



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

October 11, 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 THE MINUTES:** September 13, 2012.
- VI. PLANNING DIRECTOR'S REPORT**
- VII. PUBLIC HEARINGS**

A. FON 12-120: US1 Finding of Necessity.

This is an administrative request to recommend to the City Commission approval of the US 1 Finding of Necessity including the proposed Community Redevelopment Area boundaries.

B. PRD: 10-152: Marshside – Planned Residential Development (PRD) – Amendment and Re-Zoning.

This is a request for a rezoning and a Planned Residential Development (PRD) Amendment related to the Marshside subdivision, submitted by Edward Speno, President of White Falcon Land Development, Inc. (applicant) on behalf of the property owners Enclave of Tymber Creek LLC, Marshside LLC, and Tymber Sky LLC. The Marshside subdivision, located at the northwest intersection of Airport Road and Tymber Creek Road, was originally approved in 2006 for 68 single family lots (80' by 110') on 46.24 acres. The applicant

annexed the land to the north of the original Marshside subdivision into the City of Ormond Beach and is now proposing a combined subdivision development. The application seeks to:

1. Rezone the annexed land, approximately 37.9 acres, from Volusia County A-2 (Rural Agriculture) and RC (Resource Corridor) to the Ormond Beach Planned Residential Development (PRD) zoning designation.
2. Amend the original Marshside PRD to include the annexed 37.9 acres for a total project size of 84.14 acres. The project proposes the phased development of 163 lots that are 60' in width and 110' in depth.

C. RZ 12-134: 146 North Orchard Street Amendment to Official Zoning Map.

This is a request for a rezoning of a 5.842 acre parcel located at 146 North Orchard Street from Professional Office/Hospital (B-1) to Light Industrial (I-1) submitted by Clinton Baylor, on behalf of the Patricia Ann Baylor Trust. The purpose of the application is to make the zoning of the property consistent with the future land use designation of "Light Industrial/Utilities".

D. SE 12-136: 906 North US1, Kickstart Saloon: Special Exception for Outdoor Activity.

This is a request for a Special Exception to allow outdoor activities to include itinerant vending and live entertainment during special events submitted by Nelson P. Jackson, Kickstart Saloon (applicant). The applicant has indicated that they are assisting the Susan G. Colemean and Make A Wish foundations by dedicating a portion of the event's proceeds to these non-profit organizations. The subject property is located at 906 North US Highway 1 and zoned B-8 (Commercial).

VIII. OTHER BUSINESS

IX. MEMBER COMMENTS

X. ADJOURNMENT

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

September 13, 2012

7:00 PM

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

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I. ROLL CALL

Members Present

Al Jorzak
Harold Briley
Pat Behnke
Rita Press
Doug Thomas (Excused)
Doug Wigley (Excused)
Lewis Heaster (Excused)

Staff Present

Richard Goss, AICP, Planning Director
Steven Spraker, AICP, Senior Planner
Meggan Znorowski, Recording Technician

II. INVOCATION

Mr. Jorzak led the invocation.

III. PLEDGE OF ALLEGIANCE

IV. NOTICE REGARDING ADJOURNMENT

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V. PLANNING DIRECTOR'S REPORT

Richard Goss, Planning Director, City of Ormond Beach, stated October 1st will be the joint work session with the City Commission at the Senior Center at 7:00 PM and the Planning Board meeting on October 11th will have a full agenda. Mr. Goss encouraged all board members to clear their calendars for that meeting.

VI. PUBLIC HEARINGS

A. SE 12-130 1521 West Granada Boulevard- Wal-Mart Store: Special Exception for Outdoor Storage.

Steven Spraker, Senior Planner, City of Ormond Beach, stated this is a request for a special exception submitted by Wal-Mart Store, located at 1521 West Granada Boulevard. Mr. Spraker explained the location, orientation, characteristics, and history of the property. Mr. Spraker stated the subject property is zoned B-8 via a Planned Business Development which allows outdoor activity and storage through the special exception process. Mr. Spraker stated that the request is to allow ten seasonal storage trailers from November 1st through January 7th each year, which are proposed to be located by the automotive repair center. Mr. Spraker explained that the City's Fire Department has reviewed the layout and the access is acceptable. Mr. Spraker stated the trailers will not be higher than 8' so as to not be higher than the wall, as well as the landscape buffer, which will block the visibility of the trailers. Mr. Spraker concluded his presenting by stating staff is recommending approval with the conditions listed in the staff report.

Ms. Behnke stated there is confusion as to whether the wall is 8' or 10'.

Mr. Spraker responded that the wall is 8', but due to some grade differences at certain elevations the wall appears taller than 8'.

Mr. Briley stated his concern is the effect on parking spaces, especially around Christmas time, and asked if staff sees a parking issue.

Mr. Spraker responded that from a code analysis perspective, no; this special exception would not place the property below the code requirement for parking.

Mr. Briley asked what trigger would enforce the removal of the trailers by January 7th.

Mr. Spraker replied that Neighborhood Improvement would issue a warning, followed by a Notice of Violation if not rectified, followed by citation.

Ms. Press inquired as how 10 trailers was determined, if it was the maximum that could be requested.

Mr. Spraker answered that it was not the maximum, but it was a number from staff's review appeared to fit on this particular portion of the site without impacting the loading and/or emergency vehicles. Mr. Spraker explained that staff was not supportive of the trailers being placed on the Bermuda Estates side of the property.

Mr. Jorczak asked if the trailers would be sitting on a trailer or unloaded to sit directly on the ground and if they would be visible from I-95.

Mr. Spraker responded that the trailers would be on the ground; like a storage unit. Mr. Spraker continued that the trailers should not be visible from I-95 due to the surrounding wall and foliage.

Mr. Jorczak asked what the intended use of the trailers is.

Ms. Behnke asked if the applicant had until midnight on January 7th to remove the trailers.

Mr. Spraker replied yes, the January 7th date would be inclusive.

Tommy Fullington, Wal-Mart Store, 1521 West Granada Boulevard, stated that the merchandise being stored in the trailers would be for the day after Thanksgiving event they have every year as well as to store merchandise for lay-away. Mr. Fullington addressed the timeframe and stated their intent is as soon as the trailers are unloaded, they are to be picked up. Therefore, in his estimation, by the 20th of December the trailers should be picked up. Mr. Fullington continued that the trailers free up space with the high inventory during that time, and they want to be sure they do not violate the fire code.

Mr. Briley moved to approve SE 12-130 as submitted. Ms. Behnke seconded the motion. Vote was called, and the motion unanimously approved.

B. 12-132 LDC Amendment, Telecommunications Towers & Antennae.

Mr. Goss stated that this is part two of the amendment to the telecommunication tower section; a portion of this section was brought before the Board in May in order to add balloons, propagation study requirements, and to delete the setbacks from residential districts that did not permit camouflage towers, but what was omitted was to establish residential setbacks in the residential districts. Mr. Goss continued that it was thought to have existed because there were some residential districts that permitted them in 2007, but when it was drafted in 2007 residential setbacks were not established.

Mr. Goss explained there are four amendments: 1) a modification changing Bovary Streetscape Downtown Overly to Downtown Overlay; 2) the removal of redundant areas in this section which are contained in other areas of the code to ensure internal consistency; 3) allowing staff, under the continuing services contract, to hire an Radio Frequency Engineer to review the propagation studies to help staff discern the studies; and 4) establishing a height to setback ratio of

1:2, for every 1' of tower height 2' setback is required (e.g. 150' tower would require a 300' setback in all directions for a 600' x 600' perimeter surrounding the tower), which would be a buffer from all residential structures and property lines.

Mr. Goss stated he had an item that he is not prepared to discuss at this meeting, but wanted to bring to the Board's attention for future discussion is to have a work session on the direction of the telecommunication industry. Mr. Goss stated the personal communication technology is what is driving the need for more towers. Mr. Goss continued that a work session to investigate the possibility of a provision in the code lowering the height of the towers in residential districts only.

Ms. Press expressed a concern that there should be other parameters with regards to landscaping from the vantage point of properties viewing the tower from a distance.

Mr. Goss responded that he did not have an answer, but staff could review that upon the Board's direction to do so.

Ms. Press asked if the outside consultants serviced the industry.

Mr. Goss replied no. Mr. Goss explained that the RF engineer could be hired via the proposed provision in the code, and the applicants would understand that one is being hired because they are providing staff with a study that staff cannot read and understand which will be charged back to them; therefore, it would not be a cost the City would incur.

Mr. Goss continued that the City requires co-location. Mr. Goss explained before applicants submit an application for a new tower they must provide to staff a list of the towers in the area; whether or not those towers have openings, and if there is an opening if it meets their coverage needs; and if it should meet their needs, they do not get a new tower; applicants would only receive a new tower if there was a gap in coverage.

Mr. Briley asked if the City would get to the point that it would limit towers.

Mr. Goss responded that he was unsure the towers could be limited by the Telecommunication Act, but there could be zoning standards that address the impacts of telecommunication towers. Mr. Goss stated that the iPhone came out in February, 2007, and everyone was wondering what impact that would have on service, but no new towers were applied for until 2 years later in 2010.

Mr. Briley inquired as to the placement of the antennae on top of tall building in lieu of towers.

Mr. Goss answered that is permitted everywhere, but there are not that many tall buildings. Mr. Goss stated that the tallest building was the hospital, which has been demolished.

Ms. Press asked if towers could be placed in wooded areas or does there have to a certain amount of clearance.

Mr. Goss replied that there has to be access to service the tower which would require at least .5 acre to house the area for the tower, a small building for the controls, an access path, and a fence surrounding it.

Mr. Jorczak inquired as to the actual footprint of the tower.

Mr. Goss responded that the City only permits monopine camouflaged towers, not triple guidewire towers.

Mr. Jorczak asked how many providers can utilize a given tower.

Mr. Goss responded that there are 6 arrays on each tower, which are independent frequency bands and can each accommodate a different service provider.

Mr. Jorczak asked if it was possible for staff to produce a report with the layout of the city with locations and capacity for coverage to see where gaps are. Mr. Jorczak stated it was his opinion that it would be good to know where the gaps are now in order to fill them.

Mr. Briley added it would be good to have a map of the different towers and companies.

Mr. Goss stated a communication plan could be developed, and that they have the map Mr. Briley referenced from the last tower application.

Mr. Goss stated he would consult with IT with regards to a long term communication strategy. Mr. Goss conveyed that he would include Ms. Press' concern with regards to buffers in his memoranda to the City Commission.

Mr. Briley moved to approve LDC 12-132 with comments. Ms. Press seconded the motion. Vote was called, and the motion unanimously approved.

VII. OTHER BUSINESS

None.

VIII. MEMBER COMMENTS

Ms. Press stated that the special exception process is very good; rather than make a ruling based on precedent, it is on an individual basis.

Mr. Jorczak added the process that staff went through with the details such as traffic and presentation drew a good picture of exactly what was involved and was helpful in making a determination.

IX. ADJOURNMENT

The meeting was adjourned at 7:51 p.m.

Respectfully submitted,

Ric Goss, AICP, Planning Director

ATTEST:

Al Jorczak, Vice Chair

Minutes transcribed by Meggan Znorowski.

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: September 17, 2012

SUBJECT: US 1 Finding of Necessity

APPLICANT: Administrative

NUMBER: FON 12-120

PROJECT PLANNER: S. Laureen Kornel, AICP, Senior Planner

INTRODUCTION: This is an administrative request to recommend to the City Commission approval of the US 1 Finding of Necessity including the proposed Community Redevelopment Area boundaries.

BACKGROUND: The Planning Board reviewed and discussed the Finding of Necessity at that August 9, 2012, Planning Board meeting. The discussion did not entail any recommended changes or updates to the study. The study has not changed in any way since the Planning Board last reviewed the study.

DISCUSSION: As presented to the Planning Board in August, the Finding of Necessity documents the existence of several criteria that substantiate a blighted area, in accordance with Chapter 163, Part III, Florida Statutes. In addition to a substantial number of deteriorated or deteriorating structures, as summarized in the Executive Summary of the Finding of Necessity, the City finds the following eight criteria have been met as documented in the Finding of Necessity study:

- Inadequate public transportation facilities;
- Aggregate Assessed value of real property;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Deterioration of Site or other improvements;
- Residential and Commercial vacancy rates higher in the area than in the remainder of the municipality;
- Incidence of crime higher in the study area than in the remainder of the municipality; and
- Diversity of ownership, or defective or unusual conditions of the title prevent the free alienability of land within the deteriorated area.

It is expected that the Finding of Necessity will be reviewed by the City Commission in November 2012. Copies of the complete Finding of Necessity including data and analysis are available for inspection by the public in the

Department of Planning or at the City's website at www.ormondbeach.org/us1finding, Ormond Beach City Hall, 22 South Beach Street, Ormond Beach, Florida. A legal advertisement has been advertised in the Daytona Beach News Journal and a public notice including a map was sent to each property owner located within the boundaries of the Finding of Necessity via the United States Postal Service.

RECOMMENDATION: Based on the requirement of Section 163.355 Florida Statute, that requires local governments desiring the establishment of a community redevelopment agency to adopt, by resolution, a finding that one or more slum or blighted areas exist within its jurisdiction, and that the rehabilitation, conservation, or redevelopment of such areas is necessary in the interest of the public health, safety, or welfare of the residents of the area, staff recommends that the Planning Board recommend approval of the Finding of Necessity to the City Commission.

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: October 4, 2012

SUBJECT: Marshside – Planned Residential Development (PRD) –
Amendment and Re-Zoning

APPLICANT: Edward Speno, President of White Falcon Land
Development, Inc. (applicant)

NUMBER: PRD 10-152

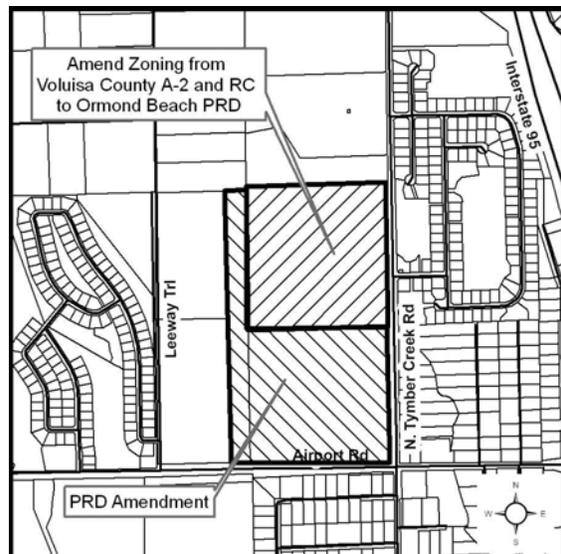
PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION: This is a request for a rezoning and a Planned Residential Development (PRD) Amendment related to the Marshside subdivision, submitted by Edward Speno, President of White Falcon Land Development, Inc. (applicant) on behalf of the property owners Enclave of Tymber Creek LLC, Marshside LLC, and Tymber Sky LLC. The Marshside subdivision, located at the northwest intersection of Airport Road and Tymber Creek Road, was originally approved in 2006 for 68 single family lots (80' by 110') on 46.24 acres. The applicant annexed the land to the north of the original Marshside subdivision into the City of Ormond Beach and is now proposing a combined subdivision development. The application seeks to:

1. Rezone the annexed land, approximately 37.9 acres, from Volusia County A-2 (Rural Agriculture) and RC (Resource Corridor) to the Ormond Beach Planned Residential Development (PRD) zoning designation.
2. Amend the original Marshside PRD to include the annexed 37.9 acres for a total project size of 84.14 acres. The project proposes the phased development of 163 lots that are 60' in width and 110' in depth.

LOCATION:

The subject property is located at the northwest corner of Tymber Creek Road and Airport Road. The property extends approximately 2,500 linear feet along Tymber Creek Road and 1,450 linear feet along Airport Road.



The land use and zoning map of the subject property is included in Exhibit 1. The uses around the subject property are as follows:

	Current Land Uses	Future Land Use Designation	Zoning
North	Single Family Residential	Volusia County “Rural” and “Environmental Systems Corridor”	VC “A-2 (Rural Agriculture)” and “RC (Resource Corridor)”
South	Airport Road, Residential (mobile homes)	VC “Urban Low Density”	VC “MH-4 (Rural Mobile Home)”
East	Tymber Creek Road, Residential (mobile homes)	VC “Urban Low Density”	VC “MH-4 (Rural Mobile Home)”
West	City park, water tank	“Public/Institutional” and “Recreation/Open Space”	“SR (Suburban Residential)”

Aerial map of the subject property and area:



BACKGROUND: The following is a summary of the development review and approval for the 84.14 acres included in the Marshside subdivision:

- ❖ On November 14, 2006, the City Commission approved Ordinance 2006-09 that authorized the zoning approval of 68 lots (80’ X110’) on 46.24 acres. The Ordinance also allowed the provision of additional outdoor recreational square footage in lieu of indoor recreational facilities and required the construction of a

sidewalk along Airport Road. The project expiration date has been extended until November 14, 2014.

- ❖ On October 18, 2005, The City Commission approved Ordinance 2005-35 that annexed 37.9 acres into the City from unincorporated Volusia County. The annexed land is directly north of the Marshside subdivision. The zoning amendment for the annexed property was based upon when the applicant applied to combine the property with the Marshside development.
- ❖ On November 18, 2008, the City Commission approved Ordinance 2008-54 that amend the Future Land Use designation of the 37.9 acres that was annexed in 2005 as follows:
 1. The Future Land Use Map amendment for 21.3 acres from Volusia County “Rural” to “Suburban Low Density Residential”.
 2. The Future Land Use Map amendment for 16.9 acres from Volusia County “Environmental System Corridor” to “Open Space/Conservation”.
 3. A Future Land Use Map density restriction for the subdivision lands with the land use of “Suburban Low Density Residential” of 3.47 units per acre on 67.54 acres.

PROCESS: There are two actions that are being sought with this application. The first action is the rezoning of the 37.9 acres that was annexed into the City in 2005 to Planned Residential Development. The second action is to amend the 2006 Marshside Planned Residential Development plan to include the annexed land and to approve the re-configure subdivision design. The Planned Residential Development plan is a zoning approval only and there is no engineered plans at this point which would be required for preliminary plat approval.

The City’s Land Development Code requires that any subdivision of lands within the “Suburban Low Density Residential” land use with lots of less than two acres (one acre if connecting to water and sewer) be approved as a Planned Residential Development. In order to subdivide land below one acre within the “Suburban Low Density Residential” land use category, a three-step process must occur. The steps are as follows:

1. **Planned Residential Development:** This process requires the applicant to provide a holding capacity analysis, flood zone information, proposed lot layout, recreation areas, phasing plan, generalized areas of stormwater, road layouts, and landscaping buffers. The Planned Residential Development does not require the applicant to provide detailed engineering information regarding the application. Under the City’s Land Development Code, the Planned Residential Development becomes the zoning district of the project site. The purpose of the land use and PRD zoning designation are to consider the land capacity and to reduce subdivision density. The detailed engineering work is not done until the Preliminary Plat approval process. The Planned Residential Development

becomes a contract between the developer and the City, and identifies the overall development concept, the number of lots and the location of the lots.

2. **Preliminary Plat:** After a Planned Residential Development has been approved, the applicant's engineer performs detailed work in terms of the stormwater design, utilities, lot grading, and road layout. There are two options for development once a Preliminary Plat has been approved:

Option 1 - Proceed with the application for construction for completion of the required improvements prior to recording the final plat per Section 4-18H.1 of the Land Development Code. When the required off-site and on-site improvements are complete, the final plat along with the records and data would be submitted by the applicant to the City Engineer and reviewed by the Site Plan Review Committee (SPRC). The final plat would be approved by the City Commission and recorded.

Option 2 - Proceed with final plat review and approval, with the completion of required improvements after recording the plat per Section 4-18H.2 of the Land Development Code. With this option the applicant files surety documents guaranteeing that such improvements will be installed. All guarantees are incorporated in a bonded agreement for the construction of the required improvements in the form acceptable to the City Attorney. The final plat would be recorded and the applicant would then construct the improvements.

3. **Final Plat:** The final plat is a legal document that is reviewed by an independent City Surveyor and the City's Legal Department to ensure compliance with State Statutes. Under Option 1 above, the City Commission would review and approve the plat after all improvements have been constructed. Under Option 2 above, the City Commission would review and approve the final plat with the preliminary plat.

The proposed Marshside amendment is seeking only the Planned Residential Development approval at this time. Upon the approval of the Planned Residential Development amendment, detailed engineering plans would need to be approved by the Site Plan Review Committee and forwarded to the Planning Board and City Commission when appropriate.

PROJECT DESCRIPTION:

The project has the following attributes:

1. The total project size is 84.15 acres.
2. The development of lots is proposed to be phased and consists of 163 lots. The original Marshside had 68 lots approved, so the increase in the number of lots is 95 lots.
3. The gross density of the project (163 lots/84.15 acres) is 1.94 units per acre. The net density, removing the wetland acreage, is 2.65 units per acre.

4. The holding capacity required by the “Suburban Residential” land use is 158 lots for the original 46 acres and 55 lots for the 37.9 acres annexed in 2005. The number total number of lots (163) is less than the holding capacity which is 213.
5. The lot sizes are proposed to be a minimum of 60’ wide by 110’ deep. The 2006 approved project had lot sizes of 80’ wide by 110’ deep.
6. The house setbacks are 20’ for the rear, 7.5’ side yard, 20’ side corner, 25’ front yard for garages and 15’ for porches and buildings.
7. The project has a total of three access points to existing roadways. The primary subdivision access is located on Airport Road where two entrances are proposed similar to the 2006 Marshside project. Airport Road is a City road and has less average daily traffic than Tymber Creek. There is one subdivision access point to serve phase four of the development that proposes seven lots in a small cul-de-sac.
8. The project has reserved 32’ along Tymber Creek Road for future roadway expansion by Volusia County.
9. There is a 20’ natural buffer surrounding the boundary of the project. This buffer includes Tymber Creek Road, Airport Road, the boundary of the City property along Leeway Trail, and the property to the north. The 20’ buffer is not included in the lots and is a separate track.
10. The lots that abut roadways shall have a six foot vinyl fence.
11. A split rail fence with columns is proposed (page 23 of Exhibit 4) in the 20’ natural buffer.
12. There are a total of 25.92 acres of wetlands on-site. The site plan proposes 3.194 acres of wetland impacts (see page 19 of the Exhibit 4). The project is bisected by Groover Branch and no wetland impacts are proposed in this area of the project.
13. The project proposes architectural controls for home construction (pages 3-5 of Exhibit 4). Examples of the architectural controls include front elevation veneers, front porch requirement, no “stucco only” front elevations, and accessory use regulations.
14. The project proposes residential landscape requirements (see page 20A of Exhibit 4).
15. Outdoor recreation for subdivision residents that includes a pool, pergola, tot lot, gazebo, mulched path, and cabana with restrooms (page 21 of Exhibit 4). The application contains the requirement to post a bond for the cost of the recreation improvements and that all recreation areas to be completed prior to the 75th Certificate of Occupancy being issued.

ANALYSIS:

KEY CONSIDERATIONS OF APPLICATION:

Lot Size: The application proposes lot sizes of 60' in width and 110' in depth. The site plan utilizes the same street pattern as the 2006 and has reduced the lot size to 60' in width. The applicant has indicated that during the 2006 approval process that the housing market was experiencing high growth rates and that the 80' wide lots were what the market was demanding. With the changing housing market, the demand has shifted to homes on 60' wide lots with more modest home being constructed.

A majority of the PRD subdivisions, including Creekside, Pineland, River Oaks, and Enclave have been approved utilizing the 80' wide lots. One goal of the "Suburban Low Density Residential" land use and the PRD zoning designation is to maintain low subdivision densities. The Marshside subdivision is unique with large wetland areas that have required the clustering of residential lots. The proposed plan is consistent with Comprehensive Plan policies that advocate the clustering of density and the preservation of sensitive lands and natural resources. The Deer Creek subdivision associated with Hunter's Ridge is an example of a subdivision in west Ormond Beach that has 60' wide lots.

Perimeter Setback: Section 2-35.D.3 of the Land Development Code states that all structures shall be setback 40 feet from the project's perimeter boundary. The applicant is requesting a 30 boundary setback. On lots 85-126 (abutting City park) and lots 157-160 (lots on the Tymber Creek cul-de-sac) that the perimeter setback be reduced to 25'.

Public Park on Leeway Trail: During the 2006 PRD application members of the City Commission urged the applicant to consider clearing a portion of the City owned property along Airport Road and Leeway Trail to provide an open recreation area. Over the last six years the applicant has worked with City staff to develop a concept that would be acceptable to all parties. The applicant is providing on-site recreational amenities which are eligible for up to 50% recreation impact fee credit, per the Land Development Code. The off-site recreational area would be paid entirely by the applicant and would be eligible for additional impact fee credits. Any cost beyond the impact fee credits would be the responsibility of the applicant.

The original concept was the development of park area along Airport Road and Leeway Trail as shown on page 22 of the site plan in Exhibit 4. City staff reviewed this concept and found it to be unacceptable based on the small field size of 180' by 150'. City staff stated that they would rather collect the impact fees rather than construction a park of this size.

An alternative plan was presented to staff (see page 26A of Exhibit 4) by the applicant based on criteria provided by City staff. Staff identified the need for cleared, stabilized area of 450' by 480'. Based on wetlands within the City property along Airport Road and Leeway Trail, there was insufficient land area to perform the size of the area requested along Airport Road. The alternative plan shows the location as a six acre tract along Leeway Trail. As part of the application staff is seeking direction from the

City Commission regarding the park improvement or to perform no park improvement and to require the payment of recreational impact fees. The applicant did include a draft agreement for the construction of the park on page 21A of Exhibit 4. The agreement is a draft and no legal review has occurred. The specific agreement would need to be finalized if the City Commission elects the park construction with impact fee reimbursements.

Traffic Impact: The 2006 Marshside plan provided traffic concurrency vesting for 68 single-family lots. The difference between the proposed plan and the approved plan is 95 lots. Based on the ITE Trip Generation Manual, 95 lots would generate 992 average daily trips or 96 peak hour trips. Based on the 2006 application and other subdivisions in the west Ormond Beach area, it is understood that traffic impacts are a concern. There are three areas of concern:

1. **Tymber Creek Road:** Tymber Creek Road is a Volusia County maintained roadway where average daily trips have been decreasing by a 3% ratio based on traffic counts. The portion of Tymber Creek Road from SR 40 to Peruvian Way is a funded capital project to expand the roadway from a two to four lane roadway. The portion of Tymber Creek Road from Peruvian Way to Airport Road is a designed project but is not currently funded. As part of this project, the applicant has reserved a 32' wide area along Tymber Creek Road as agreed with Volusia County in the 2006 application.

City staff performed an ARTPLAN analysis of Tymber Creek Road that included all vested trips, including the Ormond Crossings development. This analysis is the worst case scenario and includes trips which are planned but no project has been constructed. The ARTPLAN analysis showed that Tymber Creek Road would maintain a Level of Service of "C" south of Airport Road and a Level of Service of "A" north of Airport Road. The allowable LOS is "E" per Volusia County standards.

The 2006 project required the applicant to pay into the Volusia County sidewalk fund for sidewalks. The payment into the fund was based on existing ditches and the fact that the right-of-way width would change with any future widening requiring the removal of any constructed sidewalks.

2. **Airport Road:** The portion of Airport Road east of Tymber Creek Road is maintained by Volusia County. The portion of Airport Road from Tymber Creek to SR40 and not in Flagler County is maintained by the City of Ormond Beach. Airport Road west of Tymber Creek Road has recently been extended to connect with SR40, through Flagler County. Airport Road has experience a similar decrease in traffic volume as Tymber Creek Road.

Staff performed an ARTPLAN analysis of the impacts of the project on Airport Road. The segment of Airport Road from Tymber Creek Road to US 1 would decrease from a LOS of "B" to "C". The acceptable Volusia County LOS is an "E". The segment or link remains C with or without Marshside. The LOS for the intersection approach on Airport Road @ Tymber Creek Road is reduced from

“C” to “F”, however the LOS decreases to “F” with or without Marshside. This decrease is based on the vested projects, Ormond Crossings and Hunter’s Ridge, and is not caused based on the Marshside project.

The Marshside project would be responsible only for their impacts to Airport Road through either impact fees or a proportionate fair share agreement. When this development was approved in 2006, the concurrency regulations required the developer to bring up the entire roadway deficiency. With the passage of the Community Planning Act and the change to proportionate fair share, the City cannot require proportionate fair share to improve a road that is already failing. Once the roadway becomes deficient, the improvement to correct the deficiency is assumed to be in place and only that amount greater than the assumed improvement needed to correct the deficiency can be collected through additional proportionate share payments.

Another factor along this segment of Airport Road is Pathways Elementary. As with any elementary school there are peak hours with the start and ending of school. As approved with the 2006 Marshside project, the applicant would be required to construct a sidewalk from Tymber Creek Road to Leeway Trail. The proposed sidewalk extends approximately 450’ beyond the property boundary, across the City park property to connect with the Deer Creek property. There is an existing sidewalk along the opposite side of Airport Road.

3. Intersection of Tymber Creek and Airport Road: This intersection has always been a concern with two elementary schools located in close proximity to each other. Based on the ARTPLAN analysis, the current intersection LOS is “C” and would decrease to “F” with or without the build out of Marshside. It is expected that the subdivision would have a percentage of school age children walking to school and some being driven to school. Except for the 7 lots on Tymber Creek Road, the location of the subdivision access points, this project would have minimal impact on intersection traffic related to access to Pathways Elementary.

CRITERIA FOR REVIEW:

There are two sets of criteria for review of Planned Residential Developments. The first are the criteria in the PRD zoning and the second is the zoning amendment criteria:

Planned Residential Development Criteria

Section 2-35, Chapter 2, Article II of the Land Development Code details the requirements of a Planned Residential Development:

1. Section 2-35.H.3, Chapter 2, Article II states, “Thirty (30) square feet of indoor recreation floor area, including exercise rooms, all-purpose space, dining areas and similar uses shall be provided for each dwelling unit, unless waived by the City Commission and replaced at a minimum as provided below:

- a. Subdivisions of 200 dwelling units or less may provide, at a minimum, an additional 30 square feet per unit of outdoor active recreation space in compliance with this Section in lieu of the indoor recreation floor area requirement.
- b. Subdivisions that do not provide indoor recreational facilities are not eligible for park and recreation impact fee credits.
- c. The open space and/or additional outdoor facilities must be compatible with adjacent properties and the recreational facilities must be consistent with the needs of the project.
- d. The Development Review Board and City Commission determine, after reviewing the proposed development plan, that the preservation of natural resources and/or provision of additional recreation facilities is appropriate and that indoor recreational facilities can be waived.”

The applicant is providing additional square footage as outdoor recreation as permitted under Subsection 1a (above) in lieu of the indoor recreation requirement. The conversion of required indoor recreation to outdoor recreation has been permitted in other Planned Residential Developments such as Creekside, Southern Pines, and Pineland.

2. Section 2-35.H.4, Chapter 2, Article II of the Land Development Code states, “Sixty (60) square feet of outdoor active recreation space (exclusive of parking, landscaping, retention/detention ponds and other site features), including pools, pool decks, shuffleboard courts, tennis courts, and fishing piers and similar uses, shall be provided for each dwelling unit. Impact fee credits for any specific outdoor recreation site shall be limited to three hundred (300) dwelling units.”

The project is required to provide a total of 9,780 square feet of recreation area. The additional 30 square feet of outdoor recreation area in lieu of the indoor recreation, requires a total of 14,670 square feet of outdoor recreation area. The project is proposing 72,904 square feet of recreational area. The recreational amenities include a swimming pool, cabana with restrooms, shaded seating with a pergola, tot lot and lakeside gazebo.

3. Section 2-35.H.7., Chapter 2, Article II of the Land Development Code states, “Thirty (30) square feet of common accessible, open space shall be provided for each dwelling unit.
 - a. Common open space shall be available to all the residents of the development. At the option of the developer, subject to the approval of the City Commission, common open space may be dedicated to the use of the general public.
 - b. Common open space must be adequately landscaped and irrigated.
 - c. Natural features worthy of preservation shall be left in a natural state.
 - d. Water bodies may be utilized to meet twenty-five percent (25%) of the available open space requirement, provided significant recreational use of the waterbody can be demonstrated. Water retention and wetlands areas may not be included in this calculation.”

The approved project was required to provide 4,890 square feet of common space. The application has provided approximately 15,000 square feet of common open space.

4. Section 2-35.H.8., Chapter 2, Article II of the Land Development Code states, “Twenty percent (20%) of the project shall be left in a natural state. This may include designated conservation areas within lots or common areas, but shall not include classified wetlands and required upland buffers.”

The project is proposing that 13.02 of the site is to remain in a natural state where the code requirement would be 9.22 acres. The project proposes a 20-foot buffer around the boundary of the site.

5. Other Uses. Section 2-35.B.2., Chapter 2, Article II of the Land Development Code allows other uses within planned residential developments.

The only use proposed is single-family residential. No other uses are proposed.

In considering the rezoning to a Planned Residential Development, the Planning Board may recommend approval, approval with conditions, or denial of the application on the extent to which the development offers site amenities above that normally found for permitted uses in the district with regard to the following:

a) Innovative Site Design

The proposed application provides additional site amenities above and beyond what a standard one-acre subdivision would provide, including open space, recreational facilities, and architectural and landscape design for the lots. The project proposes Neo-traditional design with porches and a requirement for varied house characteristics so the houses do not appear similar.

b) Coordinated Architectural Design

The Marshside project shall have an Architectural Control Committee tasked with enforcing the architectural design guidelines detailed in the plan set. The applicant has provided criteria for all homes within the subdivision in the attached site plan document.

c) Open Space, Recreation, Common Areas

The project has exceeded the space required for open space, recreation and common areas. As discussed under the Planned Residential Development section, the applicant is providing a total of 72,904 square feet of recreation area where 14,670 square feet is required.

d) Coordinated Streetscape Elements

Required streetscape elements such as street tree plantings and lighting shall be provided during the preliminary and final plat processes.

The Planned Residential Development process is designed to allow site design flexibility while ensuring open space, recreation, and minimization of environmental impacts. It is

staff's determination that this plan achieves the goals of the land use and zoning designation. The project is of low density as required by the Comprehensive Plan and exceeds the PRD requirements in open space, recreation area, and common open space.

The Planning Board is required to review the rezoning request using the following criteria established in the Land Development Code to approve, approve with conditions, or deny the rezoning amendment:

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

The proposed application meets or exceeds the Planned Residential Development requirements contained within the Land Development Code. The applicant has provided the required information in terms of lot sizes and layout, street locations, buffer requirements, and Planned Residential Development requirements. The Site Plan Review Committee has reviewed the application and concluded that it conforms to the requirements of the LDC, subject to the attached outstanding comments.

Please note site-specific information (stormwater, lighting details, and landscaping details) shall be provided with Preliminary and Final Plat applications. The application exceeds the requirements of site buffering, recreational amenities, and common space. The application will not adversely affect public health, safety, or welfare.

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

The property is designated "Suburban Low Density Residential" on the City's Future Land Use Map. The City's Comprehensive Plan identifies that the SLDR land use category be located in the outlying suburban areas of the City. The Future Land Use Element of the Comprehensive Plan states,

"It is the intent of the SLDR District to establish density standards that will achieve an intensity of development approximately 20% to 30% less than in the urban core (e.g., 1.6 to 2.5 units per acre, gross density) while encouraging smart growth principles such as compact and cluster development to reduce the cost of extending utilities and allow for the efficient delivery of government services. Maximum potential density or holding capacity within the SLDR District is determined on a case by case basis based on site specific conditions relative to on-site environmental constraints and the availability of central water and sewer services."

The following is a list of the Comprehensive Plan Objectives and Policies pertaining to the proposed PRD:

Land Use Element

Goal 1: Land Use Distribution:

FUTURE DEVELOPMENT AND REDEVELOPMENT ACTIVITIES SHOULD BE DIRECTED IN APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP TO MEET THE LAND USE NEEDS OF THE ANTICIPATED POPULATION, IN A MANNER CONSISTENT WITH SOUND PLANNING PRINCIPLES, THE GOALS, OBJECTIVES AND POLICIES CONTAINED HEREIN, AND THE DESIRED COMMUNITY CHARACTER.

