that it will be approximately six months before the City takes over the extra jurisdiction, regulatory, and land use planning for the entire US 1 corridor.

Mr. Wigley asked what would constitute an overly large area.

Ms. Kornel responded that there are some very large brownfield designation areas including whole cities.

Mr. Wigley asked how many individual properties are located in the Crossings.

Ms. Kornel responded no it has been replatted.

Mr. Thomas asked if there was residential zoning located in the proposed designation area.

Ms. Kornel responded no, the intention was to only include commercial and industrial.

Mr. Wigley stated he saw where this could be extremely helpful; one property he could think of is World Color- it is not currently in the City, but they could annex in and take advantage of this program because that is a contaminated property.

Ms. Kornel explained the economic incentives; that they are designed to be layered and negotiated.

Ms. Behnke asked if the property is contaminated, construction would not be permitted unless it is cleaned up.

Ms. Kornel replied that she believed that the property would be cleaned before construction as that is the purpose of the program for those properties that are contaminated.

Mr. Thomas asked if there are benefits to the present owner to clean up contaminated property.

Ms. Kornel responded yes.

Mr. Wigley asked if the language of “clean up tax credits may be transferred once” is intended for the credits to stay with the property or like other tax credits that can be sold.

Ms. Kornel replied no, it would be designated for that specific property.

Mr. Goss stated that the tax credits would have to be used for the property being cleaned up or to transfer to another person who is going to clean up the same property; it is not like a typical credit that you could sell to a lawyer who needs the write off; it has to be related to the contamination clean up.

Ms. Kornel explained the voluntary clean up tax credits.

Mr. Thomas asked if the \$2,000,000 cap is per incident or cap State-wide.

Ms. Kornel replied a cap State-Wide and is being raised to \$5,000,000. Ms. Kornel explained the various websites that can be visited for more information. Ms. Kornel stated she has received no requests to opt out or withdraw from the proposed area; there will be an additional public hearing before the City Commission in February and if the Commission adopts the resolution in support of the item, the boundaries proposed for the project will be considered established as far as the City, then the package is submitted to the State. Ms. Kornel explained that the advisory board is being set up and the intention is to have that advisory board serve for both the Granada and US1 Brownfields. Ms. Kornel stated that Staff is recommending that the Planning Board recommend approval to the City Commission.

Mr. Heaster asked what the City’s thought process was with wanting to implement an additional brownfield area when it has been so recent that the downtown was implemented; with the theme of brownfield projects goes along with downtown redevelopment and he believes it is an easy sell for that- when other areas are designated he wonders if people will question why other areas of Ormond have not been selected; also, without having a track record of how the downtown brownfield area is going to work, the cost implications, has that been taken into consideration since there will be some cost implication put on the City’s budget with this new program.

Ms. Kornel stated she does not know if there is any connection regarding the US 1 area coming up so soon after the Granada designation other than to say the City views the program as a financial incentive program that the City can benefit from in terms of redeveloping certain areas; the US 1 area came about from someone on the Board asking to explore it as an option for redevelopment and that it could be a positive thing for the City. Ms. Kornel explained that some of the studies done have shown a need in the North US 1 area; there are land use and zoning conflicts in that area as well as vacancies and blight; the area is viewed as an area of opportunity. Ms. Kornel responded that there could be other potential areas in the City that may also need to be considered for brownfield designation; the area was selected based on a blight study along US 1 (being extended north) which was already being conducted. Ms. Kornel explained that the cost is unknown at this point, but as far as the job share is concerned it is 80%/20% and the money would come from Economic Development funds.

Mr. Briley stated that TIF funds could only be used for the Granada district, but on US 1 there is not a TIF district.

Ms. Kornel replied that Ormond Crossings is a CRA.

Ms. Goss responded that the TIF monies would not be used for brownfield as it is already committed to the road improvements there; the funds needed would come out of the Economic Development Fund which has been established for jobs. Mr. Goss stated that at the City Commission “goal setting workshop” it was established that their first priority is jobs; if jobs can be created at only \$500 per job, and the State contributes \$2,000, it is worth doing. Mr. Goss stated he believed it would not be that taxing on the City’s budget because there are funds in an undesignated fund balance; there is enough money to offset that cost without raising taxes. Mr. Goss stated in response to the question of where it came from; one of the Commissioners asked us to look at a brownfield for both for Granada and US 1 at the same time. Mr. Goss explained that he declined to do that at the same time because there wasn’t enough staff, so he picked up the Granada. Thereafter, there were people at the workshops who suggested that the airport should be included. Mr. Goss stated he just came from an Airport RFP, and one of the economic incentives that was raised was the ability to do a Level 2 or Level 3 environmental; with a brownfield designation we can go to the federal government and get a grant to do that and save the City money. Mr. Goss stated he sees benefits for the airport. Mr. Goss stated if this is going to be taxing on the City, it would be the expenditure in Staff time that would be greater than the actual cash out of the City’s coffers because Staff will walking applicants through the process every step of the way; it will be a very labor intensive process.

Mr. Wigley stated that it indicated that the State was going to dedicate staff to expedite these; perhaps it may not be as big of a burden on the City as initially thought.

Mr. Goss replied that is true with regards to the contamination, but for the incentives such as the last resort for loan guaranties, job bonus, or tax

reimbursement for the non-contaminated sites are not related to the State they are more related to Florida Enterprise. The processes are entirely different for those that are not contaminated than those that are contaminated. If they are contaminated, we will get a lot of help from FDEP. Mr. Goss explained that Orlando's entire downtown is a brownfield; Ocala's entire downtown is a brownfield; the City of Quincy is a brownfield. Mr. Goss stated he doesn't know what constitutes a "large" brownfield. Big and small, all the way down to a parcel-sized areas have been designated as a brownfield. Mr. Goss explained that FDEP views it as being up to the local governments to define what their needs are.

Mr. Wigley asked if Mr. Goss could foresee the money drying up in Tallahassee and would this work against development; what kind of money is dedicated to these incentives.

Mr. Goss responded \$5,000,000 just for the tax credit program which continues to increase every other year because of the jobs it produces.

Mr. Wigley asked if Mr. Goss is aware of any loans that have not been paid back.

Mr. Goss responded he is not aware of any. Mr. Goss explained that no one has to take advantage of the program; if no one takes advantage, no one is harmed by it.

Mr. Wigley asked why people wouldn't take advantage of it.

Mr. Goss responded that was his point.

Mr. Wigley explained that his point is that if everyone decides they want to take advantage of it at the same time, there will not be enough funds.

Mr. Goss responded that could be, but Governor Scott and his administration might indicate that if jobs are such a big deal to them, they will put more money into the program, and that is what they have been doing. Mr. Goss explained that from the program's inception, funds have been dumped into this program more and more because it actually produces jobs; the administration is committed to jobs and he believes they will put money where the programs work.

Ms. Press stated when she worked for the Small Business Administration the SBA loans were much higher than if that individual went to their own bank, which makes her wonder about these loans; who is giving these loans; are they guaranteed by the State of Florida.

Mr. Goss responded that they are loan guarantees between 50% and 75% of the project cost depending on what the project is; it comes out of Florida Enterprise, which is the public-private partnership arm of the State.

Ms. Press states she believes that government has a role and can help business; we can see it even in our own Main Street that the City has put up matching funds up

to \$50,000 and we have seen some development. Ms. Press stated she is for a program like this and feels that US 1 is a good place for it.

Mr. Goss explained that Staff has met with prospective buyers of the hospital because the previous deal fell through; one of the things explained to them was the brownfield program; in particular, the job incentives as they are looking at opening an assisted living facility; all the sales tax comes back for all of the rehabilitation work and demolition work, the job component- that was significant to the prospective buyer.

Ms. Press stated that is the way to sell the project.

Mr. Goss stated that Staff will get to know the program well, it will just take time.

Ms. Behnke stated she agrees with Ms. Press; the US 1 corridor needs more help than most places in Ormond being it is a major road into the City, and definitely needs all the help it can get.

Mr. Wigley stated he agreed with Ms. Behnke. Mr. Wigley stated he would like to see this program expanded to the South Nova Road area towards the south City Limits because that is another area that he feels could use a program like this.

Mr. Jorczak stated that any deal to bring a business to Ormond Beach still has to stand on its own. Mr. Jorczak stated the incentives are like cookies in terms of the brownfield and they might be the edge that swings that decision to the City because of the extra benefits they will receive; potential business will not come just because there is a brownfield, but it could be the element that triggers them. Mr. Jorczak stated he is for the program; that it is an asset for the City to have in its arsenal.

Mr. Thomas welcomed the public to speak.

Mr. George Severini, Southern Pines off of Tymber Creek Road stated that there is a section on Tymber Creek Road that no one has spoken of; there are lumber trucks driving Tymber Creek Road going north and there are two schools in the vicinity. Mr. Severini asked how many more trucks there will be. Mr. Severini stated that the brownfield is proposed in that area.

Discussion ensued regarding the location of Southern Pines, Tymber Creek Road, and the proposed brownfield area.

Ms. Kornel stated there is no residential zoning located within the proposed brownfield designation.

Mr. Severini stated that if the proposed area is industrial it will bring more tractor-trailers to the area.

Mr. Wigley clarified by stating that Mr. Severini is outside the brownfield are, but concerned about the area to north in the brownfield area.

Mr. Severini responded yes; now there are lumber trucks that are coming off of Williamson to SR 40 to Tymber Creek Road to US 1 instead of taking I 95, that area is residential and has schools. Mr. Severini stated his concern is the safety of other people if the tractor-trailer activity increases.

Mr. Wigley asked where the lumber trucks were going.

Mr. Severini responded to Bunnell seven times a day.

It was concluded that the lumber trucks were trying to avoid FDOT.

Mr. Wigley suggested that Mr. Severini call FDOT and have them set up on Tymber Creek Road due to over-weighted trucks.

Mr. Thomas agreed.

Mr. Severini stated his concern was that if the brownfield becomes industrial, it will cause more tractor-trailer traffic.

Ms. Kornel responded that the land uses are already established in this area; there is no relationship between the brownfield and the fact that traffic is heavy along there.

Mr. Wigley asked if the area west of I 95 in the brownfield is residential.

Mr. Kornel responded no.

Discussion ensued regarding location of properties in the brownfield and their zoning classification.

Mr. Wigley stated he was trying to point out to Mr. Severini was that most of the parcels that impact Tymber Creek Road are in fact office, retail, town center park, business services, not commercial/industrial buildings.

Mr. Goss stated there will be no manufacturing if that is the concern; the land use has already been set by the Development Agreement that the City signed with the developer for Ormond Crossing, so the brownfield is just following that; the brownfield is not creating the traffic, it's the land use and that has already been established; the brownfield does not create the truck traffic, it is a financial incentive package.

Mr. Jorczak stated the truck traffic will be coming down Vineland Road.

Mr. Goss stated Vineland Road will be improved; there will be a new alignment for Pineland from Broadway until it hits the straight alignment down and that will be reconstructed to Harmony.

Mr. Briley stated that the development that is proposed north of Tymber Creek Road will not be a large truck traffic generator.

Ms. Behnke asked if it was true that the same business could build at the same location whether or not it is designated as a brownfield.

Ms. Kornel responded yes; the brownfield is of no consequence.

Mr. Briley stated the brownfield does not change the land use or the zoning.

Mr. Jorczak stated he believes what we will end up seeing, as the existing business park continues to be built, is the traffic will gravitate because the entire road structure is going to be reconfigured to relieve traffic.

Mr. Briley suggested as a stop-gap measure, since Tymber Creek Road is a County maintained road, contact Volusia County Traffic Engineering and they could do a study there; if there is an issue with speeding trucks, they could identify when it's occurring, the type of trucks, and provide that information to the Sheriff's office.

Mr. Briley moved to approve M 12-037 US1 North Brownfield Designation.

Mr. Jorczak inquired as to how long the State takes to designate the brownfields.

Mr. Goss responded that the designation is automatic the same night it is approved by Commission; the only thing you do not have is your account number so that when you do projects the monies go into that account; it is a done deal as soon as it is approved; FDEP does not get into an in-depth analysis of what the City is doing.

Mr. Jorczak asked if there is a timeframe for establishment of the advisory board.

Mr. Goss responded that the board needs to be established as soon as we can get it established so that if someone wants to proceed through the process they can.

Mr. Wigley stated regarding the financial incentives, once the resolution is approved, the City is on the hook for \$500 per job.

Ms. Kornel replied that it is an 80%/20% split, and the Board is getting in to some of the intricacies of the program that are unknown at this point.

Ms. Behnke stated that she believes the employer gets the incentive to help cover the cost of his employees, but it only applies to permanent employees.

Ms. Kornel stated yes; full time, permanent employees that are not there for the construction of the building.

Discussion ensued regarding the job incentive bonus.

Ms. Press asked if the City does not want to continue with the program can it opt out.

Mr. Goss responded yes, the City can undesignate itself; this is not a program that is easier to get into than get out of; the program is set up to help cities and counties to redevelop areas and to provide financial incentives.

Mr. Thomas asked if the \$2,500 job incentive was a tax credit.

Mr. Goss replied no, it is just a job bonus reimbursement.

Ms. Behnke stated that if you are looking at job migration, if you would think that a person would go to the expense of relocating his business, reestablishing it, and jumping through all of these hoops for \$2,500 per employee; that person would not come out ahead.

Mr. Briley asked if a business opened with 100 employees, would this program reimburse the business owner \$2,500 for 95 employees.

Mr. Goss responded in expanding that scenario; the beverage building is vacant, someone comes in and wants to renovate it and thereby creates 100 jobs; then they are eligible to get \$2,500 per job and the City will have to pay \$500 for 95 jobs. Mr. Goss asked if that was not good.

Mr. Wigley stated that he is thinking of a situation where someone is renting a location in the County within the brownfield area and he is thinking about building because of the incentives.

Mr. Thomas responded that person would also be bringing revenue into the City by taxes.

Mr. Goss explained that even in the worst case scenario of having scoffers who will take advantage of the program and cheat the program, but Mr. Goss believes the projects that have been done and jobs that have been created outweigh the pitfalls.

Mr. Wigley asked what the benefit was of designating residential in a brownfield area.

Mr. Goss stated all of the undeveloped areas in the proposed brownfield are zoned commercial/industrial; there is no residential zoning in the proposed brownfield.

Discussion ensued about the zoning of all parcels contained in the proposed brownfield.

Mr. Wigley stated that this program was originally designed to take care of contaminated sites, hence the name brownfield.

Mr. Goss replied it was a long time ago, but it has morphed into a program to assist downtowns to do more than just a brownfield site; out of 500,000 acres that are in brownfield designations, only 1% includes brownfield sites.

Mr. Wigley stated he thinks it has been abused; what happens is all of the brown sites are still brown sites, but we have designated so much other new land with brownfield designation that do not have contamination issues, but they have all of the financial incentives that go with it.

Mr. Thomas asked by having the proposed area be a brownfield designation are we inviting other businesses from other areas to come here.

Mr. Goss stated he can see the benefits of the brownfield to assist the airport with regards to contamination; also, financing and jobs; the business park only has a couple of sites left, but the incentives would be candy on the top that would cause someone to develop that location than one in Daytona Beach; Ormond Crossing was broken into 50x100' parcels which was designated as a CRA to clean that property up, now Ormond Crossing needs to bring in industry and this could be a great incentive.

Mr. Wigley stated his concern is that we have one designated brownfield area, we should wait to see how that plays out; why dilute it by designating more and more of the City into a brownfield.

Mr. Briley stated the benefit he sees in the brownfield is dealing with the blight issue; the City needs incentives to get people in that area to deal with those properties.

Mr. Thomas stated that once you get those people in, then more people will come. Mr. Thomas asked that all of the properties in Ormond Crossing are zoned industrial/commercial.

Mr. Goss responded that the Development Agreement lays out a land use plan that depicts that; the zoning will come to the Board in the future.

Mr. Wigley stated that his concern is that it will be costly for the City.

Mr. Goss suggested that the Board take action and whatever concerns the Board has he would gladly lay out a memo for the Board to review for submittal to the City Commission.

Mr. Wigley amended the motion to be presented to the City Commission: the Board's concerns that it may be diluting and potentially delay the development of the proposed brownfield areas.

Additional discussion ensued.

Mr. Wigley withdrew his amendment to the motion.

Vote was called: Ms. Press for; Mr. Wigley against; Ms. Behnke for; Mr. Briley for; Mr. Heaster for; Mr. Jorczak for; Mr. Thomas for. Motion carried.

B. M 12-011: Brownfield Designation for the Granada Economic Opportunity Zone

Mr. Briley moved for approval of LDC 12-014. Ms. Press seconded the motion. Vote was called and the motion unanimously approved.

IX. OTHER BUSINESS

A. Discussion of Advisory Board for Brownfield Designation Areas

Mr. Jorczak stated he would like to discuss the advisory boards for the designated brownfield area(s). Mr. Jorczak stated he has heard no discussion about whether there will be one or two boards. Mr. Jorczak stated that the City has many boards and with the exception of Main Street, there hasn't been a business advisory board; in effect the brownfield areas starts to generate something along those lines, but the basic structure under which all of the boards the City are organized does not lend itself to what the is looking for, which is economic development. Mr. Jorczak stated he would like to suggest some ideas. Mr. Jorczak stated he had intended to make a separate presentation to the City Commission regarding a concept for looking at how business across the board in Ormond Beach could better interface the City Commission and the residents. Mr. Jorczak stated that the thought he had was to establish segments of the business community such as retail, manufacturing, service, and hotel/motel; with each one of these basic groups having business experts willing to serve the City; they would be a cross-section of the community from all aspects of business. The City Commission would then choose from these leading segments of business to serve of the board; the people having willingly chosen to be volunteers and then the Commission deciding from within those groups who they wanted to pick, but not zone specific; therefore there would be the opportunity of having a board consisting of people who the Commission believes to be the best qualified talent in those areas to serve as a business advisory board that maybe only meets four times a year. Mr. Jorczak stated that was what was being looked at in terms of a brownfield area. Mr. Jorczak continued that this proposed board would be pulling from the knowledge of people that are very respected in their own communities and are getting together to try to help formulate policy as to where we want to be in the future. Mr. Jorczak stated he thinks it is a different way to get knowledgeable people together to focus on where we want the community to be on a long-term basis and much more diversified than what we presently have.

Mr. Thomas stated he thinks what Mr. Jorczak described is the Leisure Service Advisory Board which is made up of people from all aspects of leisure services; the City has utilized Mr. Jorczak's suggestion previously. Mr. Thomas stated he agreed with Mr. Jorczak's suggestion to have people representing separate entities, but with the same common goal.

Mr. Heaster stated that he thought it sounded like a committee from the Chamber. Mr. Heaster asked Mr. Jorczak if he was suggesting if this type of board was what he was suggesting for the brownfield designation board.

Mr. Jorczak stated that the way boards are constituted presently is by an individual as a commission as to whom he is going to appoint to the board and they are generally zone specific in terms of who those people are; what he is suggesting is a board that has a broader in scope. Mr. Jorczak stated that since the brownfield designation board has to be structured as a legal entity, which is an advantage because once it is established it will go on and on. Mr. Jorczak stated he is making this suggestion to get a broader perspective than just one group of people with one set of specific interests that they may have; the idea being to make it broader, and if in that process everything for the brownfields could be incorporated into that board, we would be looking at a different way of organizing the structure because now it would not be zone specific; the Commission in total would have the ability to select individuals who are willing to serve on an advisory basis, that there is a time period for that service, and it will rotate within those groups, but everyone gets a chance within the respective groups and present a relatively unified picture for recommendations to the Commission.

Mr. Briley asked if it is zone specific when the Commissioners make their appointments or can they appoint outside of their zone.

Mr. Goss replied that most of the time it is from the zones.

Mr. Thomas responded that the Commissioners can appoint anyone they want to; which is why he brought up the leisure services board because the way that board is set up is to achieve exactly what Mr. Jorczak is speaking of; the Commission could set up the advisory board for the brownfields the exact same way. Mr. Thomas stated he thought what Mr. Jorczak suggested is very appealing.

Mr. Jorczak stated that there are some unbelievably intelligent people in our community, many of which do not serve the City in any capacity; there are many professionals that live here; they have more of a voice we want to hear.

Mr. Briley stated from his understanding regarding the brownfield advisory board, the members must have an interest in that area.

Mr. Thomas stated that the Board could suggest that when the Commission appoints the members of the brownfield advisory board they pattern their selection after the Leisure Services Board. Mr. Thomas stated he thinks there should be two boards; one for the US 1 corridor and one for SR 40.

Ms. Behnke stated she must leave, but she feels there will be redundancy if there are two boards.

Mr. Heaster asked Mr. Thomas if he was recommending two separate boards.

Mr. Thomas responded that it wouldn't disturb him because he thinks they are two separate entities; SR 40 is more of a retail and medical while US 1 is more industrial. Mr. Thomas stated he knows the City won't like it because it will cause there to be more boards and more Staff time.

Mr. Wigley asked if anyone thought for a moment that the City is done designating brownfield areas, thereby creating a new board every time.

Mr. Thomas responded no, but one board could be retail oriented and another industrial and when there are new areas designated they could be added to the two existing boards.

Mr. Briley stated that if there is only one board it would have to have representatives of both brownfields with more than seven members.

Mr. Jorczak stated that the structure of the board must be clearly established in order to get the desired effect. Mr. Jorczak stated that Staff is ready to move ahead with the recommendation of establish a board and then it will be out of our hair, but this is an opportunity to take a step back before this goes through and look at another way to approach it to make it all encompassing or more efficient than what we have now.

Mr. Wigley stated he thought Mr. Jorczak should make that presentation to the City Commission at the earliest opportunity.

Mr. Thomas asked for clarification of when the advisory board issue was going before City Commission.

Mr. Goss stated it was going before City Commission January 17, 2012.

Mr. Thomas asked Ms. Ann-Margaret Emery, Deputy City Attorney, City of Ormond Beach, if the Board was permitted to make a recommendation to the City Commission as to the Board's thoughts as to the makeup of the advisory board.

Ms. Emery responded that since it was not on the agenda that perhaps it should be presented in Mr. Goss's presentation.

Mr. Goss responded he can mention that the Board would like to see two advisory boards for the brownfields. Mr. Goss stated he was confused by Mr. Jorczak's suggestion versus two brownfield boards, or three boards.

Mr. Jorczak stated that his thought was that it might be possible to incorporate everything he spoke about in one board because the interests are separate by types of business that are operating they are really integral in terms of the big picture relative to the growth and the development of Ormond Beach; all of these segments are important as to how everything fits together; right now we are looking at things in pieces and if there is a way to take those pieces and put them

together more effectively with the ultimate objective being advancing the economic development the way the community wants it.

Mr. Goss stated that the advisory board for the brownfield does not have to be a brownfield advisory board, it could be an economic development advisory board and brownfields could be one thing they could look at; the statute does not require that it be called a brownfield board; then you could expand membership to all of the sectors of the economy.

Mr. Jorczak responded that was the concept he had.

Mr. Goss stated he would write that in his memorandum and would suggest that Mr. Jorczak speak at the public hearing.

Ms. Press stated the City has asked already for people to serve, one location is on the website, to serve on boards and to volunteer within the City. Ms. Press stated that one of the obvious places to look is the Chamber because it is a group of retailers, service people, and professionals.

Mr. Jorczak responded that he has had conversations Patrick Opalewski; the concept of integrating with what the Chamber is doing is an important factor.

X. MEMBER COMMENTS

Mr. Briley stated he has a brownfield and site to consider: Mr. Briley asked the status of the Texaco at the corner of Nova and Granada; the site has been under renovation for 8 years.

Mr. Goss responded that Staff has reviewed a project for that site.

Mr. Briley asked if there was contamination at that site.

Mr. Goss replied no; they moved the tanks and put the fiberglass tanks in under the tank program; SPRC has reviewed a site plan, which could work, but there are a number of issues that need to be resolved such as easement rights with Burger King; the problem is there are utility lines on two sides, an easement off of SR 40 that provides access to Burger King and a huge oak tree on the other side; so when those areas are taken out of the site the envelope is a postage stamp; making it very difficult to redevelop.

Mr. Thomas suggested selling it to the County and making a Votran bus stop.

Ms. Press asked if the gas station on SR 40 had been purchased.

Mr. Goss stated it was purchased.

XI. ADJOURNMENT

The meeting was adjourned at 8:52 p.m.

Respectfully submitted,

Ric Goss, AICP, Planning Director

ATTEST:

Doug Thomas, Chair

Minutes transcribed by Meggan Znorowski.

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: April 4, 2012

SUBJECT: Caffeine: Special Exception for Outdoor Activity

APPLICANT: Dorian Burt, on behalf of the property owner, the Highlander Corporation

NUMBER: 12-71

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION: This is a request submitted by Dorian Burt, on behalf of the property owner, the Highlander Corporation, for a Special Exception to authorize an outdoor activity use. The requested outdoor activity is for outside live music. The subject properties are located at 45-49 West Granada Boulevard and 50 New Britain Avenue and they are zoned B-4 (Central Business).

BACKGROUND: Caffeine is a restaurant located at 45-49 West Granada Boulevard and features indoor and outdoor dining and bar areas. There have been recent renovations to the property at 50 New Britain Avenue to incorporate the property into the operations of Caffeine. Caffeine is permitted as restaurant type "D" which is defined as a restaurant with 100 seats, limited to a 4COP license, and derives at least 25% of its gross revenue from the sales of food and nonalcoholic beverages. The property at 45-49 West Granada Boulevard was granted a Special Exception of exterior murals for the outdoor seating area on August 4, 2010 with Resolution 2010-106.

The subject properties are located in the Downtown Overlay District. Section 2-70 of the Land Development Code states the purposes of the overlay district is as follows:

"The purposes of the Downtown Overlay District (DOD) are to promote development of a compact, pedestrian-oriented downtown consisting of a high-intensity employment, vibrant and dynamic mixed use areas, and residential living environments that provide a broad range of housing types and tenures; promote a diverse mix of entertainment activities for workers, visitors, and residents; encourage pedestrian-oriented development that is within walking distance of and supports transit opportunities at densities and intensities that will help to support transit usage and town center businesses; create a sense of place that is unique, attractive, and is a memorable destination for visitors and residents; enhance the community's character through the promotion of high quality urban design; and implement the vision expressed in the adopted 2007 Downtown Redevelopment Master Plan."

Within the immediate area, the applicant has redeveloped the property located at 43 West Granada Boulevard into the Rose Villa restaurant and 31 West Granada Boulevard which is also planned as restaurant. The property at 45-49 West Granada Boulevard started as a small restaurant and has gradually expanded both indoors and outdoors over time. The property at 50 New Britain Avenue was modified from multifamily building to include an outdoor bar area for Caffeine on the first floor of the structure. Below are pictures from 2010 and 2012 documenting the property at 50 New Britain Avenue:

October 2010: Building façade (facing New Britain Avenue)



October 2010: Existing rear (facing courtyard) building facade



March 2012: Building facade (facing New Britain Avenue)

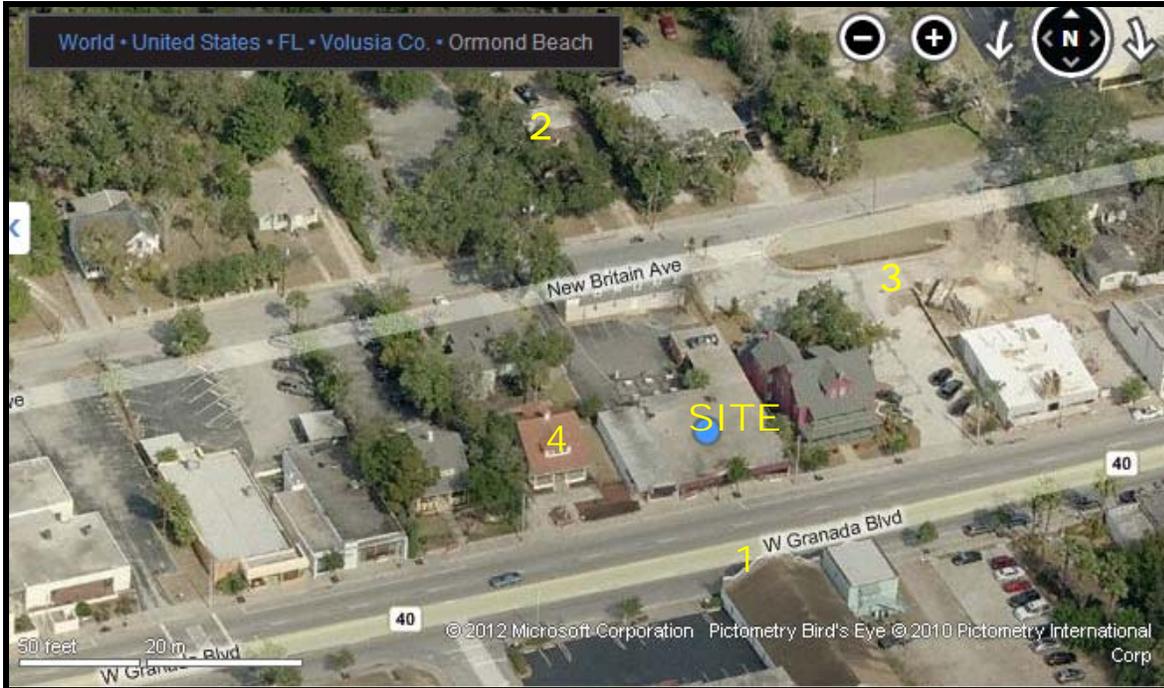


March 2012: Existing rear (facing courtyard) building facade



Below is a site aerial illustrating the surrounding area and a table summarizing the surrounding land uses.

Site Aerial: Surrounding Uses



Surrounding Uses with Land Use and Zoning Designations:

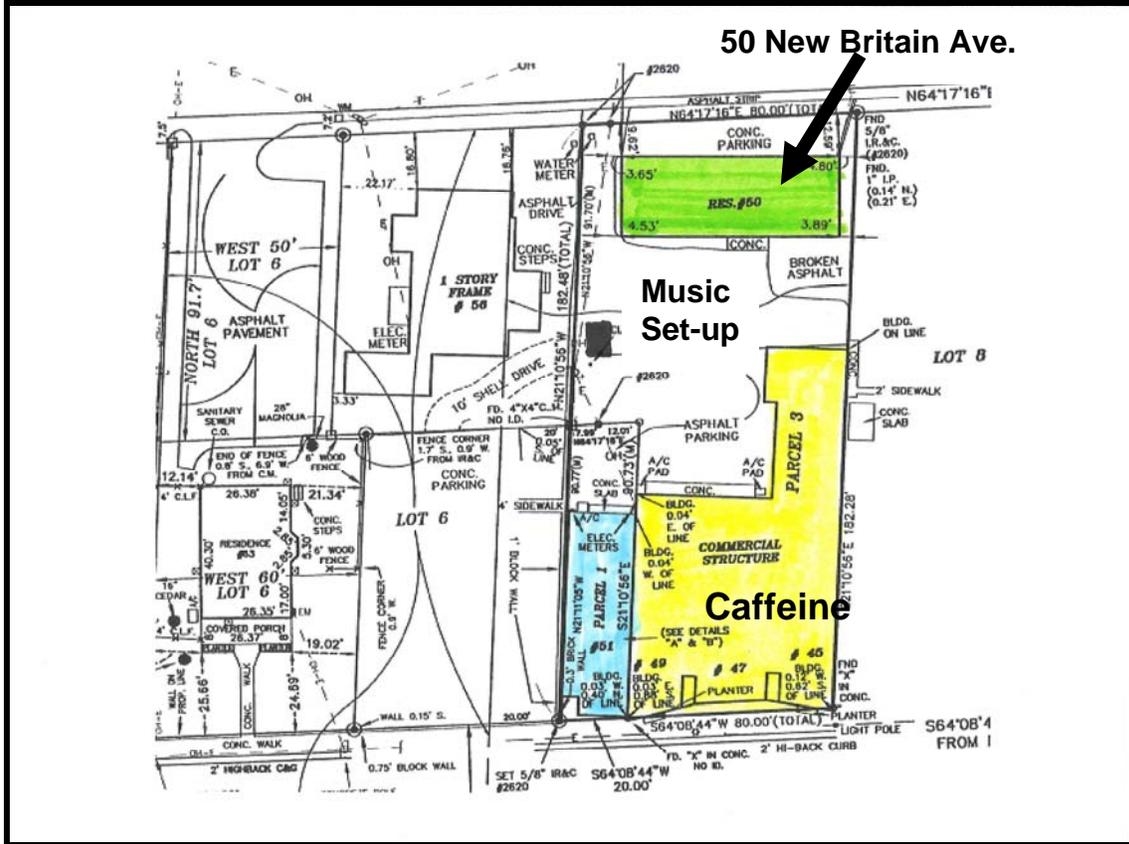
		Use	Future Land Use Designation	Zoning
North	1	Retail/Apartment & Ormond Garage	“Commercial”	B-4 (Central Business)
South	2	Parking Lot and Single Family House (non-conforming)	“Office/Professional”	B-1 (Professional Office/Hospital)
East	3	Rose Villa (restaurant)	“Commercial”	B-4 (Central Business)
West	4	Office	“Commercial”	B-4 (Central Business)

PROJECT DESCRIPTION: The applicant is requesting the ability to have outdoor live entertainment on the Tiki deck with the following conditions:

1. Maximum of 2 live performers at any one time;

- 2. Hours of live music: Monday to Saturday – 4pm to midnight and Sunday from noon to 8pm.

Proposed location of outdoor music



Proposed location of outdoor music



ANALYSIS: There are multiple Land Development Code sections related to the outdoor music under the outdoor activity zoning category. Section 1-22 of the Land Development Code defines outdoor activity as “the display of merchandise offered for sale or any activity, such as live entertainment, outside the building walls of a completely enclosed building.” Within the B-4 zoning district outdoor activity is regulated as a Special Exception with review/recommendation by the Planning Board and a final decision by the City Commission. The Special Exception requires review of the criteria of the following Land Development Code Sections:

1. Section 2-57.O.1, Outdoor Activity (applies to specific use);
2. Section 2-56: General criteria and Special Exception review criteria (applies to all Special Exception requests);
3. Section 1-15.E: Planned Developments and Special Exceptions (Planning Board criteria for all Special Exceptions); and
4. Section 1-18.E: Criteria for Issuance of Development Order (City Commission criteria for all Special Exceptions).

As part of the review and the Special Exception criteria, the applicant was required to perform a sound test simulating the outdoor music request. The sound test required notification to all property owners within 600 feet of the property fourteen days prior to the event. On Friday, March 2, 2012, a sound test was conducted at 7:00 pm. The sound test included a measurement of the sound by the applicant and the City of Ormond Beach Neighborhood Improvement Division.

The results of the test were as follows:

Location Number	Location	Decibel reading averages
1.	Light pole behind Rose Villa Restaurant parking lot	64-70
2.	43 New Britain Avenue, back yard	55-57
3.	65 New Britain Avenue, south property line	54-60
4.	83 New Britain Avenue, north property line	49-54
5.	50 New Britain Avenue, front of structure	50-55

Sound test reading locations



Section 14-30.(d) of the Code of Ordinances provides the limits for emitting of sound:

(d) *Maximum permissible sound levels by use occupancy.* No person shall operate or cause to operate any source of sound from any occupancy in such a manner as to create a sound level which exceeds the limits set forth for the use occupancy category in Table 1, more than ten (10) per cent of any measurement period, which shall not be less than ten (10) minutes when measured at or beyond the property boundary of the land use from which the sound emanates.

TABLE 1

Use Occupancy Category	Time	Sound Level Limit dBA
Residential	7:00 a.m.-10:00 p.m.	60
	10:00 p.m.-7:00 a.m.	55
Commercial or tourist	7:00 a.m.-10:00 p.m.	65
	10:00 p.m.-7:00 a.m.	60
Manufacturing	At all times	75

The application is required to be reviewed based on the criteria listed below:

Section 2-57.O.1, Outdoor Activity Criteria:

Section 2-57.O.1 of the Land Development Code outlines the criteria for outdoor activity:

O-

1. OUTDOOR ACTIVITY

- 1. If located adjacent to a residential use, appropriate screening and buffering shall be provided to minimize noise and glare impact to the maximum extent feasible.**

The subject properties are zoned B-4 (Central Business). The properties along the north side are zoned B-1 (Professional Office/Hospital) with several non-conforming single-family homes owned by the applicant. The residential uses begin along the south side of Lincoln Avenue. Based on the sound test results, the maximum reading along the New Britain Avenue was 60 decibels. The applicant has requested the live outdoor music until midnight. One alternative is to reduce the allowable hours of outdoor music to Monday thru Saturday until 10:00 pm, and Sunday until 8:00 pm. This alternative would be consistent with the drop from 60 to 55 decibels in the Code of Ordinances for residential uses at 10pm.

- 2. A site plan displaying the area for activity and pedestrian movement shall be required.**

The applicant has provided a site plan that delineates the area for the proposed outdoor music.

- 3. Outdoor music shall provide a sound study demonstrating compliance with the adopted maximum decibel levels.**

The sound study was conducted on March 2, 2012 with the conclusions summarized above. The applicant summary is attached to this report. The location of the performers was selected in order to use the building at 50 New Britain Avenue to block the sound from traveling directly onto New Britain Avenue.

Section 2-56: Special Exception Criteria

Section 2-56 of the Land Development Code outlines the general criteria for all Special Exception approvals:

- A. Off-street parking loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that generally experienced in the district.***

The proposed application of outdoor music does not propose to impact the parking or service areas. Based upon the sound test it is not expected that the outdoor music would create adverse impacts. The applicant has described outdoor music as another aspect of redevelopment efforts to create interest in the Downtown and create activity in the Downtown area.

B. *Required yards, screening or buffering, and landscaping shall be consistent with the district in general, the specific needs of the abutting land uses, Chapter 3, Article 1, and other applicable provisions of this Code.*

The requested outdoor activity for music is not impacting any landscaping or modifying the existing buffers along property boundaries.

C. *Size, location, or number of conditional or Special Exceptions in an area shall be limited so as to maintain the overall character of the district in which said conditional or Special Exceptions are located.*

There have been no other applications for outdoor activity (music) in this corridor of Granada Boulevard.

D. *Hours of operation may be limited and the City may require additional information on structural design and site arrangement, to assure the compatibility of the development with existing and proposed uses in the surrounding area.*

The Planning Board and City Commission have the ability to limit the hours of operation of the proposed music if there is a belief that the use will have an adverse impact to residential uses. The applicant has requested the ability to have outdoor music from Monday to Saturday from 4:00 pm to midnight and until 8:00 pm on Sunday. Staff recommends reducing the allowable hours of outdoor music to Monday thru Saturday until 10:00 pm and Sunday until 8:00 pm.

E. *The Special Exception shall not generate hazardous waste or require use of hazardous materials in its operation without use of City-approved mitigative techniques.*

This Special Exception request for outdoor activity of music will not generate hazardous waste.

F. *All development proposed as a Special Exception within or adjacent to a historic district shall be reviewed based on applicable criteria stated herein for residential, commercial or mixed use development and shall also comply with appearance and design guidelines for historic structures.*

The Lincoln Avenue Overlay District is in the general area of these properties. The request for outdoor activity of music does not propose any new construction and will not impact the appearance or design of buildings as it relates to historic structures.

G. Outdoor lighting shall have no spillover onto adjacent property or rights-of-way beyond the building site property line and the lumens shall not exceed two (2) foot-candles at the property line.

The site lighting plan is not proposed for amendment and the application is solely for the outdoor activity of music.

Section 1-15.E: Planning Board Criteria and Section 1-18.E: City Commission Criteria

Sections 1-15.E. and 1-18.E of the Land Development Code establish the Planning Board and City Commission Development Order criteria. The Land Development Code states that the following criteria shall be considered:

- 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 Land Development Code does not prohibit outdoor activity. Within the B-4 zoning district, the outdoor activity use is allowed through a Special Exception with the criteria focusing on impacts to residential uses and the provision of an exhibit demonstrating the limits of the activity. Based upon the sound test, there are no expected impacts to residential uses. Additionally, the request will not adversely affect the public health, safety, welfare or quality of life. The key consideration in the special exception for outdoor activity application is the ability to enforce the sound limits of the Land Development.

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

The site has a Future Land Use designation of "General Commercial", which is consistent with the proposed use. The Future Land Use Element states that the "Commercial" land use category is designed for, "To provide for the sales of retail goods and services, high density multi-family, professional offices and services, and restaurants, depending on the range of population to be served and the availability of transit." Goal 7 of the Future Land Use Element of the Comprehensive Plan links the 2007 Downtown Master Plan with the Comprehensive Plan. The Downtown Master Plan envisions an active Downtown area with restaurants and outdoor activity.

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

The proposed application for outdoor activity of music will not adversely impact environmentally sensitive lands or natural resources and is an existing developed site.

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 application for outdoor activity of music will not depreciate the value of surrounding property if the standards for maximum decibels are followed. As with any application for outdoor music, there is a risk that the development could violate the decibel limits established by the Land Development Code. Staff considered two options for code enforcement actions as follows:

Option 1: The first option was the standard code enforcement action which includes a Notice of Violation and an opportunity to correct the violation. If the violation is not corrected, the property would be issued a citation and eventually be processed for review by the Special Master.

Option 2: A second option was a provision that could revoke the allowance of permanent outdoor storage, display, and sales of merchandise based a number of violations, similar to the River Grille Development Order provision for outdoor music listed below:

"If within any one (1) year period, there are two (2) demonstrated code violations of the outdoor music exceeding the time limitation or the maximum decibel levels, defined in the Code of Ordinances, as proven through the Special Master code enforcement system, the right to play any outside music under the PBD development order shall be automatically revoked without further action of the City Commission. Upon the issuance of a second notice of code enforcement violation by either a Neighborhood Improvement Officer or Police Officer the ability to have the outdoor music shall be suspended until the finding of the Special Master hearings are complete. If the Special Master determines that a second violation has occurred, the ability to have outdoor music shall thereafter be deemed to have been revoked. If the Special Master determines that no violation occurred, the applicant shall be permitted to resume outdoor music."

Staff recommends that the enforcement provision of the River Grille Development Order be included in the Development Order for Caffeine.

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.

Public facilities currently serve the site and there would be no impact to the existing infrastructure.

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

The request for outdoor activity of music will not impact ingress or egress or any aspect of site access.

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

There is no development proposed with the outdoor activity of music.

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

The requested application of outdoor activity of music will not impact the safety of occupants and visitors.

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

There is no new building development for the outdoor activity and this criterion is not applicable.

- 10. The testimony provided at public hearings.**

This application has not been reviewed in a public forum and no testimony has been provided.

