



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

April 11, 2013

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:** February 14, 2013 and March 14, 2013.
- VI. PLANNING DIRECTOR'S REPORT**
- VII. PUBLIC HEARINGS**

A. PBD 13-006: 1102 West Granada Boulevard, Capital Telecom, Planned Business Development Rezoning

This is a request by Lauralee G. Westine, Esq., agent for Capital Telecom (applicant) and Shah Industries, Inc. (property owner) for a rezoning from B-8 (Commercial) to (PBD) Planned Business Development at 1102 West Granada Boulevard, Volusia County parcel number 4220-21-00-00C0. The rezoning application seeks to add a 150' monopine camouflaged telecommunications tower to the rear of the property behind the shopping center building. The rezoning would maintain the uses and dimensional standards of the B-8 (Commercial) zoning district.

B. PP 13-050: Salh Subdivision, Preliminary Plat

This is a request by Stanley P. Holle, Architect (applicant), on behalf of the property owner Malkit Salh, for preliminary plat approval of the Salh subdivision, a three lot subdivision, to be located at the northwest corner of Hand Avenue and South Ridewood Avenue. The site is located in the R-3 (Single-Family Medium Density) zoning district.

C. M 12-140: Designation of Granada Brownfield Area

This is a request by Selby Realty, Inc. on behalf of MDSS, Inc., property owner, to designate the property located at 200 East Granada Boulevard as a Brownfield Area. Selby Realty, Inc. has also requested that the City of Ormond Beach consider Brownfield designation for all of the beachside properties location with the Ormond Beach Community Redevelopment Area.

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

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

February 14, 2013

7:00 PM

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

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I. ROLL CALL

Members Present

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

Staff Present

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

II. INVOCATION

Mr. Briley led the invocation.

III. PLEDGE OF ALLEGIANCE

IV. NOTICE REGARDING ADJOURNMENT

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V. APPROVAL OF MEETING MINUTES: December 13, 2012 and January 10, 2013

Mr. Jorczak moved to approve the December 13, 2012 minutes as submitted. Mr. Briley seconded the motion. Vote was called, and the motion unanimously approved.

Mr. Jorczak moved to approve the January 10, 2013 minutes as submitted. Mr. Briley stated there needed to be clarification as to who made and seconded the motion as Mr. Jorczak was named as both for LUPA 12-118. Mr. Briley seconded the motion with the correction. Vote was called, and the motion unanimously approved.

VI. PLANNING DIRECTOR'S REPORT

Mr. Richard Goss, Planning Director, stated that Board had requested a wireless communications plan a few months ago, which has been completed in draft and is being reviewed by the IT Manager. However, a propagation study was unable to be done so staff is working on another study based on information from the FCC. Mr. Goss continued that the telecommunications item will be on the agenda for the next month as a workshop.

VII. PUBLIC HEARINGS

A. SE 13-38: 294 South Yonge Street, Tropicasual Home and Patio: Special Exception for Outdoor Activity

Mr. Steven Spraker, Senior Planner, stated this is a request for a special exception for outdoor product display. Mr. Spraker explained the orientation, location, and characteristics of the property as well as the proposed display. Mr. Spraker continued that a site plan had been provided for the outdoor product display, and instead of having the painted yellow lines, the applicant has suggested a painted area on the concrete so it is more aesthetically pleasing while still allowing code enforcement a distinct designation to enforce. Mr. Spraker stated staff approved so long as it is clearly delineated where the product display is supposed to be. Mr. Spraker explained the special exception would not diminish the applicant's ability to utilize the special event permits for outdoor product display. Mr. Spraker continued that the applicant has agreed to limit the outdoor display to only during business hours, and the provision that if there are two violations he would lose the special exception. Mr. Spraker concluded that there were two letters in support of the application, staff has received no objections, and staff is recommending approval.

Charles Robert Hughes, 294 S. Yonge Street, stated this special exception is imperative to his business, and the times he has had outdoor product display has significantly increased his business. Mr. Hughes commended Steven Spraker for his assistance through this process.

Mr. Briley stated he liked the idea of having the colored area. Mr. Briley asked if it was going to be a band.

Mr. Hughes responded that the proposal is to paint the entire area permitted for use for outdoor product display in a complimentary color to delineate the difference between the special exception area and the sidewalk.

Ms. Press stated she is delighted that the City has the opportunity to have special exceptions.

Mr. Jorczak stated he agreed with staff's recommendation to allow the painted area as it is a nice way to present furniture, and appreciates that the product will be taken in at night.

Mr. Wigley asked if the special exception stays with Mr. Hughes and his business.

Mr. Spraker responded that it stays with the land, so if the business were to change, the new owners would be granted the special exception unless the property is vacant for a period of 6 months.

Mr. Briley moved to approve SE 13-38 as presented. Mr. Jorczak seconded the motion. Vote was called, and the motion unanimously approved.

B. PBD 13-03: 3 North Yonge Street, Sunoco, Planned Business Development Rezoning

Mr. Spraker stated this is an application for a Planned Business Development (PBD) rezoning for 3 North Yonge Street and 9 North Yonge Street. Mr. Spraker explained the location, orientation, and characteristics of the properties, and presented the staff report.

Mr. Spraker concluded that staff has made the conclusion that the project has incorporated multiple aspects of the Form Based Code and staff is recommending approval.

Mr. Robert Merrill, Cobb & Cole, 150 Magnolia Avenue, Daytona Beach, stated he relies on Mr. Spraker's presentation and analysis of the submittal. Mr. Merrill provided pictures of the proposed project to the Board.

Mr. Briley stated if the building looks anything like the artist's renderings it is one of the best looking gas stations.

Mr. Merrill stated he is excited about this project and the video he is presenting to the Board is a to-scale actual representation of what the project will look like. The video was presented. Mr. Merrill explained that the medjool palms included in the project will in fact be outside of the decorative wall, the architect was unable to update the video to illustrate that prior to the meeting. However, the renderings provided to the Board include that modification. Mr. Merrill continued that the coquina elements were drawn from the historic coquina structures in the area and while this project was being reviewed, the Andy Romano Park was being constructed with the same details. Mr. Merrill explained that the site currently has no landscaping and will be completely landscaped to be above code requirements, and although the building cannot be placed next to the sidewalk the presence of building massing has been accomplished with the wall and icon. Mr. Merrill reiterated that there are physical and economical constraints that keep the building in the proposed location such as access. Mr. Merrill explained that the signage is virtually the same as the other location previously presented to the Board, and the canopy has been enhanced with standing seam metal roof in a solid color to be more tasteful. Mr. Merrill explained that the top part of the building incorporates a synthetic stucco that has coquina shell sprayed into it so it will draw from the real coquina on the bottom of the building. Mr. Merrill concluded that they were able to give the urban edge feel by bringing the building as close as possible to US1, and the concept was to give an urban edge interface with the wall and coquina clock tower structure on the corner of the intersection.

Mr. Briley asked if the retention pond was going to be shared with Maria Bonita.

Mr. Merrill responded yes, but it is going to be expanded with cross-access easements.

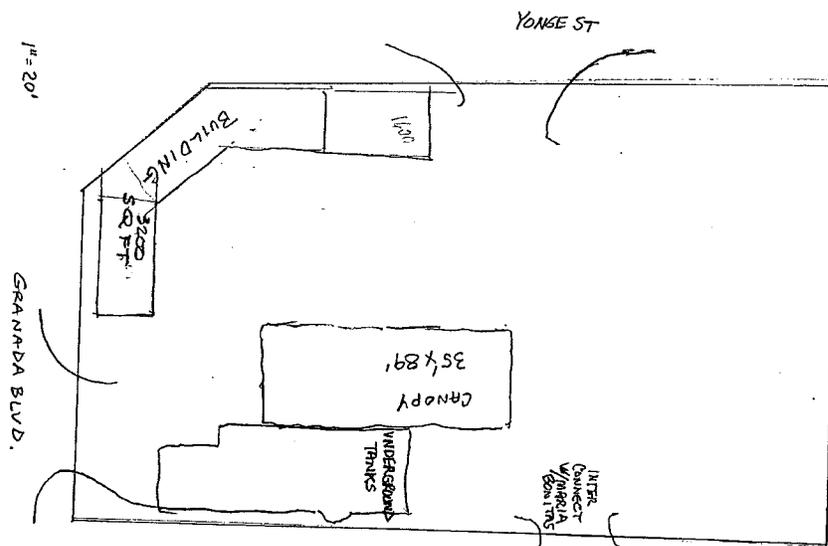
Mr. Jorczak asked if they anticipate the fuel trucks coming down US1, turning right on Granada and then trying to access the property.

Mr. Merrill responded that they anticipate a right in off of Granada with a right onto US1 after fueling. Mr. Merrill stated there is an exhibit in the SPRC review which shows all of the radii to be sure they didn't hit anything or affecting traffic.

Ms. Press stated it is a beautiful site. Ms. Press asked if the planting were going to be taller on the blank wall on US1 or if an architectural feature could be carried over.

Mr. Merrill replied that something lost in the rendering, but there are no blank spots to the extent that the walls are exposed, there is landscaping in front of the wall, but there are no windows on that side.

Mr. Bill Partington, 125 Knollwood Circle, Ormond Beach, stated a few years ago he brought the Board a book and the idea was to better understand the things the City was trying to accomplish with the DOD. Mr. Partington gave the Board a handout (see Detail 1 below). Mr. Partington stated the proposed building is the same as what is found in suburban areas of Ormond Beach. Mr. Partington continued that the subject property was zoned for the urban based redevelopment when Sunoco purchased the property, so it was not imposed on them. Mr. Partington explained that the first three rules of urban design are: build to the sidewalk, make the front of the building permeable, and prohibit parking lots and therefore vehicles between the buildings and the street.



DETAIL 1

Mr. Partington stated that Sunoco is offering to mitigate the violation of all of these primary tenants of the current urban zoning by offering a suburban design building with suburban landscape and amenities. Mr. Partington stated that while it was a beautiful building and he wouldn't mind seeing it in other areas of Ormond Beach, Sunoco is violating the primary tenants of the urban zoning and offering to mitigate by offering a mock historical gateway structure. Mr. Partington continued by stating there is enough square footage to bring the building to the front property line with permeable front with the parking and gas pumps/canopy behind the building without moving the underground tanks or the proposed nonconforming building. Mr. Partington stated he does not feel Sunoco ever tried to build a gas station to meet the standards that are required by the current zoning of their property, and he appreciates it must be a scary thought given the economic risk associated with the large investment of building a brand new gas station when you know how to build, stock, operate, and advertise a suburban gas station. Mr. Partington proffered the handout he gave to the Board which shows a sketch with the building brought forward with plenty of room, and stated he brought these items up because he felt they were significant.

Mr. Jorczak stated that with regards to the intersection and visibility issues, were the Board to follow exactly what is in the Form Based Code with the structure suggested by Mr. Partington, that orientation does not take into consideration it is on a corner and would cause severe visibility issues with traffic, especially the heavily moving traffic of all four quadrants of that intersection. So by relocating buildings away from that intersection, given the traffic considerations, is an element that should be considered on a per site basis for deviation from a standard code being applied; meaning if at all four corners, the Texaco, Shell, and Sunoco, were pushed forward it would be a nightmare from a traffic and visibility standpoint.

Mr. Partington stated that other communities that have urban development do just fine, but certainly it is something to be considered. Mr. Partington added that the Form Based Code does not allow mirrored glass; it calls for clear glass so that you can see what is going on inside the building. Mr. Partington asked for clarification that the glass is indeed clear and that it was just an artistic rendering that caused the glass to look mirrored.

Mr. Merrill responded that it is not mirrored glass. Mr. Merrill added that he appreciates Mr. Partington's comments. Mr. Merrill stated that the applicant has attempted the layout Mr. Partington proposed, but it doesn't work due to safety issues due to the FDOT taking of the corner of the parcel. Mr. Merrill continued that the reason the Board has a recommendation from staff is because the applicant has worked hard to bring forth a lot of the elements that Main Street and the Form Based Code wants them to have.

Mr. Briley thanked Mr. Partington for being an advocate for the downtown and is the conscience of the downtown. Mr. Briley stated this is a classy looking project even with the site issues and constraints.

Mr. Jorczak echoed Mr. Briley's comments.

Mr. Wigley stated the New Britain corner is important, and asked if the applicant wholly controls the retention area.

Mr. Spraker responded yes; there are multiple easements between Maria Bonita and the Sunoco site: access, dumpster, and retention pond. Mr. Spraker stated that part of the downtown is maximizing the property and try to get the most for both sites. Mr. Spraker

explained that when Maria Bonita went through, they were required to deed 10' to expand the New Britain Avenue right-of-way because it was deemed a substandard roadway, and part of this application will add a sidewalk to New Britain which means the pedestrian connections are beginning.

Mr. Wigley stated he does not see the sidewalk continuing on Maria Bonita's side, and asked if that was something that was left out.

Mr. Spraker replied no, it is something the City would need to extend. Mr. Spraker explained that the issue is that the next site over, the bank, does not have enough room to put a sidewalk there due to inadequate right-of-way; the City has not gotten the expanded 10' right-of-way from them yet.

Mr. Wigley asked if the wall on US1 stops at the sidewalk intersection.

Mr. Spraker responded that it will transition to landscaping and the trees being planted will be more mature trees. Mr. Spraker added that eventually the City would like to get the retention ponds out of private property in the downtown and there is a conceptual permit for Downtown master stormwater design. Mr. Spraker explained that the City would accept in-common stormwater areas whether it is on property or easements owned by the City or in right-of-way to try to get the retention ponds off of private property to have more area to build.

Mr. Wigley asked if the dumpsters were enclosed.

Mr. Spraker answered that the dumpsters will be architecturally treated to match the building; they will be surrounded on 3 sides with concrete block and then buffered by landscaping.

Ms. Press thanked Mr. Partington, and stated the City is better off for having citizens who present alternatives.

Mr. Thomas commended Sunoco for their upscale designs.

Mr. Wigley stated he does not like the signage for the canopy.

Mr. Jorczak moved to approve PBD 13-03 as submitted. Mr. Briley seconded the motion. Vote was called, and the motion unanimously approved.

C. PBD 13-02: 1546 West Granada Boulevard, Sunoco, Planned Business Development Rezoning

Mr. Spraker stated this is an application for 1546 and 1566 West Granada Boulevard for a Planned Business Development (PBD) incorporating the uses and dimensional standards of the B-7 zoning district. Mr. Spraker described the location, orientation, and characteristics of the properties, and that the properties are to be combined under the 1546 West Granada Boulevard address. Mr. Spraker presented the staff report.

Ms. Press asked if they were looking to increase the size of the sign from what currently exists on site.

Mr. Merrill responded that the request is to remove the existing Shell sign and replace it with a Sunoco sign on the same sign structure.

Mr. Jorczak asked if they could add additional vegetation along the side of the building to break up the mass of the solid wall.

Mr. Merrill answered that the landscape plan that is contained in the Board's packet is the one that dictates what has to be done and that plan does show landscaping on that side of the building. Mr. Merrill stated they would be willing to work through that and add something with more height to the extent it is possible through SPRC.

Mr. Wigley inquired as to the access points.

Mr. Spraker responded that driveway access points are still being reviewed, and driveway permits have to be obtained from FDOT.

Mr. Merrill stated he is pleased to bring the Board a project combining two parcels and flipping the green space and building space from what it used to be.

Mr. Wigley asked if they were going to be able to utilize the retention area not on their property.

Mr. Merrill indicated where the dry retention was on the applicant's property.

Peter Ma, England, Thims, and Miller, 14775 Old St. Augustine Road, Jacksonville, stated the former Waffle House site drains into the pond in the rear and that will be maintained.

Mr. Merrill added that previously the run-off from the old buildings was draining directly into the pond and now it flows over grass first. Mr. Merrill explained that the project will have a standing seam metal roof canopy to match the building, landscaping to best meet the requirements along I-95 and SR40, donation of the right-of-way, and the reduction of a blighted area.

Mr. Merrill explained that this project has many of the same features as the previous two such as the standing seam metal roof, stone work on the vertical elements of the canopy, the monument signage, and on the building. Mr. Merrill commended Mr. Spraker for a job well done and added that he will rely on Mr. Spraker's report and presentation.

Mr. Jorczak reiterated that if there was a way to add landscaping to break up the blank wall facing SR40 he felt it would be advantageous.

Mr. Wigley stated he would like the applicant restricted from making any portion of the subject property from being an outparcel.

Mr. Thomas thanked staff, Mr. Merrill, and Sunoco for bringing 3 excellent plans, and he wished that more applicants would have quality proposals like these.

Mr. Briley added that it easy to in to a community and build new gas stations, and he commended the applicant for 3 projects that are helping the blight situation in Ormond Beach.

Mr. Wigley moved to approve PBD 13-03 with the restriction that there be no out-parceling of the property to the west. Mr. Briley seconded the motion. Vote was called, and the motion unanimously approved.

D. LUPA 12-099: 1608 N US Highway 1 (Days Inn/Scottish Inns), Small Scale Future Land Use Map Amendment

Ms. Laureen Kornel, Senior Planner, stated this is a small scale future land use map amendment for 1608 N US Highway 1 and the amendment is from County Commercial to City Tourist Commercial. Ms. Kornel explained the location, orientation, and characteristics of the property, and presented the staff report.

Mr. Jorczak moved to approve LUPA 12-099 as submitted. Ms. Press seconded the motion. Vote was called, and the motion unanimously approved.

E. LUPA 12-101: 1622 N US Highway 1 (Exxon/Burger King), Small Scale Future Land Use Map Amendment

Ms. Laureen Kornel, Senior Planner, stated this is a small scale future land use map amendment for 1622 N US Highway 1 and the amendment is from County Commercial to City Tourist Commercial. Ms. Kornel explained the location, orientation, and characteristics of the property, and presented the staff report.

Mr. Briley moved to approve LUPA 12-101 as submitted. Ms. Press seconded the motion. Vote was called, and the motion unanimously approved.

F. LUPA 12-103: 1626 N. US Highway 1 (Dairy Queen), Small Scale Future Land Use Map Amendment

Ms. Laureen Kornel, Senior Planner, stated this is a small scale future land use map amendment for 1626 N US Highway 1 and the amendment is from County Commercial to City Tourist Commercial. Ms. Kornel explained the location, orientation, and characteristics of the property, and presented the staff report.

Mr. Jorczak moved to approve LUPA 12-103 as submitted. Ms. Press seconded the motion. Vote was called, and the motion unanimously approved.

G. RZ 12-100: 1608 N US Highway 1 (Days Inn/Scottish Inns), Rezoning

Ms. Laureen Kornel, Senior Planner, stated this is a small scale future land use map amendment for 1608 N US Highway 1 and the amendment is from County B-6 Highway Interchange Commercial to City B-7 Highway Tourist Commercial. Ms. Kornel explained the location, orientation, and characteristics of the property, and presented the staff report.

Ms. Press asked if the B-7 designation allowed nightclubs.

Ms. Kornel responded that it could under a special exception.

Mr. Briley moved to approve RZ 12-100 as submitted. Ms. Press seconded the motion. Vote was called, and the motion unanimously approved.

H. RZ 12-102: 1622 N US Highway 1 (Exxon/Burger King), Rezoning

Ms. Laureen Kornel, Senior Planner, stated this is a small scale future land use map amendment for 1622 N US Highway 1 and the amendment is from County B-6 Highway Interchange Commercial to City B-7 Highway Tourist Commercial. Ms. Kornel

explained the location, orientation, and characteristics of the property, and presented the staff report.

Mr. Jorczak moved to approve RZ 12-102 as submitted. Ms. Press seconded the motion. Vote was called, and the motion unanimously approved.

I. RZ 12-104: 1626 N. US Highway 1 (Dairy Queen), Rezoning

Ms. Lauren Kornel, Senior Planner, stated this is a small scale future land use map amendment for 1626 N US Highway 1 and the amendment is from County B-6 Highway Interchange Commercial to City B-7 Highway Tourist Commercial. Ms. Kornel explained the location, orientation, and characteristics of the property, and presented the staff report.

Mr. Briley moved to approve RZ 12-104 as submitted. Ms. Press seconded the motion. Vote was called, and the motion unanimously approved.

VIII. OTHER BUSINESS

None.

IX. MEMBER COMMENTS

Ms. Press asked if the gas station projects had any effect on the mobility fee.

Mr. Goss replied no.

Mr. Jorczak commended Mr. Goss on his construction skills for Project Romp, his efforts are appreciated. Mr. Jorczak stated he attended the worksession at Daytona State College for transportation planning, and he found it very helpful. Mr. Jorczak added that one of the things they passed out was the 2035 long-range transportation booklet, and he suggested that Mr. Goss obtain extra copies for the other Board members because it was very interesting.

Mr. Thomas thanked Mr. Spraker for responding to his request for information quickly.

Ms. Press added that every time the Board makes a request staff responds immediately, and it is very much appreciated.

Mr. Wigley asked what the timeframe is for a PBD.

Mr. Spraker responded 3 years, but they can apply for two administrative extensions of one year, and sometimes the State does House Bills to extend it.

Mr. Wigley asked if Sunoco is moving forward with the PBD on AIA.

Mr. Spraker responded they are going to Commission on February 19, 2013.

Mr. Wigley asked if anyone had applied for doggie dining.

Mr. Thomas stated it was his understanding that there had been an application.

X. ADJOURNMENT

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Ric Goss, AICP, Planning Director

ATTEST:

Doug Thomas, Chair

Minutes transcribed by Meggan Znorowski.

M I N U T E S
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Regular Meeting

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I. ROLL CALL

Members Present

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

Staff Present

Richard Goss, AICP, Planning Director
Becky Weedo, AICP, Senior Planner
Shawn Finley, PE, Civil Engineer
Meggan Znorowski, Recording Technician

II. INVOCATION

Mr. Wigley led the invocation.

III. PLEDGE OF ALLEGIANCE

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V. PLANNING DIRECTOR'S REPORT

Mr. Richard Goss, Planning Director, stated that the telecommunications report will be brought to the Board after the application for a wireless tower via special exception is

presented to the Board next month. Therefore, the work session on telecommunications should be before the Board in May. Mr. Goss explained that Shawn Finley, PE, Civil Engineer has been working hard to develop the Low Impact Development initiative since 2008, and staff is now at a point where a work session is due.

VI. PUBLIC HEARINGS

A. LUPA 13-041: 305 North Tymber Creek Road, Small Scale Future Land Use Map Amendment

Ms. Becky Weedo, Senior Planner stated this is an administrative small scale comprehensive plan land use amendment as a result of a recent annexation. Ms. Weedo explained the orientation, location, and characteristics of the property; presented the staff report; and stated staff is recommending approval.

Ms. Press stated there is currently a mobile home on the subject property. Ms. Press asked should something happen to that mobile home, what would be permitted on the property and would it only be one residence due to the density.

Ms. Weedo responded the mobile home is a legal non-conforming use. If the mobile home is destroyed more than 50% then the property owner will be required to rebuild a single-family residence that meets the design standards in the Land Development Code.

Mr. Jorczak stated they want to tie into the sewer line because they have a bad well. Mr. Jorczak asked how many other homes are in that area that might be possible to tie into the sewer system. Mr. Jorczak asked if the City was going to be proactive in annexing those other properties.

Ms. Weedo responded that they are not tying into the sewer system; it will be for potable water only. Those properties will remain on septic. Ms. Weedo explained that it is not the City's policy to annex residential properties unless it is owner initiated and meets the annexation requirements.

Ron Hooper, 11 Aucuba Circle, asked if the other properties can be forced into the City of Ormond Beach once one parcel is annexed, and then stated his question had been answered.

Mr. Wigley moved to approve LUPA 13-041 as presented. Mr. Jorczak seconded the motion. Vote was called, and the motion unanimously approved.

B. RZ 13-042: 305 North Tymber Creek Road, Rezoning

Ms. Becky Weedo, Senior Planner, stated this is an administrative request to amend the City's official zoning map from the existing Zoning designation of Volusia County MH-4 to City of Ormond Beach R-2 as a result of a recent annexation. Ms. Weedo explained the orientation, location, and characteristics of the property; presented the staff report; and stated staff is recommending approval.

Mr. Wigley moved to approve RZ 13-042 as submitted. Ms. Press seconded the motion. Vote was called, and the motion unanimously approved.

VII. OTHER BUSINESS

Low Impact Development Discussion.

Mr. Shawn Finley, Civil Engineer, City of Ormond Beach, stated this is a discussion on low impact development. Mr. Finley explained that this was a difficult project, but has found that the applicability to the City of Ormond Beach is one that is timely given the nature of changing development patterns and changing thoughts on stormwater management, and this addresses what the City needs to do to be proactive in how the City approaches further development.

Mr. Finley stated that low impact development (LID) is a term that represents an approach to stormwater management and the land development techniques required to mimic the inherent nature of a site's hydrology and interface with that subject property with the lands, waters, and natural systems downstream from the property. Mr. Finley explained this means trying to mimic on a developed property what exists in its predevelopment state. Mr. Finley continued that there have been many stages in the history of stormwater management; as it is currently implemented can be referred to as a bottom-of-the-hill approach, which involves capturing it in inlets, conveying it through culverts and funneling it to a wet or dry retention pond which is discharged from the site. Mr. Finley explained that in a developed site it can occur in as little as 10 minutes. The LID method decentralizes that; rather than having one large stormwater system it is being pocketed by treatment measures being implemented at the source and creating patterns that mimic the natural patterns and terrain of the site.

Mr. Finley stated that not all sites will be unable to use LID techniques only; many sites will use as hybrid of traditional stormwater and LID. Mr. Finley explained the difference between traditional stormwater and LID processes.

Mr. Finley continued that the proposed LID is two pronged: 1) a proposed ordinance, which is a modification of surface water run-off control standards, provides for voluntary use of the LID principles and site designs, applicability requirements, adopts the LID manual, and directs staff to complete an LID manual; and 2) the LID manual itself. Mr. Finley explained that the LID manual contains an overview of LID; presents theory, methodology, means of implementation, and the tools for someone to "plug and play" these ideas into their site to create a system. It also provides guidance for plan preparation and the requirements for plan preparation as well as the operation and maintenance of these systems.

Mr. Finley gave an overview of the spreadsheet being developed that will allow for calculations to be reviewed. Mr. Finley explained that the use of LID does not negate the necessity for a professional to design a stormwater system, but it gives some guidance. The hope is that the spreadsheet or calculation module will assist the City, developer, and engineer to implement LID in an effective way.

Mr. Finley stated the key to LID are Integrated Management Practices (IMPs). Mr. Finley explained that in his research he kept coming back to 6 standards that were developed by Prince George County, Maryland: 1) define hydrologic control required; 2) evaluate site constraints; 3) screen for candidate practices; 4) evaluate candidate IMPs in various configurations; 5) select the preferred configuration and design; and 6) supplement with

conventional controls, if necessary. Mr. Finley expressed that the LID manual is intended to be a dynamic document

Ms. Behnke asked what happens when the plantings and swales are fertilized.

Mr. Finley responded that they are not supposed to be fertilized, which is included in the maintenance portion of the manual. Mr. Finley explained that the plantings are supposed to be of a native variety and not require fertilizer once established, and all of the maintenance requirements are outlined in the LID manual for use of use for the property owner as well as for follow-up by the City.

Mr. Finley stated that the LID documents have been submitted to St. Johns River Water Management District and VCARD for their review and comment.

Ms. Press stated she is delighted to see this item because in 2008 she recalled having a discussion regarding this type of development. Ms. Press stated this has not been implemented because there are no incentives; a developer will continue to do what they know and is easiest for them.

Mr. Goss responded that this was started in 2008, and now in 2013 staff is just now able to bring forth a work session. Mr. Goss explained that this is not something that can be copied from some other community and implemented; the community developing the LID needs to study its own community and put together a manual that is tailored to it, which is what Mr. Finley has done and it has taken a long time. Mr. Goss continued that there are incentives such as using it as a public benefit for Planned Business Development as another tool for stormwater, and there could potentially be a stormwater credit fee if a site's stormwater is mitigated and reduces or does not send stormwater through the City's conveyance systems and ponds. Therefore a credit could be given to maintain the LID systems. Mr. Goss stated Mr. Finley has moved this forward further than anyone since he has been here, and has done a great job, but this is a work in progress. Mr. Goss agreed with Mr. Finley in that this document will change as it is used.

Mr. Goss explained that LID is not a requirement, but rather an alternative approach to typical stormwater. Mr. Goss continued that LID will not be applicable to some sites because the soils won't be conducive, some sites could cost the developer more to implement LID, and on other sites it will save developers money, but up to this point LID has not even been an option.

Mr. Briley asked if this could be the only alternative for some sites.

Mr. Goss replied not necessarily, but some since he has been in Ormond Beach he has seen a lot of pipes installed to move water around on a site which could have been done just as easily and cheaper using LID, swales, spreaders, etc. versus what was done with pipes.

Ms. Press stated it would be nice if residential had access to rain gardens and cisterns, and that should be the focus.

Mr. Goss responded that regulating projects that the City can actually monitor to start out with is the best way to gain experience and develop expertise in this area.

Mr. Jorczak stated he saw a lot of advantages of the LID as a total concept. Mr. Jorczak stated while this will be optional in the beginning, he sees LID moving towards becoming mandatory.

Mr. Goss explained that there is no intent to make the LID a requirement, but the only time this might be required is if the state changes its stormwater standards. Mr. Goss continued that LID is to be an alternative that someone could use voluntarily.

Mr. Finley added that there is a modification to the existing stormwater code that states that LID is an alternative to traditional stormwater management.

Mr. Heaster stated staff needs to emphasize the either/or perspective to LID so the City does not get an initial pushback from developers and incentivize them through the process. Mr. Heaster continued that xeriscape seems to be the goal.

Mr. Finley stated to take it a step further, what could be seen as an unusable piece of the site due to landscaping and retention areas could be decreased by using LID.

Mr. Wigley asked if the developer can prove that they have captured every drop of rain water on their property, why have a fee attached.

Mr. Finley replied that is a great question to ask.

Mr. Jorczak asked if there was an engineering study that shows how this would affect the recharging of Ormond Beach's aquifer and well.

Mr. Finley answered that he doesn't have the resources to conduct that type of study, but there are existing studies showing that for different areas.

Ms. Press suggested staff have meetings with developers to explain the benefits and incentives of LID.

Mr. Goss responded that staff never meant for LID to be a requirement in lieu of stormwater; it was meant to be either/or, and ultimately at the discretion of the developer and property owner. It more than likely be the determination of which is cheaper, is the form of stormwater that will be implemented.

Mr. Briley stated he liked the fact that it was traditional stormwater, LID, or both being able to be utilized for any particular site, and feels that there should be incentives.

Mr. Jorczak asked if information could be gleaned to pass on to St. Johns River Water Management District from other municipalities' water districts that had passed a similar plan.

Mr. Finley responded that there are communities that have put together plans, that had them on the internet, but none of those plans were adopted or being implemented. Mr. Finley explained that people in Florida are at the point of thinking about it, but there are implemented plans in the Mid-Atlantic and Midwest areas. Mr. Finley continued that the best example he found in Florida was Sarasota, which is attempting to put one together, but even it has yet to be implemented. Mr. Finley explained that the University of Florida has their own for their internal purposes, but that it is a different set of circumstances.

Ms. Press asked if there is any property that the City owns where LID could be implemented as a test.

Mr. Finley answered yes, and that would be a great idea. Mr. Finley explained that Casselberry has a “living laboratory” with public information signs around a vegetative baffle box they have created. Mr. Finley stated having a learning center in Ormond Beach would be a wonderful example.

Ms. Press stated there will be a learning center in Central Park, and asked if there would be a place for LID in Central Park.

Mr. Finley responded that he would speak with Paul MacDonald.

VIII. MEMBER COMMENTS

Mr. Jorczak thanked Mr. Finley for his presentation. Mr. Jorczak stated he was encouraged to see Ormond Beach’s City Manager, staff and two City Commissioners go to Washington D.C. to talk to the legislators regarding the airport tower closing, and commended them on that effort.

Mr. Heaster congratulated Mr. Wigley on the naming of the ball fields in his honor.

Mr. Briley echoed Mr. Heaster’s sentiments. Mr. Briley thanked everyone in the community and City staff who worked at Project Romp.

IX. ADJOURNMENT

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Ric Goss, AICP, Planning Director

ATTEST:

Harold Briley, Vice Chair

Minutes transcribed by Meggan Znorowski.

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: April 4, 2013

SUBJECT: 1102 West Granada Boulevard, Capital Telecom, Rezoning

APPLICANT: Lauralee G. Westine, Esq., agent for Capital Telecom (applicant) and Shah Industries, Inc. (property owner)

NUMBER: PBD 13-06

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION:

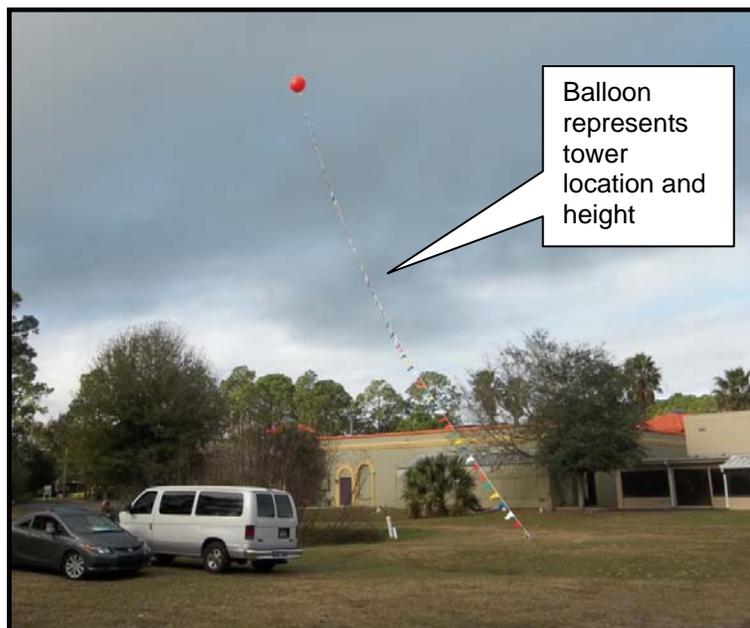
This is a request by Lauralee G. Westine, Esq., agent for Capital Telecom (applicant) and Shah Industries, Inc. (property owner) for a rezoning from B-8 (Commercial) to (PBD) Planned Business Development at 1102 West Granada Boulevard, Volusia County parcel number 4220-21-00-00C0. The rezoning application seeks to add a 150' monopine camouflaged telecommunications tower to the rear of the property behind the shopping center building. The rezoning would maintain the uses and dimensional standards of the B-8 (Commercial) zoning district.