THE FUTURE LAND USE ELEMENT SHOULD ALLOW LIMITED COMMERCIAL EXPANSION, PROMOTE INDUSTRIAL USE, AND MAINTAIN CURRENT RESIDENTIAL DENSITIES IN THE CORE AREA WHILE ESTABLISHING LOWER DENSITIES IN THE PERIMETER AREAS, FOCUSING REDEVELOPMENT IN THE DOWNTOWN COMMUNITY REDEVELOPMENT AREA, US1, AND SRA1A, AND PROVIDING OR A CONTINUED HIGH LEVEL OF OPEN SPACE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.

POLICY 1.1.2. Continue to promote sound planning for the location and design of new residential developments, including on-site common open space and recreation facilities.

POLICY 1.1.5. Encourage innovative design measures for new residential developments and ensure that adequate provision is made for neighborhood facilities suitable to the type of development proposed.

POLICY 1.1.6. Provide the opportunity, through zoning and other land use controls, for the development of a variety of housing types (i.e., single-family, duplex, townhouse, multi-family) in both conventional, planned unit and cluster type developments that will meet the varied needs of the citizens of Ormond Beach.

The development is within the required holding capacity, the gross density range, and the lot area is consistent and furthers the intent of the Comprehensive Plan policies by clustering smaller lots due to wetlands and market trends.

- 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 project development is within compliance of the City's wetland and floodplain regulations. The project shall be required to obtain a St. Johns permit for wetland impacts, compensating storage, and stormwater management. A majority of the wetlands shall not be impacted, including the high quality wetlands along Groover Branch. Additional information regarding wetlands, drainage, and flood impacts will be provide at the time of platting.

- 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 site plan implements the land use designations of "Suburban Low Density Residential" and "Open Space/Conservation" with a gross density of 1.94 units per acre. The property abuts roadways on the east and south property boundaries. To

the west, the property abuts City owned land that contains a water tower and is planned for a park. To the north, the property abuts large lot residential uses. The project has a 20-foot buffer proposed around the perimeter of the site. It is not expected that the development would depreciate the value of the surrounding property or have negative impacts to this area of the City.

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

There are adequate public facilities to serve the development. Traffic and sidewalks were discussed earlier in the staff report. Since the 2006 Marshside approval, the City has expanded the water plant and an expansion of the wastewater plant is under construction. The project is providing on-site recreation and proposing the construction of a City park with impact fee credits. Finally, the project was reviewed by the Volusia County School Board a concurrency certificate is attached in Exhibit 3.

- 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.**

There are a total of three access points. Two access points are located on Airport Road and were approved with the 2006 application. These two access points were selected based on the distance from the intersection of Airport and Tymber Creek Roads and the location of wetlands on-site. The project is required to have two access points based on the number of lots in case one entrance is blocked for any reason. The last access point is along Tymber Creek Road and serves seven lots.

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

The project utilizes the natural constraints of the site to provide a lower density development consistent with the intent of the “Suburban Low Density Residential” land use category. Natural and landscaped areas are provided around the entire perimeter of the project to ensure it is aesthetically pleasing when viewed externally. Wetlands and natural areas have been preserved to provide a natural setting for residents within the project. A majority of the lots abut a landscape area, conservation, or stormwater pond. The project will also have an Architectural Control Committee.

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

The overall design indicates safe movement on the site. The proposed road and access layouts conform to the dimensional standards in the Land Development Code.

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

The project is required to utilize a Homeowners Association (HOA), which will institute an Architectural Control Committee to review construction plans within the development. The site plan exhibits outline regulations governing the construction of buildings and landscaping on individual lots, in order to encourage aesthetics and harmony within the development.

10. The testimony provided at public hearings.

The project has not been reviewed at a public hearing and no testimony has been provided.

RECOMMENDATION:

The property that was annexed into the City in 2005 and assigned land use designations in 2008 is required to be rezoned to a consistent zoning designation. The City's Comprehensive Plan has established the Planned Residential Development zoning designation to implement the goals of the "Suburban Low Density Residential" land use category. These goals include performing a site specific holding capacity analysis to determine density, requiring less density than in the City core areas, providing recreational, common, and natural areas, and clustering units to preserve environmentally sensitive areas. The proposed application achieves the goals of the land use and zoning designations.

Key considerations deserving deliberation include lots sizes of 60' X110', perimeter setbacks, and traffic impacts. The traffic impacts of this project have been analyzed and determined to be within the Level of Services adopted by the City Comprehensive Plan. It is important to understand that the traffic impact has been analyzed as if all approved projects are constructed and generating trips. The impact of this development and other approved development will be spread out over many years. There are traffic improvements for Tymber Creek from Peruvian Way to Granada Boulevard and designed for Tymber Creek from Peruvian Way to Airport Road. Staff is recommending approval based upon the criteria of the Land Development Code and Comprehensive Plan.

It is recommended that the Planning Board **APPROVE** the following:

1. Rezoning of the annexed land, approximately 37.9 acres, from Volusia County A-2 (Rural Agriculture) and RC (Resource Corridor) to the Ormond Beach Planned Residential Development (PRD) zoning designation.
2. Amend the original Marshside PRD to include the annexed 37.9 acres for a total project size of 84.14 acres with the following attributes:
 - a. Phased development of 163 lots that are 60' in width and 110' in depth.

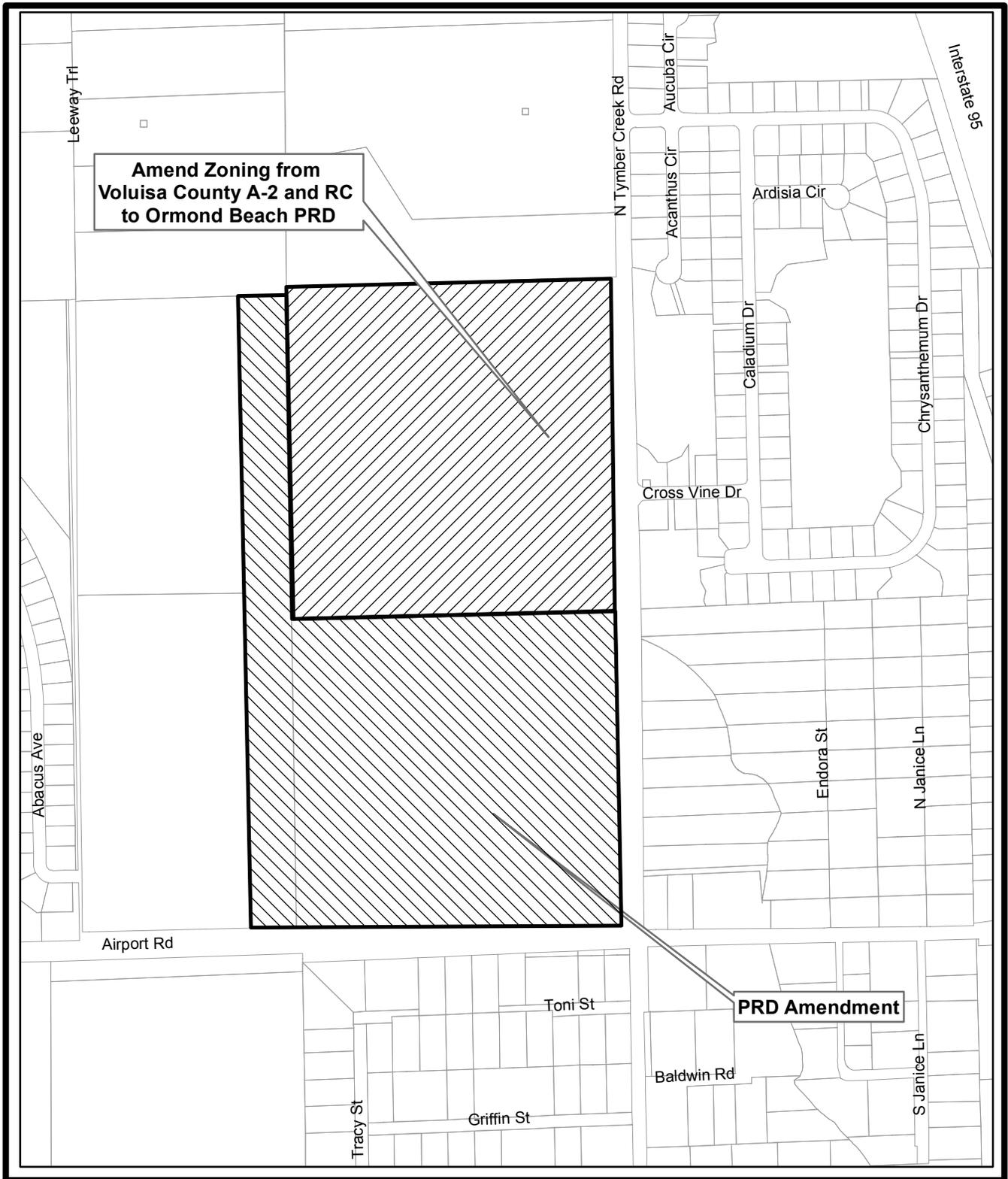
- b. On lots 85-126 (abutting City park) and lots 157-160 (lots on the Tymber Creek cul-de-sac) that the perimeter setback be reduced to 25' from 40'.
- c. The provision of additional outdoor recreational square footage in lieu of indoor recreational facilities as permitted under a Planned Residential Development.
- d. Allow a five year expiration date for phase one of the project from the date of City Commission approval.

EXHIBITS

- Exhibit 1: Location, land use, and zoning map.
- Exhibit 2: 2006 Marshside site plan and holding capacity map.
- Exhibit 3: School concurrency.
- Exhibit 4: Site plan exhibit.

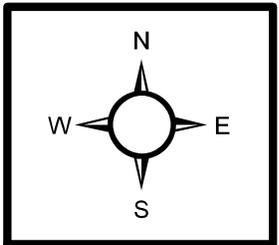
EXHIBIT 1

- ❖ Location Map
- ❖ Land Use Map
- ❖ Zoning Map



ZONING AMENDMENT MAP

The City of Ormond Beach G.I.S. Department
Prepared by: Eric Dickens 09/20/2012



Marshside PRD Land Use Map



Future Landuse

- Rural Estate/Agriculture (REA)
- Rural Residential (RR)
- Suburban Low Density Residential (SLDR)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Office/Professional (O/P)
- Low Intensity Commercial (LIC)
- Tourist Commercial (TC)
- General Commercial (GC)
- Heavy Commercial (HC)
- Public/Institutional (P/I)
- Activity Center (AC)
- Light Industrial/Utilities (L/I/U)
- Industrial/Utilities (I/U)
- Recreation/Open Space (R/OS)
- Open Space/Conservation (OS/C)

Airport and Railroad

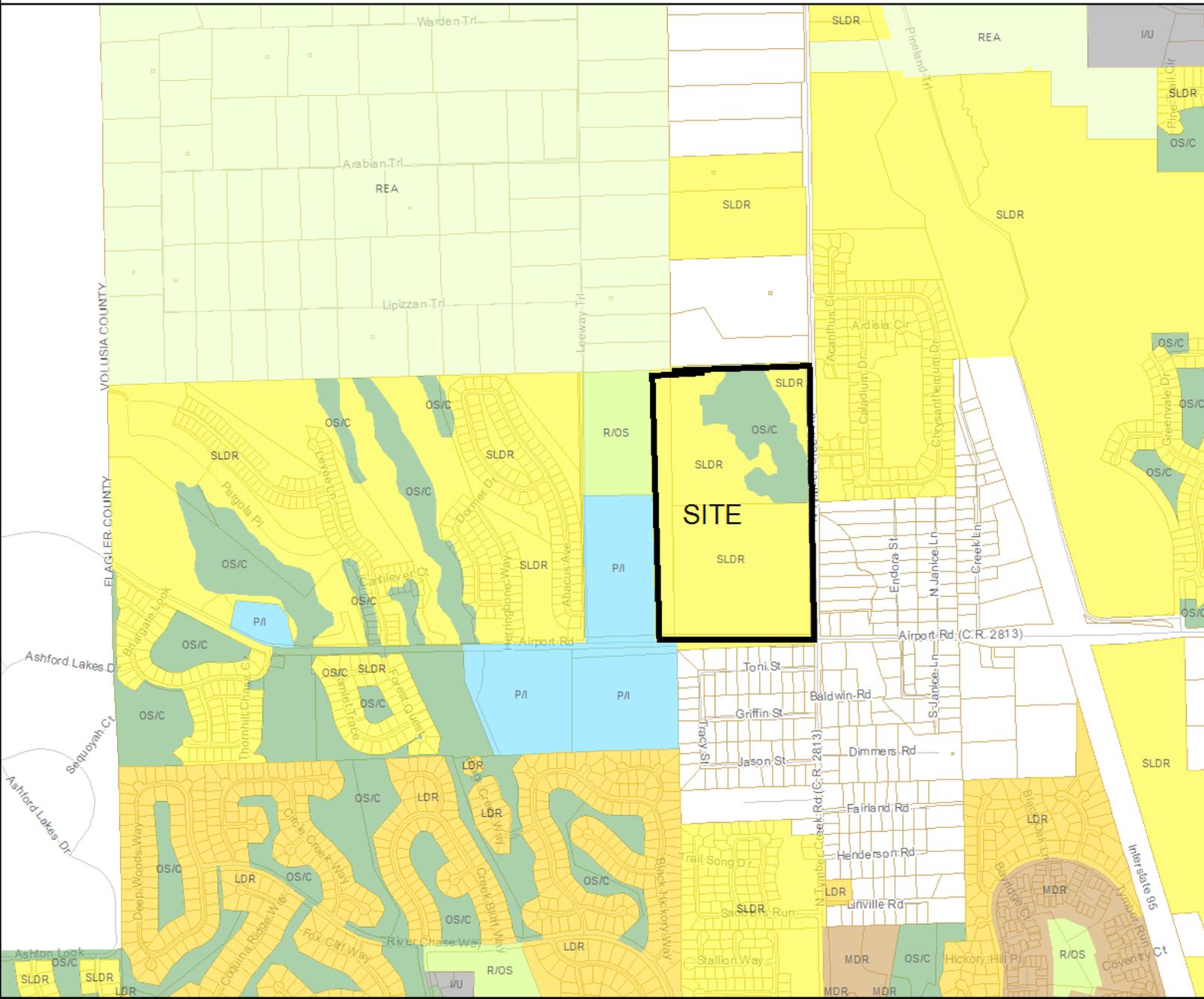
- AIRPORT
- RAILROAD

City Streets

- DIRT
- MAJOR
- PAVED

Property Lines

1,348 ft



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Marshside PRD 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

Airport and Railroad

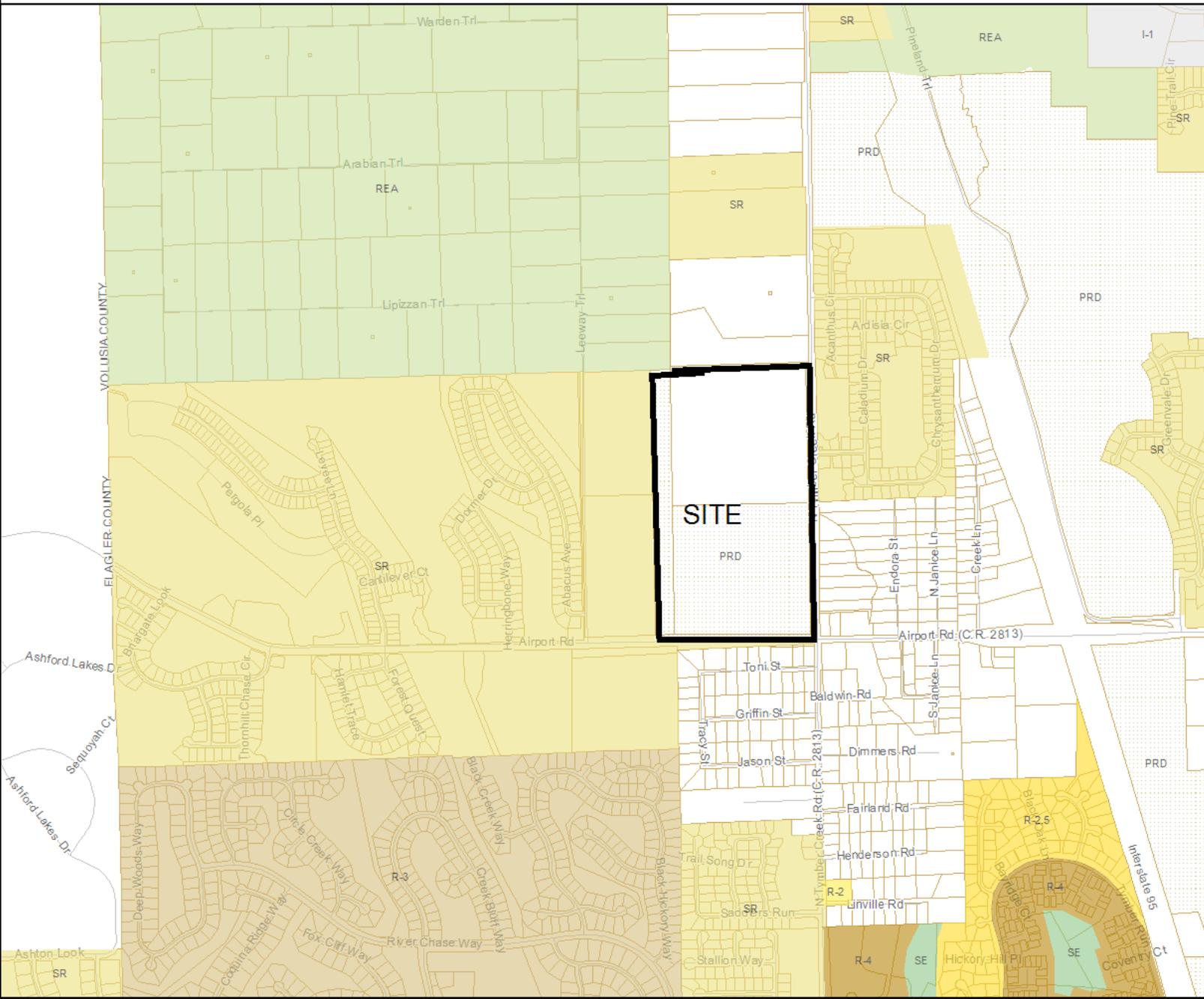
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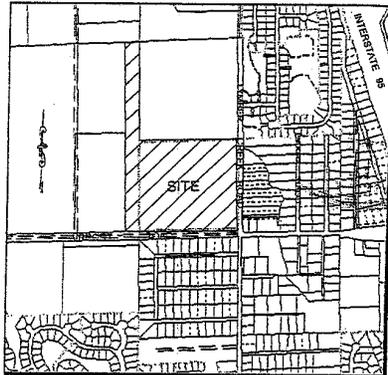
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EXHIBIT 2

- ❖ 2006 Marshside
Site Plan
- ❖ 2006 Marshside
holding capacity
analysis

SITE PLAN SUBMISSION FOR MARSHSIDE AT GROOVER BRANCH CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA



PROJECT VICINITY MAP
SCALE: 1" = 600'

GENERAL INFORMATION:

TOTAL TRACT AREA 48.24 AC
DWELLING UNITS 88
DENSITY 1.470
PROPOSED USE SINGLE FAMILY RESIDENTIAL
FUTURE LAND USE DESIGNATION:
SUBURBAN LOW DENSITY RESIDENTIAL (SLDR)
PROPOSED ZONING: PLANNED RESIDENTIAL DEVELOPMENT (PRD)
TAX IDENTIFICATION NUMBERS [REDACTED]

SR / PRD ZONING REQUIREMENTS:

MINIMUM LOT AREA 8,800 SF
MINIMUM LOT WIDTH 50 FT
MINIMUM LOT DEPTH 110 FT
MINIMUM FRONT SETBACK 25 FT
MINIMUM SIDE SETBACK 10 FT
MINIMUM REAR SETBACK 20 FT
MINIMUM SIDE CORNER 20 FT
MAXIMUM BUILDING HT. 35 FT
MAXIMUM LOT COVERAGE 35 %

FLOOD PLAIN INFORMATION:

ZONE "A" 100 YEAR FLOOD AREA - NO BASE ELEVATION
ZONE "X" 100 YEAR FLOOD AREA - ELEV. = 21.3'
FEMA - LOMA APPLICATION CASE NO. 05-04-0076A
COMMUNITY NO. 12578
PANEL NO. [REDACTED]

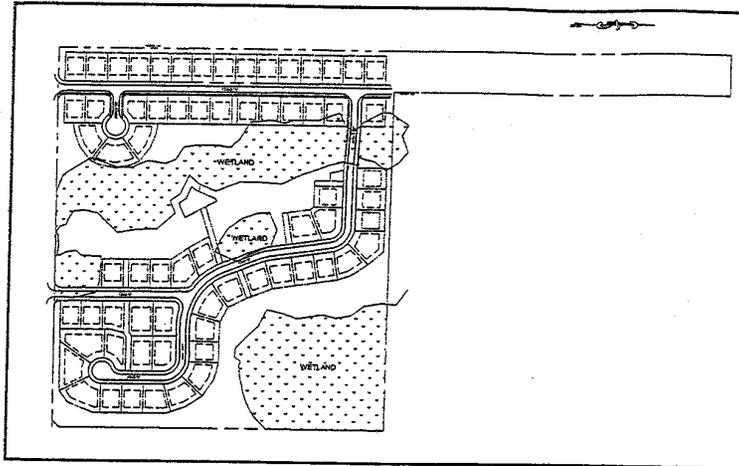
LEGAL DESCRIPTION:

LEGAL DESCRIPTION PER OFFICIAL RECORDS BOOK 4838, PAGE 3877:

PARCEL 1: THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEGINNING THEREFROM THE EASTLY 33 FEET IN HULL ROAD, A 66 FOOT STREET AS NOW LAID OUT, ALSO SUBJECT TO AN EASEMENT OVER AND UPON THE SOUTHERLY 25 FEET OF SAID STREET; THENCE FROM THE WEST 1/2 OF SAID SECTION 24, AS THE POINT OF BEGINNING, RUN NORTH 07°52'27" WEST ALONG THE WEST LINE OF SAID SECTION 24 A DISTANCE OF 118.25 FEET; THENCE SAID WEST LINE RUN NORTH 88°19'42" EAST A DISTANCE OF 134.81 FEET; THENCE SOUTH 01°27'18" EAST A DISTANCE OF 100.17 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 24; THENCE FOLLOWING SAID SOUTH LINE SOUTH 87°31'02" WEST A DISTANCE OF 1347.372 FEET TO WEST 1/2 CORNER OF SECTION 24 AND POINT OF BEGINNING.

PARCEL 2: THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 31 EAST, LYING WESTERLY OF INTERSTATE 95, BEGINNING THEREFROM THE SOUTH 1217.8 FEET AND ALSO BEGINNING THE WEST 33 FEET IN HULL ROAD A 66 FOOT STREET AS NOW LAID OUT, BEING IN VOLUSIA COUNTY, FLORIDA.

PARCEL 3: A PORTION OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS FROM THE EAST 1/2 CORNER OF SAID SECTION 23, A DISTANCE OF 118.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 1°52'12" WEST ALONG SAID EAST LINE A DISTANCE OF 2615.56 FEET TO THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 07°25'44" WEST ALONG THE NORTH LINE OF SAID SECTION 23 A DISTANCE OF 157.43 FEET; THENCE SEPARATING SAID SECTION 23 FROM SAID SECTION 24, RUN SOUTH 1°52'12" EAST A DISTANCE OF 2215.42 FEET; THENCE NORTH 88°19'42" EAST A DISTANCE OF 157.43 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 48.24 ACRES MORE OR LESS.



PROJECT LOCATION MAP
SCALE: 1" = 200'
SECTIONS 23 & 24 - TOWNSHIP 14 - SOUTH RANGE 31 EAST

OWNER: ELAINE SILVERSTEIN, TRUSTEE
SANDRA GOLDBERG, TRUSTEE
100 SE SECOND STREET
SUITE 4000
MIAMI, FL 33121
ATTEN: MS. MARSHA MADORSKY, ESQ.
TEL. NO. 305-528-7436
FAX. NO. 305-620-6856
E-MAIL: SMADORSKY@CARLTONFIELDS.COM

ENGINEER: LANDPLAN ENGINEERING GROUP, INC.
1478 NW 125TH DRIVE
CORAL SPRINGS, FL 33071
ATTEN: MR. PETER R. GALLO, P.E.
TEL. NO. 954-295-0822
FAX. NO. 954-875-2818
E-MAIL: LPE@ELLSOUTH.NET

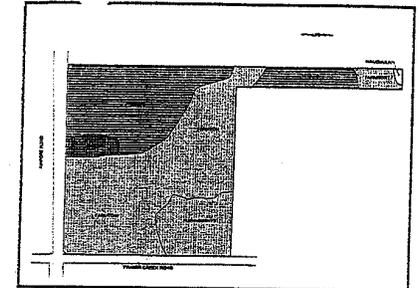
ENVIRONMENTAL: LPE ENVIRONMENTAL & PERMITTING SERVICES, INC.
1174 CAMP AVE.
MT. DORA, FL 32757
ATTEN: MR. EDWARD MURAWSKI
TEL. NO. [REDACTED]
FAX. NO. 352-363-2877
E-MAIL: EMURAWSKI@LPEENVIRONMENTAL.COM

DEVELOPER: WHITE FALCON LAND & DEVELOPMENT
1000 SAVAGE COURT
SUITE 108
LONGWOOD, FL 32760
ATTEN: MR. EDWARD BRENO
TEL. NO. [REDACTED] 754-2882
FAX. NO. (407) 245-0032
E-MAIL: WHITEFALCON@BELLSOUTH.NET

SURVEYOR: CONSOLIDATED SURVEY, INC.
652 NORTH NOVA DRIVE, SUITE 112
ORMOND BEACH, FL 32174
ATTEN: MR. DAN STEVENS, PEM
TEL. NO. 386-874-8222
FAX. NO. 386-876-2189
E-MAIL: DES8072@CFLR.COM

GEOTECHNICAL: UNIVERSAL ENGINEERING SCIENCES
511 BEVILLE ROAD, SUITE 3
SOUTH DAYTONA, FL 32119
TEL. NO. [REDACTED]
FAX. NO. [REDACTED]

TRAFFIC: LASBETTER TRANSPORTATION GROUP, INC.
528 N. HALLFAX DRIVE, SUITE 101
DAYTONA BEACH, FL 32118
TEL. NO. 386-257-2511
FAX. NO. 386-257-8966



SOILS MAP
SCALE: 1" = 2 400'

INDEX	SHEETS
■ BOUNDARY SURVEY.....	1 OF 1
■ TREE SURVEY.....	1 OF 1
■ WETLAND SURVEY.....	1 OF 1
■ TOPOGRAPHIC SURVEY.....	1 OF 1
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■ WETLAND MITIGATION PLAN.....	WMP-2
■ WETLAND MITIGATION PLAN.....	WMP-3
■ SITE PREPARATION PLAN.....	SPP-1
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■ G. L. NOTES.....	GN-1
■ L.P. ATION.....	WSD-LS
■ LANDSCAPING PLAN.....	LP-1
■ SITE LIGHTING PLAN.....	E-1
■ FLOOR PLANS AND ELEVATIONS.....	A-1
■ FLOOR PLANS AND ELEVATIONS.....	A-2

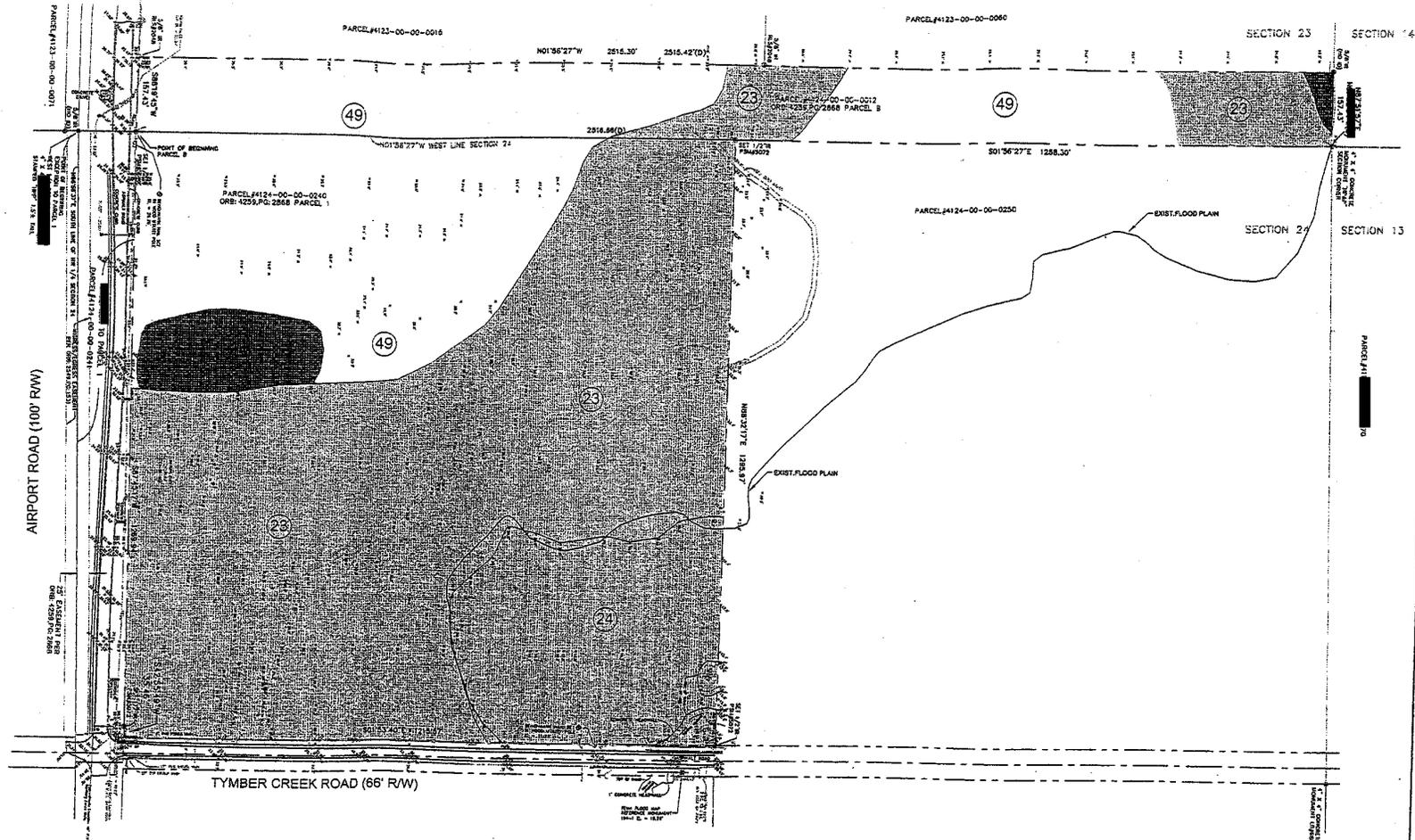
PROJECT NO. 10040
DATE: NOVEMBER 2005



LAND PLAN ENGINEERING GROUP
CONSULTING ENGINEERS & PLANNERS

PETER R. GALLO, P.E.
FLORIDA REG. NO. 4833
(FOR THE FIRM)

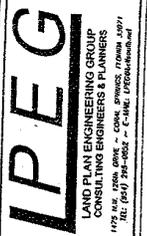
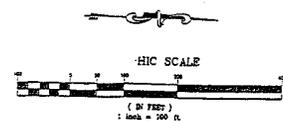
Instrument# 2007-098658 # 9
 Book: 6051
 Page: 4077



MAP KEY	SOIL TYPE	DEPTH TO SEASONAL HIGH WATER LEVEL	IN FLOOD ZONE		OUTSIDE FLOOD ZONE	
			AREA	CLASS	AREA	CLASS
①	FABRITON	01.0F TO 01.9F	8.38 AC.	LOW	18.28 AC.	MEDIUM
②	FLUVALENTS	0.0F TO 1.0F	8.31 AC.	VERY LOW	8.14 AC.	VERY LOW
③	FINELA	0.0F TO 0.9F	0.00 AC.	LOW	1.37 AC.	LOW
④	POHANO	01.0F TO 01.9F	0.00 AC.	LOW	18.74 AC.	MEDIUM
⑤	WAUCHULA	01.0F TO 01.9F	0.00 AC.	LOW	0.18 AC.	MEDIUM

HOLDING CAPACITY CHARTS

DEVELOPMENT POTENTIAL	AREA IN ACRES	ALLOWABLE DU / AC	ALLOWABLE UNITS
VERY LOW	8.48	0.50	1.09
LOW	1.67	0.50	0.84
MEDIUM LOW	0.00	3.00	0.00
MEDIUM	38.12	4.00	154.48
HIGH	0.00	8.00	0.00
TOTAL	48.24 AC		156.41 UNITS



DATE	REVISIONS
01/26/04	SPC COMMENTS

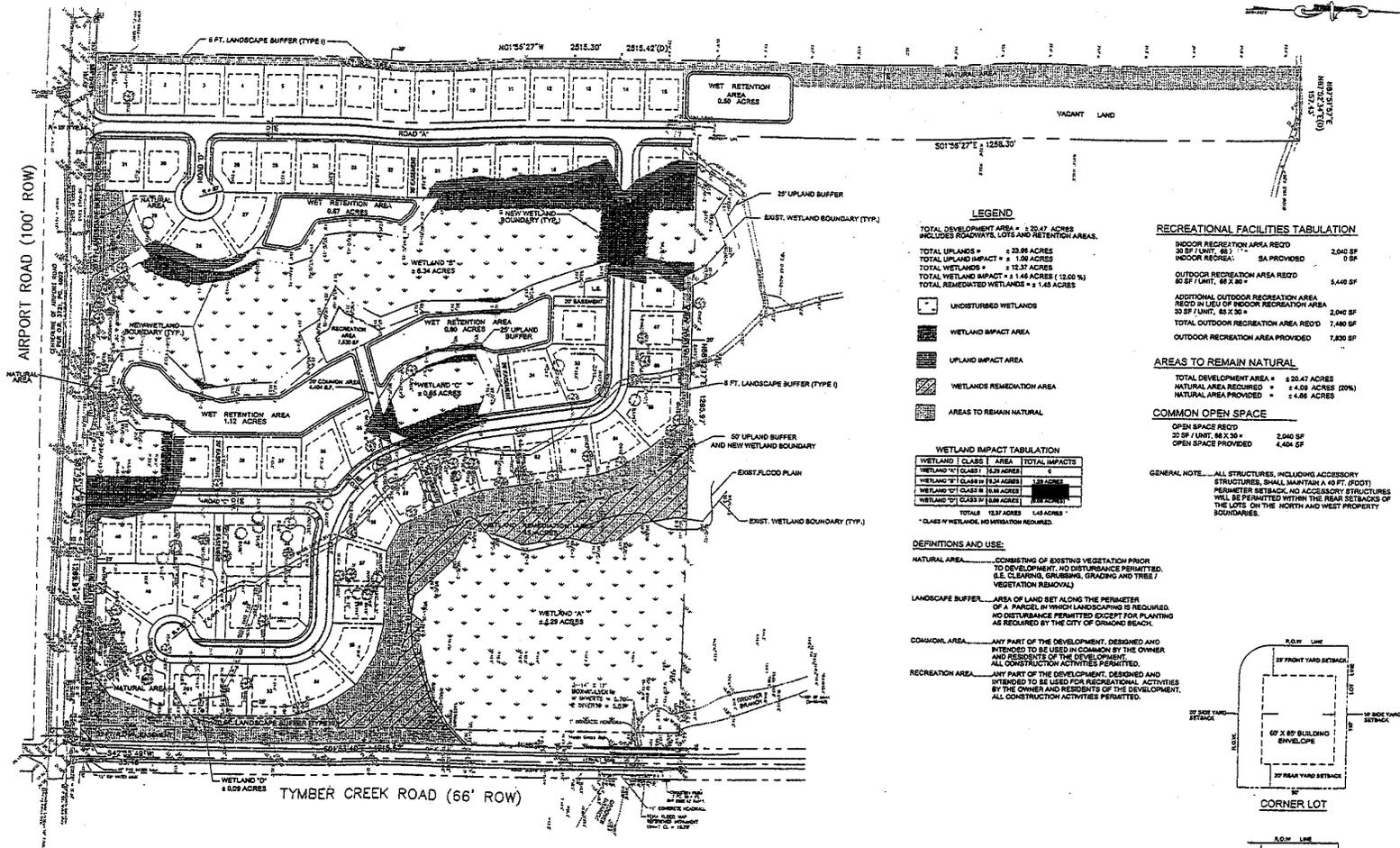
DATE NOVEMBER 2005
 SCALE AS NOTED
 DESIGNED BY P.R.G.
 DRAWN BY P.R.G.
 CHECKED BY P.R.G.
 FIELD BOOK

MARSHSIDE AT GROOVER BRANCH
 CITY OF ORMOND BEACH
 VALLESLIA COUNTY, FLORIDA
 HOLDING CAPACITY MAP

SHEET No. HC-1

PROJECT No. 10040

PETER R. GILLO, P.E.
 FLORIDA REG. NO. 48333
 (FOR THE PLAN)



LEGEND

TOTAL DEVELOPMENT AREA = 120.47 ACRES
 INCLUDES ROADWAYS, LOTS AND RETENTION AREAS.
 TOTAL UPLANDS = 120.47 ACRES
 TOTAL UPLAND IMPACT = 1.04 ACRES
 TOTAL WETLANDS = 12.37 ACRES
 TOTAL WETLAND IMPACT = 1.14 ACRES (12.00%)
 TOTAL REMEDIATED WETLANDS = 1.45 ACRES

- UNDISTURBED WETLANDS
- WETLAND IMPACT AREA
- UPLAND IMPACT AREA
- WETLANDS REMEDIATION AREA
- AREAS TO REMAIN NATURAL

RECREATIONAL FACILITIES TABULATION

INDOOR RECREATION AREA RECD 30 SF / UNIT, 65 X 30 =	2,040 SF
INDOOR RECREA: SA PROVIDED	0 SF
OUTDOOR RECREATION AREA RECD 80 SF / UNIT, 65 X 80 =	5,440 SF
ADDITIONAL OUTDOOR RECREATION AREA RECD IN USE OF INDOOR RECREATION AREA 30 SF / UNIT, 65 X 30 =	2,040 SF
TOTAL OUTDOOR RECREATION AREA RECD	7,480 SF
OUTDOOR RECREATION AREA PROVIDED	7,420 SF

WETLAND IMPACT TABULATION

WETLAND CLASS	AREA	TOTAL IMPACTS
WETLAND "A" CLASS I	1.23 ACRES	0
WETLAND "B" CLASS II	1.24 ACRES	1.24 ACRES
WETLAND "C" CLASS III	1.14 ACRES	1.14 ACRES
WETLAND "D" CLASS IV	0.88 ACRES	0.88 ACRES
TOTAL	4.49 ACRES	3.26 ACRES

* CLASS IV WETLANDS, NO RESTORATION REQUIRED.