CONCLUSION:

Line of Reason supporting the Special Exception: The Land Development Code establishes outdoor activity as a Special Exception in the B-4 zoning district with specific criteria. The criterion analyzes the impacts of an application to residential uses and requires a site plan. If the outdoor music is properly executed and time limits followed, there should be no impact to residential uses. There has been substantial private investment in this section of the Downtown by the applicant along Granada Boulevard and New Britain Avenue. There are also substantial amounts of future public investments planned in this corridor through the underground utilities, landscape medians, way-finding signage, and grants for private structures. The allowance of outdoor music is one more element to draw individuals to the Downtown area after 5:00 pm and on weekends when the area would otherwise be under used.

If the sound limits of the Code of Ordinances are violated, residences in the surrounding areas could be adversely impacted. A condition could be added on approval of the application that would include the River Grille Development Order provision that if there are violations as proven through the Special Master process, there would be a risk to lose the ability to provide outdoor live music.

Line of Reason against the Special Exception: The outdoor activity of music would adversely impact the overall community character of the site and should not be permitted. This line of reasoning would focus on criteria number four of the Development Order criteria, discussing the lowering of property values and creating a nuisance. It is possible that allowing outdoor activity could create additional impacts if the conditions are not followed and require additional code enforcement to ensure that the required sound levels are being complied with.

RECOMMENDATION: It is expected that the application will be reviewed by the City Commission on May 15, 2012. It is recommended that the Planning Board **APPROVE** the application for the outdoor activity of music at Caffeine located at 45-49 West Granada Boulevard and 50 New Britain Avenue with the following conditions:

1. Maximum of 2 live performers at any one time;
2. Hours of live music: Monday to Saturday, 4:00 pm -10:00 pm and Sunday from noon to 8:00 pm (applicant requests 4:00 pm- midnight from Monday to Saturday); and
3. If within any one (1) year period, there are two (2) demonstrated code violations of the outdoor music exceeding the time limitation or the maximum decibel levels, defined in the Code of Ordinances, as proven through the Special Master code enforcement system, the right to play any outside music under the PBD development order shall be automatically revoked without further action of the City Commission. Upon the issuance of a second notice of code enforcement violation by either a Neighborhood Improvement Officer or Police Officer the ability to have the outdoor music shall be suspended until the finding of the Special Master hearings are complete. If the Special Master determines that a second violation has occurred, the ability to have outdoor music shall thereafter be deemed to have been revoked. If the Special Master determines that no violation occurred, the applicant shall be permitted to resume outdoor music.

EXHIBIT 1

Site Maps and Pictures

45-49 W. Granada Blvd. & 50 New Britain Ave. Special Exception



Address Points

Airport and Railroad

- AIRPORT
- RAILROAD

City Streets

- DIRT
- MAJOR
- PAVED

-  Water Features
-  Property Lines

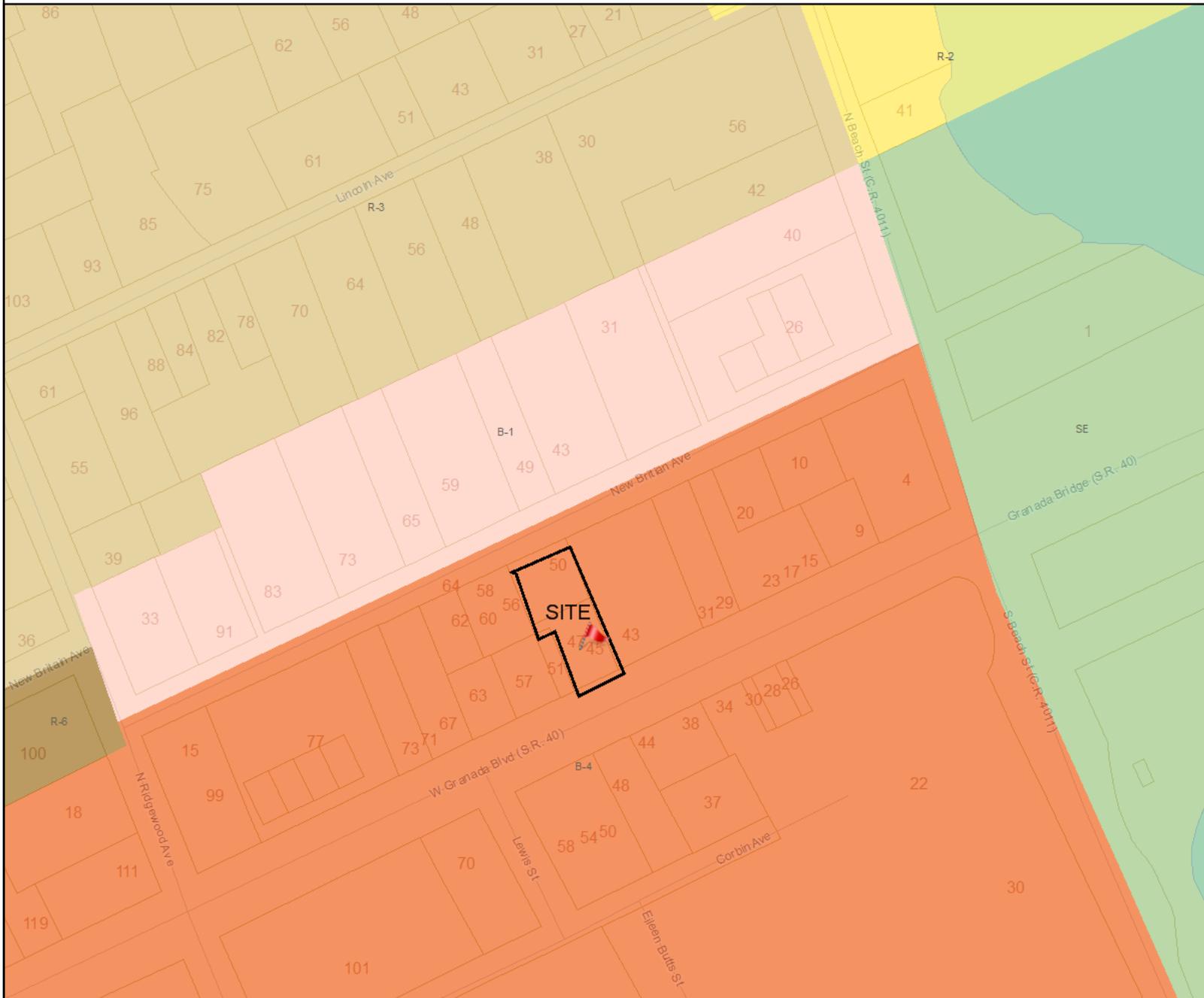
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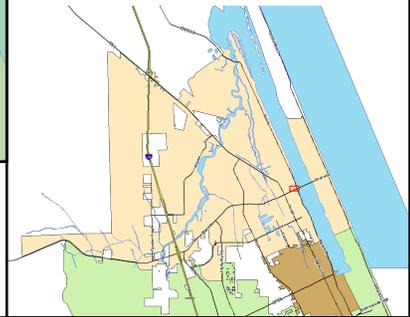


Caffeine Zoning Map



- 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 Estate/Agricultural
 - RR Rural Residential
 - SE Special Environmental
 - SR Suburban Residential
- Address Points**
- AIRPORT
 - RAILROAD
- City Streets**
- DIRT
 - MAJOR
 - PAVED
- Water Features**
- Property Lines
 - City Limits
- Legend**
- ORMOND BEACH
 - HOLLY HILL
 - DAYTONA BEACH

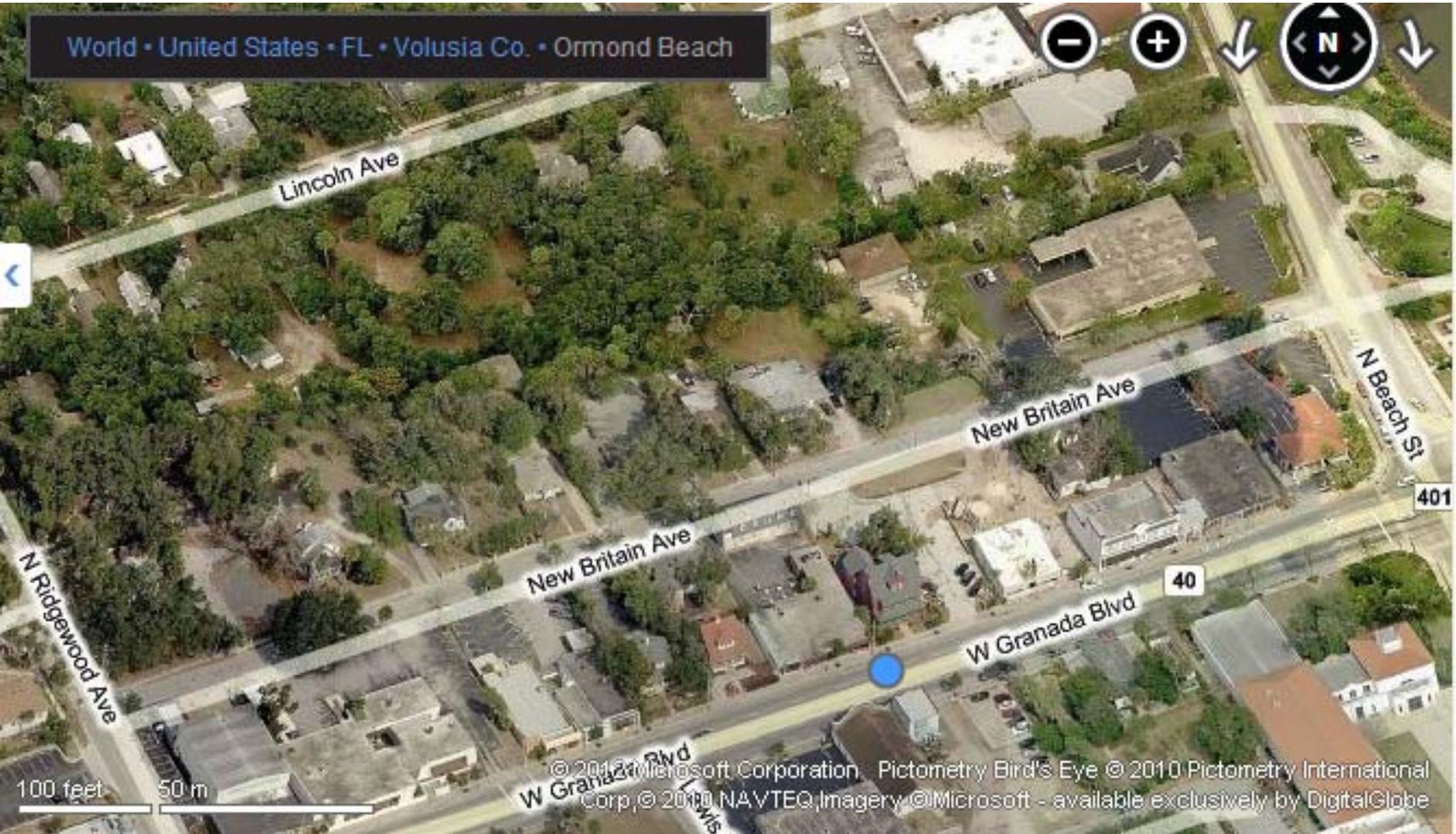
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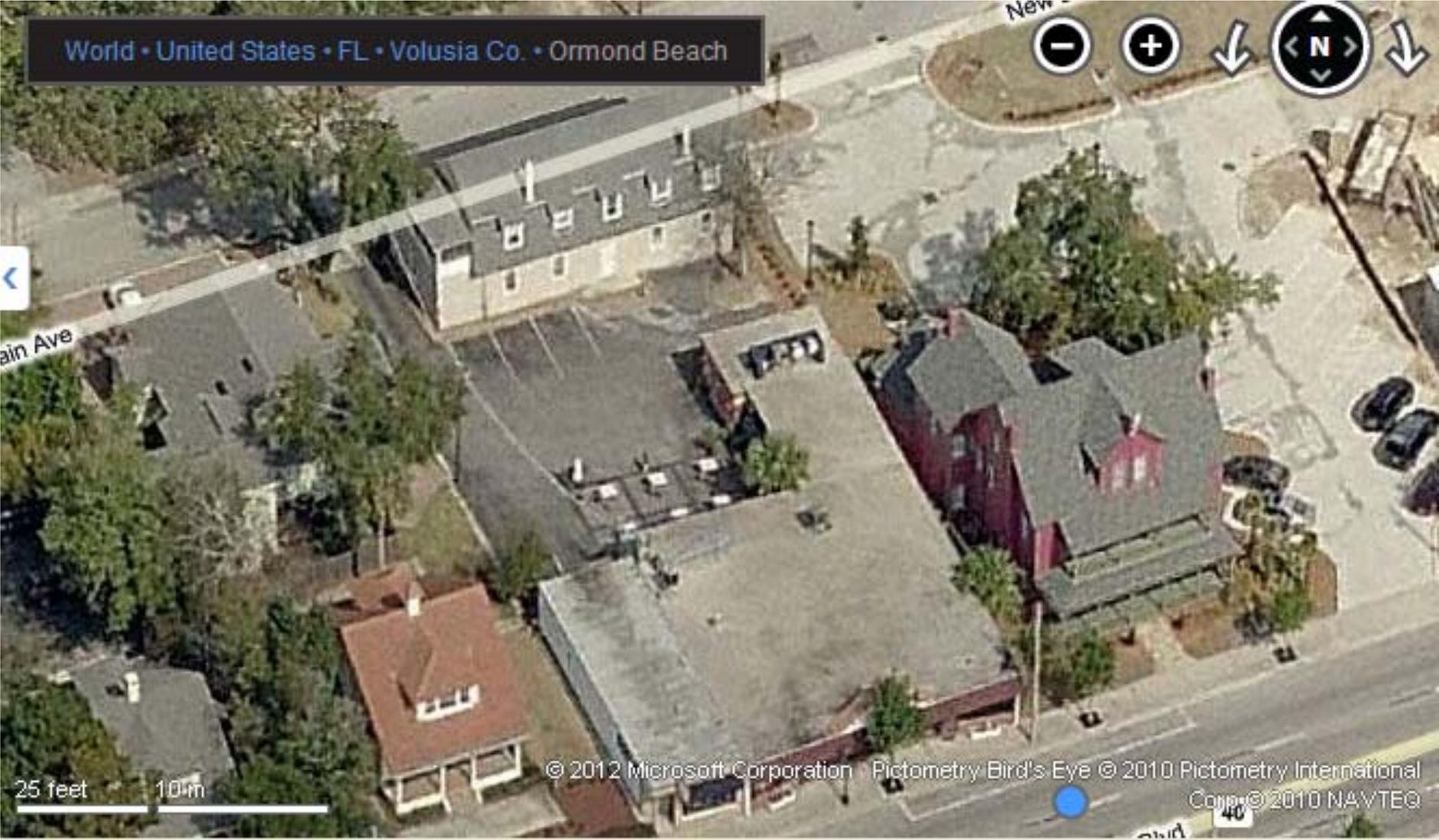


Site Aerial



© 2010 Microsoft Corporation. Pictometry Bird's Eye © 2010 Pictometry International Corp. © 2010 NAVTEQ Imagery © Microsoft - available exclusively by DigitalGlobe

Site Aerial





Caffeine – fronting Granada Boulevard

Caffeine – exterior deck





50 New Britain Avenue

EXHIBIT 2

Sound Study Report

Decibel Test Report

3-2-2012

Caffeine - 45 W. Granada Blvd.

The required decibel test for Caffeine in connection with their application for a special exception to allow outdoor music was held on March 2, 2012, Friday night at 7pm. The following people were in attendance:

Ric Goss and Steven Spraker of the Planning Dept.

Joanne Naumann, Neighborhood Improvement Manager, on behalf of the City as their decibel testing person

Pat Behnke, Planning Board member

Dorian Burt on behalf of Highlander and Caffeine

Brent McMcCall, sound engineer on behalf of Caffeine and Highlander Corp.

The musician was instructed to play without interruption until we were finished with the testing.

All of us went to five previously determined locations (see map) and both Joanne and Brent took the readings.

1. Light pole behind Rose parking lot across from 43 New Britain - average reading 64-70
2. 43 New Britain back yard at Northerly property line - average reading 55-57
3. 65 New Britain - Southerly property line - average reading 54-60
4. 83 New Britain - Northerly property line - 49-54
5. 50 New Britain - directly in front of the Carriage House - average reading - 50-55

Respectfully submitted,

Dorian Burt
Highlander Corp.



ADDRESS

Sound reading locations

EXHIBIT 3

Applicant Provided Information

REQUEST FOR SPECIAL EXCEPTION

This Request for a Special Exception to the B-4 Zoning District in the Downtown CRA District comes on behalf of the Highlander Corp.

The Highlander Corp. is requesting on behalf of Caffiend, Inc., d/b/a Caffeine Tiki Bar and Bistro, hereinafter referred to as Caffeine's, an entity belonging to the Highlander's business portfolio. Caffeine's is an operating restaurant and bar located at 45 W. Granada Blvd. and 50 New Britain Avenue, in the City of Ormond Beach. Caffeine's operating hours are Tuesday through Saturday, from 11:30 am until 2:00 am. Rarely does Caffeine stay open past midnight.

Caffeine seeks to have outdoor music on the Tiki Deck on Tuesdays through Saturdays with no more than two vocalists in the two person group from the hours of 4 pm until midnight, Tuesdays through Saturdays.

However, Caffeine contemplates opening on Mondays and Sundays and would therefore request that live outdoor music be allowed Mondays through Saturdays from 6pm until midnight and Sundays from noon until 8 pm.

In accordance with directions received, Caffeine has notified all residents, see attached list provided by the City's Planning Department, as well as the Mayor, Commissioners and Planning Board members of the "decibel" test to be conducted at 7pm on Friday, March 2, 2012, the results of which will be attached to this Request. Copies of the Notices are also attached. The test will be conducted using a site map provided by the Planning Dept. and taking the decibel readings at 5 locations. Results will be attached.

Highlander Corp. on behalf of Caffeine has presented the details of this Special Exception Request to the Board Members of Ormond Main Street and received their full support. In the presentation to Ormond Main Street the following was discussed and bears mention.

With Ormond Main Street, stake holders, redevelopers, and the Tif funds, "Downtown" Ormond is beginning to take on a new life and becoming a dining and shopping destination. The City is working to underground utilities, provide stormwater mitigation, and having landscaped medians and decorative lighting and signage installed and outdoor music will further enhance the Downtown as a destination. In summary, we ask that this Special Exception be granted.

Should you have any individual questions please contact me any time at 295-4610.

Respectfully submitted,



Dorian Burt

on behalf of the Highlander Corp and
Caffeine Tiki Bar and Bistro



GIS data is provided for use "as is". The accuracy or reliability of the data is not guaranteed or warranted in any way. The City of Ormond Beach specifically disclaims any warranty either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular use. The entire risk as to quality and performance of the data is with the user. In no event will the City of Ormond Beach representatives be liable for any direct, indirect, incidental, special, consequential, or other damages, including loss of profit, arising out of the use of this data even if the City has been advised of the possibility of such damages.

The Highlander Corp.

Caffeine
49 W. Granada Blvd.
Ormond Beach, Florida 32174

February 15, 2012

Notice to our Neighbors

We will be conducting a decibel test at Caffeine on Friday night, March 2, 2012, at 7pm. This test will consist of several sites and will take about ½ hour.

We invite you to attend this test.

If you have any questions please do not hesitate to contact me.

Dorian Burt - 295-4610

Dear Commissioners,

Below is a copy of a notice mailed out to all property owners within 300 ft. of 50 New Britain (addresses provided by the Planning Dept.) this date. This notice was sent in connection with a special exception application being filed by the Highlander Corp. on behalf of Caffeine Bistro and Tiki Bar to allow outside music during certain hours. This application will come before you, I believe in May, after going before the Planning Board in April. This sound testing will be conducted by a sound engineer and a member of the Police Dept. The details will be included in the application. If you would like to attend this test you are more than welcome. We will be walking around to five different predetermined sites and having both sound experts test the decibel levels which will be reported in our application. This notice was also emailed this date to the Planning Board Members extending them an invitation as well to attend this test.

Thank you,
Dorian Burt
Highlander Corp.

The Highlander Corp.

**Caffeine
49 W. Granada Blvd.
Ormond Beach, Florida 32174**

February 15, 2012

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Dorian Burt - 295-4610

Dorian Burt
386 295-4610
386 672-8047 fax

The information transmitted contains confidential information that is legally privileged. The information is intended only for the use of the recipient named above. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or an entity other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer

Thursday, February 16, 2012 AOL: Gemdori

Subj: **Highlander Corp. for Caffeine**
Date: 2/16/2012 9:04:45 P.M. Eastern Standard Time
From: Gemdori@aol.com
To: doug@weatherguardshutters.com, alanjorczak@cfl.rr.com, rpress4852@aol.com,
dkwig4@cfl.rr.com, HDB43@aol.com, patriciabhnk@aol.com, lewis@lewisheasterproperties.com
CC: spraker@ormondbeach.org

Dear Planning Board Members,

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The Highlander Corp.

Caffeine
49 W. Granada Blvd.
Ormond Beach, Florida 32174

February 15, 2012

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Thursday, February 16, 2012 AOL: Gemdori

Granada Ormond Inc.
PO Box 518
Ormond Beach, FL 32175

Highlander Corporation
8 Twelve Oaks
Ormond Beach, FL 32174

Granada Arts Inc.
90 North Beach Street
Ormond Beach, FL 32174

Brian Hanson
57 W. Granada Boulevard
Ormond Beach, FL 32174

Highlander Corporation
460 Walker Street
Holly Hill, FL 32117

Adel Demetrious & Samia Morcos
69 W. Granada Boulevard
Ormond Beach, FL 32174

Shirley Duncan
73 West Granada Boulevard
Ormond Beach, FL 32174

Ormond Medical Arts Condo Asso.
77 West Granada Boulevard
Ormond Beach, FL 32174

77 West Granada LLC
77 West Granada Boulevard
Ormond Beach, FL 32174

Riverside Prof. Condo Association
26 North Beach Street
Ormond Beach, FL 32174

Ramine Bonnett & Debra Van
Orden TIC
26 N. Beach Street
Ormond Beach, FL 32174

PRC Holding Group
26 N. Beach Street, Suite B
Ormond Beach, FL 32174

Peter Dimitroff
1071 Rouge Valley Drive
Pickering Ontario M1G 3T5, Canada

JRS Real Estate LLC
77 West Granada Boulevard
Ormond Beach, FL 32174

Juan Yang
1926 Ocean Shore Boulevard
#A111
Ormond Beach, FL 32176

School Board of Volusia County
PO Box 2118
Deland, FL 32721

Richard Carbonell
40 N. Beach Street
Ormond Beach, FL 32174

Ormond Beach Historical Society
38 East Granada Blvd.
Ormond Beach, FL 32174

Ormond Beach Union Church
56 N. Beach Street
Ormond Beach, FL 32174

Marian Sewell
38 Lincoln Avenue
Ormond Beach, FL 32174

Ellen Hayden & Jonathan Needham
48 Lincoln Avenue
Ormond Beach, FL 32174

Betty Cartwright
56 Lincoln Avenue
Ormond Beach, FL 32174

Sarah & Gregory Weaver
125 Woodstock Way
Danville, VA 24541

Charles Dick
78 Lincoln Avenue
Ormond Beach, FL 32174

John Biss
204 Melrose Avenue
Ormond Beach, FL 32174

Donna Vulgamore & Daniel Werry
1705 Cordova Avenue
Daytona Beach, FL 32117

Edward Biss
204 Melrose Avenue
Ormond Beach, FL 32174

Dean Hall
96 Lincoln Avenue
Ormond Beach, FL 32174



Mattson Hendrix
102 Lincoln Avenue
Ormond Beach, FL 32174

Carol & Thomas Blawn
76 Vining Court
Ormond Beach, FL 32176

Joseph Palmer
39 N. Ridgewood Avenue
Ormond Beach, FL 32174

91 New Britain LLC
77 West Granada Boulevard
Ormond Beach, FL 32174

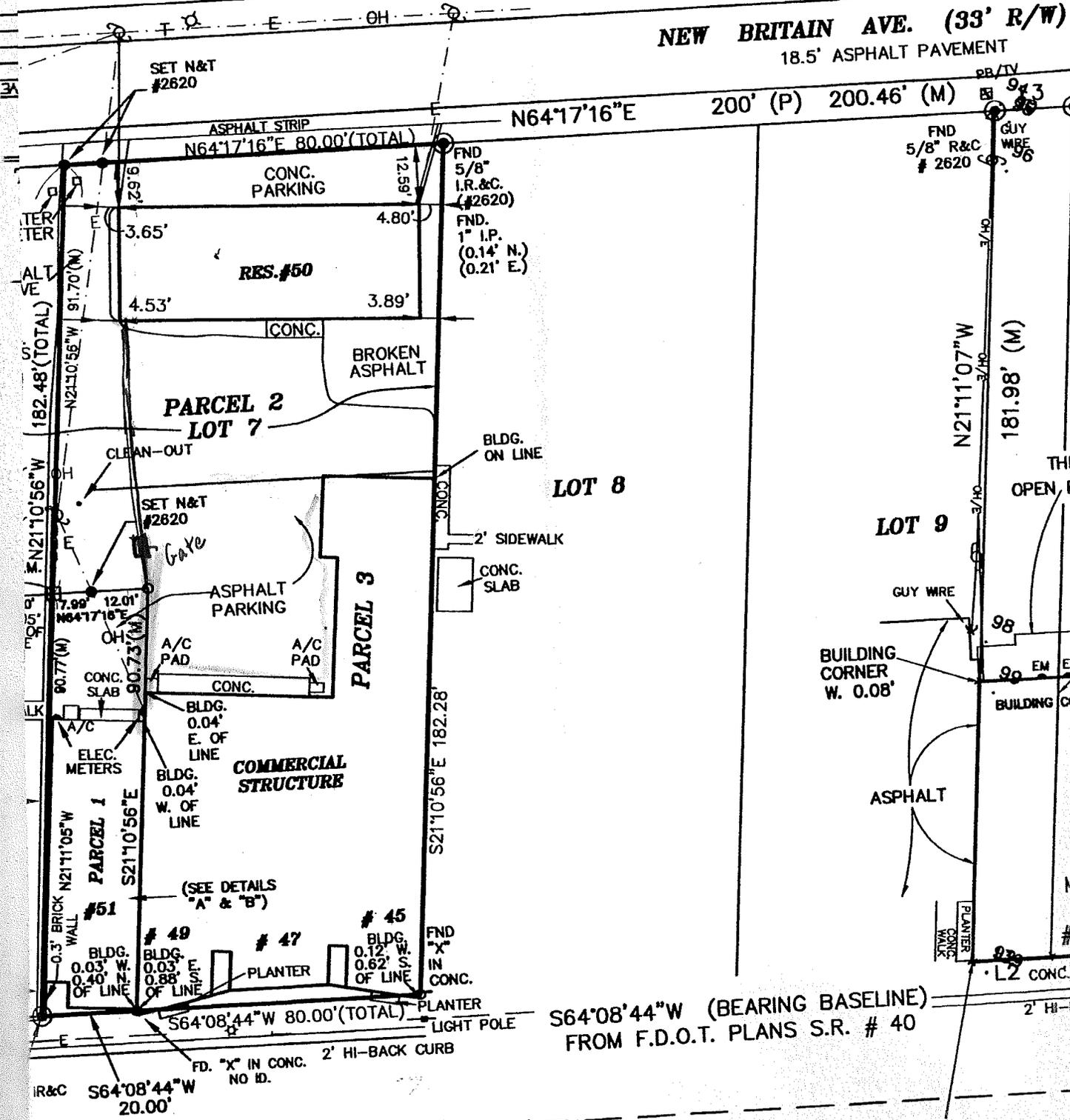
Raymond & Walter Smith
44 N. Ridgewood Avenue
Ormond Beach, FL 32174

Margaret & Larry Hodge
36 North Ridgewood Avenue
Ormond Beach, FL 32174

Hulls Seafood Inc
111 West Granada Boulevard
Ormond Beach, FL 32174



NEW BRITAIN AVE. (33' R/W)
18.5' ASPHALT PAVEMENT



S64°08'44"W (BEARING BASELINE)
FROM F.D.O.T. PLANS S.R. # 40

GRANADA BLVD.
45-49

BUILDING CORNER
S. 0.20
W. 0.08'

6' Stockade fence with gate

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: April 4, 2012

SUBJECT: Lowe's Home Improvement Store: Special Exception for Outdoor Activity

APPLICANT: Roger Strcula, PE of Upham Inc., on behalf of the property owner, Lowe's Home Centers, Inc

NUMBER: 12-72

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION: This is a request submitted by Roger Strcula, PE of Upham Inc., on behalf of the property owner, Lowe's Home Centers, Inc. for a Special Exception to authorize an outdoor activity use. The outdoor activity application requests the permanent outdoor storage, display, and sales of merchandise under certain conditions at the Lowe's home improvement store. The subject property is located at 1340 West Granada Boulevard and is zoned B-8 (Commercial) and SE (Special Environmental). The application does not propose any new construction or additional building square footage.

BACKGROUND: The Lowe's home improvement store has a business tax receipt for retail sales and was originally approved by Volusia County as a Business Planned Unit Development (BPUD) with Volusia County Resolution 98-194. The property was annexed into Ormond Beach with Ordinance 99-12. In 2000, the property was designated with the Future Land Use Map designation of "Commercial" and "Special Environmental" and the corresponding zoning designations of B-8 (Commercial) and SE (Special Environmental). In 2006, the property was granted a Special Exception, Resolution 2006-244, for the allowance of 18 temporary storage containers for a three month period.

The Lowe's property is ±31.43 acres. The portion of the property zoned B-8 is ±18 acres and fronts onto Granada Boulevard, including the structure, parking and landscaping improvements. The portion of the property zoned SE is the stormwater management portion of the property and is located behind the structure. According the Volusia County Property Appraiser the building size as 136,542 square feet with a loading platform of 11,690 square feet. Within the Lowe's development area along Granada Boulevard there is an outparcel, owned and operated by Dustin's BBQ.

Table 1: Site Aerial: Surrounding Uses



Table 2: Surrounding Uses with Land Use and Zoning Designations:

Dirction	#	Use	Future Land Use Designation	Zoning
North	1	Office & Specialty Retail	"Office/Professional"	B-1 (Professional Office/Hospital) and B-10 (Suburban Boulevard)
South	2	Stor-It, Conservation Land	Volusia County UMI, City "General Commercial"	Volusia County R-4, City PBD (Stor-It)
East	3	Vacant Land Chelsea Place	Volusia County UMI and ULI	Volusia County R-4
West	4	Offices, Stor-It	"Office/Professional" and "General Commercial"	B-10 (Suburban Boulevard) and PBD (Stor-It)

PROJECT DESCRIPTION: The applicant requests permanent outdoor storage, display, and sales of merchandise. The site plan exhibit shows a variety of planned merchandise including building materials, propane gas, mowers and tractors, bottled water, grills, picnic tables, plants, sod pallets, and bagged landscaping product such as mulch. The site plan includes the following proposed conditions:

1. The product storage would be permanent and year round;
2. No product shall be stacked greater than 8 feet in height;
3. Outdoor product can only be stored, displayed, or sold within the delineated areas show on the site plan exhibit;
4. Delineated areas shall be indicated by 4" wide yellow painted rectangular outline; and
5. Product cannot encroach outside the painted delineated line.

The application does not propose any new construction or additional building square footage. Pictures of area proposed for permanent outdoor storage, display, and sales of merchandise are shown below (note: Lowe's obtained Special Event Permit for the merchandise seen in these pictures).



Picture from Granada Boulevard



Outdoor display area



Outdoor display area



Outdoor display area

ANALYSIS: There are multiple Land Development Code sections related to the outdoor storage, display and sales of merchandise. Section 1-22 of the Land Development Code defines outdoor activity as “the display of merchandise offered for sale or any activity, such as live entertainment, outside the building walls of a completely enclosed building.” Within the B-8 zoning district outdoor activity is regulated as a Special Exception with review/recommendation by the Planning Board and a final decision by the City Commission. The Special Exception requires review of the criteria of the following Land Development Code Sections:

1. Section 2-57.O.1, Outdoor Activity (applies to specific use);
2. Section 2-56: General criteria and Special Exception review criteria (applies to all Special Exception requests);
3. Section 1-15.E: Planned Developments and Special Exceptions (Planning Board criteria for all Special Exceptions); and
4. Section 1-18.E: Criteria for Issuance of Development Order (City Commission criteria for all Special Exceptions).

The following other Sections of the Land Development Code are applicable to permanent outdoor storage, display, and sales of merchandise.

Section 2-50.U, Outdoor Activities, of the Land Development Code allows the outdoor sale of merchandise through a special event permit four times per year for fourteen days (56 days) with certain conditions. The conditions include that the outdoor sale of merchandise is limited to what is sold inside the business. If the Special Exception is approved, the property would still be eligible for the outdoor activities events of the accessory use section of the Land Development Code for 56 days per year.

Section 2-50-V, Outdoor Storage, Parking, or Use of Personal Property, of the Land Development Code states the following:

2. Commercial

- a. Outdoor storage of any type is prohibited in all commercial zoning districts unless a development order is received from the City Commission as a Special Exception or Planned Development or a Special Event permit is obtained.

Section 2-57.O.1, Outdoor Activity Criteria:

Section 2-57.O.1 of the Land Development Code outlines the criteria for outdoor activity:

O-

1. OUTDOOR ACTIVITY

- 1. If located adjacent to a residential use, appropriate screening and buffering shall be provided to minimize noise and glare impact to the maximum extent feasible.**

As stated in the background section of this report, the Lowe's property has two distinct zonings. The front half of the property is zoned B-8 where the commercial activity occurs. The B-8 portion of the property is not adjacent to residential uses and is not expected to have noise or glare impacts. The rear portion of the site is zoned SE and abuts the new and developing residential subdivision of Chelsea Place. There is no activity planned in the SE portion of the site and there will be no additional activities that would impact residential uses.

2. A site plan displaying the area for activity and pedestrian movement shall be required.

The applicant has provided a site plan that delineates the area for permanent outdoor storage, display, and sales of merchandise. The area proposed is under the existing canopy area for the store and shall not impact required parking or loading areas.

3. Outdoor music shall provide a sound study demonstrating compliance with the adopted maximum decibel levels.

There is no outdoor music proposed and this criterion is not applicable.

Section 2-56: Special Exception Criteria

Section 2-56 of the Land Development Code outlines the general criteria for all Special Exception approvals:

A. Off-street parking loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that generally experienced in the district.

The off street parking, loading, and services were approved by Volusia County in the 1998 BPUD application. The proposed project does not propose to impact the parking or service areas. As part of the review, the Site Plan Review Committee has reviewed the location of the proposed permanent outdoor storage, display, and sales of merchandise and there are no impacts to loading or fire lanes for the subject property.

B. Required yards, screening or buffering, and landscaping shall be consistent with the district in general, the specific needs of the abutting land uses, Chapter 3, Article 1, and other applicable provisions of this Code.

The project was approved in 1998 by Volusia County. The front landscape buffer was reviewed and approved by the City of Ormond Beach as part of the 1998 approval. The requested outdoor activity is not impacting any landscaping or modifying the existing buffers along property boundaries.

C. *Size, location, or number of conditional or Special Exceptions in an area shall be limited so as to maintain the overall character of the district in which said conditional or Special Exceptions are located.*

There have been no other applications for outdoor activity in this corridor of Granada Boulevard.

D. *Hours of operation may be limited and the City may require additional information on structural design and site arrangement, to assure the compatibility of the development with existing and proposed uses in the surrounding area.*

The hours of the permanent outdoor storage, display, and sales of merchandise are consistent with the hours of operation with the store. In the pre-application meeting it was indicated that the merchandise would be permanently stored outside even when the store is not open. The store manager indicated that many items would be secured. Additionally, there are security cameras and store employees for the hours where the store is not open and merchandise is located outside.

E. *The Special Exception shall not generate hazardous waste or require use of hazardous materials in its operation without use of City-approved mitigative techniques.*

This Special Exception request will not generate hazardous waste.

F. *All development proposed as a Special Exception within or adjacent to a historic district shall be reviewed based on applicable criteria stated herein for residential, commercial or mixed use development and shall also comply with appearance and design guidelines for historic structures.*

The project is not located within, or adjacent to, a historic district and this criteria does not apply to the project development.

G. *Outdoor lighting shall have no spillover onto adjacent property or rights-of-way beyond the building site property line and the lumens shall not exceed two (2) foot-candles at the property line.*

The site lighting plan is not proposed for amendment and the applications solely for the permanent outdoor storage, display, and sales of merchandise.

Section 1-15.E: Planning Board Criteria and Section 1-18.E: City Commission Criteria

Sections 1-15.E. and 1-18.E of the Land Development Code establish the Planning Board and City Commission Development Order criteria. The Land Development Code states that the following criteria shall be considered:

- 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 Land Development Code does not prohibit outdoor activity. Section 2-50.U allows retailers temporary outdoor activity four times per year for 14 days for each event. Within the B-8 zoning district, the outdoor activity use is allowed through a Special Exception with the criteria focusing on impacts to residential uses and the provision of an exhibit demonstrating the limits of the activity. Approving this request is not expected to create negative impacts to residential uses. The request will not adversely affect the public health, safety, welfare or quality of life.

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

The site has a Future Land Use designation of "General Commercial", which is consistent with the proposed use. The Future Land Use Element states that the "Commercial" land use category is designed for, "To provide for the sales of retail goods and services, high density multi-family, professional offices and services, and restaurants, depending on the range of population to be served and the availability of transit." The retail sales of merchandise, either inside or outside of the building, is consistent with the "General Commercial" land use category.

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

The proposed application for permanent outdoor storage, display, and sales of merchandise will not adversely impact environmentally sensitive lands or natural resources and is an existing developed site.

- 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 application for permanent outdoor storage, display, and sales of merchandise will not depreciate the value of surrounding property if the merchandise is displayed per the proposed plan. In reviewing the application, staff has concerns that merchandise will expand beyond the proposed limits of the site plan exhibit generating additional code enforcement issues for City staff. On March 30, 2012, during a site visit staff did note that the parking spaces to the west of the garden center had merchandise store in parking spaces and outside the scope of the special event permit and proposed Special Exception.

- 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.**

Public facilities currently serve the site and there would be no impact to the existing infrastructure.

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

The site plan exhibit has been reviewed and determined acceptable for traffic movement, including fire trucks.

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

There is no development proposed with the outdoor activity application. The site plan exhibit is functional. It could be argued that the permanent outdoor storage, display, and sales of merchandise would diminish the aesthetics of the site.

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

The site plan exhibit indicates safe movement on the site for occupants and visitors.

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

There is no new building development for the outdoor activity and this criterion is not applicable.

- 10. The testimony provided at public hearings.**

This application has not been reviewed in a public forum and no testimony has been provided.

CONCLUSION:

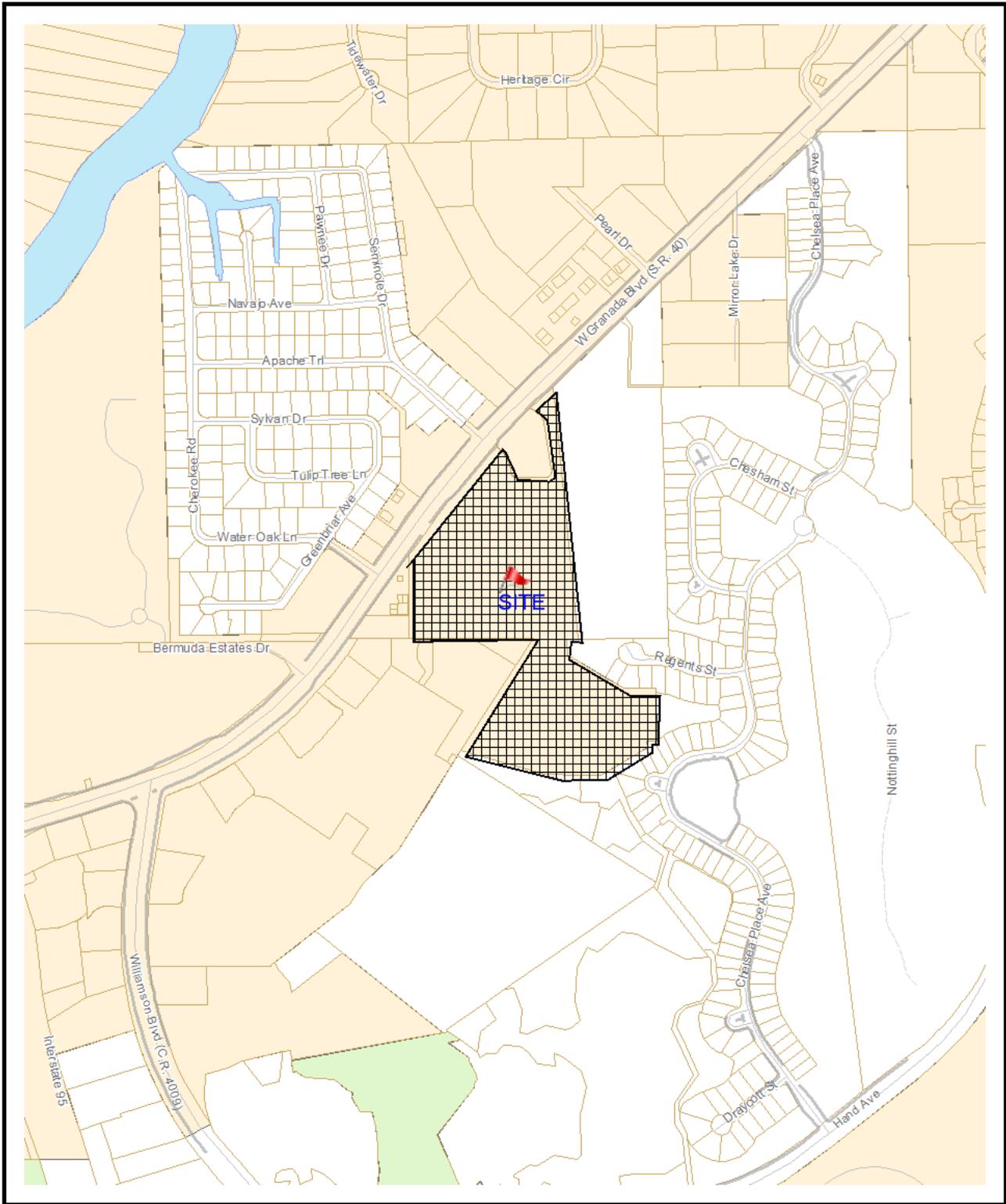
Line of Reason supporting the Special Exception: The Land Development Code establishes outdoor activity as a Special Exception in the B-8 zoning district with specific criteria. The criterion analyzes the impacts of an application to residential uses and requires a site plan. There is no expected impact to residential uses and the site plan submitted does not negatively impact fire access or other site improvements. There is a concern whether Lowe's would eventually exceed the limits of the designated areas which would create additional impacts for City code enforcement staff.