BACKGROUND:

The subject property is designated as "General Commercial" on the City's Future Land Use Map (FLUM), and is classified as B-8 (Commercial) on the City's Official Zoning Map. Site maps and pictures are included in EXHIBIT A. The adjacent FLUM designations and zoning classifications are illustrated in the following table:

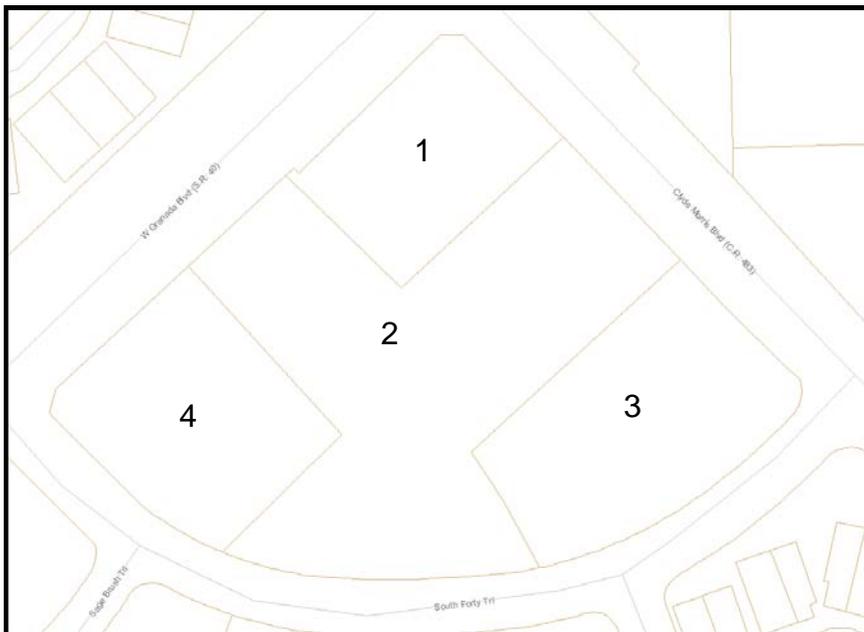
	Current Land Uses	Future Land Use Designation	Zoning
North	Trails North Forty Subdivision (across SR40)	"Medium Density Residential"	R-4 (Single Family Cluster and Townhouse)
South	Trails South Forty	"Medium Density Residential"	R-4 (Single Family Cluster and Townhouse)
East	Bank and Fishermen Landings	"Office/Professional" & "Medium Density Residential"	B-10 (Suburban Boulevard)
West	Retail and offices	"General Commercial" and Office/Professional"	B-8 (Commercial) and B-10 (Suburban Boulevard)

Project area:



The project conducted a pre-submittal community meeting at Hooligan’s restaurant on July 16, 2012. The meeting was designed to introduce the applicant to residents and business in the area. As required by the City’s Land Development Code, a community meeting was held on January 9, 2013 to discuss the application. The applicant sent out notices to property owners within 600’ of the site.

PROJECT DESCRIPTION: The subject property is at the intersection of Clyde Morris Boulevard and West Granada Boulevard. The commercial center was developed as part of the Trails South Forty in the early 1980’s and is now divided into four parcels that include (1) gas station (2) the subject property with retail and restaurant uses (3) Colonial Bank and (4) Bodez by Tasso. Each parcel has separate ownership. To the south of the South Forty Trail roadway are residential duplexes.



The application seeks to place a 150’ camouflaged monopine telecommunications tower between the rear of the shopping center building and South Forty Trail. There is no other site construction proposed. The project would be required to re-landscape the subject property to the maximum extent practical.

ANALYSIS:

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

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

land uses and higher standards of land planning and site design than are available under conventional zoning categories.”

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

Within the B-8 zoning district, camouflaged telecommunications towers are allowed as a conditional use with final approval by the Site Plan Review Committee (SPRC) provided all required conditions are met. During the initial review process of different sites within the Granada Boulevard area, two issues were identified and expressed to the applicant by City staff. The first issue was that the subject property was an existing non-conforming developed site and the addition of another use would require the site to be brought up to the current Land Development Code standards to the maximum extent practical per Section 2-64 of the Land Development Code. The SPRC applied this standard to the camouflaged telecommunications tower that was constructed to 1 South Old Kings Road to bring the site landscaping up to the current Land Development Code requirements. The second issue was that the proposed 150’ camouflaged telecommunications tower has a required 300’ setback to residentially zoned property. The proposed setback to the residentially zoned district was 183’ and would require a setback waiver of 117’. The maximum tower height allowed based on the 183’ setback would be 91’. It was indicated to Capital Telecom in May 2012 that staff would not recommend approval of variances for either of these issues.

Within EXHIBIT B, the applicant has provided two letters that detail how the subject property was selected. The executive summary details the various sites that were researched based on the target area identified by AT&T. Five sites were considered including Tomoka Elementary School and Tomoka United Methodist Church. All the sites were eliminated based on either unwilling property owners and/or the inability to meet the conditions for the location of camouflaged telecommunications tower. In a letter from a Radio Frequency (RF) Design Engineer, it is stated that the search area was determined by coverage and capacity enhancements needed within the City of Ormond Beach. The stated that the existing tower at 1 South Old Kings Road is too close to an existing AT&T service at North Yonge Street and Selden Avenue. The RF Design Engineer concluded that there are no other facilities, in the proper location and at the required height, which will provide the coverage and meet the capacity needs of our customers and the residents of this area.

In reviewing the information provided by the RF Design Engineer, the issues are capacity and an inadequate hand off radius, not coverage. There is adequate coverage. The cellular signal strength is represented in -dBm: the power ratio in decibels of the measured power referenced to one milliwatt. City staff does not understand why a lower microcell site could not boost the dBm and address the capacity issues identified along West Granada Boulevard between Nova Road and Chelsea Place. A three dBm increase represents doubling the power. Combining a new micro cell site with co-locating on the T-Mobile 1 South Old Kings Road cell site should allow the reusing of the allocated frequencies thereby addressing capacity as well as enhancing the hand off radius. The useful dBm range is somewhere between -

70 dBm to -120 dBm and the smaller the reception strength the worse the signal. So -70 dBm is much better than -110 dBm. The current best signal is -80 to -90 or between 3 to 4 bars on a cell phone. AT&T converts the reception signal strength to a number between 0-5, which means 5 bars equates to excellent reception and 0 bars means almost no reception. The table below equates dBm to signal quality using AT&T's conversion:

Reception Strength (dBm)	AT&T's Signal Quality
-75 or greater	5
-83 to -74	4
-95 to -82	3
-105 to -94	2
-110 to -104	1
-111 or less	0

It is staff's belief that there are alternatives to providing service through more tall towers. The code requires co-location as the first option. Nothing in the application indicates a micro cell site combined with a co-located site won't work other than an RF Engineer stating that the "best" alternative for AT&T is the cell site at Clyde Morris Boulevard and West Granada Boulevard. There are five major carriers that serve the Ormond Beach area. If each carrier's best location is to be a litmus test for location, Ormond Beach will see many more 150+ foot towers.

Planned Business Development Determinations

- 1. Setback to a residential district.** Section 2-57.T.3 of the Land Development Code requires a 200' or 200% of the height of the tower, whichever is greater for all residential zoning districts. The proposed tower height is 150' and would require a 300' setback to any residential zoning district. The subject property abuts a residential zoned area along South Forty Trail and the proposed setback is 183'. The rezoning application seeks a reduction of the 300' setback to 183' or a variance of 117'.

The Planned Business Development standards allow staff to waive up to 20% of a setback standard. Additional waivers beyond 20% would need to be approved by the City Commission as part of the rezoning application.

- 2. Conformance to site standards.** The site is an existing non-conforming developed site per Section 2-64 of the Land Development Code. The site was developed in the 1980's and has non-conforming landscape buffers, setbacks and stormwater retention. Section 2-64.B.2 of the Land Development Code states:

“It is the intent of the site plan review process that, to the maximum extent practical, nonconforming sites be improved to meet current ordinance requirements including, but not limited to, those for parking, driveways, paved surfaces, stormwater retention, buffers, landscaping and fencing/screening.”

Section 2-64.B.2 of the Land Development Code states:

Minor deviations from the strict interpretation of site development standards may be allowed, if complete conformity cannot be achieved due to site area, lot configuration, or the location of existing buildings. The process for review and approval shall be as follows:

- a. the Site Plan Review Committee for permitted uses.
- b. the City Commission, after a public hearing by the Planning Board, for Special Exception or planned developments.

The primary non-conformance is the site landscaping. The subject property is within the Greenbelt/Gateway Overlay District that requires a 36' landscape buffer along West Granada Boulevard and Clyde Morris Boulevard. The site has existing parking that limits the ability to create landscape areas. Along West Granada Boulevard, the existing landscape buffer area is approximately 5' with three landscape islands. Along Clyde Morris Boulevard, the existing landscape buffer is 20' with four landscape islands.

Public Benefits:

Section 2-36.H.3 of the Land Development Code states the following:

Applications for a PBD rezoning shall provide a minimum of two of the listed public benefits listed below or propose alternative public benefits which are acceptable to the City Commission. For each variance requested, an additional two public benefit items shall be required

The application has provided a letter detailing how the project provides public benefits which is attached in EXHIBIT B. In summarizing the applicant's letter, the following are listed as public benefits:

1. Planting of additional mature landscape material. The project proposes to plant additional trees that are a larger caliper size than required by the Land Development Code;
2. Increase buffer width along South Forty Trail. The project proposes to use the existing vegetation and have an increased 20' landscape buffer where the Land Development Code requires a 10' landscape buffer; and
3. Enhanced E911 service. The applicant's letter states the proposed monopine tower seeks to enhance and support the wireless services in the City of Ormond Beach.

It is important to note that tower builders do not have the same protection under Section 704 of Telecommunication Act of 1996 as personal service carriers, common carrier wireless services, commercial mobile radio services, unlicensed wireless services, cellular, enhanced specialized mobile radio, specialized mobile radio or paging. Consequently, the City has the obligation and flexibility to craft telecommunications regulations that addresses limitations on location, numbers, heights, and visibility while understanding that the very same resident and business who do not want a cell site beside them also demands better cell service for personal and business use.

CONCLUSION:

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

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

The application is solely for the installation of a 150' camouflaged monopine telecommunications tower and there are no architectural modification proposed for the existing building. The architectural drawing of the tower is included in EXHIBIT C.

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

The site is a non-conforming existing developed site and the width of the landscape buffers along West Granada Boulevard and Clyde Morris Boulevard are less than the code requirements. The landscape plan does demonstrate that the project exceeds the planting material requirements. For example, the subject property requires 131 trees and the plan proposes 178 or an additional 47 tree credits. In the review of the plan, staff does believe that the applicant has sought to bring up the site to the maximum extent practical without removing parking areas.

- c) **Mitigation of off-site impacts.**

The telecommunication tower is a conditional use in the B-8 zoning district. One condition is the setbacks from residential areas which is 300'. The placement of the 150' camouflaged monopine telecommunications tower within the setback will have off-site impacts to the residentially zoned property. Based on the height of the tower, there is no mitigation for this type of structure.

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

The application is solely for the installation of a 150' camouflaged monopine telecommunications tower and there are no modifications to the site lighting. The applicant has provided a determination of no hazard to air navigation and that marking and lighting are not necessary for aviation safety.

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

The application is solely for the installation of a 150' camouflaged monopine telecommunications tower and there is no signage proposed.

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

1. **The proposed development conforms to the standards and requirements of this Code and will not create undue crowding beyond the conditions normally**

permitted in the zoning district, or adversely affect the public health, safety, welfare or quality of life.

The application for the 150' camouflaged monopine telecommunications tower does not comply with the required setbacks from a residentially zoned district. The setback is required to be 300' and the tower is located at 183', requiring a variance of 117'. The applicant seeks to utilize the Planned Business Development process to allow the waiver of the residential tower setback. The Trails South Forty subdivision and this area of West Granada Boulevard have been carefully developed to allow an integration of commercial, office and residential uses. It is staff's belief that the tower within the setback will adversely affect the aesthetics and quality of life of the abutting residential area. The Planned Business Development rezoning process does provide the ability to alter required setbacks with the approval by the City Commission.

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

The property is designated as "Commercial" on the City's Future Land Use Map (FLUM). The directive text of the Comprehensive Plan states,

"A multi-use land use category to provide for the sales of retail goods and services, high density multi-family, professional offices and services, and restaurants, depending on the range of population to be served and the availability of transit."

The tower use is consistent with the Comprehensive Plan based on the allowed use as a conditional use in the B-8 zoning district. The key issue is the inability to meet the required setback to the residential district. The City Commission does have the ability to modify the setbacks through the Planned Business Development process after review by the Planning Board.

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

The subject property is currently a non-conforming developed site. There are no environmentally sensitive lands or natural resources. Additionally the property does not have any wetlands or protected animal species on-site. There are no impacts to environmentally sensitive lands.

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.

Telecommunications towers have visual impacts to wherever they are placed. The City's regulations seek to camouflage towers and to establish setbacks from major roadways and residential districts based upon height. The City has permitted two camouflaged monopine telecommunications towers that have met all the conditions contained within the Land Development Code, including required community meetings. As stated to Capital Telecom in May 2012, staff does not believe that this

site is acceptable for a 150' telecommunications tower. Staff believes that the camouflaged monopine telecommunications tower will have a negative visual impact on the residential neighborhood and adjoining properties.

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

There are adequate public facilities to serve the proposed camouflaged monopine telecommunications tower. The site is developed and there is no additional impact expected to roads, water, sewer, public safety, recreational facilities, or schools. The applicant's letter state that the proposed camouflaged monopine telecommunications tower would enhance the communications necessary for emergencies.

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 application is solely for the installation of a 150' camouflaged monopine telecommunications tower and there are no traffic or access impacts.

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

The proposed site plan is functional. As stated earlier, there is a concern regarding the aesthetic and visual impact of the tower to the surrounding residential properties.

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

The proposed development shall comply with all building standards and state and federal permitting and would be safe for individuals within the shopping center.

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

There is no proposed building and the application is solely for the 150' camouflaged monopine telecommunications tower. This criteria is not applicable.

10. The testimony provided at public hearings.

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

RECOMMENDATION:

OPTIONS: Staff identified the following possible options in the review of the rezoning application.

- 1. Deny the rezoning application.** The rezoning application does not comply with the requirements for a setback from residentially zoned property at 200% of the

tower height or 300' in this application. The applicant has not demonstrated to Planning staff's satisfaction that there are no alternatives to the proposed height of 150' and the impacts to abutting residential areas. Staff does understand that the applicant is a tower builder and as such, their interest is in building towers and having space available for potential future carriers. Carriers want to provide the best service but they want to provide it at the least cost. For this application, it may be less expensive to rent a space on a tower than provide an individual micro cell site along with leasing a space on the tower at 1 South Old Kings Road. The review criteria for planned developments contained in the Land Development Code does not include the cost as a criterion of providing telecommunications towers. As stated earlier, staff believes that the applicant has provided landscaping upgrades to the non-conforming site to the maximum extent practical to introduce an additional use. This option would cite criterion 1, 4, and 7 as basis for denial. There has yet to be any testimony at a public hearing and this criterion may or may not be applicable.

2. **Approve the rezoning application.** This option would approve the application as submitted and allow the requested setback waiver to the residentially zoned property. If there is a desire to approve the application, the Planning Board would need to approve the following:
 - a. A setback waiver abutting the residentially district of 117' to the required 300' setback, with the setback at 183';
 - b. That the site and landscape plan have improved the existing non-conforming developed site to the maximum extent practical, per Section 2-64 of the Land Development Code; and
 - c. Maintain the uses and dimensional standards of the B-8 zoning district.
3. **Approve a modified height that is closer to the required setback.** This option would seek to modify the requested setback waiver by reducing the overall height of the tower. With a smaller tower height, the required residential setback decreases. Based on the setback of 183', the height of the tower would be allowed to be 91'. This option would seek to negotiate an alternative tower height between what is allowed at 91 and the requested height of 150'.

It is expected that the application will be reviewed by the City Commission on May 21, 2013 (1st reading) and June 4, 2013 (2nd reading). It is recommended that the Planning Board recommend **DENIAL** of PBD 13-06 to add a 150' monopine camouflaged telecommunications tower to the rear of the property behind the shopping center building.

Exhibits:

Exhibit A: Site maps and pictures

Exhibit B: Applicant provided letters and photo simulations

Exhibit C: Site plans

Exhibit A

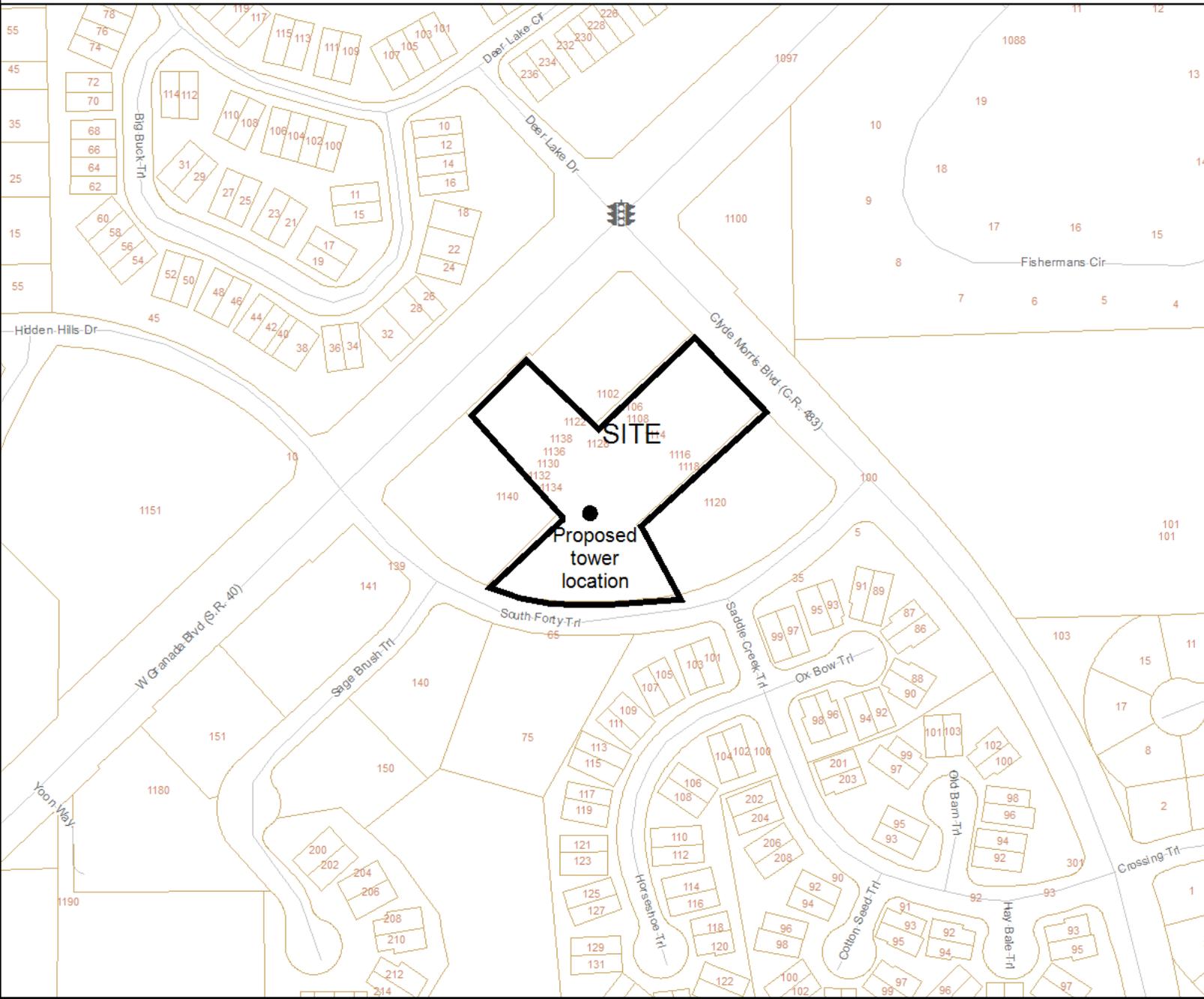
Site maps and
pictures

1102 West Granada Boulevard location map



-  Golf Courses
-  Address Points
-  Traffic Signals
-  Airport and Railroad
-  AIRPORT
-  RAILROAD
- City Streets**
-  DIRT
-  MAJOR
-  PAVED
-  Water Features
-  Property Lines

266 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.

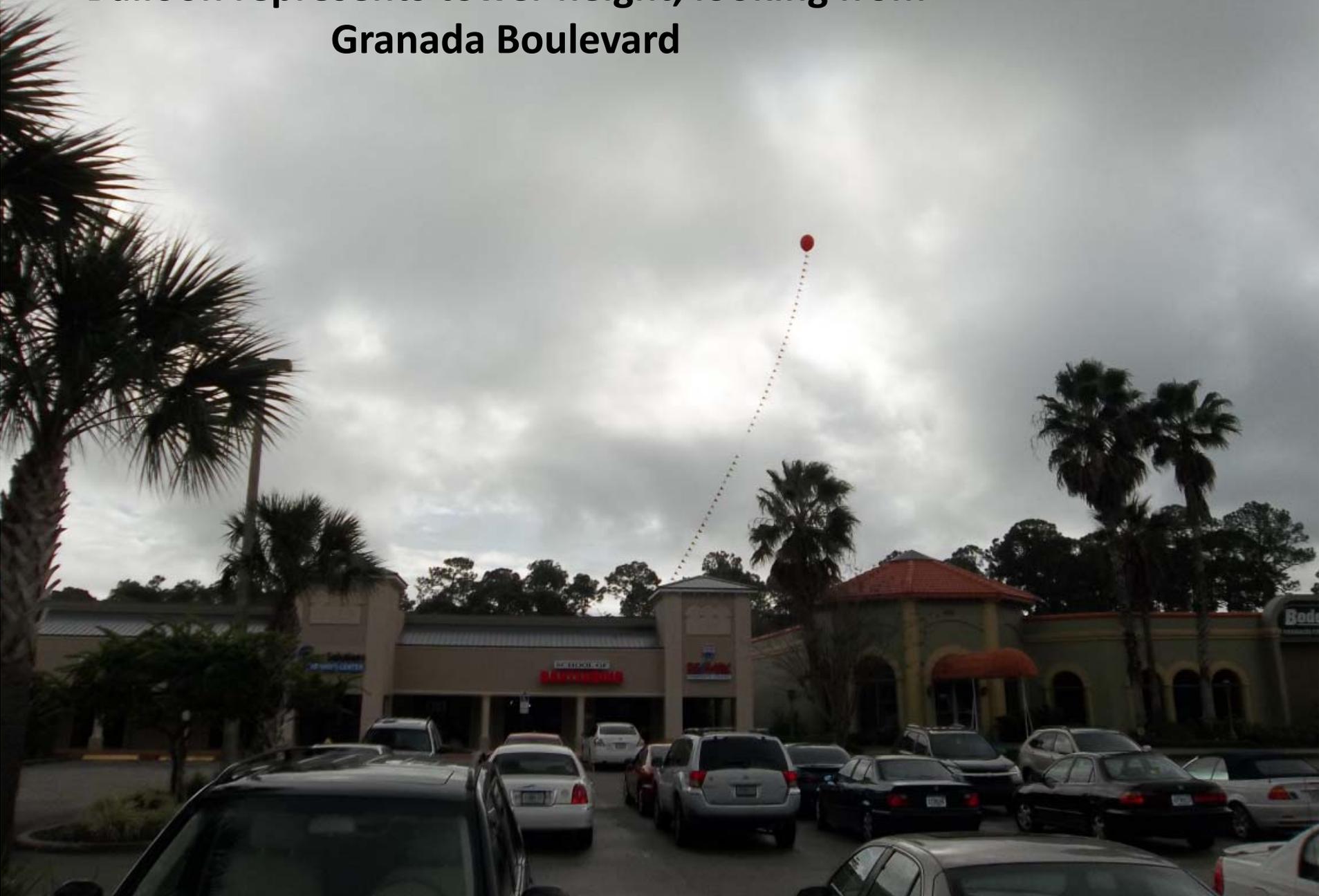




**Balloon represents tower height, looking from
South Forty Trail**



**Balloon represents tower height, looking from
Granada Boulevard**





Existing landscape buffer along South Forty Trail



**Balloon represents tower height, looking from
Clyde Morris Boulevard**

Exhibit B

Applicant Provided
Letters and Photo
Simulations

Exhibit A—Executive Summary

Variance

The 150' Monopine is required to be the greater of 200% of the tower height or 200' from the residential zoning, R-4, to the south of the parent tract. The Monopine is located 183' from the R-4 property line located across South Forty Trail.

Public Benefits

The LDC provides that for each variance sought within a PBD rezoning, the project shall provide a minimum of two (2) of the listed public benefits listed below or propose alternative public benefits which are acceptable to the city commission.

The proposed Monopine provides 3 public benefits:

1. Increase landscaping requirements either by density (twenty-five percent (25%) above the required minimum standards) or through more mature landscaping as measured by increased caliper of tree (twenty-five percent (25%) above minimum standards).

Please see LA-1 and LA-2 within the submitted site plans which include a landscaping plan that proposes more mature landscaping as measured by increased caliper of tree (Page LA-1, Public Benefit notation).

2. Increase the street frontage buffer by twenty-five percent (25%) above the minimum requirement.

Please see LA-1 and LA-2 within the submitted site plans which include a landscaping plan that proposes to increase the street frontage buffer by twenty-five percent (25%) above the minimum requirement (Page LA-1, Public Benefit notation).

3. Alternative public benefit of Enhanced E911 service for city services and residents.

According to the Volusia County Sheriff's Department, in 2012 over 75% of the 318,000 emergency 911 calls received were from wireless communication devices. The proposed Monopine tower seeks to enhance and support the wireless services in the City of Ormond Beach area of Volusia County.

Additionally, the City of Ormond Beach Fire Department, Police Department and the Volusia County Sheriff's office use AT&T wireless service for all or a portion of their mobile cellular services. AT&T is the current provider that is seeking to locate their antennas on this proposed Monopine tower, which will provide enhanced service to not only residents but the City of Ormond Beach Police and Fire departments as well.

Site Selection Process

Please see Exhibit A-2 and A-3.

Capital Telecom is currently proposing a 150' mono-pine tower at South Forty Shopping Center, 1102 West Granada Boulevard. In an effort to secure a site that met both the City's Land Development Code and ATT's network needs, Capital Telecom, with guidance from AT&T, explored the following alternate site locations:

1. 1185 West Granada Blvd – Property owner was not interested. Had the property owner been interested, a tower placement would have required eliminating parking spaces rendering the site in non compliance with the LDC. Additionally, a tower application would have required variances to the 200% tower height setback from residentially zoned properties.
2. 1151 West Granada Blvd (Tomoka Christian Church) – Property owner was not interested. Had the property owner been interested, the only viable location for a tower on this property, without occupying existing parking spaces, was in the north corner of the property at the intersection of Hidden Hills Dr. and Old Tomoka Rd. A tower at this location would have required a variance to the 200% tower height setback from residentially zoned properties.
3. 999 Old Tomoka Rd (Tomoka Elementary School) – While the School Board was not concerned about locating a tower on the school property, they ultimately declined stating they did not want to encumber property that may be developed in the future.
4. 1000 Old Tomoka Rd (Tomoka United Methodist Church) – The church was interested in the proposed tower, but based on the setback requirements to Granada Blvd (200% of the tower or 300', whichever is greater) and residentially zoned properties (200% of the tower or 200', whichever is greater) no tower of any height would avoid variances. In the end, Capital Telecom determined that a tower was more consistent with an existing commercial use and commercially zoned parcel.
5. 1020 West Granada Blvd (PNC Bank) – The bank was not interested in tower on their property. Similar residential setback challenges existed at this site as well.

In addition to the above properties, Capital Telecom evaluated all properties within 6 tenths of a mile radius from our proposed tower located at 1102 West Granada Blvd from a zoning perspective. No parcels existed which met the following Land Development Code criteria; thus, a variances are required in each instance:

- Any camouflaged tower 100' or less located in a residential zone shall be set back 200' from any residential structure, or adjacent property lines
- In a commercial or industrial zone, any camouflaged tower 100' or less shall be set back 200' from a residential zoned property
- Any tower 100' or less must be setback 300' from Granada Blvd and 200' from Clyde Morris Blvd



March 27th, 2013

To Whom It May Concern:

I respectfully submit this letter as an explanation of our need for a new telecommunications site in Ormond Beach, Volusia County, Florida to improve the existing coverage and capacity. As the system design and performance engineer for AT&T Mobility I am responsible for this area. I have performed a thorough analysis of the area and the interaction of the sites within that area. My study included field visits and computer analysis with sophisticated RF modeling that takes into account the following variables: (A) the physical characteristics of the frequencies allotted by the FCC to AT&T Mobility; (B) the allowable power outputs of those frequencies; (C) the AT&T Mobility equipment specifications; (D) the location of existing AT&T Mobility sites and other carrier facilities; (E) the topography and building density of the area; and (F) the optimum coverage with the minimum of new tower sites.

There were no existing structures within the area to meet AT&T Mobility's coverage and capacity objectives. These factors were quantified and values extrapolated using RF modeling software to arrive at a design objective or search area. The site identified as AT&T Mobility's Hand and Nova site located at the intersection of Hwy 40 and Clyde Morris, Ormond Beach, FL is required to fit the AT&T's objectives.

The search area was based on the proposed site's location relative to the current surrounding sites and coverage and capacity enhancement needed within the city limits of Ormond Beach. Existing sites were reviewed and the site located at S. Old Kings Rd and W. Granada Blvd is too close to an existing AT&T tower just west of N. Yonge St. and Selden Ave. After running numerous propagation models, the height of 150 feet was selected in order to provide adequate handoff capabilities between the surrounding sites. The main objective of this site is also to increase capacity in the area to ensure customers can access the network and achieve data throughputs that meet their expectations. Our licensed spectrum is capable to provide the necessary coverage, but to increase capacity we need to add additional cell sites. The proposed cell site will add the needed additional capacity in the area it is presently needed. Additionally, the transmit and receive frequencies of the site will be between 824.2 MHz to 894.0 MHz for our 3G network and 716 MHz to 722 MHz for our 4G network and will ensure good in-building coverage in this area and also significantly improve capacity and throughput. These frequencies are assigned and licensed for use from the FCC to AT&T. Assignment of licensed spectrum is done to prevent interference between all holders of licensed spectrum. The FCC has strict interference policies which are adhered to by AT&T. In my professional opinion as a radio frequency design engineer, there are no other facilities, in the proper location and at the required height, which will provide the coverage and meet the capacity needs of our customers and the residents of this area of Ormond Beach.