AREAS TO REMAIN NATURAL

TOTAL DEVELOPMENT AREA = 120.47 ACRES
 NATURAL AREA REQUIRED = 4.49 ACRES (3.73%)
 NATURAL AREA PROVIDED = 4.66 ACRES

COMMON OPEN SPACE

OPEN SPACE RECD
25 SF / UNIT, 65 X 35 =

OPEN SPACE PROVIDED

2,540 SF
 4,404 SF

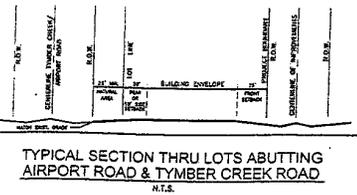
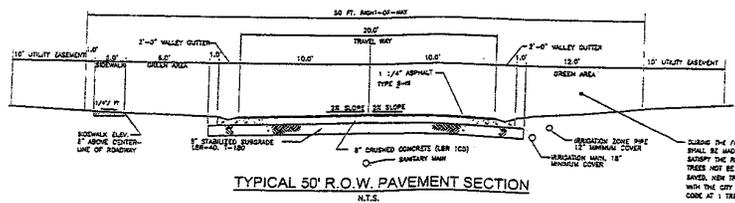
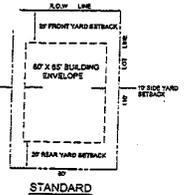
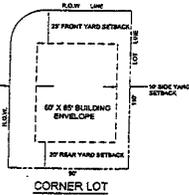
DEFINITIONS AND USE:

NATURAL AREA - CONSISTING OF EXISTING VEGETATION PRIOR TO DEVELOPMENT, NO DISTURBANCE PERMITTED, (I.E. CLEARING, GRUBBING, GRADING AND TREE / VEGETATION REMOVAL)

LANDSCAPE BUFFER - AREA OF LAND SET ALONG THE PERIMETER OF A PARCEL BY WHICH LANDSCAPING IS REQUIRED, NO DISTURBANCE PERMITTED EXCEPT FOR PLANTING AS REQUIRED BY THE CITY OF GROOVER BEACH.

COMMON AREA - ANY PART OF THE DEVELOPMENT, DESIGNED AND INTENDED TO BE USED IN COMMON BY THE OWNER AND RESIDENTS OF THE DEVELOPMENT, ALL CONSTRUCTION ACTIVITIES PERMITTED.

RECREATION AREA - ANY PART OF THE DEVELOPMENT, DESIGNED AND INTENDED TO BE USED FOR RECREATIONAL ACTIVITIES BY THE OWNER AND RESIDENTS OF THE DEVELOPMENT, ALL CONSTRUCTION ACTIVITIES PERMITTED.



TYPICAL LOT LAYOUTS
 N.T.S.



DATE REVISIONS

DATE	BY	REVISION
NOVEMBER 2003		

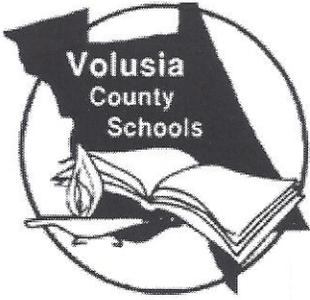
SCALE 1" = 100'
 DESIGNED BY P.R.G.
 DRAWN BY P.R.G.
 CHECKED BY P.R.G.
 FIELD BOOK

MARSHSIDE AT GROOVER BRANCH
 CITY OF GROOVER BEACH
 VALDIA COUNTY, FLORIDA
 OVERALL DEVELOPMENT PLAN

SHEET No. ODP-1
 PROJECT No. 10040
 PETER R. GALLO, P.E.
 FLORIDA REG. NO. 48333
 (FOR THE FIRM)

EXHIBIT 3

❖ School Concurrency



Dr. Margaret A. Smith
Superintendent of Schools

FACILITIES SERVICES

3750 Olson Drive, Daytona Beach, Florida 32124
PHONE: 386/947-8786 FAX: 386/506-5056

School Board of Volusia County

Dr. Al Williams, Chairman
Ms. Judy Conte, Vice-Chairman
Mr. Stan Schmidt
Ms. Candace Lankford
Mrs. Diane Smith

July 16, 2012

Mr. Edward Speno, Pres.
White Falcon Land & Development, Inc.
5036 Dr. Phillips Blvd. #111
Orlando, FL 32819

**RE: Marshside Village PRD Amendment – Ormond Beach #10-152
School Planning Case# 10-10-27-001.1-R**

Dear Mr. Speno:

District staff has reviewed the information for an amendment to a previously approved Planned Residential Development (PRD) located at the northwest corner of Airport and Tymber Creek Roads in the Ormond Beach area.

The PRD amendment proposes 163 single family lots. By utilizing the School District's student generation rate (.396) for a single-family unit, the overall project could generate approximately sixty-four (64) full time student(s). The impacted concurrency service areas are listed in the following capacity information table:

		Current LOS 11-12SY	Adopted LOS	Planned Capacity w/in 3 years	Projected 3 year LOS	Students Generated by Applicants Request
Elementary CSA	Pathways	84%	115%	N	90%	29
Middle CSA	Hinson	92%	115%	N	93%	15
High CSA	Halifax	98%	120%	N	99%	20

The impacted CSA's are currently under the adopted levels of service (LOS) and are projected to remain so for the three (3) year planning period. Please note that the School Board has the right to adjust the attendance boundaries to balance the student enrollment populations at the area schools. Consequently, students generated from this project may not attend the current assigned schools.

District staff has determined at this time that school capacity is available and will be reserved for the subject residential project. Please find attached the 'Certificate of School Concurrency' detailing the reservation information. Please include a copy of the school concurrency reservation with building permit(s) submittals to the City of Ormond Beach as proof of school concurrency. Also, note that the reservation is valid for two (2) years from issuance. If you should need additional time, please notify district staff **prior** to the expiration date to discuss a time extension option.

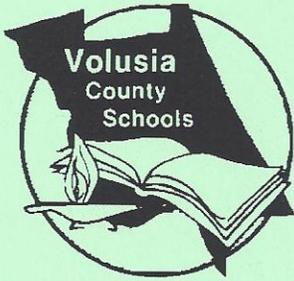
If you should have questions please do not hesitate to contact me at (386) 947-8786, extension 50805.

Sincerely,



Helen LaValley
Planning Specialist

C: Saralee L. Morrissey, Director
Steven Spraker, OB Senior Planner
Project File



Certificate of School Concurrency

Volusia County School Board

Project Information	
Project Name	Marshside Village PRD
VCSB Project #	10-10-27-001.1-R
Jurisdiction Project#	Amendment file #10-152
Parcel ID Numbers:	4124-00-00-0240/0250 4123-00-00-0012
Project Location:	NWC of Airport and Tymber Creek Roads
# of residential units:	163 units
Residential Unit Type:	Single Family
Property Owners:	Tymber Sky LLC Enclave of Timber Creek LLC
Applicant/Agent Name:	Edward Speno White Falcon Land & Development Inc.

School Concurrency Analysis					
Schools:	Elementary	Middle	High		Total Capacity Reserved
Students Generated	29	15	20		64

Comments:

This certificate is required to be included with the building permit submittal(s) as proof of school concurrency.

If construction has not commenced by the expiration date of this certificate, the capacity reservation shall expire and a new application shall be required.

This School Concurrency Certificate shall reserve capacity for the above referenced project and shall confirm that said project meets the School Concurrency requirements of Florida Statute 163.3180 and the adopted Interlocal Agreement.

for *Saralee L. Morrissey*
 Saralee L. Morrissey, AICP
 Director of Site Acquisition and
 Intergovernmental Coordination

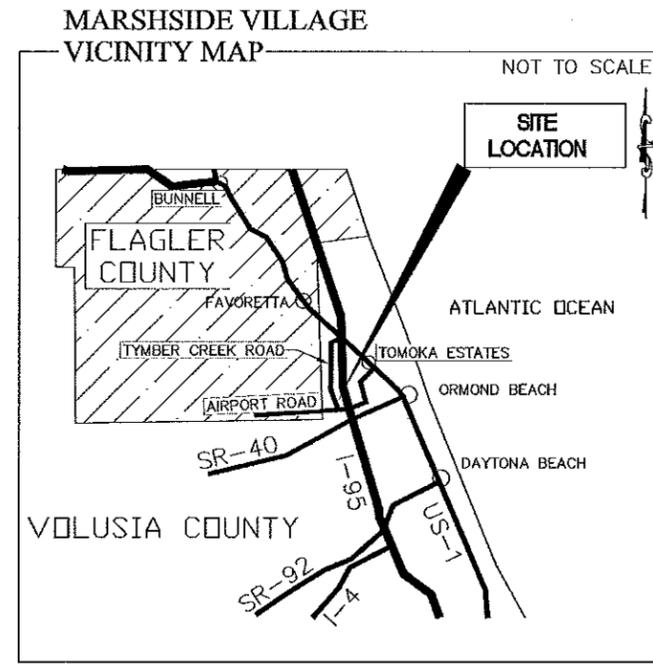
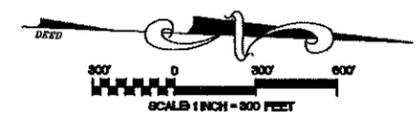
July 16, 2012
 Issue Date

EXHIBIT 4

❖ Site Plan Exhibit

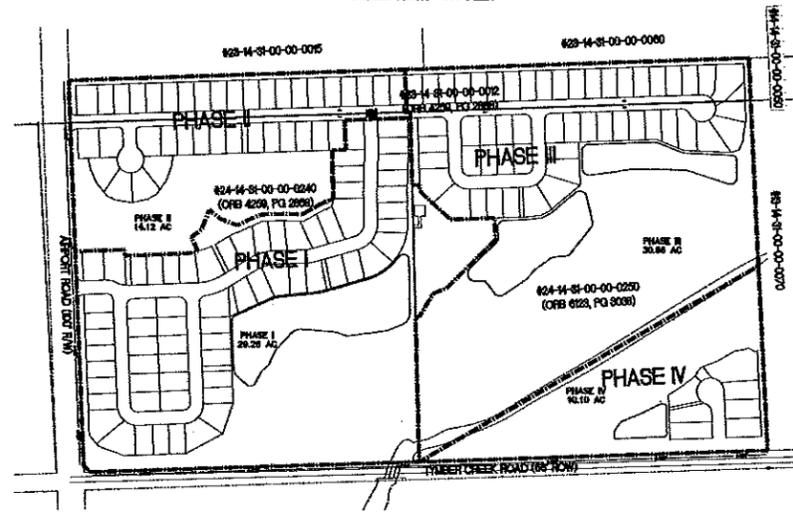
**PRD EXHIBIT FOR:
MARSHSIDE VILLAGE**
SECTIONS 23 & 24, TOWNSHIP 14 SOUTH, RANGE 31 EAST
CITY OF ORMOND BEACH, VOLUSIA COUNTY, FL
A 163-LOT SUBDIVISION IN THE
CITY OF ORMOND BEACH, VOLUSIA COUNTY, FL

U.S.G.S. QUADRANGLE	LATITUDE	LONGITUDE	SECTIONS	TOWNSHIP	RANGE
ORMOND BEACH, FL	29°16'46"	81°07'19"	23 & 24	14S	31E



**MARSHSIDE VILLAGE
A DEED RESTRICTED COMMUNITY**

DEVELOPED BY:
WHITE FALCON LAND DEVELOPMENT INC.
EDWARD J. SPENO, PRESIDENT
5036 DR PHILLIPS BLVD., SUITE 111
ORLANDO, FLORIDA 32819
PHONE: 407-505-0055 CELL: 386-337-4300

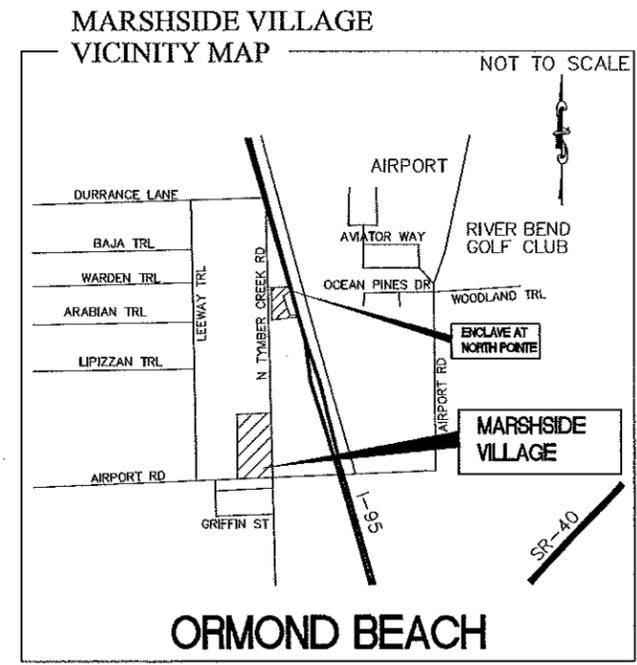


SHEET INDEX

PAGE 1	COVER SHEET
PAGE 2	ARCHITECTURAL AND GENERAL NOTES
PAGE 3	ARCHITECTURAL ELEVATIONS
PAGE 4	NON-COMPLIANT ARCHITECTURAL ELEVATIONS
PAGE 5	GENERAL NOTES & AREA CALCULATIONS
PAGE 6	AREA CALCULATIONS CONTINUED
PAGE 7	OVERALL LOT LAYOUT SHEET (1" = 100')
PAGE 8	LOT LAYOUT SHEET (1" = 50')
PAGE 9	LOT LAYOUT SHEET (1" = 50')
PAGE 10	LOT LAYOUT SHEET (1" = 50')
PAGE 11	LOT LAYOUT SHEET (1" = 50')
PAGE 12	LOT LAYOUT SHEET (1" = 50')
PAGE 13	OVERALL UTILITIES SHEET (1" = 100')
PAGE 14	UTILITIES SHEET (1" = 50')
PAGE 15	UTILITIES SHEET (1" = 50')
PAGE 16	UTILITIES SHEET (1" = 50')
PAGE 17	UTILITIES SHEET (1" = 50')
PAGE 18	CURVE AND LINE TABLES SHEET
PAGE 18A	ROAD "A" TRAFFIC CONTROL NOTES

INCLUDED IN SUBMITTAL:

PAGE 19	LPG/EPS WETLAND IMPACT MAP (1" = 100')
PAGE 20	LANDSCAPING NOTES
PAGE 20A	TYPICAL LANDSCAPING PLAN
PAGE 21	ANDREW S. DANCE & ASSOCIATES, LLC. EXHIBITS SHEET 1 OF 2
PAGE 21A	AGREEMENT FOR CONSTRUCTION OF THE PARK
PAGE 22	ANDREW S. DANCE & ASSOCIATES, LLC. EXHIBITS SHEET 2 OF 2
PAGE 23	ANDREW S. DANCE & ASSOCIATES, LLC. EXHIBITS SHEET 2 OF 2
PAGE 24	MARSHSIDE 1 AT GROOVER BRANCH BOUNDARY SURVEY (1" = 100')
PAGE 25	MARSHSIDE 2 AT GROOVER BRANCH BOUNDARY SURVEY (1" = 100')
PAGE 26	CITY OF ORMOND BEACH PARCEL WETLAND LOCATION (1" = 60')
PAGE 26A	ALTERNATE CITY PARK LOCATION
PAGE 27	MARSHSIDE 1 AT GROOVER BRANCH WETLAND SURVEY (1" = 100')
PAGE 28	MARSHSIDE 2 AT GROOVER BRANCH WETLAND SURVEY (1" = 100')



UTILITIES NOTE:
1. THE UTILITIES DEPICTED HEREON ARE GRAPHICAL IN NATURE ONLY. NO ENGINEERING DESIGN HAS BEEN PERFORMED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER AT THIS TIME.

ATS Land Surveying, LLC
P.O. BOX 353714
PALM COAST, FL 32135
Phone: 386.264.8490 Fax: 386.845.9216
LB#7900 REVISED 08/20/2012

PRD EXHIBIT FOR:
MARSHSIDE VILLAGE
ARCHITECTURAL AND GENERAL NOTES:
PHASE I, PHASE II, PHASE III & PHASE IV

MARSHSIDE VILLAGE PRD ARCHITECTURAL GUIDELINES AND DEED RESTRICTIONS

- A) ALL HOMES WILL HAVE COMMON "ARCHITECTURAL" SERIES ROOF SHINGLE COLOR, STYLE AND MANUFACTURE, ROOF PITCH SHALL BE 6" ON 12" MINIMUM.
- B) COMMON STUCCO COLORS 2 TONES OF EACH, WHITE, BEIGE, GRAY; 6 COLORS TOTAL WITH APPROVED CONTRASTING COLOR FOR BANDING AND DOOR SURROUNDS. ALL PAINT COLORS WILL BE SUBMITTED TO THE HOA ARCHITECTURAL BOARD FOR REVIEW.
- C) COMMON WHITE FASCIA AND ALUMINUM SOFFIT.
- D) EACH HOUSE SHALL HAVE A FRONT ELEVATION CONTAINING 25% VENEER (STONE BRICK, SHAKE SHINGLES, LAP SIDING, ETC).
- E) ALL HOMES SHALL HAVE A FRONT PORCH OF AT LEAST 100 SQ FT WITH RAILING.
- F) IN LIEU OF VENEER, BAHAMAS STYLE SHUTTERS WITH BANDING WILL BE ACCEPTED.
- G) IN LIEU OF VENEER, FALSE DORMERS WITH FIXED SHUTTERS WILL BE ACCEPTED.
- H) NO FULL "STUCCO ONLY" FRONT ELEVATIONS DESIGNS WILL BE ACCEPTED NOR ANY REPETITION OF THE SAME ELEVATION MORE OFTEN THEN EVERY 5 HOUSES.
- I) ALL WINDOWS TO BE WHITE FRAME. WINDOWS AND DOORS SHALL HAVE CONTRASTING RAISED DIMENSIONAL BANDING AND DIMENSIONAL WINDOW SILLS.
- J) ALL HOMES WILL HAVE A 2 CAR GARAGE DOOR WITH WINDOWS IN OVERHEAD DOOR.
- K) MINIMUM LIVING AREA 1,250 SQ FT.
- L) ROOF OVER HANGS WILL BE MINIMUM OF 24 INCHES.
- M) MAXIMUM BUILDING HEIGHT IS 35 FEET.
- N) EACH HOME SHALL BE LANDSCAPED IN CONSISTENCY WITH THE LANDSCAPE DESIGN MADE AS A PART OF THIS SUBMITTAL PREPARED BY ANDY S. DANCE & ASSOCIATES, LLC.
- O) ALL AIR CONDITIONING UNITS SHALL BE SCREENED AS WELL AS ANY SIDE YARD STORAGE. ALL GARBAGE RECEPTACLES SHALL BE KEPT IN THE GARAGE EXCEPT FOR THE 12 HOURS BEFORE AND AFTER TRASH COLLECTION.
- P) THERE IS TO BE NO PARKING OF COMMERCIAL VEHICLES OR RECREATIONAL VEHICLES, OR WATER CRAFT IN DRIVEWAYS OR SIDE YARDS.

GENERAL DEFINITIONS

- 1) NATURAL AREA: CONSISTING OF EXISTING VEGETATION PRIOR TO DEVELOPMENT. NO DISTURBANCE PERMITTED. (I.E. CLEARING, GRUBBING, GRADING, AND TREE/VEGATATION REMOVAL).
- 2) LANDSCAPE BUFFER: AREA OF LAND SET ALONG THE PERIMETER OF A PARCEL IN WHICH LANDSCAPING IS REQUIRED. NO DISTURBANCE PERMITTED EXCEPT FOR PLANTING AS REQUIRED BY THE CITY OF ORMOND BEACH.
- 3) COMMON AREA: ANY PART OF THE DEVELOPMENT DESIGNED AND INTENDED TO BE USED IN COMMON BY THE OWNER AND RESIDENTS OF THE DEVELOPMENT. UNDERGROUND UTILITY CONSTRUCTION ACTIVITIES PERMITTED.
- 4) RECREATION AREA: ANY PART OF THE DEVELOPMENT DESIGNED AND INTENDED TO BE USED FOR RECREATION ACTIVITIES BY THE OWNER AND RESIDENTS OF THE DEVELOPMENT. UNDERGROUND UTILITY CONSTRUCTION ACTIVITIES SHALL BE PERMITTED IN THIS AREA.

NOTE:

ALL DEPICTED ENGINEERING DETAILS ARE FOR CONCEPTUAL PURPOSES ONLY. IT IS THE INTENT OF THE DEVELOPER AND THE CITY TO MUTUALLY COORDINATE FINAL ENGINEERING SPECIFICATIONS IN ACCORDANCE WITH CITY CODES AND STANDARDS TO BE SHOWN UPON THE FINAL CONSTRUCTION DRAWINGS.

ATS Land
Surveying, LLC

P.O. BOX 353714
PALM COAST, FL 32135
Phone: 386.264.8490 Fax: 386.845.9216
LB#7900

REVISED 08/20/2012

PRD EXHIBIT FOR:
MARSHSIDE VILLAGE
ARCHITECTURAL ELEVATIONS:
PHASE I, PHASE II, PHASE III & PHASE IV
MARSHSIDE VILLAGE PRD SAMPLE ARCHITECTURAL ELEVATIONS

MARSHSIDE VILLAGE



TYPICAL HOME ELEVATIONS

ATS Land
Surveying, LLC

P.O. BOX 353714
PALM COAST, FL 32135
Phone: 386.264.8490 Fax: 386.845.9216
LB#7900

REVISED 08/20/2012

UNACCEPTABLE ELEVATIONS



***NONDESCRIPT SINGLE FAMILY DWELLINGS AS DEPICTED ON THIS PAGE ARE PROVIDED TO
DEMONSTRATE NON-COMPLIANCE WITH THE ARCHITECTURAL STANDARDS
FOR THIS DEVELOPMENT**

ATS Land
Surveying, LLC

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PALM COAST, FL 32135
Phone: 386.264.8490 Fax: 386.845.9216
LB#7900

REVISED 08/20/2012

**PRD EXHIBIT FOR:
MARSHSIDE VILLAGE**

GENERAL NOTES

PHASE I = LOTS 1 THROUGH 66
 PHASE II = LOTS 67 THROUGH 104
 PHASE III = LOTS 105 THROUGH 156
 PHASE IV = LOTS 157 THROUGH 163

NOTE: PHASING MAY BE MODIFIED WITH SPRC APPROVAL

NOTE: ALL STRUCTURES, INCLUDING ACCESSORY STRUCTURES, SHALL MAINTAIN A 30 FOOT PRD BOUNDARY SETBACK. LOTS 85 THROUGH 126 & 157 THROUGH 160 SHALL MAINTAIN A 25 FOOT PERIMETER SETBACK ON THE NORTH AND WEST PROPERTY BOUNDARY.

NOTE: FENCES IN ALL YARDS SHALL BE A MAXIMUM OF 6'-0" (SIX FEET) IN HEIGHT AND CONSTRUCTED OF A PVC MATERIAL AS RESTRICTED IN THE "H.O.A. COVENANTS AND RESTRICTIONS". ALL HOMES ABUTTING RIGHT OF WAY ALONG THE PROJECT PERIMETER SHALL HAVE 6' PVC CONTINUOUS FENCING.

NOTE: PHASE 4 LOTS 157 - 163: A PRE PACKAGED FIBERGLASS PUMP STATION AS MANUFACTURED BY ITT/ CORPORATION. STATION SHALL BE THE DUPLEX ARRANGEMENT AND SHALL INCLUDE (2) FLYGT GRINDER PUMPS WITH TYPICAL ACCESSORIES AND CONTROLS". SAID PUMP STATION SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE DEVELOPER SHALL PROVIDE A 5 YEAR MAINTENANCE AND PERFORMANCE BOND PRIOR THE FINAL PLAT.

NOTE: A BUILDING SHALL BE DEFINED AS A RESIDENTIAL DWELLING WITH AN ATTACHED GARAGE AND A STRUCTURE SHALL BE DEFINED AS A SCREEN ENCLOSURE, POOL, DECK OR PORCH.

**GENERAL NOTES & AREA CALCULATIONS:
PHASE I, PHASE II, PHASE III & PHASE IV**

PRE-DEVELOPMENT

TOTAL TRACT AREA	=	± 84.14 ACRES
PHASE I, II, III & IV		
TOTAL UPLANDS	=	± 63.13 ACRES
PHASE I, II, III & IV		
TOTAL WETLANDS	=	± 25.21 ACRES
TOTAL BUFFERS	=	± 8.21 ACRES
TOTAL DEVELOPABLE AREA=		± 54.50 ACRES

POST-DEVELOPMENT

PHASE I TOTAL TRACT AREA	=	± 29.26 ACRES
PHASE I DEVELOPMENT AREA	=	± 20.42 ACRES
PHASE I RECREATION AREA PLUS COMMON OPEN SPACE	=	± 2.19 ACRES
PHASE II TOTAL TRACT AREA	=	± 14.13 ACRES
PHASE II DEVELOPMENT AREA	=	± 7.98 ACRES
PHASE III TOTAL TRACT AREA	=	± 30.66 ACRES
PHASE III DEVELOPMENT AREA	=	± 15.06 ACRES
PHASE IV TOTAL TRACT AREA	=	± 10.10 ACRES
PHASE IV DEVELOPMENT AREA	=	± 2.64 ACRES
PHASE I, II, III & IV TOTAL DEVELOPMENT AREA	=	± 46.10 ACRES*

*INCLUDES ROADWAYS, LOTS, RETENTION, COMMON RECREATION, EASEMENT AND DREDGED AREAS.

RECREATIONAL FACILITIES TABULATION

INDOOR RECREATION AREA REQUIRED		
30 SQ FT / UNIT, 163 X 30	=	4,890 SQ FT
INDOOR RECREATION AREA PROVIDED	=	0 SQ FT
OUTDOOR RECREATION AREA REQUIRED		
60 SQ FT / UNIT, 163 X 60	=	9,780 SQ FT

ADDITIONAL OUTDOOR RECREATION AREA REQUIRED IN LIEU OF INDOOR RECREATION AREA

30 SQ FT / UNIT, 163 X 30	=	4,890 SQ FT
TOTAL OUTDOOR RECREATION AREA REQUIRED	=	14,670 SQ FT
OUTDOOR RECREATION AREA PROVIDED	=	72,904 SQ FT

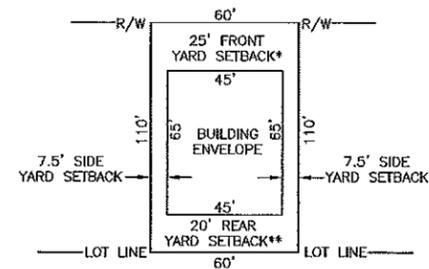
GENERAL NOTES ON-SITE RECREATION FACILITIES

A) RECREATION FACILITIES TO CONSIST OF :

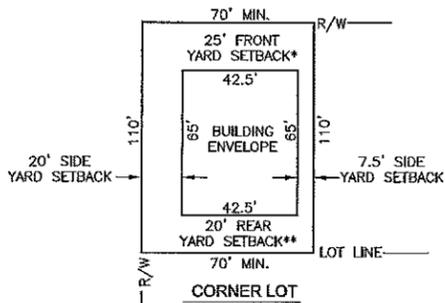
- 1) SWIMMING POOL 25' BY 35' WITH 25' MINIMUM DECK
- 2) CABANA BUILDING WITH MEN AND LADIES REST ROOM
- 3) SHADED SEATING / 20' DIAMETER PERGOLA
- 4) TOT LOT
- 5) LAKESIDE GAZEBO

B) RECREATION FACILITIES CONSTRUCTION SCHEDULE :

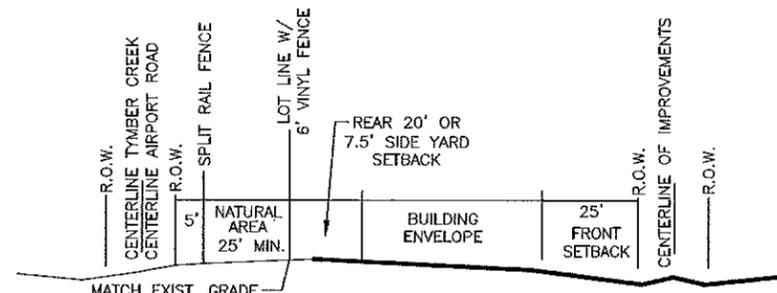
- 1) DEVELOPER SHALL PROVIDE CONSTRUCTION PERFORMANCE BOND PRIOR THE FINAL PLAT OF PHASE I FOR ALL RECREATION FACILITIES.
- 2) CONSTRUCTION SHALL BEGIN FOLLOWING THE 50TH CO HAVING BEEN ISSUED.
- 3) ALL RECREATIONS FACILITIES SHALL BE COMPLETED BEFORE THE 75TH CO IS ISSUED.



STANDARD LOT

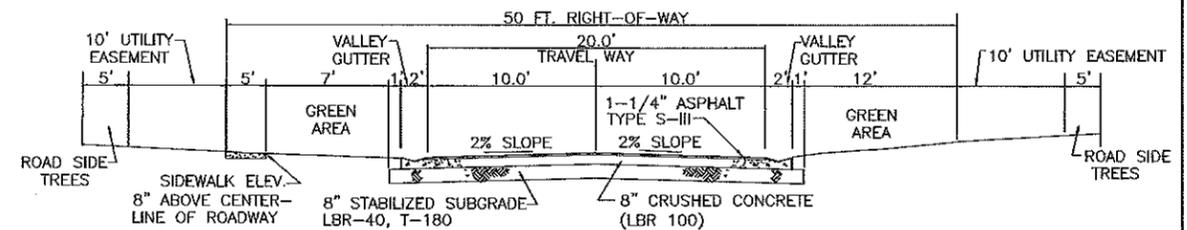


TYPICAL LOT LAYOUT
NOT TO SCALE



TYPICAL SECTION THRU LOTS ABUTTING AIRPORT ROAD & TYMBER CREEK ROAD
NOT TO SCALE

NOTE: ALL LOTS SHALL BE GRADED TOWARD CENTERLINE OF IMPROVEMENTS (STREETS)



TYPICAL 50' R.O.W. PAVEMENT SECTION
NOT TO SCALE

*25' FRONT YARD SETBACK PERTAINS TO GARAGES. A MINIMUM OF A 15' FRONT YARD SETBACK WILL BE REQUIRED FOR PORCHES AND BUILDING LINES. SEE SHEET 20A FOR REFERENCE.

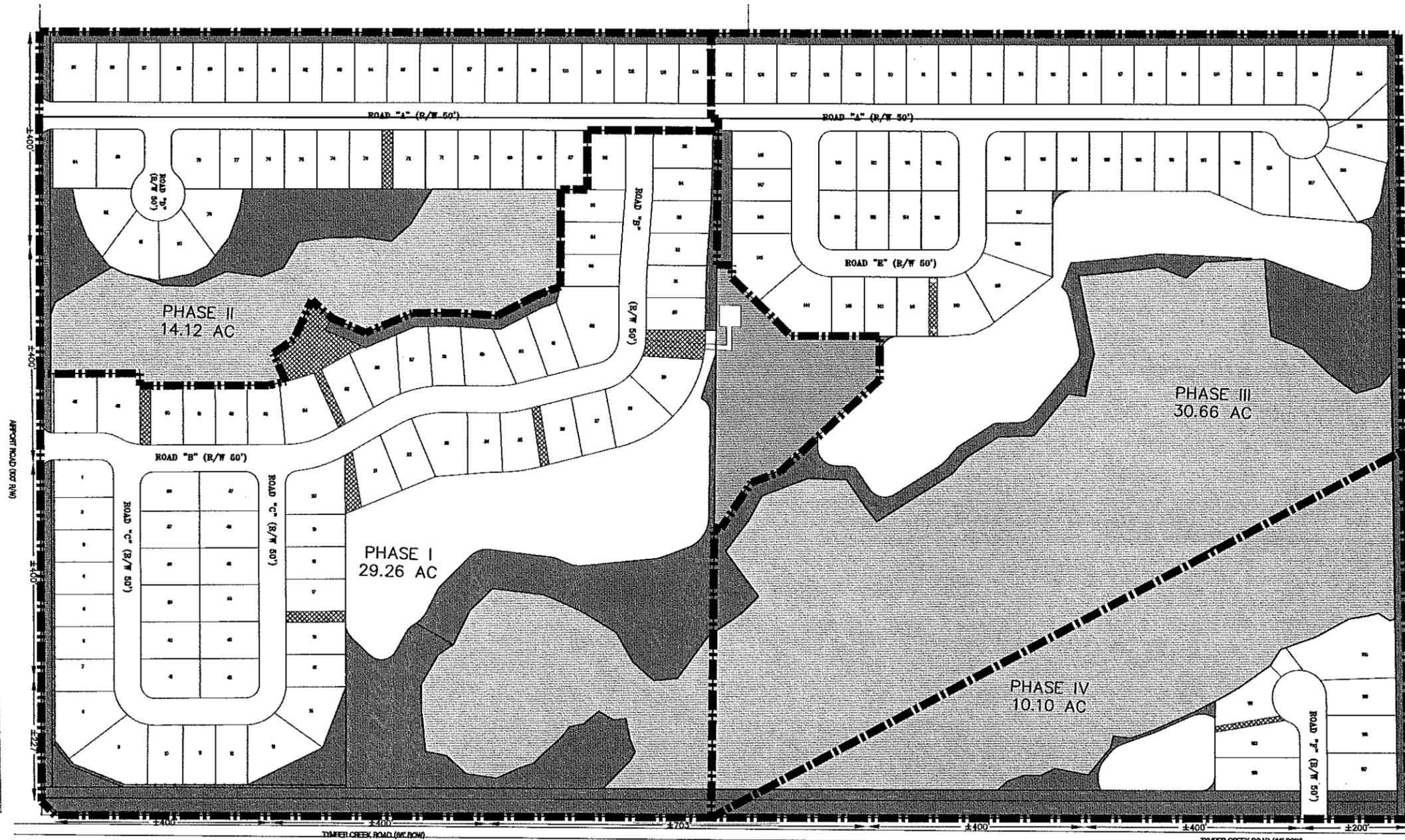
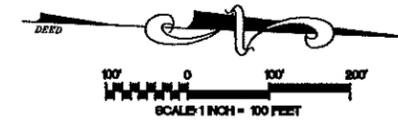
**REAR YARD STRUCTURE SETBACKS SHALL BE 10 FEET ON BACK TO BACK LOTS AND 5 FEET ON OTHER LOTS. IN NO CASE SHALL A STRUCTURE INFRINGE UPON THE PRD BOUNDARY SETBACK.