Line of Reason against the Special Exception: The permanent outdoor storage, display, and sales of merchandise would impact the overall aesthetic character of the site and should not be permitted. This argument is in line with criteria number seven of the Development Order criteria. Additionally, criteria number four of the Development Order discusses the lowering of property values and creating a nuisance. It is possible that allowing outdoor activity can create additional impacts on code enforcement staff to ensure that the designated areas are being complied with.

RECOMMENDATION: It is expected that the application will be reviewed by the City Commission on May 15, 2012. It is recommended that the Planning Board **APPROVE** the application for the permanent outdoor storage, display, and sales of merchandise per the attached site plan exhibit and conditions for the Lowe's Home Improvement Store at 1340 West Granada Boulevard.

EXHIBIT 1

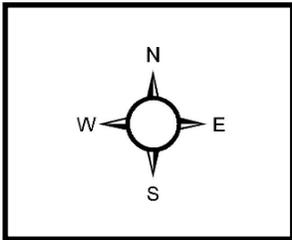
Site Maps and Pictures



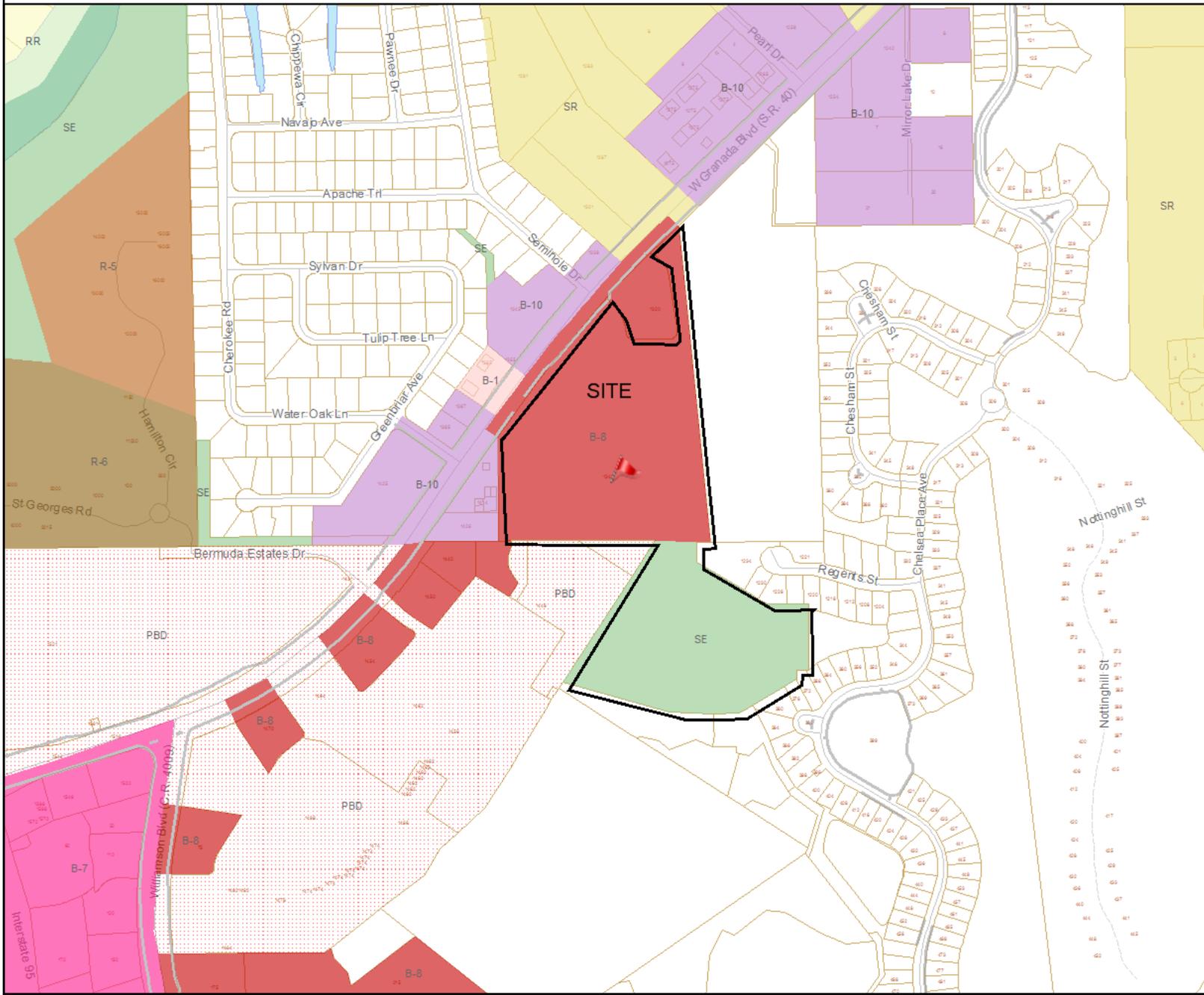
LOCATION MAP
1340 West Granada Boulevard

The City of Ormond Beach
Special Exception

Prepared by: Planning Department, March 29, 2012



Lowe's Zoning Map



- Sidewalks
- Golf 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-8 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 Estate/Agricultural
 - RR Rural Residential
 - SE Special Environmental
 - SR Suburban Residential
- Airport and Railroad
 - AIRPORT
 - RAILROAD
- City Streets
 - DIRT
 - MAJOR
 - PAVED
- Water Features
- Property Lines

599 ft



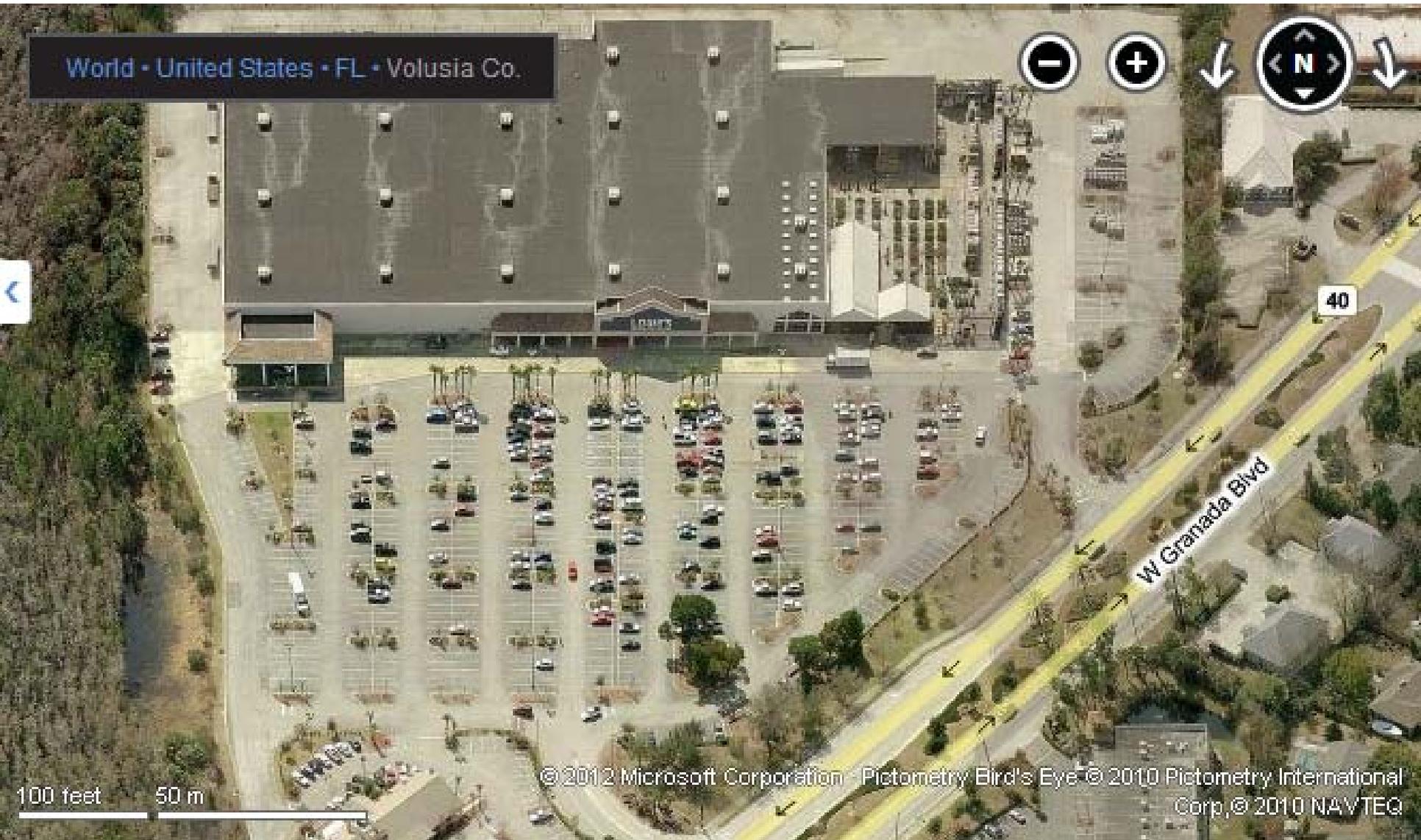
GIS data is provided on an "as is" basis. The accuracy or reliability of the data is not guaranteed or warranted in any way. The City of Ormond Beach specifically disclaims any warranty either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular use. The entire risk as to quality and performance of the data is with the end user. In no event will the City, its staff or its representatives be liable for any direct, indirect, incidental, special, consequential, or other damages, including loss of profit, arising out of the use of this data even if the City has been advised of the possibility of such damages.



Site Aerial



Site Aerial





Example of Outdoor Activity (note: Special Event Permit was issued for this outdoor activity)



Example of Outdoor Activity (note: Special Event Permit was issued for this outdoor activity)



Example of Outdoor Activity (note: Special Event Permit was issued for this outdoor activity)



Example of Outdoor Activity (note: Special Event Permit was issued for this outdoor activity)

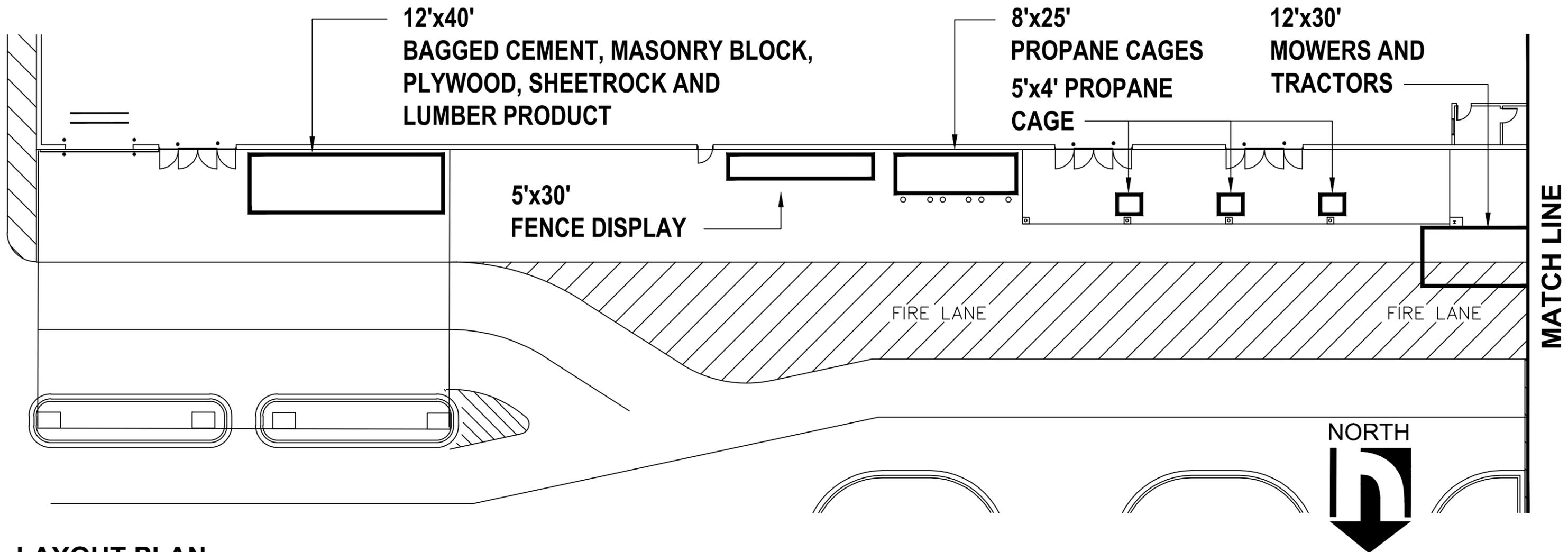
EXHIBIT 2

Site Plan

(from last submitted
project - Lowe's
Driveway Modification
project)

EXHIBIT 3

Site Plan Exhibit for
Outdoor Activity



LAYOUT PLAN

SCALE: 1" = 20'

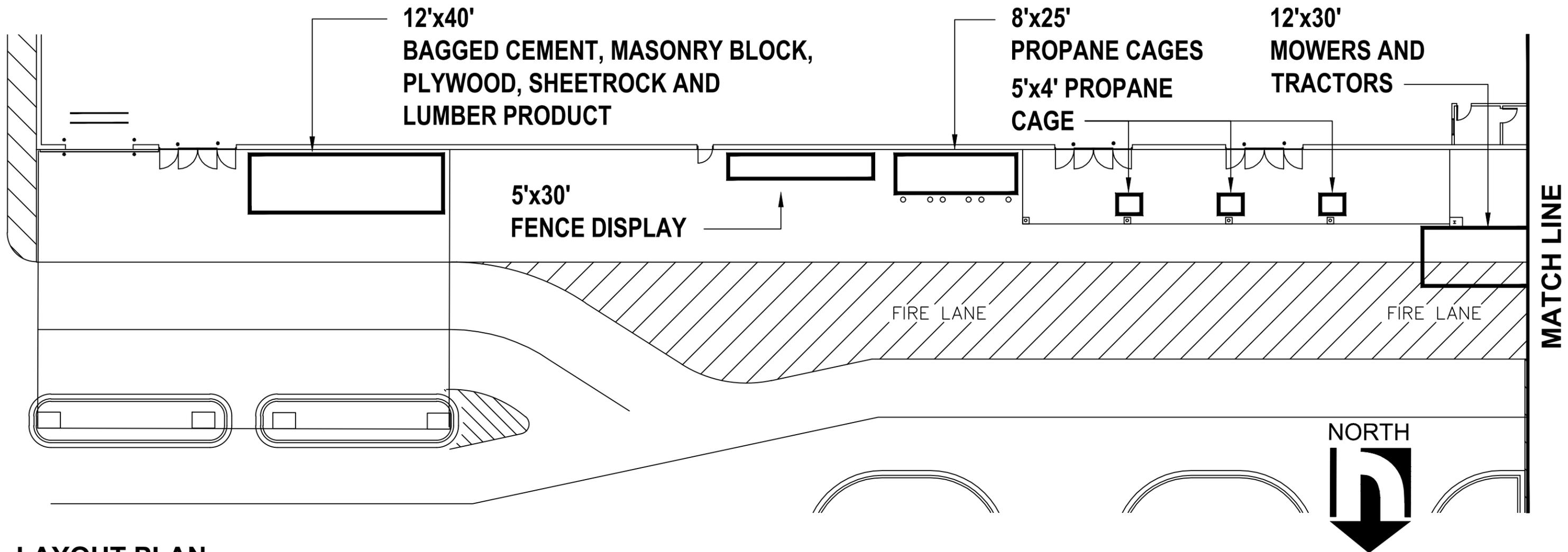
CONDITIONS:

1. THE SPECIAL EXCEPTION SHALL BE VALID PER CALENDAR YEAR COMMENCING ON JANUARY 1.
2. NO PRODUCT SHALL BE STACKED GREATER THAN 8 FT IN HEIGHT.
3. OUTDOOR PRODUCT CAN ONLY BE STORED DISPLAYED AND SOLD WITHIN THE DELINEATED AREAS INDICATED ON THIS EXHIBIT.
4. DELINEATED AREAS SHALL BE INDICATED BY 4" WIDE YELLOW PAINTED RECTANGULAR OUTLINE.
5. PRODUCT CANNOT ENCROACH OUTSIDE OF THE PAINTED DELINEATED LINE.

LOWE'S OF ORMOND BEACH
1340 W. GRANADA BLVD.
SPECIAL EXCEPTION FOR
PERMANENT OUTDOOR
STORAGE, DISPLAY AND
SALES OF STORE PRODUCT

MARCH 13, 2012
 REVISED APRIL 3, 2012
 SHEET 1 OF 2

UPHAM
 CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
 265 Kenilworth Avenue • Ormond Beach • Florida 32174
 Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com
 LB # 0003612 LC # 0000357



LAYOUT PLAN

SCALE: 1" = 20'

CONDITIONS:

1. THE SPECIAL EXCEPTION SHALL BE VALID PER CALENDAR YEAR COMMENCING ON JANUARY 1.
2. NO PRODUCT SHALL BE STACKED GREATER THAN 8 FT IN HEIGHT.
3. OUTDOOR PRODUCT CAN ONLY BE STORED DISPLAYED AND SOLD WITHIN THE DELINEATED AREAS INDICATED ON THIS EXHIBIT.
4. DELINEATED AREAS SHALL BE INDICATED BY 4" WIDE YELLOW PAINTED RECTANGULAR OUTLINE.
5. PRODUCT CANNOT ENCROACH OUTSIDE OF THE PAINTED DELINEATED LINE.

LOWE'S OF ORMOND BEACH
1340 W. GRANADA BLVD.
SPECIAL EXCEPTION FOR
PERMANENT OUTDOOR
STORAGE, DISPLAY AND
SALES OF STORE PRODUCT

MARCH 13, 2012
 REVISED APRIL 3, 2012
 SHEET 2 OF 2

UPHAM
 CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
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STAFF REPORT

City of Ormond Beach Department of Planning

DATE: April 5, 2012

SUBJECT: LDC Amendment – Chapter 3, Performance Criteria, Article IV, Sign Regulations, Section 3-46: Temporary Signs

APPLICANT: Administrative

NUMBER: LDC 12-78

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION: This is a request to consider an amendment to Chapter 3, Performance Criteria, Article IV, Sign Regulations, Section 3-46: Temporary Signs to allow community event banners.

BACKGROUND: City staff has received a request (See Exhibit 2) from Ormond MainStreet for the use of community event banners which are designed to be placed over major roadways, such as Granada Boulevard, to promote community events. A community event is typically sponsored by a non-profit or City organization and is designed to attract a large number of residents and visitors to a public location, such as a park. Past examples include the Seafood festival, Native Indian festival, Fourth of July, and Riverfest. The typical banner size is 4' by 25' or 100 square feet and is designed to inform motorists of upcoming community events. Other communities in Volusia County have allowed these banners include South Daytona, DeLand, and Daytona Beach Shores.

Community event banners are placed over state roadways regulated by the Florida Department of Transportation (FDOT) and the regulations are attached in Exhibit 3. One key aspect of the FDOT review is the local jurisdiction approval. The City of Ormond Beach does not currently allow these types of signs and therefore, FDOT would not permit community event banners. The purpose of this amendment is to allow community event banners following the regulations established by FDOT.

The FDOT regulations include:

1. Location requirements of the supporting poles for the banners. The supporting poles cannot be located in the FDOT right-of-way and would be required to be on City property or private property with an easement. There are also location requirements from traffic signals and intersections.
2. Maximum size of 4' and 36' or 144 square feet.
3. Banners are required to be 18' above the crown of the road.
4. Local jurisdiction approval.

5. Shall not obstruct the view of any traffic signal, traffic device, or official sign, nor in any way interfere with motorists' ability to safely operate vehicles.

The intention of the amendment is to rely primarily on the FDOT regulations and not to repeat them within the City sign regulations. Staff has proposed the following regulations:

1. One (1) banner per event.
2. Shall be limited to the events in the Downtown Overlay District.
3. Banners shall be displayed only in the Downtown Overlay District.
4. Shall be limited to fourteen (14) days in duration.
- ~~5.~~ Shall be required to advertise community events and not individual businesses.
6. A Florida Department of Transportation permit shall be required as part of the City application for the banner.
7. Applicants shall provide liability insurance in an amount acceptable to the City of Ormond Beach and add the hold harmless provided to the FDOT.

The exact location of the community event banner has not been determined and additional analysis is needed to determine where they would not be an obstruction. The poles of the banners are required to be located outside the FDOT right-of-way and would need to be located on City owned property or easements from private property owners.

ANALYSIS: There has been much activity in the Downtown Community Redevelopment Area since the adoption of the 2007 master plan update. The activity has included both physical improvements (Rockefeller Gardens, Vining Court, and façade grants) and the increased activities of Ormond MainStreet and other non-profit groups. With the improvements to Rockefeller Gardens there has been the ability to increase the number of community events in the Downtown. The 2007 master plan discussed the need increase the pedestrian activity and to hold community events.

Exhibit 2 provides a letter from Ormond MainStreet that discusses the rationale behind the request for community event banners. Ormond MainStreet has identified that they believe that community event banners would be an effective way to notice individuals of events in the Downtown area.

There are two Sections of the Sign Article that discuss signs in the right-of-way. The first Section is under the prohibited sign section that states:

Section 3-42: Prohibited Signs

B. Signs on or over any public property or public right-of-way except as is specifically permitted in these regulations. Signs may be erected on public property only by an authorized representative of a public agency or a quasi-public agency, provided such sign is approved by the City Commission prior to its erection. Signs on State Road rights-of-way shall fully comply with Chapter 14-51, Florida Administrative Code.

The proposed amendment would specifically allow the banners under temporary signs as allowed in Section 3-42.

The second Section is as follows:

Section 3-44: General Sign Regulations:

D. Signs Over Public Right-of-Way. Only one (1) sign per business use is allowed to overhang the public right-of-way. The portion of any sign overhanging the right-of-way shall not extend more than four feet (4') beyond the right-of-way line and shall not exceed 40 square feet in area, provided that there is a minimum clearance of eight feet (8') above the ground and that such signs do not overhang a vertical projection of the curb line. No support of the sign structure shall be upon the public right-of-way. No permit shall be issued for any sign overhanging the public rights-of-way in accordance with this provision unless the applicant posts a bond, or public liability insurance. Such bond or liability insurance shall be kept in effect at all times.

This Section allows business signs with structures set at the right-of-way line to utilize projecting signs that are in the right-of-way, such as along Granada Boulevard in the Downtown area. The proposed Section serves a different function in allowing banners for community events over a right-of-way rather than for an individual business.

There are certain criteria that must be evaluated before adoption of an amendment according to the Land Development Code (LDC); the Planning Board must consider the following criteria when making their recommendation.

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

No specific development is proposed. The proposed standards would not adversely affect public health, safety, welfare or the quality of life.

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

The proposed Land Development Code amendment is consistent with the Comprehensive Plan.

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

Not applicable.

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

This proposed amendment is not anticipated to have a significant impact on adjacent properties and there is no site specific development.

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.

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

10. The testimony provided at public hearings.

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

RECOMMENDATION:

It is expected that the amendment will be reviewed by the City Commission on May 15, 2012 (1st reading) and June 5, 2012 (2nd reading). It is recommended that the Planning Board **APPROVE** LDC 12-78, to amend Chapter 3, Performance Criteria, Article IV, Sign Regulations, Section 3-46: Temporary Signs, to allow community event banners as proposed in Exhibit 1.

Exhibit 1: Proposed Land Development Code Amendment for Community Event Banners

SECTION 3-46: TEMPORARY SIGNS: Temporary signs require a sign permit unless otherwise exempted:		
A. A-Frame Signage	No change in existing text....	
B. Construction Signage	No change in existing text....	
C. Development Promotional Signage Community Event Banners	<p>1. Maximum Size Limit: a. <u>144 square feet.</u></p>	<p>2. Maximum Number: a. <u>One (1) banner per event</u></p> <p>3. General Requirements: a. <u>Shall be limited to events and displayed only in the Downtown Overlay District.</u> b. <u>Shall be limited to fourteen (14) days in duration.</u> c. <u>Shall be required to advertise community events and not individual businesses.</u> d. <u>If placed over a state roadway, a Florida Department of Transportation permit shall be required as part of the City application for the banner. The applicant shall add the City to the hold harmless documents required by the Florida Department of Transportation for banners over state roadways.</u> e. <u>Applicants shall provide liability insurance in an amount acceptable to the City of Ormond Beach</u></p>
D. Non-Profit Special Events Development Promotional Signage	No change in existing text....	
E. Outdoor Activities Signage Non-Profit Special Events	No change in existing text....	
F. Political Signs Outdoor Activities Signage	No change in existing text....	
G. Real Estate Signs Political Signs	No change in existing text....	
H. Signs on Vehicles Real Estate Signs	No change in existing text....	
I. Signs on Vehicles	No change in existing text....	

Underline is proposed text. ~~Strikethrough~~ is deleted text.

EXHIBIT 2

MainStreet Submitted Information

PROPOSAL TO ERECT BANNER SIGNAGE ON GRANADA BOULEVARD

BACKGROUND The idea of erecting banner signage on Granada Blvd was borne after surveys conducted at the last few Ormond Mainstreet events at Rockefeller Gardens showed event organizers that our newspaper and radio advertising was not effective. The vast majority of people heard of our events through our social media efforts or word of mouth. OMS (Ormond Mainstreet) spends approximately \$8000 per Rockefeller Gardens event on newspaper and radio advertisements. This money could be better spent on the OMS program of work, rather than on ineffective advertising. By erecting banner signage across Granada Blvd., event organizers could be assured that the entire Ormond community would have knowledge of these wonderful community wide events.

RESEARCH In order to understand the scope of the banner project, meetings were held with Florida Department of Transportation (FDOT) personnel that are responsible for permits and signage on state roadways. All information contained in this report is the result of those meetings. Mr. Ryan Pellarin head of permits/signage at FDOT in Deland was instrumental in providing all information. His email is ryan.pellarin@dot.myflorida.com.

WHAT IS BANNER SIGNAGE? Banner signage are signs (typically made of vinyl) that are suspended across roadways by wires (usually 2) and are affixed on either end by poles whose ends are buried in the ground. By FDOT regulation, the signs themselves can be no larger than 4 feet wide and 36 feet long, and must be at least 18 feet higher than the crown in the roadway. According to FDOT most organizations using banner signage use signs that are 4 feet wide by 25 feet long.

WHERE TO PLACE THE SIGNS AND SUPPORTING POLES The FDOT leaves placement of the signs to the discretion of the municipalities erecting the signs. They do reserve the right of final approval once a location is chosen, but indicate common sense in locating the sign is the only requirement ie not placing it in front of a stop light etc. FDOT is more specific regarding the placement of supporting poles. No pole is permitted in the FDOT right of way, and no pole that is used for any other purpose can be used to support the sign (no existing pole used for supporting electric cable or as a light standard). Poles can be wood, metal or concrete. FDOT defines their right of way as extending to the outside edge of the sidewalk. Local communities that have erected banner signage poles have placed the poles either on city property, or have gotten small easements from property owners in order to place a pole on private property.

BUILDING BANNER SIGNS TO CODE The city would have total jurisdiction as to construction requirements of the poles, and attaching cables and fixtures.

COST OF INSTALLATION The cost of engineering and installing poles and wires will be the responsibility of those organizations that will be using the banner poles advertising their events. In addition, reimbursement to the city for installation of event banners will be borne by the organization sponsoring the event. The organization sponsoring an event will pay for their own banner, which can be purchased through a local sign shop. Once purchased these banners can be used multiple times with small modifications for date changes.

WHO CAN USE BANNER SIGNAGE? Ormond Mainstreet proposes the following Ormond Beach non profits be allowed use of banner signage; The Museum of Art, Historical Society, Ormond Mainstreet, Ormond Chamber of Commerce, Ormond Yacht Club, Casements Guild, and of course, the City of Ormond Beach for city sponsored events. Each of these organizations (with the exception of the city) will pledge funds in support of this project.

ADMINISTRATION OF BANNER SIGNAGE Ormond Mainstreet will be the administrator of record for the banner signage. Administration will include meeting with other approved organizations to implement rules governing the use of signage, setting schedules, and applying to FDOT for sign permits. (each time a sign goes up, a permit must be applied for to FDOT 30 days in advance and must have a city official signature on it). OMS will take the responsibility of filling out the permit application, getting the city signature and submitting it to FDOT. FDOT permits allow banner signage to be in place for a maximum of 30 days.

AREA MUNICIPALITIES THAT ALLOW BANNER SIGNAGE The following municipalities allow banner signage and have active ongoing programs; Deland, Debarry, Orange City, Pearson, South Daytona and Daytonas Beach Shores.

LETTERS OF SUPPORT Each of the organizations named above will provide a letter supporting this proposal to commission members in order to show community unity.

SUMMARY The organizations named in this proposal spend thousands of dollars a year advertising community wide events in local newspapers and radio. In spite of the initial expenditures to erect poles, get hardware and purchase signs, over the course of the next few years all these organizations will realize payback that will allow them to make their individual events better and hopefully more affordable for area residents to attend. Attractive banner signage at the gateway to our downtown will portray a vital energetic image of our community to all that travel through. Our signage will make the community much more aware of the wonderful events these non profits put on for the enjoyment of its residents, and will help to improve the quality of life for all. We understand in these economic times it is difficult for the city to financially support new projects. This proposal only requires the city to support the efforts of these fine non profit organizations.

ATTACHMENTS FDOT General Use Permit (for placement of poles), Application To Place Banners On Non Limited Access Right of Way (permit to place 30 day banner), Pictures of banners in other Volusia County cities.

Respectfully submitted;

Ryck Hundredmark
President, Ormond Mainstreet

Maggie Sacks,
Executive Director, Ormond Mainstreet

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
GENERAL USE PERMIT

Date: _____ Permit No.: _____

Name of Applicant or Authorized Agent: _____

Entity (if applicable): _____

(If entity, furnish contact information for responsible representative)

Address: _____ Zip Code: _____

City/State: _____ Telephone No.: _____

Email Address: _____

Activity / Project Site

County: _____ State Road: _____ Section: _____

From Mile Post: _____ to Mile Post: _____

Construction Proposed or Underway: Yes No FM Project No.: _____

Name of Municipality if Work is within Limits: _____

Description of Work Activity: _____

General Provisions

1. Attach any pertinent plans or drawings.
2. Attach notification letters sent to any Utilities both aerial and underground that will be potentially impacted.
3. The designated FDOT Engineer shall be notified 48 hours prior to beginning of work. Contact _____ at (_____) _____.
4. All work, materials and equipment shall be subject to inspection and approval by FDOT. Applicants certification of work at completion is required.
5. The permittee shall be responsible to place and display safety devices and proper maintenance of traffic in accordance with the latest version of the Department's Design Standards, index series 600, or an alternative plan signed and sealed by a professional Engineer and attached with the permit.
6. All FDOT property shall be restored to its original condition. Any damage to FDOT property as a result of this work shall be repaired and restored in a manner acceptable to the FDOT at the sole expense of the permittee.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**APPLICATION TO PLACE BANNERS ON NON LIMITED ACCESS
 RIGHT OF WAY**

FOR FDOT USE ONLY
 Permit No.:

2012-J-591-10

APPLICANT INFORMATION

Name of Applicant/Organization: Spring Garden Ranch Matina Day
 Address: Sandy - 900 Spring Garden Ranch Road, DeLeon Springs Florida
 Telephone #: 386-985-5654 Fax #: _____ E-Mail: _____
 Contact person (This person will serve as the contact person for all questions concerning the banner application and placement): Mary Thierry
 Address (if different from above): 1102 South Garfield Avenue, DeLand, Florida 32724
 Telephone #: 386-626-7190 Fax #: 386-736-5366 E-Mail: thierrym@deland.org
 Date of Request: 1/26/2012

LOCATION AND DISPLAY PERIOD

This is a request to place pole banners street banners on the right of way of:
 Highway name & number: SR 15 / 600 North Woodland Blvd. @ OHIO MP13.647
 From (south or west limits): _____ To (north or east limits): _____
 Highway name & number: _____
 From (south or west limits): _____ To (north or east limits): _____
 Highway name & number: _____
 From (south or west limits): _____ To (north or east limits): _____
 Highway name & number: _____
 From (south or west limits): _____ To (north or east limits): _____
 Projected installation date: 3/26/2012
 Banners will be removed on or before (if applicable): 4/2/2012
 Signature of Applicant or Contact Person: [Signature] Date: 2/3/2012

LOCAL GOVERNMENTAL ENTITY APPROVAL

Name of Local Governmental Entity: City of DeLand ~ Public Works
 Name of signing official (please print): Mary Thierry
 Telephone #: 386-626-7190 Fax #: 386-736-5366 E-Mail: thierrym@deland.org
 Signature of local official: [Signature] Date: 1/26/2012

CONDITIONS AND STIPULATIONS AGREED TO BY THE APPLICANT

1. Pole banners must be at least 14 ½ feet above the pavement elevation. Street banners must be a minimum of eighteen (18) feet above the pavement elevation.
2. Pole banners will clear the face of the curb (if present) by at least two (2) feet.
3. The applicant (or applicant's designee) will maintain the banners as permitted.
4. The installation of the banners will not require the installation of poles or other support devices on the right of way.
5. The applicant and sponsoring organization will hold the Florida Department of Transportation harmless to the extent allowed by the laws of Florida in all matters concerning the banners and bear all expenses for defense of claims against the Florida Department of Transportation.
6. The applicant is responsible for any damages to public property resulting from the materials or the work of this permit.
7. A sketch of the proposed banners is attached.
8. View of traffic control devices is not impeded to those served by the erection of these permitted banners.

Signature of District Permits Engineer (or designee): _____ Date: _____

Mark A. Garcia, P.E. DeLand Operations Engineer

2012

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**APPLICATION TO PLACE BANNERS ON NON LIMITED ACCESS
RIGHT OF WAY**

APPLICATION FOR BANNER

AGREEMENT: By signing the reverse of this form, each applicant agrees to the provisions of Section 14-43.001(5)(d), Florida Administrative Code:

1. To the extent provided by law, the Applicant shall indemnify, defend, and hold harmless the Department and all of its officers, agents, and employees from any claim, loss, damage, cost, charge, or expense arising out of any act, error, omission, or negligent act by the Applicant(s), its agents or employees arising from activities under this permit.

2. When the Department receives a notice of claim for damages that may have been caused by the Applicant in the performance of activities that arise under this permit, the Department will forward the claim to the Applicant. The Applicant and the Department will evaluate the claim and report their findings to each other within 14 working days and will discuss options in defending the claim. The Applicant shall bear all expenses for defense of claims against the Department.

REQUIRED ATTACHMENTS:

- A sketch or drawing of the banner(s), drawn to scale, including any message, logo, or emblem that will appear on the banner.
- A sketch of the specific location(s) of the banner(s), including height, location of supports, proximity to utility poles.
- Sketches, photographs, or specific descriptions of the method used to affix the banner to the support structure.
- Load rating analysis (or photocopy of previously-submitted analysis) bearing the seal of a professional engineer.

5/15

4x25

900 SPRING GARDEN RANCH RD.
DELEON SPRINGS

306-905-5654

SPRINGGARDENRANCH.COM

SPRING GARDEN RANCH

PRESENTS A VERY EXCITING DAY OF HORSE RACING

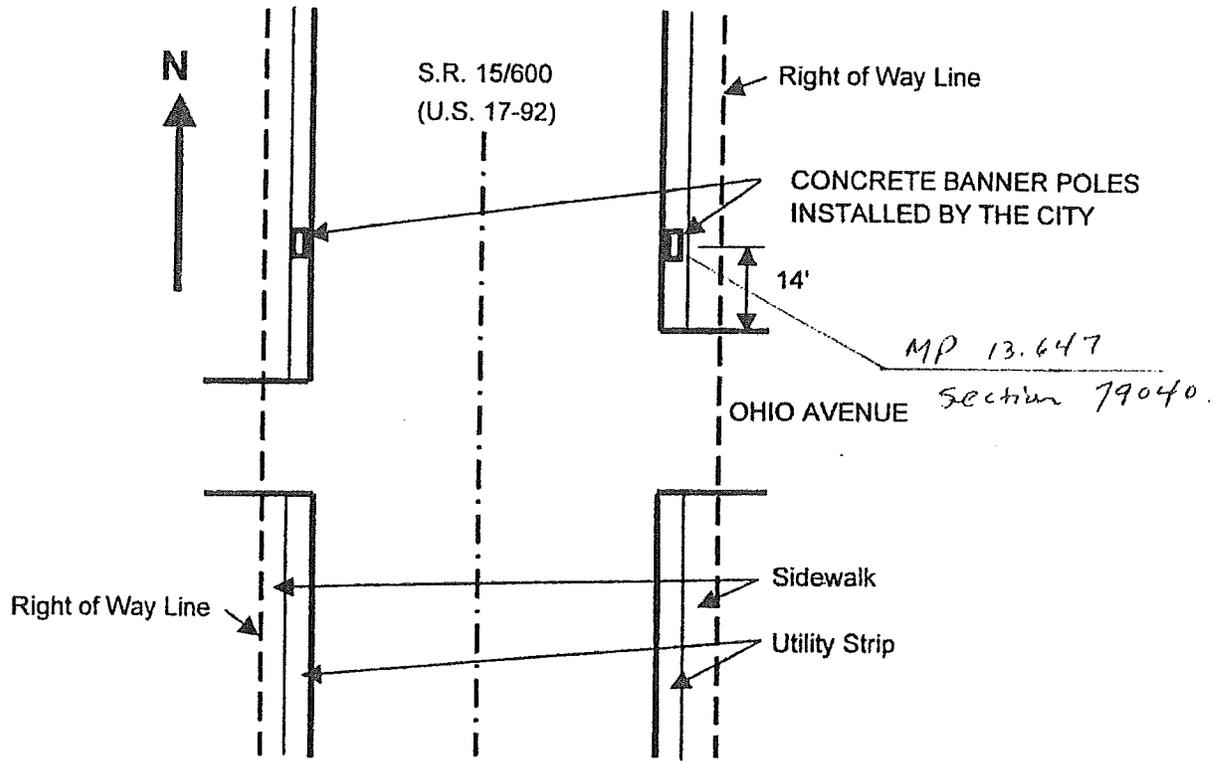
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SATURDAY MARCH 31

