



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

July 10, 2013

ORMOND BEACH CITY COMMISSION CHAMBERS

7:00 P.M.

I. ROLL CALL

II. APPROVAL OF THE MINUTES

A. March 6, 2013

III. NEW BUSINESS

A. Case No. 13V-077: 711 South Atlantic Avenue, front yard variance.

This is a request for a front yard variance submitted by Embassy Investment VII – Coral Beach LLC to install a porte cochere at the Coral Beach Motel located at 711 South Atlantic Avenue. The subject property at 711 South Atlantic Avenue is zoned B-6 (Oceanfront Tourist Commercial). Pursuant to Chapter 2, Article II of the Land Development Code, Section 2-27.B.9.a., the required front yard setback in the B-6 zoning district is 30' from the property line. The applicant is requesting one variance to install a porte cochere at a setback of 10', requiring a 20' variance. The variance application is for the porte cochere structure only and no other construction is proposed.

B. Case No. 13V-072: 141 Cardinal Drive, lot width and side yard variances.

This is a request for two variances submitted by Tony Ortona and Emmanuel Leo, property owners at 141 Cardinal Drive to allow a conversion to a duplex unit where a single-family residential unit currently exists. The subject property is located at 141 Cardinal Drive is zoned R-4 (Single-Family Medium Residential). The conversion of the single-family structure to a duplex would require two variances as follows:

1. **Lot frontage.** Section 2-17.B.7 (duplex) of the Land Development Code requires a 100' of lot frontage for a duplex use and the subject property has a lot frontage of 91'. The applicant is requesting a 9' variance to the lot width requirement to allow a duplex use with 91' of lot frontage.
2. **Side yard setbacks.** Section 2-17.B.9.c (duplex) of the Land Development Code requires side yard setbacks of 20' for each side yard. As part of the duplex conversion, the applicant is requesting a 10.02' variance on one side yard, resulting in a 9.98' setback and a 2.02' variance on the other side yard, resulting in a 17.98' setback.

IV. OTHER BUSINESS

V. ADJOURNMENT

MINUTES
BOARD OF ADJUSTMENT

March 6, 2012

7:00 p.m.

Commission Chambers
22 South Beach Street
Ormond Beach, Florida

I. ROLL CALL

Members Present

Tony Perricelli
Dennis McNamara
Jean Jenner
Norman Lane
Ryck Hundredmark

Staff Present

Steven Spraker, AICP, Senior Planner
Ann-Margret Emery, Deputy City Attorney
Meggan Znorowski, Minutes Technician

II. APPROVAL OF THE MINUTES

A. February 6, 2012 Minutes

Mr. Hundredmark moved to approve the December 5, 2012 Minutes as submitted. Mr. Perricelli seconded the motion. Vote was called, and the motion was unanimously approved.

III. NEW BUSINESS

A. Case No. 13V-043: 272 Putnam Avenue, waterfront yard variance

Mr. Spraker, Senior Planner, City of Ormond Beach stated this is an application for a variance at 272 Putnam Avenue. Mr. Spraker explained the orientation, location, and characteristics of the property. Mr. Spaker presented the staff report, and stated staff is recommending approval.

Albert Jenkins, applicant, 6140 N. Nova Road, Unit 417, stated the neighbors are excited about the project. Mr. Jenkins explained that the covered porch will run along two guest rooms, and the people that stay in those rooms will be able to use the shaded porch.

Mr. McNamara asked how the elevation was done.

Mr. Stan Holle, 4 Lost Spring Way, stated fill was brought in to make the grade required because the property is located in a flood zone.

Mr. Perricelli moved to approve the variance as submitted. Mr. Hundredmark seconded the motion. Vote was called, and the motion unanimously approved.

B. Case No. 13V-045: 7 Oriole Circle A, rear and side yard variances

Mr. Spraker stated this is an application for side and rear yard setback variances. Mr. Spraker explained the orientation, location, and characteristics of the property. Mr. Spraker presented the staff report, and stated staff is recommending approval.

Mr. Bobby Conner, 4041 Acoma Drive, stated he went to the property to try to address the issues raised by the objection, and measured the properties. Mr. Conner explained that the proposed structure does not impede and views nor does it impede the adjacent property owner's ability to add a carport in the future. Mr. Connor provided pictures to the Board demonstrating his explanation.

Ed Heaphy, 274 Laws Lane, stated he is a real estate broker who has done business with Madrigano family, the owner of the adjacent building, and is here as a representative of the family. Mr. Heaphy explained that the Madrigano family owns both sides of the duplex, and the father that owned the abutting unit just recently passed away. Mr. Heaphy explained that the Madrigano family would like the opportunity to investigate what the ramifications might be to their property, and are asking for a postponement until the next meeting for them to get a grasp of what it is that is involved.

Mr. Jenner asked if the posting was done.

Mr. Spraker responded the posting was done, and staff understands that a lot of the owners of these units live in Canada so the notices were sent to the local addresses as well as the Canadian addresses. Mr. Spraker explained there wasn't an issue with the notice it was just the length of time it took to reach the estate.

Mr. Jenner stated there was a comment that the car port does not extend past the Florida room, but in the drawing it shows the opposite.

Mr. Spraker explained that the car port will reach the midpoint of the Florida room approximately.

Mr. McNamara stated there is a lot of green open space between the buildings.

Mr. Lane stated it would have an impact on the general feeling of space.

Mr. Heaphy responded that it was remarkable to him when he looked at the aerial view, that the carport would change the look compared to the other buildings.

Mr. Connor stated there is approximately 43' between the structures, but would only be affecting 13' of green space.

Mr. McNamara asked if the Homeowner's association gave their approval.

Mr. Connor replied yes.

Mr. Hundredmark moved to approve the variance as submitted. Mr. Jenner seconded the motion. Vote was called, and the motion unanimously approved.

IV. OTHER BUSINESS

Mr. Jenner asked if the issue with Ocean Village Village setbacks will ever be resolved.

Mr. Spraker responded that staff has asked them to amend the development order, and absent the City doing it administratively nothing will be done. Mr. Spraker explained that the City would need the authorization of the people who are affected by the Development Order. Mr. Spraker continued that staff has discussed doing administrative variances, but nothing has been resolved.