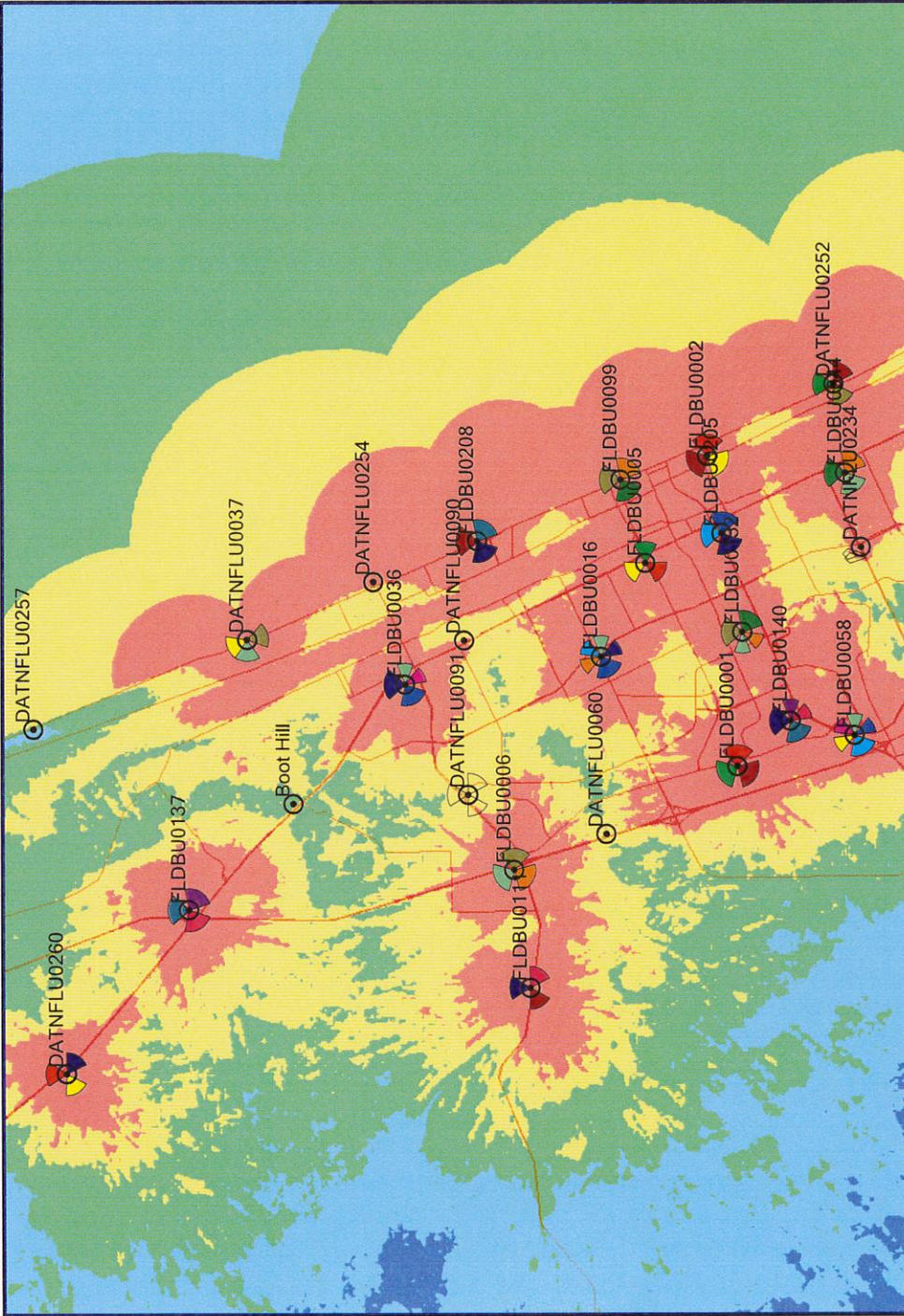
Sincerely,

Jim Graf
RF Design Engineer
NFL Market RF Safety Engineer
AT&T Mobility



Exhibit **B-1**

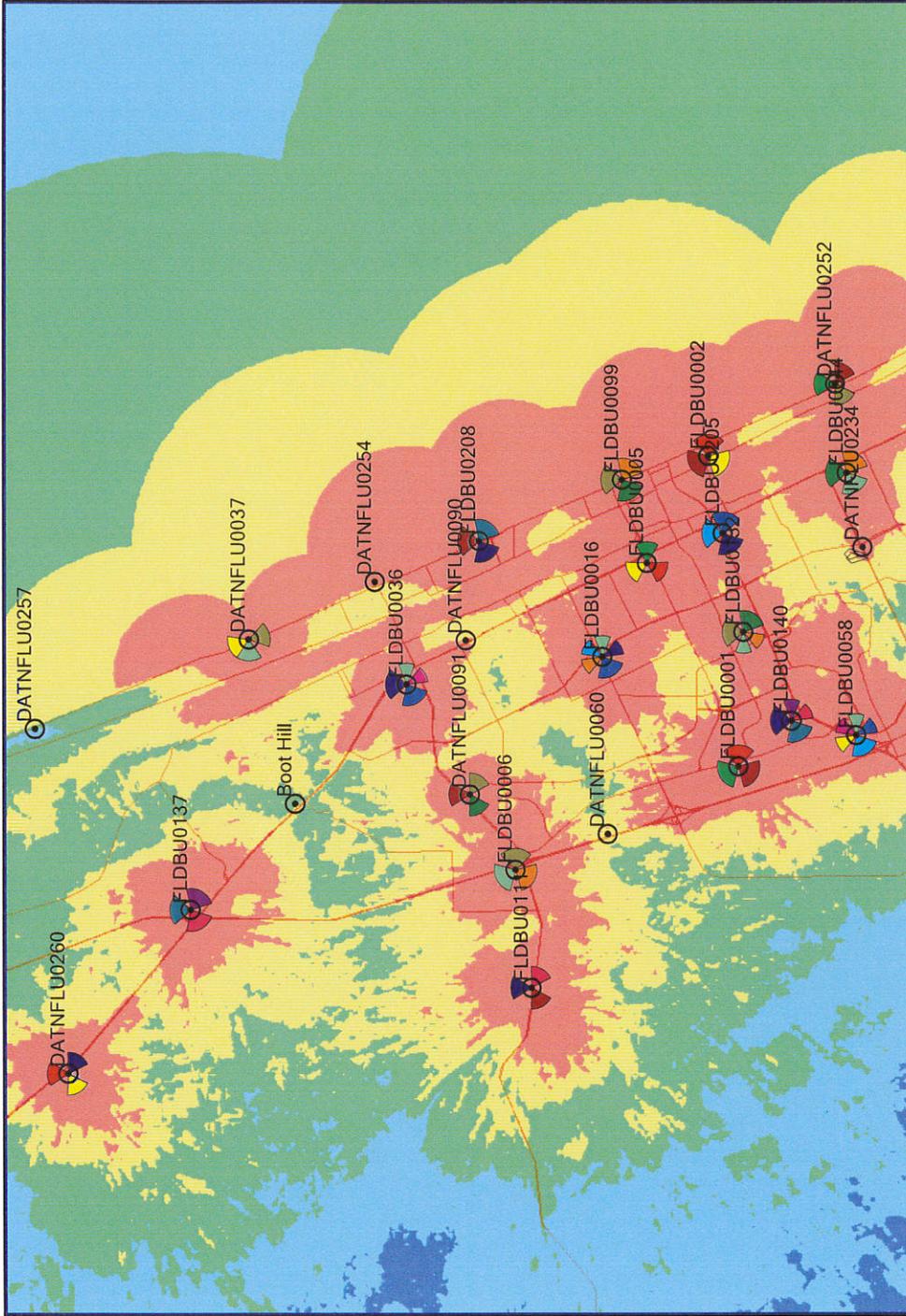
Before AT&T's Hand and Nova



Misc for CE

- Best Signal Level (dBm) >=-70
- Best Signal Level (dBm) >=-80
- Best Signal Level (dBm) >=-90
- Best Signal Level (dBm) >=-100
- Best Signal Level (dBm) >=-110
- Best Signal Level (dBm) >=-120

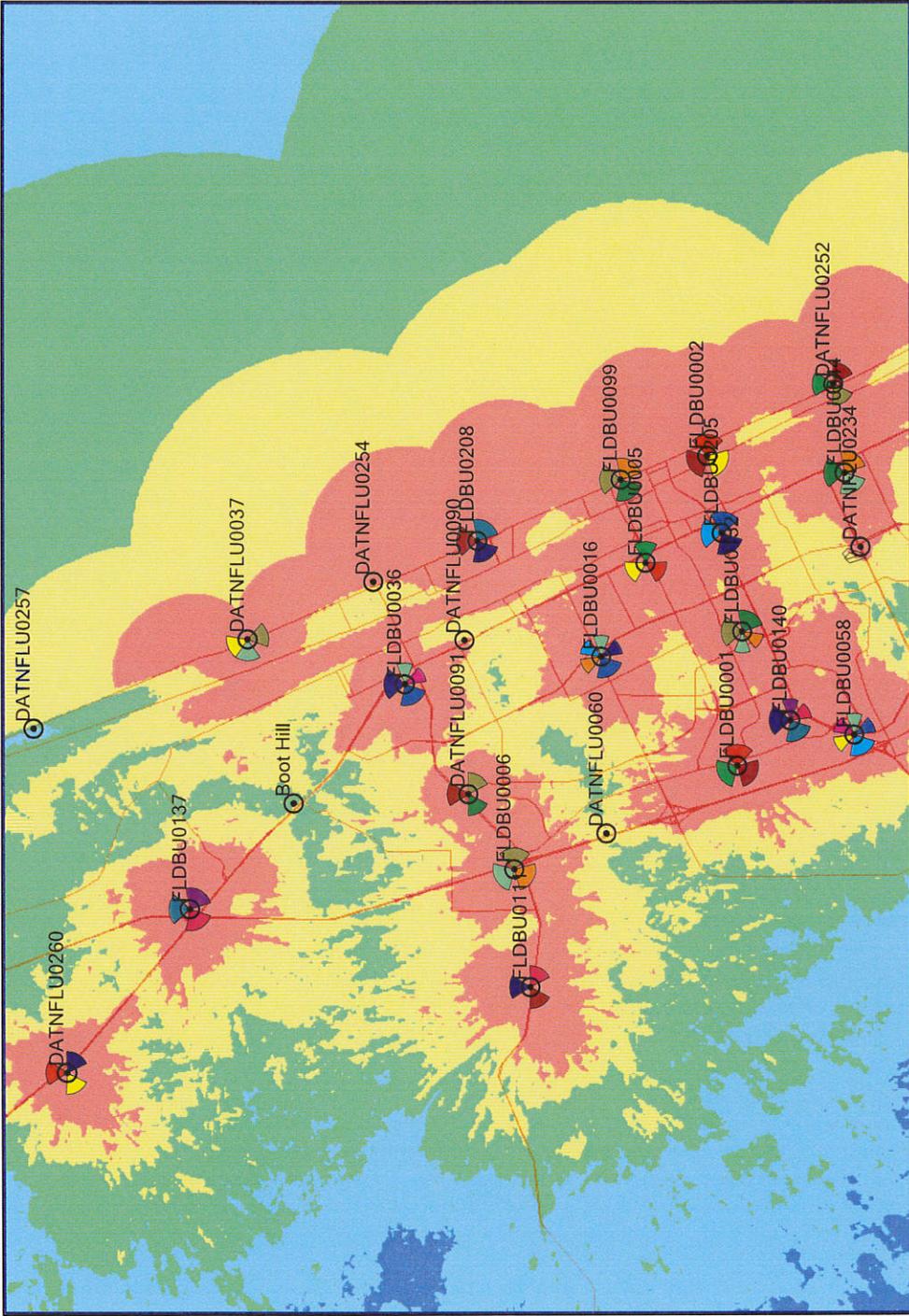
After AT&T's Hand and Nova at 80'



Misc for CE

- Best Signal Level (dBm) >=-70
- Best Signal Level (dBm) >=-80
- Best Signal Level (dBm) >=-90
- Best Signal Level (dBm) >=-100
- Best Signal Level (dBm) >=-110
- Best Signal Level (dBm) >=-120

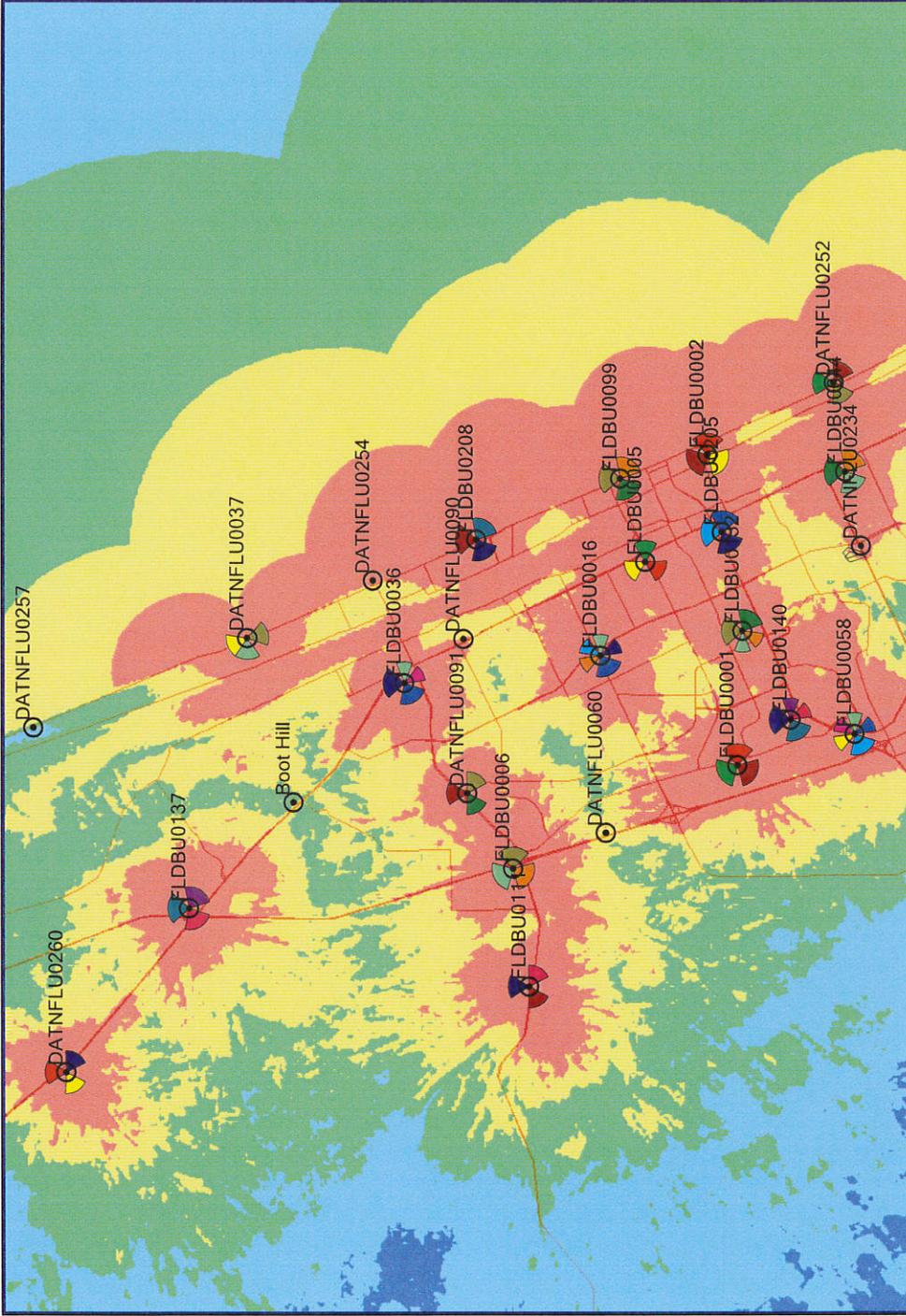
After AT&T's Hand and Nova at 90'



Misc for CE

- Best Signal Level (dBm) >= -70
- Best Signal Level (dBm) >= -80
- Best Signal Level (dBm) >= -90
- Best Signal Level (dBm) >= -100
- Best Signal Level (dBm) >= -110
- Best Signal Level (dBm) >= -120

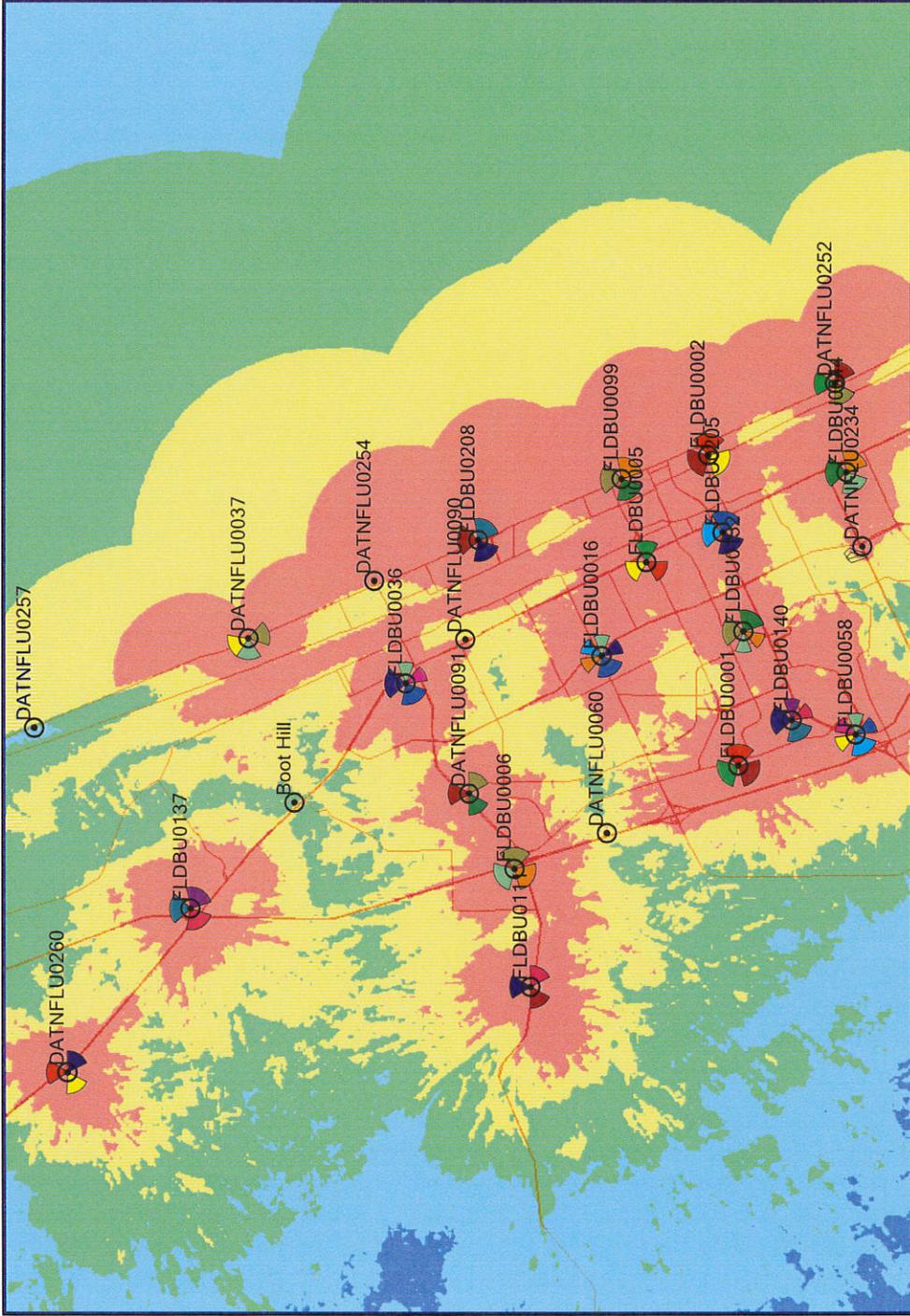
After AT&T's Hand and Nova at 100'



Misc for CE

- Best Signal Level (dBm) >=-70
- Best Signal Level (dBm) >=-80
- Best Signal Level (dBm) >=-90
- Best Signal Level (dBm) >=-100
- Best Signal Level (dBm) >=-110
- Best Signal Level (dBm) >=-120

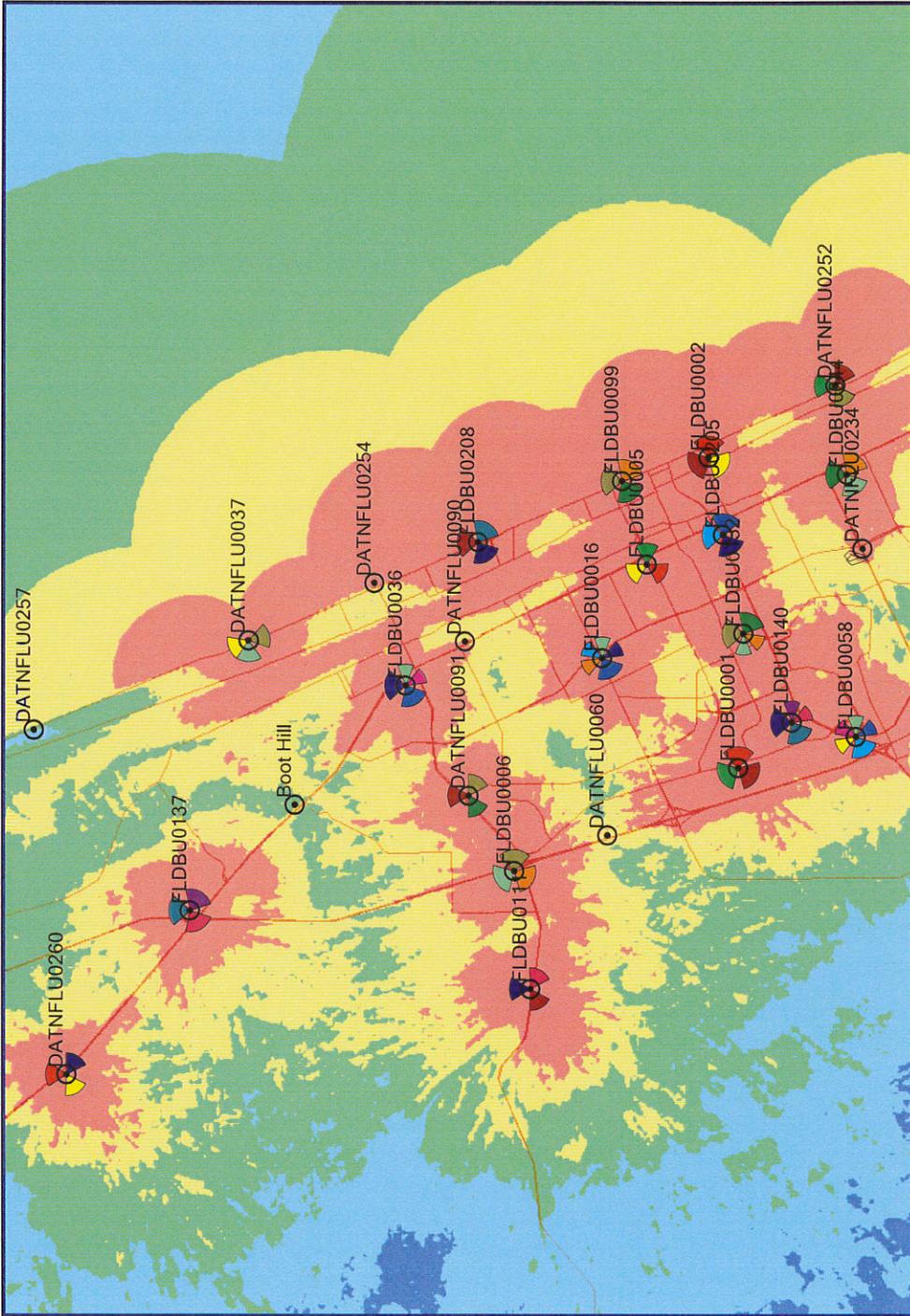
After AT&T's Hand and Nova at 110'



Misc for CE

- Best Signal Level (dBm) >= -70
- Best Signal Level (dBm) >= -80
- Best Signal Level (dBm) >= -90
- Best Signal Level (dBm) >= -100
- Best Signal Level (dBm) >= -110
- Best Signal Level (dBm) >= -120

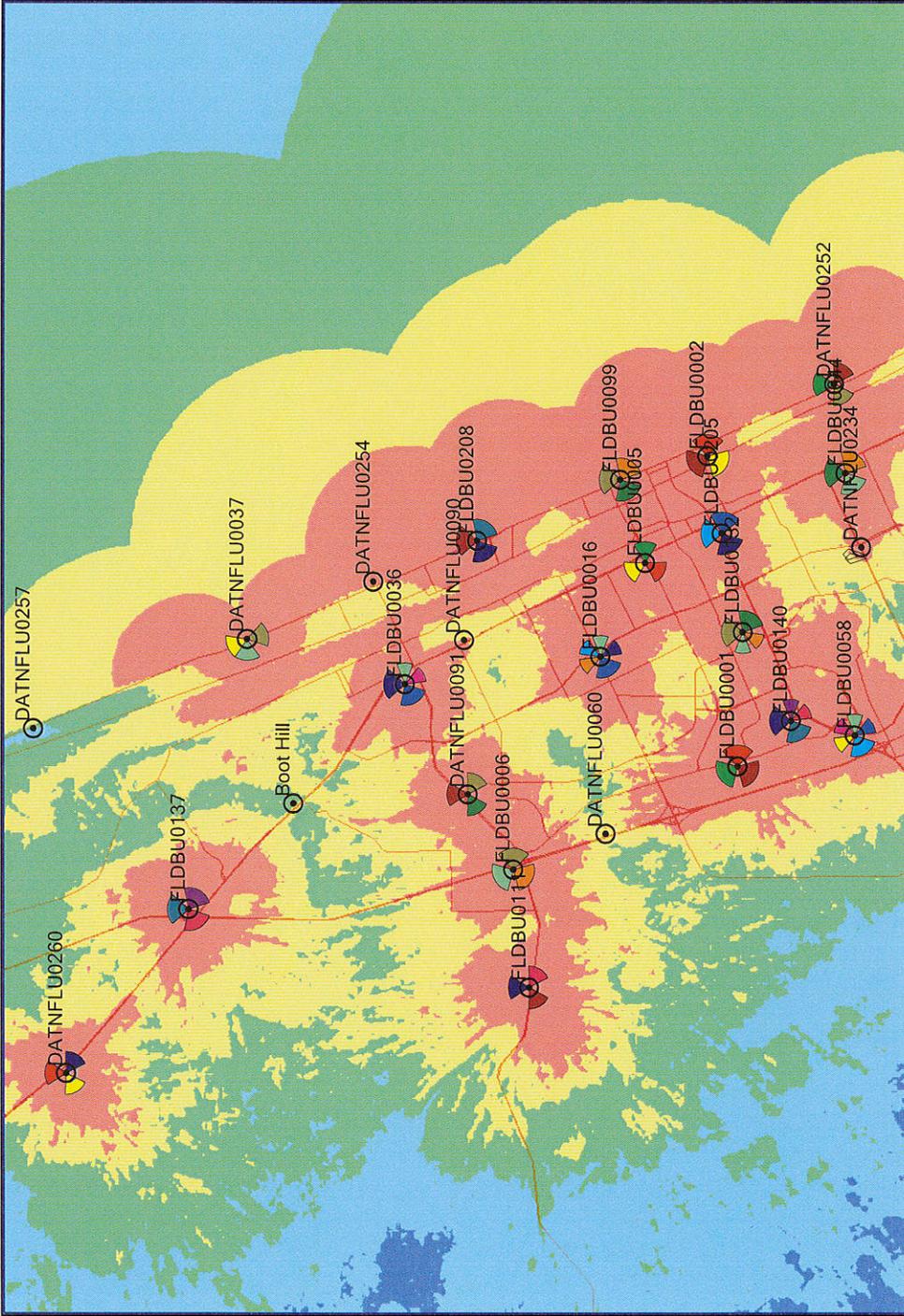
After AT&T's Hand and Nova at 120'



Misc for CE

- Best Signal Level (dBm) >=-70
- Best Signal Level (dBm) >=-80
- Best Signal Level (dBm) >=-90
- Best Signal Level (dBm) >=-100
- Best Signal Level (dBm) >=-110
- Best Signal Level (dBm) >=-120

After AT&T's Hand and Nova at 130'

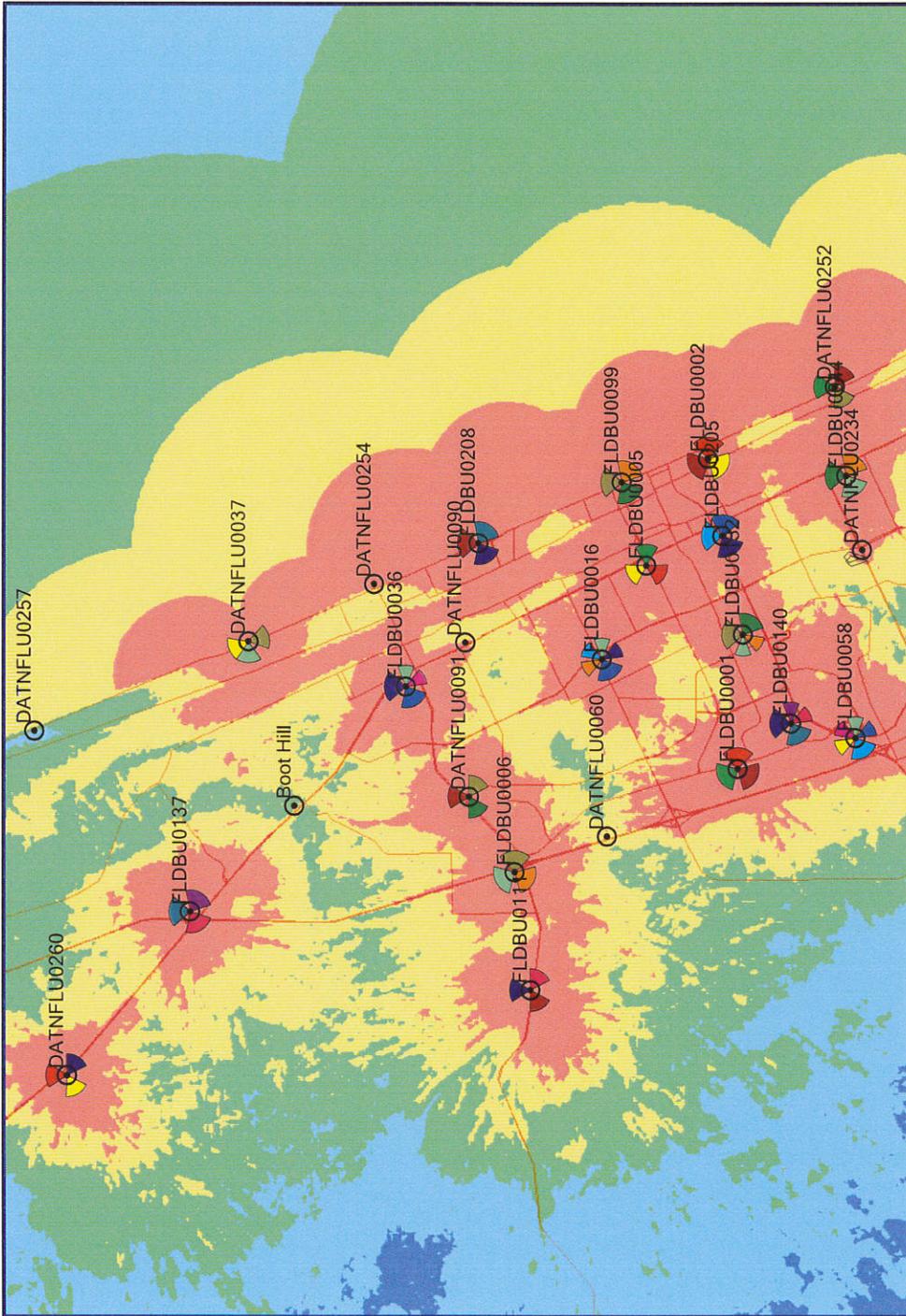


Scale: 1:180,360
2 4miles

Misc for CE

- Best Signal Level (dBm) >=-70
- Best Signal Level (dBm) >=-80
- Best Signal Level (dBm) >=-90
- Best Signal Level (dBm) >=-100
- Best Signal Level (dBm) >=-110
- Best Signal Level (dBm) >=-120

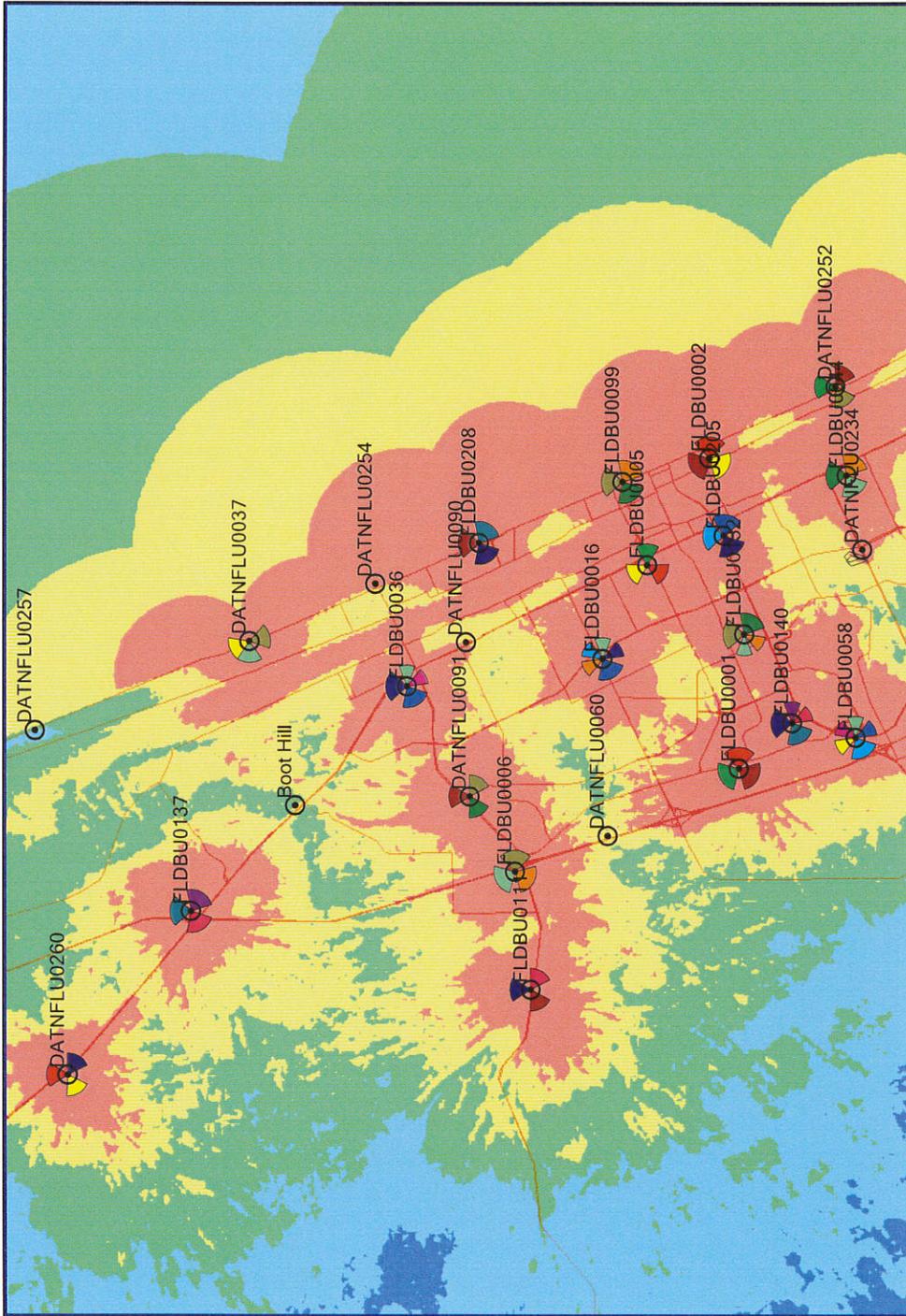
After AT&T's Hand and Nova at 140'



Misc for CE

- Best Signal Level (dBm) >=-70
- Best Signal Level (dBm) >=-80
- Best Signal Level (dBm) >=-90
- Best Signal Level (dBm) >=-100
- Best Signal Level (dBm) >=-110
- Best Signal Level (dBm) >=-120