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REVISED 08/20/2012

PRD EXHIBIT FOR:
MARSHSIDE VILLAGE
 AREA CALCULATIONS:
 PHASE I, PHASE II, PHASE III & PHASE IV



	DEVELOPMENT AREAS	DEVELOPMENT AREAS		WETLANDS AND BUFFERS		RECREATIONAL FACILITIES TABULATION	
	COMMON AREAS	PHASE I DEVELOPMENT AREA = ± 20.42 ACRES		TOTAL WETLANDS = ± 25.21 ACRES		INDOOR RECREATION AREA REQUIRED = 4,890 SQ FT	
	WETLANDS AND BUFFER AREAS	PHASE II DEVELOPMENT AREA = ± 7.98 ACRES		TOTAL BUFFERS = ± 8.21 ACRES		INDOOR RECREATION AREA PROVIDED = 0 SQ FT	
	NATURAL AREAS	PHASE III DEVELOPMENT AREA = ± 15.06 ACRES		NATURAL AREAS		ADDITIONAL OUTDOOR RECREATION AREA REQUIRED IN LIEU OF INDOOR RECREATION AREA = 4,890 SQ FT	
	RECREATION AREAS	PHASE IV DEVELOPMENT AREA = ± 2.64 ACRES		REQUIRED NATURAL AREA FOR PHASES I, II, III AND VI 46.10 X 20% = ± 9.22 ACRES		OUTDOOR RECREATION AREA REQUIRED = 9,780 SQ FT	
		TOTAL DEVELOPMENT AREA = ± 46.10 ACRES		PROVIDED NATURAL AREA = ± 13.02 ACRES		TOTAL OUTDOOR RECREATION AREA REQUIRED = 14,670 SQ FT	
		COMMON SPACE AREA				OUTDOOR RECREATION AREA PROVIDED = 72,904 SQ FT	
		OPEN SPACE REQUIRED 30 SQ FT / UNIT, 163 X 30 = 4,890 SQ FT					
		OPEN SPACE PROVIDED = 28,984 SQ FT					

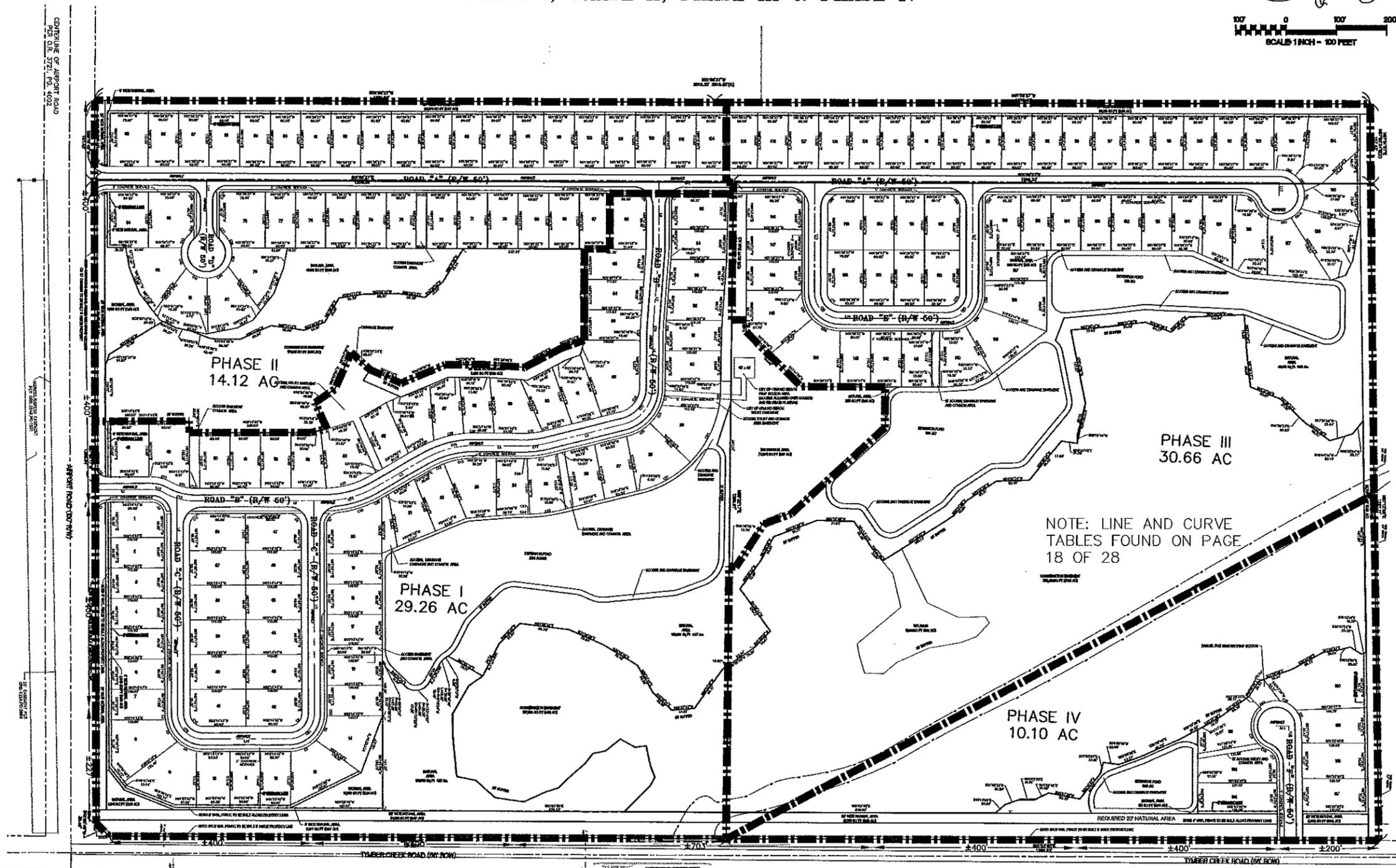
PHASE LINES

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PRD EXHIBIT FOR:
MARSHSIDE VILLAGE
 OVERALL LOT LAYOUT:
 PHASE I, PHASE II, PHASE III & PHASE IV



NOTE: LINE AND CURVE
 TABLES FOUND ON SHEET
 18 OF 28

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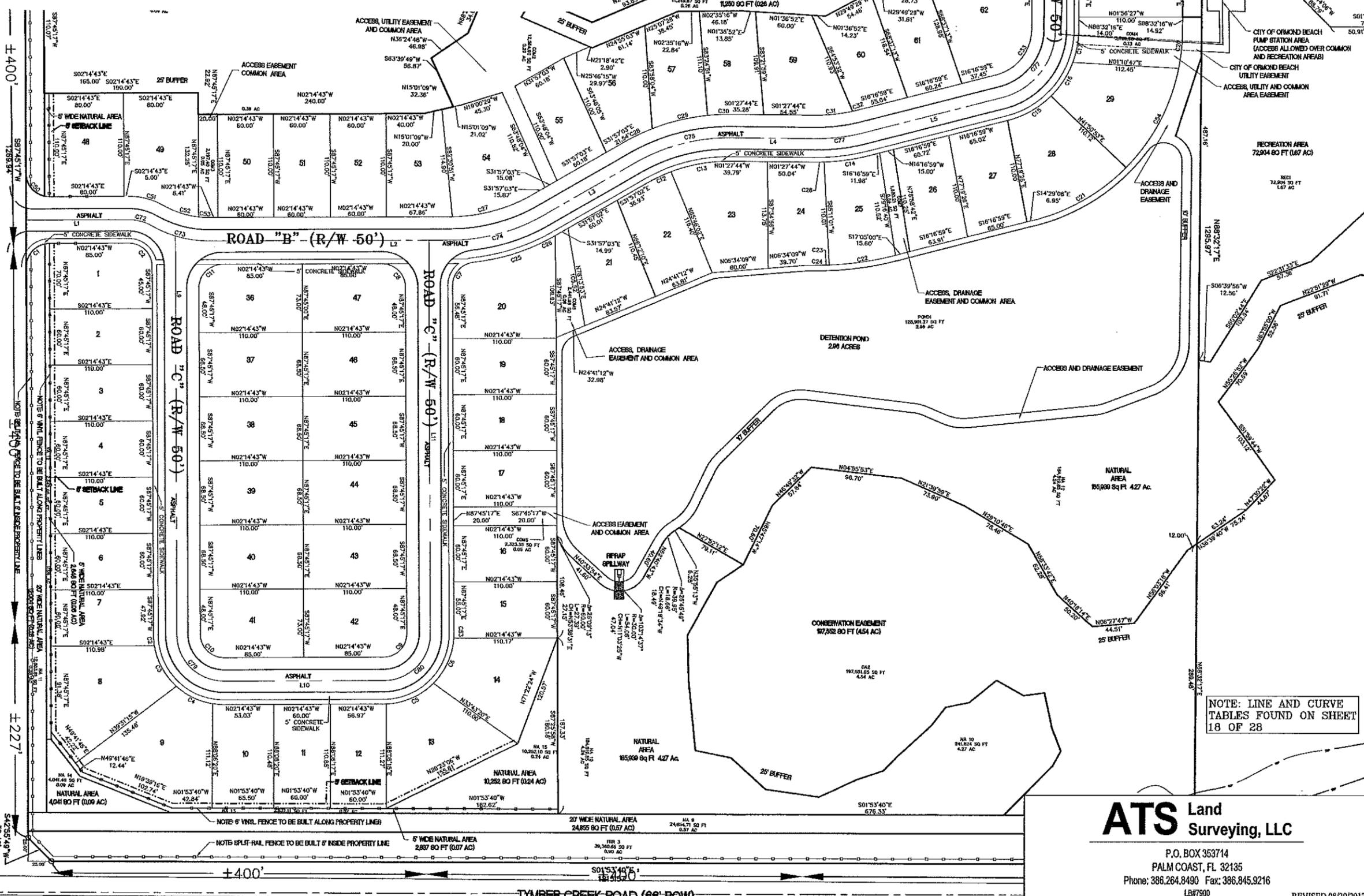
P.O. BOX 353714
 PALM COAST, FL 32135
 Phone: 386.264.8490 Fax: 386.845.9216
 LB87900

PRD EXHIBIT FOR:
MARSHSIDE VILLAGE
 LOT LAYOUT:
 PHASE I, PHASE II, PHASE III & PHASE IV



23-14-31-00-00-0241
 INGRESS/EGRESS EASEMENT
 PER ORB 2899.P.1531

AIRPORT ROAD (100'-R/W)
 ±400'



NOTE: LINE AND CURVE TABLES FOUND ON SHEET 18 OF 28

ATS Land
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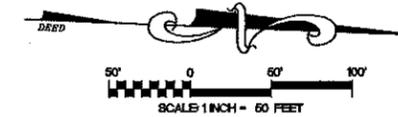
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 LB87900

REVISED 08/20/2012

TIMBER CREEK ROAD (66'-R/W)

PRD EXHIBIT FOR:
MARSHSIDE VILLAGE
LOT LAYOUT:
PHASE I, PHASE II, PHASE III & PHASE IV

NOTE: LINE AND CURVE
TABLES FOUND ON SHEET
18 OF 28



#23-14-31-00-00-0071

CENTERLINE OF AIRPORT ROAD
PER O.R. 3721, PG. 4002

#23-14-31-00-00-0015

N01°56'27"W
2515.30' 2515.42'(D)



#24-14-31-00-00-0240
(ORB 4259, PG 2868)

CITY OF ORMOND BEACH
PUMP STATION AREA
(ACCESS ALLOWED OVER COMMON
AND RECREATION AREAS)
CITY OF ORMOND BEACH
UTILITY EASEMENT
ACCESS UTILITY AND COMMON
AREA EASEMENT

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LB#7900

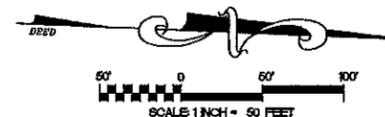
REVISED 08/20/2012

#23-14-31-00-00-0241

INGRESS/EGRESS EASEMENT
PER ORB 20363, PG. 1531

AIRPORT

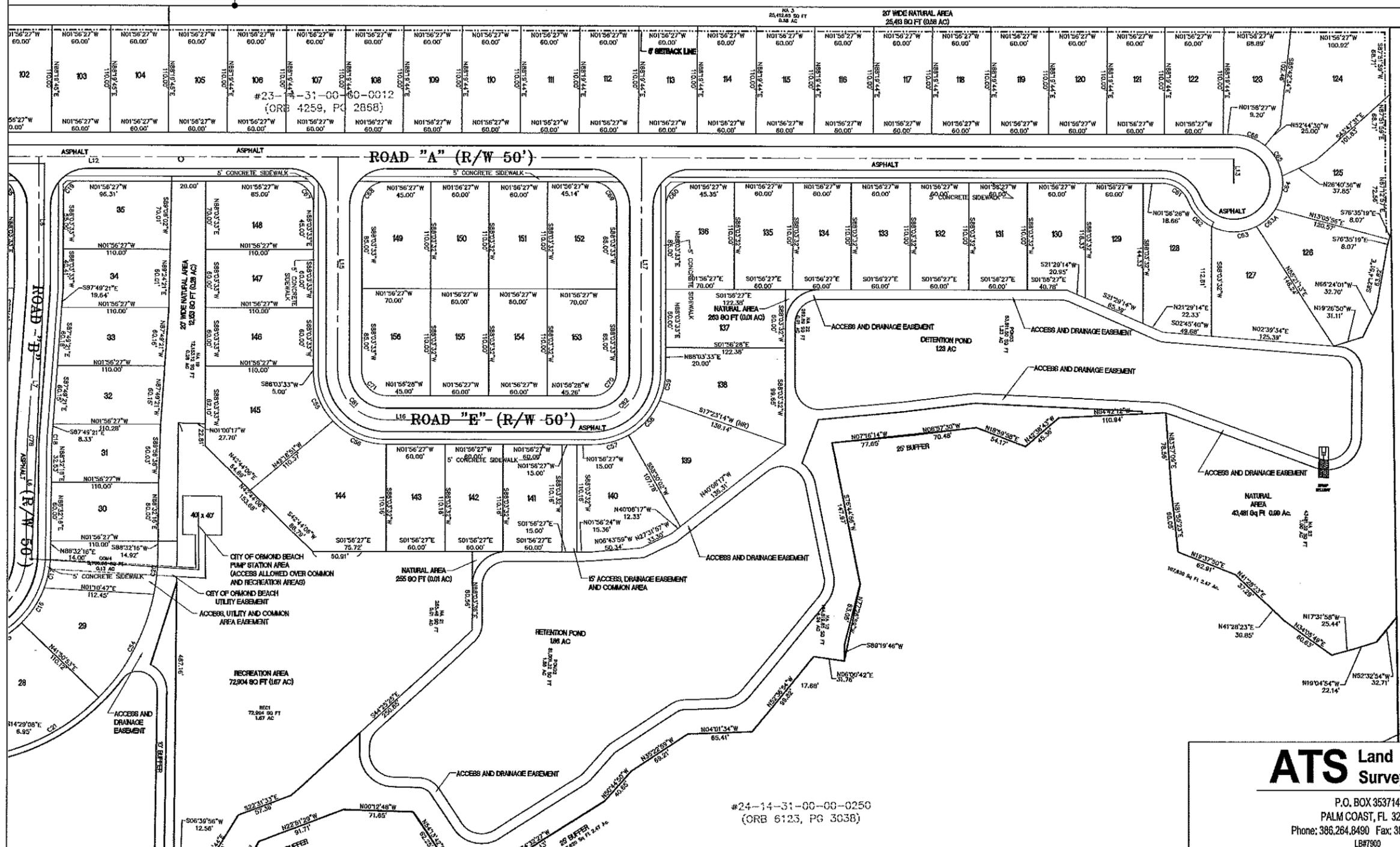
PRD EXHIBIT FOR:
MARSHSIDE VILLAGE
LOT LAYOUT:
PHASE I, PHASE II, PHASE III & PHASE IV



FUTURE DEVELOPMENT
AREA
12.7 ACRES +/-
#23-14-31-00-00-0060

NOTE: LINE AND CURVE
TABLES FOUND ON SHEET
18 OF 28

#23-14-31-00-00-0060



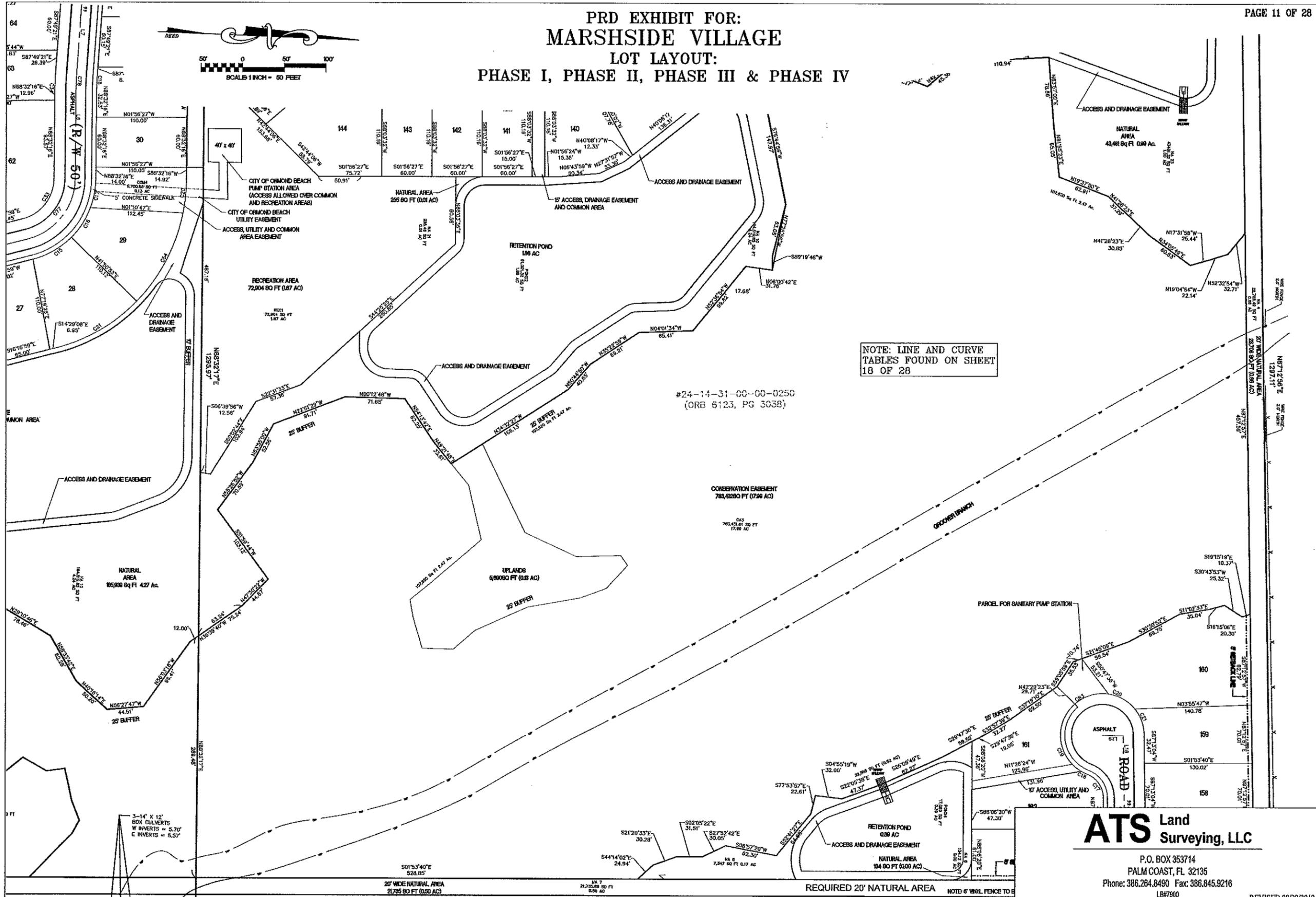
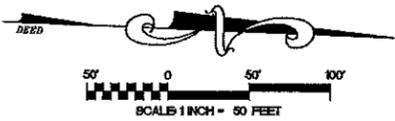
#24-14-31-00-00-0250
(ORB 6123, PG 3038)

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LB#780

REVISED 08/20/2012

PRD EXHIBIT FOR: MARSHSIDE VILLAGE LOT LAYOUT: PHASE I, PHASE II, PHASE III & PHASE IV



#24-14-31-00-00-0250
(ORB 6123, PG 3038)

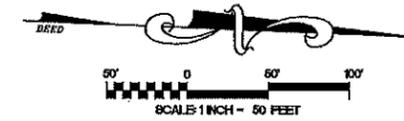
NOTE: LINE AND CURVE
TABLES FOUND ON SHEET
18 OF 28

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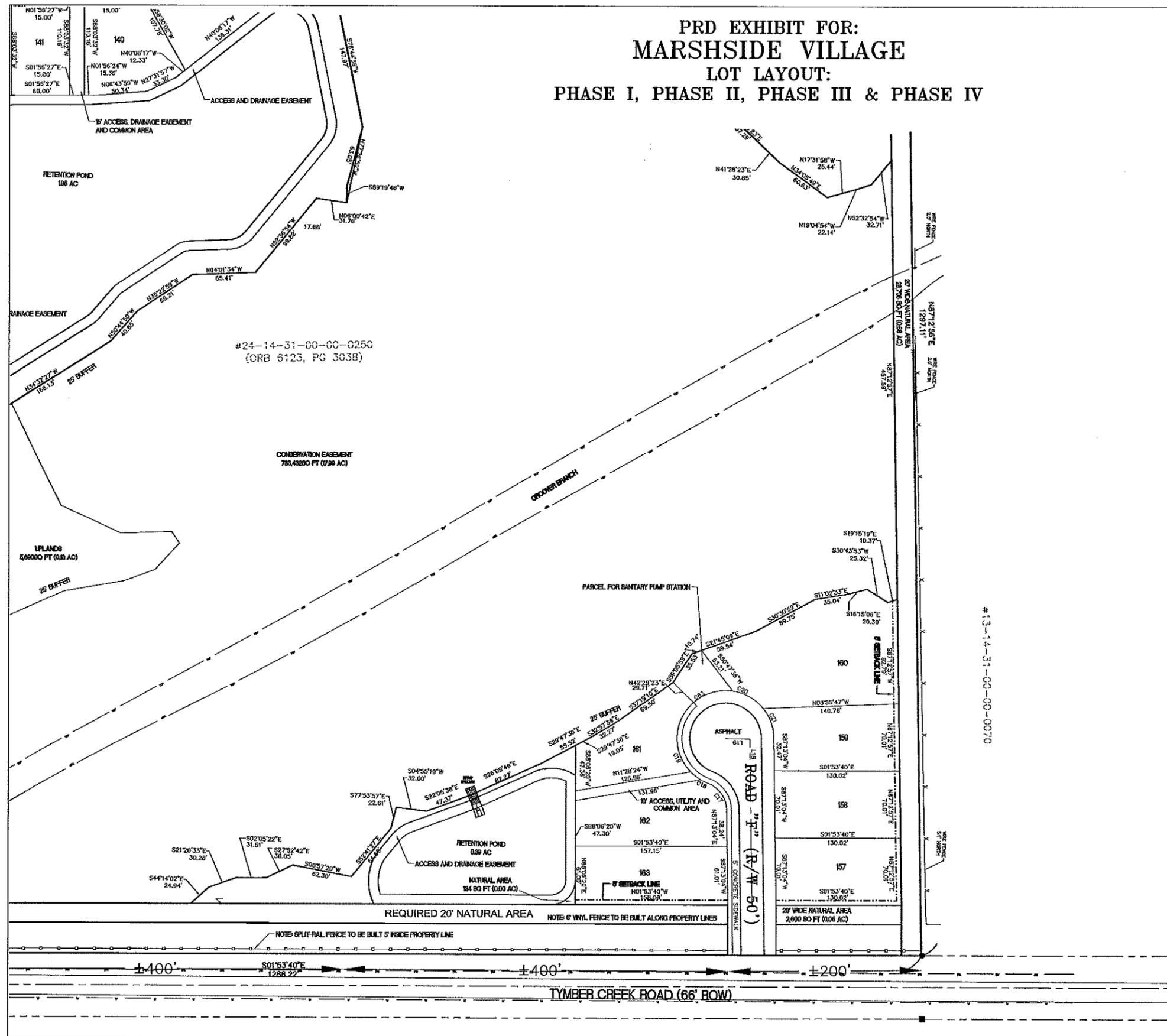
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LB#7900

REVISED 08/20/2012

PRD EXHIBIT FOR: MARSHSIDE VILLAGE LOT LAYOUT: PHASE I, PHASE II, PHASE III & PHASE IV



NOTE: LINE AND CURVE
TABLES FOUND ON SHEET
18 OF 28

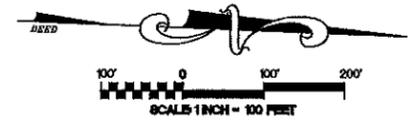


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LB#7900

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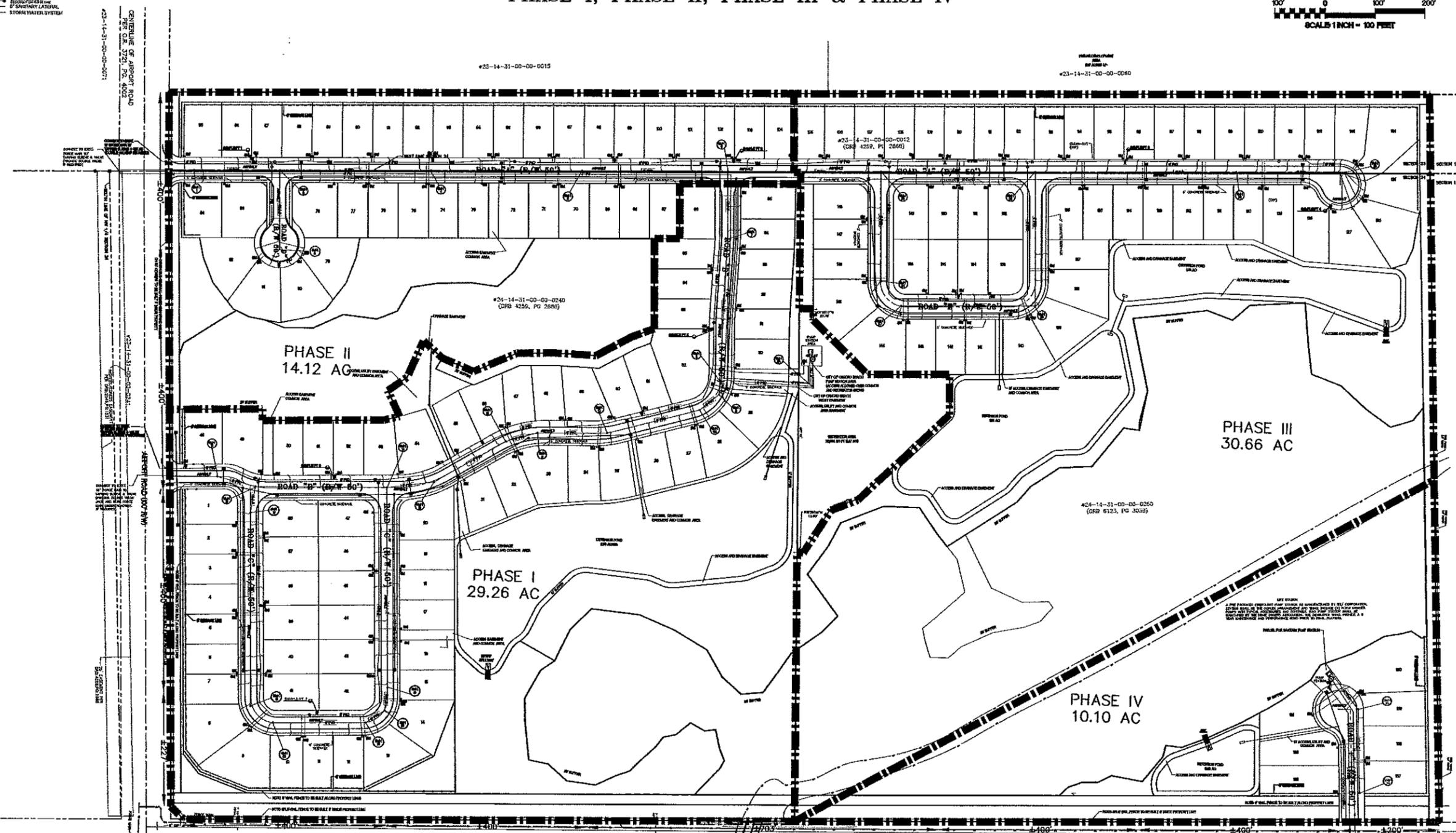
PRD EXHIBIT FOR:
MARSHSIDE VILLAGE
 OVERALL UTILITIES LAYOUT:
 PHASE I, PHASE II, PHASE III & PHASE IV



UTILITY LEGEND

- HYDRANT W/ VALVE
- VALVE
- SAMPLE POINT
- DOUBLE WATER METER
- SINGLE WATER METER
- SANITARY LATERAL
- POTABLE WATER MAIN

NOTE:
 THE UTILITIES DEPICTED HEREON ARE GRAPHICAL IN NATURE ONLY. NO ENGINEERING DESIGN HAS BEEN PERFORMED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER AT THIS TIME.



UTILITIES NOTES:

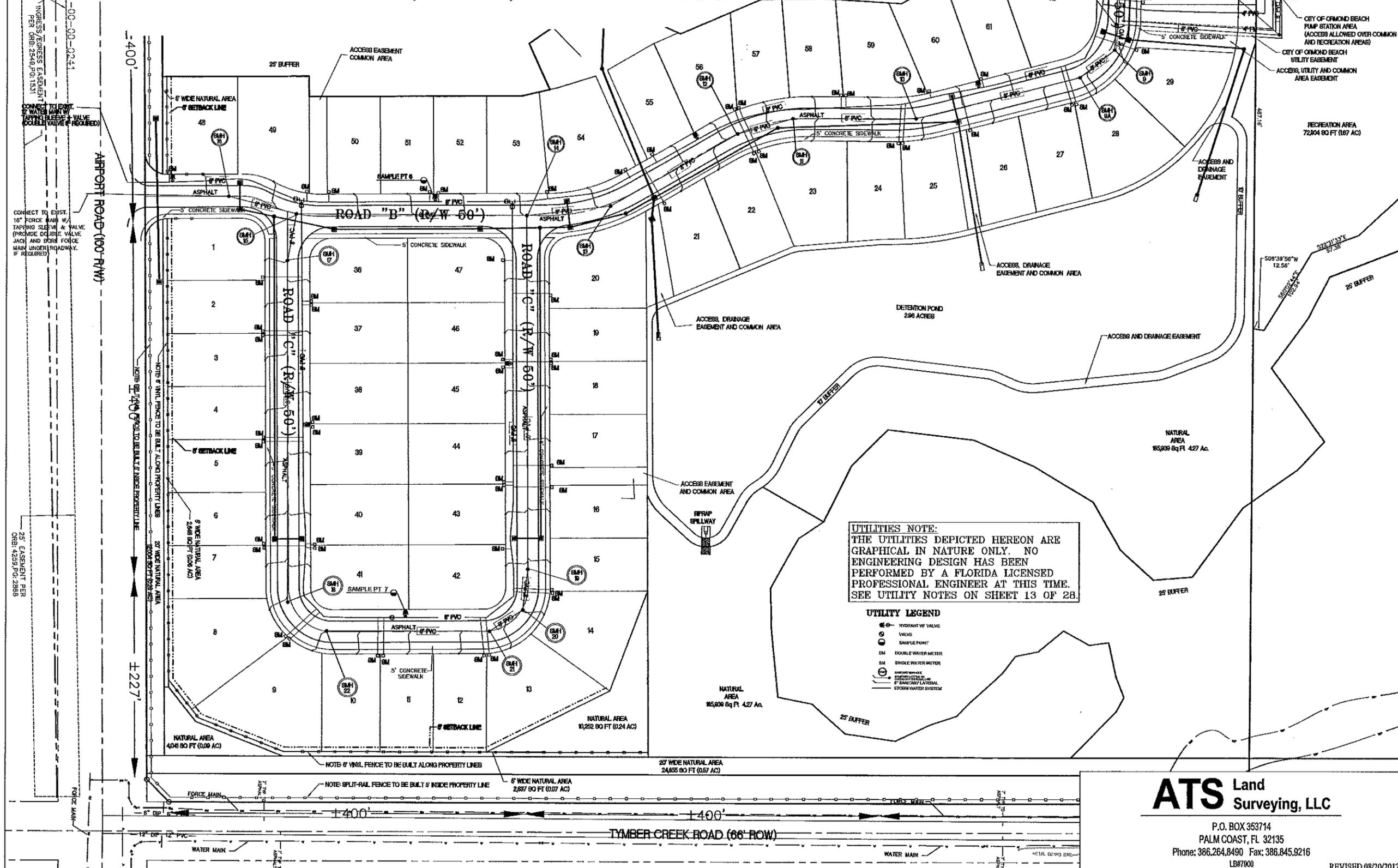
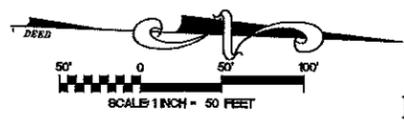
1. ALL UTILITY DESIGN WILL BE PREPARED BY A LICENSED FLORIDA PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE CITY OF ORMOND BEACH STANDARDS AND REGULATIONS.
2. THE UTILITIES DEPICTED HEREON ARE GRAPHICAL IN NATURE ONLY. NO ENGINEERING DESIGN HAS BEEN PERFORMED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER AT THIS TIME.
3. DOUBLE SANITARY SEWER LATERALS ARE NOT PERMITTED.
4. DOUBLE POTABLE WATER SERVICES ARE NOT PERMITTED.
5. ALL TEES AND CROSSES REQUIRE GATE VALVES ON TWO LINES.
6. FIRE HYDRANTS ARE TO BE SPACED AT NO MORE THAN 500 FOOT INTERVALS.
7. ALL WATER MAIN LINES ARE TO BE A MINIMUM OF 8" INCLUDING HYDRANT LINES.
8. MECHANICAL BENDS ARE WATER MAIN LINE ARE TO BE MINIMIZED WHENEVER POSSIBLE.
9. WATER SERVICES PLACED UNDER ROADS MUST BE INSTALLED WITH SLEEVES.
10. ALTERNATE IRRIGATION SUPPLY LINE TO BE INSTALLED FOR FUTURE RECLAIMED WATER SERVICE.
11. PAVED DRIVEWAY ACCESS TO BE INSTALLED FOR PUMP STATION SITES.
12. WATER METERS TO BE AN APPROVED RADIO READ TYPE METER.
13. LOTS UTILIZING AN ALTERNATIVE WATER SUPPLY FOR IRRIGATION MUST INSTALL AN APPROVED BACKFLOW PREVENTER DEVICE.
14. INSTALLATION OF WATER MAIN UNDER ASPHALT IS TO BE AVOIDED EXCEPT FOR ROADWAY CROSSINGS.
15. PRD FORCE MAIN TO BE CONNECTED TO EXISTING 16" FORCE MAIN AT AIRPORT ROAD.