Mr. Jenner asked if the Board was going to continue to see these. Mr. Jenner stated when he looked at the plat it reminded him of Deltona, and Deltona is a nightmare.

Mr. Spraker advised the Board that there are no applications for next month, and therefore there would be no meeting.

Mr. McNamara inquired as to when the 10% administrative variance came about.

Mr. Spraker replied 2008 or 2009, and it has been very useful. Mr. Spraker offered to provide a list to the Board of the administrative variances that have been granted. Mr. Spraker explained that it gives the applicant to do it when it is a small variance such as 4", and staff still asked the applicant to get signatures of the adjoining property owners so they are aware.

V. ADJOURNMENT

As there was no other business, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Steven Spraker, AICP, Senior Planner

ATTEST:

Dennis McNamara, Chair

Minutes prepared by Meggan Znorowski.

Pursuant to section 286-0105, Florida Statutes, if any person decides to appeal any decision made by the board of adjustment with respect to any matter considered at this public meeting, such person will need a record of the proceedings and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

All persons appealing to the board of adjustment must be present, or represented at the public hearing scheduled for the consideration of his request. Failure to be present or to be represented, results in the automatic refusal by this board to grant permission for any variance. In order to allow the meeting to proceed in an orderly fashion, the board, by motion, may limit the time allowed for remarks concerning a specific agenda item to a maximum of thirty (30) minutes for city staff, the designated representative of the applicant and the designated representative of any organized group and to five (5) minutes for members of organizations and other individual speakers. Additional time shall be allowed to respond to questions from the board.

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 of committee meeting may contact the city clerk in writing, or may call 677-0311 for information regarding available aids and services.

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: July 2, 2013

SUBJECT: 711 South Atlantic Avenue

APPLICANT: Embassy Investment VII – Coral Beach LLC

FILE NUMBER: 13-77

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION:

This is a request for a front yard variance submitted by Embassy Investment VII – Coral Beach LLC to install a porte cochere at the Coral Beach Motel located at 711 South Atlantic Avenue. The subject property at 711 South Atlantic Avenue is zoned B-6 (Oceanfront Tourist Commercial). Pursuant to Chapter 2, Article II of the Land Development Code, Section 2-27.B.9.a., the required front yard setback in the B-6 zoning district is 30' from the property line. The applicant is requesting one variance to install a porte cochere at a setback of 10', requiring a 20' variance. The variance application is for the porte cochere structure only and no other construction is proposed.

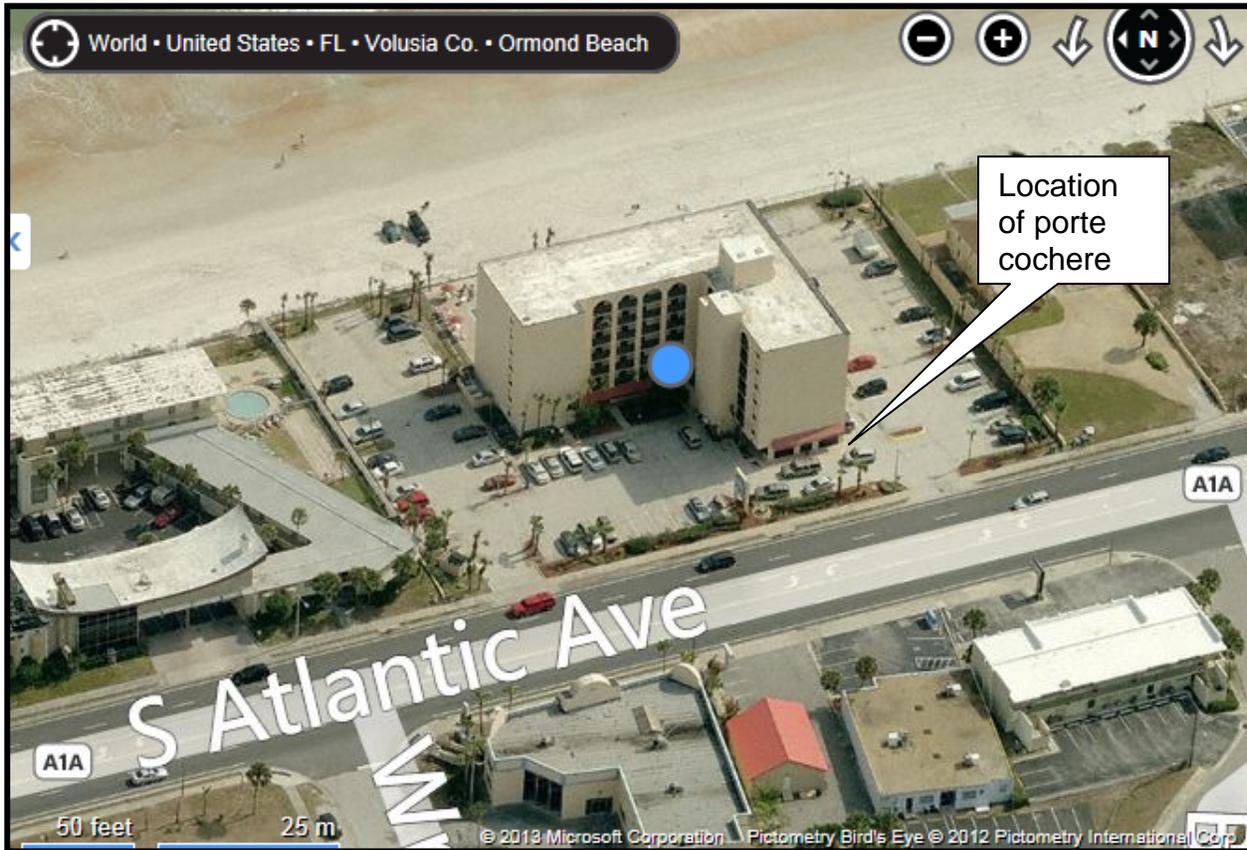
BACKGROUND:

The property is designated as "Oceanfront Tourist Commercial" on the City's Future Land Use Map (FLUM) and is zoned B-6 (Oceanfront Tourist Commercial) on the City's Official Zoning Map. The existing use of the property is consistent with the FLUM designation and zoning district.