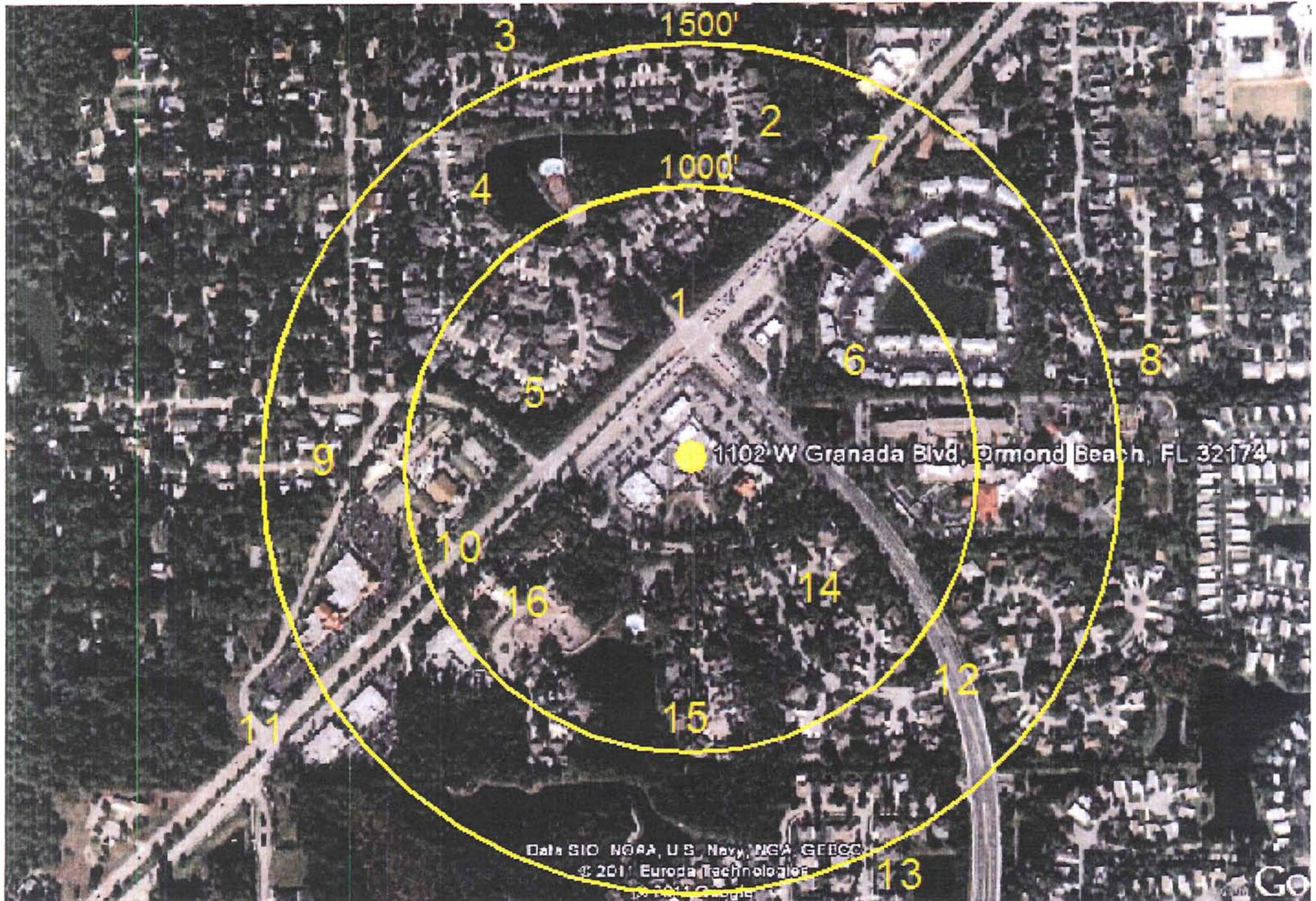
After AT&T's Hand and Nova at 150'



Scale: 1:180,360
2 4 miles

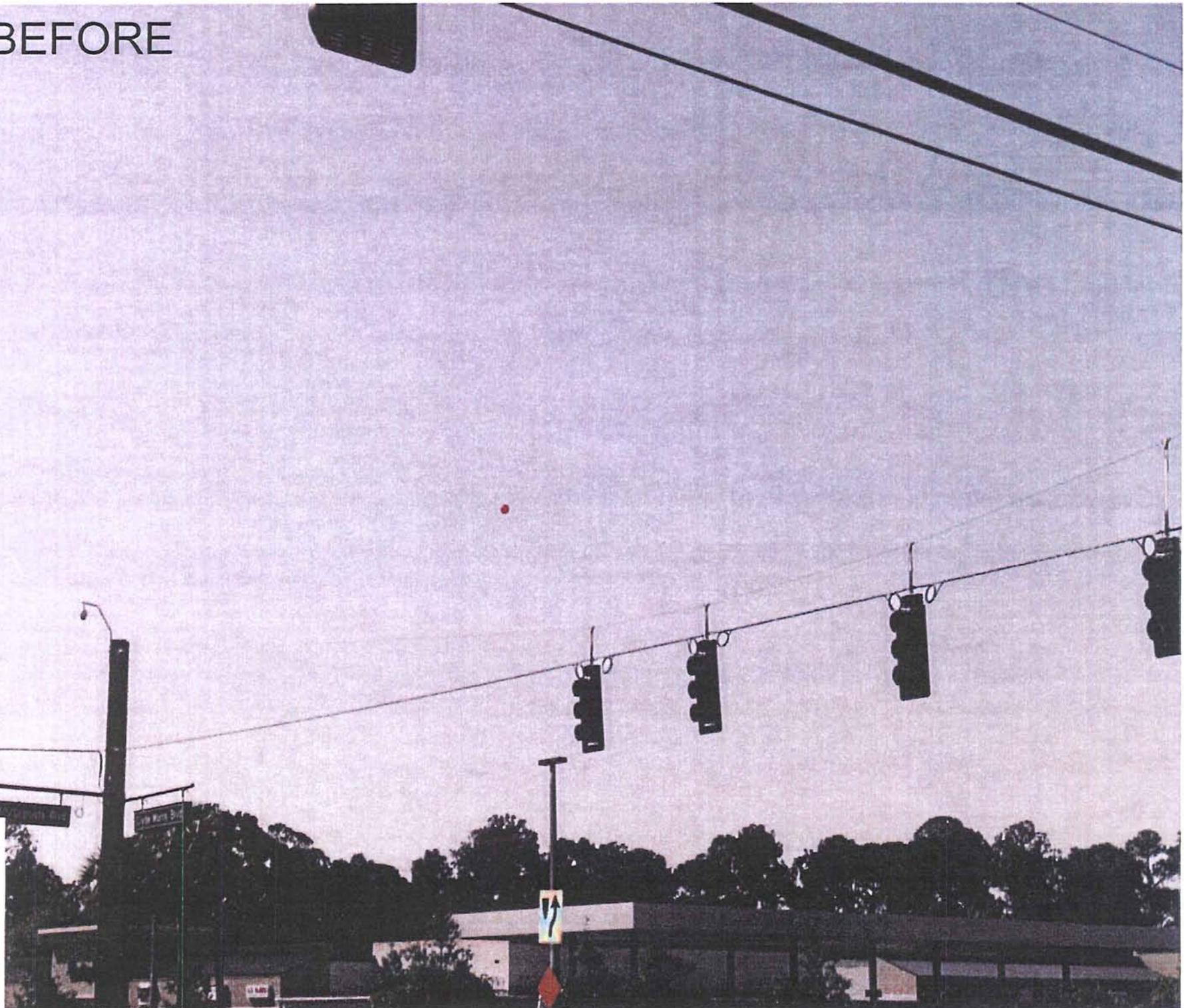
Misc for CE

- Best Signal Level (dBm) >=-70
- Best Signal Level (dBm) >=-80
- Best Signal Level (dBm) >=-90
- Best Signal Level (dBm) >=-100
- Best Signal Level (dBm) >=-110
- Best Signal Level (dBm) >=-120



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PIC 1 - AFTER

PROPOSED 150' MONOPINE

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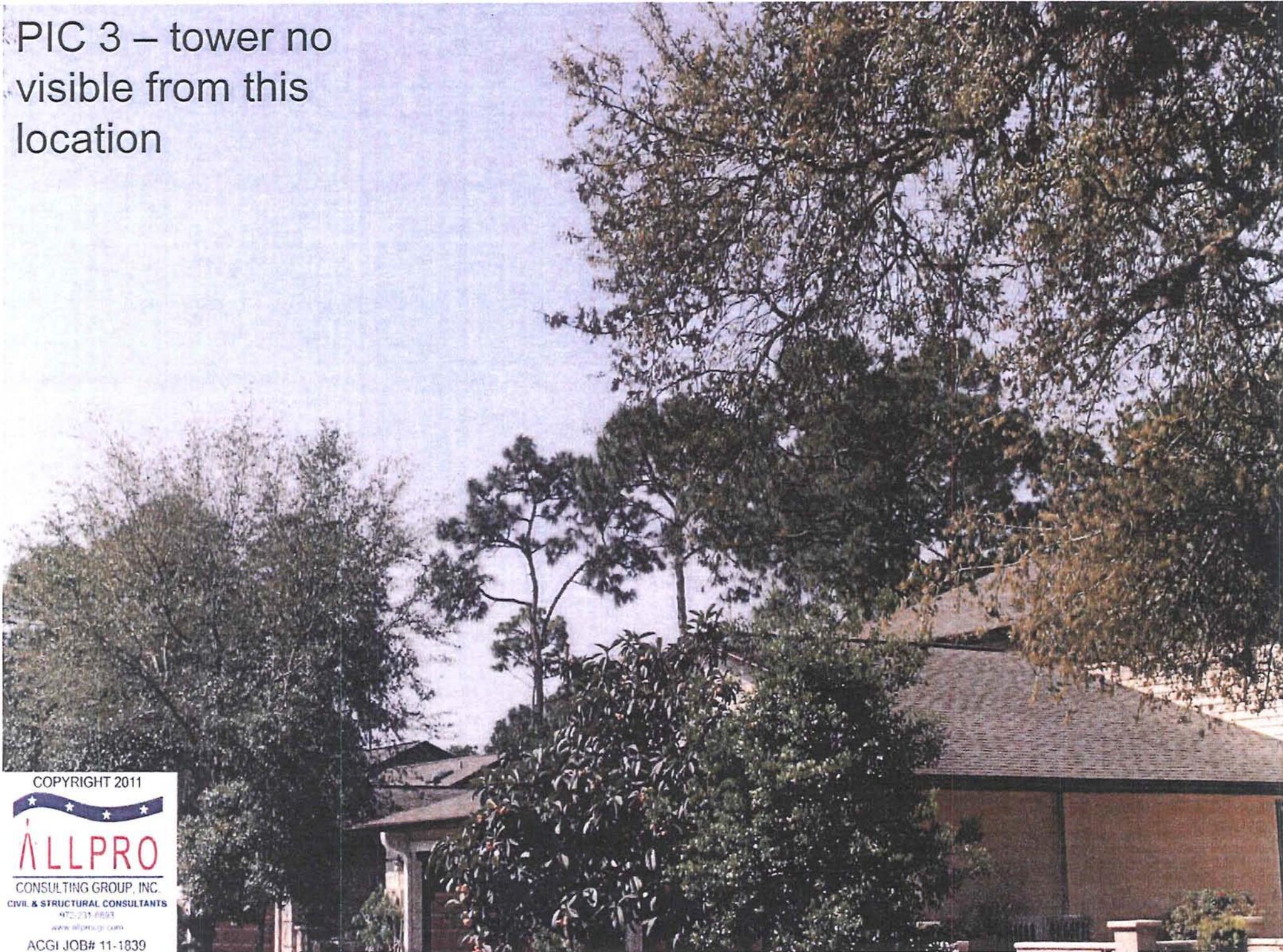
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PIC 3 – tower no
visible from this
location



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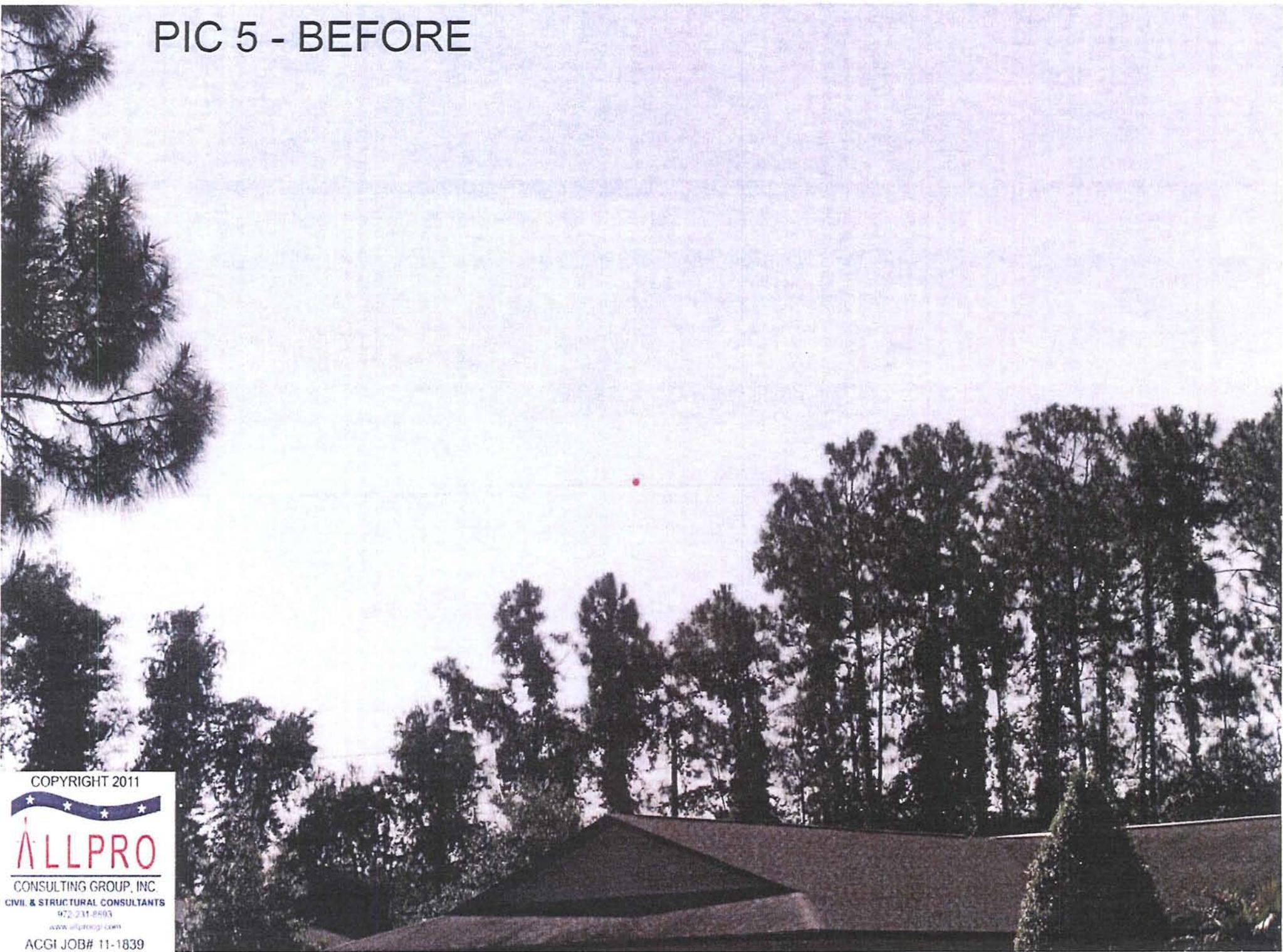


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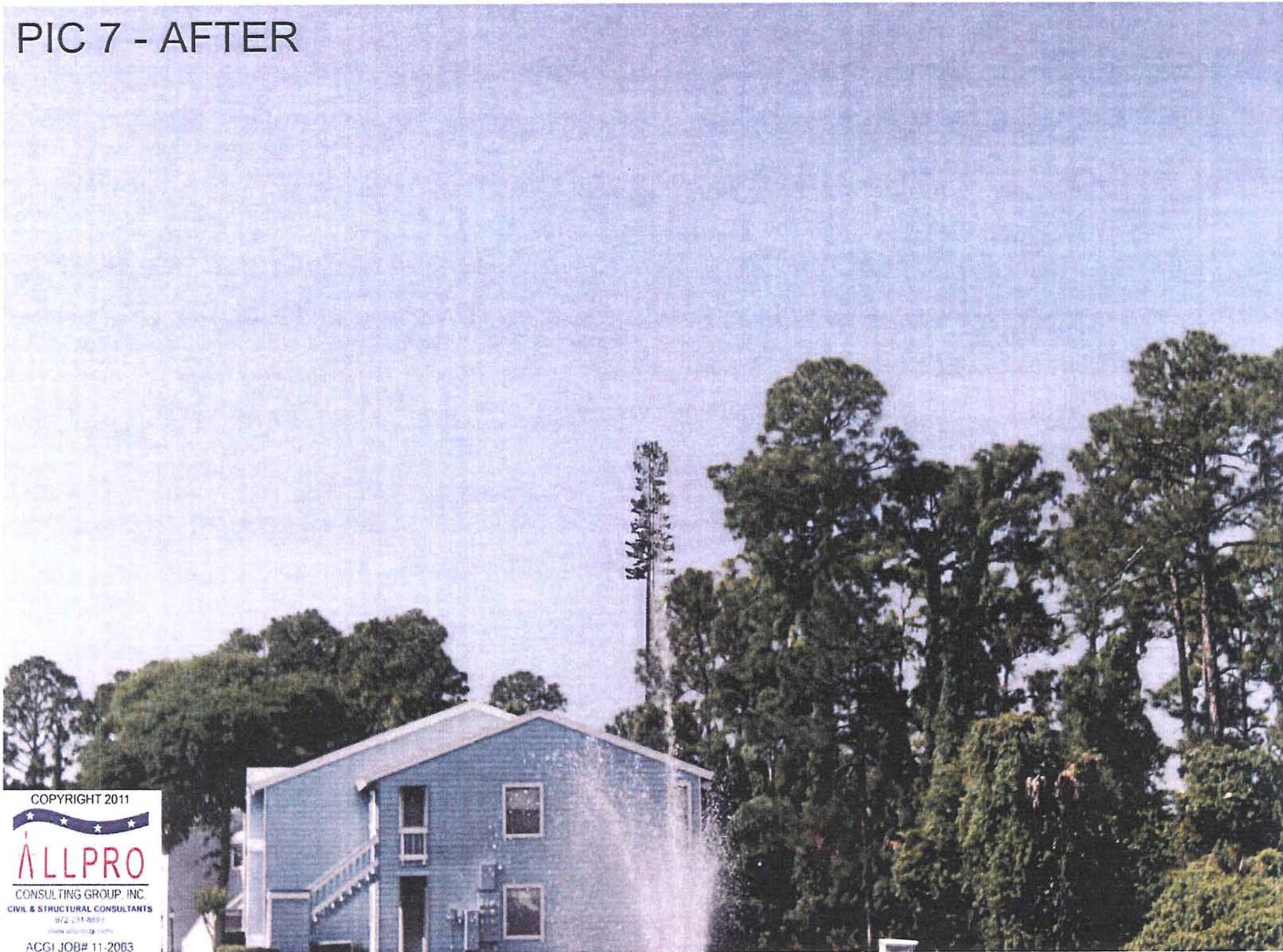
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PIC 8 – tower not visible from this location



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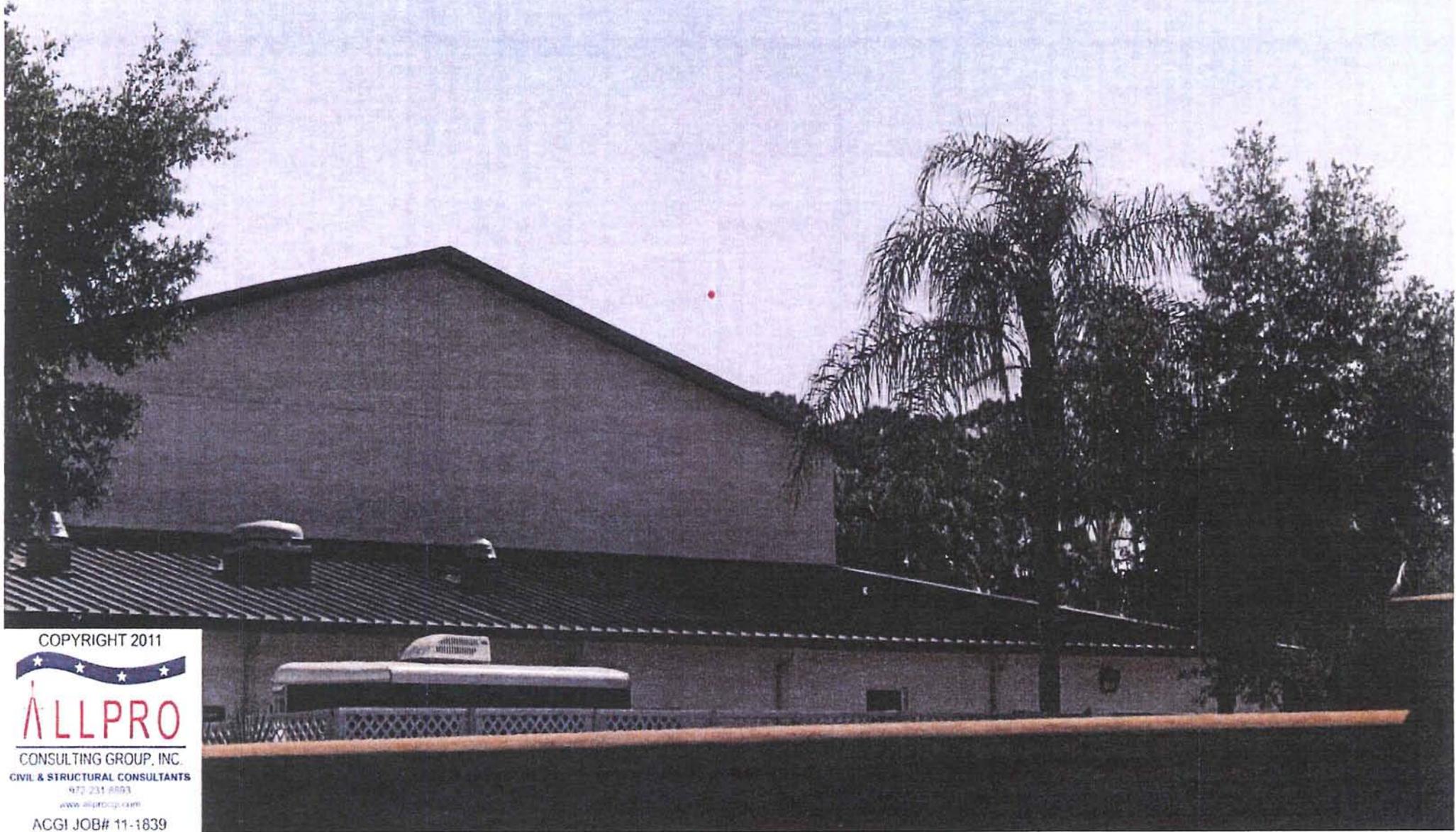


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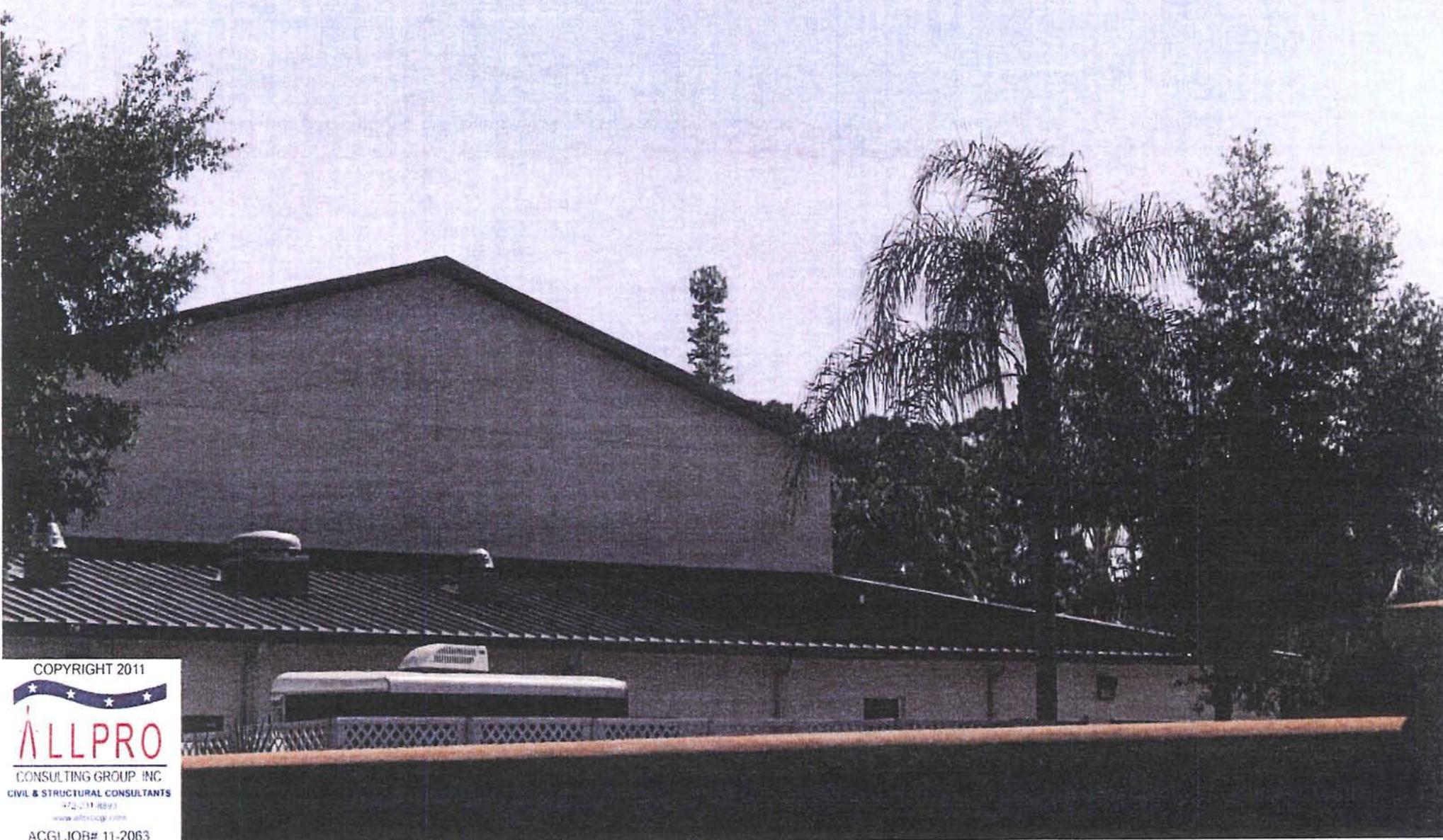


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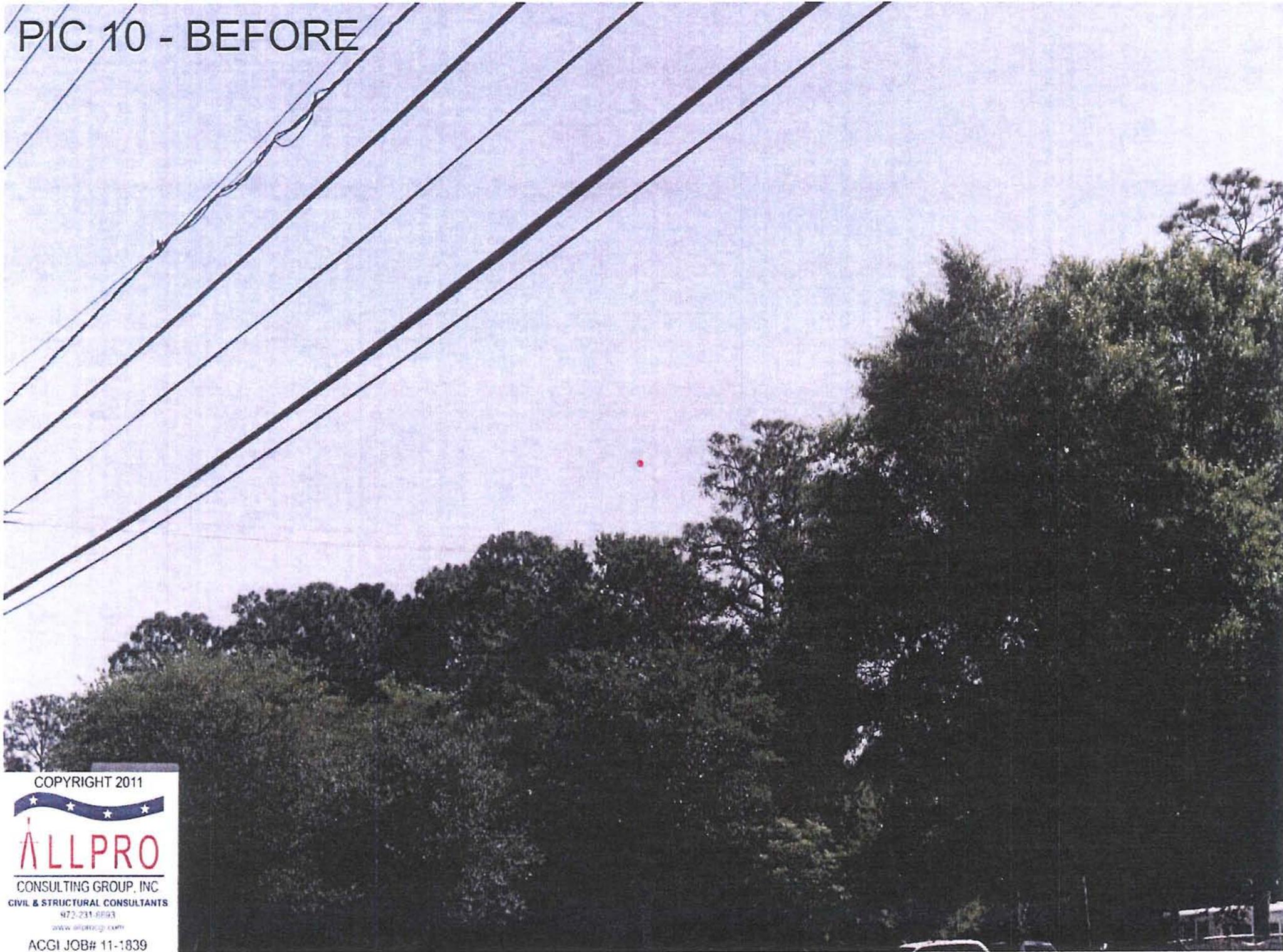
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PIG 11 – tower not visible from this location