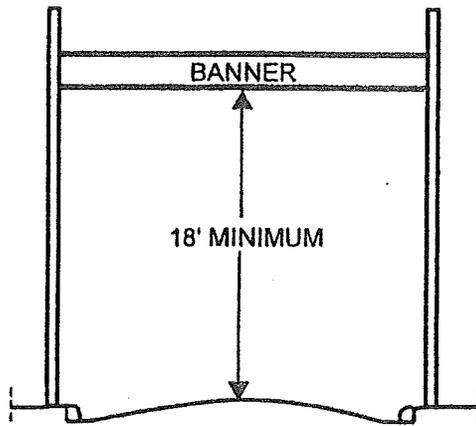


RAIN DATE
APRIL 1

EDMISION

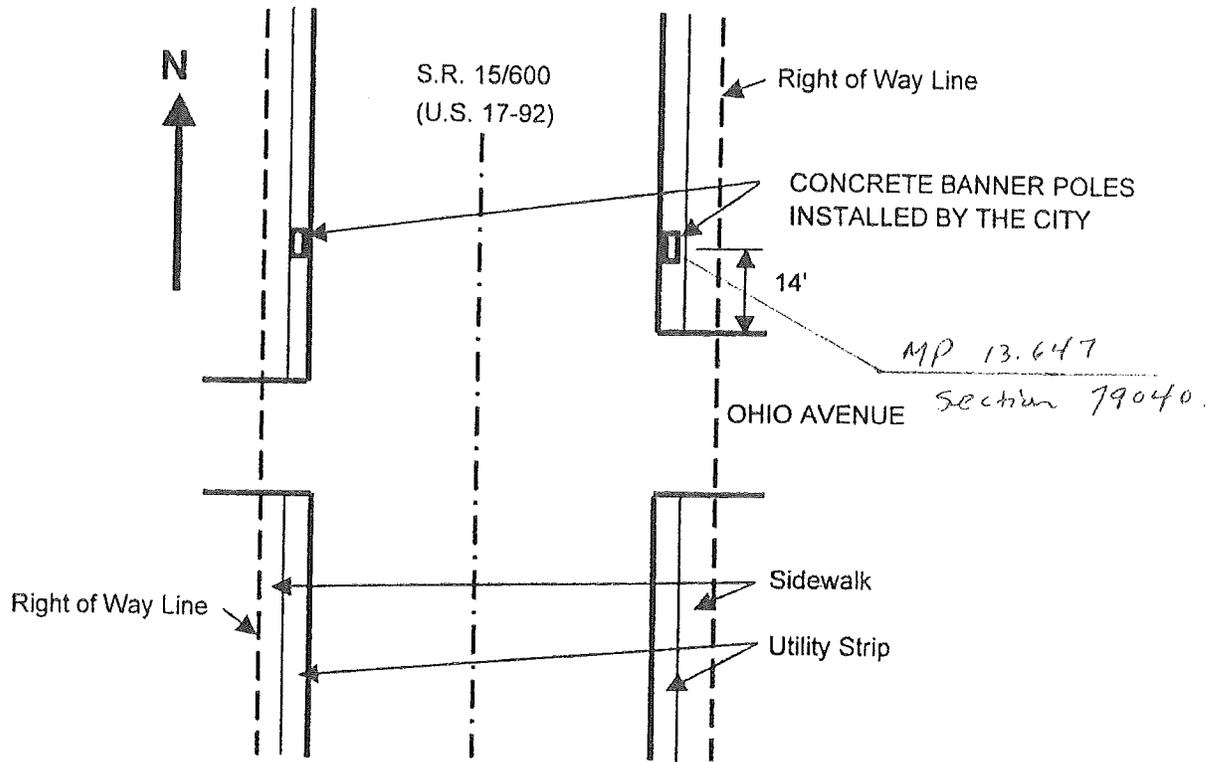


PLAN VIEW

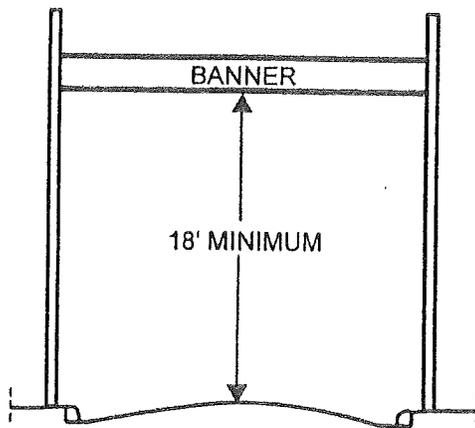


CROSS SECTION

Northern Location
CITY OF DELAND BANNER SITE

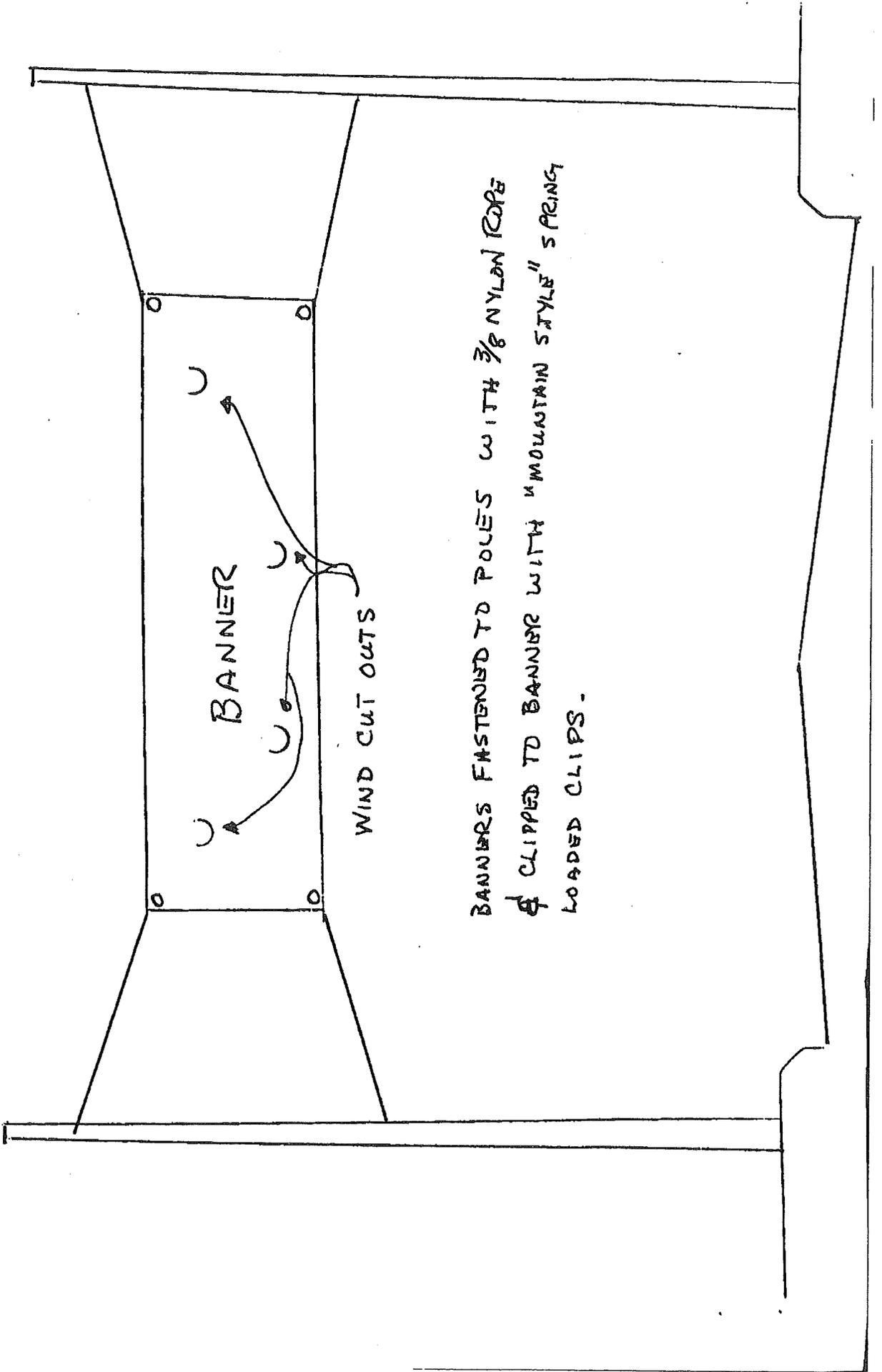


PLAN VIEW

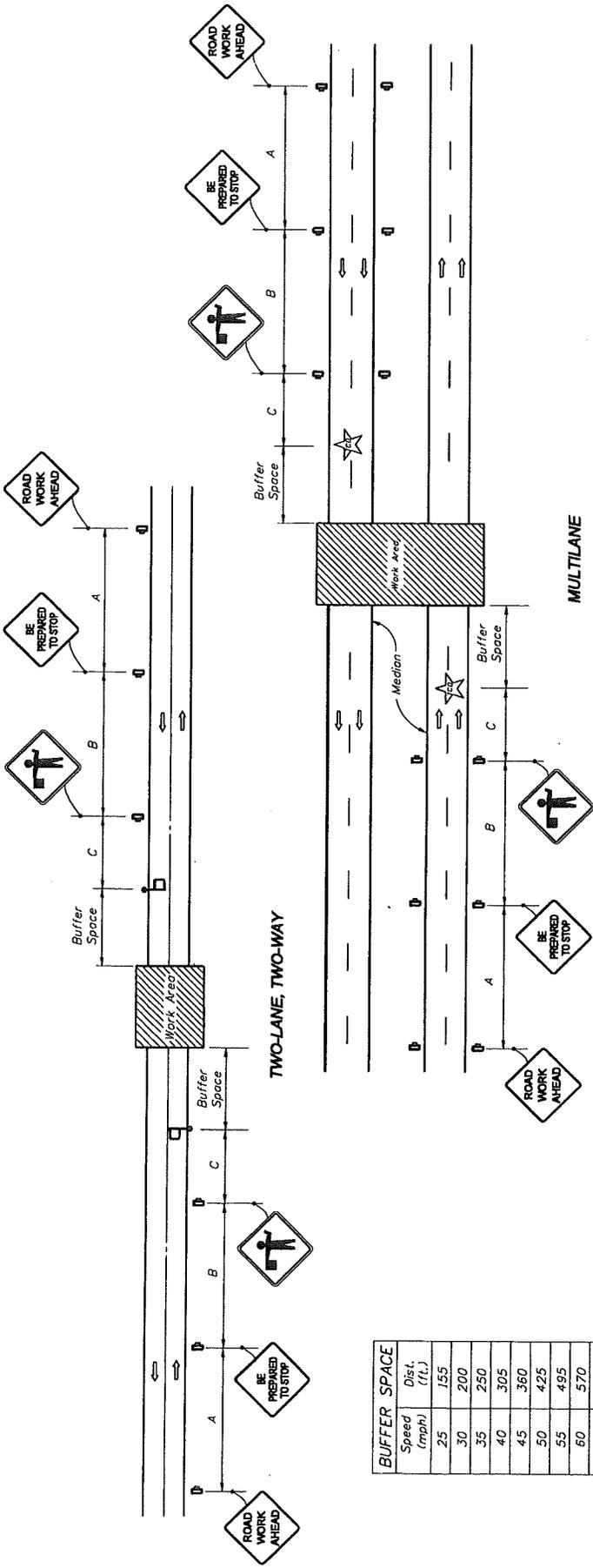


CROSS SECTION

Northern Location
CITY OF DELAND BANNER SITE



BANNERS FASTENED TO POLES WITH $\frac{3}{8}$ NYLON ROPE
& CLIPPED TO BANNER WITH "MOUNTAIN STYLE" SPRING
LOADED CLIPS.



BUFFER SPACE	
Speed (mph)	Dist. (ft.)
25	155
30	200
35	250
40	305
45	360
50	425
55	495
60	570
65	645

DISTANCE BETWEEN SIGNS			
Speed (mph)	Spacing (ft.)		
	A	B	C
40 or less	200	200	200
45	350	350	350
50 or greater	500	500	500

- SYMBOLS**
- Work Area
 - Sign
 - Work Zone Sign
 - Flagger
 - Traffic Control Officer
 - Lane Identification + Direction of Traffic

GENERAL NOTES

1. This Index does not apply to limited access facilities.
2. When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed in accordance with applicable TCZ Indexes.
3. Traffic volume or complexity of the roadway may dictate additional devices, signs, flagmen and/or a traffic control officer.
4. The buffer space may be omitted if there are no sight obstructions to vehicles approaching the Flagger/Driver for distance equal to the buffer space.
5. The BE PREPARED TO STOP sign may be omitted if all of the following conditions are met:
 - a) Speed limit is 45 mph or less.
 - b) No sight obstructions to vehicles approaching the Flagger/Driver for a distance equal to the buffer space.
 - c) Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.
6. On undivided highways the median sign as shown are to be omitted.
7. For general TCZ requirements and additional information refer to FDOT Index No. 600.

CONDITIONS
 PLANNED CLOSURE NOT EXCEEDING 5 MINUTES.

EXHIBIT 3

Florida Department of Transportation Regulations for Community Event Banners

14-43.001 Regulation of Overhanging Encroachments.

(1) Definitions.

(a) "Applicant" means any person or entity, including a local governmental entity, seeking permission for an overhanging encroachment.

(b) "Banner" means a length or sheet of cloth, fabric, plastic, or other flexible material bearing a message which may be either of the following:

1. "Pole Banner," which is located adjacent to the travel lanes of the roadway and is attached to a single existing permanent support.

2. "Street Banner," which extends over the travel lanes of the roadway and is attached to two or more existing permanent supports.

(c) "Canopy" means a permanent or semi-permanent, on-premise roof-like projection partially extending over the right of way.

(d) "Department" means the State of Florida Department of Transportation.

(e) "Local Governmental Entity" means as provided in Section 334.03(14) F.S.

(f) "Official Marker" means a Pole Banner identifying specific areas, such as historic, banking, or entertainment districts.

(g) "Overhanging Encroachment" means a sign, canopy, banner, or official marker, as these terms are herein defined, which is placed along and over any state roads which are within municipalities, or which are of curb and gutter construction outside municipalities.

(h) "Sign" means as provided in Section 479.01(17), F.S.

(2) Overhanging encroachments are prohibited on limited access facilities, including the Interstate System. Overhanging encroachments are subject to the following conditions on non limited access facilities:

(a) No new supports may be located within state right of way.

(b) Must be allowed by the local governmental entity within whose jurisdictional boundaries the banners are to be placed.

(c) Must be adjusted or removed at the owner's expense if the overhanging encroachment interferes with Department construction.

(d) Shall not obstruct the view of any traffic signal, traffic device, or official sign, nor in any way interfere with motorists' ability to safely operate vehicles.

(e) Must comply with the setback or clearance requirements set forth in paragraphs (3)(a) and (2)(b) below. Overhanging encroachment must be adjusted within 36 hours of notification to meet setback or clearance requirements, and, upon failure of the owner to make such adjustment, it will be removed by the Department.

(f) May not be erected or maintained in a manner which interferes with the Department's maintenance, operation, or other use of a transportation facility.

(g) Upon removal by the Department, the owner may reclaim it within 30 calendar days from the date of removal, upon payment of any costs incurred by the Department in removing the overhanging encroachment.

(h) Shall not contain changeable message technology.

(i) Shall be maintained in like new condition. Failure to properly maintain the encroachment shall cause the permit to be revoked after a ten (10) day notice from the Department.

(j) If the overhanging encroachment presents a safety hazard, the Department will remove it and notify the owner of the removal.

(3) Signs and canopies which meet the criteria of Section 479.16(1), F.S., may only be placed in compliance with the following conditions:

(a) Where curb and gutter construction exists, the entire structure, including attachments and supports, must clear the sidewalk vertically by at least nine feet; the outside edge of the structure must be at least two feet behind a vertical line extending upward from the face of the curb; and the entire structure must comply with the Department's horizontal clearance requirements set forth in the Roadside Offsets standard, Index 700, of the 2010 Department Design Standards, incorporated herein by reference, and available at: www.dot.state.fl.us/officeofdesign.

(b) Within municipalities where there is not curb and gutter construction, the entire structure, including attachments and supports, may not extend more than six feet over the right of way; may not extend closer than 12 feet from the edge of the driving lane; must have a vertical clearance of at least 10 feet; and the entire structure must comply with the Department's horizontal clearance requirements set forth in the Roadside Offsets standard of the Department's Design Standards.

(c) The design of canopies or signs, as to bracing and attachments to buildings, shall be approved for safety features by the appropriate official of the local governmental entity within whose jurisdictional boundaries the banners are placed.

(d) No canopy or sign shall be erected away from the site of the business which it promotes.

(e) Lighting of signs and canopies shall conform to the requirements of Section 479.11(5), F.S.

(4) Banners may be placed along and over any non limited access state roads which are within municipalities, or which are of curb and gutter construction outside municipalities subject to the following conditions:

(a) There must be written authorization for the placement of banners from the local governmental entity within whose jurisdictional boundaries the banners are to be placed.

(b) Banners may be displayed for a period not to exceed 30 consecutive calendar days and may not be within 180 days of the last day of its most recent display period, except as otherwise provided herein.

(c) Placement of banners on frangible light standards or other frangible devices will require a load rating analysis, signed and sealed by a registered professional engineer, certifying that the specific light standards or devices used to support the banners will handle the additional load placed on the structures by the banner and attachments, and will not exceed the wind loading design requirements of the structure. Copies of load rating analyses previously submitted are acceptable for subsequent applications when specifications are the same.

(d) Banners shall not be placed within 500 feet of a limited access interchange.

(e) Banners are not permitted where a Department construction project is planned or ongoing during the requested display period.

(f) Street banners may be displayed for routinely recurring events, e.g., events occurring monthly or quarterly, unless otherwise provided in this rule, provided the banner is displayed for no more than three consecutive days per month, for 12 months.

(g) Street banners must be:

1. Placed a minimum of 1,000 feet apart on the right of way of non limited access roadways; and
2. At its lowest point vertically clear the pavement by at least 18 feet.

(h) Pole banners must be:

1. Placed a minimum of 1,000 feet apart on the same side of the travel lane on non limited access facilities outside the corporate limits of a municipality;
2. At its lowest point at least 14 1/2 feet above the pavement elevation;
3. Attached to a light standard or other such device which is permanently located in the right of way.

(i) Pole banners may not be attached to any utility pole.

(j) Any object or device other than a banner, whether characterized as an ornament, decoration, display, or by other descriptive term, which is to be attached to a single existing permanent support must meet the requirements of this rule for pole banners.

(k) Official markers shall not be used to advertise an individual off-site business or shopping center.

(5) Official markers shall comply with all pole banner requirements except for sub-subparagraph (2)(i)8.a. Additionally, the following shall apply:

(a) Official markers must be identical and may only be displayed within the identified area, with no more than one official marker on each side of the roadway and placed a minimum of 150 feet apart.

(b) All official markers shall display the same legend or lettering identifying the area, however, individual sponsorship may be displayed beneath the legend provided the name or business logo of the sponsor is no greater than 25% of the total display.

(c) The sponsorship portion of the official marker may only contain the name and/or logo of the sponsor. No additional information may be displayed, including:

1. Telephone number
2. Address
3. Distance to a business
4. Direction to a business

(d) Official markers must be made of flexible material.

(e) Permits are issued for up to 12 months, and may be renewed at the end of the permit term.

(f) The applicant shall be responsible for all costs, including installation and removal, of the official markers.

(6) Applications for a sign or canopy must be made in writing to the appropriate District Maintenance Office and shall include:

(a) The name and address of the applicant.

(b) A drawing of the sign or canopy, drawn to scale, including any message, logo, or emblem.

(c) A sketch of the specific location of the sign or canopy, including height, location of supports, proximity to utility poles, and the identification of the state highway where the sign or canopy will be located.

(d) Sketches or specific descriptions of the method to be used to affix the sign or canopy to the support structure(s).

(e) Proof of compliance with resolutions of the local governmental entity within whose jurisdictional boundaries the banners are to be placed.

(7) The application for banners shall be on Application to Place Banners on Non Limited Access State Right of Way, DOT Form 575-070-18, Rev. 08/08, incorporated herein by reference. Copies of DOT Form 575-070-18 are available from the State Maintenance Engineer or any District Maintenance Engineer.

(8) The application for official markers shall be on Application to Place Official Markers on Non Limited Access State Right of Way, FDOT Form 575-070-21, Rev. 10/10, incorporated herein by reference. Copies of DOT Form 575-070-21 are available from the State Maintenance Engineer or any District Maintenance Engineer.

Rulemaking Authority 334.044(2), 337.407 FS. Law Implemented 337.406, 337.407, 479.01, 479.16 FS. History— Amended 3-21-64, 5-9-70, 7-9-75, Formerly 14-43.01, Amended 8-3-99, 8-2-01, 5-30-05, 2-18-09, 11-6-11.

BANNER PERMIT CHECKLIST

PERMIT # 20 - J - 591 -

STATE ROAD #	SECTION #	M.P.
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REVIEWED BY: _____ **DATE:** _____

COMPLETE PERMIT PACKAGE

	YES	NO	N/A	COMMENTS
1. All Permittee information is complete (DOT Form 575-070-18_08/08)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. Beginning and Ending dates of display period are included (May not exceed 30 days and may not be within 180 days of the last day of the most recent display period)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
3. Page 2 is included	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
4. A drawing of the sign or canopy, drawn to scale, including any message, logo, or emblem. (The sign or canopy may not be greater than 36' wide and between 30" and 48" high)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
5. A sketch of the specific location of the sign or canopy, including height, location of supports, proximity to utility poles, and the identification of the state highway where the sign canopy will be located (Plan View and Cross Section View are required)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
6. Sketches or notes of the method used to affix the sign or canopy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
7. Existing Supports indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
8. Local government approval on application or by letter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
9. Applications of banners shall be made no later than 30 days and no earlier than 365 days prior to the requested installation date.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

GENERAL INFORMATION

	YES	NO	N/A	COMMENTS
1. Street Banner or Pole Banner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. Minimum clearance for street banners indicated? (18')	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
3. Minimum clearance for pole banners indicated? (C&G section- 9' above sidewalk & 2' behind face of curb) (Rural section- 14' vert clearance & 12' with respect to Edge-of-Pavement)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
4. Within 500' of a limited access interchange? (typically "No")	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
5. May not obstruct the view of any traffic signal, traffic device, or official sign, nor interfere with motorists' ability to operate vehicles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
6. The appropriate MOT Plan is included?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

CITY OF ORMOND BEACH

FLORIDA

PLANNING

MEMORANDUM

TO: Planning Board Members

FROM: Steven Spraker, AICP, Senior Planner

DATE: April 5, 2012

SUBJECT: Chapter 3 Article 6 - Architectural Design Draft Amendments

Attached are changes being considered for the City's architectural design standards. Staff is providing these drafts to gather input in preparation for a final draft amendment. The City's architectural design guidelines started in 1998 and were applied first to the City's Downtown Community Redevelopment Area and in 2004 applied citywide. The design guidelines have been unchanged since the 2004 Land Development Code rewrite. In working with these regulations for eight years, planning staff has noted the concerns from property owners, architects, engineers and others involved in the development review process. Staff views the attached amendments as the following:

1. A clarification of existing regulations.
2. An expansion of the four styles adopted in 2004 to include modern architectural design or a blending of different architectural styles.
3. The ability to provide minor deviations of the design standards for existing buildings that are exceeding 50% of the assessed value of the structure.

Attached are two documents. The first document is a draft of the proposed revisions in strikethrough (deleted language) and underline (new proposed language). The second document is a clean version of the changes with no strikethroughs or underlines.

Below is short summary of the major changes:

Section 3-67:

Subsection A&B:

1. Clarification of when the architectural regulations apply.
2. Allows the use of private appraisal of building valuation in addition to the Property Appraiser's assessment.
3. Exempts single family residences, historical structures, and Downtown Overlay District where other standards apply.

Subsection C:

1. Clarifies submittal requirements.

Subsection D:

1. Allows an administrative variance procedure through the Site Plan Review Committee (SPRC) process.

Section 3-68:

Subsection A:

1. Deleted sub-paragraphs that are now located under the architectural style section, including roof design, exterior building materials, windows, entryways).

Section 3-69:

1. Re-organized the text requirements and attributes for the four existing styles into one sheet per style.
2. Provided examples of each architectural style. Note: Examples may be change if other pictures or renders can better explain the architectural style.
3. Addition of the Neo-Eclectic architectural style

If you have any questions or need additional information, please contact me at extension 3341. Thank you.

Chapter 3 Article 6 - Architectural Design

DRAFT REVISION

Underline is added text,
~~strikethrough~~ is deleted
text

CHAPTER 3: DEVELOPMENT DESIGN AND CONSTRUCTION STANDARDS
ARTICLE VI: ARCHITECTURAL DESIGN STANDARDS

§3-66: *Purpose and Intent*

§3-67: *In General*

§3-68: *General Design Criteria*

§3-69: *Architectural Style*

§3-70: *Special Structure Provisions*

§3-71: *Industrial District Exemption and Standards.*

SECTION 3-66: PURPOSE AND INTENT

- A. The City of Ormond Beach hereby establishes the following architectural and design standards to ensure that each building that is developed or redeveloped reflects upon the image of the city as whole and furthers the goals, objectives and policies of the City’s Comprehensive Plan. The city has therefore enacted architectural standards to ensure that each building contributes positively toward that image. The character of Ormond Beach should be positively conveyed through the appropriate use of massing, form, and materials in new and redeveloped commercial structures. The styles include Mediterranean and Florida Cracker which is reflective of the community’s past. The Bermuda and Spanish Eclectic styles diversify and enhance the city’s overall architectural image. Neo-Eclectic recognizes innovative modern design by combining a wide array of decorative techniques taken from an assortment of different periods of historical building styles. This style presents a contemporary design and architectural expression that is appropriate if the basic principles of the guidelines are followed.
- B. To ensure high-quality development and to maintain and enhance an attractive physical environment within the city, the following article requires compliance with architectural and site design criteria for all development as stated herein. These criteria are hereby created to establish an attractive physical environment for the public through the design of the development/redevelopment site, use of colors and materials, signage, lighting, screening, architectural style and compatibility with surrounding structures.
- C. This article is intended to promote imagination, innovation and variety by focusing on design principles and encouraging creative solutions which serve the following purposes.
1. Create a sense of permanence and place by promoting development which respects and contributes to the unique character and identity of Ormond Beach.
 2. Promote variety and diversity in architectural design;
 3. Establish significant landmarks or focal points for the community, especially at prominent gateways to the city;
 4. Maintain a pedestrian-friendly, human scale throughout the built environment;
 5. Allow for buildings to be reused easily and gracefully over time, without the need for extensive remodeling or demolition, by designing them according to classic architectural styles and principles, as opposed to “disposable” corporate prototypes.
 6. Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of a desirable built environment;
 7. Minimize incompatible surroundings and visual blight which prevent orderly community development and reduce community property values;

8. Encourage and promote development which features amenities and excellence in the form of variations of siting, types of structures and adaptation to and conservation of native vegetation and other environmental design features;
9. Foster civic pride and community spirit by maximizing the positive impact of development;
10. Inspire creative approaches to the use of land and related physical development;
11. Encourage the realization and conservation of a desirable, aesthetic, and enduring built environment through the use of high-quality design and building materials; and
12. Foster the development of a positive visual character for the city by promoting a high degree of compatibility between land uses and maintaining a standard for high-quality development.

SECTION 3-67: IN GENERAL

A. **Application to Development.** The architectural design of all non-single family structures shall comply with the requirements of this chapter, ~~except as otherwise provided herein.~~ The requirements of this chapter shall apply to all building elevations clearly visible from areas within the property accessible by the public, adjacent properties, and from public rights-of-way. The term “clearly visible” shall be mean that the majority of a particular building elevation is unobstructed from view by natural or man-made features. Corporate prototypical buildings shall be modified to comply with this chapter. Single family and two family dwellings and their appurtenant accessory structures shall be exempt from the provisions of this article. City architectural review shall include, but not be limited to, roof design, construction materials, colors, finish, building orientation, lighting, screening, and signage. The architectural regulations established in this Article shall be applicable to the following development, with exemptions listed in paragraph B below:

1. Any new development that includes a structure requiring approval of a Site Plan, as specified in Chapter 1, Article I and Chapter 4, Article I.
2. Any exterior alteration to any existing structure, the cost of which exceeds fifty percent (50%) of the assessed value of the structure, as shown on the most recent ad valorem tax assessment roll or a appraisal prepared by a licensed appraiser, shall comply with all regulations of this Section to the maximum extent possible as determined by the Planning Director.
3. Any exterior alteration to any existing structure, the cost of which the alteration is less than fifty percent (50%) of the assessed value of the structure, as shown on the most recent ad valorem tax assessment roll a appraisal prepared by a licensed appraiser, shall comply with the architectural requirements of this Article for the feature altered, to the maximum extent feasible.
4. The requirements of this Article may be modified or new architectural styles introduced through a Special Exception or Planned Development.

~~B. **City Approval Required.** City approval shall be required for the following: All architectural designs required as part of the development approval process in accordance with the submittal requirements established by this Code. Any exterior change of any nonresidential structure or multi-family structure in a Planned Development or conventional zoning district. The purpose of such approval shall be to ensure that any exterior change is consistent with the intent and requirements of this chapter. Routine maintenance and replacement of materials that does not affect the approved exterior design shall be exempt from this subsection. This shall be accomplished through the building permit process, unless there are site modifications that require compliance with other requirements of this Code~~

~~including but not limited to landscaping, parking, stormwater management and signage. Please refer to the appropriate submittal requirements for additional review procedures and criteria.~~

B. Exemptions:

1. Single-family and two-family dwellings and their appurtenant accessory structures.
2. Historical structures listed on the city, state or federal registries of historic structures.
3. Structures within the Downtown Overlay District shall comply with the design standards of Section 2-70 of this Code.

C. Required Exhibits. ~~The following section itemizes the required exhibits for site development plan applications and/or Planned Developments development required to comply with the architectural regulations of this Article, including new site plans, redevelopment, planned developments, and building renovations. Required plans for all structures shall be prepared, signed, dated and sealed by a professional architect registered in the state per Florida Statutes, Chapter 481, unless exempted by Section 481.229 of the Florida Statutes.~~

- ~~1. **Site Plans.** Applications for site plans shall include the following information:~~
 - ~~a. Architectural drawings of all structures, including elevations of the front, sides, and rear facades, and as deemed necessary by the Planning Director, an overhead view, perspective view, and/or cross-section view. One copy of the required drawings shall be rendered in color. All drawings shall depict building dimensions, construction materials, location of service areas, location of ground-mounted and roof-mounted mechanical equipment, screening devices, site furnishings, lighting fixtures, signage, and any other information as determined necessary to ensure consistency with the intent of this chapter by the Planning Director.~~
 - ~~b. 2. Color charts or chips with manufacturer specifications of the building elevations; and~~
 - ~~c. 3. Construction material specifications. One copy of the required drawings shall be rendered in color.~~
4. All drawings shall depict building dimensions, construction materials, location of service areas, selected attributes, location of ground-mounted and roof-mounted mechanical equipment, screening devices, site furnishings, lighting fixtures, signage, and any other information as determined necessary to ensure consistency with the intent of this chapter by the Planning Director.
25. Planned Developments/Special Exceptions. Applications for rezoning to Planned Business Developments (PBDs), Planned Residential Developments (PRDs), Planned Manufactured Home Communities (PMHCs), and Planned Industrial Developments (PIDs) or Special Exception shall include architectural controls establishing a design theme that meets or exceeds the requirements of this Chapter. A theme shall be established in one of two ways:
 - a. If the development is envisioned to adhere strictly to one of the ~~seven recognized~~ architectural styles, as described under Section 3-69 of this chapter, it shall be sufficient for a paragraph or section to be included in the proposed Development Agreement which specifies the style, such as “Mediterranean” or “Bermuda.”

- b. If the development is envisioned to deviate from one of the ~~four~~ recognized architectural styles, then it shall be necessary for the developer to negotiate a new style, as described under section 4(e) of this chapter. The new style must be approved by the City Commission as part of the PBD/PRD/PMHC/PID rezoning process. For the City to evaluate the proposed style, the developer shall include a “Schedule of Design Elements” as an exhibit to the Development Agreement, showing examples of colors, materials, finishes, and design details such as cornices, columns, roofline, etc. The schedule shall also provide an example of a building that shows how the various design elements are combined to create a unique architectural style, and how that style would be applied to all structures in the development. Alternately, if the specific building end-product is known at the time of rezoning, a conceptual rendering of the front and side facades may be substituted for the Schedule of Design Elements. In such case, the rendering shall specify colors, materials, and finishes, and specify which design elements are expected to be applied to other structures in the development.

~~D. Application of Regulations~~

- ~~1. The architectural regulations established in this Article shall be complied with in the following manner:~~
 - ~~a. Any new development requiring approval of a Site Plan, as specified in Chapter 1, Article I and Chapter 4, Article I.~~
 - ~~b. Any exterior alteration to any existing structure, the cost of which exceeds fifty percent (50%) of the assessed value of the structure, as shown on the most recent ad valorem tax assessment roll, shall comply with all regulations of this Section. Any exterior alteration to any existing structure, the cost of which the alteration is less than fifty percent (50%) of the assessed value of the structure, as shown on the most recent ad valorem tax assessment roll, shall comply with the architectural requirements of this Article for the feature altered, to the maximum extent feasible.~~

~~Exterior renovation of existing structures within the Downtown Overlay District where the estimated dollar value of such renovation equals or exceeds fifty percent (50%) of the taxable assessed value of the structural improvements on the property, as shown on the most recent ad valorem tax assessment roll, shall comply with all regulations of this Section. If the valuation of the proposed improvements does not exceed \$50,000 per calendar year, then only the proposed changes, not the entire structure shall be required to comply with the architectural requirements of this Article for the feature altered, to the maximum extent feasible.~~

D. Administrative variance procedure

1. If the Planning Director agrees that a structure required to comply with the provisions of this Article cannot meet the architectural regulations based on the building design, existing building limitations, or structural attributes, an administrative variance may be approved through the Site Plan Review Committee process. Such requests shall be made in writing to the Planning Director detailing the variance(s) required and why the structure cannot comply with the architectural regulations. If the Planning Director denies the variance, the applicant may appeal the determination per Section 1-19 of this Code.

SECTION 3-68: GENERAL DESIGN CRITERIA

- A. This section outlines the requirements upon which the design of all structures subject to architectural review, as provided by LDC §3-67. ~~of this article~~, shall be based. Such design requirements shall include consideration of: architectural style, architectural compatibility with adjacent structures, roof design, exterior colors and materials, windows, entryway/customer entrance design, ornamentation and details, fence and wall design, screening of mechanical equipment and downspouts, lighting, utilities, outdoor storage, signage, and accessory uses and structures.
1. **Architectural Style.** The architectural style of all structures shall be as provided in §3-69 of this Article.
 2. **Architectural Compatibility.** It is the intent of this chapter to ensure a harmonious streetscape, compatibility between structures, and well-designed transitions between architectural styles from project to project. This shall be accomplished through application of the following requirements:
 - a. Structures within the same parcel shall reflect similar styles, materials, finishes, details, and colors.
 - b. Structures on different parcels, but within the same master development or subdivision, shall reflect similar styles, materials, finishes, details, and colors.
 - c. Structures on different parcels not within the same master development shall reflect styles and materials that are similar to surrounding structures or shall employ architectural techniques that provide for an aesthetically compatible transition between structures.
 - d. In locations where there is no established architectural pattern between adjacent structures, or where a change in established patterns would result in improved aesthetics, the Planning Director shall determine the appropriate style, construction materials and colors for new development or redevelopment.
 3. ~~**Roof Design and Materials.** Roofs are an integral part of building design and, as such, shall be designed and constructed to add interest to and reduce the “box-like” massing of buildings. Roof features shall be in scale with the building mass and shall complement the character of adjoining structures, developments and neighborhoods. Roofs shall be constructed of durable, high quality materials in order to enhance the appearance and attractiveness of the community. Roofs shall incorporate the design elements and materials listed below:~~
 - a. ~~The design of roof structures shall be consistent with the recognized architectural style of the principal structure, and shall be extended to all sides of the structure clearly visible from areas within the property accessible by the public, adjacent properties, and from public rights of way. Roofs shall be designed to be of such height, bulk and mass so as to appear structural even when the design is non-structural. “Stuck on” mansard roofs shall be prohibited. Flat roofs shall be prohibited for the entire building, except as provided below.~~
 - b. ~~Flat roofing systems shall only be permitted for the entire building if the design is determined to be an integral feature of a recognized architectural style, such as “Spanish Eclectic.” Otherwise, flat roofing systems shall only be permitted on portions of a building which are screened by roof like appurtenances such as false roofs, parapets and other similar features. All such appurtenances shall be decorative in appearance. Where approved, parapets shall be topped with a decorative cornice with significant vertical relief.~~

- ~~e. The roof edge, where visible from any public right-of-way, shall have, at a minimum of two locations, a vertical change from the dominant roofline, such as a gable. Such change shall be a minimum of three feet in height.~~
 - ~~d. Roofs, whether pitched or flat as permitted herein, shall have a minimum of one plane change from the dominant roofline per primary facade. The intent of this provision is for each primary facade to have two distinct rooflines — the dominant roofline plus variation from that roofline. Buildings constructed on corner lots shall be considered to have two primary facades, one on each side facing the adjacent road. Buildings located within designated Greenbelt Overlay Districts shall have a minimum of two plane changes per primary facade (e.g., [3] three distinct rooflines).~~
 - ~~e. All visible roof materials shall consist of either concrete, slate, terra cotta (clay), metal, fiberglass, or asphalt shingles (laminated, 25-year architectural grade or better) or similar material having a natural appearance.~~
 - ~~f. Roof structures, including fascia, shall not be exaggerated beyond the proportions inherent to the building's architectural style.~~
- ~~4. **Exterior Materials.** Exterior building materials contribute significantly to the visual impact of a building on a community, which in turn, individually and collectively reflect upon the visual character and quality of that community. In order to project an image of high-quality city aesthetics, building materials shall conform to the following requirements:~~
- ~~a. All buildings shall be faced with low maintenance materials that exhibit a durable, high-quality appearance.~~
 - ~~b. Accepted exterior facing materials shall include brick, textured or split faced concrete masonry blocks, stone, coquina, architectural concrete, and wood. Synthetic materials, such as premium grade vinyl, aluminum, and cellulose fiber reinforced cement building boards, shall also be permitted, provided that such materials are visually indistinguishable from natural materials. Stucco shall also be permitted, as provided below.~~
 - ~~e. Building materials shall be consistent around the entire building. Exceptions to this provision may be made for portions of a structure that are not exposed to the general public.~~
- ~~§ 3. **Colors.** Colors of all building surfaces shall comply with the following requirements:~~
- ~~a. Colors shall be earth-tones and pastels. The selection of earth-tones shall be in accordance with the definition provided in this code. The selection of pastels shall be limited to those colors having a minimum white content of 90 percent (measured by spectrum, not volume). The requirement for earth-tones and pastels shall not apply to colors commonly found in natural materials such as brick or stone, unless such material has been artificially colored in a manner which would be contrary to the intent of these regulations.~~
 - ~~b. Other colors, including pure white but excluding fluorescents, shall only be permitted as accent colors, not to exceed twenty percent (20%) of the surface area of any one elevation.~~
 - ~~c. A color or color scheme which is directly inherent to a unique recognized architectural style, but not otherwise in compliance with this section may be permitted through the Special Exception review process.~~
 - ~~d. Building colors shall be consistent around the entire building. Exceptions to this provision may be made for portions of a structure that are not exposed to the general public.~~

e. Stripes and geometric patterns shall be specifically prohibited. Geometric patterns may be approved by the City Commission where there are extensive areas of façade, the patterns are part of an overall architectural theme, and the colors are subtle.

f. A paint permit shall be required prior to the painting or re-painting of any non-single family residential structure.

~~5. **Windows.** Windows (real or false) shall be placed along at least fifty percent (50%) of any facade that is visible from a public right of way. Windows shall be recessed or shall project at least one-half inch (1/2") and shall include prominent sills, shutters, stucco relief or other such forms of framing. Windows of highly reflective glass shall not be used as an exterior finish on any building or structure. Tinted glass may used in order to encourage energy efficiency.~~

~~6. **Entryways/Customer Entrance Design**~~

~~a. In general, doors and entryways shall be designed to provide visual focal points as well as cover from the sun and adverse weather conditions. The pattern of placement, proportions and materials of doors shall be harmonious with surrounding structures. The ratio of wall surface to openings and the ratio of the width and height of doors shall also be consistent and compatible with surrounding structures. This requirement may be waived where the established appearance and purpose of specific uses within the city would indicate that a change in the pattern of placement, proportions and materials would be consistent with the intent of this article.~~

~~b. Entryways shall be designed in accordance with the techniques listed below:~~

~~(1) Entryways shall be differentiated from the remainder of the facade through the use of color, change in materials, application of architectural features (arches, awnings, columns, porticos, colonnades, etc.), setbacks, offsets, level changes and the like.~~

~~(2) Entryway design shall incorporate hardscape features such as low walls, decorative paving, water features and the like.~~

~~(3) Entryway design shall incorporate landscaping, landscape planters or wing walls with landscaped areas.~~

~~(4) Entryway areas shall provide structural or vegetative shading features and benches or other seating components. Such shading features shall be a minimum of five feet in depth.~~

~~8. **Design Detail.** Buildings shall be designed to enhance the attractiveness of the city's streetscape. Buildings shall, through use of architectural details and scale, have architectural features and patterns that provide visual interest from the perspective of the pedestrian.~~

~~a. Buildings shall incorporate details appropriate to its architectural style, as provided in Section 4 of this Article.~~

~~b. In addition, building facades shall, on all sides that are or will be exposed to the general public, include a repeating pattern that shall consist of a minimum of two of the elements listed below. At least one of the elements shall repeat horizontally.~~

~~(1) Color change~~

~~(2) Texture change~~

~~(3) Material change~~

- ~~(4) Pattern change~~
- ~~(5) Architectural banding (e.g. storefront cornice, string course, corbelling, etc.)~~
- ~~(6) Expression of architectural or structural bays, such as a reveal, an offset, or a projecting rib, through a change in plane of no less than twelve inches (12") in width~~
- ~~(7) Building setbacks or projections, a minimum of three feet in width, on upper level(s)~~
- ~~e. Blank wall areas shall not exceed ten feet in vertical direction nor 20 feet in horizontal direction of any building facade, unless the city approves the use of landscaping as an alternative to the inclusion of wall area architectural design elements. In addition to species listed in Chapter 3, Article I of this Code, the use of vines (whether espalier or on trellis/lattice), and hanging, potted flowers or other ornamental plants is strongly encouraged for this purpose.~~

9. 4. Fence and Wall Design. Design and construction quality of fences and walls are important components of site development. Their appearance and upkeep are visual reflections of community character and quality. In order to promote high-quality design aesthetics, fence and wall design and construction shall comply with the following requirements:

- a. Fences and walls which are clearly visible from areas within the property accessible by the public, from adjacent properties, and from public rights-of-way shall be decorative in appearance.
- b. Decorative fences and walls shall be designed in an architectural style consistent with the principal structure(s), incorporating the dominant exterior material(s), colors, and finishes of that structure.
- c. Decorative fences and walls shall be designed with offsets, banding, columns or posts with lintels or caps, landscape pockets, and other elements to avoid an expansive monolithic or monotonous appearance. Such elements shall be included every 30 feet or less.
- d. Decorative wood or PVC/vinyl fences shall be either be picket, rail, basket weave, or shadow-box styles, and shall have 4"x 4" posts topped with capitals. Stockade-style fences shall only be permitted if the individual planks are a minimum of 0.5 inches thick, and are modified to include decorative elements, such as scallops or crests, lattice work, stencils, cut-out designs, etc. The use of straight, non-decorative stockade-style fencing shall only be permitted for properties in the I-1 zoning district, ~~as provided in Section 5 of this article.~~
- e. The use of chain-link fencing shall only be permitted for properties in the I-1 zoning district, ~~as provided in this Article provided the property is not located on an arterial or collector street. Development on property adjacent to FDOT or Volusia County retention ponds shall be required to replace any chain link fencing around said ponds with decorative fencing, subject to the approval of those jurisdictions.~~
- f. ~~For commercial and industrial uses, no permanent fence or wall shall exceed ten feet in height unless approved as part of a development plan.~~
- g. ~~Barbed wire shall be prohibited for commercial and industrial uses, except when installed at an eight foot height or greater.~~
- h. ~~No permanent fence or wall shall be located closer than two feet to any right of way line. No permanent fence or wall shall be located within areas required to provide clearance for visibility in accordance with Chapter 2, Article III.~~

- ~~10.~~ **5. Screening of Mechanical Equipment.** Lack of, or inadequate screening of, mechanical equipment can have negative visual impacts on the city's streetscape, ambient landscape or community image. Mechanical equipment can further negatively impact the surrounding properties because of the noise it produces. Such impacts shall be minimized through compliance with the following requirements:
- a. Mechanical equipment noise shall comply with the noise regulations set forth in the Code of Ordinances of the City of Ormond Beach, Florida.
 - b. Ground-mounted mechanical equipment, such as air conditioning units, heating units, dumpsters, satellite dishes, irrigation pumps, backflow preventors, propane tank displays and refilling areas, utilities lift stations and the like shall be screened from public view as follows:
 - (1) Ground-mounted mechanical equipment shall be located ~~within 20 feet~~ in close proximity of the principal structure.
 - (2) Structural screening shall be architecturally integrated into the overall project design and shall be compatible, in terms of style, construction materials, colors, and finish, with the principal structure(s).
 - (3) Screening for noise-emitting equipment shall, at a minimum, be two feet taller than the height of the equipment, and lined with noise-dampening materials. Landscaping may be substituted for structural screening only if the equipment does not produce noise that will negatively impact surrounding residential properties, and if plantings are compatible with the landscape plan for the project and are of such size and maturity as to be able to provide a fully opaque screen at time of planting.
 - c. ~~Roof-mounted mechanical equipment and appurtenances shall be kept to a minimum.~~ All exposed roof top mounted equipment and appurtenances shall be fully screened from view from any public right-of-way or other areas visible by the public as follows:
 - (1) Roof-mounted mechanical equipment shall be located within the area of the roof surface that is farthest away from adjacent residential uses or residential zoned property.
 - (2) Screening shall be an integral part of the design of the building(s) and shall be architecturally consistent with the style, colors, construction materials and finish of the building(s).
 - (3) All screening shall, at a minimum, be a minimum of six inches (6") taller than the height of the equipment and appurtenances, and lined with noise-dampening materials.
 - (4) Painting of exposed appurtenances to blend with the color of adjacent materials of the building may be approved by the Planning Director where utilization of approved roof designs precludes full screening of exposed surfaces, where full screening would undermine the integrity of the building's architectural style, and if the noise from the equipment will not negatively impact adjacent residential properties.
- ~~11.~~ **6. Downspouts.** External downspouts shall be enclosed within the building structure on any building elevation visible from areas within the property accessible by the public, from adjoining properties within the same master development (including drive aisles and parking facilities), and from public rights-of-way. Downspout enclosures shall be designed to be complimentary to the architectural design of the building. For example, downspouts may be enclosed in columns or

pilasters if such features are used elsewhere on the building, or are consistent with the building's architectural style.