Adjacent land uses and zoning:

	Current Land Uses	Future Land Use Designation	Zoning
North	Transient Lodging	"Oceanfront Tourist Commercial"	B-6 (Oceanfront Tourist Commercial)
South	Transient Lodging	"Oceanfront Tourist Commercial"	B-6 (Oceanfront Tourist Commercial)
East	Atlantic Ocean	NA	NA
West	Commercial Uses	"Highway Tourist Commercial"	B-7(Highway Tourist Commercial)

Site Aerial



According to the Volusia County Property Appraiser, the structure at 711 South Atlantic Avenue was constructed in 1990. The property is currently conforming to the front yard setback of 30' in the B-6 zoning district. The property owner desires to construct a porte cochere in front of the existing building to protect customers from weather elements including rain and sun. The proposed porte cochere is similar to multiple structures that exist along the South Atlantic Avenue corridor for transient lodging facilities. The request is to install the porte cochere next to the existing building with a front yard setback of 10'. The existing 10' landscape buffer is not proposed to be impacted.

ANALYSIS:

The subject property at 711 South Atlantic Avenue is zoned B-6 (Oceanfront Tourist Commercial). Pursuant to Chapter 2, Article II of the Land Development Code, Section 2-27.B.9.a., the required front yard setback in the B-6 zoning district is 30' from the property line. The applicant is requesting one variance to install a porte cochere at a setback of 10', requiring a 20' variance. The variance application is for the porte cochere structure only and no other construction is proposed.

Potential Alternatives:

1. Grant the applicant's request for a 20' variance with a resulting 10' setback from the required 30' front yard setback. This alternative, as requested by the property owner, would allow an adequate area to install the porte cochere for customers of the Coral Beach motel.
2. Deny the request and allow the 30' front yard setback to stand. Based on the required distance of the driveway of 24', there is no ability to offer a reduced setback because the porte cochere columns are required to be located outside of the driveway.

Staff has not received any objections or inquires since the variance case was advertised. The application does provide signatures of no objection from the properties located at 720,712 and 730 South Atlantic Avenue.

CONCLUSION:

Chapter 1, Article II, Section 1-16.D.2, of the Land Development Code states, "The Board of Adjustment and Appeals shall first determine whether the need for the proposed variance arises out of the physical surroundings, shape, topographical condition, or other physical or environmental conditions that are unique to the specific property involved and are not the result of the actions of the applicant. If the basis for the request is the unique quality of the site, the Board shall make the following required findings based on the granting of the variance for that site alone. If, however, the condition is common to numerous sites so that requests for similar variances are likely to be received, the Board shall base its findings on the cumulative effect of granting the variance to all who may apply."

The Board must consider the following criteria established in Chapter 1, Article II, Section 1-16.D.4, of the Land Development Code for the expansion of the non-conforming structure:

1. **Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.**

Argument for the variance: A porte cochere or canopy is a common feature for a transient lodging facility. The special condition is the location of the existing building in relationship to the property line. As experience on other oceanfront properties, structures are required to be located close to the South Atlantic Avenue right-of-way as possible and as far from the Coastal Construction Control Line (CCCL).

Argument against the variance: The existing building is conforming to the front yard setback and the porte cochere would encroach into the required setback. The need for the porte cochere does not outweigh the Land Development Code setback requirements.

2. **The special conditions and circumstances do not result from the actions of the applicant.**

Argument for the variance: The existing structure was created in 1990 and the existing building location did not result in any actions of the current property owners.

Argument against the variance: None. The location of the existing building was established prior to the current property owners.

3. **Literal interpretation of the provisions of these zoning regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these zoning regulations and would work unnecessary and undue hardship on the applicant.**

Argument for the variance: The application of the zoning district setbacks in relationship to front yard setback would not allow the construction of the porte cochere and would be an undue hardship. There is no ability to reduce the variance requested because the porte cochere columns must be located outside of the existing driveway aisles. Similar porte cochere and canopies have been constructed along South Atlantic Avenue, with the Maverick Resort at 485 South Atlantic Avenue being the last property granted a variance for a canopy structure. It is not reasonable to deny a transient lodging use the ability to protect hotel guest from inclement weather.

Argument against the variance: The property is existing conforming lot of record and the existing structure meets the front yard setbacks. This request would turn a conforming structure into a non-conforming structure with the variance.

4. **No practical alternative exists and the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

Argument for the variance: There is no other alternative than the variance requested. The porte cochere is required to be located at the front of the transient lodging facility and cannot be located in the existing driveway. The requested variance is the minimum variance possible to make reasonable use of the property.

Argument against the variance: There is no other practical alternative to install a porte cochere at this location.

5. **The variance request is not based exclusively upon a desire to reduce the cost of developing the site. Financial disadvantages or physical inconvenience to the applicant shall not in and of themselves constitute conclusive proof of unnecessary hardship.**

Argument for the variance: The variance is not sought to reduce the cost of the construction of the project. The selected location is the most logical and practical place for the porte cochere.

Argument against the variance: None. The variance is not sought to reduce the construction cost of the project.

6. **The proposed variance will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public.**

Argument for the variance: The request will not increase congestion, fire danger or public hazards.

Argument against the variance: None. The variance will not create any hazards to the public.

7. **The effect of the proposed variance is in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code and will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.**

Argument for the variance: The request will not diminish property values or alter the character of the surrounding area. This area of the City is predominately tourist related and the requested porte cochere will provide protection for guest of the Coral Beach motel.

Argument against the variance: It is staff's opinion that the porte cochere will not diminish the property values of the surrounding properties.

8. **Granting the variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, buildings, or structures in the same zoning district.**

Argument for the variance: The purpose of the variance process is to confer rights that are denied to a particular applicant because of a special condition or unique circumstance for their property. Staff believes that this request is appropriate based on the existing structure location.

Argument against the variance: The variance would make a conforming structure in terms of the front yard setback non-conforming.

RECOMMENDATION:

It is recommended that the Board of Adjustment and Appeals **APPROVE** a variance of 20', for a front yard setback of 10' instead of the required 30' to install a porte cochere at the Coral Beach motel located at 711 South Atlantic Avenue.