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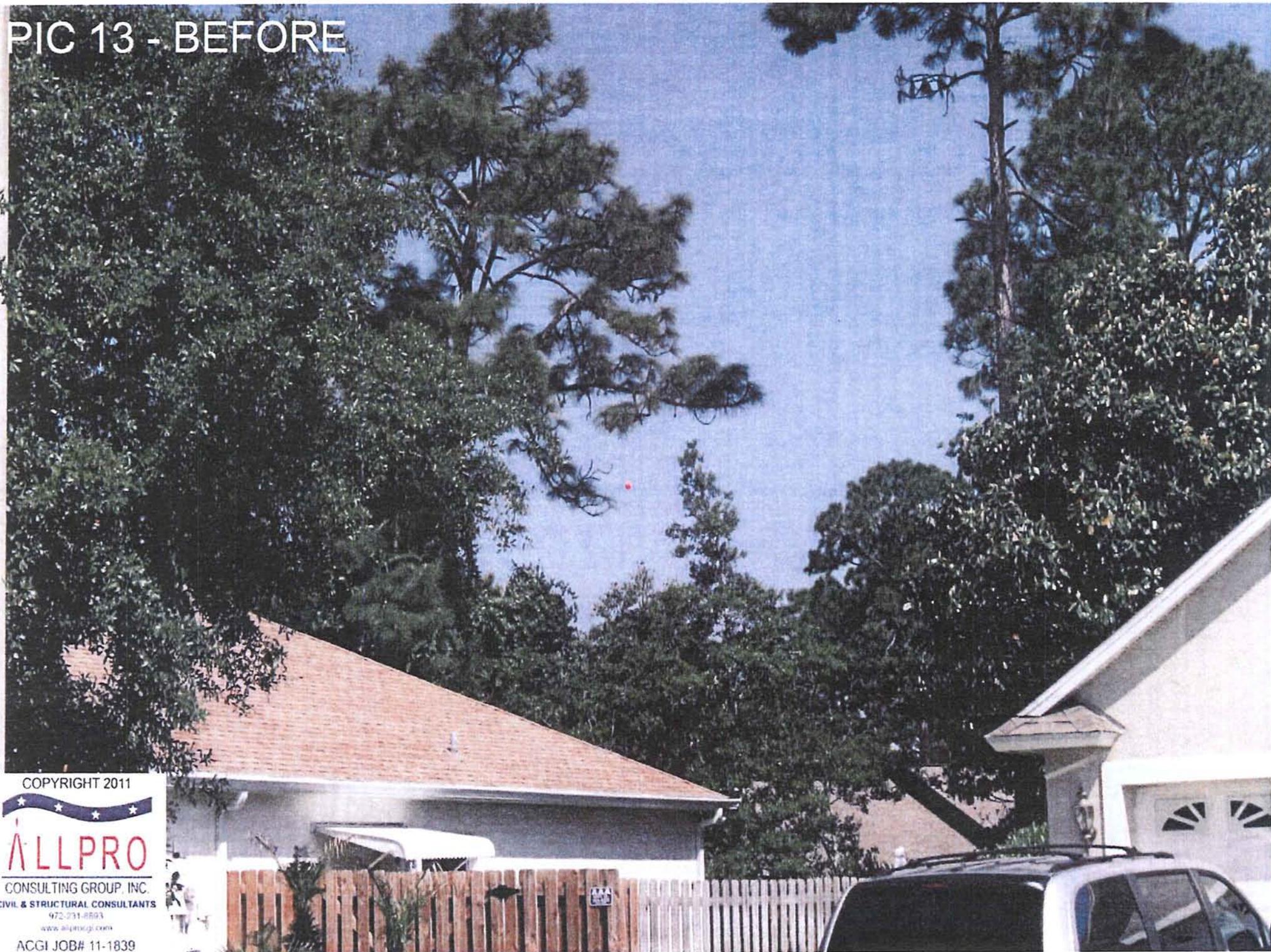
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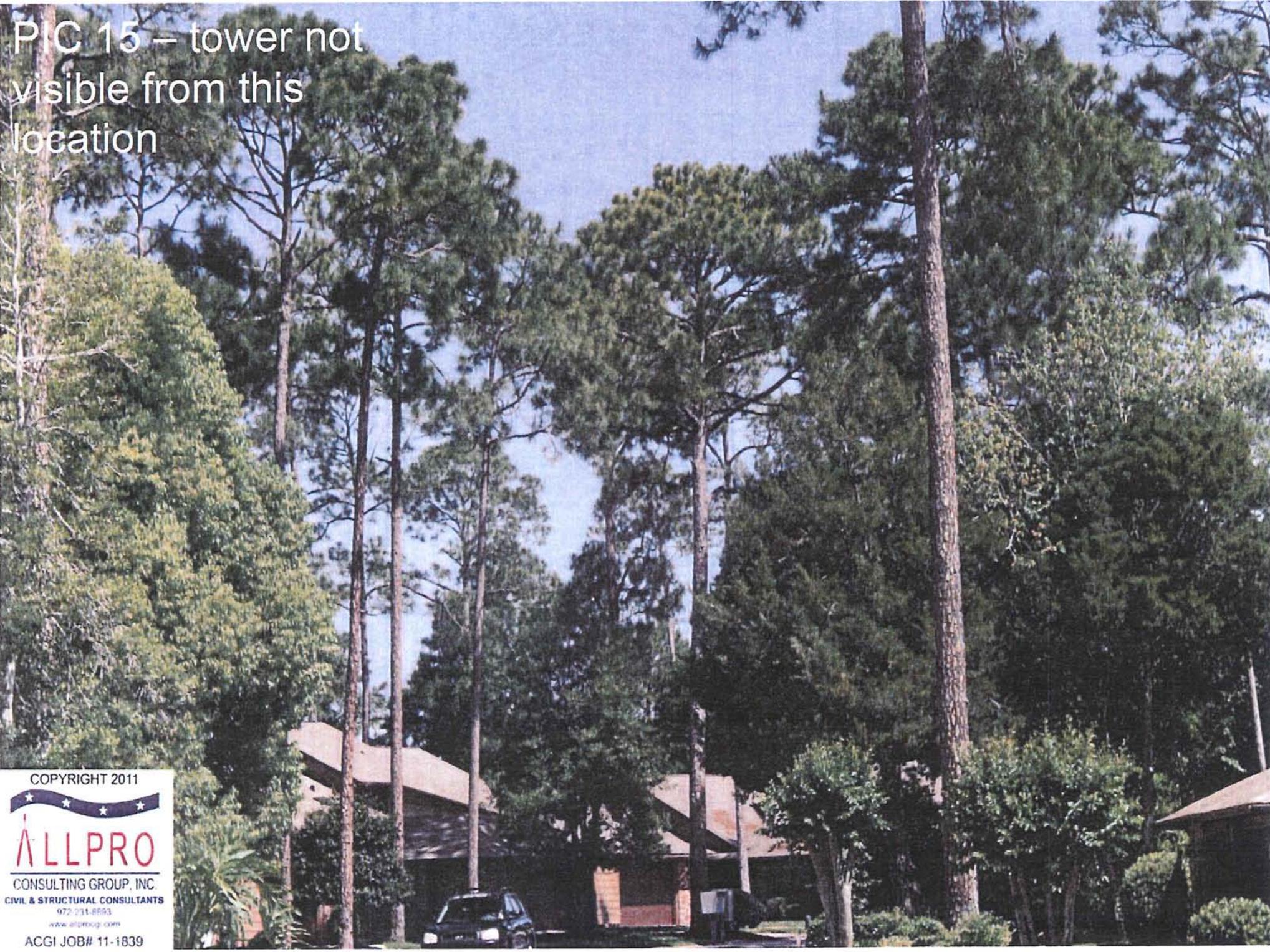
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PIC 15 – tower not visible from this location



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Exhibit C

Site plans



CAPITAL

TELECOM

WEST GRANADA BLVD FL-1102 RAW LAND TOWER SITE

SITE INFORMATION

SITE NAME: WEST GRANADA BLVD
SITE NUMBER: FL-1102
PARCEL: 20-14-32-21-00-00C0
SITE ADDRESS: 1102 WEST GRANADA BLVD, ORMOND BEACH, FL 32174
COUNTY: VOLUSIA
JURISDICTION: CITY OF ORMOND BEACH
SITE COORDINATES: N29° 16' 12.04" (LAT) W81° 05' 50.34" (LONG)
SITE TYPE: PROPOSED TOWER SITE
STRUCTURE TYPE: STEALTH MONOPINE
TOWER HEIGHT: 150'-0" AGL
TOWER OWNER NAME: CAPITAL TELECOM ACQUISITION, LLC
TOWER OWNER ADDRESS: 1500 MT. KEMBLE AVE, SUITE 203 MORRISTOWN, NJ 07960
LEASE AREA: 2,500 SQ FT
ZONING: B-8 COMMERCIAL
FLOOD ZONE: ZONE A
TELCO: AT&T
POWER: FLORIDA POWER & LIGHT

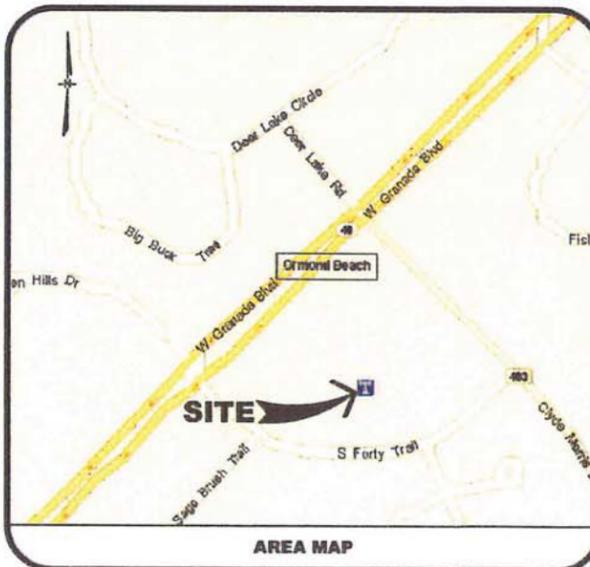
DRIVING DIRECTIONS

BEGINNING FROM ORLANDO INT'L AIRPORT:

1. HEAD EAST ON AIRPORT BLVD, 0.6 MI
2. SLIGHT RIGHT ONTO AIRPORT BLVD E, 463 FT
3. CONTINUE ONTO JEFF FUQUA BLVD, 0.7 MI
4. MERGE ONTO FL-528 E VIA THE RAMP TO COCOA/KENNEDY SPACE CENTER/FLORIDA 417 TOLL/SANFORD UCF/PORT CANAVERAL, 4.3 MI
5. TAKE EXIT 16 FOR FL-417 N, 1.3 MI
6. MERGE ONTO FL-417 TOLL N, 28.9 MI
7. TAKE EXIT 55A TO MERGE ONTO I-4 E TOWARD DAYTONA BEACH, 30.4 MI
8. TAKE THE EXIT ON THE LEFT ONTO I-95 N TOWARD JACKSONVILLE, 7.5 MI
9. TAKE EXIT 268 TOWARD ORMOND BEACH, 0.3 MI
10. MERGE ONTO FL-40 E/W GRANADA BLVD DESTINATION WILL BE ON THE RIGHT, 1.4 MI

1102 W GRANADA BLVD
ORMOND BEACH, FL 32174

THE CONTRACTOR MUST VERIFY ALL FIELD MEASUREMENTS AND CONDITIONS PRIOR TO BID AND TO COMMENCEMENT OF CONSTRUCTION.



SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
T-1	TITLE SHEET
--	SURVEY
N-1	GENERAL NOTES
N-2	CITY OF ORMOND BEACH DETAILS & NOTES
C-1	SITE PLAN
C-2	DETAILED SITE PLAN
C-3	GRADING & DRAINAGE PLAN
C-4	SITE DETAILS
C-5	SITE DETAILS
S-1	TOWER PROFILE & DETAILS
LA-1	LANDSCAPE PLAN
LA-2	LANDSCAPE DETAILS

APPROVALS

SIGNED: _____ DATE: _____
SITE OWNER

SIGNED: _____ DATE: _____
RF ENGINEER

SIGNED: _____ DATE: _____
CONSTRUCTION MANAGER

LESSOR / LICENSOR APPROVAL

SIGNED: _____ DATE: _____

PRINTED NAME: _____

PLEASE CHECK: NO CHANGES CHANGES NEEDED (SEE PLANS)

PREPARED FOR:

CAPITAL
TELECOM

1500 MT. KEMBLE AVE., SUITE 203
MORRISTOWN, NJ 07960
(973) 425-0606

PREPARED BY:

GOFF
COMMUNICATIONS

2130 ASHLEY OAKS CIRCLE
SUITE 102
WESLEY CHAPEL, FL 33544
OFFICE: 813 994 0365
EB# 29708

SEAL:



REVISIONS:

REV	DATE	ISSUED FOR:
1	3/25/13	ADDED CITY NOTES/DETAILS
0	2/21/13	FINAL CD# ISSUED

1 3/25/13 ADDED CITY NOTES/DETAILS
0 2/21/13 FINAL CD# ISSUED

REV DATE ISSUED FOR:
DRAWN BY: MM CHECKED BY: DK
JOB NO:

GRANADA FL-1102

1102 W. GRANADA BLVD.
ORMOND BEACH, FL 32174

SHEET DESCRIPTION:

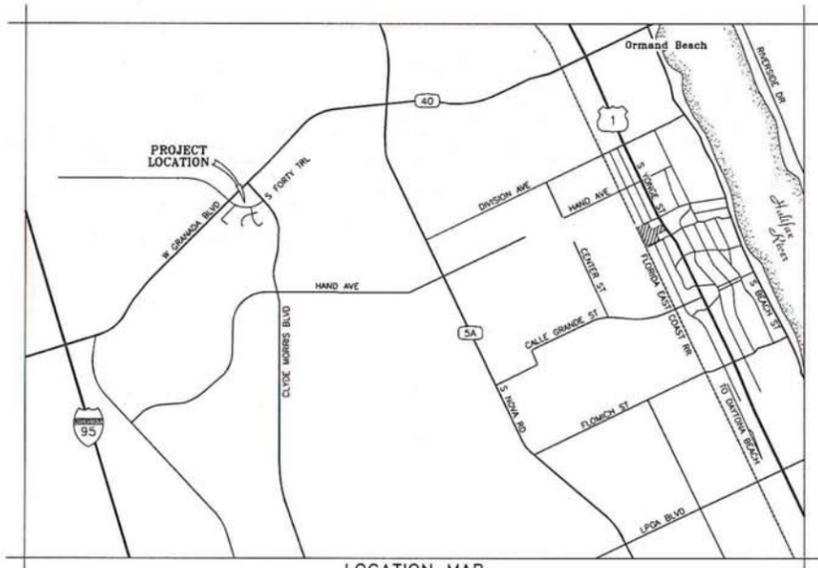
TITLE SHEET

SHEET NUMBER:

T-1

**A MAP SHOWING A BOUNDARY SURVEY OF
A PROPOSED TOWER SITE LEASE AREA AND EASEMENTS
BEING A PORTION OF LANDS DESCRIBED IN DEED BOOK 5723, PAGE 1253
LYING IN TRACT C, TRAILS SOUTH 40, PHASE 1, PLAT BOOK 38, PAGES 134 & 135
ALL OF THE PUBLIC RECORDS, VOLUSIA COUNTY, FLORIDA**

ORMOND BEACH, FLORIDA
(SEE SHEET 2 FOR DESCRIPTION OF LEASE AREA AND EASEMENTS)



LOCATION MAP
-NOT TO SCALE-

PARENT TRACT - DEED BOOK 5723, PAGE 1253

Tract "C" as shown on the map of THE TRAILS, SOUTH FORTY, PHASE I, of record in Map Book 38 at Pages 134 and 135, of the Public Records of Volusia County, Florida, less and except the following parcels:

(i) Parcel conveyed by The Trails, Inc. to Harman Wood Foods, Inc., by Warranty Deed dated May 26, 1983, filed for record on May 27, 1983, and recorded in Official Records Book 2454 at Page 431, of the Public Records of Volusia County, Florida.
(ii) Parcel conveyed by The Trails, Inc. to Commercial National Bank by Warranty Deed dated March 8, 1984, filed for record on March 19, 1984, and recorded in Official Records Book 2547 at Page 556, of the Public Records of Volusia County, Florida.

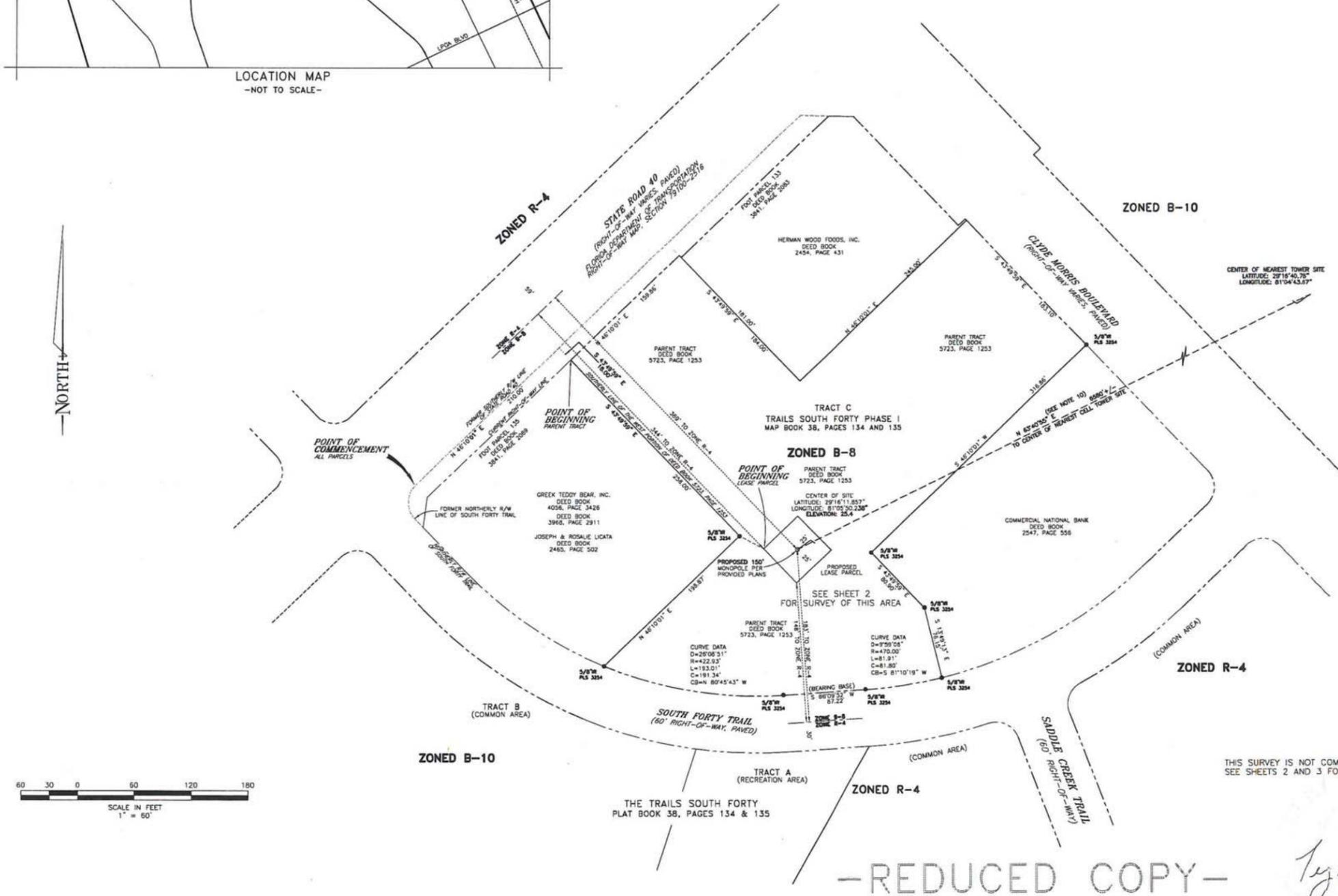
(iii) Parcel conveyed by The Trails, Inc. to Joseph Licata and Rosalie Licata, his wife, by Warranty Deed dated June 30, 1983, filed for record on July 1, 1983, and recorded in Official Records Book 2465 at Page 502, of the Public Records of Volusia County, Florida.

(iv) Parcel conveyed by The Trails, Inc. to Joseph Licata and Rosalie Licata by Warranty Deed dated October 4, 1984, filed for record on November 20, 1984 and recorded in Official Records Book 2627 at Page 1152, of the Public Records of Volusia County, Florida; corrected by that certain corrective Warranty Deed dated in December, 1984, filed for record on January 8, 1985, and recorded in Official Records Book 2641 at Page 1616, of the Public Records of Volusia County, Florida; with the legal description in the previous two deeds corrected by that certain Warranty Deed dated June 22, 1988, filed for record on June 24, 1988 and recorded in Official Records Book 3157 at Page 445, of the Public Records of Volusia County, Florida, which letter deed contains a scrivener's error in the second to the last call which call should read "thence North 46° 10'01" East, a distance of 198.97 feet".

(v) Those lands taken by the State of Florida Department of Transportation in Official Records Book 3841, Page 2083.

Said Parcel being also described as follows:
A portion of Tract "C", as shown on the plat of the Trails South Forty, Phase I, as recorded in Map Book 38, Pages 134,135, of the Public Records of Volusia County, Florida, described as follows: From the intersection of the Northerly Right of Way line of South Forty Trail, a 50 foot Right of Way, with the Southerly Right of Way of State Road 40, a 103 foot right of way, run N 46°10'01" E., along the Southerly right of way line of said State Road 40, a distance of 210.00 feet; thence S 43°49'59" E., a distance of 18.00 feet to the point of beginning of the following described parcel: Thence N 46° 10'01" E, along the new right of way line of State Road 40, per Florida Department of Transportation right of way Map Section 79100-2516, Parcel #133, as recorded in Map Book 3841, at Page 2085 of the Public Records of Volusia County, Florida, a distance of 159.86 feet; thence S 43°49'59" E., a distance of 184.00 feet; thence N 46°10'01" E., a distance of 245.00 feet to a point on the Westerly right of way of Clyde Morris Boulevard, a 100 foot right of way; thence S, 43-49'59" E. along said Westerly right of way line, a distance of 183.10 feet; thence S 46°10'01" W, a distance of 316.86 feet; Thence S 43°49'59" E, a distance of 80.90 feet; thence S 13°49'13" E, a distance of 76.15 feet to the Northeasterly right of way of South Forty Trail, a 60 foot right of way, said point being on the arc of a curve concave Northeasterly, having a radius of 470 feet; thence Northwesterly along the arc of said curve, passing through a central angle of 9°59'06", and having an arc length of 81.91 feet said curve being subtended by a chord bearing and distance of S 81°10'19" W, 81.80 feet to the point of tangency of said curve; thence continue along the right of way of said South Forty Trail S 86°09'52" W, a distance of 87.22 feet to the point of curvature of a curve concave Northeasterly having a radius of 422.93 feet; thence continue along said right of way of South Forty Trail Northwesterly along the arc of said curve passing through a central angle of 26°08'51" and having an arc length of 193.01 feet, said point being subtended by a chord bearing and distance of N 80°45'43" W, 191.34 feet; thence N 46°10'01" E, a distance of 198.87 feet; thence N 43°49'59" W, a distance of 258.00 feet to the Point of Beginning.

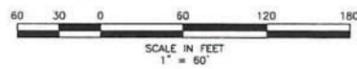
Together with non-exclusive easement for ingress, egress, and parking as set forth in those Cross Easement and Cross Restrictive Covenant Agreements as recorded in Official Records Book 2454, Page 437; Official Records Book 2465, Page 503, as amended in Official Records Book 2627, Page 1155 and as amended in Official Records Book 3157, Page 447; and recorded in Official Records Book 2548, Page 584, of the Public Records of Volusia County, Florida.



NOTES:

- 1.) A BEARING OF S 86°09'52" W WAS ASSUMED ON A PORTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH FORTY TRAIL HOLDING MONUMENTATION FOUND IN PLACE AND SHOWN HEREON. SAID BEARING REFERS TO DEED BOOK 5723, PAGE 1253 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- 2.) ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND WERE PROVIDED BY THE NATIONAL GEODETIC SURVEY AND WERE DETERMINED USING OPUS RS-SOLUTIONS (NGS-OPUS).
- 3.) IN PREPARING THIS SURVEY, REFERENCE WAS MADE TO CW SOLUTIONS TITLE REPORT FOR CAPITAL TELECOM WITH AN EFFECTIVE DATE OF 2/11/2011.
- 4.) THE LEASE AREA AND EASEMENT DESCRIPTIONS SHOWN HEREON WERE PREPARED FROM THIS SURVEY BY THIS OFFICE.
- 5.) THIS IS A SURFACE SURVEY ONLY. UNDERGROUND INFORMATION SHOWN HEREON WAS MARKED ON THE SURFACE BY CARBON TBE AND FIELD LOCATED BY THIS FIRM. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY OR CONFIRM THE ACCURACY OF THE SURFACE MARKINGS.
- 6.) TOPOGRAPHIC INFORMATION SHOWN HEREON REFLECTS CONDITIONS AS THEY EXISTED ON THE SURVEY DATE SHOWN AND CAN ONLY BE CONSIDERED INDICATIVE OF CONDITIONS AT THAT TIME.
- 7.) ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12127C0213H REVISED FEBRUARY 19, 2003, THE SUBJECT PROPERTY SHOWN HEREON LIES IN ZONE A. PER SAID MAP, ZONE A IS A SPECIAL HAZARD AREA INUNDATED BY 100-YEAR FLOOD WITH NO BASE ELEVATIONS DETERMINED.
- 8.) ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY THE CLIENT. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY ZONING DESIGNATIONS. ACCORDING TO DIAGRAM PROVIDED, ZONING DEMARCATION LINES APPEAR TO BE RIGHT OF WAY CENTERLINES.
- 9.) NEAREST TOWER SITE COORDINATES SHOWN HEREON WERE PROVIDED BY THE CLIENT IN THE FORM OF A FEDERAL AVIATION ADMINISTRATION REPORT WITH A COMPLETION DATE OF 03/05/2012.
- 10.) BEARING AND DISTANCE TO THE NEAREST TOWER SITE REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901) AND WERE DERIVED BY CONVERTING GEODETIC COORDINATES (LAT-LON) UTILIZING CORPSCON VERSION 6.0.1.

THIS SURVEY IS NOT COMPLETE WITHOUT SHEETS 1 THROUGH 3.
SEE SHEETS 2 AND 3 FOR TOWER SITE LEASE, EASEMENTS AND TOPOGRAPHIC INFORMATION.



REVISED: 02/19/2013 TO ADD PAVEMENT ELEVATIONS AND ISLANDS ON SOUTH FORTY TRAIL.

SHEET 1 OF 3

GEOMATICS CORP.

SURVEYING-MAPPING-GPS
2804 N. FIFTH STREET, UNIT 101
ST. AUGUSTINE, FL 32080
PHONE (904) 824-3088 FAX (904) 824-3753
4808-1 ROSSELLE STREET
JACKSONVILLE, FL 32254
PHONE (904) 244-0071
LICENSED BUSINESS
FLORIDA #0775 GEORGIA #239
SOUTH CAROLINA #2088 ALABAMA #774



PROJECT No: D-12-1725
SURVEY DATE: 9/21/2012
CAD FILE: 12-1725 Topo.dwg
CHECKED BY: T. Durden
DRAWN BY: A. Wallen
FIELD WORK: T. Durden
FB: 10-Q, Pgs: 3-4

-REDUCED COPY-

Terry M. Durden, Florida PSM #5261
Not Valid Without The Signature And Original Raised Seal Of A Florida Licensed Surveyor & Mapper

GENERAL NOTES:

1. ALL REFERENCES TO OWNER HEREIN SHALL BE CONSTRUED TO MEAN CAPITAL TELECOM, OR IT'S DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE AND/OR COUNTY IN WHICH IT IS TO BE PERFORMED.
3. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
4. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
5. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
6. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE TESTING AGENCY PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.
7. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL BUILDING CODE.
10. ALL PROPOSED CELLULAR EQUIPMENT AND FIXTURES SHALL BE FURNISHED BY OWNER FOR INSTALLATION BY THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE HEREIN.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. PREFABRICATED BUILDING INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

UTILITIES

1. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. LOCATION OF EXISTING SEWER, WATER LINES, GAS LINES, CONDUITS OR OTHER STRUCTURES ACROSS, UNDERNEATH, OR OTHERWISE ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS, AND IF SHOWN ARE ONLY APPROXIMATELY CORRECT. CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR VERIFYING LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES (INCLUDING TEST PITS BY HAND IF NECESSARY) IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF THERE APPEARS TO BE A CONFLICT. FOR ASSISTANCE IN LOCATING EXISTING UTILITIES CALL "NO CUTS", 1-800-432-4770.
2. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS AND CONSTRUCTION MANAGER.
3. DAMAGE BY THE CONTRACTOR TO UTILITIES OR PROPERTY OF OTHERS, INCLUDING EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CLIENT. FOR GRASSED AREAS SEED AND MULCH SHALL BE ACCEPTABLE.
4. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE REQUIREMENTS FOR AND LIMITS OF OVERHEAD AND/OR UNDERGROUND ELECTRICAL SERVICE.
5. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF NEW UNDERGROUND TELEPHONE SERVICE WITH THE TELEPHONE UTILITY AND THE OWNER'S REQUIREMENTS.
6. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED AND TESTED SATISFACTORY PRIOR TO COMMENCING ANY PAVING OPERATIONS WHERE SUCH UTILITIES ARE WITHIN THE LIMITS OF PAVEMENT.

STRUCTURAL STEEL NOTES:

1. DESIGN REQUIREMENTS PER FLORIDA BUILDING CODE (2010 EDITION) AND THE EIA/TIA-222-G STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES. $V_{wind} = 135$ MPH, $V_{wind} = 105$ MPH, PER THE 2010 FLORIDA BUILDING CODE. EXPOSURE CATEGORY C, TOPOGRAPHIC CATEGORY 1, AND STRUCTURE CLASSIFICATION II, PER THE 2010 FLORIDA BUILDING CODE.
2. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE A.I.S.C. SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS- ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN INCLUDING THE COMMENTARY AND THE A.I.S.C. CODE OF STANDARD PRACTICE.
3. STRUCTURAL STEEL PLATES AND SHAPES SHALL CONFORM TO ASTM A26. ALL STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A53 GRADE B. ALL STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRADE B. ALL STRUCTURAL STEEL COMPONENTS AND FABRICATED ASSEMBLIES SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.
4. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) D.1.1/D1.1M:2010. STRUCTURAL WELDING CODE-STEEL WELD ELECTRODES SHALL BE E70XX.
5. ALL COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE AS SPECIFIED BY THE OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
6. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY NORTH AND INFORM OWNER OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
7. ALL CAST IN PLACE CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318 AND ACI 301, AND SHALL HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (U.O.N.). CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL UNLESS OTHERWISE NOTED. MINIMUM CONCRETE COVER SHALL BE 3 INCHES UNLESS OTHERWISE NOTED.
8. ALL REINFORCING STEEL SHALL CONFORM TO ASTM 615 GRADE 60, DEFORMED BILLET STEEL BARS. WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A185.
9. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE LATEST A.I.S.C. SPECIFICATIONS.
10. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS.
11. HOT-DIP GALVANIZE ITEMS SPECIFIED TO BE ZINC-COATED, AFTER FABRICATION WHERE PRACTICAL. GALVANIZING: ASTM A 123, ASTM, A 153/A 153M OR ASTM A 653/A 653M, G90, AS APPLICABLE.
12. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A 780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED, AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS. IN STICK OR PASTE, SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
13. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S INSTRUCTIONS/SPECIFICATIONS IF NO INFORMATION IS CONTAINED IN THESE PLANS OR IF THE MANUFACTURER'S SPECIFICATIONS ARE STRICTER.

PERMITS

CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES.

ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.

ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND THE ACI 318, LATEST EDITION, "BUILDING REQUIREMENTS FOR STRUCTURAL CONCRETE".

THE CONTRACTOR SHALL NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.

THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. IF THE MATERIAL, AFTER REWORKING, REMAINS UNSUITABLE THEN THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL AT HIS EXPENSE. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REWORKED OR REPLACED.

THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL DITCHES, PIPES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURES IN OPERABLE CONDITION.

ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.

ALL DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE OWNER IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED. THE CONTRACTOR SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHEN WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

MISCELLANEOUS

1. ALL THREADED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLES SHALL CONFORM TO ASTM A307 OR ASTM 36. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A325. FASTENERS SHALL BE 5/8" MIN. DIA. BEARING TYPE CONNECTIONS WITH THREADS EXCLUDED FROM THE PLANE. ALL EXPOSED FASTENERS, NUTS, AND WASHERS SHALL BE GALVANIZED UNLESS OTHERWISE NOTED. ALL ANCHORS INTO CONCRETE SHALL BE STAINLESS STEEL.
2. THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
3. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY NORTH AND NOTIFY CONSULTANT OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
4. PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.
5. THOROUGHLY REMOVE ALL PAINT AND CLEAN ALL DIRT FROM SURFACES REQUIRING GROUND CONNECTIONS.
6. MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. ALL BENDS TO BE A MIN. OF 8" RADIUS.
7. FOR GROUNDING TO BUILDING FRAME AND HATCH PLATE GROUND BARS, USE A TWO-BOLT HOLE NEPA DRILLED CONNECTOR SUCH AS T&B 32007 OR APPROVED EQUAL.
8. FOR ALL EXTERNAL GROUND CONNECTIONS, CLAMPS AND CADWELDS, APPLY A LIBERAL PROTECTIVE COATING OR AN ANTI-OXIDE COMPOUND SUCH AS 'NO-OXIDE A' BY DEARBORN CHEMICAL COMPANY.
9. REPAIR ALL METAL SURFACES THAT HAVE BEEN CUT OR DAMAGED BY REMOVING ANY EXISTING RUST AND APPLYING COLD GALVANIZATION.
10. ALL COAXIAL CABLE WILL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE AT DISTANCES NOT TO EXCEED 3' OR THE CABLE MANUFACTURER'S SPECIFICATIONS WHICHEVER IS LESS, WITH HARDWARE SPECIFIED IN THE COAXIAL CABLE ROUTING DETAILS OF THE SUPPLIED STRUCTURAL REPORT.
11. THE COAXIAL ANTENNA CABLE INSTALLER SHALL BE RESPONSIBLE FOR PERFORMING AND SUPPLYING THREE (3) TYPE-WRITTEN SWEEP TESTS (ANTENNA RETURN LOSS TEST). THIS TEST SHALL BE PERFORMED TO THE SPECIFICATIONS AND PARAMETERS OUTLINED BY THE RADIO FREQUENCY ENGINEER. THIS TEST SHALL BE PERFORMED PRIOR TO FINAL ACCEPTANCE OF THE SITE.
12. THE COAXIAL ANTENNA CABLE INSTALLER SHALL BE RESPONSIBLE FOR PERFORMING AND SUPPLYING THE OWNER WITH THREE (3) TYPE-WRITTEN TIME DOMAIN REFLECTOMETER TESTS TO VERIFY CABLE LENGTH AND TO CHECK FOR WATER DAMAGE.
13. VAPOR WRAP WILL BE USED TO SEAL ALL CONNECTIONS.
14. ALL JUMPERS TO THE ANTENNAS FROM THE MAIN TRANSMISSION LINE WILL BE 1/2" DIA. AND SHALL NOT EXCEED 6'-0".
15. ALL MAIN TRANSMISSION CABLES WILL BE TERMINATED AT A POLYPHASED PROTECTOR LOCATED WITHIN 1'-0" OF THE EQUIPMENT SHELTER/ENCLOSURE.
16. ANTENNA CABLE LENGTHS HAVE BEEN DETERMINED BASED ON THESE PLANS. CABLE LENGTHS LISTED ARE APPROXIMATED AND ARE NOT INTENDED TO BE USED FOR FABRICATION. DUE TO FIELD CONDITIONS, ACTUAL CABLE LENGTHS VARY. CONTRACTOR MUST FIELD VERIFY ANTENNA CABLE LENGTHS PRIOR TO ORDER.
17. ALL MAIN CABLES WILL BE COLOR CODED AT FOUR LOCATIONS: A) AT ANTENNA PRIOR TO JUMPER, B) AT THE BOTTOM OF THE TOWER, C) EXTERIOR PART OF THE WAVEGUIDE ENTRY PORT (AT THE SHELTER/CABINET WALL), D) INTERIOR OF THE SHELTER/CABINET.
18. ALL MAIN CABLES WILL BE GROUNDED AT: A) AT THE ANTENNA MOUNTING PIPE, B) MIDDLE OF THE CABLE RUN IF OVER 200', C) AT THE BOTTOM OF THE TOWER, D) PRIOR TO ENTERING EQUIPMENT SHELTER/CABINET (WITHIN 1' OF ENTRY).
19. PROVIDE AT LEAST 6" SLACK IN THE MAIN COAXIAL CABLES AT THE TOWER TOP TO PROVIDE FOR FUTURE CONNECTOR REPLACEMENT.
20. PROVIDE A CABLE DRIP LOOP AT THE BOTTOM OF THE TOWER BELOW THE TOWER BOTTOM GROUND CONNECTIONS AND AS THE CABLE TRANSITIONS TO THE SHELTER/CABINET.
21. CABLE SUPPORT RODS INSIDE SHELTER SHALL BE CUT 2" BELOW LOWER SUPPORT PLATE AND SHALL BE COVERED WITH A RUBBER CAP.
22. METER AND DISCONNECT SHALL BE LABELED WITH AN ENGRAVED PLATE WITH SITE ID NUMBER, SITE NAME, AND ADDRESS.
23. ALL UNISTRUT CUTS AND ANY METAL ENDS WITH RAW EDGES SHALL BE COLD GALVANIZED AND COVERED WITH A PLASTIC/RUBBER CAP.
24. TRAPEZE RODS WILL BE CUT 4 INCHES FROM THE BOTTOM OF THE BUSS AND CAPPED WITH RUBBER CAPS.
25. ANY METAL (I.E. FENCE POSTS) WILL BE GROUNDED WITHIN 6 FEET OF ANY EQUIPMENT.
26. TOWER GROUND TO BE NOT MORE THAN 2 OR 3 FEET FROM TRANSITION (BEND).
27. THE SEAM BETWEEN THE SHELTER AND THE CONCRETE PAD WILL BE GROUTED WITH APPROVED COMPOUND, INCLUDING ANY GAP BETWEEN PAD AND STOOP.