~~a.~~ **7. Signage.** Freestanding signs and wall signs shall be designed to be compatible and integral with the structure to be identified. Such signs, as permitted by this code, shall comply with the requirements listed below:

- ~~(1)~~ **a.** Building fascia or other architectural features shall not be exaggerated to accommodate signage.
- ~~(2)~~ **b.** The base treatment and sign cabinet of all freestanding signs shall be compatible with the principal structure with regards to style, color, materials, and finish. Cabinets shall be framed using a design similar to that of the principal structure, including a "roof." Exposed metal cabinets shall be prohibited.
- ~~(3)~~ **c.** No sign base or sign face shall use any color not permitted by this article and Chapter 3, Article IV.

~~12.~~ **8. Accessory Uses and Structures.** Structures and uses accessory to principal structures and uses shall be integrated into project design in a manner such that they will not detract from site aesthetics. Such structures and uses include, but are not limited to, drive-through canopies, motor vehicle service station canopies, storage buildings, auto washes, dumpster enclosures, outdoor storage areas, and miscellaneous site furnishings. Such structures and uses shall comply with the requirements listed below. Additional design criteria for motor vehicle service station canopies and service areas may be found in Section ~~5-~~ 3-70 of this article.

- a. Accessory structures shall be designed and constructed so as to be compatible with the architectural design of the principal structure(s). Such compatibility shall be determined by roof design, colors, materials, finishes, scale and any other feature deemed significant by the Planning Director.
- b. Outdoor storage areas shall be located behind the front facade of the main building and shall be fully screened from view by structural means, vegetative means, or a combination of earthen berms and vegetation. Where screening is accomplished by structural means, such as fences or walls, the structure shall be compatible in design and color with the main building.
- c. Outdoor garden supply areas shall be screened from view and shall be incorporated into the building architecture of the principal structure.
- d. Site furnishings such as benches, bicycle racks, newspaper racks, trash receptacles, shopping cart corrals, and the like shall be compatible with the architectural design, colors, materials, and finishes of the principal structure. If located within a planned commercial development, site furnishings shall be consistent with a uniform program established for all properties within said development.
- e. Miscellaneous structures such as coin-operated rides and other amusement devices shall only be permitted within the principal structure.
- f. Permanent shopping cart storage shall be contained within the principal structure.

~~13.~~ **9. Lighting.** Lighting fixture design, intensity, and placement are important components of an attractive urban environment as well as important to public safety. In order to enhance site aesthetics and minimize light pollution and visual distraction, yet maintain adequate public safety, project lighting shall comply with the requirements listed below:

- a. An exterior building and site lighting master plan detailing areas and structures requiring illumination, lighting fixture styles, light source and light levels shall be included as part of a project's site plan submittal.
- b. Lighting of parking areas, access drives, and vehicular circulation areas shall be as follows:
 - (1) Poles and fixtures shall not exceed twenty feet (20') in height above grade.
 - (2) Poles and fixtures shall be decorative in appearance, in a style consistent with the architectural style of the principal structure, ideally reflecting a similar era or design theme. The standard "shoe-box" style light shall be the minimum acceptable. "Cobra-head" lights shall be prohibited. Lights mounted on wooden telephone poles shall also be prohibited.
 - (3) Lighting shall be of the metal halide type, incandescent, or City-approved equivalent.
 - (4) Light poles shall be located in landscaped strips, buffers or plant islands.
 - (5) Within primary travel lanes on a given property, the maximum light intensity of any fixture shall not exceed 250 watts or the minimum recommended safety standard for such areas, whichever is less.
 - (6) Within primary travel lanes, illumination from any light source shall not exceed 15 foot-candles. Within other areas on the property, illumination from any light source shall not exceed 7.5 foot-candles.
 - (7) Illumination from any light source onto adjacent properties shall not exceed 0.5 foot-candles, as measured at the property line.
 - (8) Freestanding light fixtures within 100 feet of residentially zoned property shall be fitted with glare guards to conceal the light source from the residential property.
 - (9) Lights mounted on the underside of motor vehicle service station canopies shall meet the special requirements of §3-70.A.1, as well as the requirements of this Section.
- c. Building illumination and architectural lighting shall be indirect and with no visible light source. Wall-mounted light fixtures shall be directional (oriented toward the building fascia and/or ground) and decorative in design to complement the architectural style of the building.
- d. Ground level light fixtures shall be of the burial vault type or shall be fully screened by landscaping materials.
- e. Decorative lights used for purposes other than illumination or temporary seasonal displays shall only be allowed as part of an approved site plan or landscape plan. Examples would include strings of lights used to enhance the appearance of outdoor seating areas, and not used to attract customers to the property.

13. 10. Utilities. The location and aesthetic treatment of utilities is an important factor in creating an attractive urban environment. In order to enhance and maintain the image of quality in the urban environment, utility construction and placement shall comply with the following requirements:

- a. Water and sewer lift stations, pump houses, backflow preventors, and similar features shall be located, when possible, away from direct public view. Such structures within public view shall be fully screened by structural or vegetative means. Where screening is accomplished by structural means, such screening shall be compatible in design and color with the main building. Where screening is accomplished by vegetative means, the utility equipment shall also be camouflaged by painting it a brown or green earth-tone color. The height of any

utility structure shall not exceed the required height dimension as per the City's Standard Construction Details.

- b. Utility conduit and utility panels/boxes shall be painted to match the color of the building on which they are placed.

SECTION 3-69: ARCHITECTURAL STYLE

A. The following shall not be considered recognized architectural styles:

1. Corporate signature or commercial prototype architecture, characterized by the use of corporate colors, shapes, and styling used to identify the owner or tenant of the building.
2. Highway architecture as commonly described by architectural historians.
3. Any architecture having a historical reference which is so unique and different from current design philosophy that such reference is inconsistent and incompatible with surrounding structures. Examples of such include igloos, teepees, medieval castles, caves and the like.
4. Any kitsch architecture which does not resemble a typical structure, but resembles an exaggerated plant, animal, fish, edible food or other such item such as giant oranges, ice cream cones, dinosaurs and the like.
5. ~~Historical structures listed on the city, state or federal registries of historic structures shall be exempt from complying with the following standards and shall comply with the requirements established by the City for such structures.~~

B. The use of features deemed by this article to be "integral features of a recognized architectural style" shall have a rational and aesthetic relationship to the elevation of a structure, and be harmonious with the pattern, proportions and materials of surrounding structures.

~~C. In certain areas of the City, site developments shall be required to conform to a specific style, as further described in this Article.~~

~~D. For the purposes of this article, the following shall be recognized as acceptable architectural styles.~~

~~1. Spanish Eclectic~~

- a. ~~Massing.~~ Building mass shall be symmetrical.
- b. ~~Roof Design and Materials.~~ Shall be predominantly flat, although pitched elements may be utilized over central or corner massings. Pitched roof elements shall be hip style with a low pitch (4:12 slope). Material of pitched roof elements shall be barrel tile made of clay, concrete or similar material having a natural appearance. Pitched roof overhangs shall be supported by large wooden brackets, which may be structural in nature or purely decorative. Flat roof elements shall be defined by a distinctive parapet wall, incorporating both rounded and angular geometries.
- c. ~~Exterior Siding Materials.~~ Materials shall be primarily stucco (medium to rough textures). Stone, brick, split faced concrete block, or coquina may be used as a secondary material, provided that such materials comprise no more than one third of any building elevation.

- d. ~~**Doors/Entrance.** Doors may be arched or rectangular. If greater than 50% of the door is made of glass, the glass portion shall be broken up into separate panes by mullions. Opaque portions of the door shall use materials resembling wood and wrought iron.~~
- e. ~~**Windows.** Windows may be arched or rectangular in shape, and may be vertically proportioned or square. Windows without arches shall have decorative awnings of suspended wrought iron or sloped barrel tile. Windows shall be broken up into separate panes by fixed or false mullions on the exterior, and shall be recessed into the wall 2" to 3".~~
- f. ~~**Colors.** Siding colors shall be light to medium earth tones. Trim colors shall be dark earth tones. Roof colors shall be reddish orange (terra cotta) or brown. The door frame and any opaque portions of the door shall be painted or stained dark earth tone colors to match the exterior trim color.~~
- g. ~~**Details.** Required details shall include decorative glazed or ceramic tile, especially on the parapet wall and around the entrance; wrought iron fencing, gates and balcony railing, if applicable; and one of the following: brick parapet wall detailing; brick window sills, or porch enclosure of masonry or wrought iron railing.~~

2. ~~Mediterranean~~

- a. ~~**Massing.** Building mass may be symmetrical or asymmetrical.~~
- b. ~~**Roof Design and Materials.** Shall be gable or hip style with a low pitch (4:12 slope). Roof material shall be barrel tile made of clay, concrete or similar material having a natural appearance. Overhangs may be large or small. Large overhangs shall be accompanied by sizable wooden brackets, which may be structural in nature or purely decorative. Roofs with small overhangs shall be treated with a molded cornice.~~
- e. ~~**Exterior Siding Materials.** Materials shall be primarily stucco (smooth, light, or medium texture). Stone, brick, split faced concrete block, or coquina may be used as a secondary material, provided that such materials comprise no more than one third of any building elevation.~~
- d. ~~**Doors/Entrance.** Entrance shall have arched colonnades, arcades, or porches, with smooth or twisted columns. Doors may be arched or rectangular. If greater than fifty percent (50%) of the door is made of glass, the glass portion shall be broken up into separate panes by mullions. Opaque portions of the door shall use materials resembling wood and wrought iron.~~
- e. ~~**Windows.** Windows shall be arched, double hung or casement, vertically proportioned, and may be placed singly or multiply in groupings. Windows shall be broken up into separate panes by fixed or false mullions on the exterior. Windows shall be recessed into the wall 2" to 3", and framed by a large lintel and sill.~~
- f. ~~**Colors.** Siding colors shall be light earth tones. Trim colors may be light, medium, or dark earth tones. Roof colors shall be reddish orange (terra cotta) or brown. Accent colors, particularly on decorative tile, shall be deep blue, red, orange, yellow, or green.~~
- g. ~~**Details.** Required details shall include decorative wall tiles, especially on corners near the roof line and around the entrance; wrought iron fencing, gates and balcony railing, if applicable; and one of the following: round ornamental windows or small arched casement windows; ceramic or glazed tile paving at entrance; porch enclosure of wrought iron railing or turned masonry balustrade; or, artful application of multiple stucco textures and colors on siding.~~

3. ~~Bermuda~~

- a. ~~Massing.~~ Building mass shall be symmetrical.
- b. ~~Roof Design and Materials.~~ Shall be hip style, moderately pitched (4:12 to 8:12 slope). Roof material shall be either clay, slate, or concrete barrel tile or flat tile; metal shingles; or metal sheet (corrugated, V-crimp, or standing seam). Tile roofs shall have small overhangs, and shall be treated with a molded cornice. Metal roofs shall be required to display exposed functional or non-functional rafters supporting a deep overhang.
- c. ~~Exterior Siding Materials.~~ Materials shall include coquina, smooth or light textured stucco, shell-based stucco, brick, split-faced concrete block, and/or brick. Buildings with primarily stucco siding shall have a base course of coquina, brick, or split-faced concrete block.
- d. ~~Doors/Entrance.~~ Entrances shall be covered by gabled pediments, framed by round smooth or fluted columns.
- e. ~~Windows.~~ Windows shall be vertically proportioned or square, and double hung or casement. Windows shall be broken up into separate panes by fixed or false mullions on the exterior. Windows shall have louvered shutters, which shall be appropriately sealed to the window so as to appear operable. Windows shall be framed with wood or stucco, and shall have lintels and sills.
- f. ~~Colors.~~ Facade colors shall be pastels, off white, or light gray. Trim colors shall be white, off white, or light gray. Tile roofs shall be colored white, off white, light gray, medium blue gray, or medium green gray. Metal roofs, whether sheet or shingle, shall not be painted and the color shall be steel, tin or gray.
- g. ~~Details.~~ Required details shall include circular louvers on gables and pediments; colonial-style cupolas with lightning rods; and one of the following: quoins; Bahaman style shutters; porch enclosure of turned masonry balustrade; or significant three-dimensional relief and ornamentation on roof cornice, window frames, and door frames.

4. ~~Florida Cracker (Florida Wood Vernacular)~~

- a. ~~Massing.~~ Building mass shall be symmetrical.
- b. ~~Roof Design and Materials.~~ Roof style shall be primarily hip or gable, with a minimum slope of 8:12, although porch roofs may have a low slope of 4:12 or 6:12. All roofs shall be required to display exposed functional or non-functional rafters with an overhang. Where flat roof elements are integrated into predominantly sloping roof structures, the top shall be finished with a decorative railing. Where hip roofs are utilized, a cupola shall be provided. All roof materials shall be made of metal shingles, corrugated metal sheet, V-crimp metal sheet or standing seam metal sheet. Metal roofs shall not be painted and the color shall be steel, tin or gray.
- c. ~~Exterior Siding Materials.~~ Exterior building materials shall consist of or accurately resemble horizontal or vertical wood siding. Alternative exterior building materials shall include coquina stone, shell-based stucco, or brick, provided that such materials comprise no more than one third of any building elevation visible from a public right of way.
- d. ~~Doors/Entrance.~~ Entrances shall feature ground floor covered porches, supported by wooden posts. Doors shall be framed with wood.

- e. ~~**Window Design.** Windows shall be double hung and vertically proportioned, with a minimum of 1½ feet of vertical height for every one foot of horizontal width. Secondary windows situated on the sides or rear of the building, in a clerestory with lower windows, in the gables or in dormers may be square. Windows shall be divided into panes with fixed or false mullions on the exterior. The use of closed shutters, three-sided fabric awnings, spandrel glass, or other appropriate vernacular architectural features shall be permitted to achieve the vertical look. Windows shall have wooden vertical wooden board or louvered shutters, which shall be appropriately scaled to the window so as to appear operable. Windows shall be framed with wood.~~
- f. ~~**Colors.** Exterior building materials shall be painted a pastel color. Where two or more exterior building materials are utilized, each shall be painted a different, yet complimentary, pastel color. Where building materials are used as a building base course, the materials shall be painted a dark color which may include the use of earth tones. Trim color shall be white. Doors, garage doors, windows and shutters shall be painted a non-white color that is different from the exterior building materials. Roofs shall remain unpainted. No two buildings that share the same property line shall be permitted to have exterior building materials painted the same color.~~
- g. ~~**Details.** Required details shall include two of the following: porch balustrade of wooden spindles or boards; wrap-around porch (two sides, minimum); fish-scale wooden siding, particularly on roof gables; artistic shutter design featuring stencils, cutouts and the like; roof-top dormers; and roof with louvered “clipped gables”.~~

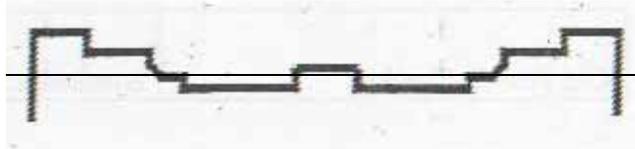
5. ~~Architectural Design Requirements~~

The following summarizes and identifies the specific architectural features and attributes that must be included and incorporated with all projects required to comply with the provisions of this Article. These are minimum standards so there may be additional requirements established as part of the Planned Residential Development, Planned Business Development, Planned Industrial Development and Planned Manufactured Home Community.

Architectural Style	Required Attributes	Optional Attributes (Minimum of 3 shall be used)
Spanish	Attributes No. 1,2,4 and 7	Attributes No.3,5,6,8,9 and 10
Bermuda	Attributes No. 1,2,4 and 6	Attributes No.3,5,7 and,8
Mediterranean	Attributes No. 1,3,7 and 8	Attributes No.2,4,5,6,9 and10
Old Florida Cracker	Attributes No. 1,2,3,7 and 9	Attributes No.4,5,6,8 and10

Spanish Design Style:

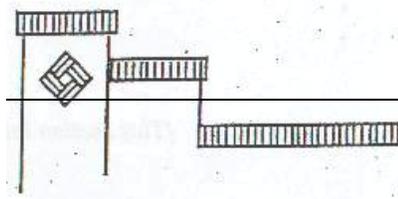
Attribute #1—Distinctive Geometric Parapet Wall



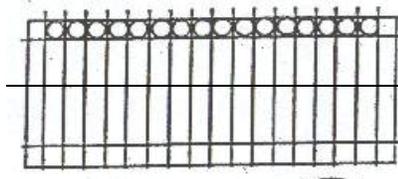
Attribute #2—Decorative Tile Detailing on Parapet Wall



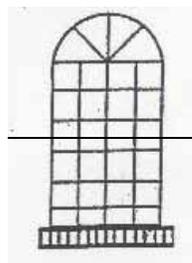
Attribute #3—Brick Parapet Detailing



Attribute #4—Wrought Iron Railing

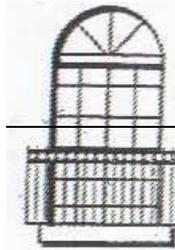


Attribute #5—Brick Sill

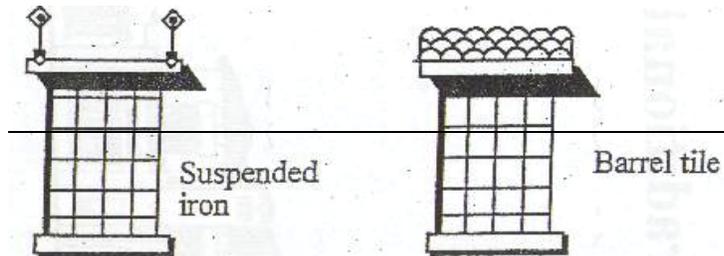


Spanish Design Style:

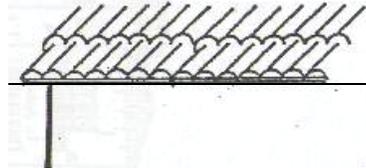
Attribute #6—Distinctive Geometric Parapet Wall



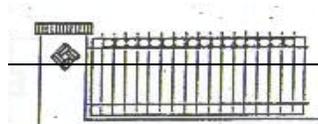
Attribute #7—Decorative Awnings



Attribute #8—Barrel Clay Tile Roof, reddish-orange color

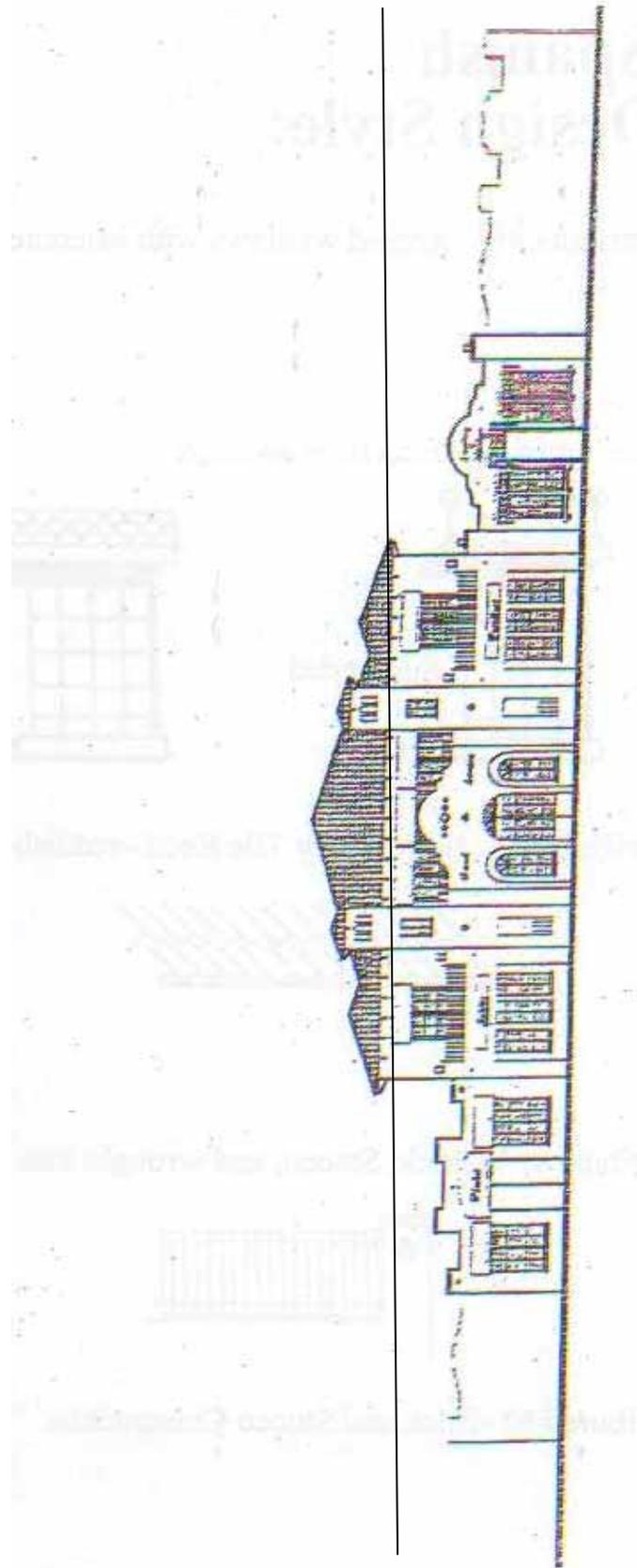


Attribute #9—Brick, Stucco and Wrought Iron Fence

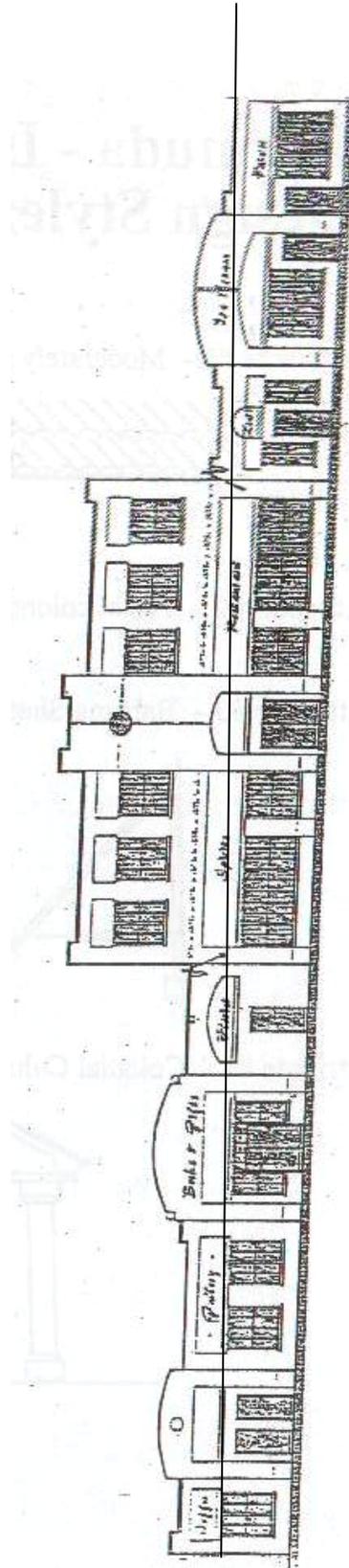


Attribute #10—Brick and Stucco Construction

Spanish Design Style - Traditional

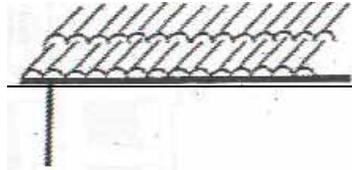


Spanish Design Style — Contemporary



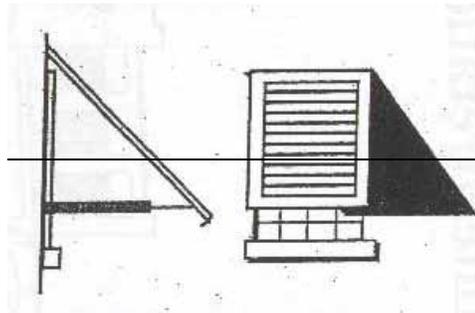
Bermuda—Island Colonial Design Style:

Attribute #1—Moderately Sloped Roofs with White Tiles

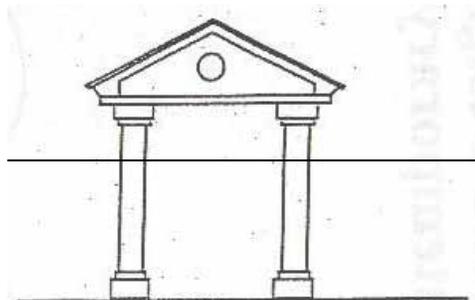


Attribute #2—Pastel Colors: Pine, White, Yellow, Grey and Blue

Attribute #3—Bahama Shutters

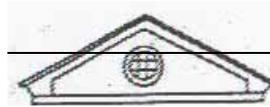


Attribute #4—Colonial Columns

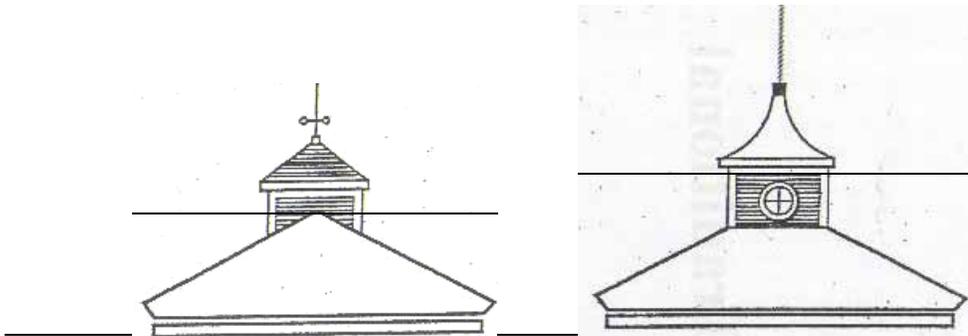


Bermuda—Island Colonial Design Style:

Attribute #5—Circular Pediment Details



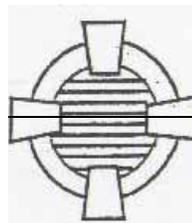
Attribute #6—Circular Pediment Details



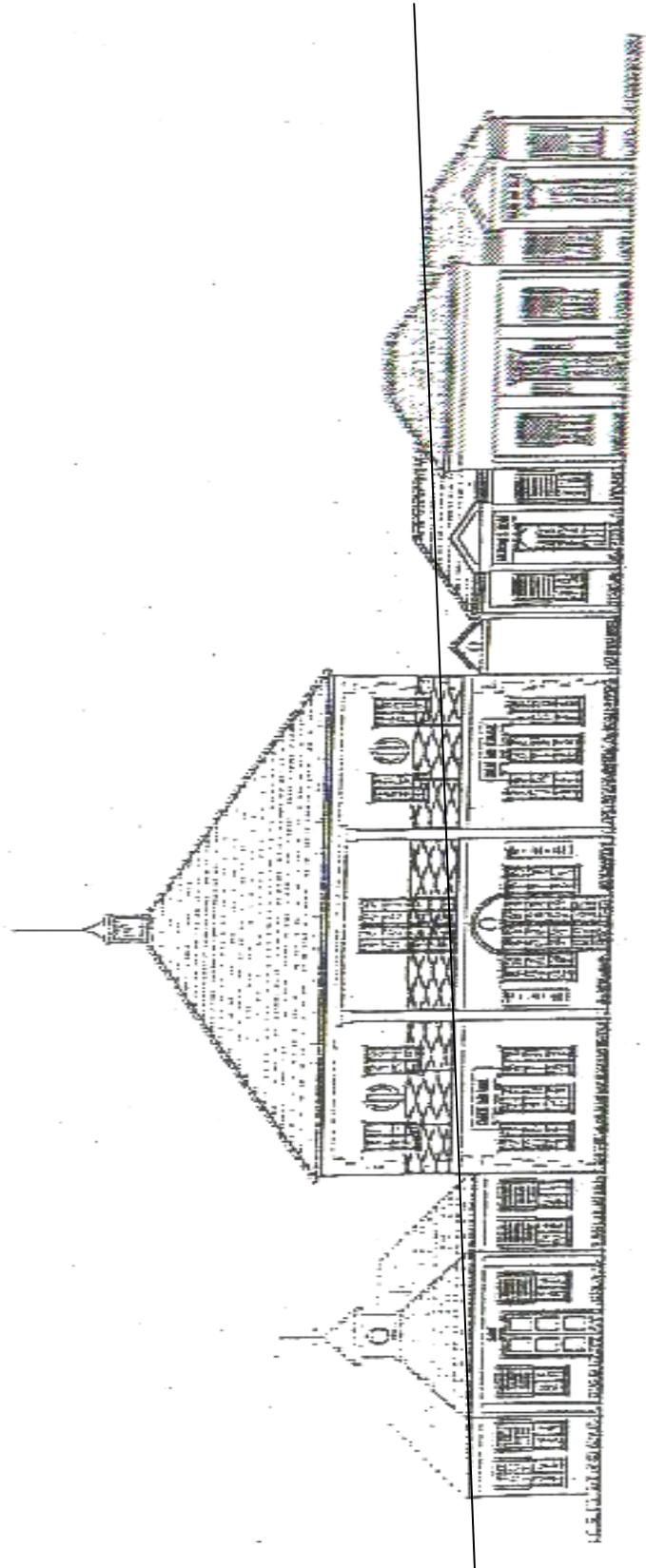
Attribute #7—Circular Pediment Details



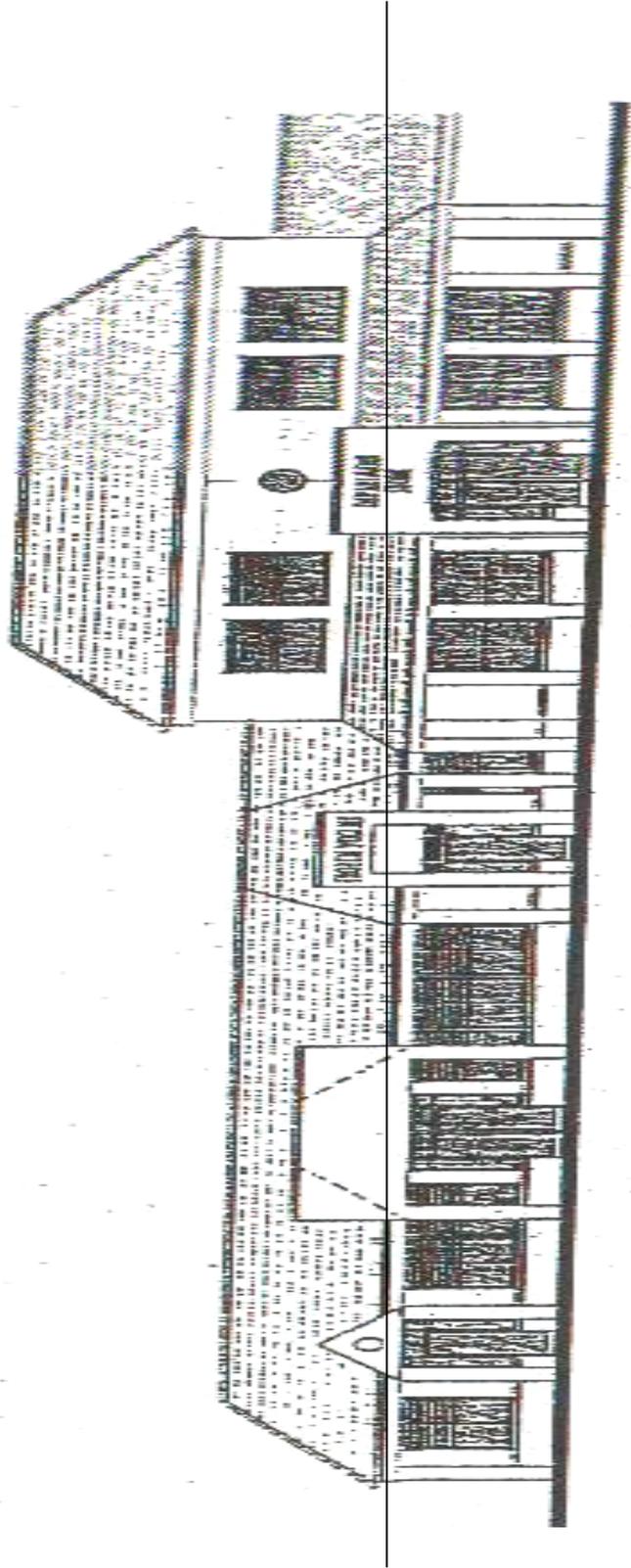
Attribute #8—Colonial Detailing



Bermuda Design Style - Traditional

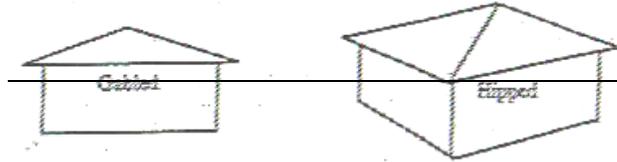


Bermuda Design Style — Contemporary Interpretation

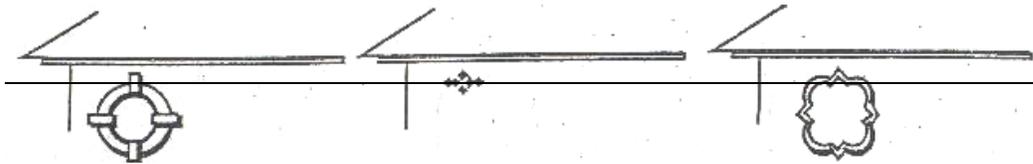


Mediterranean Design Style

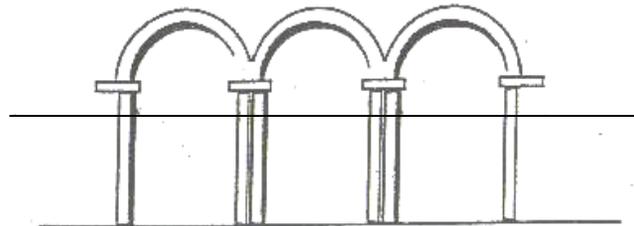
Attribute #1 — Low-Pitched Gable or Hip Roof



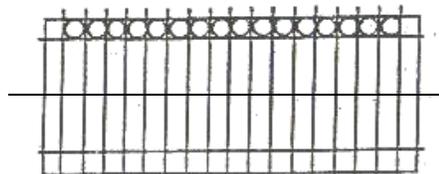
Attribute #2 — Decorative Tile Detailing on Walls



Attribute #3 — Arches With Columns



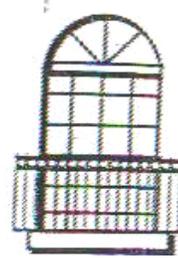
Attribute #4 — Black Wrought-Iron Railing



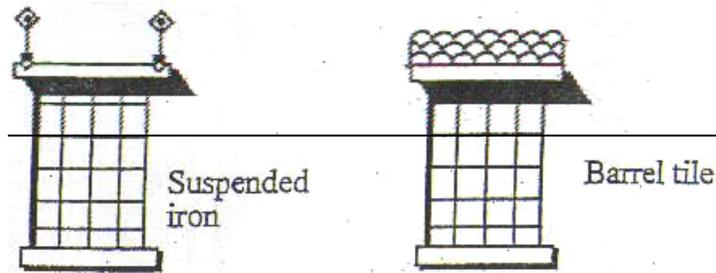
Attribute #5 — Stucco Surface on Masonry Walls: White, Beige, Terracotta

Mediterranean Design Style

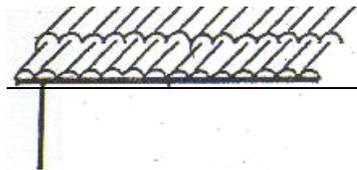
~~Attribute #6—Arched Windows with Balconies~~



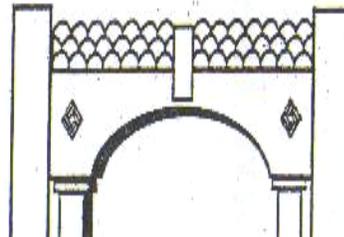
~~Attribute #7—Decorative Awnings~~



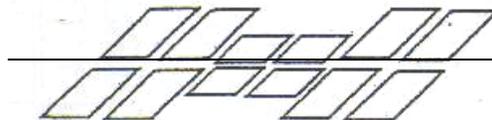
~~Attribute #8—Barrel Clay Tile Roof, Reddish-Brown Color~~

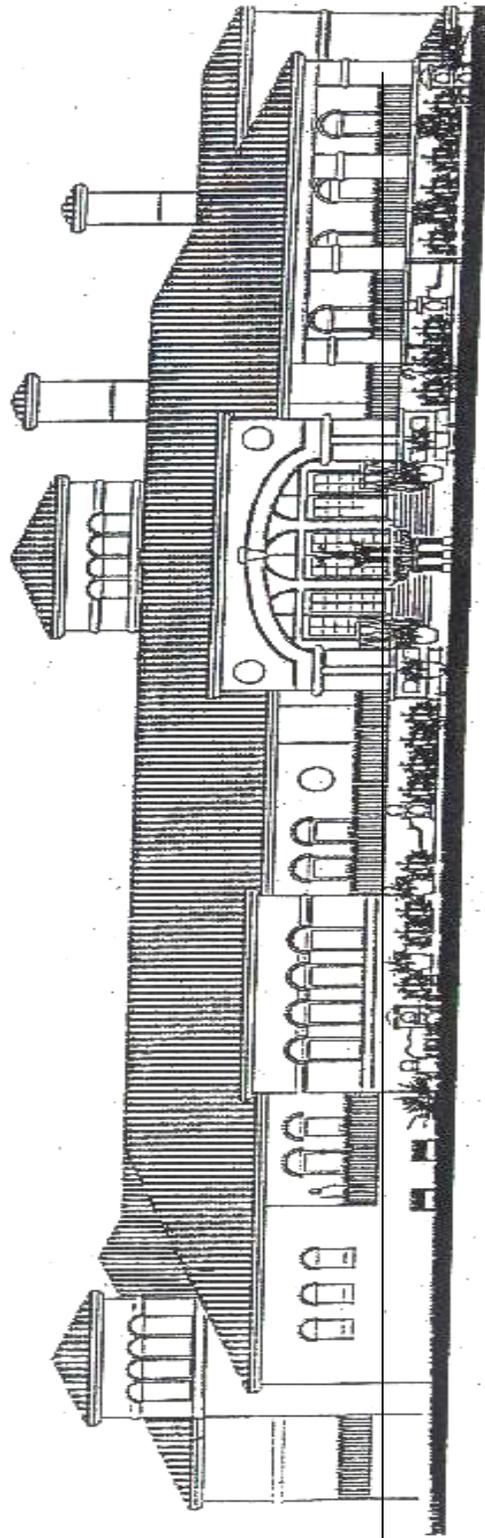


~~Attribute #9—Arcades~~

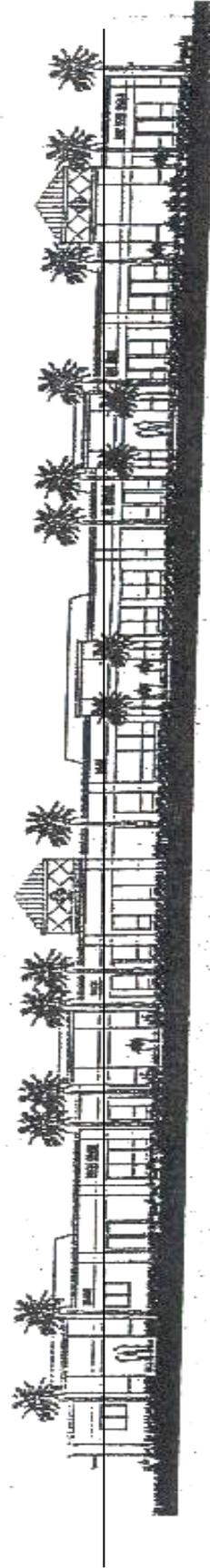


~~Attribute #10—Ceramic Tile Paving~~



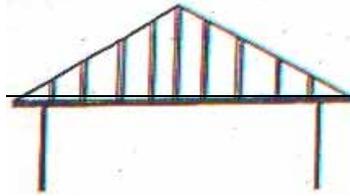


Mediterranean Design Style Contemporary Interpretation



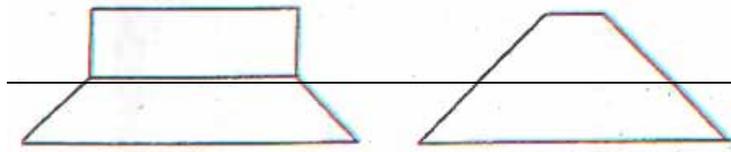
Florida Cracker Design Style

Attribute #1—Metal Roofing Materials

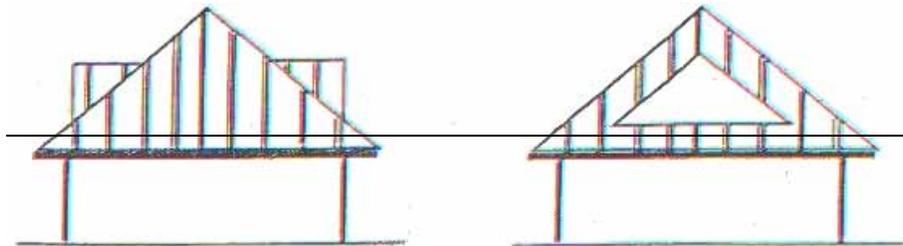


Attribute #2—Pastel Colors: Pink, White, Yellow, Gray and Blue

Attribute #3—Steep Pitched, Gable and Hipped Roofs



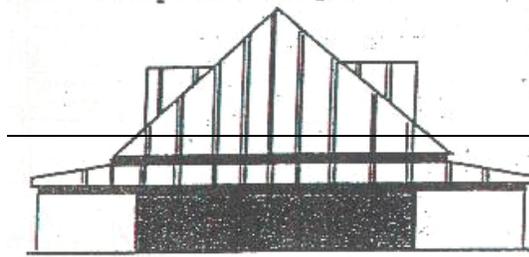
Attribute #4—Dormer Windows



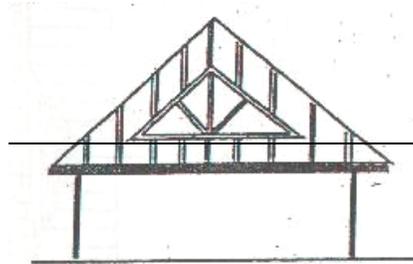
Attribute #5—Wood Frame Construction

Florida Cracker Design Style

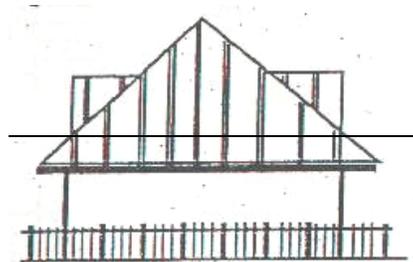
~~Attribute #6 — Low-Pitched Roof Porches~~