EXHIBITS

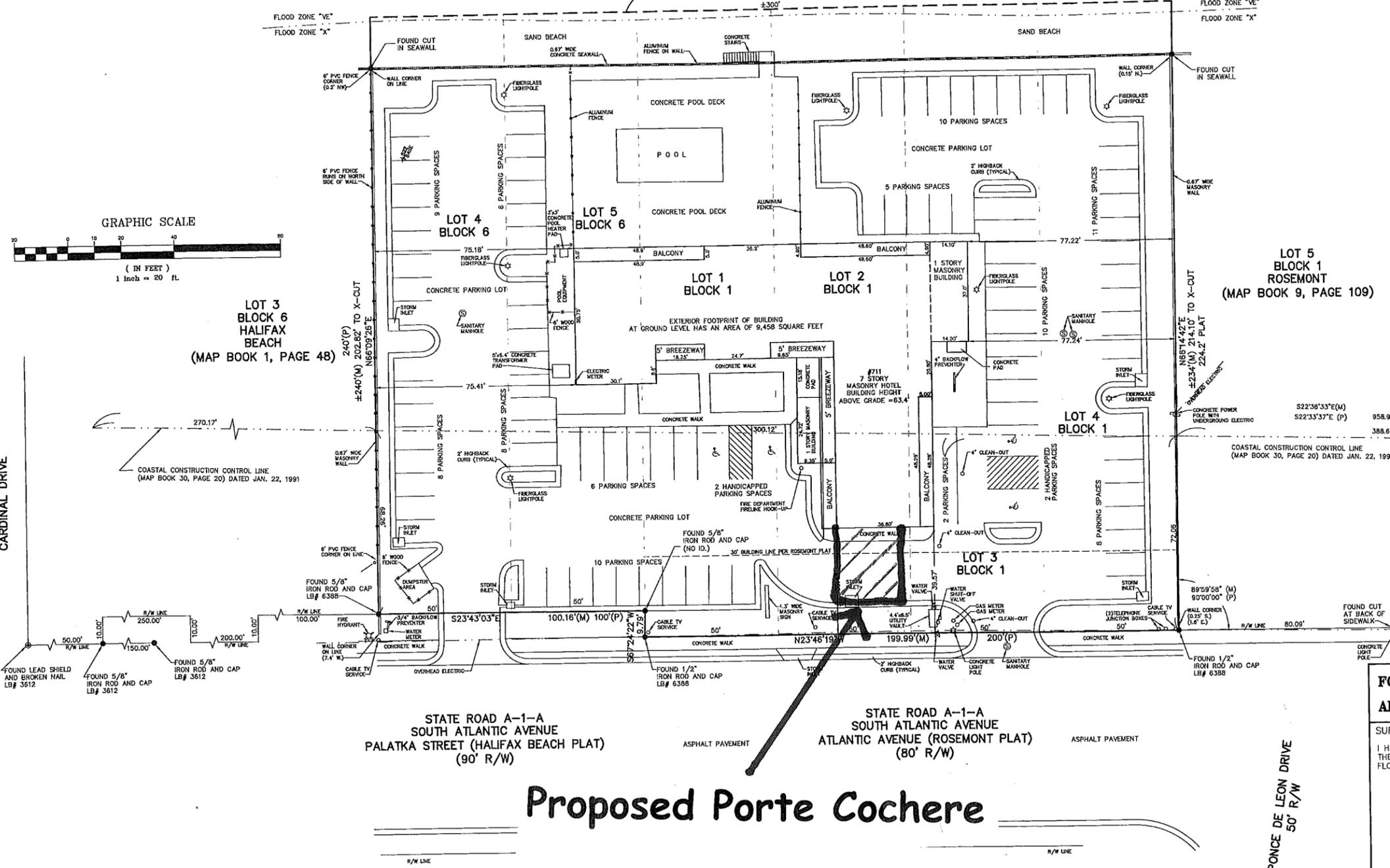
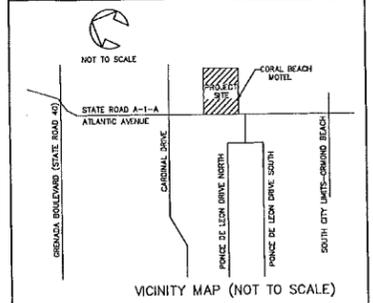
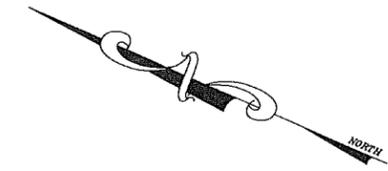
- A. Variance
- B. Maps and pictures
- C. Applicant provided information

Exhibit A

Variance Exhibit

Required Setback	Proposed Setback	Variance Requested
30'	10'	20'

ATLANTIC OCEAN
MEAN HIGH WATER LINE SURVEY NOT PREPARED AT CLIENTS REQUEST
BEACH



- SURVEYOR'S NOTES:**
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE DATED AUGUST 19, 2005. ALL SURVEY MATTERS REFERENCED IN SAID COMMITMENT ARE SHOWN OR NOTED HEREON.
 - DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 - BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE EAST RIGHT OF WAY LINE OF SOUTH ATLANTIC AVENUE BEING N23°46'19"W.
 - UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
 - THIS PROPERTY IS LOCATED IN F.I.R.M. ZONES X AND VE. THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. COMMUNITY MAP NO. 12127C0218 H, MAP REVISED FEB. 19, 2003, APPROXIMATE SCALE 1"=500'; AND F.I.R.M. COMMUNITY MAP NO. 12127C0219 G, MAP REVISED APRIL 15, 2002, APPROXIMATE SCALE 1"=500'.
 - NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.

ZONING RESTRICTIONS (PER BRENDA BATES, CITY OF ORMOND BEACH BUILDING & ZONING DEPT.)

ZONING CLASSIFICATION: B-6
MINIMUM LOT SIZE: 30,000 SQ. FT.
MINIMUM LOT WIDTH: 150.00 FT.
REQUIRED BUILDING SETBACKS:
FRONT - 30'
REAR - 20'
5' ADDITIONAL FOR EACH STORY OVER TWO
SIDE - 25'
5' ADDITIONAL FOR EACH STORY OVER TWO
HEIGHT RESTRICTION - 75' MAXIMUM
MAXIMUM DENSITY - 64 UNITS PER ACRE
MAXIMUM COVERAGE - 40%

DESCRIPTION (AS PROVIDED)

Lots 1, 2, 3 and 4, BLOCK 1, ROSEMONT, according to the map or plat thereof as recorded in Map Book 9, Page 104, of the Public Records of Volusia County, Florida.