PAINTING:

1. CONTRACTOR TO COORDINATE PAINTING REQUIREMENTS WITH OWNER.
2. PAINT COLORS SHALL BE SELECTED TO MATCH EXISTING COLORS AND TEXTURES.
3. PROVIDE THE BEST QUALITY GRADE OF COATINGS AS REGULARLY MANUFACTURED BY APPROVED PAINT MATERIAL MANUFACTURERS. MATERIALS NOT DISPLAYING THE MANUFACTURER'S IDENTIFICATION AS A STANDARD, BEST-GRADE PRODUCT WILL NOT BE ACCEPTABLE.
4. PROVIDE UNDERCOAT PAINT PRODUCED BY THE SAME MANUFACTURER AS THE FINISH COATS. USE ONLY THINNERS APPROVED BY THE PAINT MANUFACTURER AND USE ONLY WITHIN RECOMMENDED LIMITS.
5. COMPLETELY COVER TO PROVIDE AN OPAQUE, SMOOTH SURFACE OF UNIFORM FINISH, COLOR, APPEARANCE AND COVERAGE. CLOUDINESS, SPOTTINGS, HOLIDAYS, LAPS, BRUSHMARKS, RUNS, SAGS, ROPINESS, OR OTHER SURFACE IMPERFECTIONS WILL NOT BE ACCEPTABLE.

PREPARED FOR:



1500 MT. KEMBLE AVE., SUITE 203
MORRISTOWN, NJ 07960
(973) 425-0606

PREPARED BY:



2130 ASHLEY OAKS CIRCLE
SUITE 102
WESLEY CHAPEL, FL 33544
OFFICE: 813 994 0365
EB# 29708

SEAL:



3-29-13
Marc P. Maier

MARC P. MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

REVISIONS:

NO.	DATE	DESCRIPTION

1 3/25/13 ADDED CITY NOTES/DETAILS

0 2/21/13 FINAL CDs ISSUED

REV DATE ISSUED FOR:

DRAWN BY: MM CHECKED BY: DK

JOB NO:

GRANADA
FL-1102

1102 W. GRANADA BLVD.
ORMOND BEACH, FL 32174

SHEET DESCRIPTION:

GENERAL NOTES

SHEET NUMBER:

N-1

IN ORDER TO ENSURE THAT NEW DEVELOPMENTS WITHIN THE CITY ARE CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH CITY REGULATIONS AND THE APPROVED DRAWINGS "AS-BUILT" DRAWINGS ARE REQUIRED.

THE FOLLOWING INFORMATION IS REQUIRED ON ALL PAVING AND DRAINAGE "AS-BUILT" DRAWINGS:

1. PAVEMENT AND CURB WIDTHS SHALL BE VERIFIED AND DIMENSIONED FOR EACH STREET AT EACH BLOCK. ALL DATA AT INTERSECTIONS SHALL BE VERIFIED AND DIMENSIONED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.
2. ROADWAY ELEVATIONS SHALL BE RECORDED AT ALL GRADE CHANGES OR OTHER INTERVALS AS NEEDED ALONG ALL STREETS. STREET CENTERLINE AND CURB INVERT ELEVATIONS SHALL BE RECORDED AS NOTED. THE "AS-BUILT" CENTERLINE PROFILE OF ALL STREETS SHALL ALSO BE SHOWN ON THE PLAN AND PROFILE SO IT MAY BE COMPARED TO THE EXISTING AND DESIGNED PROFILE GRADE LINES. ALL STREET CENTERLINES ON "AS-BUILTS" SHALL BE LABELED WITH STREET NAME AND RIGHT-OF-WAY WIDTH ON EVERY PAGE.
3. STORM DRAINAGE STRUCTURES SHALL BE LOCATED AND/OR DIMENSIONED FROM CENTERLINES OR LOT LINES AS APPROPRIATE.
4. STORM DRAINAGE PIPE INVERT AND STRUCTURE TOP AND BOTTOM ELEVATIONS SHALL BE RECORDED AND CLEARLY IDENTIFIED AS "AS-BUILT" INFORMATION. DESIGN ELEVATIONS SHALL BE CROSSED OUT AND "AS-BUILT" INFORMATION WRITTEN NEXT TO IT.
5. STORM DRAINAGE PIPE MATERIAL, LENGTH, AND SIZE SHALL BE MEASURED AND/OR VERIFIED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.
6. ALL APPLICABLE TOPOGRAPHIC INFORMATION PERTINENT TO THE ON SITE DRAINAGE SYSTEM SUCH AS DITCHES, LAKES, CANALS, ETC. THAT ARE DEEMED APPROPRIATE BY THE CITY SHALL BE NOTED. NORMALLY, RECORDING ELEVATIONS EVERY 100 FEET AT THE TOP OF BANK AND TOE OF SLOPE WILL BE REQUIRED. MEASUREMENTS SHALL BE SHOWN AND RECORDED IN ORDER TO ACCURATELY REPRODUCE THESE FEATURES TO THE ROADWAY CENTERLINES AND TO PLAT LINES. WHEREVER POSSIBLE, CONTOUR LINES SHALL BE UTILIZED TO GRAPHICALLY REPRODUCE THESE TOPOGRAPHIC FEATURES.
7. RETENTION AREAS SHALL HAVE THEIR TOP-OF-BANK AND BOTTOM ELEVATIONS RECORDED. ACTUAL MEASUREMENTS SHALL BE TAKEN AND DIMENSIONS RECORDED OF THE SIZE OF ALL RETENTION AREAS. MEASUREMENTS SHALL BE DONE FROM TOP-OF-BANK TO TOP-OF-BANK WITH SIDE SLOPES INDICATED. SEPARATE CALCULATIONS SHALL BE SUBMITTED TO INDICATE REQUIRED AND PROVIDED RETENTION VOLUMES.
8. STORM DRAINAGE SHALE CENTERLINES SHALL BE LOCATED AND ELEVATIONS OF FLOW LINE SHALL BE RECORDED EVERY 100 FEET.
9. ANY SPECIAL FEATURES SUCH AS CONCRETE FLUMES, LAKE BANKS, WALLS, FENCINGS, ETC., WHICH WERE A PART OF THE APPROVED CONSTRUCTION DRAWINGS SHOULD ALSO BE LOCATED AND DIMENSIONED.
10. ACTUAL MATERIALS USED AND ELEVATIONS AND DIMENSIONS OF OVERFLOW WEIR STRUCTURES AND SUMMERS SHALL BE NOTED ON THE "AS-BUILT".

THE FOLLOWING INFORMATION IS REQUIRED ON ALL WATER AND SEWER "AS-BUILT" DRAWINGS:

11. SANITARY SEWER MANHOLES SHALL BE VERIFIED AND DIMENSIONED FROM STREET CENTERLINES OR LOT LINES AS APPROPRIATE. ALL RIM AND INVERT ELEVATIONS SHALL BE VERIFIED AND RECORDED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.
12. SANITARY SEWER LINE LENGTHS, SIZES, MATERIAL, SLOPE, ETC., SHALL BE VERIFIED AND RECORDED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.



STANDARD CONSTRUCTION DETAIL
REQUIREMENTS FOR "AS-BUILT" DRAWINGS

INDEX
M-1A
JAN 2012

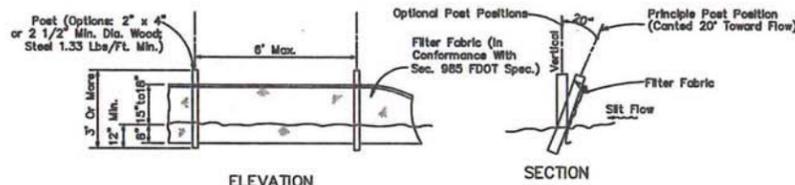
GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ORMOND BEACH'S LAND DEVELOPMENT CODE REQUIREMENTS, AND THE STANDARD CONSTRUCTION DETAILS AND CONSTRUCTION SPECIFICATIONS (SCSOS). AN ENGINEERING PERMIT AND TREE REMOVAL PERMIT IS REQUIRED PRIOR TO STARTING CONSTRUCTION.
2. NO LAND SHALL BE CLEARED, EXCAVATED OR FILLED AND NO STRUCTURE SHALL BE ERRECTED, REPAIRED OR DEMOLISHED WITHOUT PROPER PERMIT(S) AS REQUIRED BY THE CITY OF ORMOND BEACH.
3. NOTIFY THE CITY OF ORMOND BEACH'S ENGINEERING DIVISION AT 678-3289 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. ANY CONSTRUCTION CHANGES TO APPROVED PLANS SHALL BE SUBMITTED TO THE CITY OF ORMOND BEACH FOR APPROVAL PRIOR TO PERFORMING THE WORK.
5. ROAD CONSTRUCTION AND PIPE INSTALLATION COMPACTION AND DENSITY TESTING SHALL CONFORM TO THE CITY OF ORMOND BEACH'S MINIMUM REQUIREMENTS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO THE CITY INSPECTOR AND THE CITY'S ENGINEERING DIVISION.
6. A PRE-PAVING UTILITY INSPECTION MUST BE REQUESTED AND COMPLETED PRIOR TO THE PAVING OF ALL ROADS, STREETS, AND PARKING AREAS.
7. A FINAL INSPECTION, TO BE CONDUCTED BY THE CITY OF ORMOND BEACH, SHALL BE PERFORMED ON ALL CONSTRUCTION. THE DESIGN ENGINEER SHALL NOTIFY THE CITY OF ORMOND BEACH'S ENGINEERING DIVISION 678-3289 WHEN REQUESTING A FINAL INSPECTION.
8. THREE COMPLETE SETS OF AS-BUILT DRAWINGS (5 FOR SUBDIVISIONS) ARE REQUIRED TO BE SUBMITTED TO THE CITY OF ORMOND BEACH PRIOR TO REQUESTING A FINAL INSPECTION.
9. THE CITY HAS A CONTRACTOR FOR ROLL OFF SERVICE. NO OTHER CONTRACTOR SHALL BE PERMITTED TO PROVIDE THIS SERVICE. VERIFY COMPANY UNDER CONTRACT WITH THE CITY.
10. CONSTRUCTION SITES THAT DISTURB ONE ACRE OR MORE WILL BE REQUIRED TO SEEK COVERAGE UNDER THE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. IN ACCORDANCE WITH THIS REQUIREMENT, A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE SUBMITTED TO THE CITY'S ENGINEERING DIVISION PRIOR TO CONSTRUCTION TO BE IN COMPLIANCE WITH THE PERMIT.
11. CONTRACTOR WILL FOLLOW REQUIRED WASTE MANAGEMENT PRACTICES
12. SEEDING OR SODDING SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.
13. ANY FIELD MODIFICATIONS OR DEVIATIONS TO THIS CONSTRUCTION PLAN REQUIRES WRITTEN APPROVAL BY BOTH THE ENGINEER OF RECORD AND THE CITY OF ORMOND BEACH ENGINEERING DIVISION.



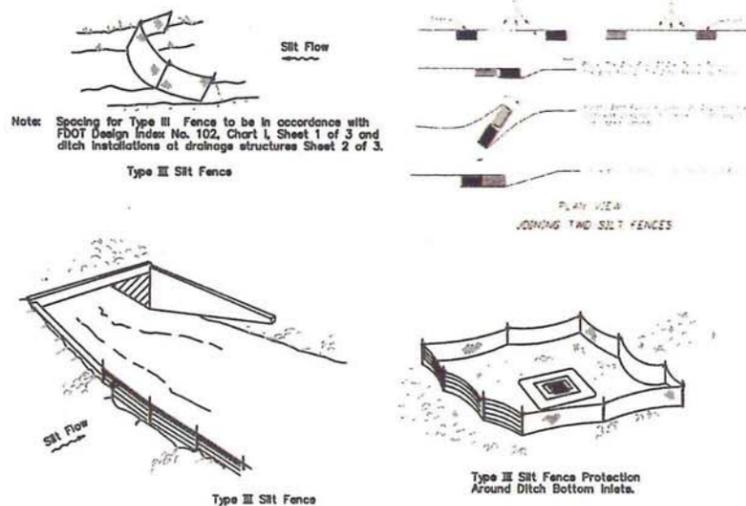
STANDARD CONSTRUCTION DETAIL
GENERAL CONSTRUCTION NOTES

INDEX
M-2
JAN 2012



Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE III SILT FENCE



SILT FENCE APPLICATIONS



STANDARD CONSTRUCTION DETAIL
EROSION CONTROL - SILT FENCE

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M-15
JAN 2012

CONTRACTOR REQUIREMENTS FOR SITE CLEARING,
GRADING, AND EROSION CONTROL DESIGN AND
CONSTRUCTION NOTES

THE FOLLOWING MEASURES REPRESENT MINIMUM STANDARDS TO BE ADHERED TO BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION OF A PROJECT. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL MEASURES TO BE EMPLOYED WHEN WARRANTED BY EXTREME CONDITIONS AND/OR THE FAILURE OF THE CONTRACTOR TO EMPLOY THE APPROPRIATE EROSION CONTROL BEST MANAGEMENT PRACTICES. FAILURE TO COMPLY WITH THESE PROVISIONS SHALL RESULT IN THE ISSUANCE OF A "STOP WORK ORDER".

1. NO DISTURBANCE OF PROPOSED CONSERVATION EASEMENTS, NATURAL BUFFERS, OR WATER BODIES IS PERMITTED. THE CONTRACTOR SHALL LOCATE THESE AREAS ON SITE AND BARRICADE THEM TO AVOID ANY UNAUTHORIZED CLEARING, BARRICADES AND OTHER PROTECTIVE FENCING ARE TO BE LOCATED AT THE DRIP LINE OF EXISTING NATIVE TREES OR AT THE EDGE OF THE NATIVE UNDER-STORY HABITAT, WHICHEVER IS NEAREST TO THE CONSTRUCTION ACTIVITY.
2. SPECIMEN AND HISTORIC TREES, CONSERVATION EASEMENTS, NATURAL VEGETATION BUFFERS, AND SIMILAR AREAS MUST BE PROTECTED BY BARRICADES OR FENCING PRIOR TO CLEARING. BARRICADES ARE TO BE SET AT THE DRIP LINE OF THE TREES AND MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. BARBED WIRE IS NOT PERMITTED AS A PROTECTIVE BARRIER.
3. WHERE A CHANGE OF GRADE OCCURS AT THE DRIP LINE OF A SPECIMEN TREE, SILT FENCES WILL BE REQUIRED DURING CONSTRUCTION AND RETAINING WALLS MUST BE INSTALLED PRIOR TO FINAL ACCEPTANCE BY THE CITY.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL PROTECTIVE VEGETATION BARRICADES AND EROSION CONTROL STRUCTURES AND MEASURES IN PLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK, INCLUDING PRELIMINARY GRUBBING. THESE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, TEMPORARY CONSTRUCTION FENCES, SYNTHETIC JUTE BALES, WATTLES, &/OR HAVE BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED, SILT FENCES, AND FLOATING TURBIDITY BARRIERS. FURTHER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF THE ENTIRE PROJECT. MAINTENANCE SHALL INCLUDE PERIODIC INSPECTION AND REMOVAL OF DEBRIS ABUTTING EROSION CONTROL DEVICES.
5. PRIOR TO THE INSTALLATION OF ANY FILL MATERIALS ON SUBJECT SITE, SILT FENCES SHALL BE INSTALLED (1) ALONG SUBJECT SITE BOUNDARY AND PROPERTY LINES, (2) AT THE EDGE OF CONSERVATION EASEMENTS AND WETLANDS, (3) ADJACENT TO NATURAL LANDSCAPE BUFFERS, (4) AROUND THE PERIMETER OF EXISTING STORM WATER TREATMENT FACILITIES, AND (5) AT ANY ADDITIONAL AREAS THAT THE CITY DEEMS NECESSARY TO BE PROTECTED FROM POTENTIAL EROSION IMPACTS DURING CONSTRUCTION. THESE CONDITIONS SHALL APPLY IN ALL INSTANCES WHERE FILL MATERIAL IS BEING INSTALLED WITHIN 25 FEET OF ANY OF THE AFOREMENTIONED LOCATIONS. WHILE THESE ITEMS REPRESENT THE MINIMUM REQUIREMENTS, THE CITY RESERVES THE RIGHT TO IMPOSE ADDITIONAL PROTECTIVE MEASURES, AS DETERMINED DURING ACTUAL SITE VISITS CONDUCTED AS PART OF THE STANDARD REVIEW OF THE SITE THROUGHOUT PROJECT CONSTRUCTION.
6. AT A MINIMUM, THE CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS. SUFFICIENT GRASS COVERAGE IS TO BE ESTABLISHED WITHIN TWO WEEKS.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR THROUGH SCHEDULING, TO MINIMIZE THE DISTURBANCE OF SITE AREAS THAT HAVE BEEN BROUGHT TO THEIR PROPOSED FINAL GRADE. WITHIN SEVEN (7) DAYS OF BRINGING A SUBJECT AREA TO ITS FINAL GRADE OR INACTIVITY IN CONSTRUCTION, THE CONTRACTOR SHALL INSTALL SEED AND MULCH OR SOD, AS REQUIRED. ANY PROJECT THAT IS INACTIVE FOR A PERIOD OF 30 DAYS OR MORE SHALL BE STABILIZED TO THE SATISFACTION OF THE CITY OF ORMOND BEACH
8. ONCE AN AREA IS SEEDED OR SODDED, IT MUST BE MAINTAINED BY THE CONTRACTOR TO ALLOW THE GRASS TO BECOME ESTABLISHED. IF THE GRASS IS NOT ESTABLISHED WITHIN TWO WEEKS THE CITY MAY REQUIRE THE CONTRACTOR TO RE-SEED OR A NON-VEGETATIVE OPTION MAY BE EMPLOYED.
- A. 9. ABSOLUTELY NO BURYING OF CLEARED MATERIALS IS PERMITTED.



STANDARD CONSTRUCTION DETAIL
CONTRACTOR REQUIREMENTS FOR SITE CLEARING,
GRADING, AND EROSION CONTROL DESIGN AND
CONSTRUCTION NOTES

INDEX
M-16A
JAN 2012

PREPARED FOR:



1500 MT. KEMBLE AVE., SUITE 203
MORRISTOWN, NJ 07960
(973) 425-0606

PREPARED BY:



2130 ASHLEY OAKS CIRCLE
SUITE 102
WESLEY CHAPEL, FL 33544
OFFICE: 813 994 0365
EB# 29708



3-25-13
Maier
MARC P. MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

REVISIONS:

REV	DATE	ISSUED FOR:
1	3/25/13	ADDED CITY NOTES/DETAILS
0	2/21/13	FINAL CD# ISSUED
REV	DATE	ISSUED FOR:
DRAWN BY: MM	CHECKED BY: DK	
JOB NO:		

GRANADA
FL-1102

1102 W. GRANADA BLVD.
ORMOND BEACH, FL 32174

SHEET DESCRIPTION:

CITY OF ORMOND BEACH
DETAILS AND NOTES

SHEET NUMBER:

N-2

NOTES:

1. THERE IS A PRIVATELY OWNED WATER AND SEWER SYSTEM ON THIS SITE. IT APPEARS THAT THE WATER AND SEWER SYSTEM IS OUTSIDE OF THE PROPOSED LEASE AREA.

2. THE EXISTING TV LINE ROUTED THROUGH THE PROPOSED LEASE AREA. THIS TV LINE MUST BE RE-ROUTED OUTSIDE THE COMPOUND AREA.

PREPARED FOR:



1500 MT. KEMBLE AVE., SUITE 203
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PREPARED BY:



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WESLEY CHAPEL, FL 33544
OFFICE: 813 994 0365
EB# 29708

SEAL:



3-25-13
Marc P. Maier

MARC P. MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

REVISIONS:

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DRAWN BY: MM CHECKED BY: DK

JOB NO:

**GRANADA
FL-1102**

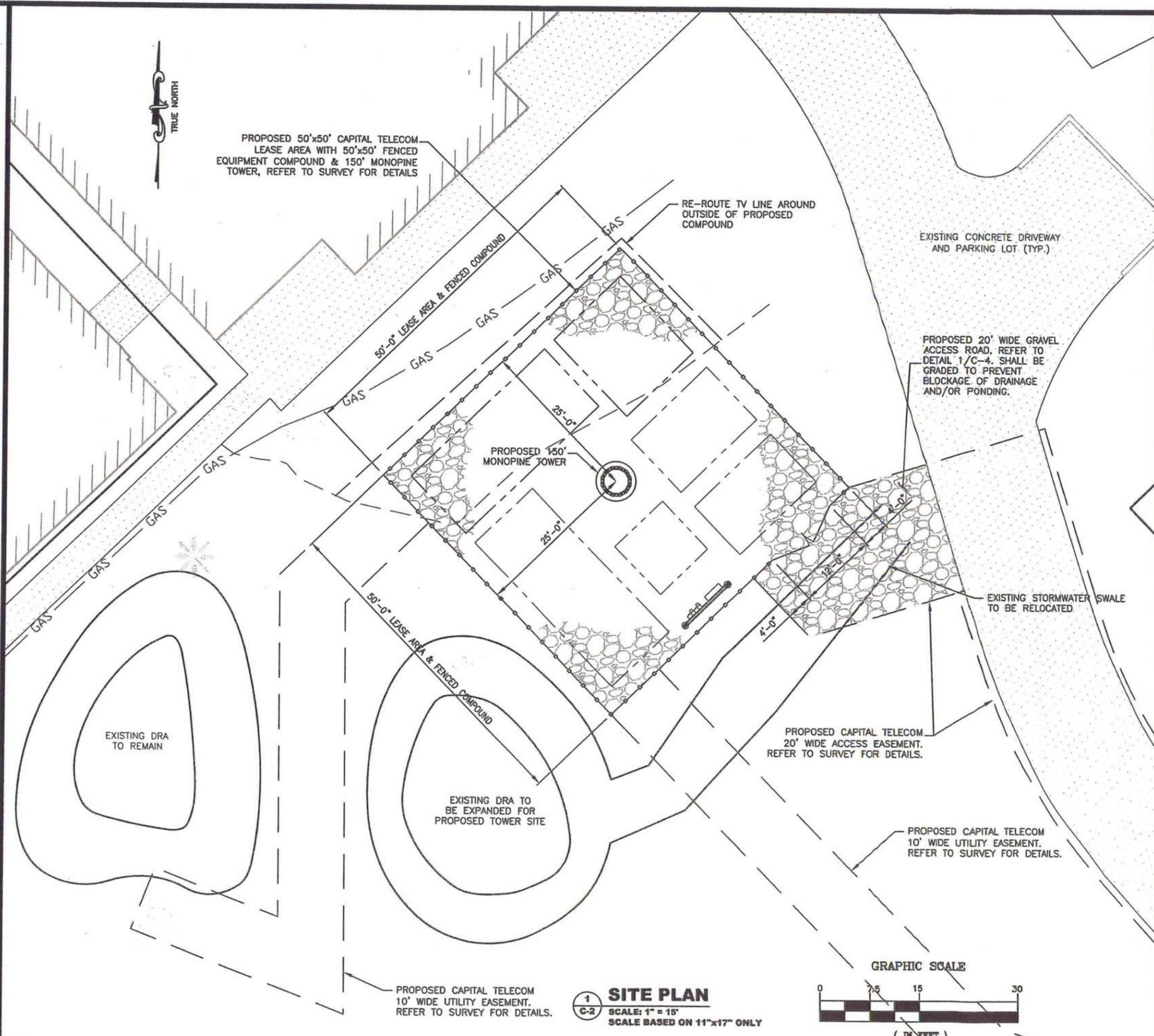
1102 W. GRANADA BLVD.
ORMOND BEACH, FL 32174

SHEET DESCRIPTION:

DETAILED
SITE PLAN

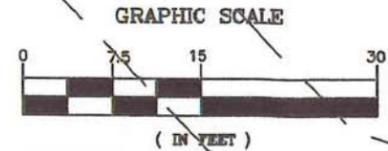
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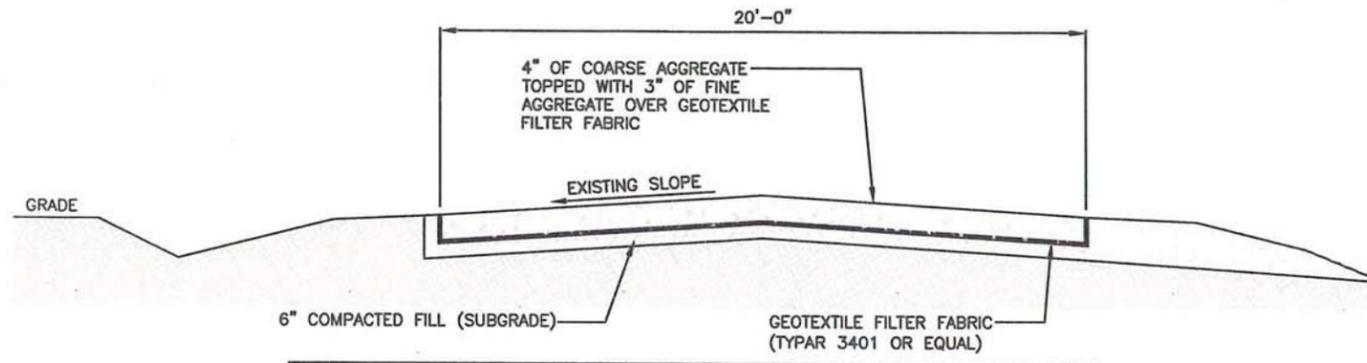
C-2



PROPOSED CAPITAL TELECOM
10' WIDE UTILITY EASEMENT.
REFER TO SURVEY FOR DETAILS.

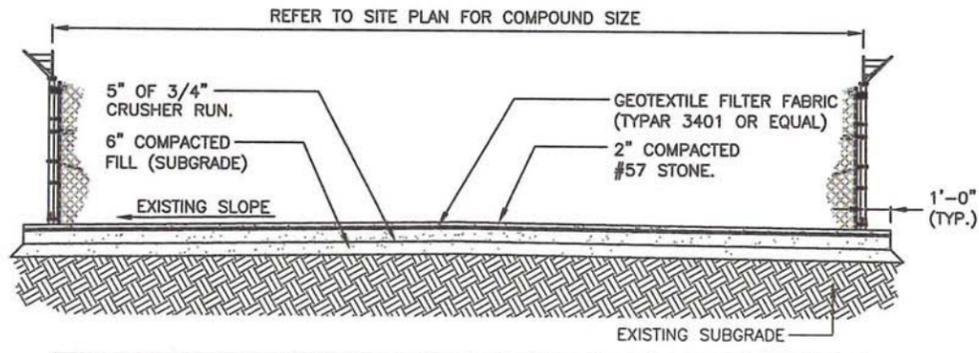
1
C-2 **SITE PLAN**
SCALE: 1" = 15'
SCALE BASED ON 11"x17" ONLY





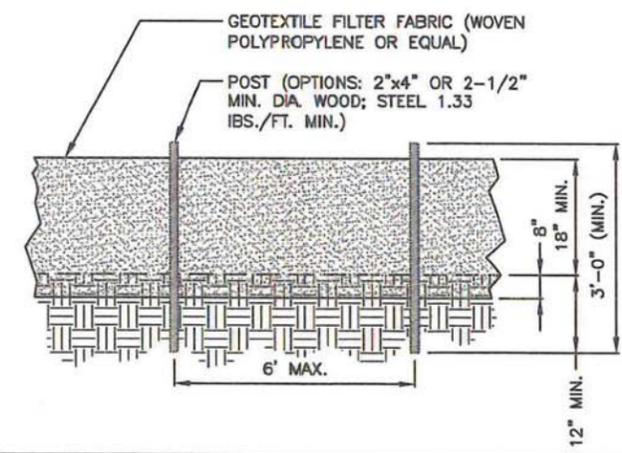
- NOTES:**
1. STONE SHALL BE COMPACTED 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
 2. PRIOR TO LAYING THE STONE THE ACCESS ROADWAY SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.
 3. A MINIMUM TURNING RADIUS OF THE ACCESS ROAD SHALL BE 55 DEGREES FOR THE SHELTER DELIVERY.
 4. THE MAXIMUM LONGITUDINAL SLOPE OF THE ACCESS ROAD SHALL NOT EXCEED 10%.
 5. CONTRACTOR, AT MINIMUM, MUST REMOVE OR TRIM ALL TREES THAT ARE WITHIN 3' OF THE ACCESS ROAD ON BOTH SIDES.

1 TYPICAL ACCESS DRIVE SECTION DETAIL
SCALE: N.T.S.



- NOTES:**
1. SITE WILL BE GRADED TO ALLOW DRAINAGE AWAY FROM TOWER AND SHELTER.
 2. PRIOR TO LAYING THE STONE, THE COMPOUND SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.
 3. AFTER PROJECT COMPLETION ALL DISTURBED AREAS MUST BE SEEDED WITH LOW MAINTENANCE GRASS.
 4. STONE SHALL BE COMPACTED 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 TO PREVENT IMMEDIATE EROSION AND EASE IN DRIVING ACCESSIBILITY.

2 TYPICAL COMPOUND SECTION DETAIL
SCALE: N.T.S.



- NOTES:**
1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION. INSTALL SILT FENCE AS SHOWN WHERE ADDITIONALLY REQUIRED FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS, AND WATERWAYS.
 2. CONTRACTOR SHALL INSPECT INSTALLED EROSION CONTROL DEVICE WEEKLY DURING CONSTRUCTION AND AFTER HEAVY RAINS FOR DAMAGE. MAINTENANCE SHALL INCLUDE CLEANING BUILT-UP SEDIMENT BEHIND THE BARRIERS AND/OR REPLACING DAMAGED SECTIONS.
 3. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
 4. HAY BALES BE SHALL NOT BE USED AS EROSION CONTROL.
 5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE FREE OF DRAINAGE PROBLEMS.
 6. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES FOR CONSTRUCTION TO PREVENT THE DIVERSION OF SEDIMENT LADEN STORM WATER RUNOFF OR ERODED MATERIALS FROM LEAVING THE CONSTRUCTION SITE.