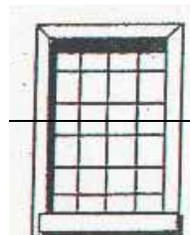
~~Attribute #6 — Exposed Truss Work~~



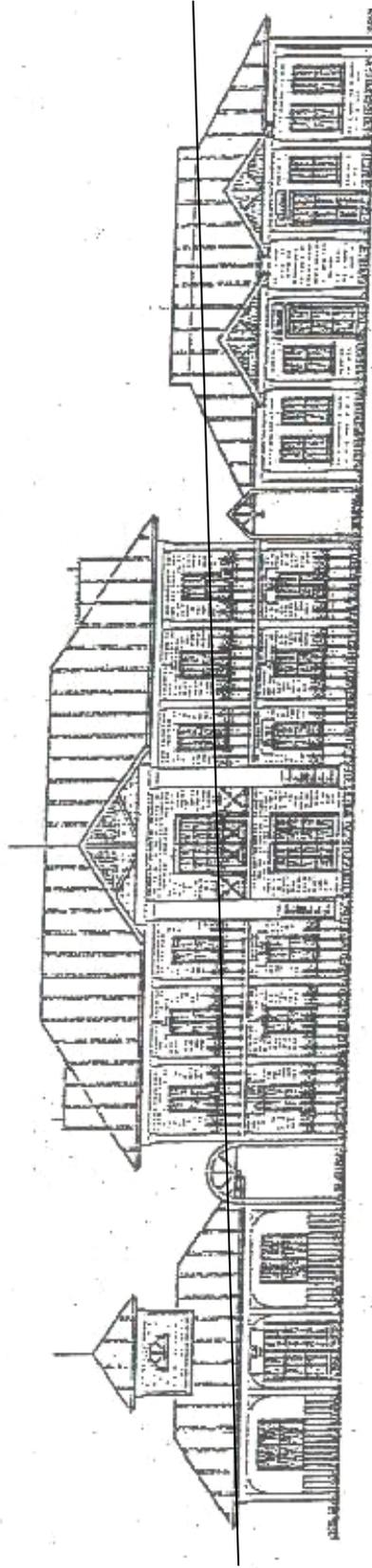
~~Attribute #8 — Simple Wood Railings~~



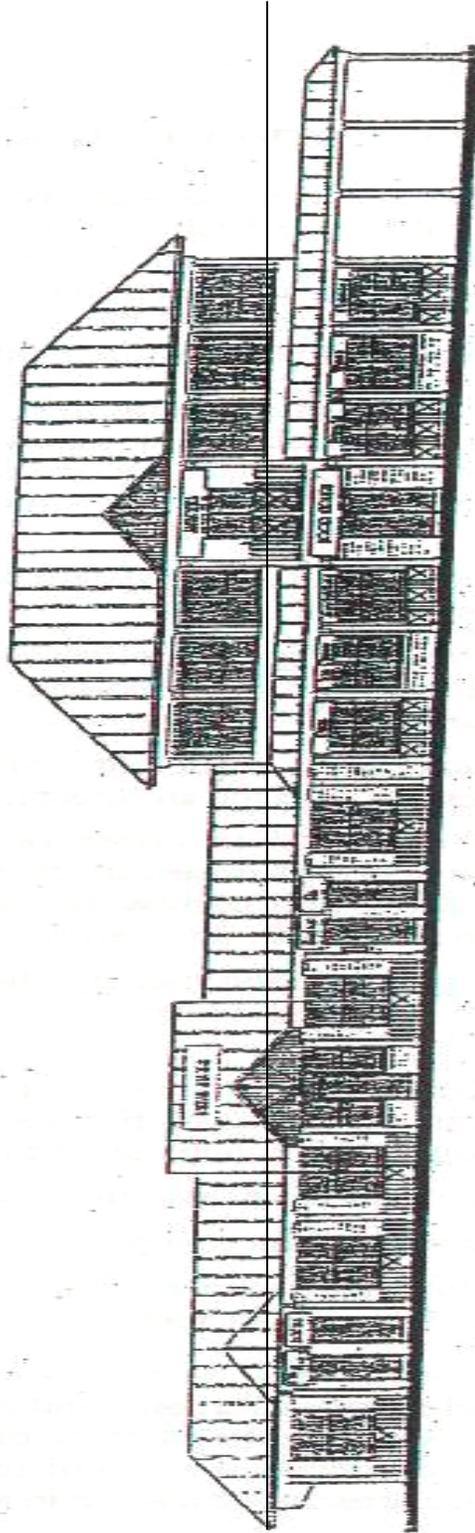
~~Attribute #9 — Simple Wood Trim~~



Florida Cracker Design Style - Traditional



Florida Cracker Design Style Contemporary Interpretation

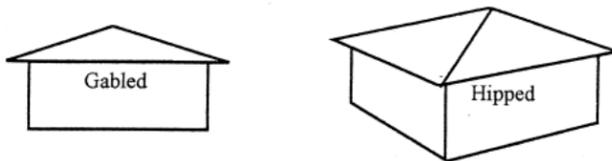
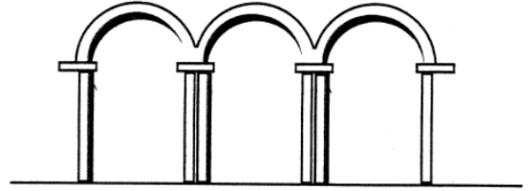
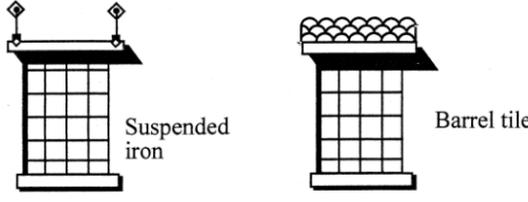
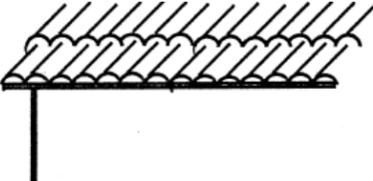


C. Mediterranean architecture style: Mediterranean architecture style structures are typically multi-story and based on a rectangular floor plan, and feature massive, symmetrical primary façades. Mediterranean is characterized generally by stuccoed wall surfaces, flat or low-pitched terra cotta and tile roofs, arches, scrolled or tile-capped parapet walls and articulated door surrounds. Feature detailing is occasionally executed with keystones. Balconies and window grilles are common, and are generally made of wrought iron or wood. Ornamentation can be simple or dramatic, and may use various Mediterranean references. Classical, Spanish Renaissance, Spanish Colonial, and Beaux-Arts architecture details are often incorporated into the design, as are lush gardens. Below are the requirements of the Mediterranean architectural style.

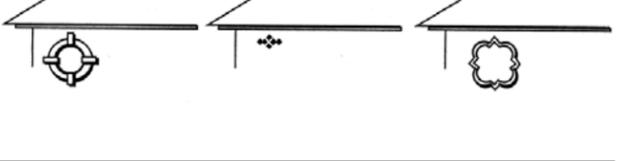
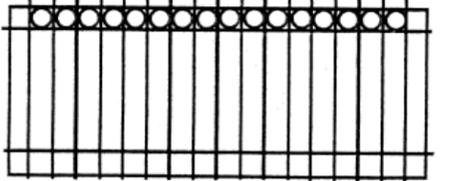
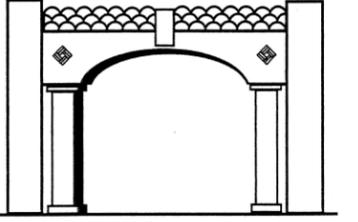
1. Mediterranean design guidelines: The following guidelines are required to be incorporated into the building design:

<p>a. Massing. Building mass may be symmetrical or asymmetrical.</p>	<p>e. Windows. Windows shall be arched, double-hung or casement, vertically proportioned, and may be placed singly or multiply in groupings. Windows shall be broken up into separate panes by fixed or false mullions on the exterior. Windows shall be recessed into the wall 2” to 3”, and framed by a large lintel and sill.</p>
<p>b. Exterior Siding Materials. Materials shall be primarily stucco (smooth, light, or medium texture). Stone, brick, split-faced concrete block, or coquina may be used as a secondary material, provided that such materials comprise no more than one third of any building elevation.</p>	<p>f. Colors. Siding colors shall be light earth tones. Trim colors may be light, medium, or dark earth tones. Roof colors shall be reddish-orange (terra cotta) or brown. Accent colors, particularly on decorative tile, shall be deep blue, red, orange, yellow, or green.</p>
<p>c. Doors/Entrance. Entrance shall have arched colonnades, arcades, or porches, with smooth or twisted columns. Doors may be arched or rectangular. If greater than fifty percent (50%) of the door is made of glass, the glass portion shall be broken up into separate panes by mullions. Opaque portions of the door shall use materials resembling wood and wrought iron.</p>	<p>g. Details. Required details shall include decorative wall tiles, especially on corners near the roof line and around the entrance; wrought iron fencing, gates and balcony railing, if applicable; and one of the following: round ornamental windows or small arched casement windows; ceramic or glazed tile paving at entrance; porch enclosure of wrought iron railing or turned masonry balustrade; or, artful application of multiple stucco textures and colors on siding.</p>
<p>d. Roof Design and Materials. Shall be gable or hip style with a low pitch (4:12 slope). Roof material shall be barrel tile made of clay, concrete or similar material having a natural appearance. Overhangs may be large or small. Large overhangs shall be accompanied by sizable wooden brackets, which may be structural in nature or purely decorative. Roofs with small overhangs shall be treated with a molded cornice.</p>	

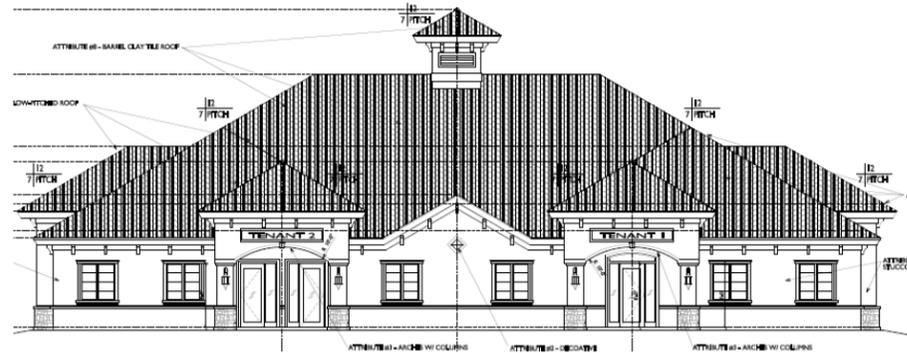
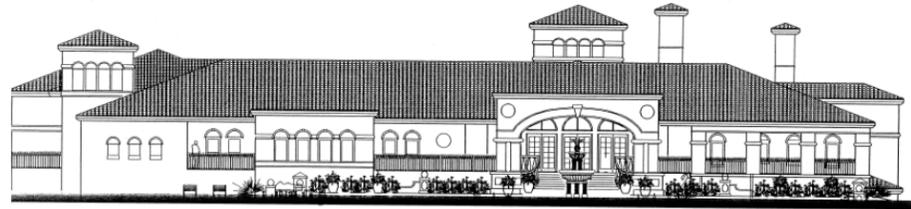
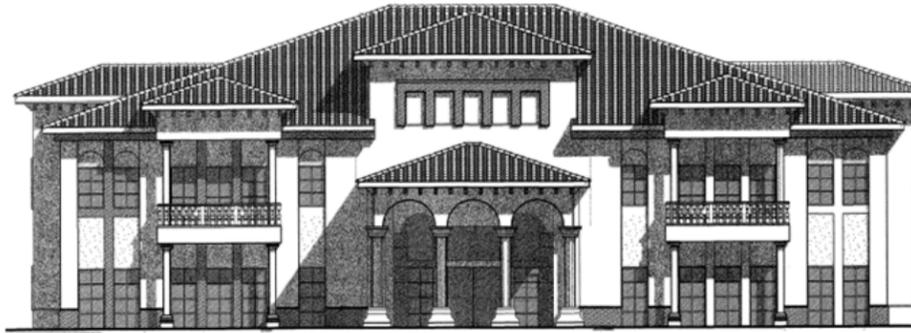
2. Required Attributes: All of the following attributes shall be required:

<p>a. Attribute #1: Low-pitched gable or hip roof</p>	<p>b. Attribute #2: Arches with columns</p>	<p>c. Attribute #3: Decorative awnings</p>	<p>d. Attribute #4: Barrel clay tile roof, reddish-brown color</p>
			

3. Optional Attributes: Three of the following attributes shall be required:

<p>a. Attribute #5: Decorative tile detailing on walls</p>	<p>b. Attribute #6: Black wrought iron railing</p>	<p>c. Attribute #7: Stucco surface on masonry walls – white, beige, terracotta</p>	<p>d. Attribute #8: Arched windows with balconies</p>	<p>e. Attribute #9: Arcades</p>	<p>f. Attribute #10: Ceramic tile paving</p>
					

4. Mediterranean architecture examples:

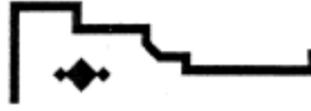
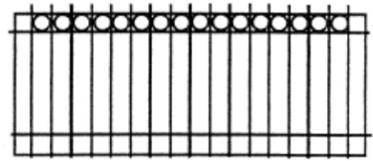


D. Spanish architecture style: Spanish style architecture is characterized by a combination of detail from several eras of Spanish Baroque, Spanish Colonial, Moorish Revival and Mexican Churrigueresque architecture, the style is marked by the prodigious use of smooth plaster (stucco wall and chimney finishes, low-pitched clay tile, shed, or flat roofs, and terracotta or cast concrete ornaments. Other characteristics typically include small porches or balconies, Roman or semi-circular arcades and fenestration, wood casement or tall, double-hung windows, canvas awnings, and decorative iron trim. Below are the requirements of the Spanish architectural style.

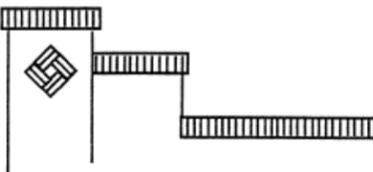
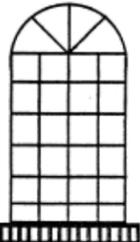
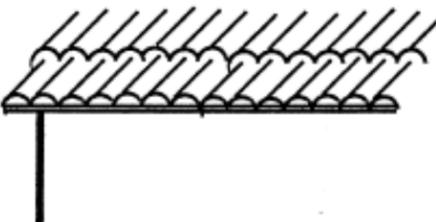
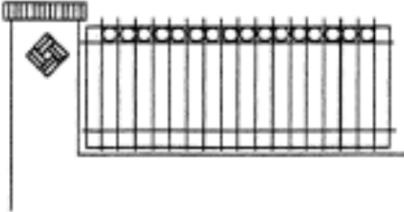
1. Spanish design guidelines: The following guidelines are required to be incorporated into the building design:

<p>a. Massing. Building mass shall be symmetrical.</p>	<p>e. Windows. Windows may be arched or rectangular in shape, and may be vertically proportioned or square. Windows without arches shall have decorative awnings of suspended wrought iron or sloped barrel tile. Windows shall be broken up into separate panes by fixed or false mullions on the exterior, and shall be recessed into the wall 2" to 3".</p>
<p>b. Exterior Siding Materials. Materials shall be primarily stucco (medium to rough textures). Stone, brick, split-faced concrete block, or coquina may be used as a secondary material, provided that such materials comprise no more than one third of any building elevation.</p>	<p>f. Colors. Siding colors shall be light to medium earth-tones. Trim colors shall be dark earth-tones. Roof colors shall be reddish-orange (terra cotta) or brown. The door frame and any opaque portions of the door shall be painted or stained dark earth-tone colors to match the exterior trim color.</p>
<p>c. Doors/Entrance. Doors may be arched or rectangular. If greater than 50% of the door is made of glass, the glass portion shall be broken up into separate panes by mullions. Opaque portions of the door shall use materials resembling wood and wrought iron.</p>	<p>g. Details. Required details shall include decorative glazed or ceramic tile, especially on the parapet wall and around the entrance; wrought iron fencing, gates and balcony railing, if applicable; and one of the following: brick parapet wall detailing; brick window sills, or porch enclosure of masonry or wrought iron railing.</p>
<p>d. Roof Design and Materials. Shall be predominantly flat, although pitched elements may be utilized over central or corner massing. Pitched roof elements shall be hip style with a low pitch (4:12 slope). Material of pitched roof elements shall be barrel tile made of clay, concrete or similar material having a natural appearance. Pitched roof overhangs shall be supported by large wooden brackets, which may be structural in nature or purely decorative. Flat roof elements shall be defined by a distinctive parapet wall, incorporating both rounded and angular geometries.</p>	

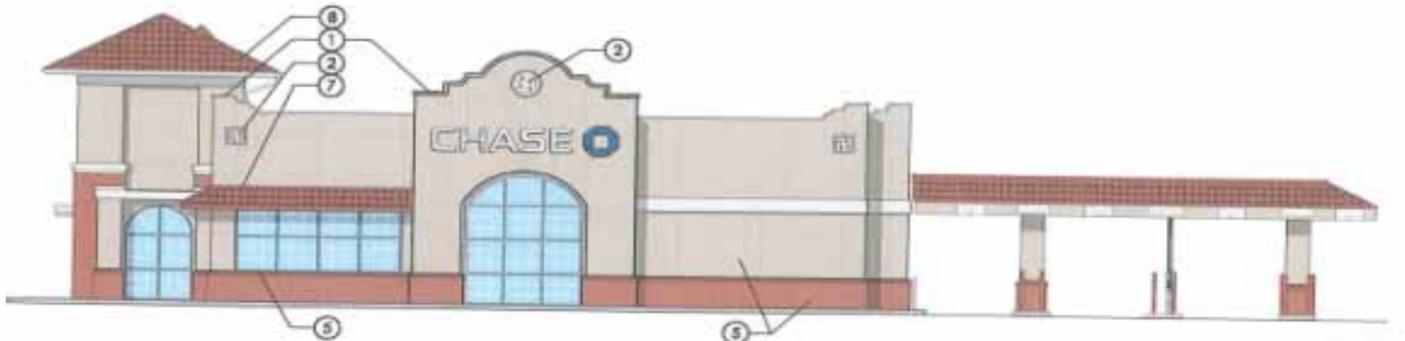
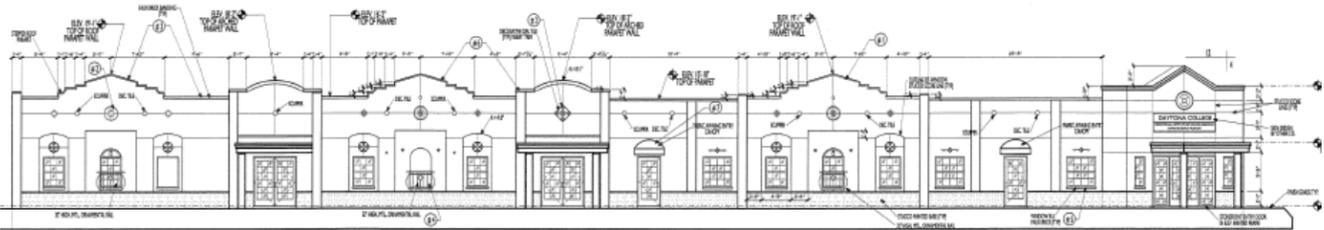
2. Required Attributes: All of the following attributes shall be required:

<p>a. Attribute #1: Distinctive geometric parapet wall</p>	<p>b. Attribute #2: Decorative tile detailing on parapet wall</p>	<p>c. Attribute #3: Wrought iron railing</p>	<p>d. Attribute #4: Decorative awnings</p>
			

3. Optional Attributes: Three of the following attributes shall be required:

<p>a. Attribute #5: Brick parapet detailing</p>	<p>b. Attribute #6: Brick sill</p>	<p>c. Attribute #7: Barrel Clay Tile Roof, reddish-orange color</p>	<p>d. Attribute #8: Brick, stucco and wrought Iron fence</p>	<p>e. Attribute #9: Brick and stucco construction</p>
				

4. Spanish architecture examples:

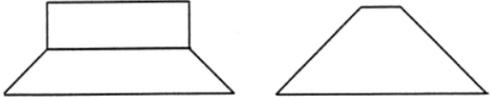
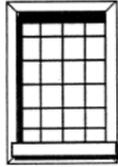


E. Florida Cracker architecture style: Florida Cracker architecture can be defined by two key elements: Ventilation and shade. Large openings and shallow building depths allow for cross ventilation, while the central stair often doubles as a ventilation shaft leading to a cupola to release warm air. Long roof overhangs and deep porches provide ample shade and also help to move water away from the foundations of the house during fierce downpours of rain. The Cracker home is rustic in nature. It typically incorporates simplified details and pure geometries. Below are the requirements of the Florida Cracker architectural style.

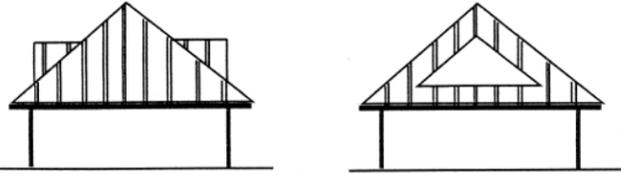
1. Florida Cracker design guidelines: The following guidelines are required to be incorporated into the building design:

<p>a. Massing. Building mass shall be symmetrical.</p>	<p>e. Exterior Siding Materials. Exterior building materials shall consist of or accurately resemble horizontal or vertical wood siding. Alternative exterior building materials shall include coquina stone, shell-based stucco, or brick, provided that such materials comprise no more than one-third of any building elevation visible from a public right-of-way.</p>
<p>b. Windows. Windows shall be double hung and vertically proportioned, with a minimum of 1½ feet of vertical height for every one foot of horizontal width. Secondary windows situated on the sides or rear of the building, in a clerestory with lower windows, in the gables or in dormers may be square. Windows shall be divided into panes with fixed or false mullions on the exterior. The use of closed shutters, three-sided fabric awnings, spandrel glass, or other appropriate vernacular architectural features shall be permitted to achieve the vertical look. Windows shall have wooden vertical wooden board or louvered shutters, which shall be appropriately scaled to the window so as to appear operable. Windows shall be framed with wood.</p>	<p>f. Colors. Exterior building materials shall be painted a pastel color. Where two or more exterior building materials are utilized, each shall be painted a different, yet complimentary, pastel color. Where building materials are used as a building base course, the materials shall be painted a dark color which may include the use of earth tones. Trim color shall be white. Doors, garage doors, windows and shutters shall be painted a non-white color that is different from the exterior building materials. No two buildings that share the same property line shall be permitted to have exterior building materials painted the same color.</p>
<p>c. Doors/Entrance. Entrances shall feature ground floor covered porches, supported by wooden posts. Doors shall be framed with wood.</p>	<p>g. Details. Required details shall include two of the following: porch balustrade of wooden spindles or boards; wrap-around porch (two sides, minimum); fish-scale wooden siding, particularly on roof gables; artistic shutter design featuring stencils, cutouts and the like; roof-top dormers; and roof with louvered “clipped gables”.</p>
<p>d. Roof Design and Materials. Roof style shall be primarily hip or gable, with a minimum slope of 8:12, although porch roofs may have a low slope of 4:12 or 6:12. All roofs shall be required to display exposed functional or non-functional rafters with an overhang. Where flat roof elements are integrated into predominantly sloping roof structures, the top shall be finished with a decorative railing. Where hip roofs are utilized, a cupola shall be provided. All roof materials shall be made of metal shingles, corrugated metal sheet, V-crimp metal sheet or standing seam metal sheet. Metal roofs shall not be painted and the color shall be steel, tin or gray.</p>	

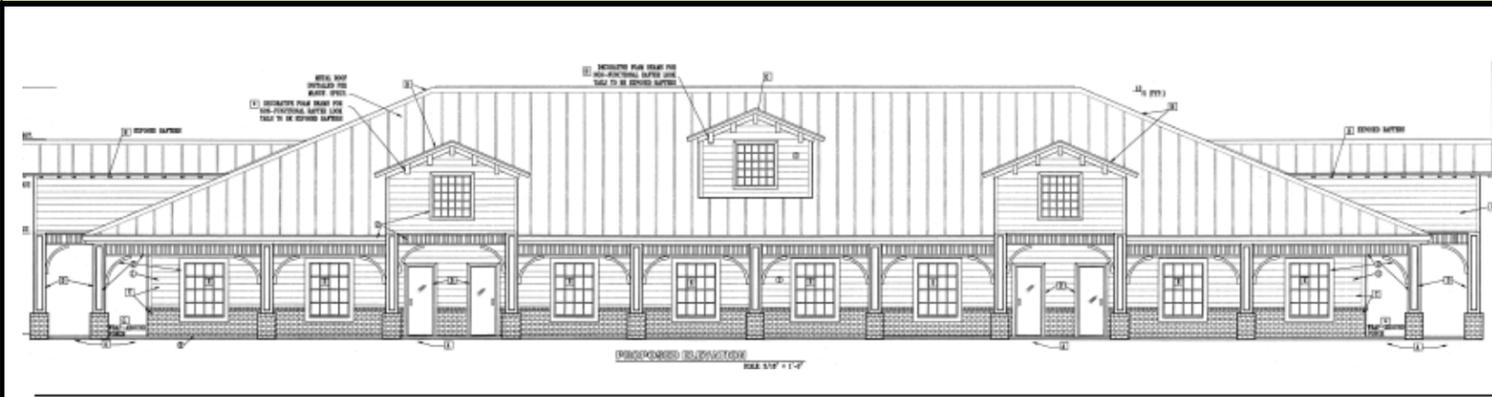
2. Required Attributes: All of the following attributes shall be required:

<p>a. Attribute #1: Metal roofing materials</p>	<p>b. Attribute #2: Pastel colors: pink, white, yellow, gray and blue</p>	<p>c. Attribute #3: Steep pitched, gable and hipped roofs</p>	<p>d. Attribute #4: Exposed truss work</p>	<p>e. Attribute #5: Simple wood trim</p>
				

3. Optional Attributes: Three of the following attributes shall be required:

<p>a. Attribute #6: Dormer windows</p>	<p>b. Attribute #7: Wood frame construction</p>	<p>c. Attribute #8: Low pitched roof porches</p>	<p>d. Attribute #9: Simple wood railings</p>
			

4. Florida Cracker architecture examples:

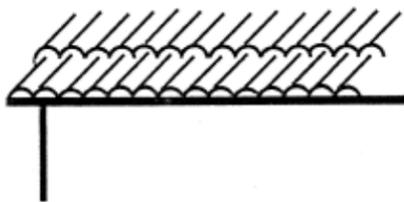
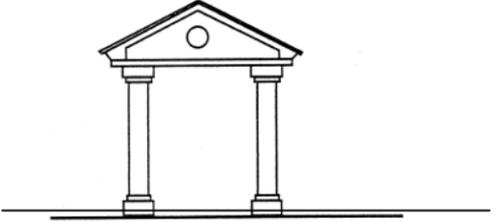
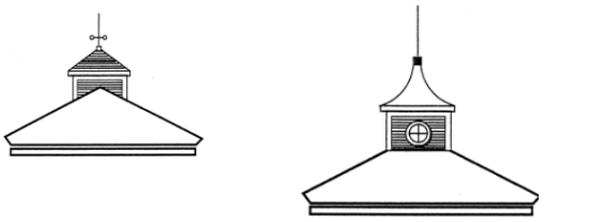


F. Bermuda architecture style: Bermuda style architecture, also known as British Colonial architecture, was inspired by the traditions of the English colonists’ architectural heritage. It was often adjusted to the character of the local building materials. Ornamental details were kept to a minimum with West Indian influences that include long cool verandas and small porches with upper balconies. Bermuda style is characterized by steeply pitched roofs of flat cement tiles replacing the traditional limestone slates. Other features include pediment, dormers, quoins and hip roofs. Architectural details include arched openings over entry doors and garden gateways. Window openings however are rectangular with roof slates cut 1” by 10” by 14” and were laid horizontally in parallel rows along wooden laths, cemented down and white-washed upon completion. Wood shutters adorned windows and a steeply pitched roof of 6:12 or a 45 degree slope were typical. Below are the requirements of the Bermuda architectural style.

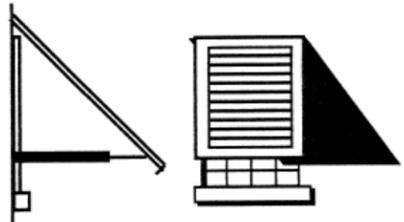
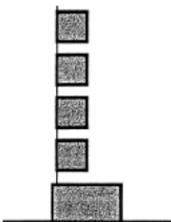
1. Bermuda design guidelines: The following guidelines are required to be incorporated into the building design:

<p>a. Massing. Building mass shall be symmetrical.</p>	<p>e. Windows. Windows shall be vertically proportioned or square, and double-hung or casement. Windows shall be broken up into separate panes by fixed or false mullions on the exterior. Windows shall have louvered shutters, which shall be appropriately scaled to the window so as to appear operable. Windows shall be framed with wood or stucco, and shall have lintels and sills.</p>
<p>b. Exterior Siding Materials. Materials shall include coquina, smooth or light-textured stucco, shell-based stucco, brick, split-faced concrete block, and/or brick. Buildings with primarily stucco siding shall have a base course of coquina, brick, or split-faced concrete block.</p>	<p>f. Colors. Facade colors shall be pastels, off-white, or light gray. Trim colors shall be white, off-white, or light gray. Tile roofs shall be colored white, off-white, light gray, medium blue gray, or medium green gray. Metal roofs, whether sheet or shingle, shall not be painted and the color shall be steel, tin or gray.</p>
<p>c. Doors/Entrance. Entrances shall be covered by gabled pediments, framed by round smooth or fluted columns.</p>	<p>g. Details. Required details shall include circular louvers on gables and pediments; colonial-style cupolas with lightning rods; and one of the following: quoins; Bahaman-style shutters; porch enclosure of turned masonry balustrade; or significant three-dimensional relief and ornamentation on roof cornice, window frames, and door frames.</p>
<p>d. Roof Design and Materials. Shall be hip style, moderately pitched (4:12 to 8:12 slope). Roof material shall be either clay, slate, or concrete barrel tile or flat tile; metal shingles; or metal sheet (corrugated, V-crimp, or standing seam). Tile roofs shall have small overhangs, and shall be treated with a molded cornice. Metal roofs shall be required to display exposed functional or non-functional rafters supporting a deep overhang.</p>	

2. Required Attributes: All of the following attributes shall be required:

<p>a. Attribute #1: Moderately sloped roofs</p>	<p>b. Attribute #2: Pastel colors: pine, white, yellow, grey and blue</p>	<p>c. Attribute #3: Colonial columns</p>	<p>d. Attribute #4: Circular pediment details</p>
			

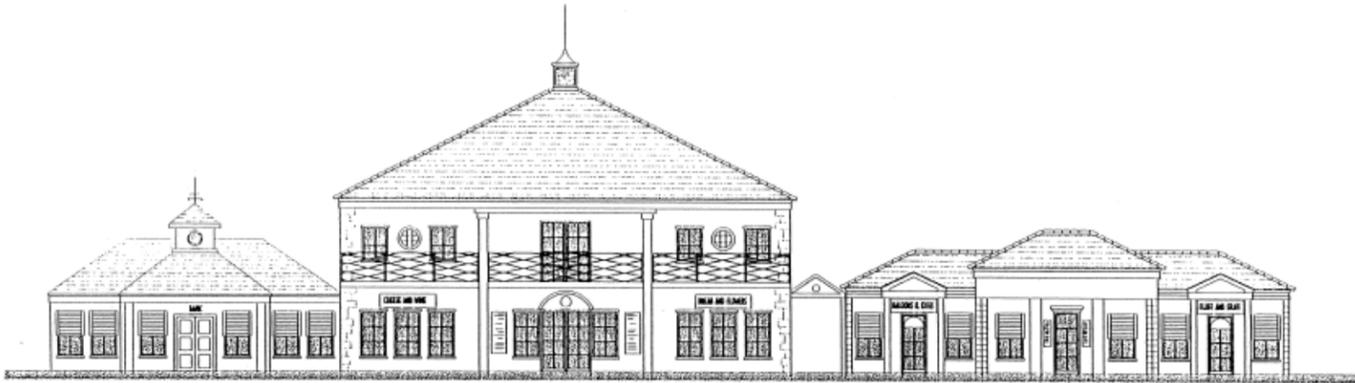
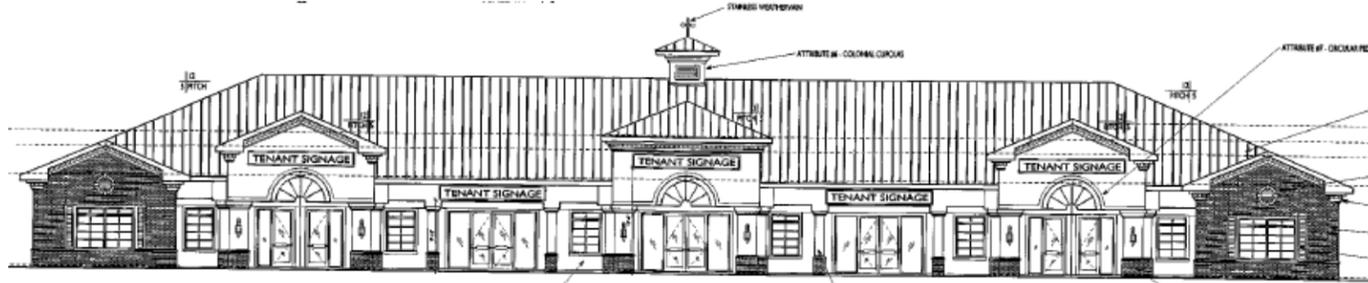
3. Optional Attributes: Three of the following attributes shall be required:

<p>a. Attribute #5: Bahama shutters</p>	<p>c. Attribute #6: Circular pediment details</p>	<p>d. Attribute #7: Circular pediment details</p>	<p>f. Attribute #8: Colonial detailing</p>
			

4. Bermuda architecture examples:



1 Front (South) Elevation



G. Neo-Eclectic Architectural Style: Neo-eclectic architecture combines a wide array of decorative techniques taken from an assortment of different periods of architectural styles. Neo-eclectic buildings combine an array of different historical styles in a single building. Thus a structure so designed may have Cape Cod, Mission Revival, Tudor Revival, or Châteauesque and French Provincial elements all at the same time. In neo-eclectic architecture the revival elements are almost always decorative consisting of surface elements such as claddings and windows. The basic construction of neo-eclectic structures is unchanged from previous architectural styles. An important development leading to the modern neo-eclectic style is the popularity of EIFS, a form of external insulation that is easy to apply and can be colored and shaped to appear like an array of different materials such as stucco and stone. Recognition of this architectural style is recognition of post modern architecture which permits the designer to combine modern building techniques with older architectural styles. Below are the requirements of the Neo-Eclectic architectural style.

1. General design guidelines: The following guidelines are required to be incorporated into the building design:

a. Massing. Building placement and orientation is designed to reinforce the connection to primary and secondary streets. For buildings less than 15,000 square feet, massing elements in façade shall be every 25 feet of building length. For buildings larger than 15,000 square, the façade shall be broken up with massing techniques for every 40 feet. The goal of massing techniques is for larger buildings width to at least appear like smaller developments. The Planning Director may modify the massing techniques if the architect can demonstrate that they impact the interior layout/programming of the building. Below is a list of massing techniques, however, other improvements can be used to achieve the goal of braking up building facades:

- balconies
- verandas
- building wall offsets
- Colonnades
- cupolas
- overhangs
- towers
- variations in roof height
- arcades
- pavilions
- porticos
- projections and recessed sections

e. Windows. Windows (real or false) shall be placed along at least fifty percent (50%) of any facade that is visible from a public right-of-way. Windows shall be recessed or shall project at least one-half inch (1/2”) and shall include prominent sills, shutters, stucco relief or other such forms of framing. Windows of highly reflective glass shall not be used as an exterior finish on any building or structure. Tinted glass may be used in order to encourage energy efficiency.

b. Exterior Siding Materials. Exterior building materials contribute significantly to the visual impact of a building on a community, which in turn, individually and collectively reflect upon the visual character and quality of that community. In order to project an image of high-quality city aesthetics, building materials shall conform to the following requirements: Examples of acceptable materials include:

- stucco
- brick
- stone
- split face concrete
- wood siding
- Materials as part of an overall architectural style

Synthetic materials, such as premium-grade vinyl, aluminum, and cellulose fiber-reinforced cement building boards, shall also be permitted, provided that such materials are visually indistinguishable from natural materials. Building materials shall be consistent around the entire building. Exceptions to this provision may be made for portions of a structure that are not exposed to the general public.

Examples of unacceptable materials include:

- plastic siding
- unfinished concrete block
- cedar shakes
- textured plywood
- metal panels, except in the I-1 & I-2 zoning district

f. Colors. Colors of all building surfaces shall comply with the following requirements:

1. Colors shall be earth-tones and pastels. The selection of earth-tones shall be in accordance with the definition provided in this code. The selection of pastels shall be limited to those colors having a minimum white content of 90 percent (measured by spectrum, not volume). The requirement for earth-tones and pastels shall not apply to colors commonly found in natural materials such as brick or stone, unless such material has been artificially colored in a manner which would be contrary to the intent of these regulations.
2. Other colors, including pure white but excluding fluorescents, shall only be permitted as accent colors, not to exceed twenty percent (20%) of the surface area of any one elevation.
3. Building colors shall be consistent around the entire building. Exceptions to this provision may be made for portions of a structure that are not exposed to the general public.

Doors/Entrance. Doors and entryways shall be designed to provide visual focal points as well as cover from the sun and adverse weather conditions. Facades that front onto public roads shall contain functional windows and doors. The pattern of placement, proportions and materials of doors shall be harmonious with surrounding structures. Entryways shall be designed in accordance with the techniques listed below:

1. Entryways shall be differentiated from the remainder of the facade through the use of color, change in materials, application of architectural features (arches, awnings, columns, porticos, colonnades, etc.), setbacks, offsets, level changes and the like.
- c.** 2. Entryway design shall incorporate hardscape features such as low walls, decorative paving, water features and the like.
3. Entryway design shall incorporate landscaping, landscape planters or wing walls with landscaped areas.
4. Entryway areas shall provide structural or vegetative shading features and benches or other seating components.
5. The ground floor of the primary façade shall be 50% fenestration at the pedestrian level.

Details. Buildings shall be designed to enhance the attractiveness of the city's streetscape. Buildings shall, through use of architectural details and scale, have architectural features and patterns that provide visual interest from the perspective of the pedestrian.

1. Building facades shall, on all sides that are or will be exposed to the general public, include a repeating pattern that shall consist of a minimum of three of the elements listed below
 - Color change
 - Texture change
 - Material change
 - Architectural banding (e.g. storefront cornice, string course, corbelling, etc.)
 - Expression of architectural or structural bays, such as a reveal, an offset, or a projecting rib, through a change in plane of no less than twelve inches (12") in width
 - Building setbacks or projections, a minimum of three feet in width, on upper level(s)
2. Blank wall areas shall not exceed ten feet in vertical direction nor 20 feet in horizontal direction of any building facade.

Roof Design and Materials. Roofs are an integral part of building design and, as such, shall be designed and constructed to add interest to and reduce the “box-like” massing of buildings. Roof features shall be in scale with the building mass and shall complement the character of adjoining structures, developments and neighborhoods. Roofs shall be constructed of durable, high quality materials in order to enhance the appearance and attractiveness of the community. Roofs shall incorporate the design elements and materials listed below:

1. Flat roofing systems shall only be permitted for the entire building if the design is determined to be an integral feature of a recognized architectural style, such as “Spanish Eclectic.” Otherwise, flat roofing systems shall only be permitted on portions of a building which are screened by roof-like appurtenances such as false roofs, parapets and other similar features. All such appurtenances shall be decorative in appearance. Where approved, parapets shall be topped with a decorative cornice with significant vertical relief.
2. The roof edge, where visible from any public right-of-way, shall have, at a minimum of two locations, a vertical change from the dominant roofline, such as a gable. Such change shall be a minimum of three feet in height.
3. Roofs, whether pitched or flat as permitted herein, shall have a minimum of one plane change from the dominant roofline per primary facade. The intent of this provision is for each primary facade to have two distinct rooflines – the dominant roofline plus variation from that roofline. Buildings constructed on corner lots shall be considered to have two primary facades, one on each side facing the adjacent road. Buildings located within designated Greenbelt Overlay Districts shall have a minimum of two plane changes per primary facade (e.g., [3] three distinct rooflines).
4. All visible roof materials shall consist of either concrete, slate, terra cotta (clay), metal, fiberglass, or asphalt shingles (laminated, 25-year architectural grade or better) or similar material having a natural appearance.
5. Roof structures, including fascia, shall not be exaggerated beyond the proportions inherent to the building’s architectural style.

d.

2. Neo-Eclectic architecture examples:



SECTION 3-70: SPECIAL STRUCTURE PROVISIONS

A. Certain structures require special design considerations to integrate them properly into the community's architectural fabric. Such structures include motor vehicle service station pump island canopies, service bays for car washes and motor vehicle service stations, power supply facilities, and drive through aisles. Also warranting special consideration are multi-family residential buildings, shopping centers/office complexes, and "big-box" structures larger than 10,000 square feet in size. Such facilities shall comply with the requirements below.