Lots 4 AND 5, BLOCK 6, HALIFAX BEACH, according to the map or plat thereof as recorded in Map Book 1, Page 48, of the Public Records of Volusia County, Florida.

FOR: ELITE HOSPITALITY **JOB NO. 13-0492**
ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

[Signature]
J.E. ZAPERT, P.L.S. NO. 4046
STEVEN T. KRUGER, P.L.S. NO. 4722
C.O. VAN KLEECK, P.S.M. NO. 6149
VALID WITH SIGNATURE & EMBOSSED SEAL ONLY

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3921 SOUTH NOVA ROAD
PORT ORANGE, FL 32127
(386) 761-5385
LICENSED BUSINESS CERTIFICATION NUMBER 3019
Copyright © 2013 Sliger & Associates, Inc.
WWW.SLIGERASSOCIATES.COM

ABBREVIATIONS A/C AN CORNER R/W RIGHT OF WAY C CENTERLINE CA CENTRAL ANGLE R RADIAL L APC LENGTH CB CHORD BEARING (R) RADIAL LINE (NR) NON-RADIAL LINE NAVA NATIONAL GEODETIC SURVEY U.S.C. & G.S. UNITED STATES COAST AND GEODETIC SURVEY	LEGEND ○ IRON ROD WITH CAP ○ IRON PIPE ■ CONCRETE MONUMENT ■ PERMANENT REFERENCE MONUMENT △ PERMANENT CONTROL POINT --- RADIAL LINE --- (NR) NON-RADIAL LINE --- EXISTING ELEVATION --- PROPOSED ELEVATION	FOR: ELITE HOSPITALITY SCALE: 1"=20' TYPE OF SURVEY: ALTA/ACSM DATE: SEPTEMBER 1, 2005 JOB NUMBER: 05-2882 PARTY CHIEF: J LAMB DRAWN BY: E SMALLWOOD CHECKED BY: S KRUGER RE-CERTIFICATION: MAY 30, 2013 JOB NUMBER: 13-0492 PARTY CHIEF: J LAMB DRAWN BY: S KRUGER CHECKED BY: S KRUGER	DATA COLLECTION FILE: 052882 FIELD BOOK: 905 PAGE(S): 49 SHEET 1 OF 1 PLAT PREPARED FOR THE FOLLOWING: (ONLY THE LAST DATE IS CERTIFIED ON SEALED COPY) BOUNDARY: ELITE HOSPITALITY CERTIFIED TO: NOT CERTIFIED TO ANY ENTITIES AND/OR INDIVIDUALS OTHER THAN THOSE LISTED ABOVE. DATE: 5/30/2013 JOB NUMBER: 13-0492
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Proposed Porte Cochere

Exhibit B

- Maps and Pictures

711 South Atlantic Avenue Location Map



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

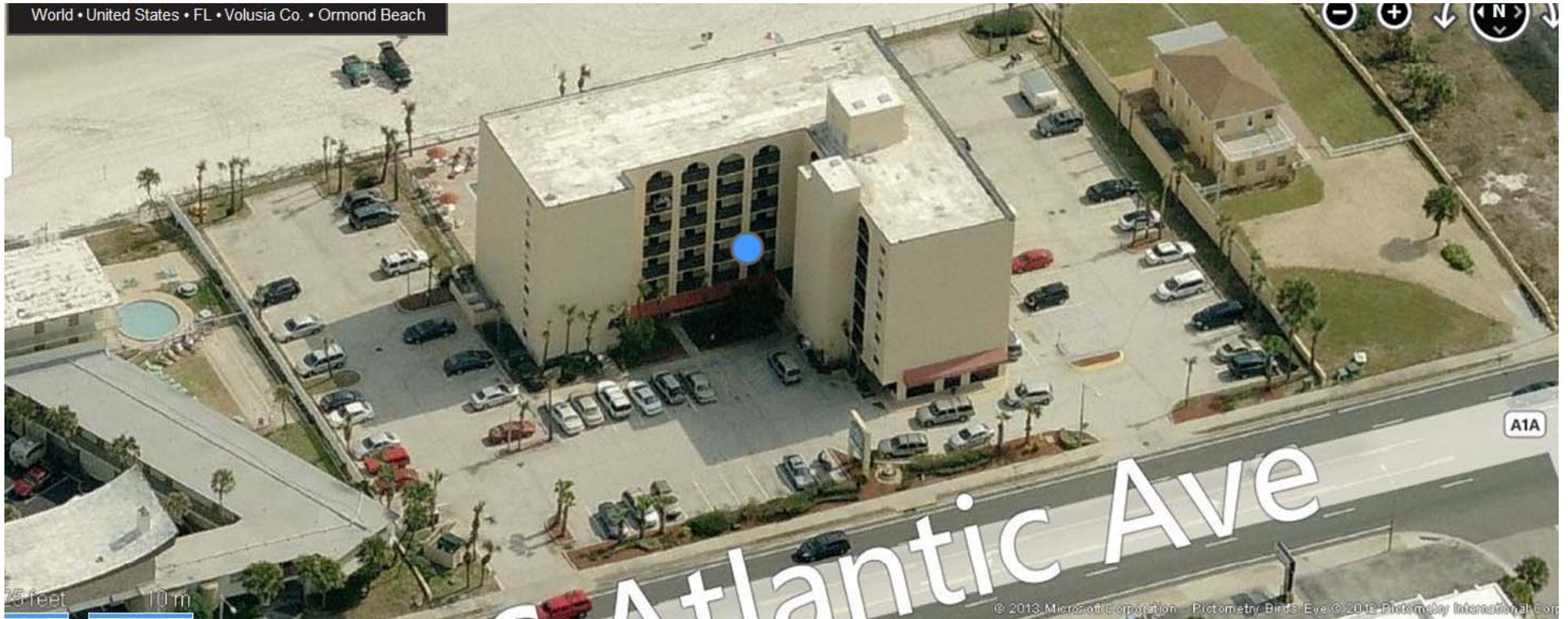
178 ft



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.