3 SILT FENCE DETAIL
SCALE: N.T.S.

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MARC P. MAIER
LICENSE
No 72513
STATE OF FLORIDA
PROFESSIONAL ENGINEER
3-25-13
Marc P. Maier
MARC P. MAIER, PE
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REVISIONS:

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0	2/21/13	FINAL CDs ISSUED

DRAWN BY: MM CHECKED BY: DK
JOB NO:

GRANADA FL-1102
1102 W. GRANADA BLVD.
ORMOND BEACH, FL 32174

SHEET DESCRIPTION:
SITE DETAILS

SHEET NUMBER:
C-4

PREPARED FOR:



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3-29-13
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DRAWN BY: MM CHECKED BY: DK
JOB NO:

**GRANADA
FL-1102**

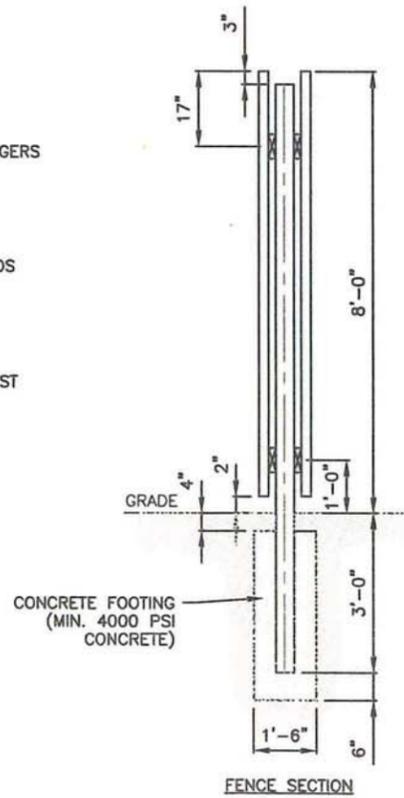
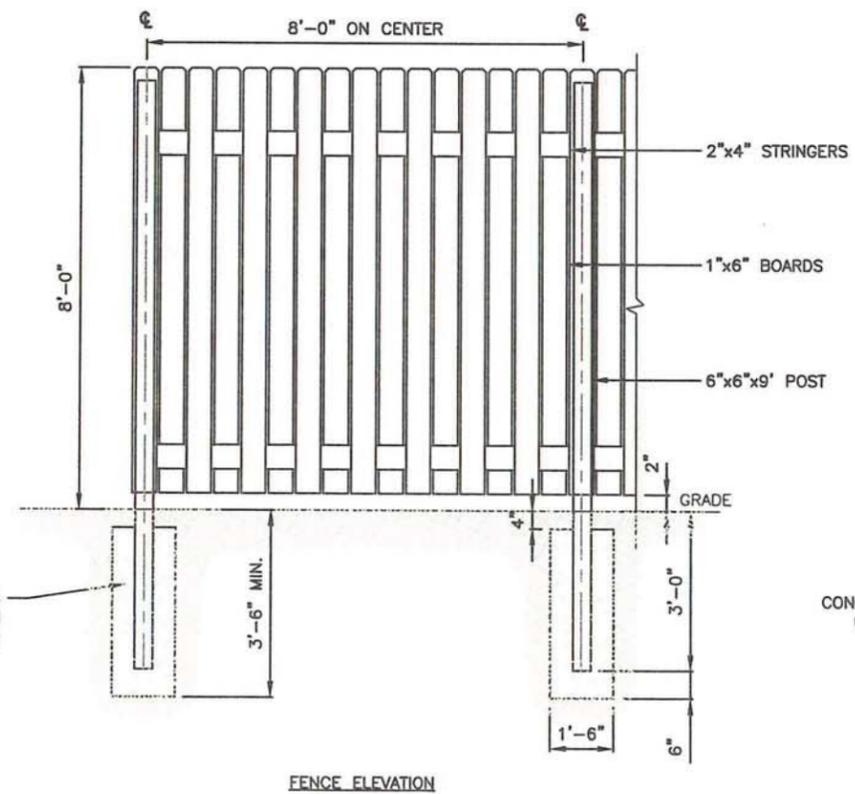
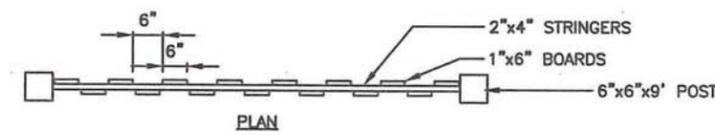
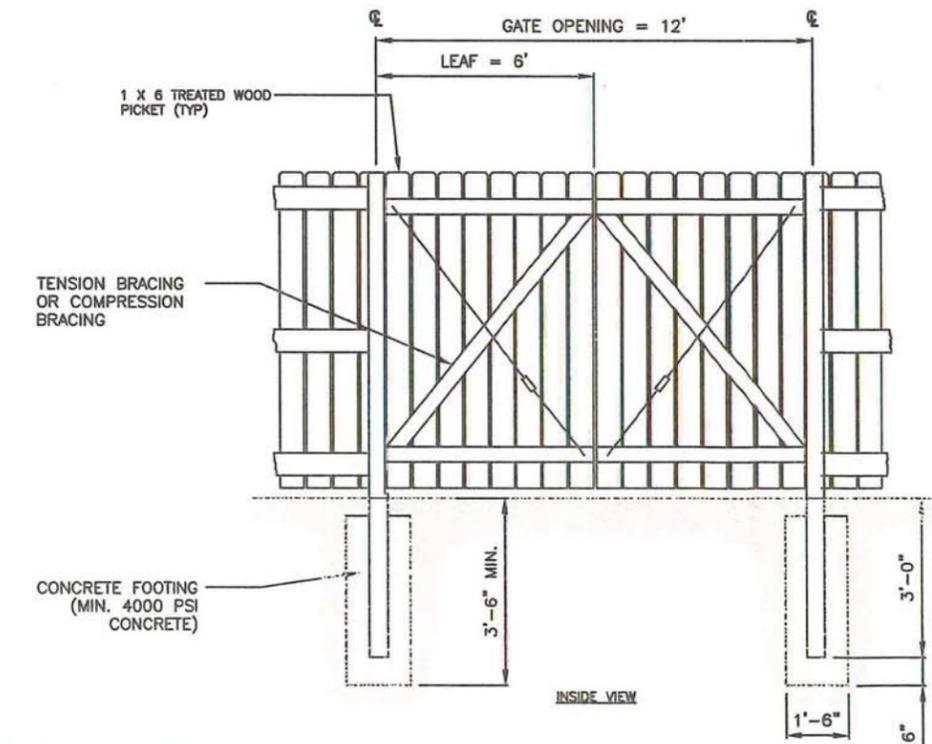
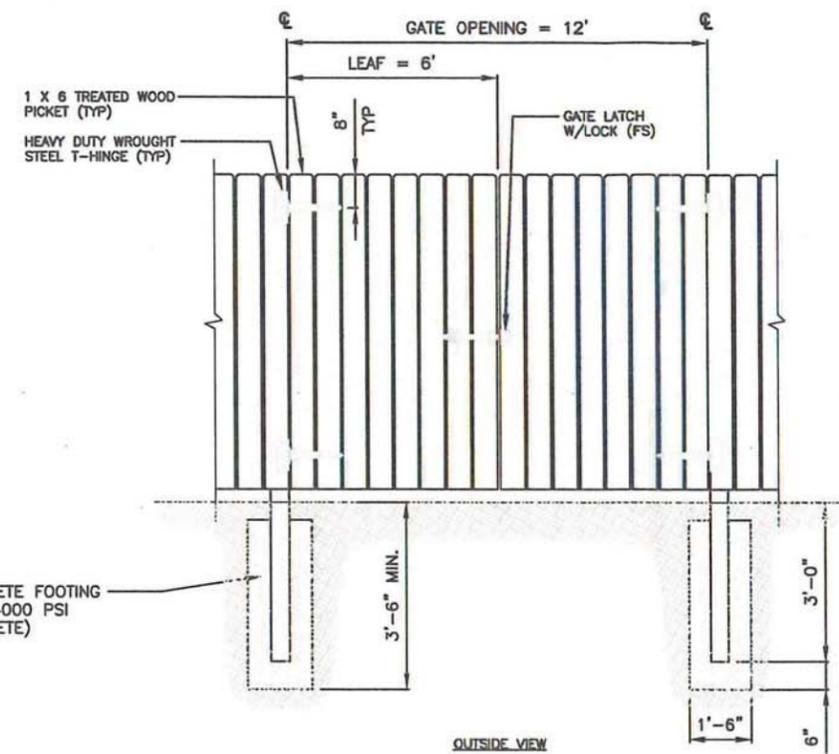
1102 W. GRANADA BLVD.
ORMOND BEACH, FL 32174

SHEET DESCRIPTION:

SITE DETAILS

SHEET NUMBER:

C-5

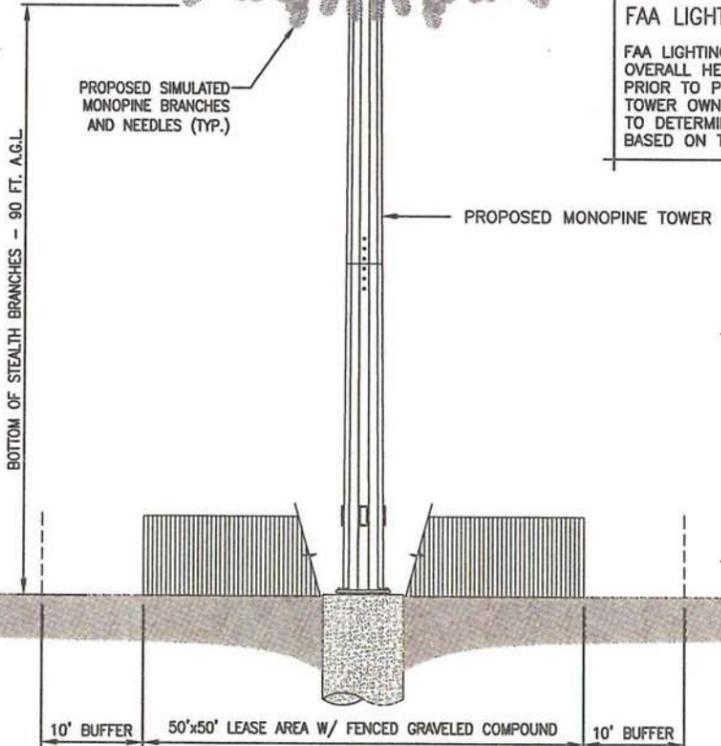
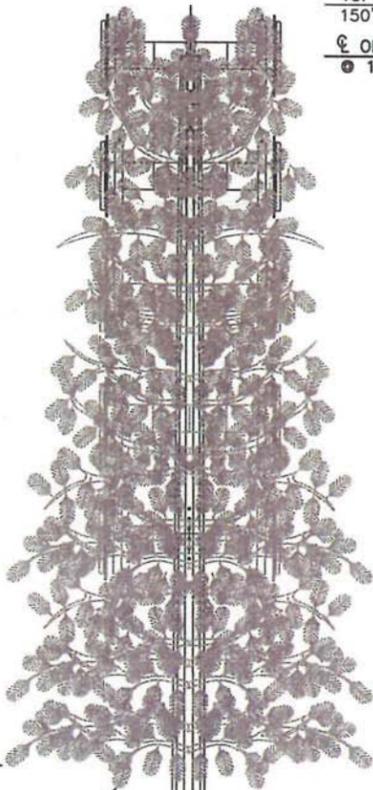


1
C-5 **COMPOUND FENCE DETAIL**
SCALE: N.T.S.

THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

NOTE: FOR A COMPLETE DESCRIPTION OF THE PROPOSED TOWER REFERENCE THE TOWER STRUCTURAL AND FABRICATION DRAWINGS BY OTHERS.

TOP OF HIGHEST APPURTENANCE
150'-0" AGL
CL OF PROPOSED AT&T ANTENNAS
146'-0" AGL

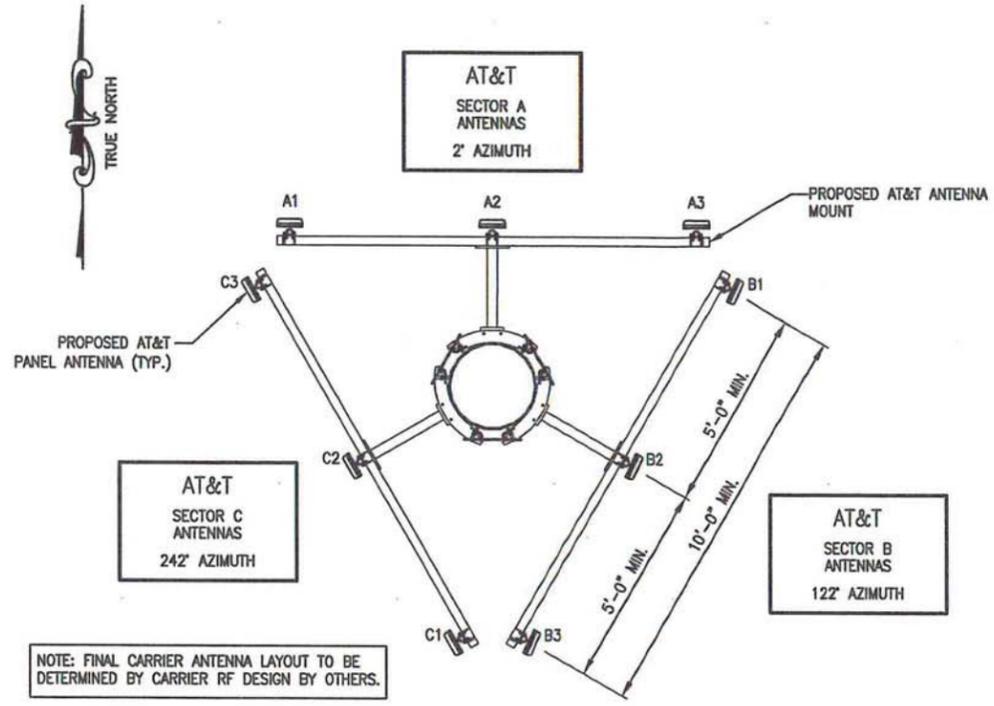


FAA LIGHTING NOTE:
FAA LIGHTING IS NOT REQUIRED BASED ON THE OVERALL HEIGHT OF THE PROPOSED TOWER. PRIOR TO PERMITTING AND CONSTRUCTION THE TOWER OWNER SHALL CONDUCT AN FAA STUDY TO DETERMINE IF TOWER LIGHTING IS REQUIRED BASED ON THE PROXIMITY TO NEARBY AIRPORTS

EQUIPMENT MATERIAL/COLOR LIST:
TOWER COLOR - SW2021 GAMBLE BROWN & SW7020 BLACK FOX
MOUNT COLOR - GALVANIZED GREY (SEE NOTE BELOW)
ANTENNA COLOR - LIGHT BEIGE (SEE NOTE BELOW)
COAX COLOR - BLACK (SEE NOTE BELOW)

NOTE: ALL PROPOSED EQUIPMENT VISIBLE TO THE GENERAL PUBLIC INCLUDING THE ANTENNAS, MOUNTS, COAX CABLE AND OTHER EQUIPMENT WILL BE PAINTED TO MATCH THE PROPOSED MONOPINE TOWER COLOR SCHEME.

1
TOWER ELEVATION
SCALE: N.T.S.



NOTE: FINAL CARRIER ANTENNA LAYOUT TO BE DETERMINED BY CARRIER RF DESIGN BY OTHERS.

2
PROPOSED AT&T ANTENNA CONFIGURATION DETAIL
SCALE: N.T.S.

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2130 ASHLEY OAKS CIRCLE
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EB# 29708



3-25-13
Marc P. Maier
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REVISIONS:

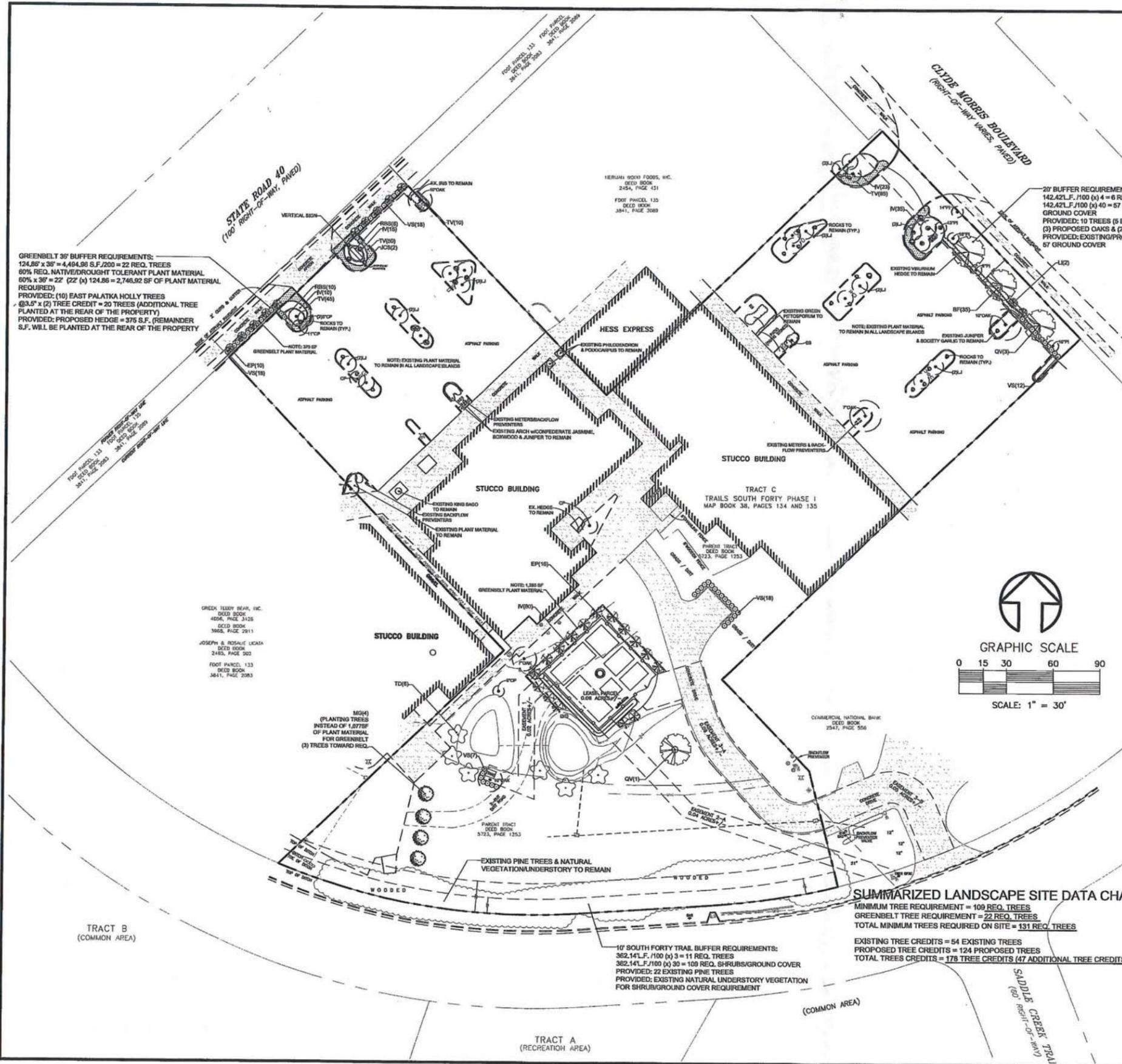
REV	DATE	ISSUED FOR:
1	3/25/13	ADDED CITY NOTES/DETAILS
0	2/21/13	FINAL CDa ISSUED

DRAWN BY: MM CHECKED BY: DK
JOB NO:

GRANADA FL-1102
1102 W. GRANADA BLVD.
ORMOND BEACH, FL 32174

SHEET DESCRIPTION:
TOWER ELEVATION AND DETAILS

SHEET NUMBER:
S-1



GREENBELT 30' BUFFER REQUIREMENTS:
 124.86' x 36' = 4,494.96 S.F./200 = 22 REQ. TREES
 60% REQ. NATIVE/DROUGHT TOLERANT PLANT MATERIAL
 60% x 36' = 22' (22' x 124.86 = 2,746.92 SF OF PLANT MATERIAL
 REQUIRED)
 PROVIDED: (10) EAST PALATKA HOLLY TREES
 @ 3.5' x (2) TREE CREDIT = 20 TREES (ADDITIONAL TREE
 CREDITS AT THE REAR OF THE PROPERTY)
 PROVIDED: PROPOSED HEDGE = 375 S.F. (REMAINDER
 S.F. WILL BE PLANTED AT THE REAR OF THE PROPERTY)

GREEN BELT 30' BUFFER REQUIREMENTS:
 124.86' x 36' = 4,494.96 S.F./200 = 22 REQ. TREES
 60% REQ. NATIVE/DROUGHT TOLERANT PLANT MATERIAL
 60% x 36' = 22' (22' x 124.86 = 2,746.92 SF OF PLANT MATERIAL
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 PROVIDED: PROPOSED HEDGE = 375 S.F. (REMAINDER
 S.F. WILL BE PLANTED AT THE REAR OF THE PROPERTY)

PLANT LIST:

QUAN.	KEY	BOTANICAL/Common Name	DESCRIPTION
26	EP	Hex 'East Palatka'	10'ht. x 5'spr.; 30" c.t.
		EAST PALATKA HOLLY	3.5" caliper min. 65 gal.
2	JCS	Juniperus chinensis 'Spartan'	8' o.a. ht.
		SPARTAN JUNIPER	30 gal.
2	LI	Loganstræmia indica 'Tuskegee'	10'ht. x 5'spr. (5) Trunks min.
		DARK PINK CRAPE MYRTLE	6" Combined caliper min. 45 gal.
4	MG	Magnolia grandiflora 'D.D. Blanchard'	10'ht. x 4'spr.
		D.D. BLANCHARD MAGNOLIA	3.5" caliper min. 45 gal.
4	QV	Quercus virginiana	16'ht. x 7'spr.
		LIVE OAK	6" caliper min. 200 gal.
6	ID	Toxodum distichum	14'ht. x 4'spr.
		BALD CYPRESS	6" caliper 100 gal.
35	BF	Bulbine frutescens 'Hailmark'	1 gal. full
		ORANGE BULBINE	(12) Bbs min. 20" o.c.
163	IV	Hex vomitoria 'Strokes Dwarf'	15'ht. x 15" spr.
		DWARF YAUPOIN HOLLY	3 gal. 36" o.c.
18	RBS	Ruellia brittanica 'Purple Shower'	30"ht. x 24" spr.
		PURPLE SHOWER MEXICAN BLUEBELL	3 gal. 36" o.c.
190	TV	Tuboglia violacea	1 gal. full
		PURPLE SOCIETY GARLIC	(12) Bbs min. 20" o.c.
73	VS	Viburnum suspensum	24"ht. x 24" spr.
		SANDANKIA VIBURNUM	3 gal. 36" o.c.
		ST. Augustine 'Florata' (dry shaded area)	solid even sod

PLANTING NOTES:

- All plant material to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- Sod to be grade "A" weed free.
- All areas marked "LAWN" shall be sodded with St. Augustine 'Florata' solid sod. See note on plan.
- All areas marked "Turf Grass" shall be sodded with Paspalum notatum. All sod to be laid level, tight, and not over along grading beds.
- All plants are to be top dressed with a minimum of 3" inch layer of cypress mulch, Grade A or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- All changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and / or deletions to the plant material must be approved by the project manager.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verifications for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which will provide 100% coverage, and 60% overlap.
- All lawn located in parking islands is to be set flush with top of curb. Provide adequate soil to within 3" inches of the top of curb.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable. (REFER TO PLANTING DETAILS)

GENERAL/SITE NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verifications. The City of Ormond Beach shall not be responsible for any damages to utility or irrigation lines.
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing work.
- The landscape contractor shall remove all vines, fallen or dead branches and trees, invasive species, litter and construction debris from the site prior to final sign off.
- The landscape contractor shall remove all dead wood from protected & specimen trees and all palms shall have their dead fronds and seed heads removed prior to final CO.
- The landscape contractor shall remove all surveyor plastic tree tags from existing trees and proposed trees prior to final inspection. Also, all irrigation flags shall be removed.
- All unattended and unplanted tree pits are to be properly backfilled and flagged during installation.
- All planting plans are based on drawings for site layout. Any deviations and site changes are to be brought to the attention of the Landscape Architect for clarification prior to installation.

EXISTING TREE LEGEND

- O 12" O - DENOTES TREE, SIZE & TYPE
- BB - ERECT BOTTLEBRUSH
- CP - CABBAGE PALM
- LI - CRAPE MYRTLE
- L - GLOSSY PRIVET
- OAK - OAK
- PI - PINE

PUBLIC BENEFITS:

- a. More mature landscaping as measured by increased caliper of tree (25% above minimum standard)
 PROVIDED: (6) BALD CYPRESS TREES @ 6" CALIPER = 36 ADDITIONAL TREES CREDITS OVER SITE MINIMUM
- b. Increase the street footage buffer by 25% above the minimum requirement.
 INCREASED THE 10' SOUTH FORTY TRAIL BUFFER BY 100%.
 REQ.: 10' (x) 100% = 10 + 10' = 20'
 PROVIDED: ALL EXISTING TREES/VEGETATION PRESERVED.

SUMMARIZED LANDSCAPE SITE DATA CHART:

MINIMUM TREE REQUIREMENT = 109 REQ. TREES
 GREENBELT TREE REQUIREMENT = 22 REQ. TREES
 TOTAL MINIMUM TREES REQUIRED ON SITE = 131 REQ. TREES
 EXISTING TREE CREDITS = 54 EXISTING TREES
 PROPOSED TREE CREDITS = 124 PROPOSED TREES
 TOTAL TREES CREDITS = 178 TREE CREDITS (47 ADDITIONAL TREE CREDITS)

LANDSCAPE SITE DATA CHART:

SITE ACREAGE = 3.22 ACRES = 140,354.87 S.F. (Subt.) 4,494.96 Greenbelt = 135,889.91 S.F. / 1600 S.F.
 LANDSCAPE AREA = 43,519.78 S.F./400 = 109 REQ. TREES (GREATER REQUIREMENT SHALL APPLY) (Excludes Greenbelt Area)
 PROPOSED TREES CREDITS AS FOLLOWS:
 (52) EXISTING TREES x (1) TREE CREDIT = 52 TREES
 (6) EXISTING PALMS / 3 = 2 = (1) TREE CREDIT = 2 TREES
 (17) PROPOSED TREES @ 3.5' x (2) TREE CREDIT = 34 TREES
 (3) PROPOSED OAKS @ 6" x (6) TREE CREDIT = 18 TREES
 (2) CRAPE MYRTLE TREES (6" SUBT. 2.5" = 3.5") @ 3.5' x (2) TREE CREDIT = 4 TREES
 PROVIDED TREES ON SITE = 110 TREES
 GREENBELT AREA = 4,494.96 S.F./200 = 22 REQ. TREES
 PROPOSED TREES CREDITS AS FOLLOWS:
 (10) PROPOSED TREES @ 3.5' x (2) TREE CREDIT = 20 TREES
 (1) PROPOSED TREES @ 6" x (6) TREE CREDIT = 6 TREES
 PROVIDED TREES FOR GREENBELT = 26 PROVIDED TREES

<p>MARK DOWST & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYORS 538 N. HALFAK AVENUE, SUITE # 100 • DAYTONA BEACH, FLORIDA 32118 • (386) 258-7999</p>	
<p>PROJECT NO. 1258</p>	<p>NO. 2</p>
<p>LANDSCAPE PLAN</p>	<p>CAPITAL TELECOM</p>
<p>ORMOND BEACH, FLORIDA</p>	<p>DATE 01-25-13</p>
<p>REVISION</p>	<p>REVISED PER CITY COMMENTS</p>

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: April 4, 2013

SUBJECT: Salh Subdivision

APPLICANT: Stanley P. Holle, Architect on behalf of the property owner Malkit Salh

NUMBER: 13-50

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION: Stanley P. Holle, Architect (applicant), on behalf of the property owner Malkit Salh, requests preliminary plat approval of a Salh subdivision, a three lot subdivision, to be located at the northwest corner of Hand Avenue and South Ridgewood Avenue. The site is located in the R-3 (Single-Family Medium Density) zoning district.

BACKGROUND: The subject property is located at 438 South Ridgewood Avenue and was previously approved for a lot split from one lot to two lots on September 20, 2012 by the Site Plan Review Committee (SPRC). The lot split conditions do not allow the further subdivision of land within 3 years of SPRC approval. The applicant is seeking to create a third lot and a plat is required. While the application is a plat, it has the characteristics of a lot split where all of the infrastructure, including roads, water, sewer, and utilities exist to serve the property. The subdivision will be similar to the lot layout on the south side of Hand Avenue directly across from the subject property.

ANALYSIS: The project site is shown on aerial photograph below:



The site is designated “Low Density Residential” on the City’s Future Land Use Map and is zoned R-3 (Single-Family Medium Density). Adjacent land uses and zoning are as follows:

	Current Land Uses	Future Land Use Designation	Zoning
West	Residential	“Medium Density Residential”	R-3 (Single-Family Medium Density)
East	Residential	“Low Density Residential”	R-3 (Single-Family Medium Density)
North	Residential	“Low Density Residential”	R-3 (Single-Family Medium Density)
South	Residential	“Low Density Residential”	R-3 (Single-Family Medium Density)

The R-3 zoning district allows lot dimensions of 75’ in width by 100’ in depth for areas that have established street patterns and lot configurations of 7,500 square feet. The lot dimensions are proposed as follows:

Lot 1: 105.91’ by 145.38 or 15,397.20 square feet.

Lot 2: 79.42’ by 105.30’ or 8,362.93 square feet.

Lot 3: 79.42’ by 105.30’ or 8,362.93 square feet.

Each lot shall require building permits for site construction. During the permitting process, the site shall be required to provide details of stormwater management, driveway access, house location, and pay required impact fees.

The preliminary plat is required to be approved by the City Commission after review and recommendation of the Planning Board. The final plat is approved by the City Commission. The application is seeking only preliminary plat approval at this time and is working towards completing the final plat.

CONCLUSION:

There are certain criteria that must be evaluated before a Preliminary Plat can be approved. According to Article I of the Land Development Code, The Planning Board shall consider the following in making its recommendation:

(1) Conformance to the standards and requirements of this Code.

The Site Plan Review Committee has reviewed the proposed Preliminary Plat and it is consistent with the Land Development Code.

(2) Consistency with the Comprehensive Plan.

The property is designated “Low Density Residential” on the City’s Future Land Use Map and is zoned R-3 (Single-Family Medium Density). The proposed Preliminary Plat is consistent with the land use designation and the zoning classification of the property.

(3) Any impacts on environmentally sensitive lands or natural resources, including but not limited to water bodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.

The subject property is within a developed area of the City and no impacts to environmentally sensitive lands are proposed.

(4) Noise, odor, glare or visual impacts on the neighborhood and adjoining properties.

The plat will not create noise, odor, glare or other adverse impacts on adjacent properties.

(5) Adequacy of 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 utilities to serve the proposed three lot subdivision.

(6) On- and off-site traffic impacts, pedestrian safety and adequate access and egress for City service and emergency vehicles.

The proposed Preliminary Plat provides for safe access on and off the site. As proposed, the development will not have an adverse impact on area roadways; there is adequate capacity on area roadways to support the development.

(7) Use of space from a functional and aesthetic perspective.

The proposed Preliminary Plat is consistent with the form and function of existing adjacent residential developments.

(8) Safety of occupants and visitors.

The safety of occupants and visitors will not be impacted and are addressed in the site plan application.

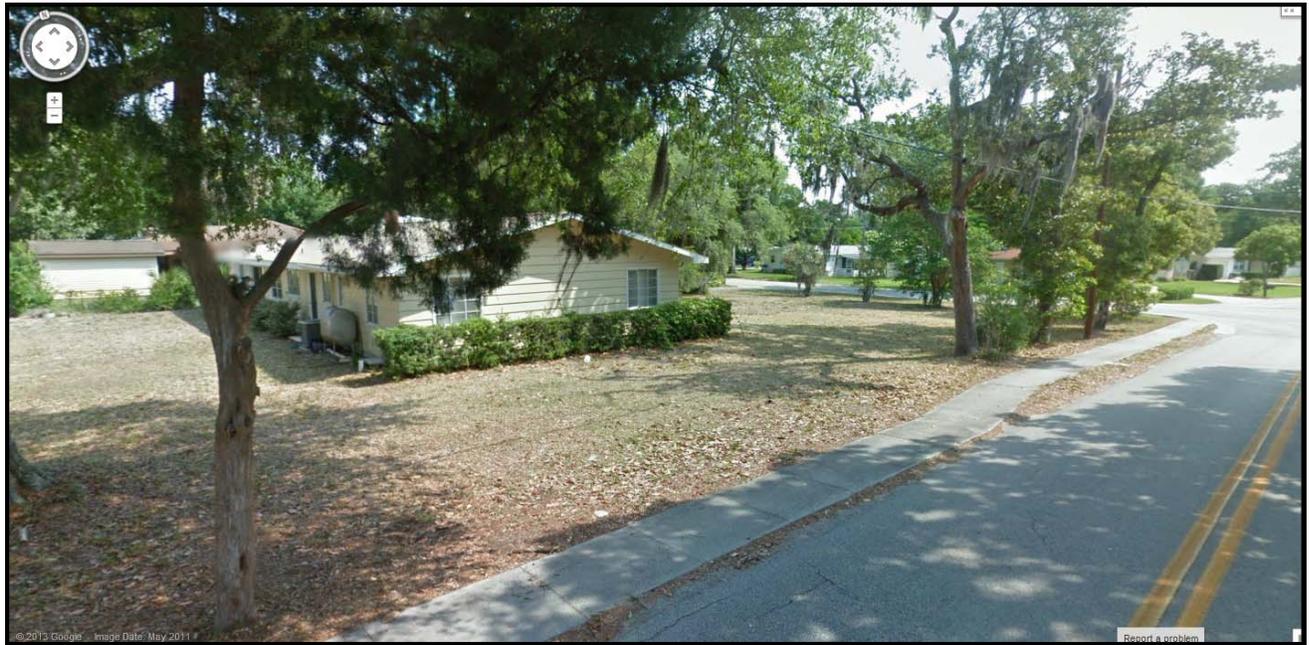
(9) Proposed use of materials and architectural features in relationship to neighborhood character and aesthetic considerations.

Lots will be developed individually and the City does not regulate residential architectural design for lots not located within a Planned Residential Development.

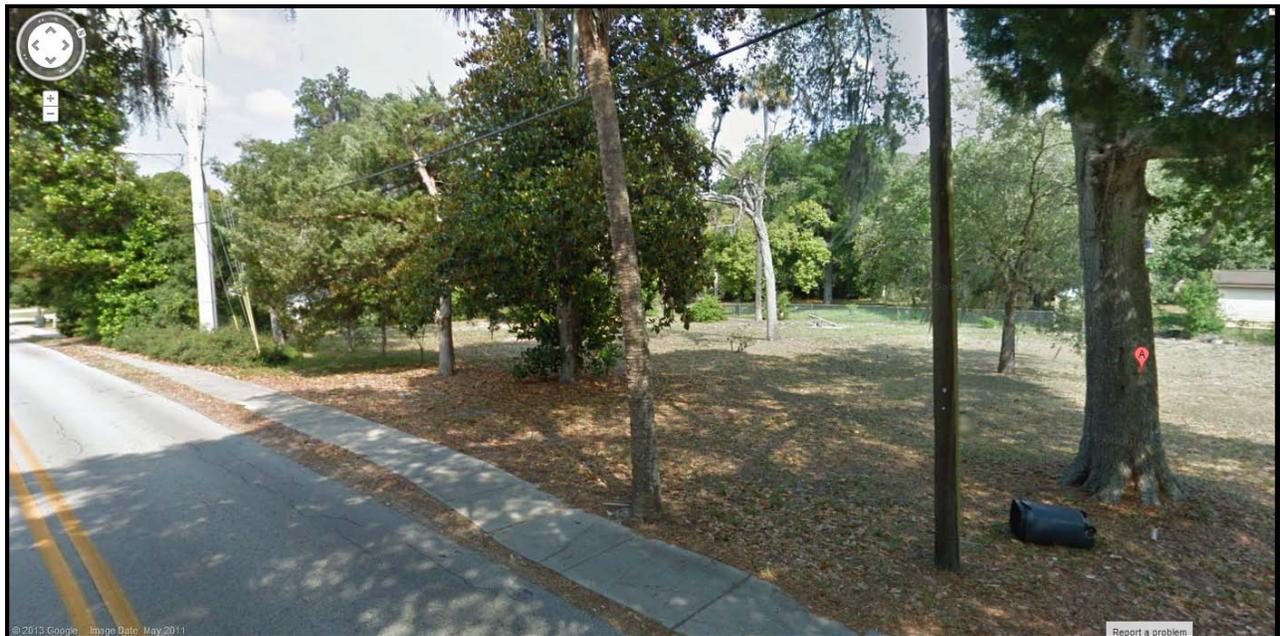
RECOMMENDATION: It is recommended that the Planning Board **APPROVE** the preliminary plat for the Salh subdivision.