1. **Motor Vehicle Service Station Canopies.** Canopies are considered to be accessory structures. It is the intent of this subsection to ensure that canopies associated with convenience stores, motor vehicle service stations, etc. are designed such that they do not visually dominate the site, as compared to the size of the principal structure. Such canopies shall meet the following design criteria:
 - a. Architectural design shall be consistent with the principal structure in terms of style, roofline, colors, materials, and finishes.
 - b. Decorative rooftop design embellishments shall be provided, such as dormers, cupolas, clerestory windows, and weathervanes, as consistent with the architectural style of the principal structure.
 - c. The columns must be of sufficient width so as to appear "structural" in proportion to the canopy, as consistent with the architectural style of the principal structure.
 - d. Bollards must be painted to match or be compatible with the color of the canopy and principal structure. If it is necessary that the bollards be painted a different color from that used for the building and canopy for the purposes of safety and visibility, then the color white shall be an acceptable alternative.
 - e. Signage on the pump island canopy shall be prohibited, including striping with corporate brand colors. In addition, panels removed from signs on existing canopies shall not be replaced.
 - f. Under-canopy light fixtures shall be recessed so as to minimize off-site glare and light intrusion. No part of the light fixtures, including bulb or glass, shall project downward beyond the bottom of the canopy so as to be visible from the adjacent public right-of-way.
 - g. The maximum clearance between the pavement and the canopy ceiling shall be 14.5 feet.
 - h. The maximum height of the canopy shall be no greater than that of the principal structure.
 - i. The maximum total canopy area shall not be more than twenty-five percent (25%) greater than that of the principal structure.
2. **Open Bays or Service Areas.** Structures that feature open bays or service areas, such as car washes, motor vehicle service stations, and office/warehouses, shall be oriented on a site in such a fashion that the open bays do not face the primary public road on which the structures are located. Facility site design shall also utilize landscaping to help screen open bays from public rights-of-way. Service areas not enclosed in a building shall be screened through similar means.

3. **Multi-Family Structures.** Multi-family developments shall comply with the following:
 - a. Outdoor patio areas of individual living units and community facilities shall be designed to provide maximum visual privacy. Such areas shall be enclosed with screen, or screened by opaque fence or walls or with landscaping and/or berms with landscaping.
 - b. Full architectural treatment shall be required on all sides of any multi-family structure. Such treatment shall include, but not be limited to, building finishes, roof design and materials, window and door styles, architectural details and colors.
 - c. The maximum length of any multi-family structure shall be one hundred sixty feet (160'). The Planning Director shall have the authority to approve structures which exceed this length if they are designed to incorporate additional mitigating features to break up the mass of the building, over and above the minimum standards of this article. Such mitigating features, for example, may include additional offsets or projections, roof plane changes, etc.
4. **“Big-box” Structures.** Structures over 40,000 square feet in size, regardless of the number of tenants or users, shall contribute to the enhancement of the community and public space. Because of their large size, it is important that big-box structures be designed to maintain a pedestrian scale. Such developments shall meet the following design criteria:
 - a. Building mass shall vary by height and width so that it appears to be divided into distinct massing elements, as follows:
 - (1) Buildings shall have a minimum of one (1) offset (projection or recess) per facade length that is clearly visible from areas within the property accessible by the public, from adjacent properties, and from public rights-of-way.
 - (2) The average length between offsets shall be seventy-five feet (75'), or one hundred feet (100') along arcaded facades.
 - (3) Offsets shall have a minimum depth of five percent of the facade length. For example, a structure that is one hundred feet (100') long shall have offsets that are a minimum of five feet (5') in depth.
 - (4) Pilasters, columns, and enclosed downspouts shall not be considered offsets for the purposes of this subsection unless they meet the minimum depth requirement of § 3-70.A.4(a)(2) above.
 - b. All customer entrances shall have awnings, porches, or arcades to protect customers entering and exiting the building from inclement weather. Multi-tenant buildings or buildings with more than one entrance shall have a continuous arcade or colonnade connecting each entrance. The arcade shall be functional, without interruptions, and shall have a minimum depth of ten feet.
 - c. Exterior features shall be used which create the impression of a pedestrian-friendly streetscape. Such features shall serve to keep the focus of the pedestrian more or less at eye level by creating a human-scale visual frame. This shall be accomplished by visually separating the ground floor/story from the upper portions of the building, regardless of the actual number of floors/stories. Such features may include a combination of either awnings, colonnades or arcades, and a change in material, color, and/or window placement between the ground floor and upper floors, separated by a cornice of “significant” three- (3-) dimensional relief.

- d. All facades which are clearly visible from areas within the property accessible by the public, from adjacent properties, and from public rights-of-way shall appear to have pitched roof elements. Pitched roof elements shall have a minimum depth of ten percent (10%) of the building depth.
- e. The development shall provide at least two community amenities such as a patio/seating area, water feature, clock tower, or pedestrian plaza with benches. Such amenities shall be located adjacent to the principal structure. The Planning Director shall have the authority to approve alternate locations of the community amenities through the development review process if the alternate locations would be of greater benefit to the public.
- f. Sidewalks shall be provided adjacent to the building along any facade with a customer entrance or abutting a parking area. The purpose of these sidewalks shall be to physically separate the parking area(s) from the building, and to provide safe pedestrian access from the parking area(s) to the building. Such sidewalks shall be located at least five feet from the facade of the building to provide planting beds for foundation landscape materials.
- g. Pedestrian walkways and crosswalks shall be distinguished from driving surfaces through the use of special pavers, bricks, stamped bomanite, or scored concrete to enhance pedestrian safety and the attractiveness of the walkways.
- h. The number of parking spaces shall not exceed the *minimum* number required in Chapter 3, Article III of this code.
- i. No more than fifty percent of the off-street parking area shall be located between the front facade of the principal building and the abutting streets. Where site constraints or other factors would prevent this requirement from being met, the Planning Director shall have the authority to allow this proportion to be increased to be seventy-five percent (75%).

SECTION 3-71: INDUSTRIAL DISTRICT EXEMPTIONS AND STANDARDS

- A. **Industrial Zoning Districts.** Structures located in the I-1 or I-2 zoning districts shall not be required to comply with this Article of this chapter unless the parcel upon which the structure is to be constructed is visible from or fronts on any arterial or collector roadway, as determined by the future functional classification in the comprehensive plan. In such case, only the sides visible from the right-of-way shall be required to comply fully with this chapter. Additional regulations pertaining to buildings within the I-1 or I-2 zoning districts shall be as follows:
1. Exposed metal surfaces shall be permitted on 100 percent of the rear and side elevations, and up to twenty-five percent (25%) of the front elevation.
 2. Chain-link fences and straight plain stockade-style fences shall be permitted on properties which do not front on an arterial or major collector roadway. An exemption may be made from the arterial/collector road frontage requirement where existing vegetation or proposed landscaping will effectively screen the fence from view. Where chain-link fencing is required or approved, such fencing shall be vinyl-coated, colored black. Posts and rails shall also be black.

Chapter 3 Article 6 - Architectural Design

**CLEAN VERSION of
REVISION**

CHAPTER 3: DEVELOPMENT DESIGN AND CONSTRUCTION STANDARDS
ARTICLE VI: ARCHITECTURAL DESIGN STANDARDS

§3-66: *Purpose and Intent*

§3-67: *In General*

§3-68: *General Design Criteria*

§3-69: *Architectural Style*

§3-70: *Special Structure Provisions*

§3-71: *Industrial District Exemption and Standards.*

SECTION 3-66: PURPOSE AND INTENT

- A. The City of Ormond Beach hereby establishes the following architectural and design standards to ensure that each building that is developed or redeveloped reflects upon the image of the city as whole and furthers the goals, objectives and policies of the City’s Comprehensive Plan. The city has therefore enacted architectural standards to ensure that each building contributes positively toward that image. The character of Ormond Beach should be positively conveyed through the appropriate use of massing, form, and materials in new and redeveloped commercial structures. The styles include Mediterranean and Florida Cracker which is reflective of the community’s past. The Bermuda and Spanish Eclectic styles diversify and enhance the city’s overall architectural image. Neo-Eclectic recognizes innovative modern design by combining a wide array of decorative techniques taken from an assortment of different periods of historical building styles. This style presents a contemporary design and architectural expression that is appropriate if the basic principles of the guidelines are followed.
- B. To ensure high-quality development and to maintain and enhance an attractive physical environment within the city, the following article requires compliance with architectural and site design criteria for all development as stated herein. These criteria are hereby created to establish an attractive physical environment for the public through the design of the development/redevelopment site, use of colors and materials, signage, lighting, screening, architectural style and compatibility with surrounding structures.
- C. This article is intended to promote imagination, innovation and variety by focusing on design principles and encouraging creative solutions which serve the following purposes.
1. Create a sense of permanence and place by promoting development which respects and contributes to the unique character and identity of Ormond Beach.
 2. Promote variety and diversity in architectural design;
 3. Establish significant landmarks or focal points for the community, especially at prominent gateways to the city;
 4. Maintain a pedestrian-friendly, human scale throughout the built environment;
 5. Allow for buildings to be reused easily and gracefully over time, without the need for extensive remodeling or demolition, by designing them according to classic architectural styles and principles, as opposed to “disposable” corporate prototypes.
 6. Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of a desirable built environment;
 7. Minimize incompatible surroundings and visual blight which prevent orderly community development and reduce community property values;

8. Encourage and promote development which features amenities and excellence in the form of variations of siting, types of structures and adaptation to and conservation of native vegetation and other environmental design features;
9. Foster civic pride and community spirit by maximizing the positive impact of development;
10. Inspire creative approaches to the use of land and related physical development;
11. Encourage the realization and conservation of a desirable, aesthetic, and enduring built environment through the use of high-quality design and building materials; and
12. Foster the development of a positive visual character for the city by promoting a high degree of compatibility between land uses and maintaining a standard for high-quality development.

SECTION 3-67: IN GENERAL

A. Application to Development. The architectural design of all non-single family structures shall comply with the requirements of this chapter. City architectural review shall include, but not be limited to, roof design, construction materials, colors, finish, building orientation, lighting, screening, and signage. The architectural regulations established in this Article shall be applicable to the following development, with exemptions listed in paragraph B below:

1. Any new development that includes a structure requiring approval of a Site Plan, as specified in Chapter 1, Article I and Chapter 4, Article I.
2. Any exterior alteration to any existing structure, the cost of which exceeds fifty percent (50%) of the assessed value of the structure, as shown on the most recent ad valorem tax assessment roll or a appraisal prepared by a licensed appraiser, shall comply with all regulations of this Section to the maximum extent possible as determined by the Planning Director.
3. Any exterior alteration to any existing structure, the cost of which the alteration is less than fifty percent (50%) of the assessed value of the structure, as shown on the most recent ad valorem tax assessment roll a appraisal prepared by a licensed appraiser, shall comply with the architectural requirements of this Article for the feature altered, to the maximum extent feasible.
4. The requirements of this Article may be modified or new architectural styles introduced through a Special Exception or Planned Development.

B. Exemptions:

1. Single-family and two-family dwellings and their appurtenant accessory structures.
2. Historical structures listed on the city, state or federal registries of historic structures.
3. Structures within the Downtown Overlay District shall comply with the design standards of Section 2-70 of this Code.

C. Required Exhibits. The following section itemizes the required exhibits for development required to comply with the architectural regulations of this Article, including new site plans, redevelopment, planned developments, and building renovations. Required plans for all structures shall be prepared, signed, dated and sealed by a professional architect registered in the state per Florida Statutes, Chapter 481, unless exempted by Section 481.229 of the Florida Statutes.

1. Architectural drawings of all structures, including elevations of the front, sides, and rear facades, and as deemed necessary by the Planning Director, an overhead view, perspective view, and/or cross-section view.
2. Color charts or chips with manufacturer specifications of the building elevations.
3. One copy of the required drawings shall be rendered in color.
4. All drawings shall depict building dimensions, construction materials, location of service areas, selected attributes, location of ground-mounted and roof-mounted mechanical equipment, screening devices, site furnishings, lighting fixtures, signage, and any other information as determined necessary to ensure consistency with the intent of this chapter by the Planning Director.
5. Planned Developments/Special Exceptions. Applications for rezoning to Planned Business Developments (PBDs), Planned Residential Developments (PRDs), Planned Manufactured Home Communities (PMHCs), and Planned Industrial Developments (PIDs) or Special Exceptions shall include architectural controls establishing a design theme that meets or exceeds the requirements of this Chapter. A theme shall be established in one of two ways:
 - a. If the development is envisioned to adhere strictly to one of the architectural styles, as described under Section 3-69 of this chapter, it shall be sufficient for a paragraph or section to be included in the proposed Development Agreement which specifies the style, such as “Mediterranean” or “Bermuda.”
 - b. If the development is envisioned to deviate from one of the recognized architectural styles, then it shall be necessary to for the developer to negotiate a new style, as described under section 4(e) of this chapter. The new style must be approved by the City Commission as part of the PBD/PRD/PMHC/PID rezoning process. For the City to evaluate the proposed style, the developer shall include a “Schedule of Design Elements” as an exhibit to the Development Agreement, showing examples of colors, materials, finishes, and design details such as cornices, columns, roofline, etc. The schedule shall also provide an example of a building that shows how the various design elements are combined to create a unique architectural style, and how that style would be applied to all structures in the development. Alternately, if the specific building end-product is known at the time of rezoning, a conceptual rendering of the front and side facades may be substituted for the Schedule of Design Elements. In such case, the rendering shall specify colors, materials, and finishes, and specify which design elements are expected to be applied to other structures in the development.

D. Administrative variance procedure

1. If the Planning Director agrees that a structure required to comply with the provisions of this Article cannot meet the architectural regulations based on the building design, existing building limitations, or structural attributes, an administrative variance may be approved through the Site Plan Review Committee process. Such requests shall be made in writing to the Planning Director detailing the variance(s) required and why the structure cannot comply with the architectural regulations. If the Planning Director denies the variance, the applicant may appeal the determination per Section 1-19 of this Code.

SECTION 3-68: GENERAL DESIGN CRITERIA

- A. This section outlines the requirements upon which the design of all structures subject to architectural review, as provided by LDC §3-67 of this article, shall be based. Such design requirements shall include consideration of: architectural style, architectural compatibility with adjacent structures, roof design, exterior colors and materials, windows, entryway/customer entrance design, ornamentation and details, fence and wall design, screening of mechanical equipment and downspouts, lighting, utilities, outdoor storage, signage, and accessory uses and structures.
1. **Architectural Style.** The architectural style of all structures shall be as provided in §3-69 of this Article.
 2. **Architectural Compatibility.** It is the intent of this chapter to ensure a harmonious streetscape, compatibility between structures, and well-designed transitions between architectural styles from project to project. This shall be accomplished through application of the following requirements:
 - a. Structures within the same parcel shall reflect similar styles, materials, finishes, details, and colors.
 - b. Structures on different parcels, but within the same master development or subdivision, shall reflect similar styles, materials, finishes, details, and colors.
 - c. Structures on different parcels not within the same master development shall reflect styles and materials that are similar to surrounding structures or shall employ architectural techniques that provide for an aesthetically compatible transition between structures.
 - d. In locations where there is no established architectural pattern between adjacent structures, or where a change in established patterns would result in improved aesthetics, the Planning Director shall determine the appropriate style, construction materials and colors for new development or redevelopment.
 3. **Colors.** Colors of all building surfaces shall comply with the following requirements:
 - a. Colors shall be earth-tones and pastels. The selection of earth-tones shall be in accordance with the definition provided in this code. The selection of pastels shall be limited to those colors having a minimum white content of 90 percent (measured by spectrum, not volume). The requirement for earth-tones and pastels shall not apply to colors commonly found in natural materials such as brick or stone, unless such material has been artificially colored in a manner which would be contrary to the intent of these regulations.
 - b. Other colors, including pure white but excluding fluorescents, shall only be permitted as accent colors, not to exceed twenty percent (20%) of the surface area of any one elevation.
 - c. A color or color scheme which is directly inherent to a unique recognized architectural style, but not otherwise in compliance with this section may be permitted through the Special Exception review process.
 - d. Building colors shall be consistent around the entire building.
 - e. Stripes and geometric patterns shall be specifically prohibited. Geometric patterns may be approved by the City Commission where there are extensive areas of façade, the patterns are part of an overall architectural theme, and the colors are subtle.
 - f. A paint permit shall be required prior to the painting or re-painting of any non-single family residential structure.

4. **Fence and Wall Design.** Design and construction quality of fences and walls are important components of site development. Their appearance and upkeep are visual reflections of community character and quality. In order to promote high-quality design aesthetics, fence and wall design and construction shall comply with the following requirements:
- a. Fences and walls which are clearly visible from areas within the property accessible by the public, from adjacent properties, and from public rights-of-way shall be decorative in appearance.
 - b. Decorative fences and walls shall be designed in an architectural style consistent with the principal structure(s), incorporating the dominant exterior material(s), colors, and finishes of that structure.
 - c. Decorative fences and walls shall be designed with offsets, banding, columns or posts with lintels or caps, landscape pockets, and other elements to avoid an expansive monolithic or monotonous appearance. Such elements shall be included every 30 feet or less.
 - d. Decorative wood or PVC/vinyl fences shall be either be picket, rail, basket weave, or shadow-box styles, and shall have 4"x 4" posts topped with capitals. Stockade-style fences shall only be permitted if the individual planks are a minimum of 0.5 inches thick, and are modified to include decorative elements, such as scallops or crests, lattice work, stencils, cut-out designs, etc. The use of straight, non-decorative stockade-style fencing shall only be permitted for properties in the I-1 zoning district.
 - e. The use of chain-link fencing shall only be permitted for properties in the I-1 zoning district, provided the property is not located on an arterial or collector street.
5. **Screening of Mechanical Equipment.** Lack of, or inadequate screening of, mechanical equipment can have negative visual impacts on the city's streetscape, ambient landscape or community image. Mechanical equipment can further negatively impact the surrounding properties because of the noise it produces. Such impacts shall be minimized through compliance with the following requirements:
- a. Mechanical equipment noise shall comply with the noise regulations set forth in the Code of Ordinances of the City of Ormond Beach, Florida.
 - b. Ground-mounted mechanical equipment, such as air conditioning units, heating units, dumpsters, satellite dishes, irrigation pumps, backflow preventors, propane tank displays and refilling areas, utilities lift stations and the like shall be screened from public view as follows:
 - (1) Ground-mounted mechanical equipment shall be located in close proximity of the principal structure.
 - (2) Structural screening shall be architecturally integrated into the overall project design and shall be compatible, in terms of style, construction materials, colors, and finish, with the principal structure(s).
 - (3) Screening for noise-emitting equipment shall, at a minimum, be two feet taller than the height of the equipment, and lined with noise-dampening materials. Landscaping may be substituted for structural screening only if the equipment does not produce noise that will negatively impact surrounding residential properties, and if plantings are compatible with the landscape plan for the project and are of such size and maturity as to be able to provide a fully opaque screen at time of planting.

- c. All exposed roof top mounted equipment and appurtenances shall be fully screened from view from any public right-of-way or other areas visible by the public as follows:
 - (1) Roof-mounted mechanical equipment shall be located within the area of the roof surface that is farthest away from adjacent residential uses or residential zoned property.
 - (2) Screening shall be an integral part of the design of the building(s) and shall be architecturally consistent with the style, colors, construction materials and finish of the building(s).
 - (3) All screening shall, at a minimum, be a minimum of six inches (6") taller than the height of the equipment and appurtenances, and lined with noise-dampening materials.
 - (4) Painting of exposed appurtenances to blend with the color of adjacent materials of the building may be approved by the Planning Director where utilization of approved roof designs precludes full screening of exposed surfaces, where full screening would undermine the integrity of the building's architectural style, and if the noise from the equipment will not negatively impact adjacent residential properties.
6. **Downspouts.** External downspouts shall be enclosed within the building structure on any building elevation visible from areas within the property accessible by the public, from adjoining properties within the same master development (including drive aisles and parking facilities), and from public rights-of-way. Downspout enclosures shall be designed to be complimentary to the architectural design of the building. For example, downspouts may be enclosed in columns or pilasters if such features are used elsewhere on the building, or are consistent with the building's architectural style.
7. **Signage.** Freestanding signs and wall signs shall be designed to be compatible and integral with the structure to be identified. Such signs, as permitted by this code, shall comply with the requirements listed below:
 - a. Building fascia or other architectural features shall not be exaggerated to accommodate signage.
 - b. The base treatment and sign cabinet of all freestanding signs shall be compatible with the principal structure with regards to style, color, materials, and finish. Cabinets shall be framed using a design similar to that of the principal structure, including a "roof." Exposed metal cabinets shall be prohibited.
 - c. No sign base or sign face shall use any color not permitted by this article and Chapter 3, Article IV.
8. **Accessory Uses and Structures.** Structures and uses accessory to principal structures and uses shall be integrated into project design in a manner such that they will not detract from site aesthetics. Such structures and uses include, but are not limited to, drive-through canopies, motor vehicle service station canopies, storage buildings, auto washes, dumpster enclosures, outdoor storage areas, and miscellaneous site furnishings. Such structures and uses shall comply with the requirements listed below. Additional design criteria for motor vehicle service station canopies and service areas may be found in Section 3-70 of this article.
 - a. Accessory structures shall be designed and constructed so as to be compatible with the architectural design of the principal structure(s). Such compatibility shall be determined by

- roof design, colors, materials, finishes, scale and any other feature deemed significant by the Planning Director.
- b. Outdoor storage areas shall be located behind the front facade of the main building and shall be fully screened from view by structural means, vegetative means, or a combination of earthen berms and vegetation. Where screening is accomplished by structural means, such as fences or walls, the structure shall be compatible in design and color with the main building.
 - c. Outdoor garden supply areas shall be screened from view and shall be incorporated into the building architecture of the principal structure.
 - d. Site furnishings such as benches, bicycle racks, newspaper racks, trash receptacles, shopping cart corrals, and the like shall be compatible with the architectural design, colors, materials, and finishes of the principal structure. If located within a planned commercial development, site furnishings shall be consistent with a uniform program established for all properties within said development.
 - e. Miscellaneous structures such as coin-operated rides and other amusement devices shall only be permitted within the principal structure.
 - f. Permanent shopping cart storage shall be contained within the principal structure.
9. **Lighting.** Lighting fixture design, intensity, and placement are important components of an attractive urban environment as well as important to public safety. In order to enhance site aesthetics and minimize light pollution and visual distraction, yet maintain adequate public safety, project lighting shall comply with the requirements listed below:
- a. An exterior building and site lighting master plan detailing areas and structures requiring illumination, lighting fixture styles, light source and light levels shall be included as part of a project's site plan submittal.
 - b. Lighting of parking areas, access drives, and vehicular circulation areas shall be as follows:
 - (1) Poles and fixtures shall not exceed twenty feet (20') in height above grade.
 - (2) Poles and fixtures shall be decorative in appearance, in a style consistent with the architectural style of the principal structure, ideally reflecting a similar era or design theme. The standard "shoe-box" style light shall be the minimum acceptable. "Cobra-head" lights shall be prohibited. Lights mounted on wooden telephone poles shall also be prohibited.
 - (3) Lighting shall be of the metal halide type, incandescent, or City-approved equivalent.
 - (4) Light poles shall be located in landscaped strips, buffers or plant islands.
 - (5) Within primary travel lanes on a given property, the maximum light intensity of any fixture shall not exceed 250 watts or the minimum recommended safety standard for such areas, whichever is less.
 - (6) Within primary travel lanes, illumination from any light source shall not exceed 15 foot-candles. Within other areas on the property, illumination from any light source shall not exceed 7.5 foot-candles.
 - (7) Illumination from any light source onto adjacent properties shall not exceed 0.5 foot-candles, as measured at the property line.

- (8) Freestanding light fixtures within 100 feet of residentially zoned property shall be fitted with glare guards to conceal the light source from the residential property.
 - (9) Lights mounted on the underside of motor vehicle service station canopies shall meet the special requirements of §3-70.A.1, as well as the requirements of this Section.
 - c. Building illumination and architectural lighting shall be indirect and with no visible light source. Wall-mounted light fixtures shall be directional (oriented toward the building fascia and/or ground) and decorative in design to complement the architectural style of the building.
 - d. Ground level light fixtures shall be of the burial vault type or shall be fully screened by landscaping materials.
 - e. Decorative lights used for purposes other than illumination or temporary seasonal displays shall only be allowed as part of an approved site plan or landscape plan. Examples would include strings of lights used to enhance the appearance of outdoor seating areas, and not used to attract customers to the property.
10. **Utilities.** The location and aesthetic treatment of utilities is an important factor in creating an attractive urban environment. In order to enhance and maintain the image of quality in the urban environment, utility construction and placement shall comply with the following requirements:
- a. Water and sewer lift stations, pump houses, backflow preventors, and similar features shall be located, when possible, away from direct public view. Such structures within public view shall be fully screened by structural or vegetative means. Where screening is accomplished by structural means, such screening shall be compatible in design and color with the main building. Where screening is accomplished by vegetative means, the utility equipment shall also be camouflaged by painting it a brown or green earth-tone color. The height of any utility structure shall not exceed the required height dimension as per the City's Standard Construction Details.
 - b. Utility conduit and utility panels/boxes shall be painted to match the color of the building on which they are placed.

SECTION 3-69: ARCHITECTURAL STYLE

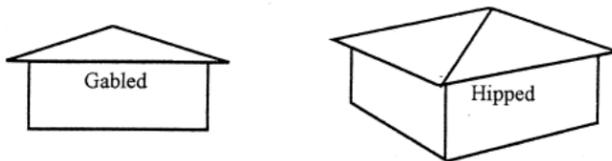
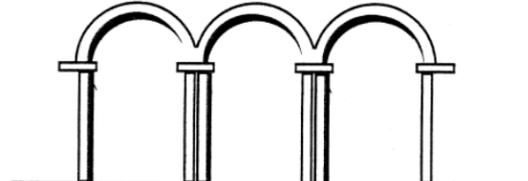
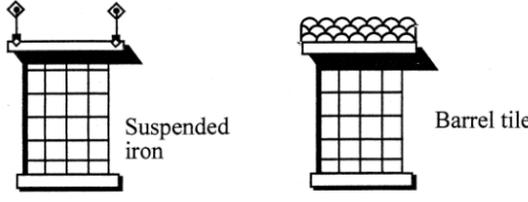
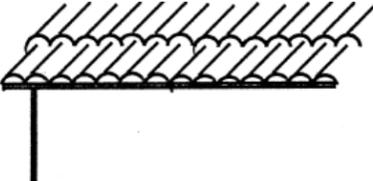
- A. The following shall not be considered recognized architectural styles:
1. Corporate signature or commercial prototype architecture, characterized by the use of corporate colors, shapes, and styling used to identify the owner or tenant of the building.
 2. Highway architecture as commonly described by architectural historians.
 3. Any architecture having a historical reference which is so unique and different from current design philosophy that such reference is inconsistent and incompatible with surrounding structures. Examples of such include igloos, teepees, medieval castles, caves and the like.
 4. Any kitsch architecture which does not resemble a typical structure, but resembles an exaggerated plant, animal, fish, edible food or other such item such as giant oranges, ice cream cones, dinosaurs and the like.
- B. The use of features deemed by this article to be "integral features of a recognized architectural style" shall have a rational and aesthetic relationship to the elevation of a structure, and be harmonious with the pattern, proportions and materials of surrounding structures.

C. Mediterranean architecture style: Mediterranean architecture style structures are typically multi-story and based on a rectangular floor plan, and feature massive, symmetrical primary façades. Mediterranean is characterized generally by stuccoed wall surfaces, flat or low-pitched terra cotta and tile roofs, arches, scrolled or tile-capped parapet walls and articulated door surrounds. Feature detailing is occasionally executed with keystones. Balconies and window grilles are common, and are generally made of wrought iron or wood. Ornamentation can be simple or dramatic, and may use various Mediterranean references. Classical, Spanish Renaissance, Spanish Colonial, and Beaux-Arts architecture details are often incorporated into the design, as are lush gardens. Below are the requirements of the Mediterranean architectural style.

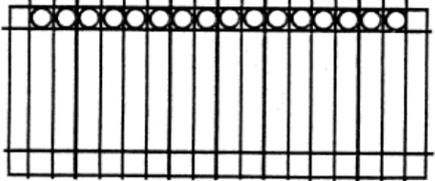
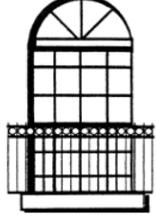
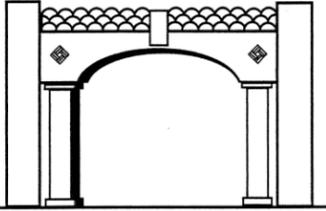
1. Mediterranean design guidelines: The following guidelines are required to be incorporated into the building design:

<p>a. Massing. Building mass may be symmetrical or asymmetrical.</p>	<p>e. Windows. Windows shall be arched, double-hung or casement, vertically proportioned, and may be placed singly or multiply in groupings. Windows shall be broken up into separate panes by fixed or false mullions on the exterior. Windows shall be recessed into the wall 2” to 3”, and framed by a large lintel and sill.</p>
<p>b. Exterior Siding Materials. Materials shall be primarily stucco (smooth, light, or medium texture). Stone, brick, split-faced concrete block, or coquina may be used as a secondary material, provided that such materials comprise no more than one third of any building elevation.</p>	<p>f. Colors. Siding colors shall be light earth tones. Trim colors may be light, medium, or dark earth tones. Roof colors shall be reddish-orange (terra cotta) or brown. Accent colors, particularly on decorative tile, shall be deep blue, red, orange, yellow, or green.</p>
<p>c. Doors/Entrance. Entrance shall have arched colonnades, arcades, or porches, with smooth or twisted columns. Doors may be arched or rectangular. If greater than fifty percent (50%) of the door is made of glass, the glass portion shall be broken up into separate panes by mullions. Opaque portions of the door shall use materials resembling wood and wrought iron.</p>	<p>g. Details. Required details shall include decorative wall tiles, especially on corners near the roof line and around the entrance; wrought iron fencing, gates and balcony railing, if applicable; and one of the following: round ornamental windows or small arched casement windows; ceramic or glazed tile paving at entrance; porch enclosure of wrought iron railing or turned masonry balustrade; or, artful application of multiple stucco textures and colors on siding.</p>
<p>d. Roof Design and Materials. Shall be gable or hip style with a low pitch (4:12 slope). Roof material shall be barrel tile made of clay, concrete or similar material having a natural appearance. Overhangs may be large or small. Large overhangs shall be accompanied by sizable wooden brackets, which may be structural in nature or purely decorative. Roofs with small overhangs shall be treated with a molded cornice.</p>	

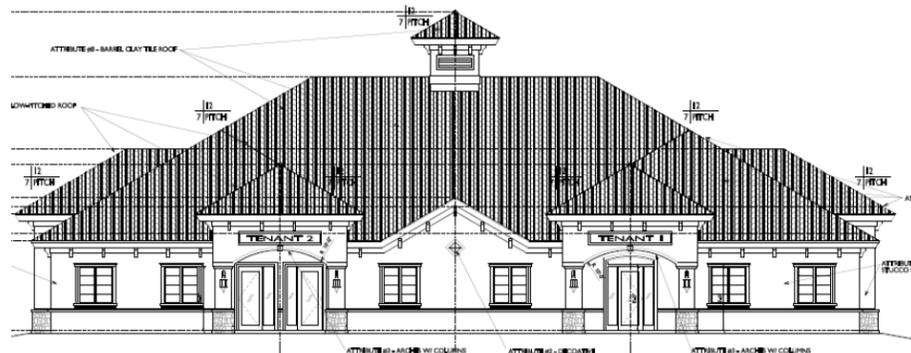
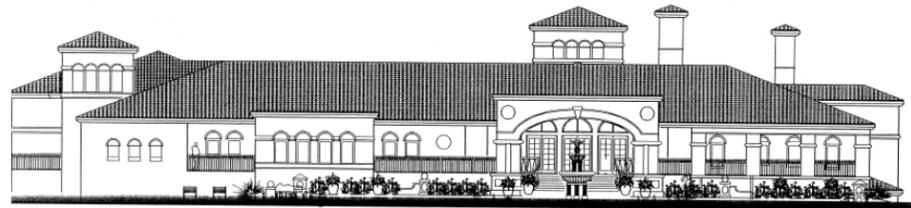
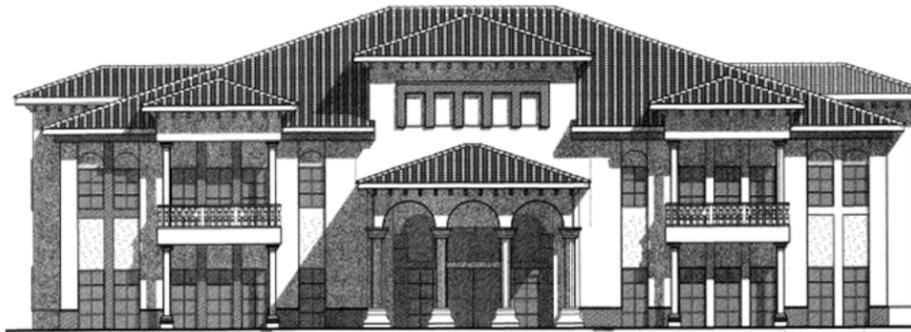
2. Required Attributes: All of the following attributes shall be required:

<p>a. Attribute #1: Low-pitched gable or hip roof</p>	<p>b. Attribute #2: Arches with columns</p>	<p>c. Attribute #3: Decorative awnings</p>	<p>d. Attribute #4: Barrel clay tile roof, reddish-brown color</p>
			

3. Optional Attributes: Three of the following attributes shall be required:

<p>a. Attribute #5: Decorative tile detailing on walls</p>	<p>b. Attribute #6: Black wrought iron railing</p>	<p>c. Attribute #7: Stucco surface on masonry walls – white, beige, terracotta</p>	<p>d. Attribute #8: Arched windows with balconies</p>	<p>e. Attribute #9: Arcades</p>	<p>f. Attribute #10: Ceramic tile paving</p>
					

4. Mediterranean architecture examples:

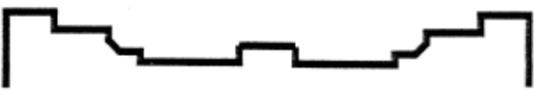
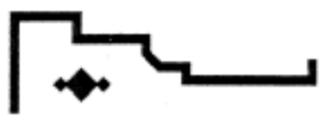
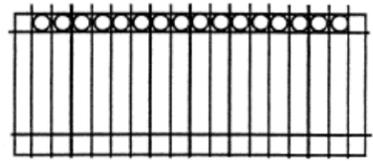


D. Spanish architecture style: Spanish style architecture is characterized by a combination of detail from several eras of Spanish Baroque, Spanish Colonial, Moorish Revival and Mexican Churrigueresque architecture, the style is marked by the prodigious use of smooth plaster (stucco wall and chimney finishes, low-pitched clay tile, shed, or flat roofs, and terracotta or cast concrete ornaments. Other characteristics typically include small porches or balconies, Roman or semi-circular arcades and fenestration, wood casement or tall, double-hung windows, canvas awnings, and decorative iron trim. Below are the requirements of the Spanish architectural style.

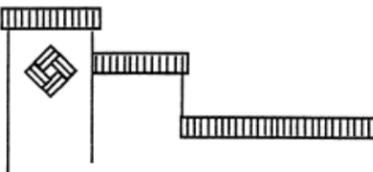
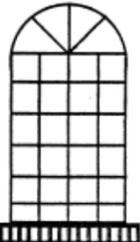
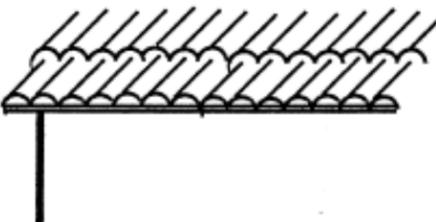
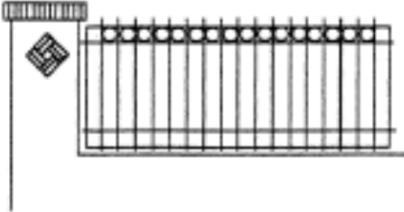
1. Spanish design guidelines: The following guidelines are required to be incorporated into the building design:

<p>a. Massing. Building mass shall be symmetrical.</p>	<p>e. Windows. Windows may be arched or rectangular in shape, and may be vertically proportioned or square. Windows without arches shall have decorative awnings of suspended wrought iron or sloped barrel tile. Windows shall be broken up into separate panes by fixed or false mullions on the exterior, and shall be recessed into the wall 2” to 3”.</p>
<p>b. Exterior Siding Materials. Materials shall be primarily stucco (medium to rough textures). Stone, brick, split-faced concrete block, or coquina may be used as a secondary material, provided that such materials comprise no more than one third of any building elevation.</p>	<p>f. Colors. Siding colors shall be light to medium earth-tones. Trim colors shall be dark earth-tones. Roof colors shall be reddish-orange (terra cotta) or brown. The door frame and any opaque portions of the door shall be painted or stained dark earth-tone colors to match the exterior trim color.</p>
<p>c. Doors/Entrance. Doors may be arched or rectangular. If greater than 50% of the door is made of glass, the glass portion shall be broken up into separate panes by mullions. Opaque portions of the door shall use materials resembling wood and wrought iron.</p>	<p>g. Details. Required details shall include decorative glazed or ceramic tile, especially on the parapet wall and around the entrance; wrought iron fencing, gates and balcony railing, if applicable; and one of the following: brick parapet wall detailing; brick window sills, or porch enclosure of masonry or wrought iron railing.</p>
<p>d. Roof Design and Materials. Shall be predominantly flat, although pitched elements may be utilized over central or corner massing. Pitched roof elements shall be hip style with a low pitch (4:12 slope). Material of pitched roof elements shall be barrel tile made of clay, concrete or similar material having a natural appearance. Pitched roof overhangs shall be supported by large wooden brackets, which may be structural in nature or purely decorative. Flat roof elements shall be defined by a distinctive parapet wall, incorporating both rounded and angular geometries.</p>	

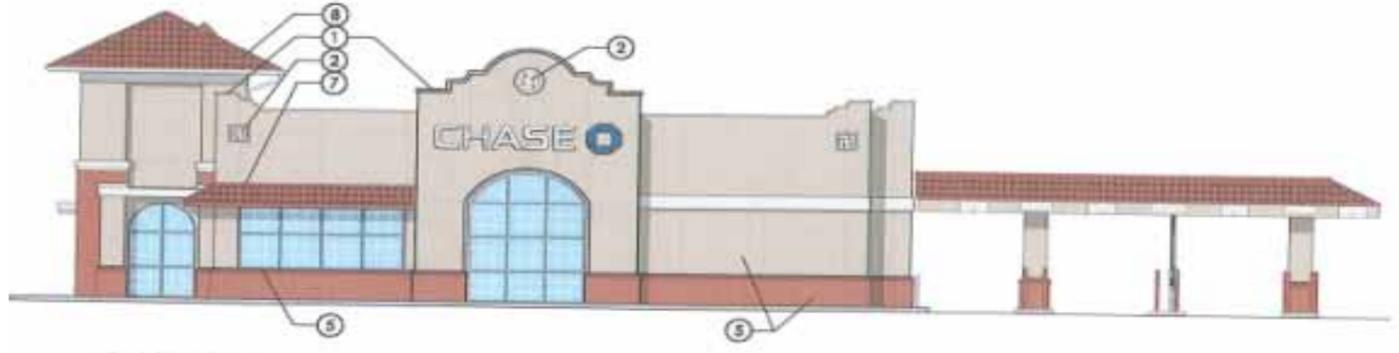
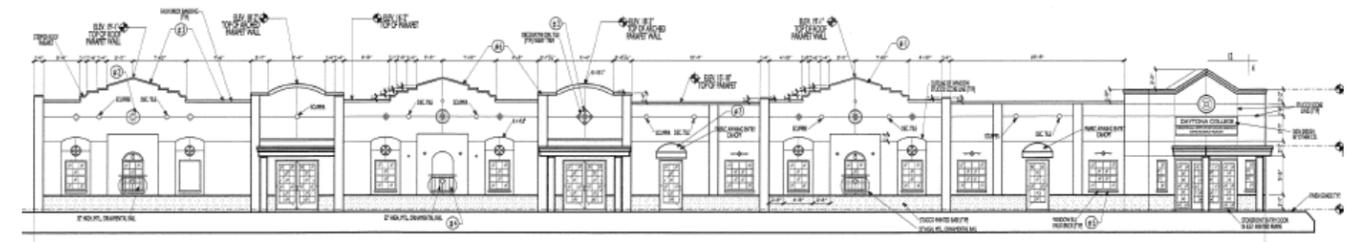
2. Required Attributes: All of the following attributes shall be required:

<p>a. Attribute #1: Distinctive geometric parapet wall</p>	<p>b. Attribute #2: Decorative tile detailing on parapet wall</p>	<p>c. Attribute #3: Wrought iron railing</p>	<p>d. Attribute #4: Decorative awnings</p>
			

3. Optional Attributes: Three of the following attributes shall be required:

<p>a. Attribute #5: Brick parapet detailing</p>	<p>b. Attribute #6: Brick sill</p>	<p>c. Attribute #7: Barrel Clay Tile Roof, reddish-orange color</p>	<p>d. Attribute #8: Brick, stucco and wrought Iron fence</p>	<p>e. Attribute #9: Brick and stucco construction</p>
				

4. Spanish architecture examples:

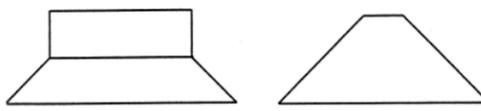
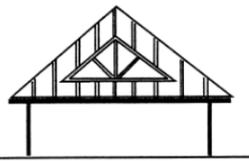
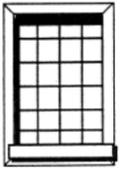


E. Florida Cracker architecture style: Florida Cracker architecture can be defined by two key elements: Ventilation and shade. Large openings and shallow building depths allow for cross ventilation, while the central stair often doubles as a ventilation shaft leading to a cupola to release warm air. Long roof overhangs and deep porches provide ample shade and also help to move water away from the foundations of the house during fierce downpours of rain. The Cracker home is rustic in nature. It typically incorporates simplified details and pure geometries. Below are the requirements of the Florida Cracker architectural style.