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REVISED 08/20/2012

PRD EXHIBIT FOR: MARSHSIDE VILLAGE UTILITIES LAYOUT: PHASE I, PHASE II, PHASE III & PHASE IV



UTILITIES NOTE:
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UTILITY LEGEND

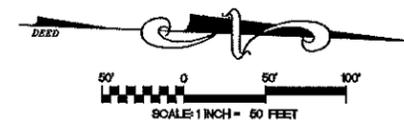
- HYDRANT W/ VALVE
- VALVE
- SAMPLE POINT
- DOUBLE WATER METER
- SINGLE WATER METER
- SANITARY LATERAL
- STORM WATER SYSTEM

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PRD EXHIBIT FOR:
MARSHSIDE VILLAGE
UTILITIES LAYOUT:
PHASE I, PHASE II, PHASE III & PHASE IV



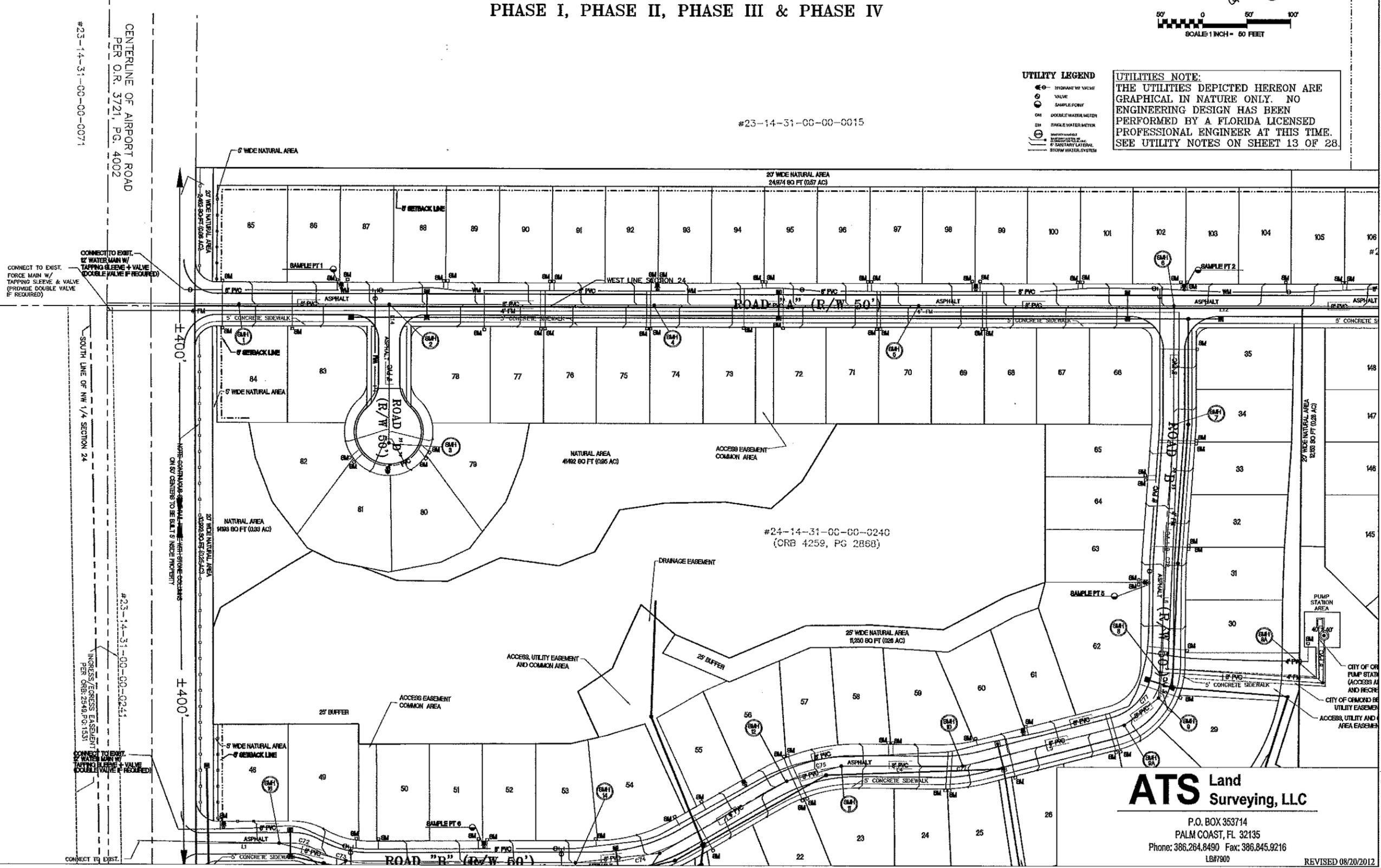
UTILITY LEGEND

- HYDRANT W/ VALVE
- VALVE
- SAMPLE POINT
- DOUBLE WATER METER
- SINGLE WATER METER
- SANITARY LATERAL
- STORM WATER SYSTEM

UTILITIES NOTE:

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#23-14-31-00-00-0015



CENTERLINE OF AIRPORT ROAD
PER O.R. 3721, PG. 4002
#23-14-31-00-00-0071

CONNECT TO EXIST. FORCE MAIN W/ TAPPING SLEEVE & VALVE (DOUBLE VALVE IF REQUIRED)

CONNECT TO EXIST. WATER MAIN W/ TAPPING SLEEVE & VALVE (DOUBLE VALVE IF REQUIRED)

CONNECT TO EXIST. FORCE MAIN W/ TAPPING SLEEVE & VALVE (DOUBLE VALVE IF REQUIRED)

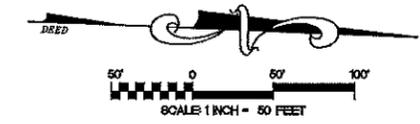
#24-14-31-00-00-0240
(ORB 4259, PG 2868)

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PRD EXHIBIT FOR:
MARSHSIDE VILLAGE
 UTILITIES LAYOUT:
 PHASE I, PHASE II, PHASE III & PHASE IV

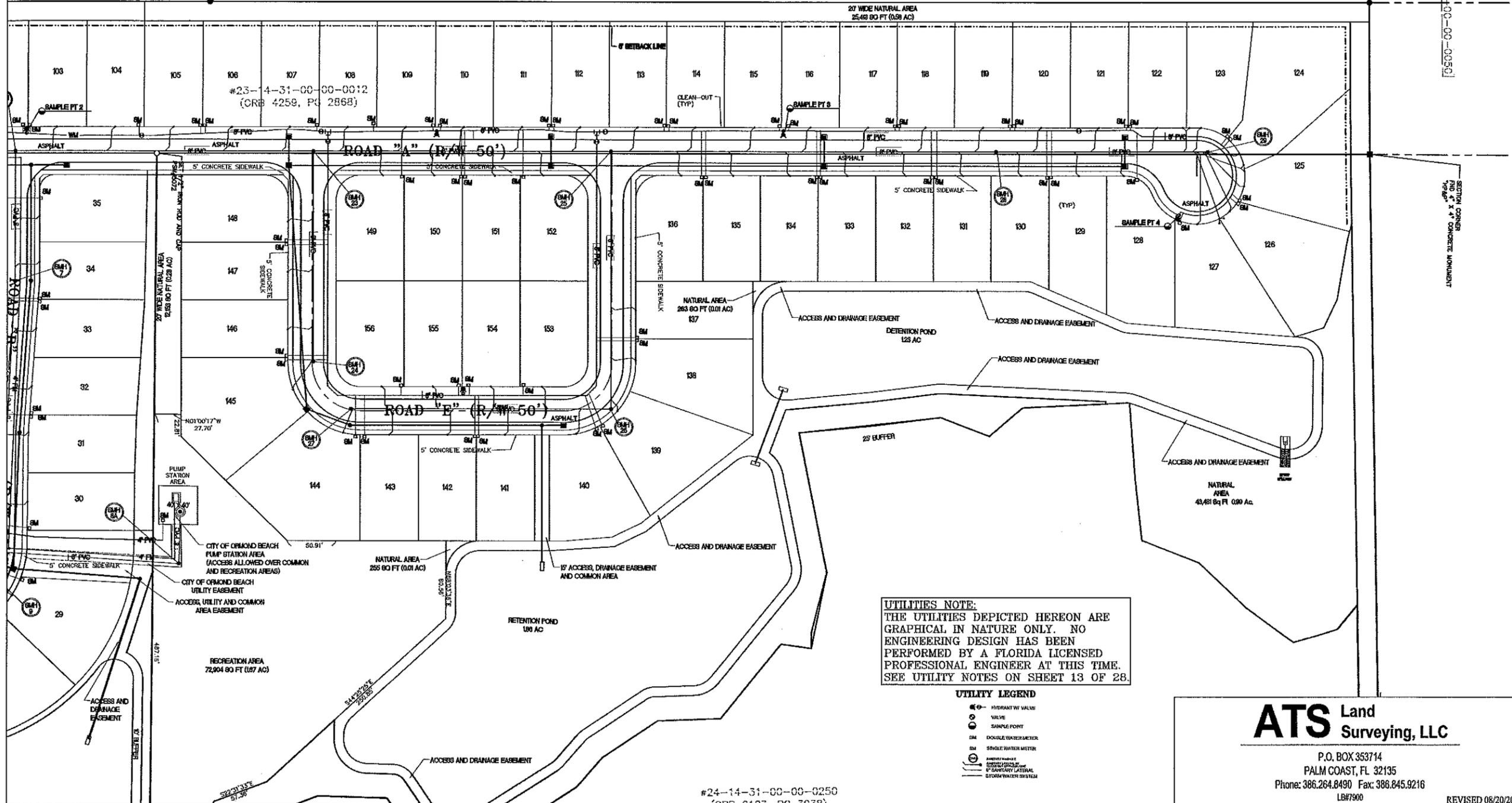


FUTURE DEVELOPMENT
 AREA
 12.7 ACRES +/-
 #23-14-31-00-00-0060

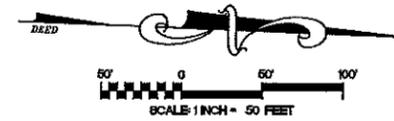
Rd 5/8" Iron Rod
 (N)

Rd 5/8" Iron Rod
 (N)

#14-14-31-00-00-0050



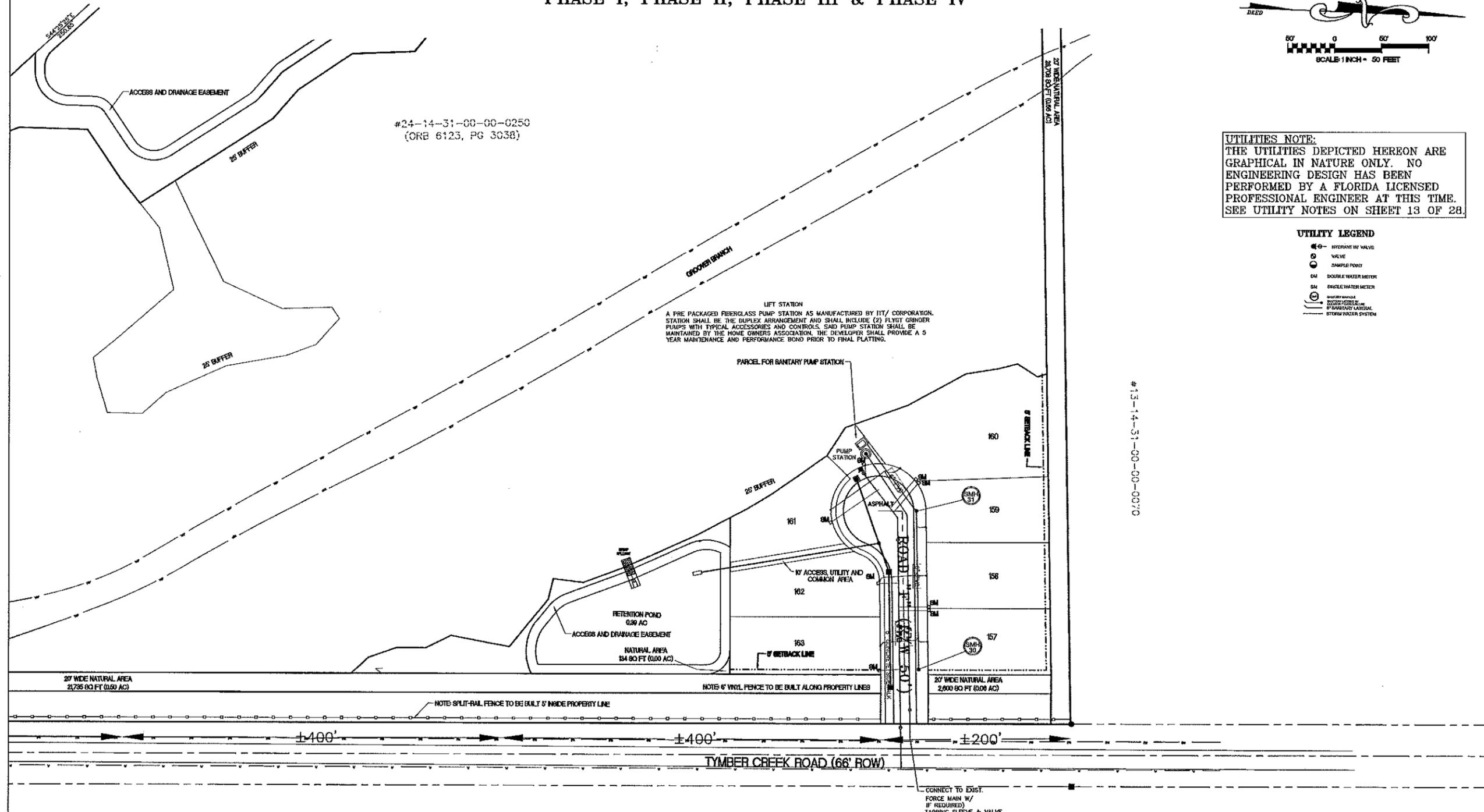
PRD EXHIBIT FOR:
MARSHSIDE VILLAGE
 UTILITIES LAYOUT:
 PHASE I, PHASE II, PHASE III & PHASE IV



UTILITIES NOTE:
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UTILITY LEGEND

- HYDRANT W/ VALVE
- VALVE
- SAMPLE POINT
- DOUBLE WATER METER
- SINGLE WATER METER
- SEWER MAIN
- SANITARY LATERAL
- STORM WATER SYSTEM



#13-14-31-00-00-0070

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 LB#7900 REVISED 08/20/2012

PRD EXHIBIT FOR:
MARSHSIDE VILLAGE
 LINE AND CURVE TABLES:
 PHASE I, PHASE II, PHASE III & PHASE IV

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C1	90°00'00"	39.27'	25.00'	S47°14'43"E	35.36'
C2	90°00'00"	39.27'	25.00'	S42°45'17"W	35.36'
C3	38°12'21"	50.01'	75.00'	N59°23'08"E	49.09'
C4	32°57'47"	43.15'	75.00'	N23°48'04"E	42.56'
C5	42°39'51"	55.85'	75.00'	N25°53'37"W	54.57'
C6	41°11'49"	53.93'	75.00'	N67°49'27"W	52.77'
C7	83°46'06"	36.55'	25.00'	S50°21'40"E	33.38'
C8	90°00'00"	39.27'	25.00'	S42°45'17"W	35.36'
C9	90°00'00"	39.27'	25.00'	N47°14'43"W	35.36'
C10	90°00'00"	39.27'	25.00'	N42°45'17"E	35.36'
C11	90°00'00"	39.27'	25.00'	S47°14'43"E	35.36'
C12	9°10'01"	28.61'	178.85'	S27°15'59"E	28.58'
C13	21°27'17"	64.52'	172.30'	S12°01'19"E	64.14'
C14	12°15'28"	48.17'	225.14'	N10°09'01"W	48.07'
C15	31°08'15"	53.26'	98.11'	N31°39'00"W	52.61'
C16	24°59'05"	42.86'	98.29'	N58°56'42"W	42.52'
C17	20°05'58"	35.08'	100.00'	N81°24'45"W	34.90'
C18	3°59'43"	19.18'	275.00'	S89°27'52"E	19.17'
C19	90°00'00"	23.56'	15.00'	S46°56'27"E	21.21'
C20	10°51'18"	39.79'	210.00'	N86°02'05"W	39.73'
C21	31°13'33"	114.45'	210.00'	N31°53'45"W	113.04'
C22	12°14'26"	71.45'	334.46'	N10°23'21"W	71.32'
C23	0°51'25"	5.00'	334.46'	N03°50'26"W	5.00'
C24	0°16'34"	20.00'	4149.76'	N02°38'42"W	20.00'
C25	17°56'30"	70.46'	225.00'	N17°26'52"W	70.17'
C26	5°31'57"	21.73'	225.00'	N29°11'05"W	21.72'
C27	29°00'22"	88.59'	175.00'	N17°26'52"W	87.65'
C28	8°35'29"	33.74'	225.00'	S27°39'19"E	33.71'
C29	15°35'39"	81.24'	225.00'	S15°33'45"E	61.05'
C30	6°18'12"	24.76'	225.00'	S04°36'50"E	24.74'
C31	13°11'51"	40.31'	175.00'	N08°03'39"W	40.22'
C32	1°37'24"	4.96'	175.00'	N15°28'17"W	4.96'
C33	75°10'45"	65.61'	50.00'	N53°52'21"W	61.00'
C34	3°38'23"	20.85'	325.00'	S89°38'32"E	20.64'
C35	90°00'00"	23.56'	15.00'	S43°03'33"W	21.21'
C36	90°00'00"	23.56'	15.00'	S46°56'27"E	21.21'
C37	48°11'23"	21.03'	25.00'	N63°57'51"E	20.41'
C38	36°39'10"	31.99'	50.00'	S58°11'45"W	31.44'
C39	43°39'26"	38.10'	50.00'	N81°38'57"W	37.18'
C40	55°58'49"	48.85'	50.00'	N31°49'50"W	46.93'
C41	54°35'13"	47.64'	50.00'	N23°27'11"E	45.85'

C42	48°50'58"	42.63'	50.00'	N75°10'17"E	41.35'
C43	36°39'10"	31.99'	50.00'	S62°04'39"E	31.44'
C44	48°11'23"	21.03'	25.00'	N67°50'46"W	20.41'
C45	90°00'00"	23.56'	15.00'	S43°03'33"W	21.21'
C46	11°32'19"	5.03'	25.00'	S08°06'36"E	5.03'
C47	78°19'54"	34.18'	25.00'	S53°02'42"E	31.58'
C48	78°21'10"	34.19'	25.00'	N49°09'10"E	31.59'
C49	10°54'32"	4.76'	25.00'	N04°31'19"E	4.75'
C50	90°00'00"	39.27'	25.00'	N42°45'17"E	35.36'
C51	29°39'23"	38.82'	75.00'	S12°34'58"W	38.39'
C52	23°00'03"	40.14'	100.00'	N15°54'38"E	39.88'
C53	6°59'20"	11.62'	100.00'	N01°04'57"E	11.61'
C54	33°05'54"	121.31'	210.00'	N64°03'29"W	119.63'
C55	43°05'24"	56.40'	75.00'	N66°30'51"E	55.08'
C56	46°54'36"	61.41'	75.00'	N21°30'51"E	59.70'
C57	29°38'07"	38.79'	75.00'	N16°45'31"W	38.36'
C58	37°07'29"	48.60'	75.00'	N50°08'19"W	47.75'
C59	24°14'24"	30.42'	75.00'	N80°19'15"W	30.31'
C60	89°11'58"	38.92'	25.00'	S47°20'28"E	35.11'
C61	67°57'20"	35.58'	30.00'	S32°02'07"W	33.53'
C62	40°49'04"	35.62'	50.00'	N45°36'26"E	34.87'
C63	73°19'05"	63.98'	50.00'	N11°27'38"W	59.70'
C63A	30°22'56"	26.61'	50.00'	N44°43'42"W	26.20'
C64	52°25'13"	45.74'	50.00'	N74°19'47"W	44.17'
C65	42°12'07"	36.83'	50.00'	S58°21'33"W	36.00'
C66	41°08'23"	35.90'	50.00'	S16°41'18"W	35.13'
C67	90°00'00"	39.27'	25.00'	S43°03'33"W	35.36'
C68	90°00'00"	39.27'	25.00'	S46°56'27"E	35.36'
C69	89°40'11"	39.13'	25.00'	S43°13'27"W	35.25'
C70	89°58'25"	39.27'	25.01'	N46°56'47"W	35.36'
C71	89°58'43"	39.27'	25.01'	N43°03'46"E	35.36'
C72	29°39'23"	25.88'	50.00'	S12°34'58"W	25.59'
C73	29°39'23"	64.70'	125.00'	N12°34'58"E	63.98'
C74	28°42'20"	103.69'	200.00'	N17°05'53"W	102.53'
C75	30°29'20"	106.43'	200.00'	S16°42'24"E	105.17'
C76	14°49'15"	51.73'	200.00'	N08°52'21"W	51.59'
C77	75°38'57"	98.71'	74.76'	N53°46'43"W	91.69'
C78	3°48'09"	19.91'	300.00'	S89°33'39"E	19.91'
C79	90°00'00"	78.54'	50.00'	N42°45'17"E	70.71'
C80	90°00'00"	78.54'	50.00'	N47°14'43"W	70.71'
C81	90°00'00"	78.54'	50.00'	N43°03'33"E	70.71'
C82	90°00'00"	78.54'	50.00'	N46°56'28"W	70.71'
C83	49°48'35"	43.47'	50.00'	S18°25'40"E	42.11'

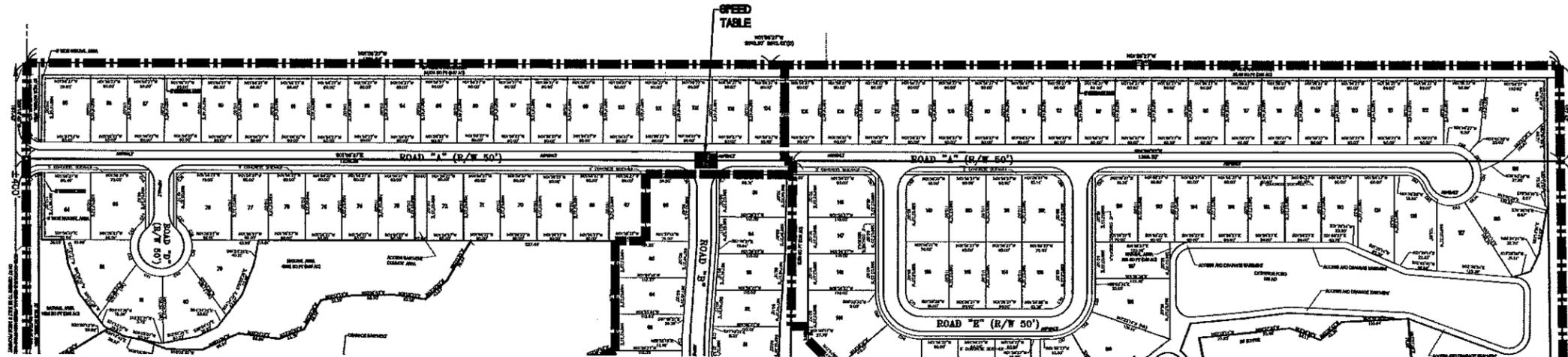
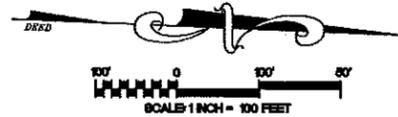
LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°14'43"E	110.00'
L2	N02°14'43"W	256.27'
L3	S31°57'03"E	112.66'
L4	S01°27'44"E	89.83'
L5	S16°16'59"E	152.73'
L6	N88°32'16"E	106.53'
L7	S87°49'21"E	147.34'
L8	S88°03'33"W	135.41'
L9	S87°45'17"W	425.48'
L10	N02°14'43"W	170.00'
L11	N87°45'13"E	420.00'
L12	N01°56'30"W	2336.66'
L13	S88°03'30"W	24.99'
L14	S88°03'33"W	144.98'
L15	S88°03'31"W	220.01'
L16	S01°56'32"E	210.00'
L17	N88°03'33"E	220.01'
L18	S87°13'04"W	173.33'
L19	S00°50'36"E	24.99'

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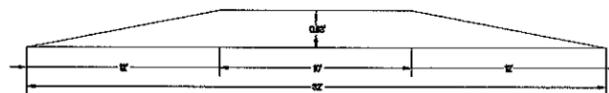
PRD EXHIBIT FOR:
MARSHSIDE VILLAGE
 ROAD "A" TRAFFIC CONTROL NOTES:
 PHASE II & PHASE III



VERTICAL TREATMENTS FOR TRAFFIC CALMING IN RESIDENTIAL NEIGHBORHOODS

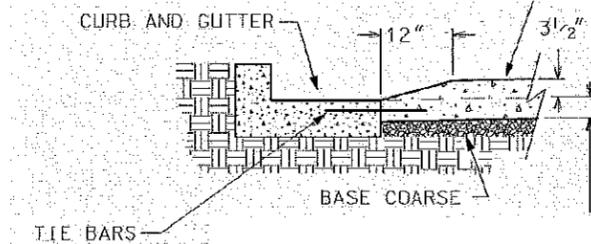
Treatment	Description	Effect	Concerns	Cost
Raised Intersection	A raised plateau where roads intersect. Plateau is generally 4 inches above surrounding street.	Slows vehicles entering intersection and improves pedestrian safety.	Increases difficulty of making a turn.	Medium to High
Raised Crosswalk	Raised pedestrian crossing used in red-block locations. Crosswalks installed on flat-top portion of speed table.	Reduces speed and is an effective pedestrian amenity making pedestrians more visible.	May be a problem for emergency vehicles and vehicles with trailers.	Low to Medium
Speed Humps	Speed humps are parabolic, curved, or sinusoidal in profile, 3 to 4 inches in height and 12 to 14 feet long. Comfortable speeds limited to 16 to 20 mph.	Reduces speed.	May cause delays for emergency vehicles and impact patient comfort. May have greater impacts on longer wheelbase cars.	Low
Speed Tables	Speed tables are flat-topped speed humps, also 3 to 4 inches high but with a sloped approach taper on each side of a flat top. They are generally 20 to 24 feet wide. Comfortable speed limited to 20 to 25 mph.	Reduces speed.	May cause delays for emergency vehicles and impact patient comfort.	Low

SPEED TABLE CROSS SECTION

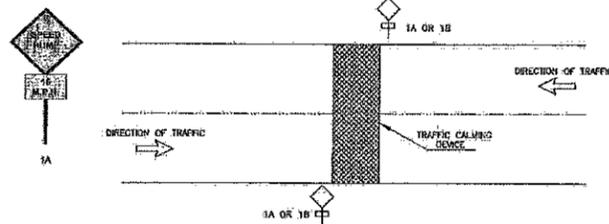


- NOTES:
 1. USE CONCRETE AS SPECIFIED IN THE GOVERNING MUNICIPAL REGULATIONS.
 2. SPACING OF SPEED HUMPS TO BE DETERMINED BY THE GOVERNING MUNICIPALITY.

SPEED TABLE CURB AND GUTTER DETAIL

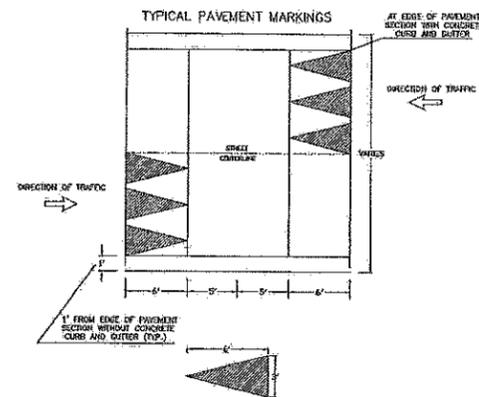


SPEED TABLE SIGNAGE



- NOTES:
 1. USE TRAFFIC CALMING SIGNS PER THE FDOT GREEN BOOK OR AS SPECIFIED BY THE GOVERNING MUNICIPALITY.
 2. SPACING OF SIGNAGE TO BE DETERMINED BY THE GOVERNING MUNICIPALITY.
 3. SPEED TABLES TO BE PLACED AS NOT TO IMPEDER DRIVEWAY ACCESS OF ADJACENT PROPERTY OWNERS.

SPEED TABLE PAVEMENT MARKINGS



NOTE:
 TRAFFIC CALMING DETAILS ARE CONCEPTUAL ONLY. IT IS THE INTENT OF THE DEVELOPER AND THE CITY TO MUTUALLY COORDINATE FINAL ENGINEERING SPECIFICATIONS AND DETAILS.

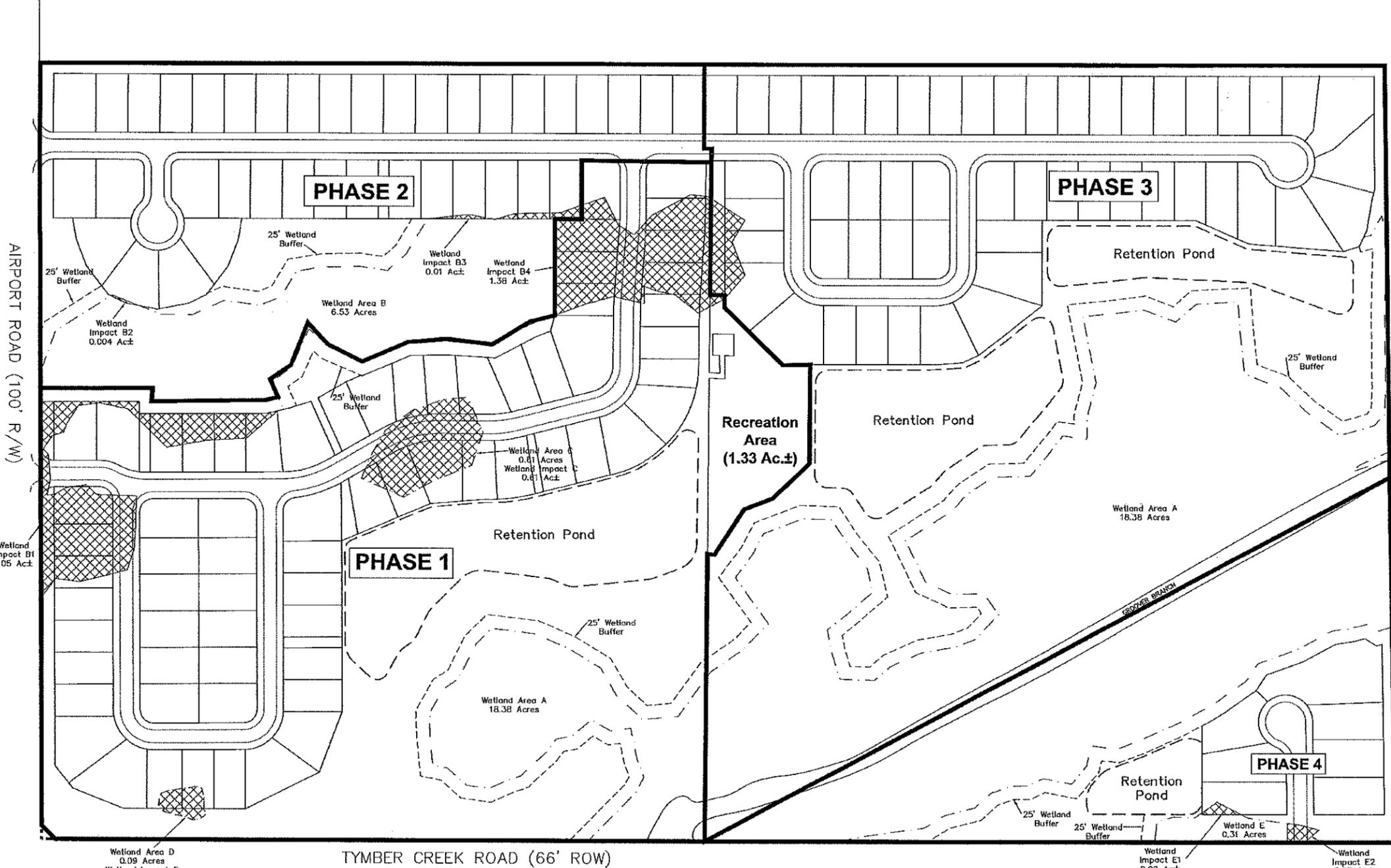
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 LB#7900

REVISED 08/20/2012
 REVISED 08/20/2012



Project: 122106
 File: 12-0105--Wetland Impacts
 Map.dwg
 Date: 1/9/2012
 Drawn: NTL



Phase	Acres
Phase 1	29.21 acres
Phase 2	13.82 acres
Phase 3	31.02 acres
Phase 4	10.10 acres
Project Total	84.15 acres

- Site Boundary
- - - Wetland Line
- Wetland Setback
- Phase Line
- ▭ Wetland Area
- ▨ Wetland Impact

Wetland Impacts			
Wetland ID	Total Acres	Impact ID	Impact Acres
Area A	18.38 Ac±	-	-
Area B	6.53 Ac±	B1	1.05 Ac±
		B2	0.004 Ac±
		B3	0.01 Ac±
		B4	1.38 Ac±
Area C	0.61 Ac±	C	0.61 Ac±
Area D	0.09 Ac±	D	0.09 Ac±
Area E	0.31 Ac±	E1	0.02 Ac±
		E2	0.03 Ac±
Total	25.92		3.194

Marshside at Groover Branch
 City of Ormond Beach, Florida
 Wetland Impact Map

PRD EXHIBIT FOR:
MARSHSIDE VILLAGE

LANDSCAPING NOTES:
PHASE I, PHASE II, PHASE III & PHASE IV

ENTRY LEVEL HOME
MARSHSIDE VILLAGE LANDSCAPING SPECIFICATIONS

MARSHSIDE VILLAGE PRD RESIDENTIAL LANDSCAPE GUIDELINE:

1. FRONT AND SIDE FACADES SHALL BE LANDSCAPED ACROSS THE ENTIRE LENGTH. THESE BED AREAS MUST BE AT LEAST 6' DEEP WITH THE CENTER OF EACH SHRUB BEING NO CLOSER THAN 3' FROM THE BUILDING WALL. NO BED LINE OR ROW OF SHRUBS SHALL BE PLANTED IN A STRAIGHT LINE; ONLY CURVILINEAR SHAPES ARE ALLOWED. THREE FEET ON-CENTER SPACING SHOULD OCCUR BETWEEN THE CENTERS OF THE LARGE FOUNDATION PLANTS. FOUNDATION PLANTS SHALL BE MINIMUM THREE (3) GALLON CONTAINER AND TWENTY FOUR INCHES (24") IN HEIGHT.
 - a. ADDITIONALLY, THREE (3) FOUNDATION "SPECIMEN" SHRUBS SHALL BE PLACED AT THE FRONT FAÇADE END CORNER, OPPOSITE THE SIDE WITH THE GARAGE DOOR. THESE SPECIMEN SHRUBS SHALL BE A MINIMUM OF 36" IN HEIGHT AND IN A FIVE (5) GALLON CONTAINER.
2. FRONT FACADES SHALL RECEIVE ADDITIONAL ACCENT LANDSCAPING. THESE ACCENT BEDS SHALL CONSIST OF 1 GALLON PERENNIAL FLOWERS, DWARF SHRUBS AND/OR GROUND COVERS, SPACED AT TWO FEET ON-CENTER. FIFTY (50) 1 GALLON ACCENT PLANTS SHALL BE INSTALLED PER RESIDENCE.
3. AIR CONDITIONERS, POOL EQUIPMENT AND SIMILAR ITEMS SHALL BE SCREENED WITH OPAQUE LANDSCAPING AT LEAST 3' FROM THE EDGE OF THE CONCRETE SLAB OR CLOSEST PIPE.
4. SHADE TREES AND PALMS SHALL BE PLANTED ON EACH LOT AS REQUIRED BY THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE.
 - a. IN ADDITION TO THE MINIMUM REQUIRED TREES, ONE ACCENT (ORNAMENTAL) TREE SHALL BE PLANTED AS A PART OF EACH FRONT FAÇADE LANDSCAPE. ACCENT TREES SHALL HAVE A MINIMUM CALIPER OF AT LEAST TWO INCHES (2"), INCLUDING MULTI-TRUNKS, MEASURED SIX INCHES (6") ABOVE THE SOIL LINE AND A MINIMUM OF EIGHT FEET (8') IN HEIGHT AT THE TIME OF PLANTING.
5. MULCHED TREES BEDS WITH A RADIUS OF 4 FEET (4'-0") OR FREEFORM BEDS WITH A MINIMUM CIRCUMFERENCE OF 25 FEET (25') AND A MINIMUM AREA OF FIFTY SQUARE FEET (50 SQ FT) AROUND EACH REQUIRED SHADE TREE SHALL BE CONSTRUCTED. EACH TREE BED SHALL BE MULCHED TO A DEPTH 3" AND PLANTED WITH NO LESS THAN TEN (10) ACCENT PLANTS AT 2 FEET ON-CENTER.
6. REFER TO "TYPICAL LANDSCAPE PLAN" EXHIBIT FOR ADDITIONAL DETAILS



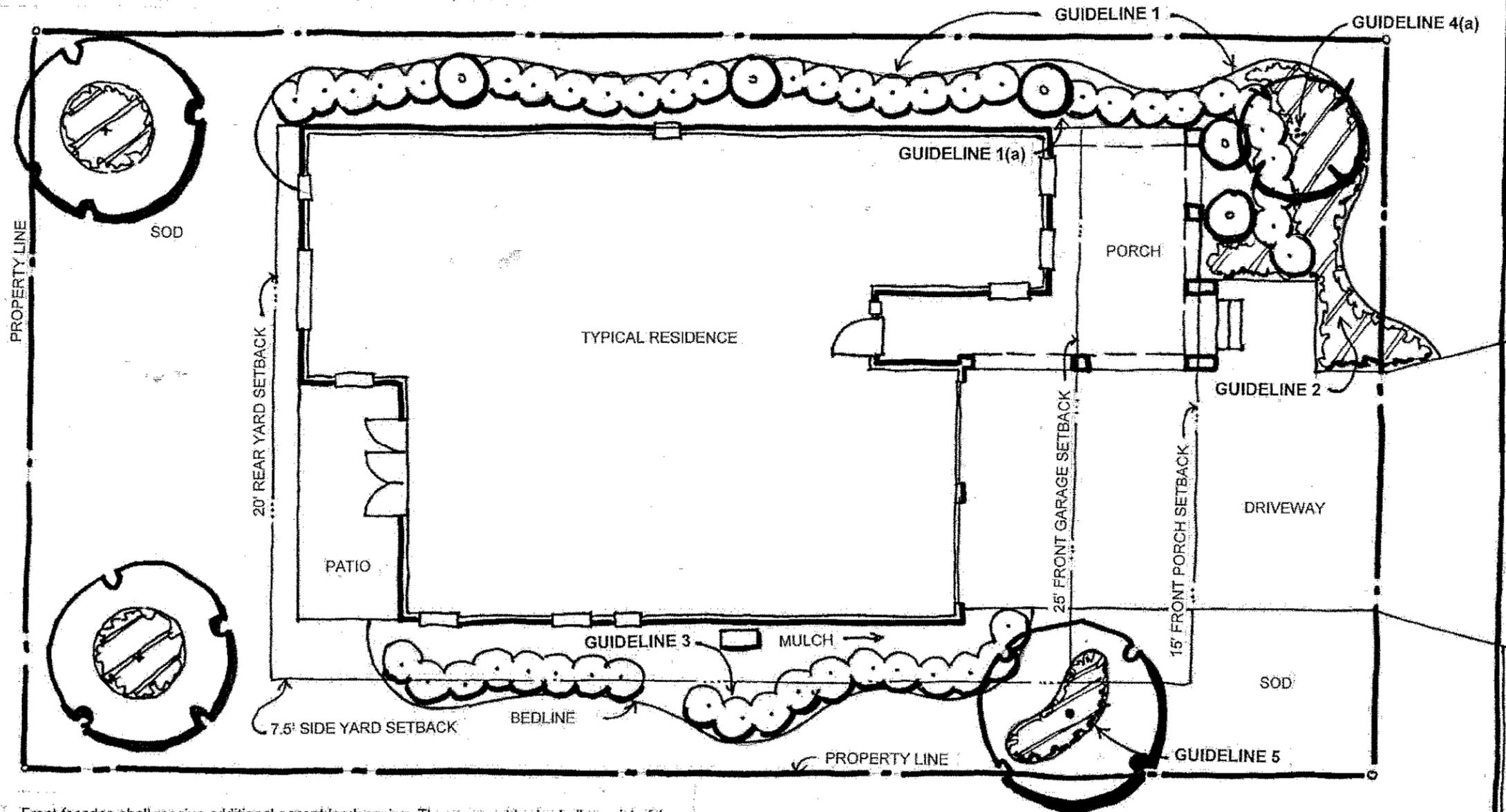
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LB#7900

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RESIDENTIAL LANDSCAPE GUIDELINES

1. Front and side facades shall be landscaped across the entire length. These bed areas must be at least 6' deep with the center of each shrub being no closer than 3' from the building wall. No bed line or row of shrubs shall be planted in a straight line; only curvilinear shapes are allowed. Three feet on-center spacing should occur between the centers of the large foundation plants. Foundation plants shall be minimum three (3) gallon container and twenty four inches (24") in height.
 - a. 1(a) Additionally, three (3) foundation "specimen" shrubs shall be placed at the front façade end corner, opposite the side with the garage door. These specimen shrubs shall be a minimum of 36" in height and in a five (5) gallon container. Note: This requirement can be omitted if the home has a front porch that wraps to the front corner.



2. Front facades shall receive additional accent landscaping. These accent beds shall consist of 1 gallon perennial flowers, dwarf shrubs and/or ground covers, spaced at two feet on-center. Fifty (50) 1 gallon accent plants shall be installed per residence.
3. Air conditioners, pool equipment and similar items shall be screened with opaque landscaping at least 3' from the edge of the concrete slab or closest pipe.
4. Shade trees and palms shall be planted on each lot as required by the City of Ormond Beach Land Development Code.
 - a. 4(a) In addition to the minimum required trees, one accent (ornamental) tree shall be planted as a part of each front façade landscape. Accent trees shall have a minimum caliper of at least two inches (2"), including multi-trunks, measured six inches (6") above the soil line and a minimum of eight feet (8') in height at the time of planting.

5. Mulched trees beds with a radius of 4 feet (4'-0") or freeform beds with a minimum circumference of 25 feet (25') and a minimum area of fifty square feet (50 sf) around each required shade tree shall be constructed. Each tree bed shall be mulched to a depth 3" and planted with no less than ten (10) accent plants at 2 feet on-center.
6. Refer to "Typical Landscape Plan" exhibit for additional details

Andrew S. Dance & Associates, LLC
 13 Evernville Lane, Palm Coast, FL 32164
 386-627-6600 / Andy @ AndrewDance.com
 www.AndrewDance.com

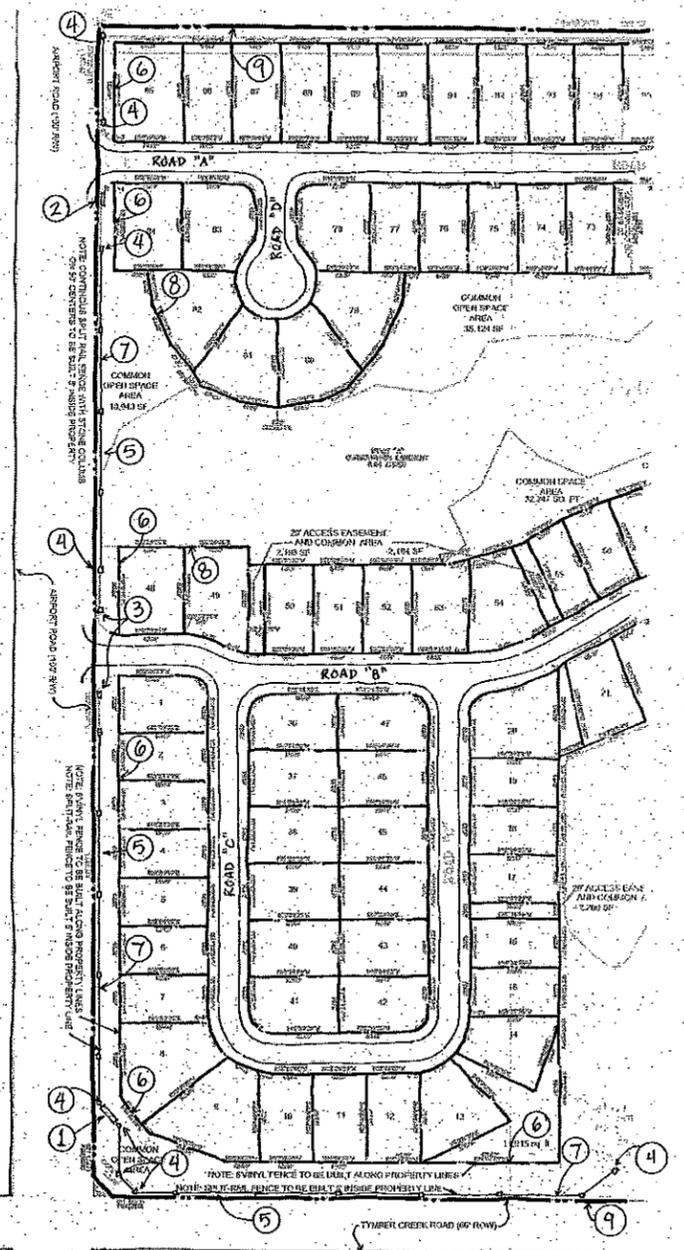
TYPICAL LANDSCAPE PLAN &
 RESIDENTIAL LANDSCAPE GUIDELINES for
 MARSHSIDE VILLAGE
 Located in the City of Ormond Beach,
 Volusia County, Florida

PROJECT # AND PROJECT #	REVISIONS
ISSUANCE DATE	DATE
SCALE: 1" = 1'	BY
DESIGNED BY: ASD	CHECKED BY: ASD
DRAWN BY: ASD	DATE: 08/20/2012
PLANT FILE: 08/20/2012	PROJECT FILE: 08/20/2012

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/20/2012
2	REVISIONS	

PRD Exhibits For
MARSHSIDE VILLAGE
 A 163 Lot Community Located in the
 City of Ormond Beach, Volusia County, Florida

PROJECT #	081217-01
ISSUE DATE	7/23/12
SCALE	1/2" = 1'-0"
DESIGNED BY	ASD
DRAWN BY	ASD
DATE	08/20/2012
DRAWING FILE	081217-01.dwg

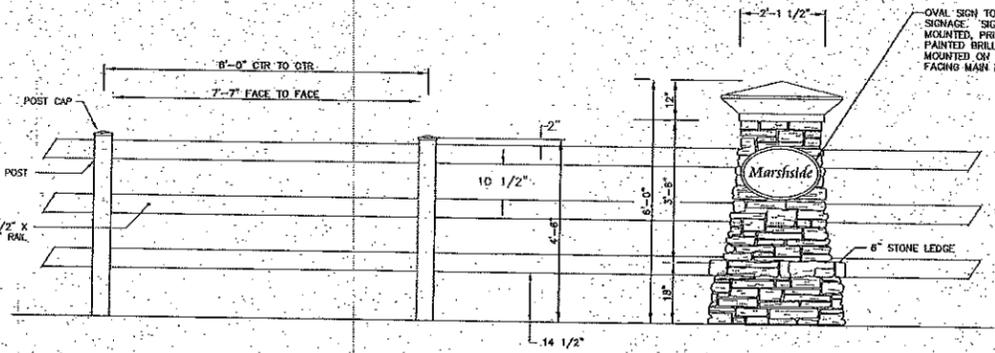


SIGNAGE & FENCE PLAN
 SCALE: 1" = 100'-0"

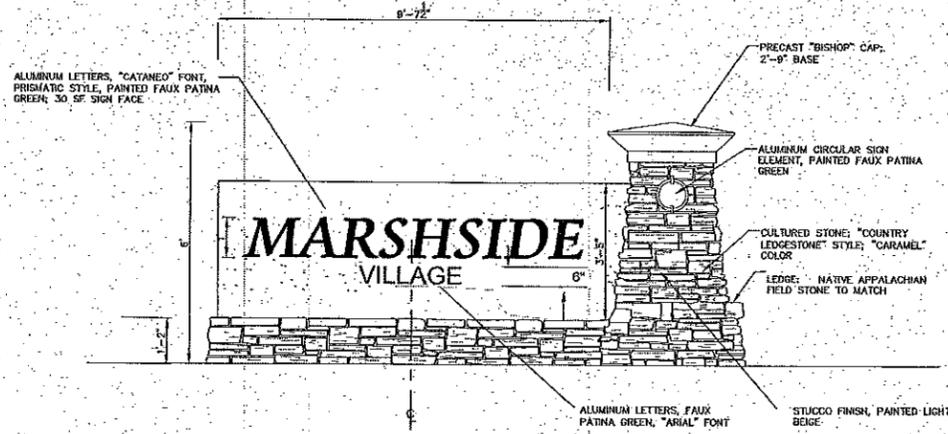
- Signage & Fence Legend:**
1. Main Subdivision Corner Identification Sign
 2. Secondary Entrance Sign
 3. Entrance Pylon
 4. Boundary/Corner Pylon
 5. Fence Column
 6. 6' Ht. Vinyl Screen Fence (built along lot lines facing R/W)
 7. Vinyl Split Rail Fence
 8. Marshside Lot Lines
 9. Property Line

SIGNAGE NOTES:

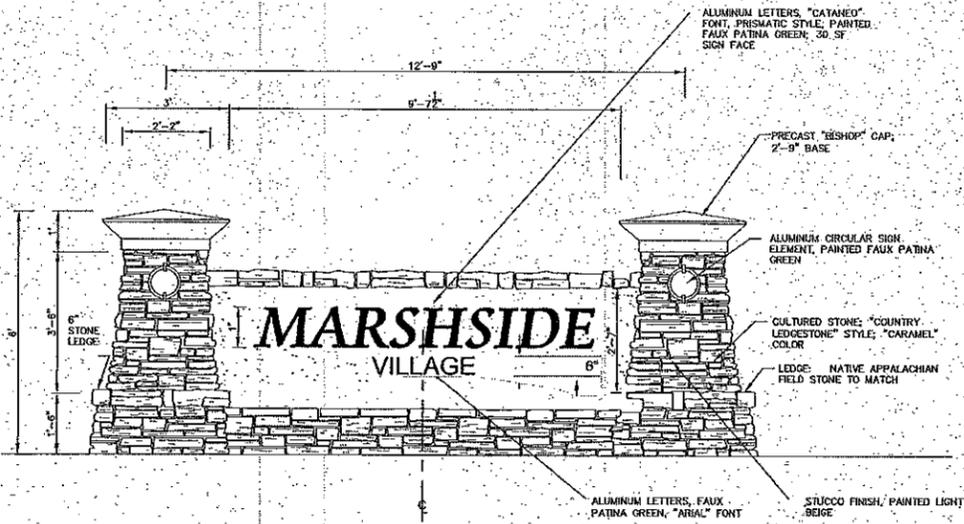
1. STONE MORTAR SHALL BE "COUNTRY STONE" OF CREAM-CORRAL STYLE. SHALL BE "COUNTRY LEDGESTONE" AND THE COLOR SHALL BE "CARAMEL". CONSTRUCTION SHALL BE BY QUALITY HORTISCOPE, LLC, 772-461-2839, OR APPROVED EQUAL.
2. STONE LEDGE SHALL BE NATIVE APPALACHIAN FIELDSTONE, TO MATCH CULTURED STONE.
3. PRECAST CONCRETE ELEMENTS:
 - A. WALL CAP SHALL BE NATURAL CONCRETE PRECAST.
 - B. COLUMN CAPS SHALL BE "BISHOP'S CAP" STYLE, NATURAL CONCRETE PRECAST.
 - C. PRECAST ELEMENTS SHALL BE MANUFACTURED BY ST. AUGUSTINE CAST STONE, 904-784-2826, OR APPROVED EQUAL.
4. PRIOR TO FABRICATION OF THE LETTERING AND CONSTRUCTION OF THE MORTAR JOINTS, THE CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS OF THE CONSTRUCTION DETAILS FOR REVIEW AND APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT. THE SHOP DRAWINGS WILL CONSIST OF CONSTRUCTION DETAILS THAT ARE PREPARED, SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER.
 - A. FOLLOWING APPROVAL OF THE ABOVE SHOP DRAWINGS BY THE PROJECT LANDSCAPE ARCHITECT.
5. THE OVAL SIGN PANELS SHALL BE CUSTOM FABRICATED USING ALUMINUM. THE PANEL SHALL BE PAINTED WITH A GREEN FAUX PATINA TEXTURE. THE LETTERS SHALL BE FRIE MOUNTED, PRISMATIC STYLE AND PAINTED AS NOTED.



ENTRANCE PYLON/FENCE COLUMN & FENCE DETAIL
 SCALE: 1/2" = 1'-0"



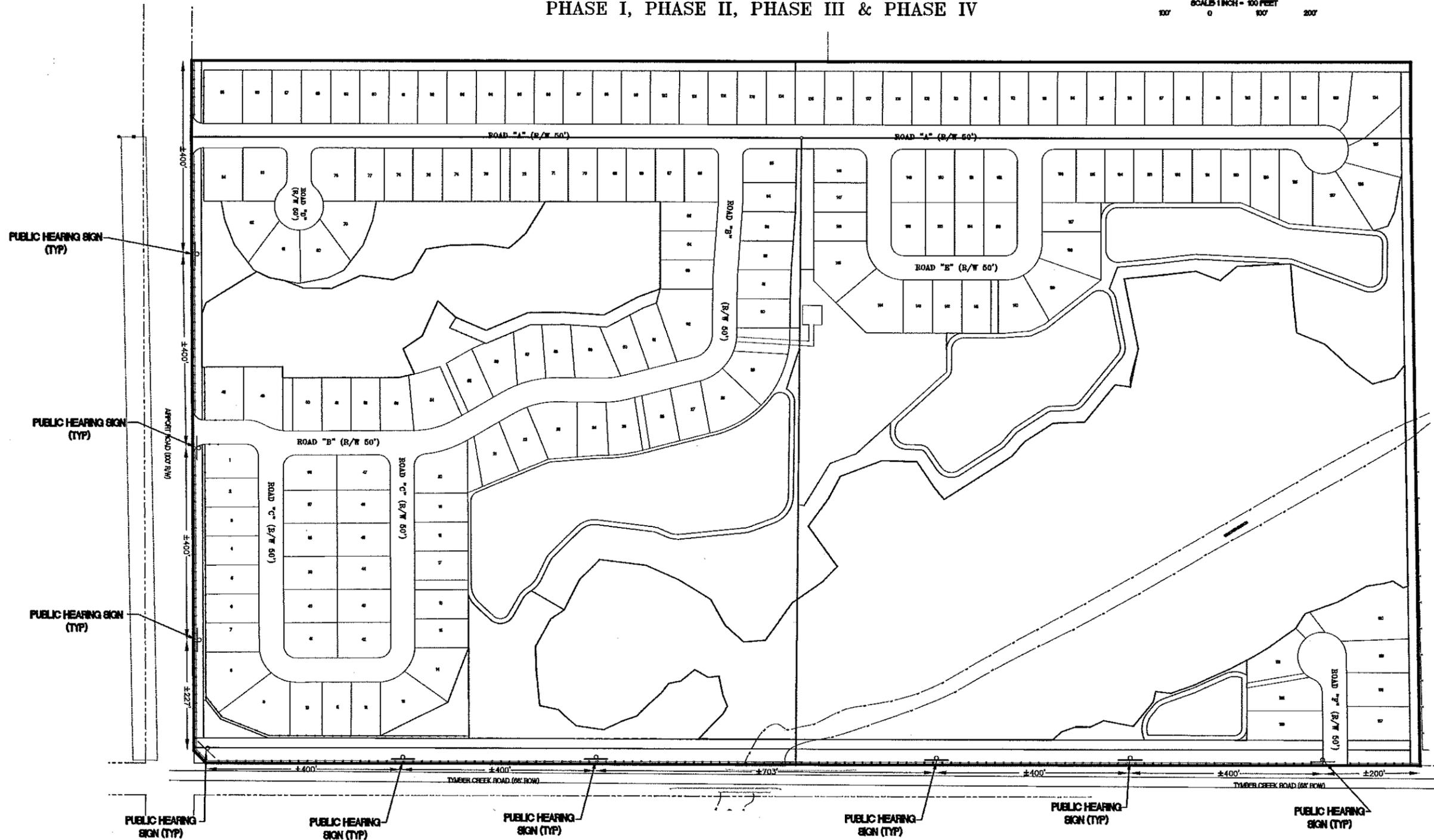
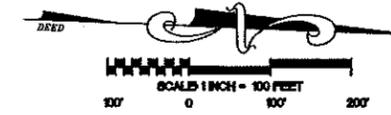
ROAD "A" ENTRY SIGNAGE/FENCE ELEVATION
 SCALE: 1/2" = 1'-0"



MAIN CORNER SIGNAGE/FENCE ELEVATION
 SCALE: 1/2" = 1'-0"



EXHIBIT FOR:
MARSHSIDE VILLAGE
 PUBLIC HEARING SIGN LOCATION:
 PHASE I, PHASE II, PHASE III & PHASE IV

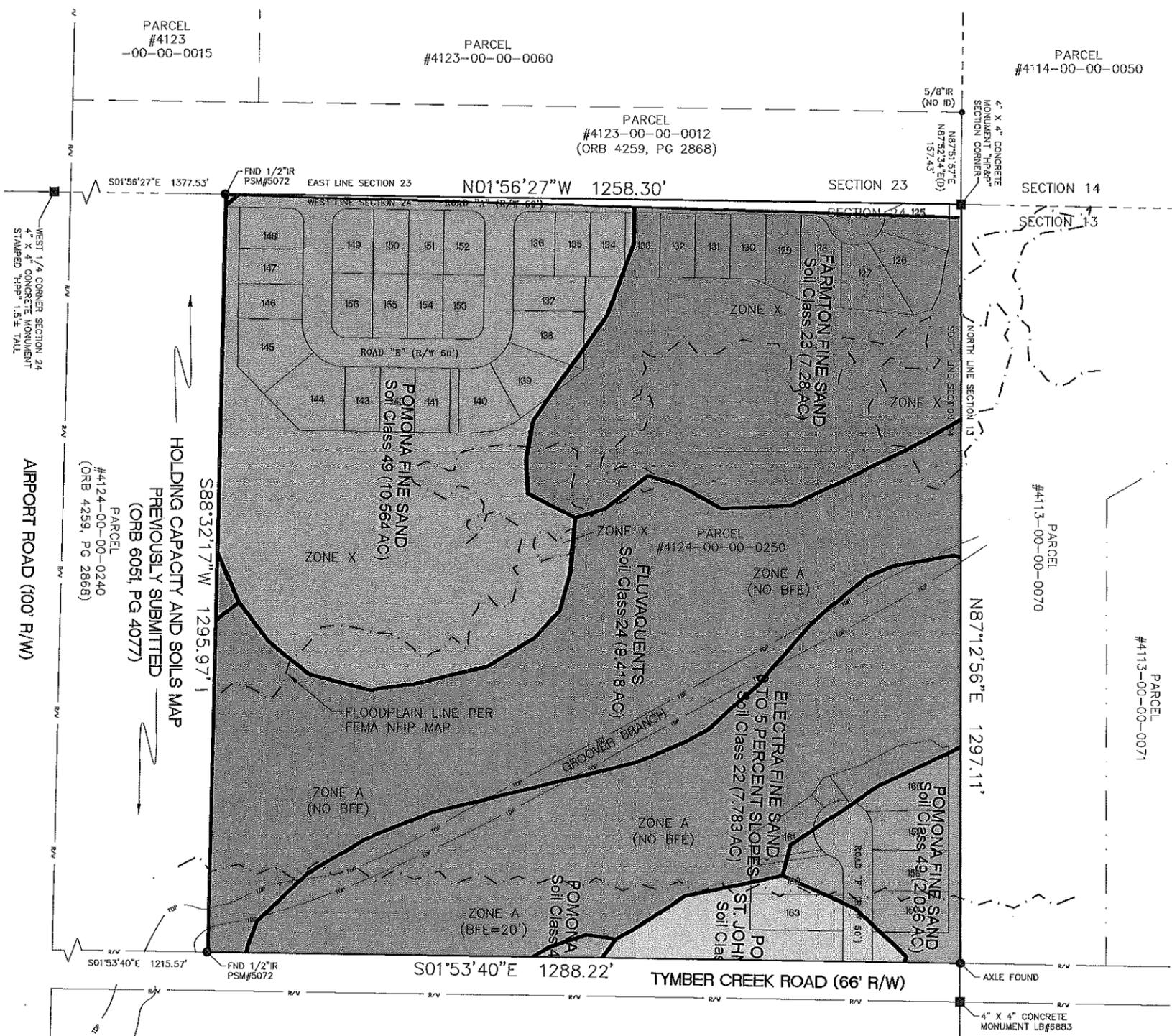
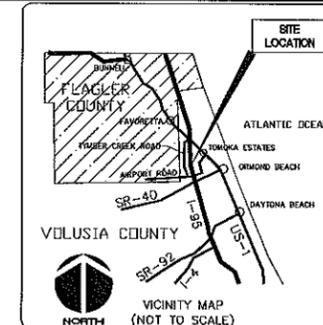
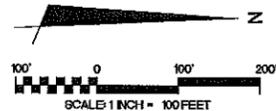


NOTE:
 1. POST THE PROPERTY FOURTEEN (14) DAYS PRIOR TO THE PLANNING BOARD MEETING WITH ONE (1) SIGN FOR EACH FOUR HUNDRED FEET (400') OF LOT FRONTAGE.
 2. TWO (2) SIGNS SHALL BE POSTED ON CORNER PROPERTIES.
 3. SIGNS SHALL BE LOCATED IN SUCH A MANNER THAT THEY ARE CLEARLY VISIBLE FROM THE STREET.
 4. POSTED SIGNS SHALL BE OF A MINIMUM SIZE OF 4'X4' (16 SQ.FT.) PER CITY CODE.

ATS Land Surveying, LLC
 P.O. BOX 353714
 PALM COAST, FL 32135
 Phone: 386.264.8490 Fax: 386.845.9216
 LBH7900 08/20/2012

HOLDING CAPACITY AND SOIL MAP EXHIBIT

MARSHSIDE VILLAGE PRD
PART OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 31 EAST
ORMOND BEACH, VOLUSIA COUNTY, FLORIDA



- NOTES:**
- THIS IS AN EXHIBIT, NOT A SURVEY. THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE RECORD SOIL CONDITIONS AND RECORD FLOODPLAIN LOCATION FOR THE DETERMINATION OF SUBJECT PROPERTY HOLDING CAPACITY FOR DEVELOPMENT.
 - THE BEARING BASIS FOR THIS EXHIBIT IS ASSUMED AS S01°53'40"E, ALONG THE WESTERLY RIGHT OF WAY LINE OF TYMBER CREEK ROAD BASED UPON A SURVEY PREPARED BY CONSOLIDATED SURVEY, INC.
 - THIS EXHIBIT MAKES NO CLAIMS REGARDING OWNERSHIP OR RIGHTS OF POSSESSION.
 - ALL DIMENSIONS SHOWN HEREON ARE STATED IN U.S. SURVEY FEET AND DECIMALS THEREOF. FOOT TO METER CONVERSION FORMULA IS 1 US FT = 0.304800609601 M.
 - ALL STREETS AND RIGHT OF WAYS ARE OPEN AND ACCESSIBLE UNLESS NOTED OTHERWISE.
 - THIS PROPERTY LIES WITHIN FLOOD ZONES "X" AND "A" (BASE FLOOD ELEVATION N/A, NOT DETERMINED AND 20'), PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, (NFIP FIRM) MAP NO. 12127 C0194 H, WITH AN EFFECTIVE DATE OF AUGUST 12, 2011.
 - FLOOD PLAIN LINES SHOWN HEREON ARE APPROXIMATE AND HAVE BEEN SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PLAN (NFIP) FLOOD INSURANCE RATE MAPS (FIRM).
 - THE SOILS MAP LINES SHOWN HEREON ARE APPROXIMATE AND HAVE BEEN PROVIDED BY THE CITY OF ORMOND BEACH PLANNING DIVISION.
 - THIS EXHIBIT WAS PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE FOLLOWING PARTY(IES): WHITE PINE LAND DEVELOPMENT, INC AND IS NON-TRANSFERABLE TO ANY OTHER PARTY(IES). THIS EXHIBIT SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL. ANY RE-USE OF THIS EXHIBIT FOR ANY PURPOSE OTHER THAN WHICH IT WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR AND MAPPER, WILL BE DONE SO AT THE RISK OF THE RE-USING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR AND MAPPER.
 - ADDITIONS OR DELETIONS TO THIS EXHIBIT BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
 - THIS EXHIBIT WAS PREPARED IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, UNDER THE RESPONSIBLE CHARGE OF THE SIGNING SURVEYOR NAMED BELOW.
 - THIS EXHIBIT WAS PREPARED AT A SCALE OF 1 INCH EQUALS 100 FEET ON 24 INCH BY 36 INCH MEDIA. THIS EXHIBIT MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED INFORMATION.
 - THE CALCULATED HOLDING CAPACITY INFORMATION SHOWN HEREON HAS BEEN PROVIDED BY THE CITY OF ORMOND BEACH PLANNING DIVISION, (CITY OF ORMOND BEACH, PLANNING DIVISION, 22 BEACH STREET, ORMOND BEACH, FL 32174), DATED 09/12/2012. THIS INFORMATION IS FOR REFERENCE ONLY. THE UNDERSIGNED MAKES NO CLAIMS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.

Holding Capacity Analysis

Soils	Name	Acres in Floodplain	Intensity Code	Allowable Density	Maximum units per acre	Outside floodplain	Intensity Code	Allowable Density	Maximum units per acre
22	Electra Fine Sand	7.783	Medium	3	23.349	0	NA	NA	0
23	Farnton Fine Sand	4.015	Low	0.5	2.0075	3.265	Medium	3	9.795
24	Fluvaquents	9.418	Very Low	0.2	1.8836	0	NA	NA	0
49	Pomona Fine Sand	8.144	Low	0.5	4.072	4.562	Medium	3	13.686
51	Pomona-St. Johns Complex	1.26	Very Low	0.2	0.252	0	NA	NA	0
TOTAL		30.62			31.56	7.827			23.481

Maximum holding capacity for Marshside II land: 55

DATE	REVISION	BY

ATS Land Surveying, LLC
P.O. BOX 35374
PALM COAST, FL 32935
386.264.8490 PHONE 386.845.9216 FAX
LBN7900

I HEREBY CERTIFY THAT THIS SURVEY OF THE SUBJECT PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY SUPERVISION AS SHOWN HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN THE FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES SECTION 472.027, BEING SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

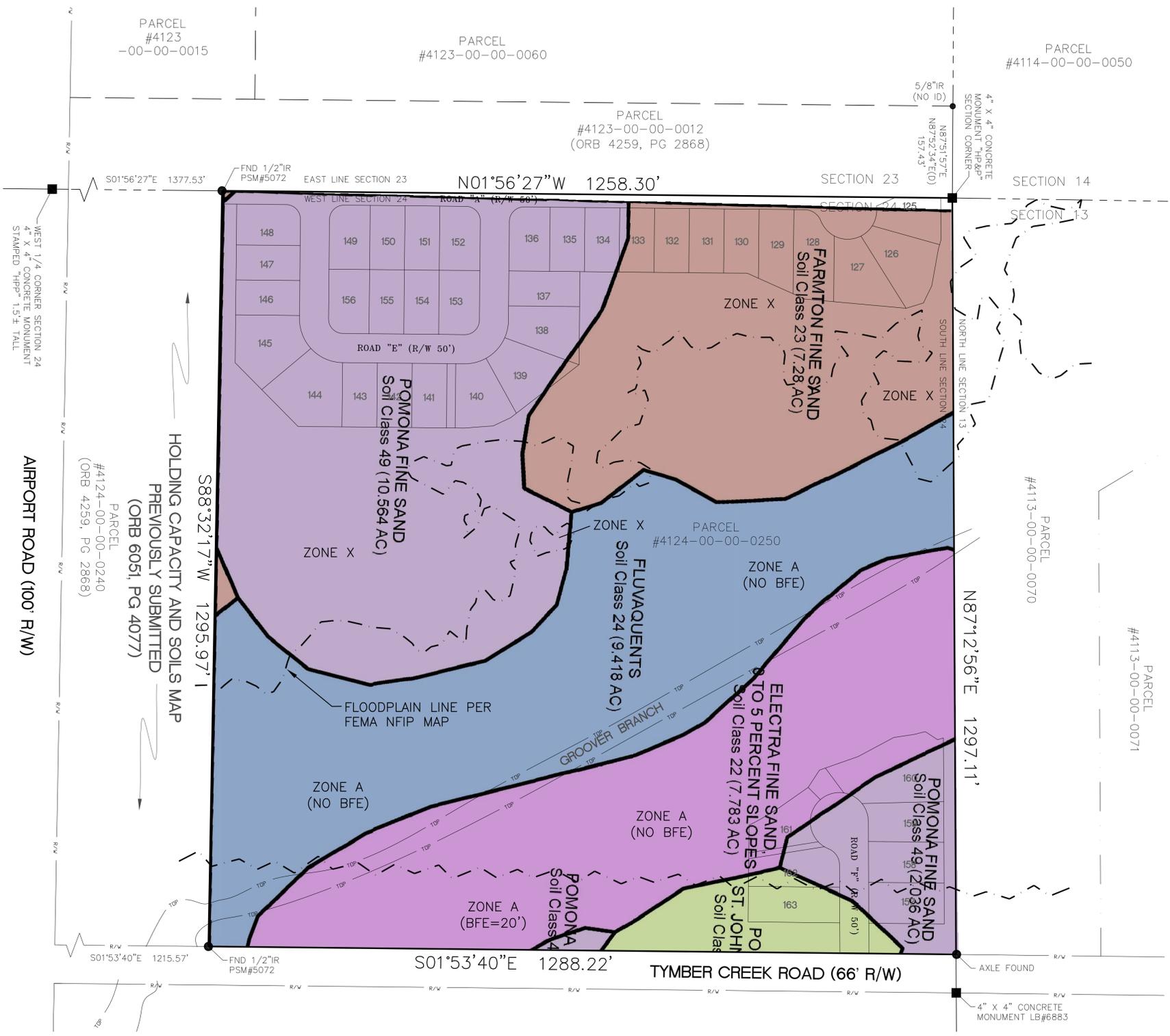
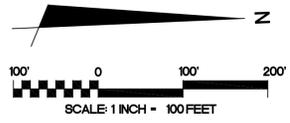
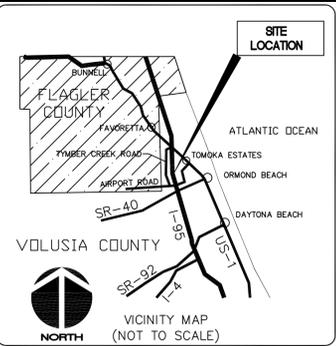
SEALED
SIGNED
ROB DURANCZYK, PSM #6657
DATE
SEPTEMBER 14, 2012

HOLDING CAPACITY AND SOIL MAP EXHIBIT
FOR
WHITE FALCON LAND DEVELOPMENT, INC.
5036 DR. PHILLIPS BLVD., SUITE 111
ORLANDO, FL 32819

ATS NO. 2012-SPN-0004
DRAWN RD
CHECKED JJW
SHEET NO 1 OF 1
FILE LOCATION
COPYRIGHT 2012

HOLDING CAPACITY AND SOIL MAP EXHIBIT

MARSHSIDE VILLAGE PRD
PART OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 31 EAST
ORMOND BEACH, VOLUSIA COUNTY, FLORIDA



- NOTES:**
1. THIS IS AN EXHIBIT, NOT A SURVEY. THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE RECORD SOIL CONDITIONS AND RECORD FLOODPLAIN LOCATION FOR THE DETERMINATION OF SUBJECT PROPERTY HOLDING CAPACITY FOR DEVELOPMENT.
 2. THE BEARING BASIS FOR THIS EXHIBIT IS ASSUMED AS S01°53'40"E, ALONG THE WESTERLY RIGHT OF WAY LINE OF TYMBER CREEK ROAD BASED UPON A SURVEY PREPARED BY CONSOLIDATED SURVEY, INC.
 3. THIS EXHIBIT MAKES NO CLAIMS REGARDING OWNERSHIP OR RIGHTS OF POSSESSION.
 4. ALL DIMENSIONS SHOWN HEREON ARE STATED IN U.S. SURVEY FEET AND DECIMALS THEREOF. FOOT TO METER CONVERSION FORMULA IS 1 US FT = 0.304800609601 M.
 5. ALL STREETS AND RIGHT OF WAYS ARE OPEN AND ACCESSIBLE UNLESS NOTED OTHERWISE.
 6. THIS PROPERTY LIES WITHIN FLOOD ZONES "X" AND "A" (BASE FLOOD ELEVATION N/A, NOT DETERMINED AND 20'), PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, (NFIP FIRM) MAP NO. 12127 C0194 H, WITH AN EFFECTIVE DATE OF AUGUST 12, 2011.
 7. FLOOD PLAIN LINES SHOWN HEREON ARE APPROXIMATE AND HAVE BEEN SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PLAN (NFIP) FLOOD INSURANCE RATE MAPS (FIRM).
 8. THE SOILS MAP LINES SHOWN HEREON ARE APPROXIMATE AND HAVE BEEN PROVIDED BY THE CITY OF ORMOND BEACH PLANNING DIVISION.
 9. THIS EXHIBIT WAS PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE FOLLOWING PARTY(IES): WHITE PINE LAND DEVELOPMENT, INC AND IS NON-TRANSFERABLE TO ANY OTHER PARTY(IES). THIS EXHIBIT SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL. ANY RE-USE OF THIS EXHIBIT FOR ANY PURPOSE OTHER THAN WHICH IT WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR AND MAPPER, WILL BE DONE SO AT THE RISK OF THE RE-USING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR AND MAPPER.
 10. ADDITIONS OR DELETIONS TO THIS EXHIBIT BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
 11. THIS EXHIBIT WAS PREPARED IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, UNDER THE RESPONSIBLE CHARGE OF THE SIGNING SURVEYOR NAMED BELOW.
 12. THIS EXHIBIT WAS PREPARED AT A SCALE OF 1 INCH EQUALS 100 FEET ON 24 INCH BY 36 INCH MEDIA. THIS EXHIBIT MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED INFORMATION.
 13. THE CALCULATED HOLDING CAPACITY INFORMATION SHOWN HEREON HAS BEEN PROVIDED BY THE CITY OF ORMOND BEACH PLANNING DIVISION, (CITY OF ORMOND BEACH, PLANNING DIVISION, 22 BEACH STREET, ORMOND BEACH, FL 32174), DATED 09/12/2012. THIS INFORMATION IS FOR REFERENCE ONLY. THE UNDERSIGNED MAKES NO CLAIMS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.