711 South Atlantic Avenue - Coral Beach Motel





Proposed
porte
cochere
location



Proposed
porte
cochere
location

10'
landscape
buffer to remain



Proposed
porte
cochere
location

Exhibit C

Applicant Provided Information



CITY OF ORMOND BEACH

v3.2013

Planning Department

22 South Beach Street, Ormond Beach, FL 32174

Tel: (386) 676-3238

www.ormondbeach.org

comdev@ormondbeach.org

VARIANCE - APPLICATION

For Planning Department Use

Application Number

Date Submitted

APPLICATION TYPE AND FEES

	Application	Advertising Deposit for Advisory Board	Advertising Deposit for Commission	Total*
<input checked="" type="checkbox"/> Residential or Commercial	350	350	N/A	700
<input type="checkbox"/> After the Fact Residential or Commercial	700	350	N/A	1050

*The total is calculated as the Application plus approximate Advisory Board and Commission Public Notification Fees. Depending on the actual costs, Staff shall refund any remaining balance or require additional payment.

APPLICANT INFORMATION

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

Name EMBASSY INVESTMENT VII - CORAL BEACH LLC

Full Address 45 SETON TRAIL ORMOND BEACH, FL 32176

Telephone 386-255-2577 Email mbhoda@EliteHospitality.com

* If this application is being submitted by a person other than the property owner, please provide the following Property Owner Information as well as a notarized letter designating you as agent.

PROPERTY OWNER INFORMATION***

Name SAME AS ABOVE

Full Address 386-547-0820 cell

Telephone TIMEBRIDE@EliteHospitality.com

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

PROPERTY DETAILS

Full Address Coral Beach Motel 711 S. DIXIE, ORMOND BEACH, FL 32176

Parcel ID Number 4223-10-01-0010

Legal Description PLEASE SEE ATTACHES

REQUEST

For the Board of Adjustment and Appeals to grant a variance, there must be special conditions or circumstances existing which are peculiar to a particular piece of land, structure or building. The variance should not request special privilege denied to other lands, buildings or structures, and must prove deprivation of rights commonly enjoyed by other property owners in the subject property area that results in an unnecessary hardship. The request should be the minimum possible to make reasonable use of the land and, if granted, should not be injurious to the area or materially diminish the value of the surrounding properties, alter the essential characteristics of the neighborhood or otherwise be detrimental to the public welfare or create a public nuisance. A purely financial hardship does not, except under extreme circumstances, constitute sufficient grounds for hardship.

Exhibit A

Parcel 1:

Lots 1, 2, 3, and 4, Block 1, Rosemont Subdivision, according to the plat thereof, recorded in Map Book 1, Page 48, of the Public Records of Volusia County, Florida.

Parcel 2:

Lots 4 and 5, Block 6, HALIFAX BEACH, according to the map or plat thereof as recorded in Map Book 1, Page 48, Public Records of Volusia County, Florida.

Parcel Identification Number: 422310020

Request:

Request a VARIANCE on the 30' SET BACK Rule to allow us to construct a DRIVE THRU CANOPY FOR OUR GUESTS-

ABUTTING PROPERTY OWNERS

Please provide abutting property owner signatures or provide letters indicating position toward the request.

Signature	Street Address	For <input checked="" type="checkbox"/>	Against <input type="checkbox"/>
<i>[Signature]</i>	720 A1A	<input type="checkbox"/>	<input type="checkbox"/>
<i>[Signature]</i>	707 S. A1A, O.B. MAKA'I	<input type="checkbox"/>	<input type="checkbox"/>
<i>[Signature]</i>	OCEAN CLUB - 712 A1A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>[Signature]</i>	PRUDENTIAL 730 A1A	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CRITERIA: CONFORMING

Section 1-16.D.3 of the Land Development Code requires that the Board of Adjustment and Appeals make a finding based on substantial competent evidence on each of the following 8 criteria. Additional pages, photographs, surveys, plot plans or other materials may be attached as exhibits.

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district:

Please see site plan

2. The special conditions and circumstances do not result from the actions of the applicant:

[Empty box for response to criterion 2]

3. Literal interpretation of the provisions of these zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these zoning regulations and would work unnecessary and undue hardship on the applicant:

[Empty box for response to criterion 3]

4. No practical alternative exists and the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building or structure:

This is the most practical & less intrusive structure of any of the other properties in the area and is the most reasonable use of the area

5. The variance request is not based exclusively upon a desire to reduce the cost of developing the site. Financial disadvantages or physical inconvenience to the applicant shall not in and of themselves constitute conclusive proof of unnecessary hardship:

The development of proposed canopy will increase the value of the structure

6. The proposed variance will not substantially increase congestion on surrounding streets, or the danger of fire or other hazard to the public:

Based on the site plan you will see will absolutely NOT increase congestion on surrounding streets or any fire danger or hazards of any kind

7. The effect of the proposed variance is in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code and will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site:

There are at least 3 other properties that have canopies developed within the 30' set back & variances were granted

8. Granting this variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, buildings or structures in the same zoning district:

CRITERIA: NONCONFORMING

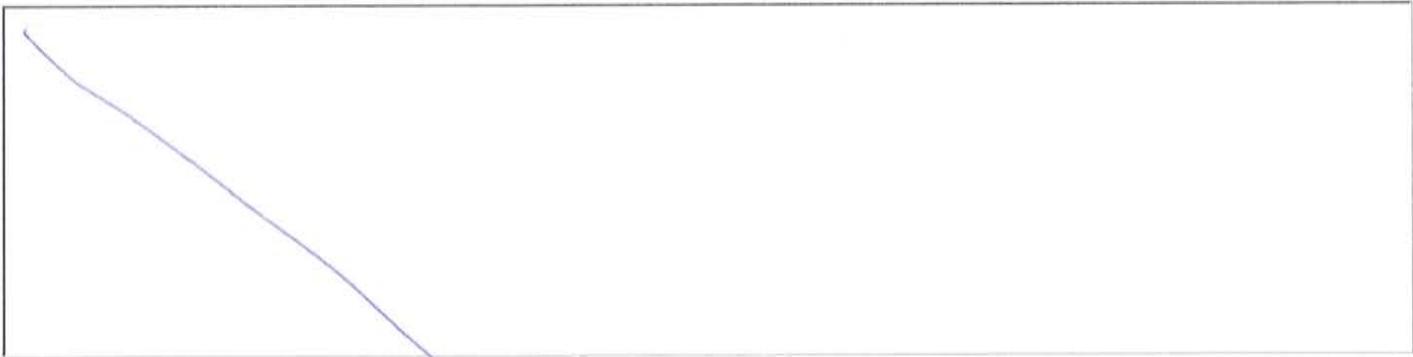
Section 1-16.D.4 of the Land Development Code establishes separate criteria for the expansion of an existing nonconforming structure or portion of that structure. The Code requires that the Board of Adjustment and Appeals make a finding based on substantial competent evidence on each of the following 6 criteria. Additional pages, photographs, surveys, plot plans or any other materials may be attached as exhibits.