Exhibit A

Site Maps

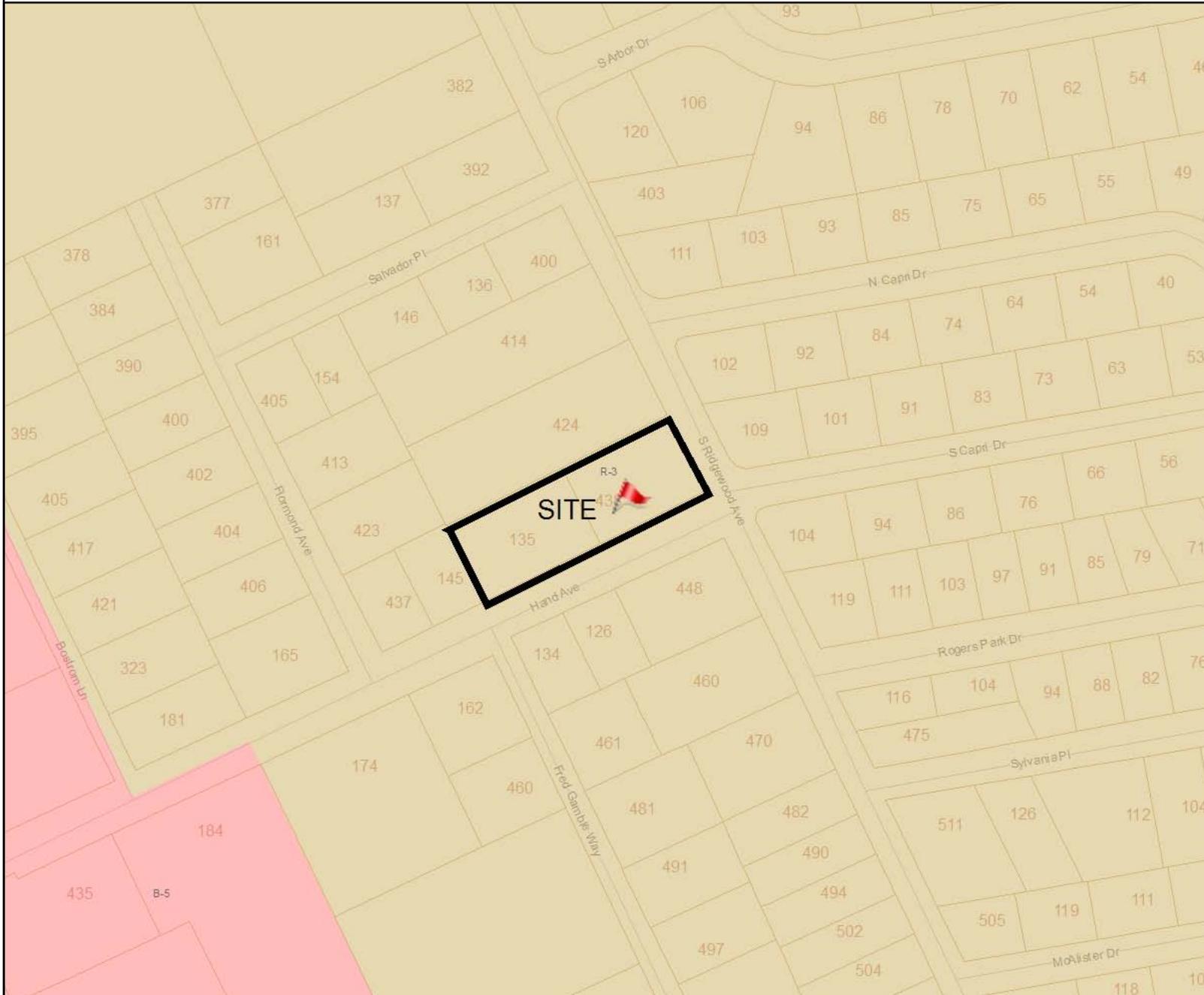


Lot 1, 438 South Ridgewood Avenue. Looking at intersection of Hand Avenue and South Ridgewood Avenue.



Lots 2 and 3, looking westward along Hand Avenue.

Salh Subdivision Zoning Map



- Zoning**
- Golf Courses
 - 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**
- Traffic Signals
 - Airport and Railroad
 - AIRPORT
 - RAILROAD
 - City Streets**
 - DIRT
 - MAJOR
 - PAVED
 - Water Features
 - Property Lines

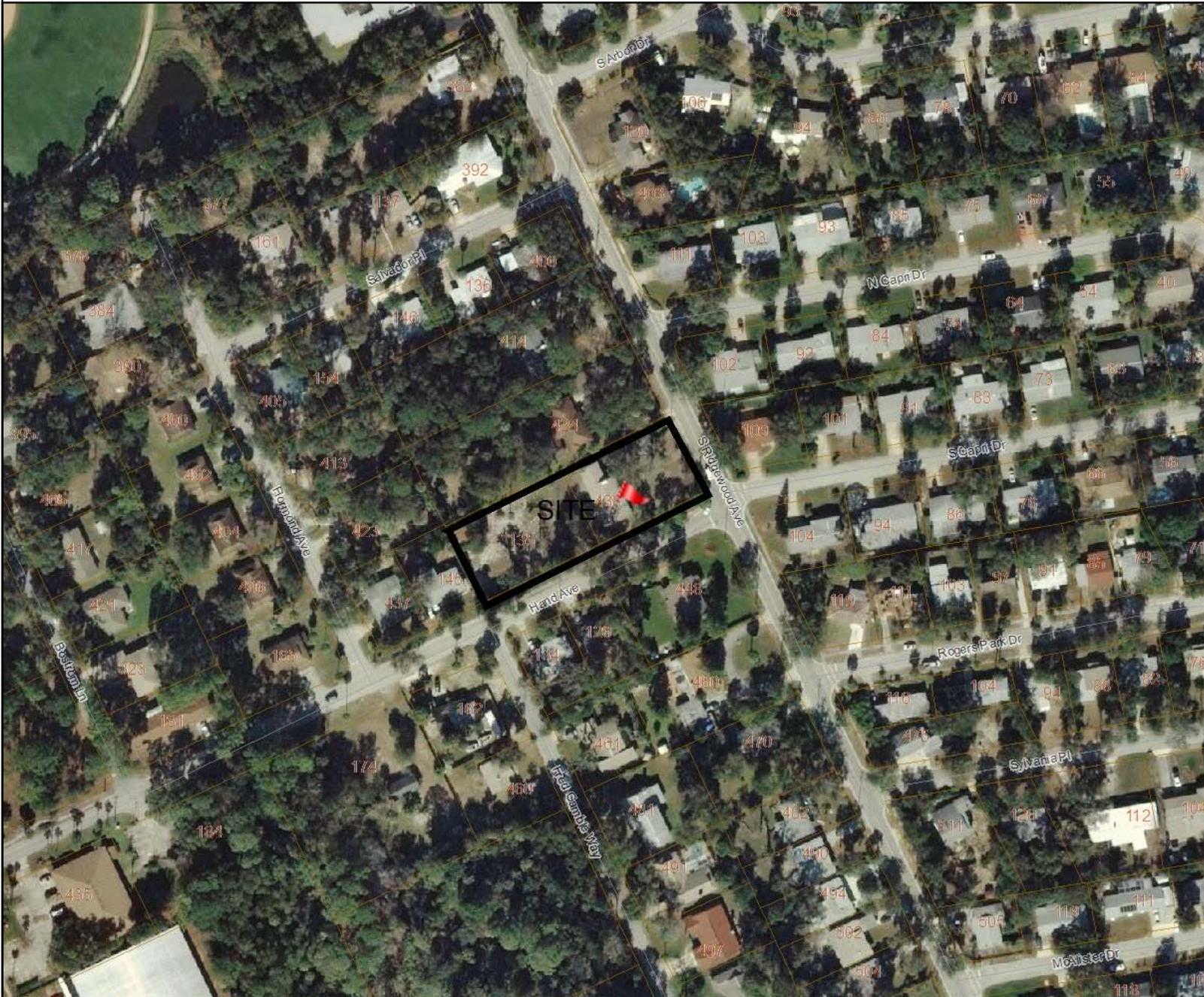
178 ft



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.



Salh Subdivision Location Map



-  Golf Courses
-  Address Points
-  Traffic Signals
-  Airport and Railroad
-  AIRPORT
-  RAILROAD
- City Streets**
-  DIRT
-  MAJOR
-  PAVED
-  Water Features
-  Property Lines

178 ft

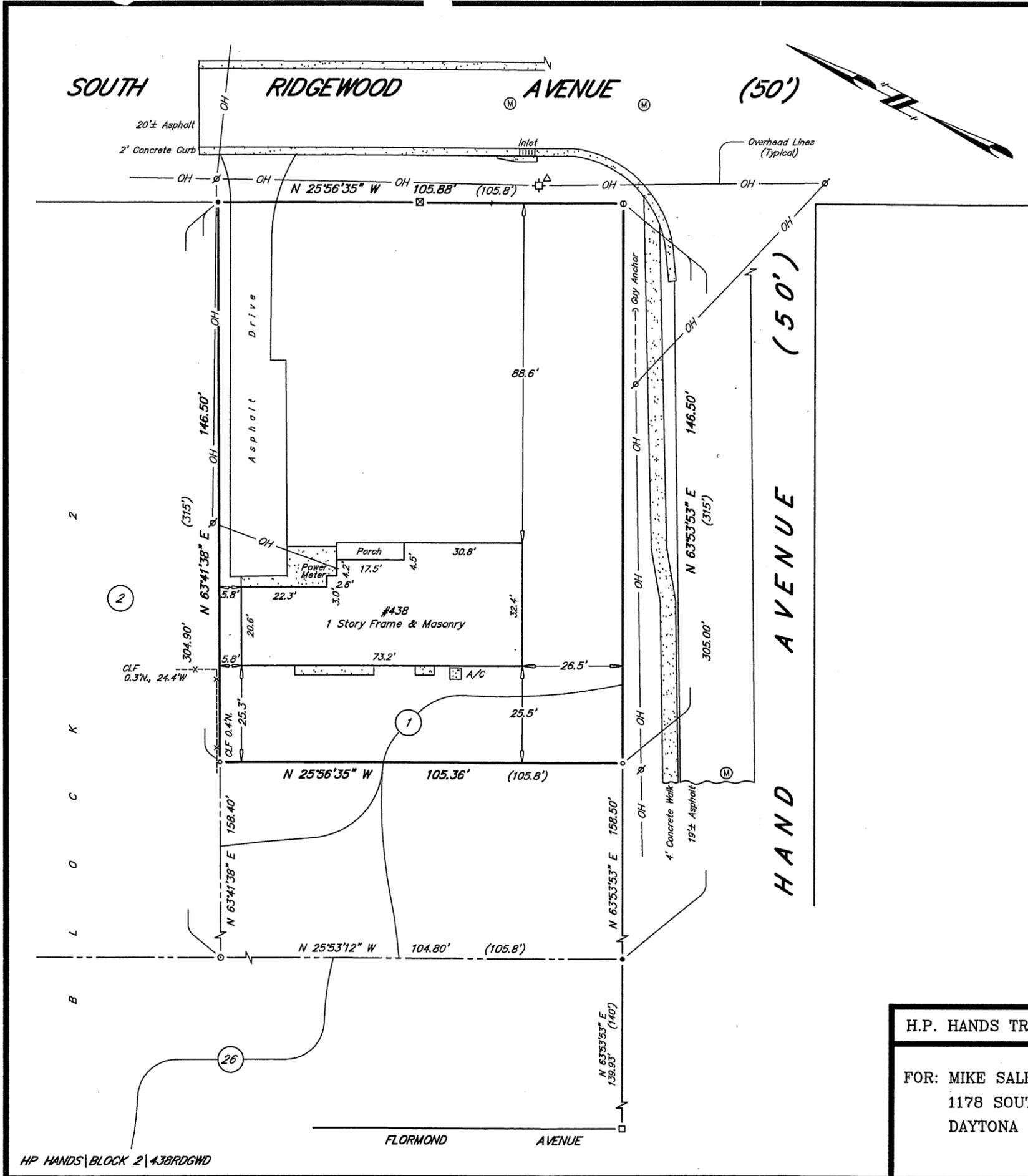


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Exhibit B

Plat Information



NOTES:

- o - 5/8" Iron Rod and Cap #6883 set
- - 1" Iron Pipe found
- o - Angle Iron found
- o - 5/8" Iron Rod and Cap #6883 set at corner (1" Iron Pipe found on line & 0.42'W.)
- - 4" x 4" Concrete Monument found - no identification
- No overhead or underground features shown except as noted.
- Record dimensions are shown in parenthesis, field measurements are not.
- Description created this survey and plat.
- Parcel Area = 15,474 square feet (0.3552 acres)
- Bearings are assumed based on the northerly line of Hand Avenue shown hereon, bearing N 63°53'53" E.
- 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.

SCALE: 1" = 30'

- ∅ - Wood Utility Pole
- ⊠ - Water Meter
- ⊕ - Concrete Utility Pole
- △ - Television Cable Box
- Ⓜ - Manhole
- CLF - Chain Link Fence

PLAT OF BOUNDARY SURVEY OF:

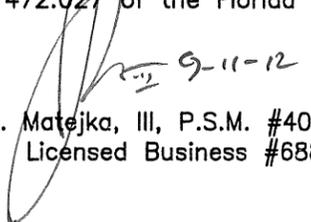
THE EASTERLY 146.50 FEET OF LOT 1, BLOCK 2, H.P. HANDS SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK "P" PAGE 1, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

The above described property is in unshaded zone "X", per the Flood Insurance Rate Map, Community Number 125136, Map and Panel Number 12127C0218 H, dated 19 February 2003.

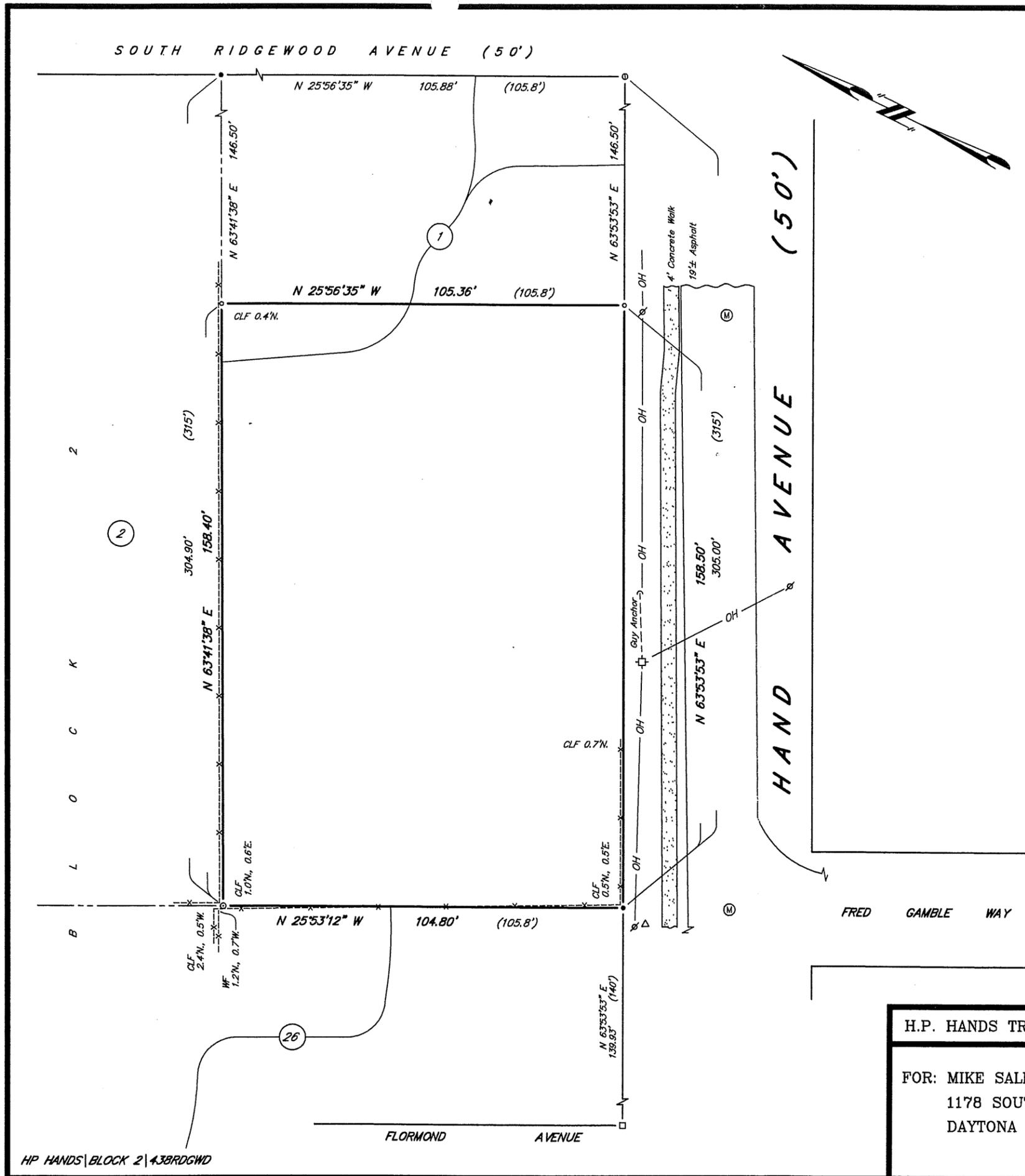
CERTIFICATE:

This is to certify that the plat delineated hereon is in compliance with the Minimum Technical Standards per Sections 5J-17.050 to 5J-17.052, Florida Administrative Code, pursuant to Section 472.027 of the Florida Statutes.

11 September, 2012
(field date)


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

H.P. HANDS TRACT, BLOCK 2, LOT 1	
FOR: MIKE SALH 1178 SOUTH NOVA ROAD DAYTONA BEACH, FLORIDA	BY: J. J. MATEJKA & ASSOCIATES, INC. PROFESSIONAL SURVEYORS & MAPPERS 408 HARVEY AVENUE DAYTONA BEACH, FLORIDA JOB #12 17376 PLAT #12B71



NOTES:

- o - 5/8" Iron Rod and Cap #6883 set
- - 1" Iron Pipe found
- o - Angle Iron found
- o - 5/8" Iron Rod and Cap #6883 set at corner (1" Iron Pipe found on line & 0.42'W.)
- - 4" x 4" Concrete Monument found - no identification
- No overhead or underground features shown except as noted.
- Record dimensions are shown in parenthesis, field measurements are not.
- Description created this survey and plat.
- Parcel Area = 16,650 square feet (0.3822 acres)
- Bearings are assumed based on the northerly line of Hand Avenue shown hereon, bearing N 63°53'53" E.
- 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.

SCALE: 1" = 30'

PLAT OF BOUNDARY SURVEY OF:

LOT 1, EXCEPT THE EASTERLY 146.50 FEET, BLOCK 2, H.P. HANDS SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK "P" PAGE 1, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

The above described property is in unshaded zone "X", per the Flood Insurance Rate Map, Community Number 125136, Map and Panel Number 12127C0218 H, dated 19 February, 2003.

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11 September, 2012
(field date)

[Signature]
9-17-12
John J. Matejka, III, P.S.M. #4002
Licensed Business #6883

H.P. HANDS TRACT, BLOCK 2, LOT 1	
FOR: MIKE SALH 1178 SOUTH NOVA ROAD DAYTONA BEACH, FLORIDA	BY: J. J. MATEJKA & ASSOCIATES, INC. PROFESSIONAL SURVEYORS & MAPPERS 408 HARVEY AVENUE DAYTONA BEACH, FLORIDA
	JOB #12 17376 PLAT #12B72

SALH SUBDIVISION

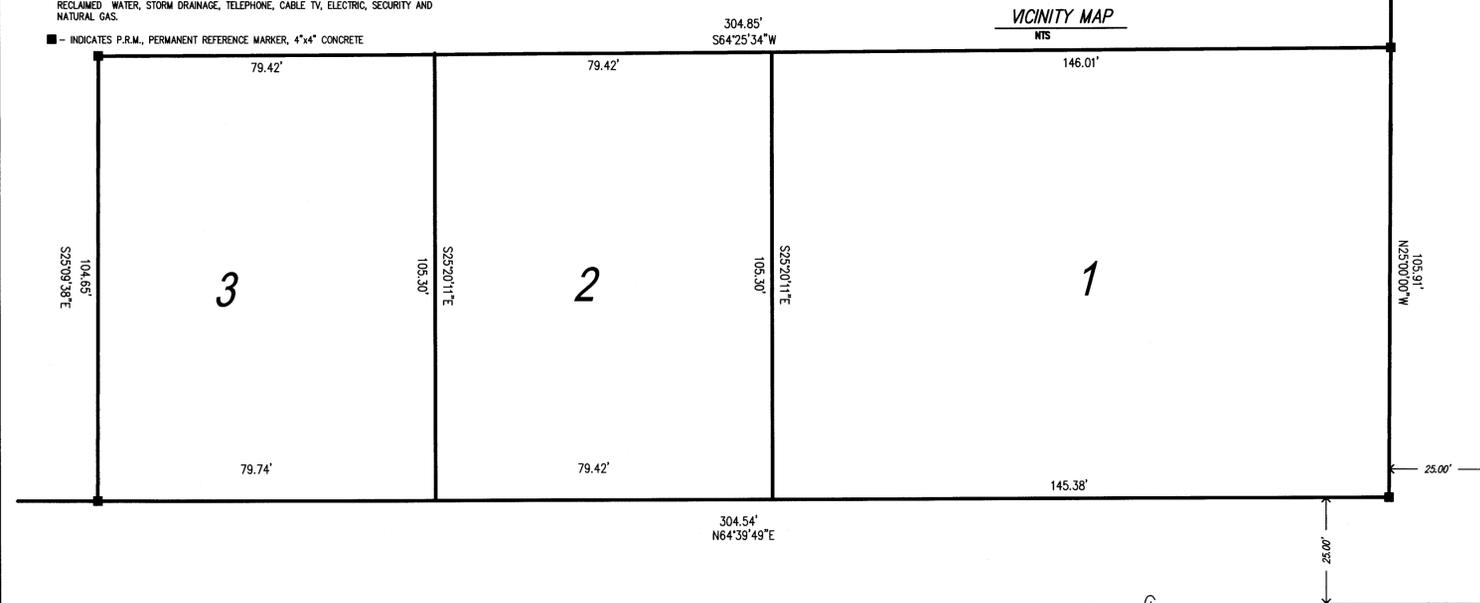
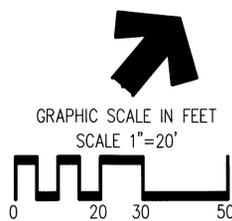
City of Ormond Beach, Volusia County, Florida

A REPLAT OF LOT 1, BLOCK 2, H.P. HAND'S SUBDIVISION AS RECORDED IN DEED BOOK P, PAGE 1

PLAT BOOK _____
PAGE _____

- GENERAL NOTES:**
- NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, IN ACCORDANCE WITH CHAPTER 177.091(27). THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY/SKETCH OF DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 - BEARING STRUCTURE BASED ON _____
 - UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
 - ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
 - THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS DEDICATED HEREON WHICH SHALL BE LOCATED AS FOLLOWS EXCEPT AS OTHERWISE NOTED ON THE PLAT.
FRONT LOT LINES 5'
SIDE LOT LINES 5'
REAR LOT LINES 5'
 - UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICE OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - UTILITIES SHALL INCLUDE BUT NOT LIMITED TO POTABLE WATER, SANITARY SEWER, RECLAIMED WATER, STORM DRAINAGE, TELEPHONE, CABLE TV, ELECTRIC, SECURITY AND NATURAL GAS.

LEGAL DESCRIPTION:
LOT 1, BLOCK 2, H.P. HAND'S SUBDIVISION ACCORDING TO THE MAP THEREOF AS RECORDED IN DEED BOOK P, PAGE 1 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA



■ - INDICATES P.R.M., PERMANENT REFERENCE MARKER, 4"x4" CONCRETE

VICINITY MAP
NTS

S. RIDGEWOOD AVENUE - 50' R/W

HAND AVENUE - 50' R/W

DEDICATION AND ACKNOWLEDGEMENT
Know all men by these presents, _____, being the owner in fee simple of the lands described in the attached plat entitled Salh Subdivision, located in the City of Ormond Beach, Volusia County, Florida, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates all utility easements to the City of Ormond Beach for proper purposes.

IN WITNESS WHEREOF _____ has caused these presents to be executed in his name and hereunto set his hand and seal on this _____ day of _____, 2013.

Signed: _____
Owner
Signed and sealed in the presence of: _____ and _____

STATE OF FLORIDA)
COUNTY OF VOLUSIA)
The foregoing instrument was acknowledged before me this _____ day of _____ 2013 by _____ in his capacity as the owner of _____ who is personally known to me or has provided identification.

Notary Public
State of Florida
My Commission Expires: _____

CERTIFICATE OF SURVEYOR
I hereby certify that this is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, and that the survey data contained herein complies with all of the requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.091 (7) regarding "permanent reference monuments," that the land is located within the City of Ormond Beach, Volusia County, Florida, and that I am a professional surveyor and mapper pursuant to Section 177.061 of the Florida Statutes.
Professional Surveyor and Mapper

Printed Name _____
Printed Name of Legal Entity _____
Printed Address of Legal Entity _____
Certificate of Authorization No. _____

CERTIFICATE OF REVIEW
I hereby certify that I am a professional surveyor and mapper, either employed by or under contract with the City of Ormond Beach, Florida, and I have reviewed the survey and plat for conformity to Chapter 177 of the Florida Statutes and I hereby certify that said survey and plat comply with the requirements of Chapter 177 of the Florida Statutes.
Professional Surveyor and Mapper

Printed Name _____
Printed Address of Legal Entity _____
Certificate of Authorization No. (if any) _____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION
This is to certify that on the ___ day of --' 20---, the Ormond Beach City Commission approved the foregoing plot.
_____, Mayor
ATTEST: _____, City Clerk

CERTIFICATE OF APPROVAL
This is to certify that on the ___ day of --' 20---, this plat was approved.
_____, City Engineer, City of Ormond Beach
This is to certify that on the ___ day of --' 20---, this
_____, City Attorney, City of Ormond Beach

CERTIFICATE OF APPROVAL BY CIRCUIT COURT
CERTIFICATE OF REVIEW
I hereby certify that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes at _____
File No. _____
Clerk of Circuit Court of Volusia County, Florida

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: April 1, 2013

SUBJECT: M 12-140 Designation of Granada Brownfield Area

APPLICANT: Selby Realty, Inc. on behalf of MDSS, Inc., property owner
(200 E. Granada Blvd.)

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

INTRODUCTION: This is a request by Selby Realty, Inc. on behalf of MDSS, Inc., property owner, to designate the property located at 200 East Granada Boulevard as a Brownfield Area (Exhibit A – Letter from Selby Realty, Inc. dated March 12, 2013). Selby Realty, Inc. has also requested that the City of Ormond Beach consider Brownfield designation for all of the beachside properties location with the Ormond Beach Community Redevelopment Area. This agenda item is being presented to the Planning Board as a public hearing item pursuant to the Board's authority outlined in Section 1-15 C.1.c. of the Land Development Code.

BACKGROUND: In June 2011, the City Commission, pursuant to a property owner's request, authorized staff to examine the feasibility of designating an area and conduct a series of outreach public workshops to provide information about Florida's Brownfields Redevelopment Program and the City's intention to designate the Granada Brownfield Area. There was a maximum effort to inform affected property owners and the city held three workshops. The Granada Brownfield Area consisting of 421 acres or 380 parcels was designated by resolution on January 6, 2012 (Resolution 2012-02).

In addition to the request by Selby Realty, Inc., staff has also identified an area consisting of ±151 acres or ±70 properties east of the existing Brownfield Area generally from Beach Street, across the Granada Bridge extending to the Ocean as an additional redevelopment opportunity (Exhibit B – Map of Granada Brownfield Area). The proposed area generally includes those properties within the designated Downtown Community Redevelopment Area. Since the Brownfields Program does not provide for any benefit to residential properties, all residentially zoned properties were excluded from the proposed expansion.

DISCUSSION: An analysis of properties within the proposed area revealed that the area consists primarily of a variety of commercial businesses including retail, personal, business and professional offices and services. The city's Economic Development Office has recommended that the City expand the currently designated area since there are some properties sitting vacant that are economically underutilized. By expanding the existing Granada Brownfield Area, to include the proposed area, property owners will be able to take advantage of

[Granada Brownfield Expansion Staff Report]

incentives on the federal, state and local levels to facilitate much needed redevelopment.

Designation Criteria

In defining the boundaries of the proposed expansion area, staff looked at existing conditions and zoning that could benefit from the Brownfields Program. In addition, staff considered the following criteria:

1. Whether the Brownfield area warrants economic development and has a reasonable potential for such activities;
2. Whether the proposed area to be designated represents a reasonably focused approach and is not overly large in geographic coverage;
3. Whether the area has potential to interest the private sector in participating in rehabilitation; and
4. Whether the area contains sites or parts of sites suitable for limited recreational open space, cultural or historical preservation purposes.

Overall, the area for the proposed Brownfield designation fits the criteria used to determine areas to be designated.

Just as was the case with past Brownfield designations in Ormond Beach, the Brownfields Program is voluntary and not regulatory. The City is not proposing to change land use or zoning on any of the properties located within the proposed expansion area. A Brownfield designation according to Florida Statute 376 is a formalized process involving a resolution, 2 public hearings and informational meetings. The public hearing before the Planning Board serves as one of those required public hearings. A final public hearing will tentatively be held before the City Commission in December.

Financial Incentives Brownfield Area designations offer three financial incentives that are available to all property owners within the designated area regardless whether environmental issues exist or not on a site. These incentives include:

1. A tax credit of up to \$2,500 for each new job above the first five jobs created within the designated area;
2. A sales tax credit on building materials purchased to construct a housing project or mixed-use project in the designated area; and
3. A last resort loan guarantees from 50% to 75% of a total loan.

All these incentives are offered through Enterprise Florida. The one time job bonus is an 80/20 cost sharing with the State. The State provides \$2,000 and the City provides \$500.

In addition to the three incentives provided for area designation, individual sites with environmental issues have a host of other benefits such as liability and legal protection for the property owner and lender, and voluntary cleanup tax credits. There are also federal benefits that are available, including grants and the Brownfield Federal Tax Incentive that allows environmental clean-up costs to be fully deducted in the same year they occur.

Advisory Board Requirement

In accordance with Florida Statutes, an advisory board was established earlier in 2012. The recently established Brownfield Advisory Board, whose purpose is to advise the City Commission on Brownfields and redevelopment within the designated Brownfields, met on November 13, 2012, to review this item. A board member raised the question of including submerged lands within the proposed boundaries. The Board, in a unanimous vote voted to recommend approval of the expansion. The proposed boundaries were later refined to exclude submerged lands in the Intracoastal waterway as it was not staff's intention to originally include submerged lands.

Public Outreach

A maximum effort was made to inform affected property owners by sending out flyers to each property owner located in the proposed Granada Brownfield expanded area. An advertised public workshop explaining the program was held on October 24, 2012. One member of the public attended the workshop. There was no objection to the proposed Brownfield expansion.

CONCLUSION: After reviewing the enabling Statute and operating program guidelines, it is clear that the area proposed for expansion meets the Florida Brownfield Program designation criteria. There are currently two Brownfield designations within the City of Ormond Beach. Staff received no correspondence from property owners with properties in the proposed expansion area objecting to their property being included in the designation; therefore no property has been deleted from the original list of properties. A final public hearing will tentatively be held before the City Commission in May 2013.

RECOMMENDATION: It is recommended that the Planning Board recommend to the City Commission that the Granada Brownfield Area be expanded to include properties generally located within the downtown redevelopment district east of the Halifax River spanning from Beach Street across the Granada Bridge to the Atlantic Ocean in accordance with FS 376.

EXHIBIT 1

Letter from Selby Realty, Inc. dated
March 12, 2013



SELBY REALTY

Brokers • Managers • Developers

March 12, 2013

Ms. Joyce Shanahan
City Manager
City of Ormond Beach
22 South Beach Street
Ormond Beach, FL 32174

Re: Brownfield Designation

Dear Ms. Shanahan:

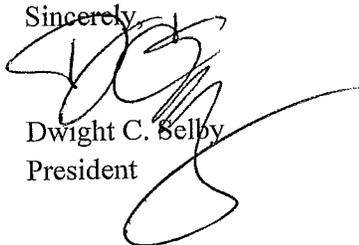
Selby Realty, Inc. on behalf of MDSS, Inc. respectfully requests that the City of Ormond Beach designate our site at 200 E. Granada Boulevard as a brownfield area. In addition, the City may also want to consider a brownfield designation for all of the beachside within the Ormond Beach Community Redevelopment Area.

As you may know, Florida statute §376.79 defines a Brownfield area as "...a contiguous area of one or more brownfield sites, some of which may not be contaminated, and which has been designated by a local government by resolution....". Brownfield designation provides significant state economic development incentives, including a sales tax refund on the purchase of qualified building materials used in an affordable housing development (§212.08(5)(0), F.S.) and a job bonus refund of up to \$2,500 per employee for employers creating high wage jobs within a brownfield area (§F.S.).

Many jurisdictions and property owners within the State of Florida have successfully utilized the Brownfield Redevelopment Program as an economic development tool.

We look forward to your consideration of our request and would welcome the opportunity to discuss this further with you and your staff.

Sincerely,



Dwight C. Selby
President

Cc: Richard Goss, City of Ormond Beach
Joe Mannarino, City of Ormond Beach
Julia Truilo



INVEST IN YOUR FUTURE!

200 E. Granada Blvd., Suite 200, Ormond Beach, FL 32176
386.238.4456 • 386.238.8377 fax
SelbyRealty.com



EXHIBIT 2

Granada Economic Opportunity Proposed
Brownfield Area Map