Holding Capacity Analysis

Soils	Name	Acres in Floodplain	Intensity Code	Allowable Density	Maximum units per acre	Outside floodplain	Intensity Code	Allowable Density	Maximum units per acre
22	Electra Fine Sand	7.783	Medium	3	23.349	0	NA	NA	0
23	Farmton Fine Sand	4.015	Low	0.5	2.0075	3.265	Medium	3	9.795
24	Fluvaguents	9.418	Very Low	0.2	1.8836	0	NA	NA	0
49	Pomona Fine Sand	8.144	Low	0.5	4.072	4.562	Medium	3	13.686
51	Pomona-St. Johns Complex	1.26	Very Low	0.2	0.252	0	NA	NA	0
TOTAL		30.62			31.56	7.827			23.481

Maximum holding capacity for Marshside II land: **55**

DATE	REVISION	BY

ATS Land Surveying, LLC
P.O. BOX 35374
PALM COAST, FL 32185
386.264.8490 PHONE 386.845.9216 FAX
LB#7900

I HEREBY CERTIFY THAT THIS SURVEY OF THE SUBJECT PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY SUPERVISION AS SHOWN HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN THE FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES SECTION 472.027, BEING SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

SEAL
SIGNED: ROB DURANCZYK, PSM #6657
DATE: SEPTEMBER 14, 2012

HOLDING CAPACITY AND SOIL MAP EXHIBIT
FOR
WHITE FALCON LAND DEVELOPMENT, INC.
5036 DR. PHILLIPS BLVD., SUITE 111
ORLANDO, FL 32819

ATS NO. 2012-SPN-0004
DRAWN RD
CHECKED JJW
SHEET NO. 1 OF 1
FILE LOCATION S:_Survey Projects 2012\2012-SPN-0004\MarshsideHoldingCapacity_PR\dwg\2012-SPN-0004-CXH.DWG

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: October 4, 2012

SUBJECT: 146 North Orchard Street Amendment to Official Zoning Map

APPLICANT: Clinton Baylor, on behalf of the Patricia Ann Baylor Trust

NUMBER: RZ12-134

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION:

This is a request for a rezoning of a 5.842 acre parcel located at 146 North Orchard Street from Professional Office/Hospital (B-1) to Light Industrial (I-1) submitted by Clinton Baylor, on behalf of the Patricia Ann Baylor Trust. The purpose of the application is to make the zoning of the property consistent with the future land use designation of "Light Industrial/Utilities".

BACKGROUND:

The subject property is rectangular in shape with approximately 259 feet of frontage along North Orchard Street. The site is wooded, with some wetlands lying primarily west of the ditch that crosses the site in a southwest to northwest direction. Given the environmental character of the property, the most suitable portion of the site for development is the eastern half (street frontage) of the subject property. The property exists within an area that includes a mixture of industrial uses, including outdoor storage, office/warehouse, and storage to the north of the property along Orchard Street and office/warehouse and retail uses to the south of the property, also along Orchard Street.

In July 2010, the property owner requested a Future Land Use Map amendment to the "Light Industrial/Utilities" land use category from the existing "Office/Professional" land use category. The applicant has indicated a desire to develop the site as an RV self-storage facility, although the property would be eligible for any use in the "Light Industrial/Utilities" land use and zoning designation.

On August 12, 2010, the Planning Board heard the subject request and recommended denial of the land use change by a 4 to 2 vote. The Board members against the application were generally opposed to the expansion of industrial uses in the subject area because of aesthetics, impacts to residential uses, noise and odor. There were concerns expressed about the type of traffic that would be generated from an assigned industrial land use designation as well as future residential development in the area. The majority of the Planning Board was generally in favor of moving industrial out of the East/West Granada corridor area as the City moves toward infill and redevelopment.

After the Planning Board meeting, the applicant proposed several conditions designed to address the concerns expressed at the Planning Board meeting. On October 19, 2010, the City Commission approved Ordinance 2010-47 that amended the land use of the subject property from “Office/Professional” to “Light Industrial/Utilities” with the following conditions:

1. There shall be a minimum 10-foot wide area for right-of-way dedication to the City of Ormond Beach along the Orchard Street frontage, the east property boundary;
2. There shall be a minimum 20-foot landscaped buffer along the street frontage along Orchard Street, the east property boundary, and a minimum 15-foot side yard landscape buffer along the north and south property boundaries. The planted materials shall be upsized to create a natural vegetative wall at the time of installation;
3. There shall be a monument sign instead of a permitted pole sign; and
4. There shall not be any recreation vehicle parking within 65 feet of the closest building in the 555 West Granada Boulevard commercial complex.

ANALYSIS:

The subject property has a Future Land Use Map designation of “Light Industrial/Utilities” and the zoning designation is required to be consistent with this designation. Section 2-2 of the Land Development Code establishes zoning designations that are designed to implement the Future Land Use Map designations. For the “Light Industrial/Utilities” land use designation, the consistency matrix is as follows:

Comprehensive Plan Future Land Use Map Designation	Corresponding Compatible Zoning District
Industrial/Utilities	Light Industrial (I-1) Reserved (I-2) Planned Industrial Development (PID)

The zoning district purposes are as follows:

Light Industrial (I-1):

The purpose of the Light Industrial (I-1) zoning district is to provide sites in appropriate locations for light industrial operations which do not generate objectionable on- or off-site impacts including odors; smoke; dust; refuse; electromagnetic interference; or noise (in excess of that customary to loading, unloading, and handling of goods and materials beyond the lot on which the facility is located); or which would have an adverse impact on the City’s wastewater treatment system; or result in hazardous environments for workers or visitors. Consistent with Comprehensive Plan, the I-1 zoning district is intended

to implement Comprehensive Plan policies for managing light industrial land uses. This district is not intended to accommodate heavy industrial activities such as those identified herein as prohibited, nor is it intended to accommodate other heavy industrial uses.

Reserved (I-2):

There is no zoning designation established for the I-2 zoning district. The intended purposed of this Section is to create a Heavy Industrial zoning district, primarily for properties annexed from Volusia County.

Planned Industrial Development (PID):

The objective of this zoning district is to establish regulatory standards for controlling the location of comprehensively PID located in areas removed from residential areas and accessible to arterial roadways. The PID is intended to incorporate a flexible management policy which fosters innovative master planning in the design and development of large scale industrial areas. The PID district provides for industrial land uses and accessory sales and service activities

The PID has a minimum industrial park size of ten acres.

Zoning Adjacent Land Use:

Adjacent land uses and zoning are as follows:

Land Use Designations and Zoning Classification of Surrounding Property

	Current Land Uses	Future Land Use Designation	Zoning
North	Proposed Indoor Storage and Office	"Office/Professional"	North Orchard PBD (Planned Business Development)
South	Storage Warehouse	"General Commercial"	B-1 (Central Business)
East	Industrial	"Light Industrial/Utilities"	I-1 (Light Industrial)
West	Vacant Office/Professional	"Office/Professional"	B-1 (Professional Office)

Based upon the three potential zoning designations, staff believes that the I-1 (Light Industrial) is the most appropriate zoning designation. The I-2 designation is reserved and not in place and the PID is designed for industrial parks with ten or more acres.

CONCLUSION/CRITERIA FOR APPROVAL

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

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

No specific development is proposed and the request is based on a need to assign a zoning classification to the property as the result of the land use amendment. The zoning map amendment will not adversely affect public health, safety, welfare or the quality of life.

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

No specific development is proposed and the zoning designation is consistent with the adopted Future Land Use Map designation of "Light Industrial/Utilities".

- 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.**

No specific development is proposed and any future development would require review of the Site Plan Review Committee to determine environmental impacts.

- 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.**

No specific development is proposed and it is not expected that the rezoning to I-1 (Light Industrial) would have any negative impact to surrounding properties. In addition, the land use amendment was approved with conditions to ensure no off-site impacts.

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

There is no construction proposed and this criterion is not applicable.

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

There is no construction proposed and this criterion is not applicable.

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

There is no construction proposed and this criterion is not applicable.

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

There is no construction proposed and this criterion is not applicable.

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

There is no construction proposed and this criterion is not applicable.

10. The testimony provided at public hearings.

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

Section 1-18.E.3 of the Land Development Code states that the City Commission shall consider rezonings based on the consistency with the Comprehensive Plan. The rezoning is consistent based upon the compatibility matrix outlined in the Land Development Code for the Future Land Use Plan Map designation of “Light Industrial/Utilities”.

RECOMMENDATION:

Staff recommends that the Planning Board recommend **APPROVAL** to the City Commission for a rezoning of a 5.842 acre parcel located at 146 North Orchard Street from Professional Office/Hospital (B-1) to Light Industrial (I-1).

Attachments:

Exhibit A: Zoning and land use maps

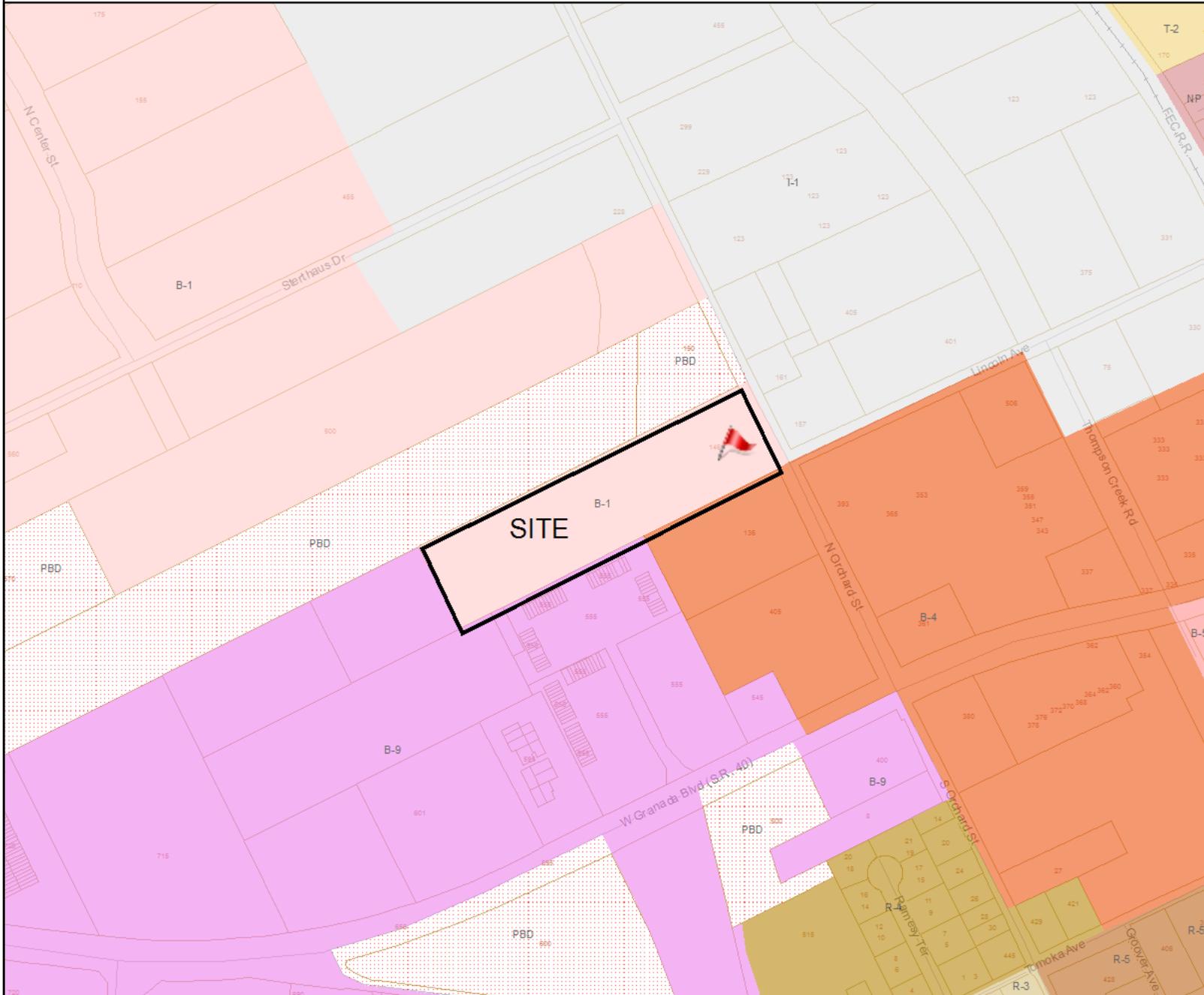
Exhibit B: Location Aerial and survey

Exhibit C: Section 2-32 of the LDC, I-1 zoning district

Exhibit A

Zoning and Land Use Maps

146 N. Orchard Street Zoning Map



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-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 and Railroad

- AIRPORT
- RAILROAD

City Streets

- DIRT
- MAJOR
- PAVED

□ Property Lines

400 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 it's 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.



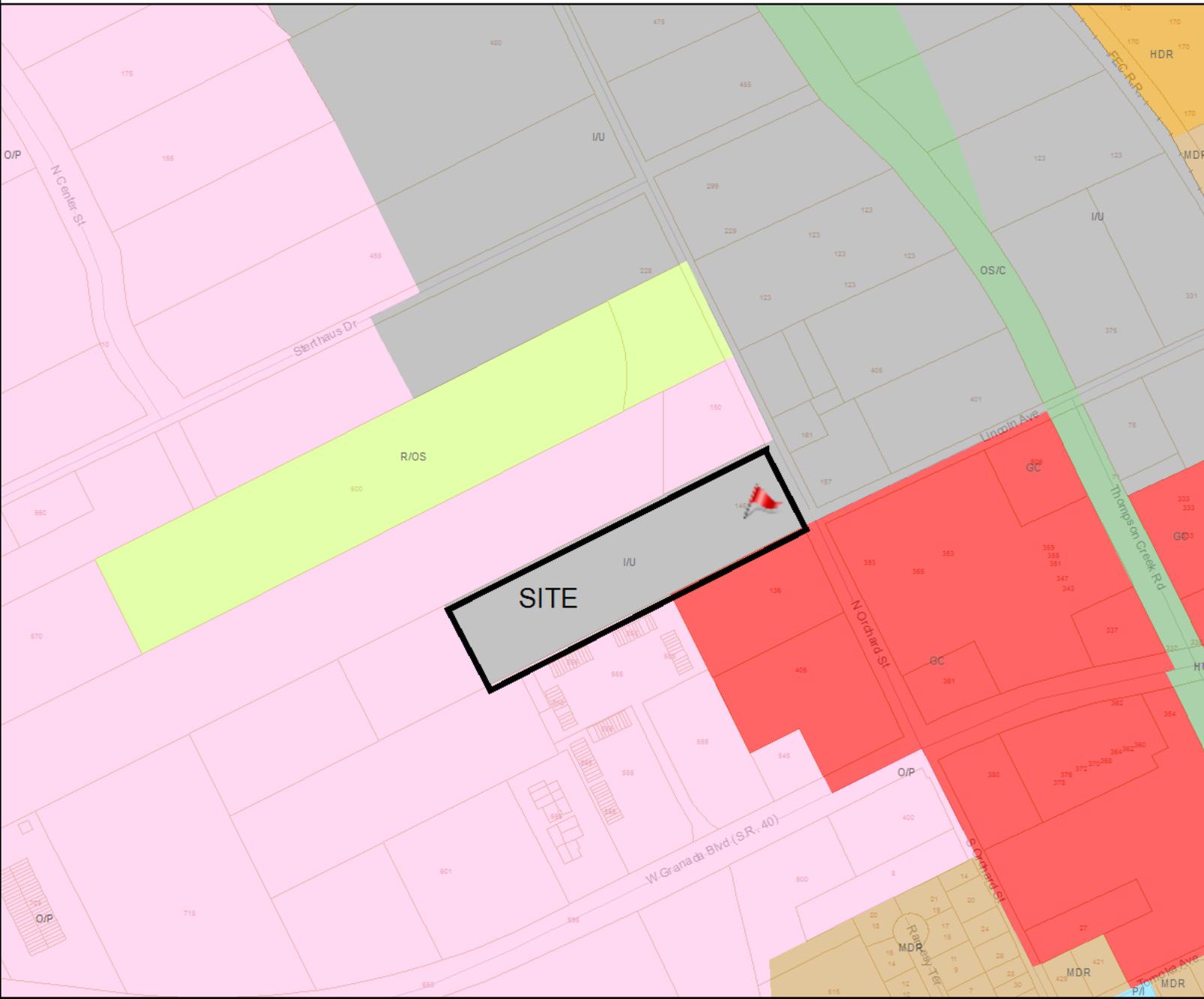
146 North Orchard Street Land Use Map



Future Landuse

- Rural Estate/Agriculture (REA)
- Rural Residential (RR)
- Suburban Low Density Residential (SLDR)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Office/Professional (O/P)
- Low Intensity Commercial (LIC)
- Tourist Commercial (TC)
- General Commercial (GC)
- Heavy Commercial (HC)
- Public/Institutional (P/I)
- Activity Center (AC)
- Light Industrial/Utilities (LI/U)
- Industrial/Utilities (I/U)
- Recreation/Open Space (R/OS)
- Open Space/Conservation (OS/C)
- CBD-TIF District
- Address Points
- Airport and Railroad
- AIRPORT
- RAILROAD
- City Streets
- DIRT
- MAJOR
- PAVED
- Property Lines

400 ft



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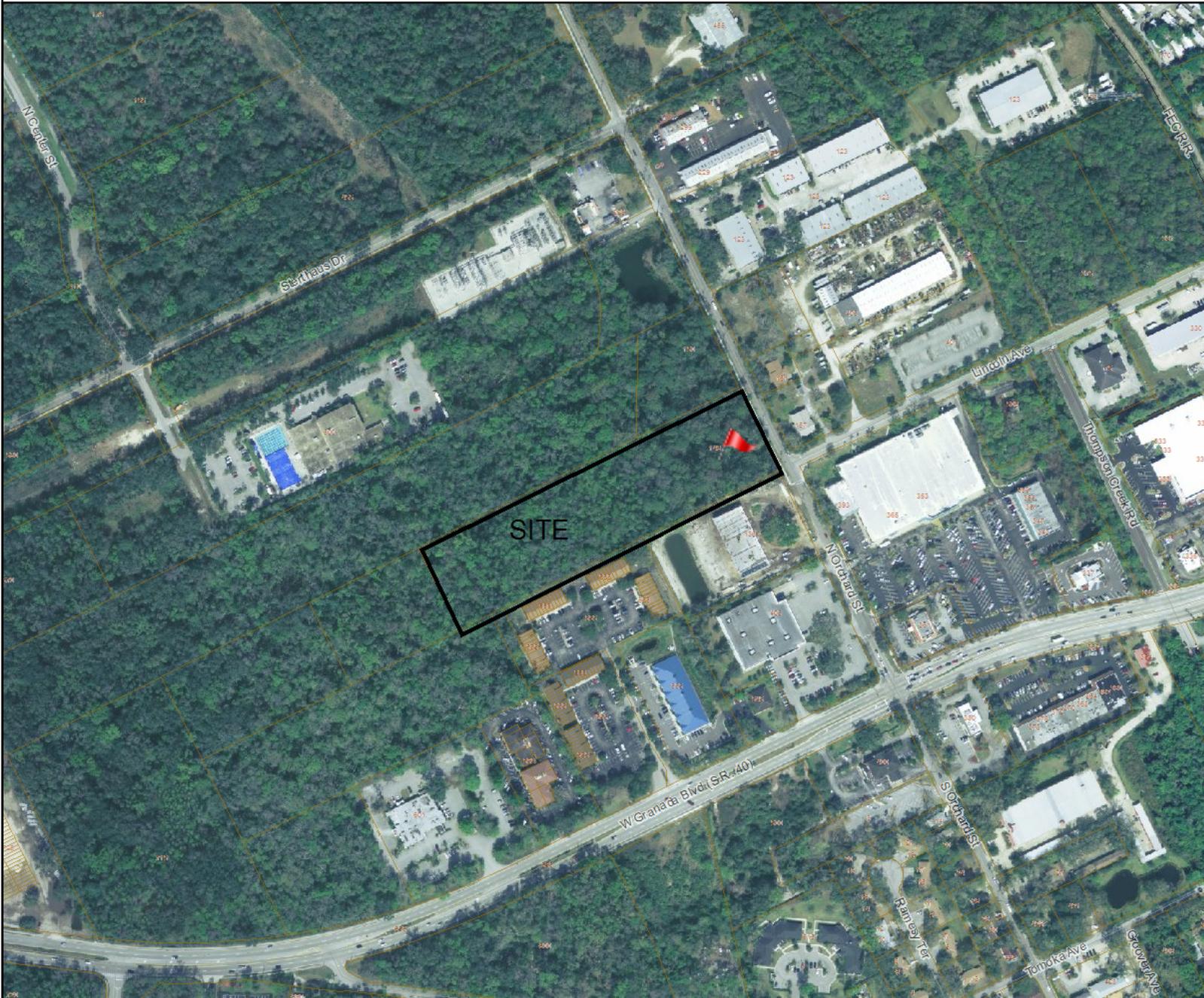
Exhibit B

Location Aerial and
survey

146 North Orchard Street Aerial Map



- Golf Courses
- Address Points
- Airport and Railroad
- AIRPORT
- RAILROAD
- City Streets
- DIRT
- MAJOR
- PAVED
- Property Lines



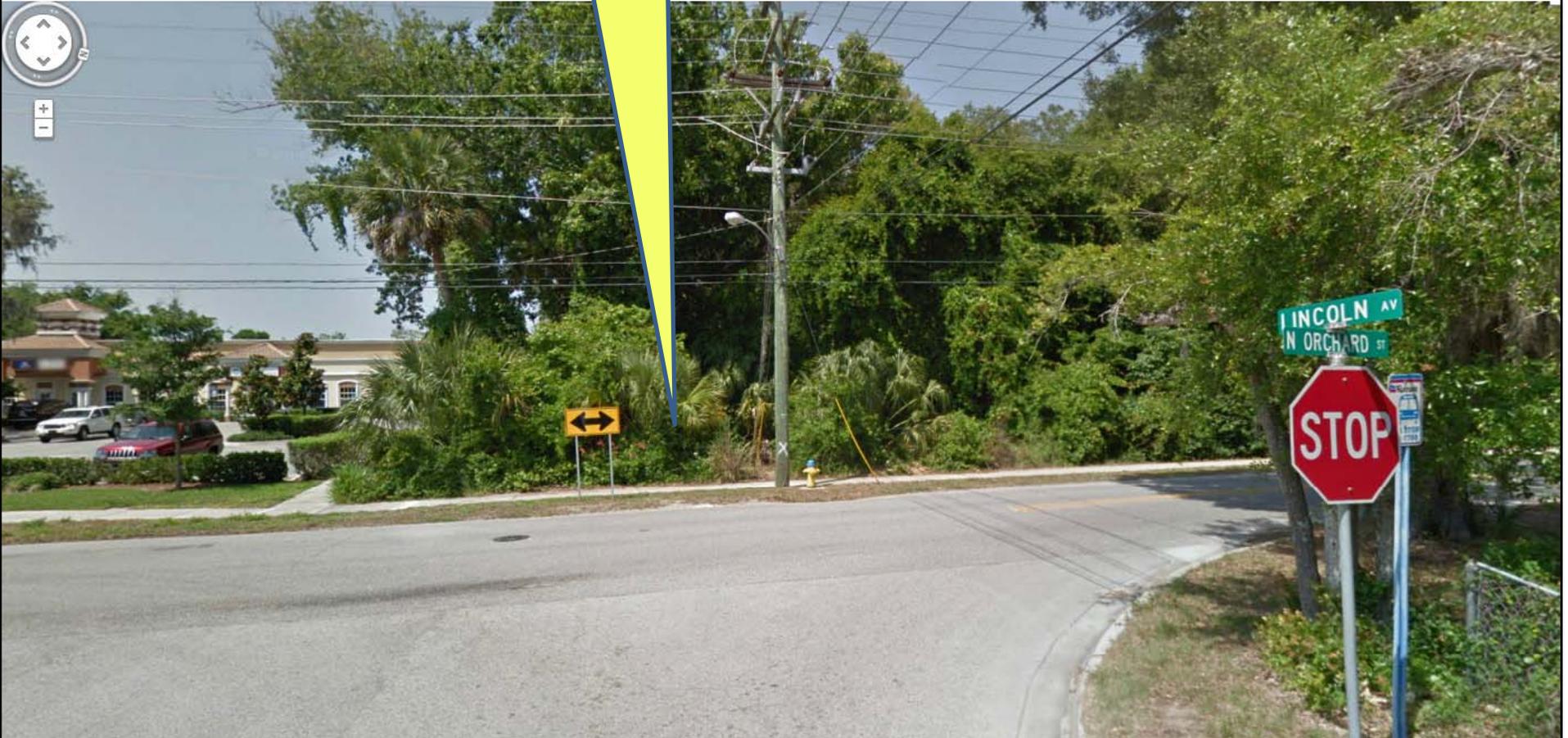
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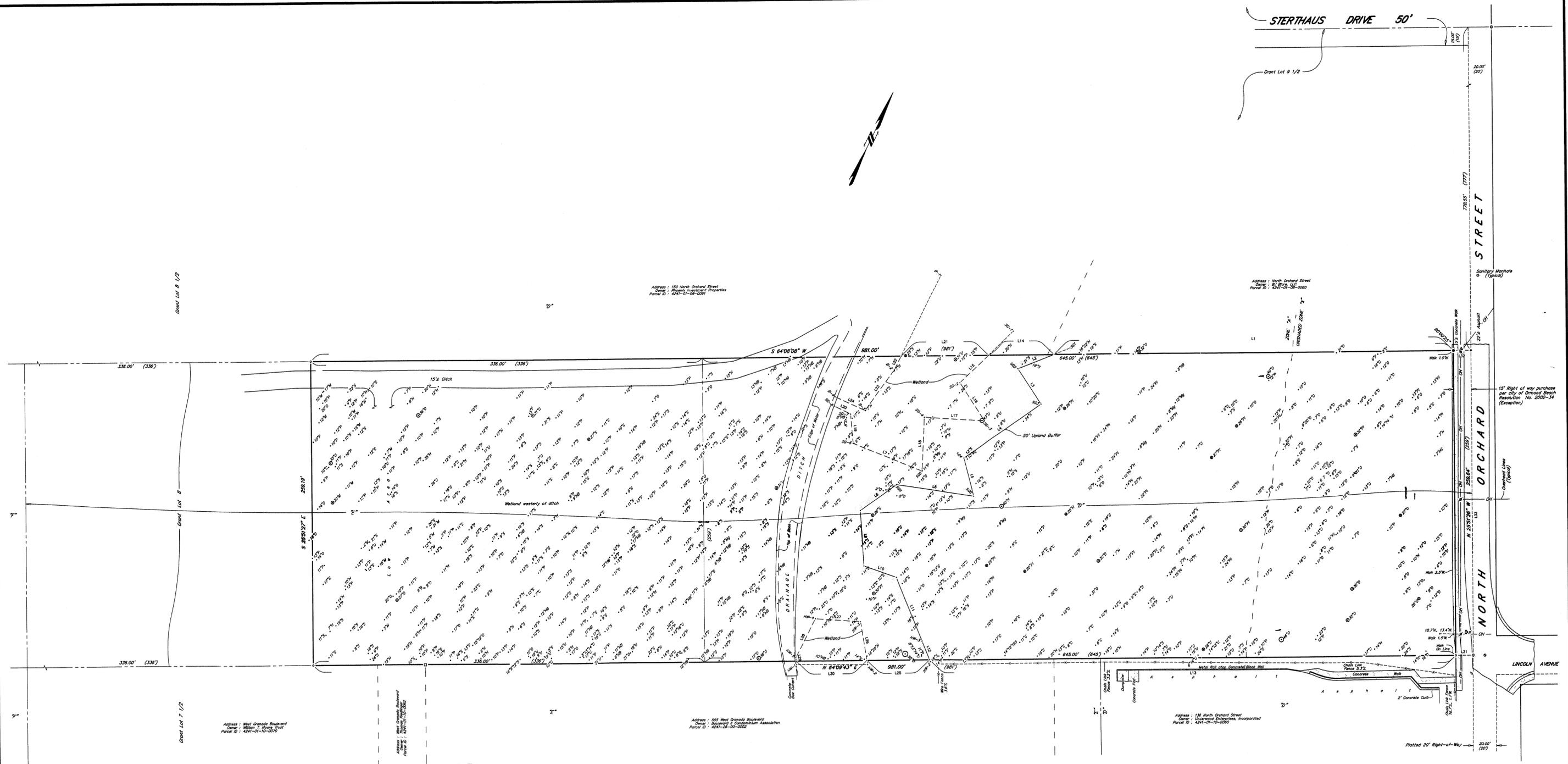


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**146 North Orchard
Street**





NOTES:

- o - 1 1/4" Iron Pipe and Cap #6883 set
- o - 3/4" Iron Pipe found
- o - Nail and Disk FL6487 found on line & 0.13'W; also Nail and Disk #2048 found 0.13'W. & 1.07'S. - Witness Corner
- o - 4" x 4" Concrete Monument and Cap #2048 found, 96.40'E. & 0.20'S.
- o - 1 1/4" Iron Pipe found
- o - Cross set
- Parcel Area = 5.842 acres more or less
- No overhead or underground features shown except as noted.
- Record dimensions are shown in parentheses, field measurements are not.
- Adjoining and/or adjacent right of way lines not verified this survey.
- Tree identification believed correct, not certified.
- Bearings are assumed, based on the westerly line of Orchard Street shown hereon, bearing N 25°51'26" W.
- No search or examination of title has been done on the subject property and absolutely no warranties, expressed or implied are made with regard to the state of title or any other aspect thereof. This Surveyor does not presume the description lines hereon and the ownership lines are coincident.
- The term "certificate", "certify" and "certified", hereon, is understood to be the professional opinion of this surveyor and firm which is formulated on his best knowledge, information and belief, and as such, it does not constitute a guarantee or warranty, either expressed or implied, furthermore, this surveyor and firm does not assume responsibility and shall not be liable for claims arising from erroneous or incorrect information furnished by the owner, lender, or owner's contractors or others, which is used as a basis to formulate this surveyor's opinion.
- This survey and plat not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- There may be additional restrictions and/or other matters not shown hereon that may be found in the public records of this county, Florida.
- 6-30-08 Wetlands lines and 50' Upland Buffer shown hereon marked by Environmental Services Incorporated, 6-2-08. Area between 50 foot Upland Buffer and the westerly line of Orchard Street shown hereon is 2.629 acres more or less.

SCALE: 1" = 40'

LINE	LENGTH	BEARING
L1	347.75	S84°08'08"W
L2	33.38	S43°44'10"W
L3	26.31	S88°22'08"E
L4	26.28	S80°01'00"W
L5	34.23	S82°24'33"E
L6	36.64	S78°41'02"E
L7	63.80	N88°41'12"E
L8	27.85	S29°44'30"W
L9	47.64	S02°55'03"E
L10	28.53	N83°48'23"E
L11	58.34	S42°30'05"E
L12	17.22	S42°28'02"E
L13	40.76	N42°03'43"E
L14	56.25	S61°05'00"W
L15	34.04	S41°35'44"W
L16	36.61	S78°41'02"E
L17	61.56	S80°01'00"W
L18	48.31	N25°51'26"W
L19	25.76	N40°08'12"W
L20	15.40	N87°44'37"W
L21	74.98	S64°08'08"W
L22	13.04	S011°22'22"W
L23	42.80	S10°08'32"W
L24	28.21	S80°01'00"W
L25	53.72	S61°05'00"W
L26	33.72	S43°44'10"W
L27	38.89	N88°22'08"E
L28	37.90	N01°48'30"E
L29	2.91	N43°27'38"W
L30	62.75	S80°01'00"W
L31	15.02 (15)	N41°08'43"E
L32	15.02 (15)	N45°05'08"E
L33	20.59	N02°51'26"W

Tree Legend

- B=Bay
- C=Cedar
- Co=Coconut
- H=Hickory
- Ho=Honeylocust
- Mc=Magnolia
- Pa=Palm
- Pu=Pine
- S=Sweetgum
- U=Unknown

PLAT OF BOUNDARY SURVEY OF:

LOT "D" AND THE EASTERLY 336 FEET OF LOT "E", SUBDIVISION OF GRANT LOT 8, ORMOND AS PER MAP IN MAP BOOK 2, PAGE 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, EXCEPTING THEREFROM THE EASTERLY 15 FEET THEREOF. *land provided for right-of-way*

Description in part taken from an abstract of title, by Attorney's Title Insurance Fund, incorporated, dated 7-25-78, No. 211, 927. Exception taken from Official Records Book 4818, page 1410.