1. The property where the structure is located meets the minimum lot area standard for the zoning district, as specified in Chapter 2, Article II:

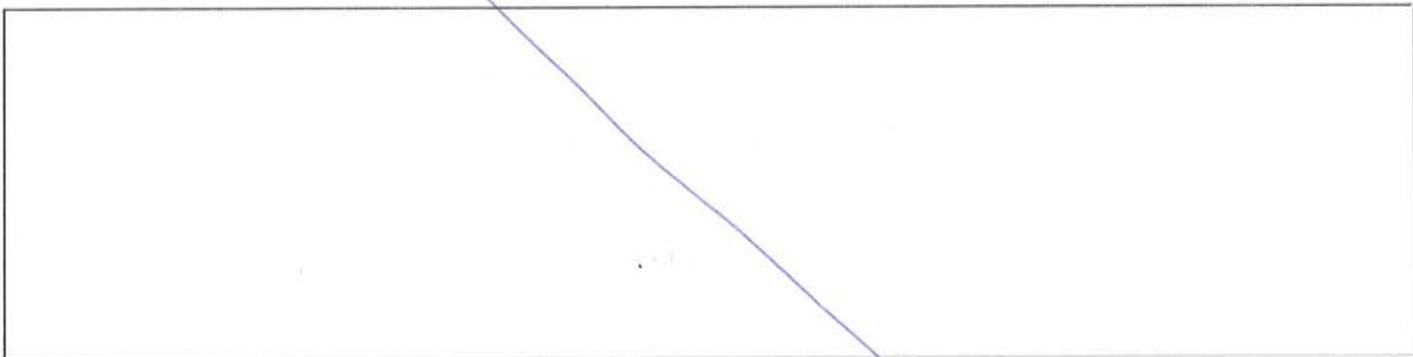
2. There are no other ways of altering the structure that will not result in increasing the nonconforming cubic content of the structure:

3. The proposed expansion will be consistent with the use of the structure and surrounding structures, given the use is permitted by right, conditional use or special exception in the zoning district within which the structure is located:

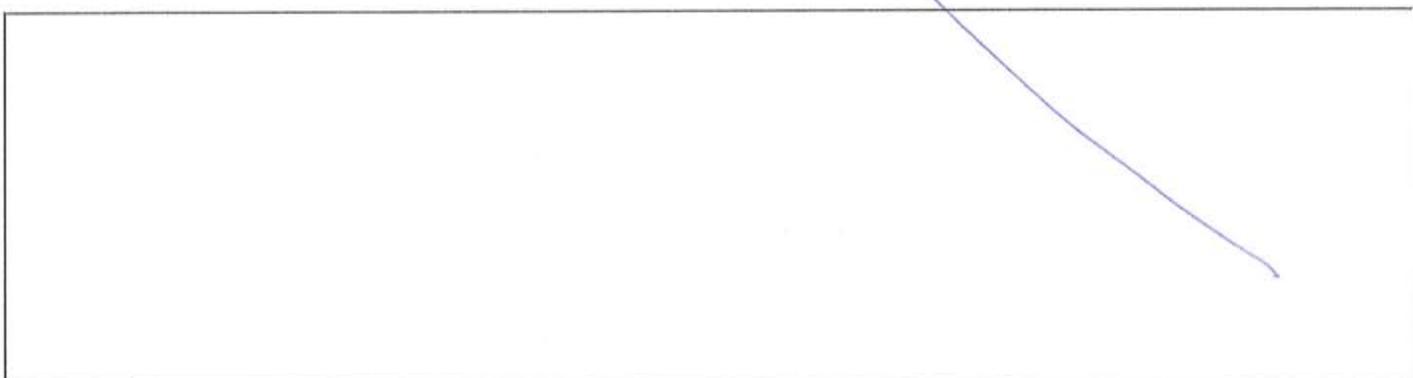
4. The proposed expansion effectively "squares-off" an existing building, or does not extend beyond the furthest point of an adjacent building on the site:



5. The proposed expansion is in scale with adjacent buildings:



6. The proposed expansion will not impact adjacent properties by limiting views or increasing light and/or noise:



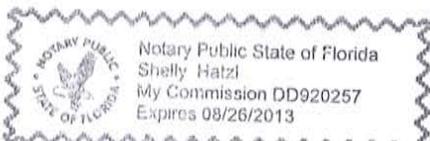
CERTIFICATION

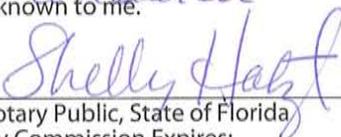
By submitting this application, I hereby certify that the information provided above is true and correct to the best of my knowledge and that I am aware of the application submittal requirements and review process for this application. I hereby authorize City of Ormond Beach Staff to place legal notice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

Signature: 

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 28 day of May 2013, by Manoj Bhodga
as Manager (title*) for Embassy Investment EU - Coral Beach LLC (name of corporation*), who () provided
as identification, or () who is personally known to me.




Notary Public, State of Florida
My Commission Expires:

* If you are executing this document on behalf of a corporation please complete the spaces with your title and the name of your company as indicated.

06/21/2002 07:40
Doc stamps 42000.00
Transfer Amt \$6000000
Instrument # 2002-136518
Book: 4882
Page: 3253

Prepared by and return to:

William E. Loucks
Attorney at Law
Smith, Hood, Perkins, Loucks, Stout & Orfinger, P.A.
444 Seabreeze Blvd., Suite 900
Daytona Beach, FL 32118

File Number: 8672.005

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 12th day of June, 2002 between Coral Beach Motel Partnership, a Florida General Partnership whose post office address is 1 Cobblestone Trail, Ormond Beach, FL 32174, grantor, and Embassy Investment VII-Coral Beach, LLC, a Florida limited liability company whose post office address is c/o 444 Seabreeze Blvd., Suite 200, Daytona Beach, FL 32118, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Volusia County, Florida to-wit:

Parcel 1:

Lots 1, 2, 3, and 4, Block 1, Rosemont Subdivision, according to the plat thereof, recorded in Map Book 9, Page 109, of the Public Records of Volusia County, Florida.