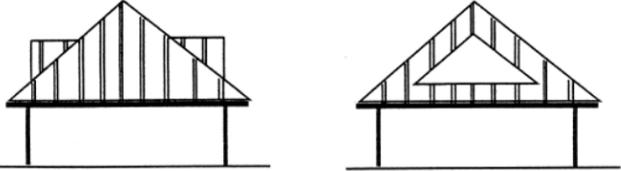
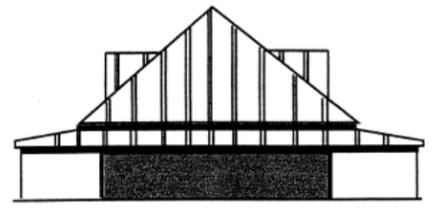
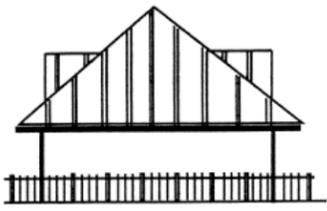
1. Florida Cracker design guidelines: The following guidelines are required to be incorporated into the building design:

<p>a. Massing. Building mass shall be symmetrical.</p>	<p>e. Exterior Siding Materials. Exterior building materials shall consist of or accurately resemble horizontal or vertical wood siding. Alternative exterior building materials shall include coquina stone, shell-based stucco, or brick, provided that such materials comprise no more than one-third of any building elevation visible from a public right-of-way.</p>
<p>b. Windows. Windows shall be double hung and vertically proportioned, with a minimum of 1½ feet of vertical height for every one foot of horizontal width. Secondary windows situated on the sides or rear of the building, in a clerestory with lower windows, in the gables or in dormers may be square. Windows shall be divided into panes with fixed or false mullions on the exterior. The use of closed shutters, three-sided fabric awnings, spandrel glass, or other appropriate vernacular architectural features shall be permitted to achieve the vertical look. Windows shall have wooden vertical wooden board or louvered shutters, which shall be appropriately scaled to the window so as to appear operable. Windows shall be framed with wood.</p>	<p>f. Colors. Exterior building materials shall be painted a pastel color. Where two or more exterior building materials are utilized, each shall be painted a different, yet complimentary, pastel color. Where building materials are used as a building base course, the materials shall be painted a dark color which may include the use of earth tones. Trim color shall be white. Doors, garage doors, windows and shutters shall be painted a non-white color that is different from the exterior building materials. No two buildings that share the same property line shall be permitted to have exterior building materials painted the same color.</p>
<p>c. Doors/Entrance. Entrances shall feature ground floor covered porches, supported by wooden posts. Doors shall be framed with wood.</p>	<p>g. Details. Required details shall include two of the following: porch balustrade of wooden spindles or boards; wrap-around porch (two sides, minimum); fish-scale wooden siding, particularly on roof gables; artistic shutter design featuring stencils, cutouts and the like; roof-top dormers; and roof with louvered “clipped gables”.</p>
<p>d. Roof Design and Materials. Roof style shall be primarily hip or gable, with a minimum slope of 8:12, although porch roofs may have a low slope of 4:12 or 6:12. All roofs shall be required to display exposed functional or non-functional rafters with an overhang. Where flat roof elements are integrated into predominantly sloping roof structures, the top shall be finished with a decorative railing. Where hip roofs are utilized, a cupola shall be provided. All roof materials shall be made of metal shingles, corrugated metal sheet, V-crimp metal sheet or standing seam metal sheet. Metal roofs shall not be painted and the color shall be steel, tin or gray.</p>	

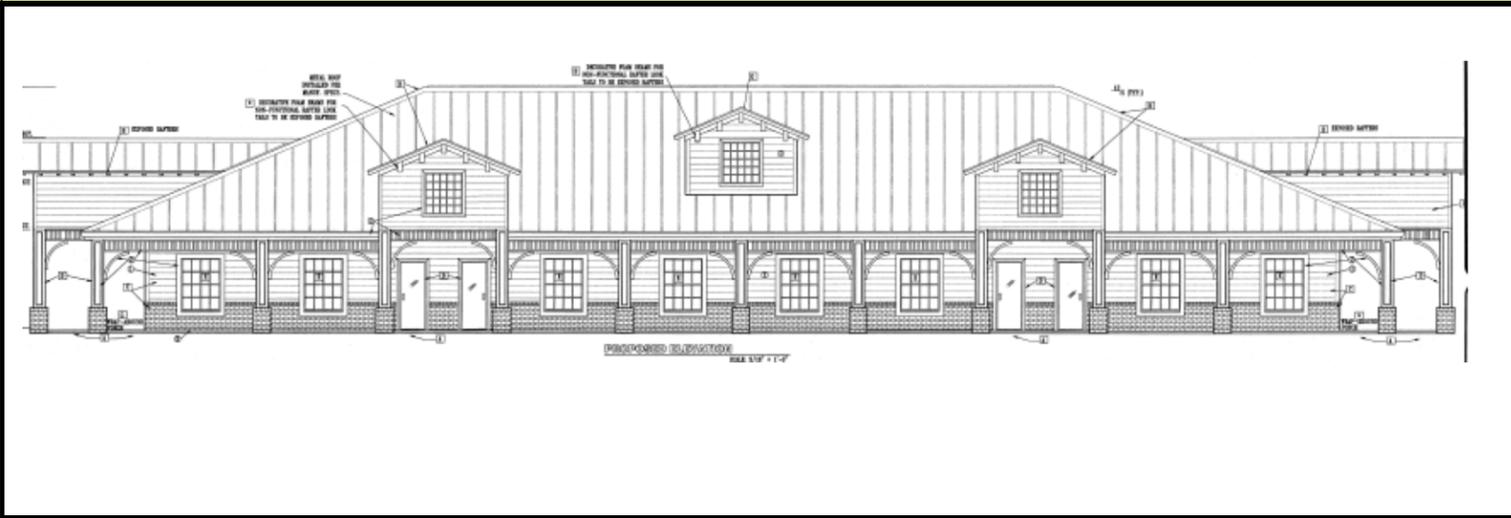
2. Required Attributes: All of the following attributes shall be required:

<p>a. Attribute #1: Metal roofing materials</p>	<p>b. Attribute #2: Pastel colors: pink, white, yellow, gray and blue</p>	<p>c. Attribute #3: Steep pitched, gable and hipped roofs</p>	<p>d. Attribute #4: Exposed truss work</p>	<p>e. Attribute #5: Simple wood trim</p>
				

3. Optional Attributes: Three of the following attributes shall be required:

<p>a. Attribute #6: Dormer windows</p>	<p>b. Attribute #7: Wood frame construction</p>	<p>c. Attribute #8: Low pitched roof porches</p>	<p>d. Attribute #9: Simple wood railings</p>
			

4. Florida Cracker architecture examples:

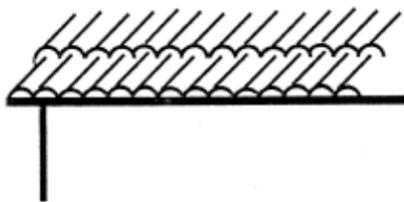
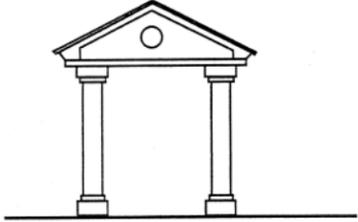
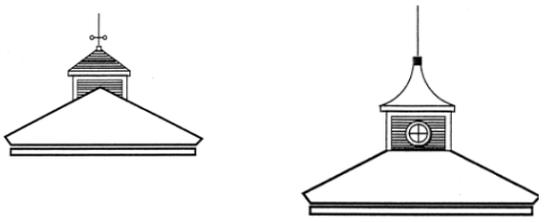


F. Bermuda architecture style: Bermuda style architecture, also known as British Colonial architecture, was inspired by the traditions of the English colonists’ architectural heritage. It was often adjusted to the character of the local building materials. Ornamental details were kept to a minimum with West Indian influences that include long cool verandas and small porches with upper balconies. Bermuda style is characterized by steeply pitched roofs of flat cement tiles replacing the traditional limestone slates. Other features include pediment, dormers, quoins and hip roofs. Architectural details include arched openings over entry doors and garden gateways. Window openings however are rectangular with roof slates cut 1” by 10” by 14” and were laid horizontally in parallel rows along wooden laths, cemented down and white-washed upon completion. Wood shutters adorned windows and a steeply pitched roof of 6:12 or a 45 degree slope were typical. Below are the requirements of the Bermuda architectural style.

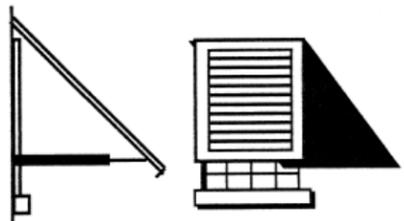
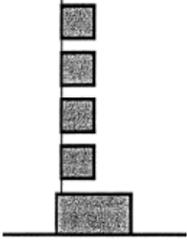
1. Bermuda design guidelines: The following guidelines are required to be incorporated into the building design:

<p>a. Massing. Building mass shall be symmetrical.</p>	<p>e. Windows. Windows shall be vertically proportioned or square, and double-hung or casement. Windows shall be broken up into separate panes by fixed or false mullions on the exterior. Windows shall have louvered shutters, which shall be appropriately scaled to the window so as to appear operable. Windows shall be framed with wood or stucco, and shall have lintels and sills.</p>
<p>b. Exterior Siding Materials. Materials shall include coquina, smooth or light-textured stucco, shell-based stucco, brick, split-faced concrete block, and/or brick. Buildings with primarily stucco siding shall have a base course of coquina, brick, or split-faced concrete block.</p>	<p>f. Colors. Facade colors shall be pastels, off-white, or light gray. Trim colors shall be white, off-white, or light gray. Tile roofs shall be colored white, off-white, light gray, medium blue gray, or medium green gray. Metal roofs, whether sheet or shingle, shall not be painted and the color shall be steel, tin or gray.</p>
<p>c. Doors/Entrance. Entrances shall be covered by gabled pediments, framed by round smooth or fluted columns.</p>	<p>g. Details. Required details shall include circular louvers on gables and pediments; colonial-style cupolas with lightning rods; and one of the following: quoins; Bahaman-style shutters; porch enclosure of turned masonry balustrade; or significant three-dimensional relief and ornamentation on roof cornice, window frames, and door frames.</p>
<p>d. Roof Design and Materials. Shall be hip style, moderately pitched (4:12 to 8:12 slope). Roof material shall be either clay, slate, or concrete barrel tile or flat tile; metal shingles; or metal sheet (corrugated, V-crimp, or standing seam). Tile roofs shall have small overhangs, and shall be treated with a molded cornice. Metal roofs shall be required to display exposed functional or non-functional rafters supporting a deep overhang.</p>	

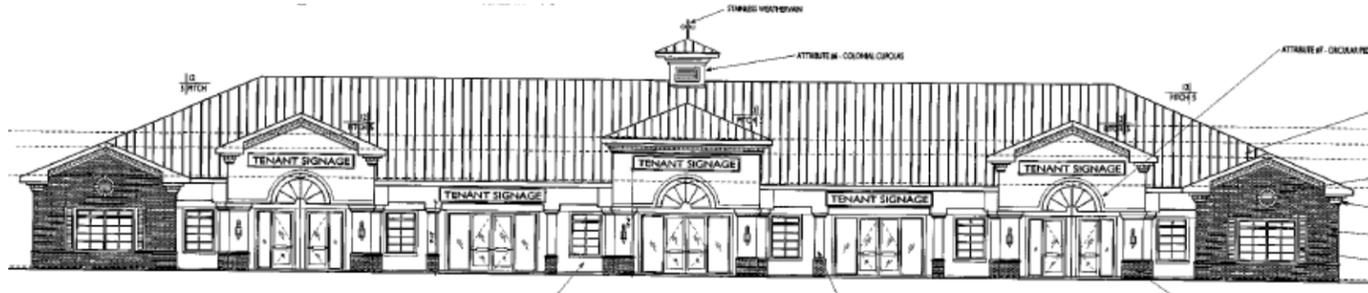
2. Required Attributes: All of the following attributes shall be required:

<p>a. Attribute #1: Moderately sloped roofs</p>	<p>b. Attribute #2: Pastel colors: pine, white, yellow, grey and blue</p>	<p>c. Attribute #3: Colonial columns</p>	<p>d. Attribute #4: Colonial Cupolas</p>
			

3. Optional Attributes: Three of the following attributes shall be required:

<p>a. Attribute #5: Bahama shutters</p>	<p>c. Attribute #6: Circular pediment details</p>	<p>d. Attribute #7: Quion details on the corners of the buildings</p>	<p>f. Attribute #8: Colonial detailing</p>
			

4. Bermuda architecture examples:



G. Neo-Eclectic Architectural Style: Neo-eclectic architecture combines a wide array of decorative techniques taken from an assortment of different periods of architectural styles. Neo-eclectic buildings combine an array of different historical styles in a single building. Thus a structure so designed may have Cape Cod, Mission Revival, Tudor Revival, or Châteauxque and French Provincial elements all at the same time. In neo-eclectic architecture the revival elements are almost always decorative consisting of surface elements such as claddings and windows. The basic construction of neo-eclectic structures is unchanged from previous architectural styles. An important development leading to the modern neo-eclectic style is the popularity of EIFS, a form of external insulation that is easy to apply and can be colored and shaped to appear like an array of different materials such as stucco and stone. Recognition of this architectural style is recognition of post modern architecture which permits the designer to combine modern building techniques with older architectural styles.

1. General design guidelines: The following guidelines are required to be incorporated into the building design:

a. Massing. Building placement and orientation is designed to reinforce the connection to primary and secondary streets. For buildings less than 15,000 square feet, massing elements in façade shall be every 25 feet of building length. For buildings larger than 15,000 square, the façade shall be broken up with massing techniques for every 40 feet. The goal of massing techniques is for larger buildings width to at least appear like smaller developments. The Planning Director may modify the massing techniques if the architect can demonstrate that they impact the interior layout/programming of the building. Below is a list of massing techniques, however, other improvements can be used to achieve the goal of braking up building facades:

- balconies
- cupolas
- arcades
- verandas
- overhangs
- pavilions
- building wall offsets
- towers
- porticos
- Colonnades
- variations in roof height
- projections and recessed sections

e. Windows. Windows (real or false) shall be placed along at least fifty percent (50%) of any facade that is visible from a public right-of-way. Windows shall be recessed or shall project at least one-half inch (1/2”) and shall include prominent sills, shutters, stucco relief or other such forms of framing. Windows of highly reflective glass shall not be used as an exterior finish on any building or structure. Tinted glass may be used in order to encourage energy efficiency.

b. Exterior Siding Materials. Exterior building materials contribute significantly to the visual impact of a building on a community, which in turn, individually and collectively reflect upon the visual character and quality of that community. In order to project an image of high-quality city aesthetics, building materials shall conform to the following requirements: Examples of acceptable materials include:

- stucco
- split face concrete
- brick
- wood siding
- stone
- Materials as part of an overall architectural style

Synthetic materials, such as premium-grade vinyl, aluminum, and cellulose fiber-reinforced cement building boards, shall also be permitted, provided that such materials are visually indistinguishable from natural materials. Building materials shall be consistent around the entire building. Exceptions to this provision may be made for portions of a structure that are not exposed to the general public.

Examples of unacceptable materials include:

- plastic siding
- textured plywood
- unfinished concrete block
- metal panels, except in the I-1 & I-2 zoning district
- cedar shakes

f. Colors. Colors of all building surfaces shall comply with the following requirements:

1. Colors shall be earth-tones and pastels. The selection of earth-tones shall be in accordance with the definition provided in this code. The selection of pastels shall be limited to those colors having a minimum white content of 90 percent (measured by spectrum, not volume). The requirement for earth-tones and pastels shall not apply to colors commonly found in natural materials such as brick or stone, unless such material has been artificially colored in a manner which would be contrary to the intent of these regulations.
2. Other colors, including pure white but excluding fluorescents, shall only be permitted as accent colors, not to exceed twenty percent (20%) of the surface area of any one elevation.
3. Building colors shall be consistent around the entire building. Exceptions to this provision may be made for portions of a structure that are not exposed to the general public.

Doors/Entrance. Doors and entryways shall be designed to provide visual focal points as well as cover from the sun and adverse weather conditions. Facades that front onto public roads shall contain functional windows and doors. The pattern of placement, proportions and materials of doors shall be harmonious with surrounding structures. Entryways shall be designed in accordance with the techniques listed below:

1. Entryways shall be differentiated from the remainder of the facade through the use of color, change in materials, application of architectural features (arches, awnings, columns, porticos, colonnades, etc.), setbacks, offsets, level changes and the like.
- c. 2. Entryway design shall incorporate hardscape features such as low walls, decorative paving, water features and the like.
3. Entryway design shall incorporate landscaping, landscape planters or wing walls with landscaped areas.
4. Entryway areas shall provide structural or vegetative shading features and benches or other seating components.
5. The ground floor of the primary façade shall be 50% fenestration at the pedestrian level.

Details. Buildings shall be designed to enhance the attractiveness of the city's streetscape. Buildings shall, through use of architectural details and scale, have architectural features and patterns that provide visual interest from the perspective of the pedestrian.

1. Building facades shall, on all sides that are or will be exposed to the general public, include a repeating pattern that shall consist of a minimum of three of the elements listed below
 - Color change
 - Texture change
 - Material change
- g. • Architectural banding (e.g. storefront cornice, string course, corbelling, etc.)
- Expression of architectural or structural bays, such as a reveal, an offset, or a projecting rib, through a change in plane of no less than twelve inches (12”) in width
- Building setbacks or projections, a minimum of three feet in width, on upper level(s)
2. Blank wall areas shall not exceed ten feet in vertical direction nor 20 feet in horizontal direction of any building facade.

Roof Design and Materials. Roofs are an integral part of building design and, as such, shall be designed and constructed to add interest to and reduce the “box-like” massing of buildings. Roof features shall be in scale with the building mass and shall complement the character of adjoining structures, developments and neighborhoods. Roofs shall be constructed of durable, high quality materials in order to enhance the appearance and attractiveness of the community. Roofs shall incorporate the design elements and materials listed below:

1. Flat roofing systems shall only be permitted for the entire building if the design is determined to be an integral feature of a recognized architectural style, such as “Spanish Eclectic.” Otherwise, flat roofing systems shall only be permitted on portions of a building which are screened by roof-like appurtenances such as false roofs, parapets and other similar features. All such appurtenances shall be decorative in appearance. Where approved, parapets shall be topped with a decorative cornice with significant vertical relief.
2. The roof edge, where visible from any public right-of-way, shall have, at a minimum of two locations, a vertical change from the dominant roofline, such as a gable. Such change shall be a minimum of three feet in height.
3. Roofs, whether pitched or flat as permitted herein, shall have a minimum of one plane change from the dominant roofline per primary facade. The intent of this provision is for each primary facade to have two distinct rooflines – the dominant roofline plus variation from that roofline. Buildings constructed on corner lots shall be considered to have two primary facades, one on each side facing the adjacent road. Buildings located within designated Greenbelt Overlay Districts shall have a minimum of two plane changes per primary facade (e.g., [3] three distinct rooflines).
4. All visible roof materials shall consist of either concrete, slate, terra cotta (clay), metal, fiberglass, or asphalt shingles (laminated, 25-year architectural grade or better) or similar material having a natural appearance.
- d. 5. Roof structures, including fascia, shall not be exaggerated beyond the proportions inherent to the building’s architectural style.

2. Neo-Eclectic architecture examples:



FRONT ELEVATION SCALE: 1" = 16'-0" SOUTH FACADE



SECTION 3-70: SPECIAL STRUCTURE PROVISIONS

A. Certain structures require special design considerations to integrate them properly into the community's architectural fabric. Such structures include motor vehicle service station pump island canopies, service bays for car washes and motor vehicle service stations, power supply facilities, and drive through aisles. Also warranting special consideration are multi-family residential buildings, shopping centers/office complexes, and "big-box" structures larger than 10,000 square feet in size. Such facilities shall comply with the requirements below.

1. **Motor Vehicle Service Station Canopies.** Canopies are considered to be accessory structures. It is the intent of this subsection to ensure that canopies associated with convenience stores, motor vehicle service stations, etc. are designed such that they do not visually dominate the site, as compared to the size of the principal structure. Such canopies shall meet the following design criteria:
 - a. Architectural design shall be consistent with the principal structure in terms of style, roofline, colors, materials, and finishes.
 - b. Decorative rooftop design embellishments shall be provided, such as dormers, cupolas, clerestory windows, and weathervanes, as consistent with the architectural style of the principal structure.
 - c. The columns must be of sufficient width so as to appear "structural" in proportion to the canopy, as consistent with the architectural style of the principal structure.
 - d. Bollards must be painted to match or be compatible with the color of the canopy and principal structure. If it is necessary that the bollards be painted a different color from that used for the building and canopy for the purposes of safety and visibility, then the color white shall be an acceptable alternative.
 - e. Signage on the pump island canopy shall be prohibited, including striping with corporate brand colors. In addition, panels removed from signs on existing canopies shall not be replaced.
 - f. Under-canopy light fixtures shall be recessed so as to minimize off-site glare and light intrusion. No part of the light fixtures, including bulb or glass, shall project downward beyond the bottom of the canopy so as to be visible from the adjacent public right-of-way.
 - g. The maximum clearance between the pavement and the canopy ceiling shall be 14.5 feet.
 - h. The maximum height of the canopy shall be no greater than that of the principal structure.
 - i. The maximum total canopy area shall not be more than twenty-five percent (25%) greater than that of the principal structure.
2. **Open Bays or Service Areas.** Structures that feature open bays or service areas, such as car washes, motor vehicle service stations, and office/warehouses, shall be oriented on a site in such a fashion that the open bays do not face the primary public road on which the structures are located. Facility site design shall also utilize landscaping to help screen open bays from public rights-of-way. Service areas not enclosed in a building shall be screened through similar means.

3. **Multi-Family Structures.** Multi-family developments shall comply with the following:
 - a. Outdoor patio areas of individual living units and community facilities shall be designed to provide maximum visual privacy. Such areas shall be enclosed with screen, or screened by opaque fence or walls or with landscaping and/or berms with landscaping.
 - b. Full architectural treatment shall be required on all sides of any multi-family structure. Such treatment shall include, but not be limited to, building finishes, roof design and materials, window and door styles, architectural details and colors.
 - c. The maximum length of any multi-family structure shall be one hundred sixty feet (160'). The Planning Director shall have the authority to approve structures which exceed this length if they are designed to incorporate additional mitigating features to break up the mass of the building, over and above the minimum standards of this article. Such mitigating features, for example, may include additional offsets or projections, roof plane changes, etc.
4. **“Big-box” Structures.** Structures over 40,000 square feet in size, regardless of the number of tenants or users, shall contribute to the enhancement of the community and public space. Because of their large size, it is important that big-box structures be designed to maintain a pedestrian scale. Such developments shall meet the following design criteria:
 - a. Building mass shall vary by height and width so that it appears to be divided into distinct massing elements, as follows:
 - (1) Buildings shall have a minimum of one (1) offset (projection or recess) per facade length that is clearly visible from areas within the property accessible by the public, from adjacent properties, and from public rights-of-way.
 - (2) The average length between offsets shall be seventy-five feet (75'), or one hundred feet (100') along arcaded facades.
 - (3) Offsets shall have a minimum depth of five percent of the facade length. For example, a structure that is one hundred feet (100') long shall have offsets that are a minimum of five feet (5') in depth.
 - (4) Pilasters, columns, and enclosed downspouts shall not be considered offsets for the purposes of this subsection unless they meet the minimum depth requirement of § 3-70.A.4(a)(2) above.
 - b. All customer entrances shall have awnings, porches, or arcades to protect customers entering and exiting the building from inclement weather. Multi-tenant buildings or buildings with more than one entrance shall have a continuous arcade or colonnade connecting each entrance. The arcade shall be functional, without interruptions, and shall have a minimum depth of ten feet.
 - c. Exterior features shall be used which create the impression of a pedestrian-friendly streetscape. Such features shall serve to keep the focus of the pedestrian more or less at eye level by creating a human-scale visual frame. This shall be accomplished by visually separating the ground floor/story from the upper portions of the building, regardless of the actual number of floors/stories. Such features may include a combination of either awnings, colonnades or arcades, and a change in material, color, and/or window placement between the ground floor and upper floors, separated by a cornice of “significant” three- (3-) dimensional relief.

- d. All facades which are clearly visible from areas within the property accessible by the public, from adjacent properties, and from public rights-of-way shall appear to have pitched roof elements. Pitched roof elements shall have a minimum depth of ten percent (10%) of the building depth.
- e. The development shall provide at least two community amenities such as a patio/seating area, water feature, clock tower, or pedestrian plaza with benches. Such amenities shall be located adjacent to the principal structure. The Planning Director shall have the authority to approve alternate locations of the community amenities through the development review process if the alternate locations would be of greater benefit to the public.
- f. Sidewalks shall be provided adjacent to the building along any facade with a customer entrance or abutting a parking area. The purpose of these sidewalks shall be to physically separate the parking area(s) from the building, and to provide safe pedestrian access from the parking area(s) to the building. Such sidewalks shall be located at least five feet from the facade of the building to provide planting beds for foundation landscape materials.
- g. Pedestrian walkways and crosswalks shall be distinguished from driving surfaces through the use of special pavers, bricks, stamped bomanite, or scored concrete to enhance pedestrian safety and the attractiveness of the walkways.
- h. The number of parking spaces shall not exceed the *minimum* number required in Chapter 3, Article III of this code.
- i. No more than fifty percent of the off-street parking area shall be located between the front facade of the principal building and the abutting streets. Where site constraints or other factors would prevent this requirement from being met, the Planning Director shall have the authority to allow this proportion to be increased to be seventy-five percent (75%).

SECTION 3-71: INDUSTRIAL DISTRICT EXEMPTIONS AND STANDARDS

- A. **Industrial Zoning Districts.** Structures located in the I-1 or I-2 zoning districts shall not be required to comply with this Article of this chapter unless the parcel upon which the structure is to be constructed is visible from or fronts on any arterial or collector roadway, as determined by the future functional classification in the comprehensive plan. In such case, only the sides visible from the right-of-way shall be required to comply fully with this chapter. Additional regulations pertaining to buildings within the I-1 or I-2 zoning districts shall be as follows:
1. Exposed metal surfaces shall be permitted on 100 percent of the rear and side elevations, and up to twenty-five percent (25%) of the front elevation.
 2. Chain-link fences and straight plain stockade-style fences shall be permitted on properties which do not front on an arterial or major collector roadway. An exemption may be made from the arterial/collector road frontage requirement where existing vegetation or proposed landscaping will effectively screen the fence from view. Where chain-link fencing is required or approved, such fencing shall be vinyl-coated, colored black. Posts and rails shall also be black.

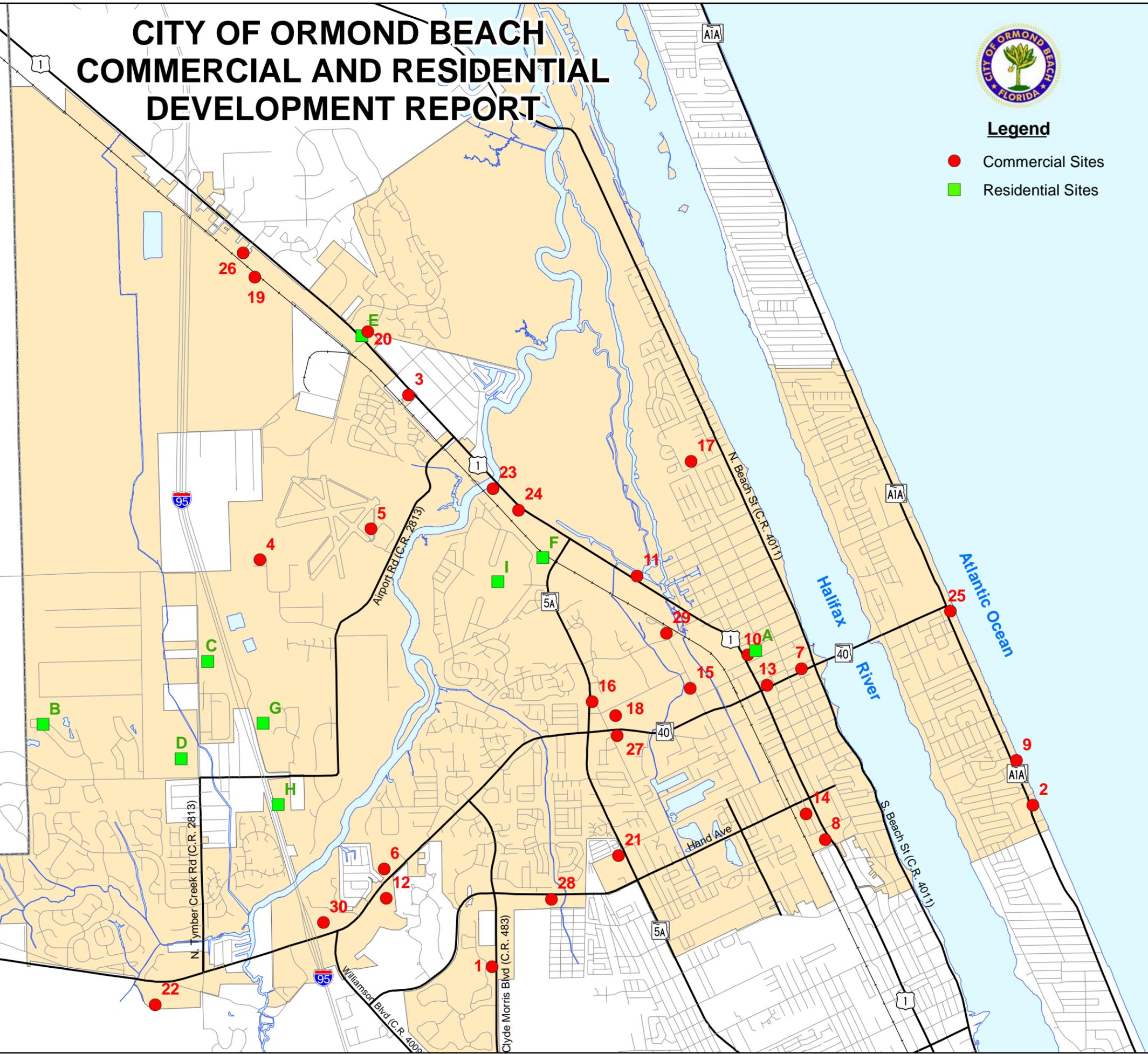
CITY OF ORMOND BEACH COMMERCIAL AND RESIDENTIAL DEVELOPMENT REPORT



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	Ormond Grande
F	Ormond Station
G	Pineland
H	River Oaks
I	Tomoka Golf Village
COMMERICAL PROJECTS	
1	400 Clyde Morris Boulevard
2	Andy Romano Oceanfront Park
3	American Legion - Post 267
4	Atlantic Central Enterprises
5	Betr Hangars at OB Airport
6	Brown/Thompson Commerical
7	Caffeine
8	Capital Telecom
9	Cardinal Drive Lifeguard Station
10	Courtyard PBD
11	Dodson Creek Offices
12	Lowe's
13	Maria Bonita
14	McNamara Warehouse
15	North Orchard Center
16	Nova Bank
17	Ormond Beach Middle School
18	Olive Grove (Lot 1)
19	Ormond Crossings PMUD
20	Ormond Grande
21	Prince of Peace - Social Service
22	Riverbend Church Expansion
23	River Grille
24	Root Commerce Park
25	Royal Floridian Beach Walkover
26	Stor-It
27	T-Mobile Tower
28	Tomoka Christian Church
29	Wastewater Treament Expansion
30	Wal-Mart Parking Modifications



1 0.5 0 1 Miles

City of Ormond Beach Commercial Development Report -April 5, 2012

#	Project	Description	Applica-tion Date	1st Review	2nd Review	3rd Review	4th Review	5th Review	Advisory Board	City Commis-sion	Final Approval	DO Expiration	LDC Extension Expiration	2009 SB Expiration	SB 2156 Expiration	HB 7207 Expiration	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 BOULVERARD 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				NA	NA	06.19.08	06.19.10	06.19.11	06.19.13	NA	06.14.15	Not Applied						E = Harpster Engineering O = Ormond Medical Arts ARC = BPF Design
2	ANDY ROMANO OCEANFRONT PARK 839 South Atlantic Avenue 12-01	Construct public oceanfront park including parking, stormwater, recreational amenities, and landscaping.	10.04.11	10.18.11	01.24.12				11.10.11 Approved	02.07.12 & 02.21.12	03.21.12												E = Zev Cohen and Associates, Inc. O = City of Ormond Beach ARC = DJ Designs, Inc.
3	AMERICAN LEGION - POST 267 1142 North US Highway 1 11-105	Redevelop existing building into an American Legion, including building and site improvements	08.23.11	09.06.11	11.01.11	03.13.12					04.05.12												O = American Legion, Post 267 E = Daniel Johns, P.E. ARC = Stan Holle
4	ATLANTIC CENTRAL ENTERPRISES 14 West Tower Circle 08-2500008	New 26,500 +/- SF Industrial Warehouse/Office	04.08.08	04.22.08	06.10.08				NA	NA	07.03.08	07.03.10	None	07.03.12	NA	07.03.14	Not Applied						O = Atlantic Central Enterprises A = Steve Traulson E = W.A. Cross Engineering, Inc
5	BETNR HANGERS @ OB AIRPORT 85 Hanger Way 10-0000036	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				NA	NA	03.22.10	03.22.12				03.22.14	Not Applied						E = McKim & Creed A = BETNR ARC = BPF Design
6	BROWN/THOMPSON COMMERCIAL 1287 West Granada Boulevard 08-2500037	2 Buildings = 18,992 Square Feet	12.01.08	12.16.08	01.04.11	06.07.11			Approved 07.14.11	Approved 09.06.2011 - Ord 11-31													E = Danny Johns O = Brown/Thompson ARC = Robert Hall
7	CAFFEINE 45-49 West Granada Boulevard 12-71	Special Exception for live outdoor music with Caffeine restaurant. No expansion of square footage.	03.07.12						04.12.12	05.15.12													E = AllPro Consulting Group O = Ormond Beach LLC, PTA - SI 908 APP = Capital Telecom
8	CAPITAL TELECOM 610 South Yonge Street 12-69	Construct a 150 foot camouflaged telecommunications tower.	02.29.12	03.20.12																			E = AllPro Consulting Group O = Ormond Beach LLC, PTA - SI 908 APP = Capital Telecom
9	CARDINAL DRIVE LIFEGUARD STATION 301 Cardinal Drive 11-23	Demolish existing structure and build new lifeguard station with public restrooms and expand parking.	02.22.11	03.08.11	05.25.11				NA	NA	06.27.11	06.27.13					Not Applied						E = Alann Engineering Group O = County of Volusia ARC = DJ Designs, Inc.
10	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			04.09.09 PB	06.02 CC Ord 09-17	06.12.09	Site plan vested w/ Phase 1	Not Applied	NA	NA	PBD/PRD, ph.2 06.02.14	Not Applied						E = Daniel Johns, P.E. O = Ormond Central Market Place ARC = Richard Brookfield
11	DODSON CREEK OFFICES 823 North US Highway 1 11-101	Modification to site plan for project under construction	08.09.11	08.23.11	10.11.11						10.25.11										80%		O = L-J Building Enterprises, Inc. E = Anderson-Dixon, LLC
12	LOWE'S 1340 West Granada Boulevard 12-72	Application for Special Exception to allow outdoor activity. No expansion of building.	03.14.12						04.12.12	05.15.12													
13	MARIA BONITA 195 West Granada Boulevard 08-1900005	Expansion of restaurant to 177 +/- seats and site improvements	09.08.09	09.22.09	01.05.10	01.05.10			App. 6-0; 01.14.10	Ord.10-22 02.16.10	11.11.10	11.11.12	Under Const.	Under Const.		Issued	\$193,000 for site work - \$175,000 for building	01.19.11	01.19.11	97%		E = Alann Engineering Group O = Taxco ARC = BPF Design	
14	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

* 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 -April 5, 2012

#	Project	Description	Applica-tion Date	1st Review	2nd Review	3rd Review	4th Review	5th Review	Advisory Board	City Commis-sion	Final Approval	DO Expiration	LDC Extension Expiration	2009 SB Expiration	SB 2156 Expiration	HB 7207 Expiration	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	NORTH ORCHARD CENTER 150 North Orchard Street 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		PB 01.10.08 APP (6-0)	CC 03.04.08 Ord 08-09	04.08.08	04.08.10	04.07.11	04.07.13		Site plan 04.07.13 PBD 03.04.15	Not Applied							E = Alann Engineering Group O = Brian Share
16	NOVA BANK 115 North Nova Road 07-1200	1,800 SF Bank	08.29.07	09.12.07	10.24.07	12.05.07			NA	NA	01.08.08	01.09.10	01.09.11	01.09.12		01.19.14	Not Applied		X					E = Alann Engineering Group O = Paul F. Holub, Jr. ARC = BPF Design
17	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					NA	NA	no objection letter													E = Kilma Weeks O = Volusia County School Board
18	OLIVE GROVE (LOT 1) 765 W. Granada Boulevard 10-125	Housing complete; commercial lot vacant	07.06.10	07.14.10					08.12.10 Approved	Approved 09.21.10 Ord 10-44	10.14.10													E = Alann Engineering Group O = Beneficial Communities ARC = Forum Architects
19	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	11.28.11																			O = Tomoka Holdings LLC A = Tomoka Holdings LLC
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				Not required	Not Required	01.12.10	01.12.12	None	NA	NA	01.12.14	Not Applied							E = Parker Mynchenberg & Assoc O/A = Ormond Grande LLC
21	PRINCE OF PEACE - SOCIAL SERVICE 600 South Nova Road 10-00000007	12,160 square foot new building for Church thrift shop, meeting area, offices, and food pantry	11.03.09	11.17.09 (concept)	12.29.09				04.08.10	05.18.10														E - Alann Engineering O = Prince of Peace ARC = DJ Designs
22	RIVERBEND CHURCH EXPANSION 2080 West Granada Boulevard 09-25000008	Site improvements and utility connect in association with expansion in Daytona Beach	09.08.09	09.22.09	01.18.11				NA	NA	07.13.11	07.13.11												E = Mark Dowst & Associates O = Riverbend Church
23	RIVER GRILLE 950 North Highway US 1 12-02	Addition of site amenities including outdoor fire place, tiki hut seating, and decking	10.11.11	10.26.11							11.07.11	11.07.13					Issued 2.20.12	\$20,000	X	NA	20%			E = Mark Dowst & Associates O = Tomoka Rivergrille of Ormond Beach LLC
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		PB 11.09.06 A (5-0)	02.20.07- CC Ord 07-07	06.27.08	06.27.10	06.06.11	06.06.13	NA	Zoning 02.20.15 Site Plan 06.06.15	Not Applied							E = Parker Mynchenberg & Associates ARC = BPF Design A = Root Chapman
25	ROYAL FLORIDIAN BEACH WALKOVER 51 South Atlantic Avenue 12-61	Install beach walk-over for north building.	02.07.12	02.20.12	03.01.12						03.12.12													E = Daniel Johns, P.E. O = Royal Floridian
26	STOR-IT 99 Portland Avenue 11-09	Construction of vehicle storage facility with 87 bays and associated site improvements.	12.07.10	12.21.10	11.15.11				12.08.11	04.03.12 &04.17.12														E = Zev Cohen & Associates O = Vanacore Commercial Property
27	T-MOBILE TOWER 1 South Old Kings Road 10-000096	Construct a 140 foot camouflaged telecommunications tower.	04.06.10	04.20.10	02.16.11				NA	NA	09.27.11	09.27.13					Not Applied							E = KCI Technologies, Inc. O = Omega 40 Enterprises LTD
28	TOMOKA CHRISTIAN CHURCH 1450 Hand Avenue 07-1201	Proposed New Church - 61,000 SF, 801 seats	08.29.07	09.26.07	11.14.07	02.05.08	03.04.08	04.01.08	Approved 03.27.08 DRB	App 05.06.08 Res. 08-102	06.19.08	06.16.10	06.16.11	05.06.13	NA	05.06.15s ite Plan 06.09.15	Not Applied							E = Zev Cohen & Associates O = Tomoka Christian Church ARC = Hyde West Architects
29	WASTEWATER TREATMENT EXPANSION 550 Orchard Street 10-00000001	Wastewater treatment Expansion	10.06.09	10.20.09	03.02.10				NA	NA	03.10.10	03.10.12 Under Const.	Under Const.	Under Const.			Issued 10.20.11		Issued 10.20.11	Issued 10.20.11	55%			E = Camp Dresser & McKee Inc. O = City of Ormond Beach
30	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				Approved 09.10.09	App. 11.03.09 Ord 09-37	11.04.09	11.04.11	Not Applied	NA			Issued	\$806,676	X	X	98%			E = Duplantis Group O = Wal-Mart Stores

* 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 April 4, 2012

#	Project	Description	Applica-tion Date	1st Review	2nd Review	3rd Review	4th Review	5th Review	Advisory Board	City Commis-sion	Final Approval	DO Expiration	LDC Extension Expiration	2009 SB Expiration	SB 2156 Expiration	HB 7207 Expiration	Building Permit Info	Eng. Permit	Clearing Permit	Under Construc-tion	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			04.09.09 PB	06.02 CC Ord 09-17 Expires Ph.2 06.02.12	06.12.09		Not Applied	NA		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.					Phase 1 Phase 2 Phase 3 Phase 4 (phase 4a completed)	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		O 06-08 (PRD) R- 04-206 Plat	09.10.07	08.01.09 PRD Zoning	08.01.10	08.01.12 Zoning & 10.09.12 Site Plan	NA	08.01.14 Zoning & 10.09.14 Site Plan	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	PB 06.08.06 Deny (3-2)	11.14.06 Ord. 06-09		11.14.09 PRD Rezoning	11.14.10 Zoning	11.14.12 Zoning	NA	11.14.14 Zoning						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	ORMOND GRANDE 1255 North US1 10-00000006	New 4,800 SF industrial and 60 townhomes	10.13.09	10.27.09	01.05.10				Not required	Not Required	01.12.10	01.12.12		NA	NA	01.12.14						E = Parker Mynchenberg & Assoc O/A = Ormond Grande LLC	
F	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	None	None	09.09.12	09.09.14						E = Harpster Engineering O = Scott Vanacore	
G	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				PB Approved (4-2)	Approved Ord 08-44		10.21.13 PRD Rezoning		NA	NA	10.21.15 PRD Rezoning						E = Zahn Engineering O = Funcoast Developers	
H	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		10.25.07 DRB (6 0)	12.18.07 R07-226 (P. Plat)	11.07.07	Under Const.	PRD: 11.08.09 Site Plan 10.08.09	PRD: 11.08.11 Site Plan 10.08.11	NA	PRD: 11.08.13 Site Plan 10.08.13	Subdivision Imp. Value: \$1,256,900	05.12.10	05.12.10	50%		E =Harpster Engineering O/A = Vanacore Homes	
I	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			08.10.06	10.17.06 O 06-17		10.17.08 PRD Rezoning	1st Ext: 10.17.09 2nd Ext: 10.17.10	10.17.12	NA	10.17.14						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).