The above described property is in zone "A" (no base flood elevation determined) and in unshaded zone "X", per the Flood Insurance Rate Map, Community Number 125136, Panel Numbers 12127C0212 and 0214 G, dated 4-15-02. Said zones are approximately delineated hereon.

CERTIFICATE:

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

24 July, 2002
(field date)

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

Property rechecked, found to be as shown and plat recertified. See sheet 2 for topographic details added... 6-21-10

Property rechecked, found to be as shown and plat recertified... 3-23-06

Plat amended to include wetlands information... 6-26-08

Tree location added & plat recertified... 3-6-03

HENRY YONGE GRANT (2-118), GRANT LOT 8, LOTS "D" AND "E" SHEET 1 OF 2

FOR: PAT BAYLOR
1860 COUNTY ROAD 2006
BUNNELL, FLORIDA

BY: J. J. MATEJKA & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS
408 HARVEY AVENUE
DAYTONA BEACH, FLORIDA
JOB #02 15453 PLAT #02X28

Exhibit C

Section 2-32 of the
LDC, I-1 zoning district

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

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

B. DIMENSIONAL STANDARDS

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

C. PERMITTED USES

D. CONDITIONAL USES

E. SPECIAL EXCEPTION USES

F. OTHER STANDARDS

1. Airport
2. Business Services
3. Construction and Home Improvement
4. Industrial Uses, Light
5. Research Activities
6. School of Art
7. Vehicle Repair, Type “A”
8. Warehouse, Business
9. Warehouse, Storage

1. Auction Business
2. Business/Professional Offices
3. Clubs and Fraternal Organization
4. Dry Cleaning Plant and Systems
5. Flea Markets
6. Garden Centers and Nursery
7. Golf Course and Country Club
8. House of Worship
9. Non-Emergency Medical Transport Services
10. Outdoor Storage
11. Parks and Recreation Facilities, Private
12. Parks and Recreation Facilities, Public
13. Public Facilities
14. Public Utilities
15. Recreational Facilities, Indoor
16. Recreational Facilities, Outdoor
17. Restaurant, Type “A”
18. Restaurant, Type “B”
19. Retail Sales and Service, Showroom
20. RV or Boat Storage
21. Telecommunications Towers, Camouflaged
22. Vehicle Repair, Type “B”
23. Vehicle Washing and Detailing
24. Warehouse, Mini-Rental
25. Wind Energy System

1. Child Care Facilities
2. Outdoor Activity
3. Outdoor Storage
4. Silviculture
5. Telecommunication Tower
6. Terminal, Truck

- All development must comply with the following requirements:
1. Wetlands (Chapter 3, Article II);
 2. Landscaping and Buffering: If the parcel abuts a designated Greenbelt Corridor, the standards of Chapter 3, Article II shall apply with regard to buffering and landscape requirements
 3. See Conditional and Special Exception regulations (Chapter 2, Article IV)

G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in Chapter 2, Article III.

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: October 4, 2012

SUBJECT: 906 North US1, Kickstart Saloon: Special Exception for Outdoor Activity

APPLICANT: Nelson P. Jackson, Kickstart Saloon (applicant)

NUMBER: 12-136

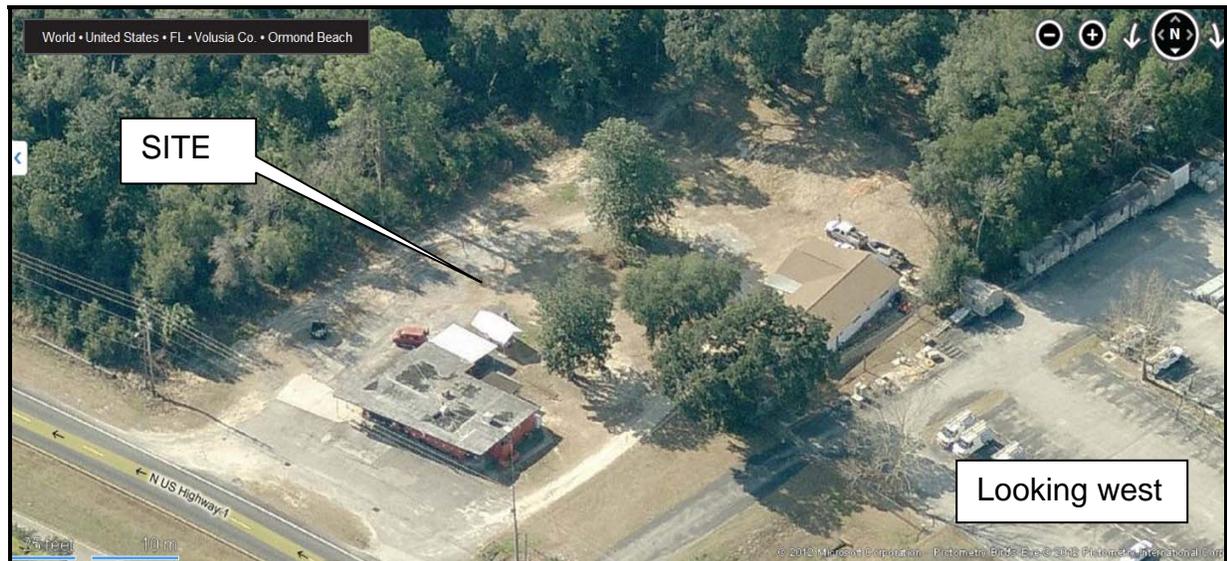
PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION: This is a request for a Special Exception to allow outdoor activities to include itinerant vending and live entertainment during special events submitted by Nelson P. Jackson, Kickstart Saloon (applicant). The applicant has indicated that they are assisting the Susan G. Colemean and Make A Wish foundations by dedicating a portion of the event's proceeds to these non-profit organizations. The subject property is located at 906 North US Highway 1 and zoned B-8 (Commercial).

BACKGROUND: The subject property is approximately 2.05 acres and contains two structures. The first structure is the Kickstart Saloon at 906 North US Highway 1 which has a Business Tax Receipt as a bar, tavern, saloon. The second structure at 908 North US Highway 1 is a single family residence. Both structures and uses have existed for a number of years. Based on the B-8 (Commercial) zoning district, both uses are nonconforming based on the fact that they are not permitted, conditional, or special exception uses in the B-8 zoning district.

The property has 205' of lot frontage along North US Highway 1 and is 440' deep. The two structures are located within the front portion of the property and there is a distance of approximately 200' at the rear of the property which is natural vegetation and wooded. To the south of the property is vacant land that has been approved as the Root Commerce Park with 99,000 square feet of office and warehouse within five buildings and associated site improvements. To the north of the property are the BellSouth communications facility and a business warehouse use. To the east of the property, across US1, is conservation lands owned by the State of Florida. To the west of the property is the F.E.C. railroad and single-family residential homes as part of the Tomoka Oaks subdivision.

Below area aerial pictures of the subject property:



Surrounding Uses with Land Use and Zoning Designations:

Direction	Use	Future Land Use Designation	Zoning
North	BellSouth facility	“General Commercial”	B-8 (Commercial)
South	Vacant, Proposed Root Commerce Park	“General Commercial”	PBD (Planned Business Development)
East	Across North US1, vacant park land	“Open Space/Conservation” and “General Commercial”	SE (Special Environmental) and B-8 (Commercial)
West	Across F.E.C. railroad, single-family homes	“Low Density Residential”	R-2 (Single Family Low Density)

PROJECT DESCRIPTION: For Bike Week of 2012, the Kickstart Saloon partnered with the Susan G. Coleman foundation and performed an event that included itinerant vending and outdoor music for a length of the event. The permit was issued to the Kickstart Saloon based on event being sponsored by a non-profit organization under Section 2-50.U.10. of the Land Development Code.

In August 2012, the applicant inquired to conduct a similar event with itinerant vending and outdoor entertainment with a sponsoring non-profit organization for Biketoberfest. Planning staff made a determination that the regulations of Section 2-50.U.10. of the Land Development Code does not allow for a business to partner with a non-profit organization in order to introduce uses that would otherwise require a Special Exception for outdoor activity (iterant vending and outdoor music/entertainment). The outdoor activities of itinerant vending and outdoor music/entertainment require a Special Exception with review by the Planning Board and City Commission. Based on this determination, the applicant applied for a Special Exception.

The applicant requested to allow 20 to 25 vendor spaces and live entertainment to help raise money for non-profit organizations such as Susan G. Coleman and Make a Wish foundation.

ANALYSIS: During the review of the application, Planning staff believed that additional conditions were necessary in order to define the parameters for the events and establish regulations. Staff reviewed the itinerant vending regulations of Volusia County and identified the following as recommended standards:

1. When outdoor activity is allowed:

Staff discussion: The applicant has indicated to staff a desire to have outdoor activity approved for Biketoberfest and Bike Week. The language below is

similar to Volusia County regulations for itinerant vending, however, it excludes speed weeks and the Pepsi 400 race.

Recommended language:

- a. The Daytona Beach Bike Week Festival, as established by the Bike Week Executive Committee.
- b. The Daytona Beach Biketoberfest Special Event, as established by the Biketoberfest Development Committee of the Daytona Beach Area Convention & Visitors Bureau.

2. Process for event permits:

Staff discussion: The regulations below envision the Kickstart Saloon as the master vendor or host who is responsible for all activities on the subject property. The language below would require a site plan from master vendor/host detailing the proposed activities and the location of vendors. Each individual vendor would be required to obtain a special event permit to detail their use and location.

Recommended language:

- a. The property owner shall file a site layout plan for a Master Vendor Permit at least 21 days prior to each event detailing the location of the itinerant vending, outdoor music, proposed structures, temporary restroom facilities, security plan, signage, parking plan and any other outdoor activities with the Planning Department.
- b. With the Master Vendor Permit, the property owner is responsible for the management and policing of each Special Event. The property owner shall be held responsible if the itinerant vendors do not get the required permits or violations of these conditions occur.
- c. Each itinerant vendor shall be required to obtain a special event permit and shall detail the type of vendor and location. Each vendor permit shall be posted in a conspicuous location within each itinerant merchant's sales, display or activity area. All vendor applications should be submitted at least 48 hours prior to the date of the event.

3. Type and number of vendors

Staff discussion: The language below establishes a maximum number of vendors of 25. The food vendor and prohibited activities for vendors are identified based upon the Volusia County regulations.

Recommended language:

- a. No more than 25 itinerant vendors shall be permitted for any one event.
- b. Food vendors must operate in compliance with all the requirements of the Division of Hotels and Restaurants of the Florida Department of Business and Professional Regulation, and any other applicable state laws. Food vendors must show proof that they meet all applicable health department regulations and hold all valid food service licenses required for their operations.

- c. Itinerant merchant activities which negatively affect public health or safety are prohibited. No itinerant merchant may engage in any of the following:
 1. Activities involving the operation of aircraft;
 2. Activities involving the discharge of explosive devices or weapons;
 3. Activities in which farm animals or wild animals interact with the public;
 4. Activities involving the exhibition of moving, driver-occupied motorized vehicles;
 5. Activities involving the discharge of any toxic or harmful substance; or
 6. Activities involving tattoo services.

4. Vendor Setup

Staff discussion: This Section allows the set-up for tents associated with vending and requires a tent inspection (currently required for any special event).

Recommended language:

- a. No itinerant merchant may prepare, store, erect, display merchandise more than three days before the official opening date of a recognized event. A sales, display or activity area shall be entirely removed within three days after the official closing date of a recognized event.
- b. All tents shall require inspection by the City Building Department prior to their use in itinerant vending activities.

5. Outdoor Entertainment:

Staff discussion: The applicant has requested outdoor entertainment during the special events, similar to what has occurred at the 2012 Bike Week event. Staff is recommending that outdoor music be the only type of entertainment allowed. This limitation would prohibit food related wrestling and wet t-shirt contests. Also included in the recommended language is the enforcement mechanism related to music used for the Rivergrille and Caffeine's outdoor music approvals. The language in paragraph b below would be applicable only to outdoor music.

Recommended language:

- a. Outdoor music shall be the only form of entertainment allowed outside. The Special Exception shall not authorize food wrestling events, wet T-shirt events, or other such activities. Outdoor music shall not exceed 65 decibels at the property line. No outdoor music shall be permitted past 10 p.m.
- b. 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 Special Exception 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."

6. Bike wash:

Staff discussion: Bike washes associated with non-profit groups are currently allowed and this application seeks to allow this type of activity.

Recommended language:

- a. Bike and car washes are permitted.

7. Length of approval:

Staff discussion: There was much staff discussion regarding what the approval period for the special event based Special Exception. Staff does not believe that the Special Exception should be granted for the life of the property with no additional review. Staff also understands that with the cost of \$1,850 for the application fee, the applicant is seeking to run a number of events to recover the cost of the zoning approval. Staff has proposed a three year expiration date or 6 events before the applicant must re-apply for a Special Exception. Staff would envision at that time, with the completion of six events, the Planning Board and City Commission could approve a longer review time if there were no issues or impacts to surrounding property owners or a shorter review time or denial of the application if the property experienced issues with the special events.

Recommended language:

- a. The Special Exception is valid for through Bike Week of 2016 (three years). Any outdoor activity past Bike Week 2016 shall require a Special Exception. The Planning Board and City Commission shall consider the record of events over the three year period of the Special Exception, including any code violations, in determining the type of events and time frame that are allowed in the future.

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).

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.**

There are residential uses to the west of the subject property across the FEC railroad as part of the Tomoka Oaks subdivision. The property has approximately 200' of natural vegetation to screen and buffer any noise from the outdoor activity. In addition, the approval requires compliance with the City's noise ordinance and all outdoor music shall stop at 10pm.

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

When the individual events are permitted the applicant shall provide a site plan with the location of the vendors, parking, and other site activities. Each event may have a different combination of vendors and would be reviewed individually.

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

The proposed language requires compliance with the adopted noise ordinance and has an enforcement provision similar to the Rivergrille and Caffeine's.

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 parking and loading areas will not impact adjoining properties. To the south of the subject property, there is vacant land and to the north there is a secured Bellsouth facility.

- 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 rear yard of the subject property is wooded for a distance of approximately 200'.

- 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 North US Highway 1.

- 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 subject property abuts vacant land to the south and a BellSouth facility to the north and no adverse impacts are expected. There is single-family residential to the west of the property. With the existing natural buffer of 200' and the 100' railroad right-of-way, there is approximately 300' between the activities and the nearest residential lot. The applicant has volunteered a time limit of 10pm to stop outdoor music. If the Planning Board is concerned with the impacts of the outdoor music, the allowable time could be reduced or denied altogether.

- 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 subject 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.**

No additional lighting is proposed at this team. Any additional lighting would be reviewed by the Site Plan Review Committee.

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 limits of the activity. Staff believes the recommended conditions would provide assurances that the request would not create negative impacts to residential uses.

Special events by the number of visitors and residents participating create peak hour traffic and crowding conditions. There are arguments for and against special events and the impacts that are created. Staff does not believe that the proposed activity would negatively impact the public health, safety, welfare or quality of life. Additionally, the recommended language has code enforcement provisions on the proposed music and a review period after three years or six events.

- 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."

- 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 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.**

Staff believes that the application with the recommended language conditions would not depreciate the value of surrounding property or create negative impacts. The recommended language has provisions for outdoor music in terms of hours allowed and does not allow music louder than what the Code of Ordinances allows. If the Planning Board believes that the outdoor music would have a negative impact, it could be reduced in terms of hours allowed or denied.

- 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 Special Exception application would provide adequate access to the site and would provide adequate emergency access.

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

There is no development proposed with the outdoor activity application..

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

The Site Plan Review Committee would review each event to ensure 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 North US 1 corridor is heavily influence by special events associated with motorcycles. The request by the Kickstart Saloon for i itinerant vending and outdoor entertainment is a common request in unincorporated Volusia County and is a conditional use (staff) approval in Volusia County. It is expected as more properties are annexed from Volusia County into the City of Ormond Beach, there will be more of a demand to allow special event outdoor activities. The City's Land Development Code requires all outdoor activity to obtain a Special Exception with public hearings before the Planning Board and City Commission.

There are three aspects to the request that include: (1) itinerant vending (2) bike wash and (3) outdoor music. The itinerant vending and bike wash are limited to the front part of the property and have no impacts to surrounding properties. The outdoor music has the limitation of no music after 10 pm and the code enforcement provision to ensure that the music does not exceed the Code of Ordinances standards. The characteristics of the property include a 200' vegetative buffer abutting the F.E.C railroad.

The applicant has stated in the request that their intention is to partner with non-profits in order to assist these organizations with fund raising activities. If the Planning Board desires to make this a condition of approval, it could be added to the recommended conditions.

Line of Reason against the Special Exception: One goal of the City's Land Development Code is to buffer residences and commercial uses to minimize any potential conflicts. If it is the goal of the City to limit special events and focus retail activities to inside buildings only, this application should not be approved. As stated above, there are three aspects to the request that include: (1) itinerant vending (2) bike wash and (3) outdoor music. The outdoor music has the most potential to cause impacts to surrounding uses which have resulted in criteria to address this concern. If there is a desire to deny the application, criteria 1 and 4 of Section 1-15.E. and 1-18.E of the Land Development Code regarding the quality of life may be applicable.

RECOMMENDATION: It is expected that the application will be reviewed by the City Commission on November 20, 2012. It is recommended that the Planning Board **APPROVE** the application for outdoor activity at 906 North US Highway 1 including itinerant vending and outdoor entertainment, with the following conditions:

1. Outdoor activity shall be limited to:
 - a. The Daytona Beach Bike Week Festival, as established by the Bike Week Executive Committee.
 - b. The Daytona Beach Biketoberfest Special Event, as established by the Biketoberfest Development Committee of the Daytona Beach Area Convention & Visitors Bureau.
2. The property owner shall file a site layout plan for a Master Vendor Permit at least 21 days prior to each event detailing the location of the itinerant vending,

- outdoor music, proposed structures, temporary restroom facilities, security plan, signage, parking plan and any other outdoor activities with the Planning Department.
3. With the Master Vendor Permit, the property owner is responsible for the management and policing of each Special Event. The property owner shall be held responsible if the itinerant vendors do not get the required permits or violations of these conditions occur.
 4. Each itinerant vendor shall be required to obtain a special event permit and shall detail the type of vendor and location. Each vendor permit shall be posted in a conspicuous location within each itinerant merchant's sales, display or activity area. All vendor applications should be submitted at least 48 hours prior to the date of the event.
 5. No more than 25 itinerant vendors shall be permitted for any one event.
 6. Food vendors must operate in compliance with all the requirements of the Division of Hotels and Restaurants of the Florida Department of Business and Professional Regulation, and any other applicable state laws. Food vendors must show proof that they meet all applicable health department regulations and hold all valid food service licenses required for their operations.
 7. Itinerant merchant activities which negatively affect public health or safety are prohibited. No itinerant merchant may engage in any of the following:
 - a. Activities involving the operation of aircraft;
 - b. Activities involving the discharge of explosive devices or weapons;
 - c. Activities in which farm animals or wild animals interact with the public;
 - d. Activities involving the exhibition of moving, driver-occupied motorized vehicles;
 - e. Activities involving the discharge of any toxic or harmful substance; or
 - f. Activities involving tattoo services.
 8. No itinerant merchant may prepare, store, erect, display merchandise more than three days before the official opening date of a recognized event. A sales, display or activity area shall be entirely removed within three days after the official closing date of a recognized event.
 9. All tents shall require inspection by the City Building Department prior to their use in itinerant vending activities.
 10. Outdoor music shall be the only form of entertainment allowed outside. The Special Exception shall not authorize food wrestling events, wet T-shirt events, or other such activities. Outdoor music shall not exceed 65 decibels at the property line. No outdoor music shall be permitted past 10 p.m.
 11. 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 Special Exception 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."

12. Bike and car washes are permitted.

13. The Special Exception is valid for through Bike Week of 2016 (three years). Any outdoor activity past Bike Week 2016 shall require a Special Exception. The Planning Board and City Commission shall consider the record of events over the three year period of the Special Exception, including any code violations, in determining the type of events and time frame that are allowed in the future.

EXHIBIT A

Applicant provided
information



CITY OF ORMOND BEACH

v5.3

Planning Department

22 South Beach Street, Ormond Beach, FL 32174

Tel: (386) 676-3238

www.ormondbeach.org

comdev@ormondbeach.org

PUBLIC HEARING - APPLICATION

For Planning Department Use

Application Number

12-136

Date Submitted

[Empty box]

APPLICATION TYPE

Please select appropriate application type

Special Exception

If Various, specify

[Empty box]

FEES

	<u>Application</u>	<u>Advisory Board</u>	<u>Commission</u>	<u>Total*</u>
Annexation				No Fees
Annexation Agreement	100	--	--	100
Land Development Code (LDC) Amendment	1000	400	800	2200
Large-Scale Comprehensive Plan Amendment (Map)	2500	1040	3040	6580
Official Zoning Map Amendment, 10.01 acres or more	1000	920	2000	3920
Official Zoning Map Amendment, 10 acres or less	1000	520	800	2320
Planned Development, 10.01 acres or more	2000	920	2080	5000
Planned Development, 10 acres or less	2000	520	880	3400
Planned Development Amendment - Major	1000	520	880	2400
Small-Scale Comprehensive Plan Amendment (Map)	2000	440	440	2880
Special Exception - New Construction/Redevelopment	850	520	480	1850
Special Exception - Downtown CRA Redevelopment	400	520	480	1400
Street Vacation	500	0	1424	1924

*The total is calculated as the Application plus approximate Advisory Board and Commission Public Notification Fees. Depending on the actual costs, Staff shall refund any remaining balance or require additional payment. If the request requires more than one application, please select Various in the Application Type above and then list each request in the box immediately following.

APPLICANT INFORMATION

This application is being submitted by Property Owner Agent, on behalf of Property Owner

Name
Address
City, State, Zip Code
Telephone
Email Address

If this application is being submitted by person other than the property owner, please provide the following Property Owner Information.

PROPERTY OWNER INFORMATION

Name
Address
City, State, Zip Code
Telephone
Email Address

If the property owner does not reside on the property for which the application refers, please provide the following Property Details.

PROPERTY DETAILS

Address
Zip Code
Parcel I.D.
Legal Description

PROJECT COORDINATOR

Name

Address

City, State, Zip Code

Telephone

Email Address

PROJECT INFORMATION

Name

Description

CERTIFICATION

By submitting this application, I hereby certify that the information provided above is true and correct to the best of my knowledge and that I am aware of the application submittal requirements and review process for this application. I hereby authorize City of Ormond Beach Staff to place legal notice on my property and to take pictures pertaining to my request. I am aware of the required pre-application meeting and am aware that if all the required information is not provided, my application will be continued to the next regularly scheduled hearing.

Signed By *Nelson Jackson*

Date 9-5-12

Corporation

STATE OF FLORIDA)
COUNTY OF VOLUSIA) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, in their capacity as the _____, of _____ who is personally known to me or has provided identification.

Notary Public
State of Florida
My Commission Expires:

ATTEST: _____

Individual

STATE OF FLORIDA)
COUNTY OF VOLUSIA) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who provided _____ as identification or is personally known to me.

Notary Public
State of Florida
My Commission Expires:

City/County of Mechlenburg
Commonwealth of Virginia
Sworn to and subscribed before me this 5th
day of Sept, 2012.
Witness my hand and official seal.
Ashley Lipscomb Notary Public.





[No Subject]

Wednesday, September 26, 2012 2:47 PM

From: "nelson jackson" <nelsonjackson11@att.net>

To: nelsonjackson11@att.net

KickStart Saloon would like to apply for vendor spaces for jewelery, clothing, food etc. nothing that will exceed or disturb any noise ordinance.

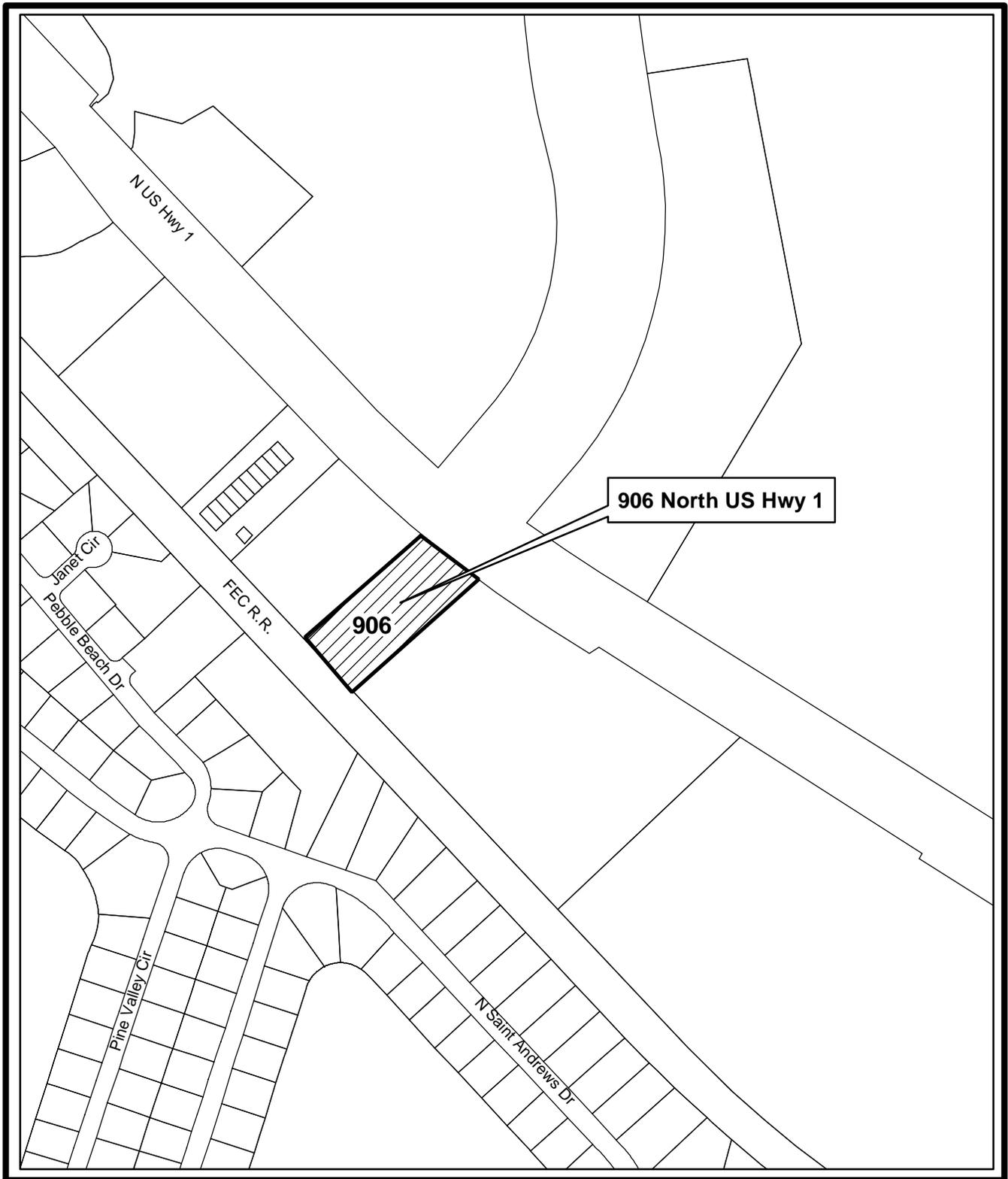
We would like to do this to make money for non- profit organizations, such as Susan G. Coleman and Make A Wish Foundation. We like to give back to others in need and this is a way we can raise money to do so.

Thank you,

Nelson P. Jackson
KickStart Saloon

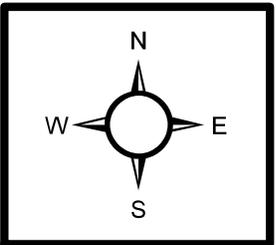
EXHIBIT B

Location map and
photographs



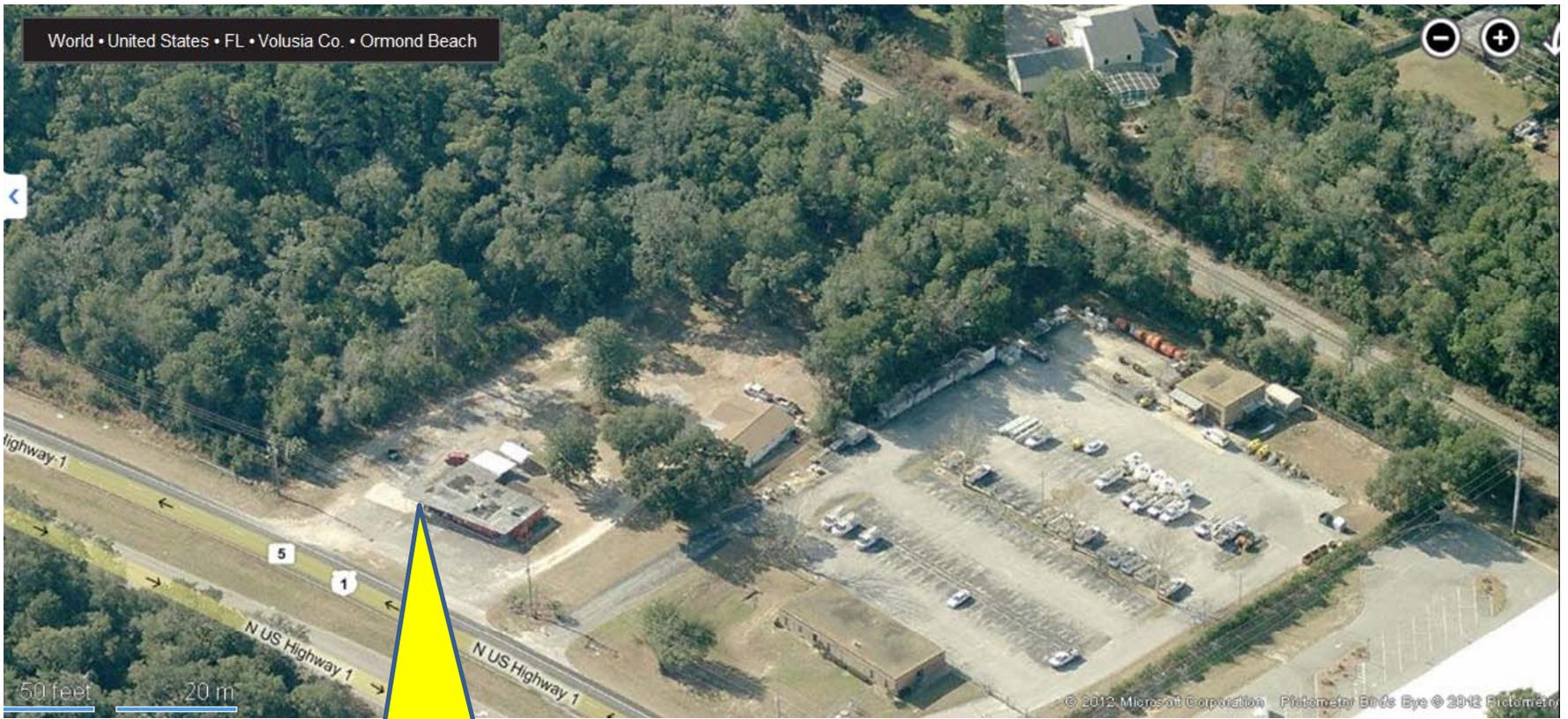
SPECIAL EXCEPTION MAP
906 North US Hwy 1
(3242-00-00-0270)

The City of Ormond Beach G.I.S. Department
Prepared by: Eric Dickens 09-18-2012



Subject Property





Subject Property



Bike Week 2012 Photo

03/09/2012



Bike Week 2012 Photo

03/09/2012



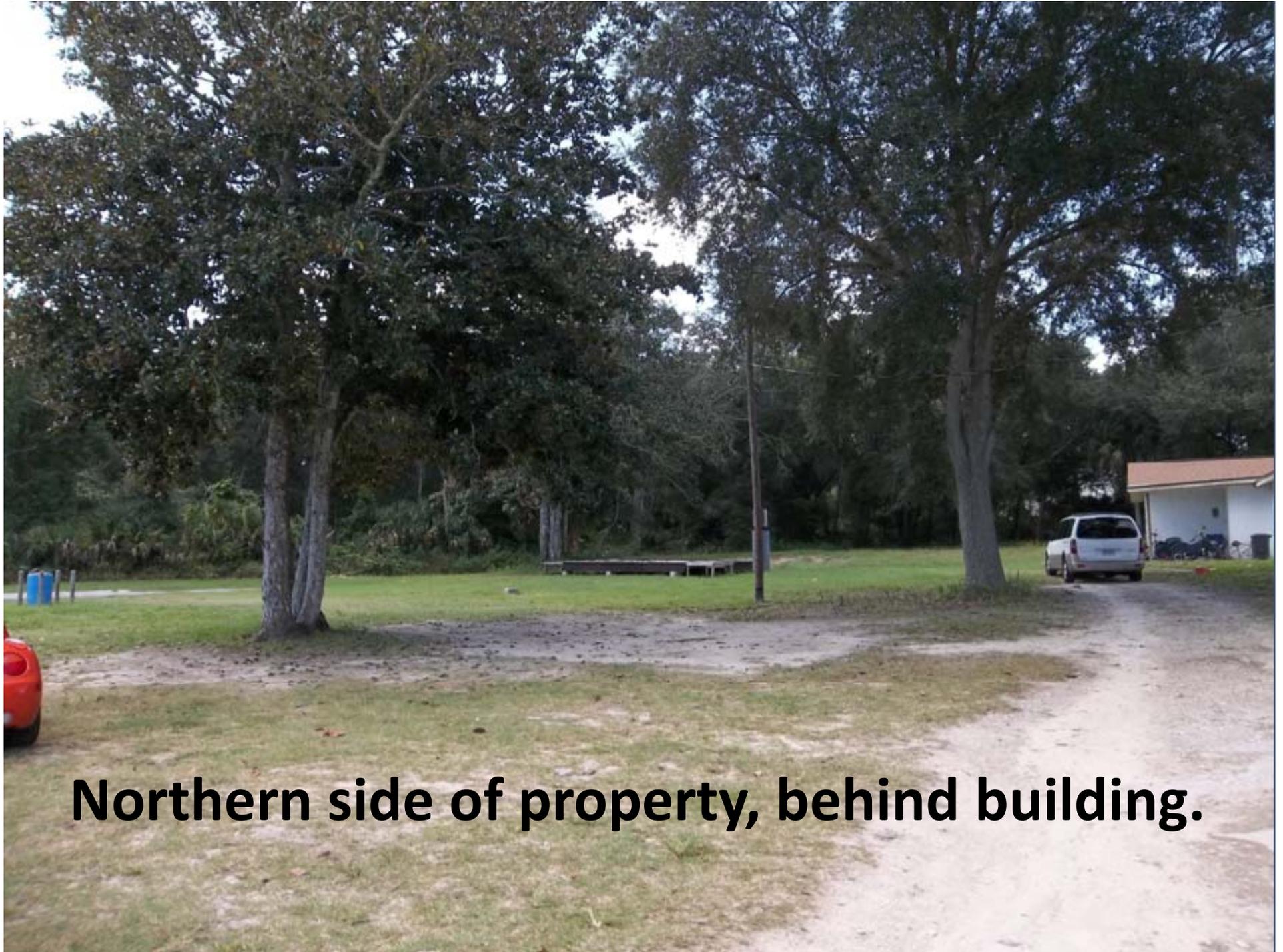
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Northern side of property, behind building.



Southern side of property, behind building.