Parcel 2:

Lots 4 and 5, Block 6, Halifax Beach, according to the map or plat thereof as recorded in Map Book 1, Page 48, Public Records of Volusia County, Florida.

Parcel Identification Number: 422310010010

Subject to taxes for 2002 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said

land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2001.**

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Diane M. Papp
Witness Name: *Diane M. Papp*

Gay E. Rickmyre
Witness Name: *Gay E. Rickmyre*

Coral Beach Motel Partnership
a Florida General Partnership

By: *Paul Gene Payne*
Paul Gene Payne
General Partner

State of Florida
County of Volusia

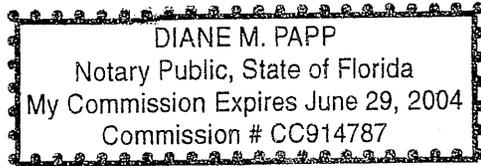
The foregoing instrument was acknowledged before me this 12th day of June, 2002 by Paul Gene Payne, General Partner on behalf of Coral Beach Motel Partnership, a Florida General Partnership. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Diane M. Papp
Notary Public

Printed Name: _____

My Commission Expires: _____













CORAL BEACH

USE AND BUILDING CLASSIFICATION

HOTEL - RESIDENTIAL-1
 TYPE V-B CONSTRUCTION - SPRINKLERED
 CLASSIFICATION OF WORK PER FBC-101-43.2.2

SCOPE OF WORK: EXTERIOR BUILDING ALTERATION LEVEL 2 PORTE COCHERE ADDITION, EXTERIOR COVERED CORRIDOR, AND FACADES TREATMENT TO ENHANCE MAIN BUILDING

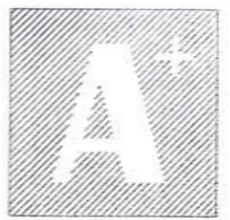
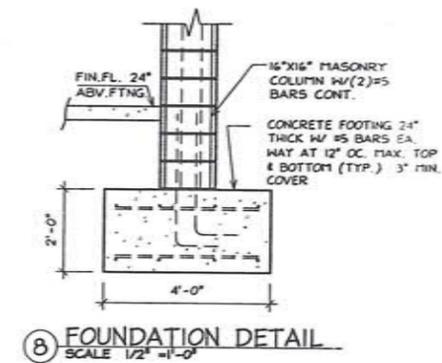
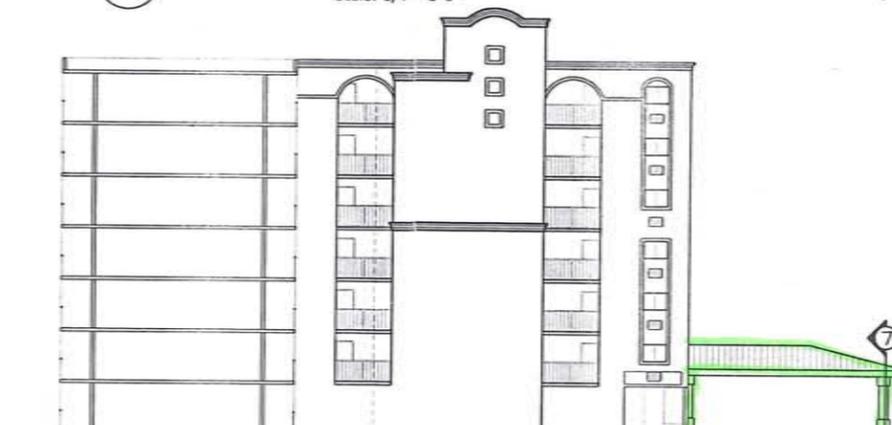
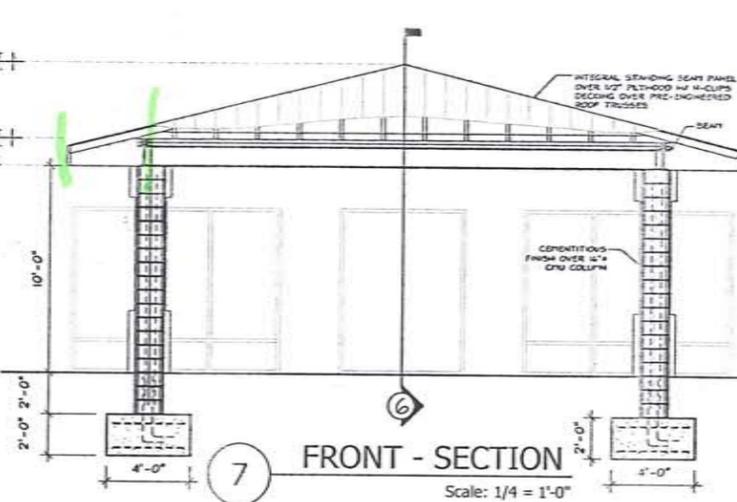
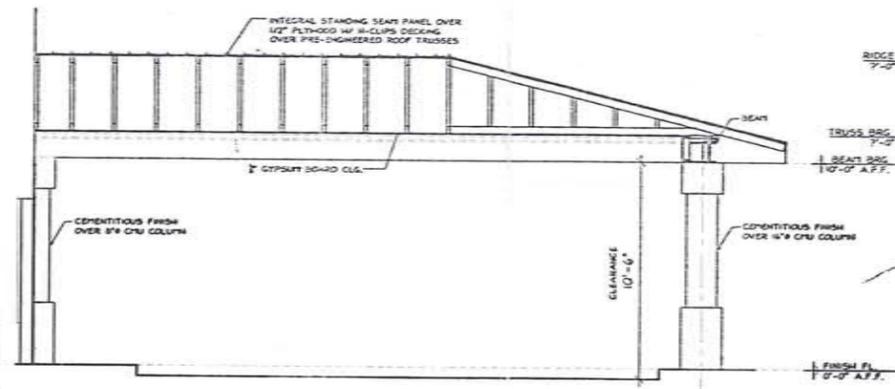
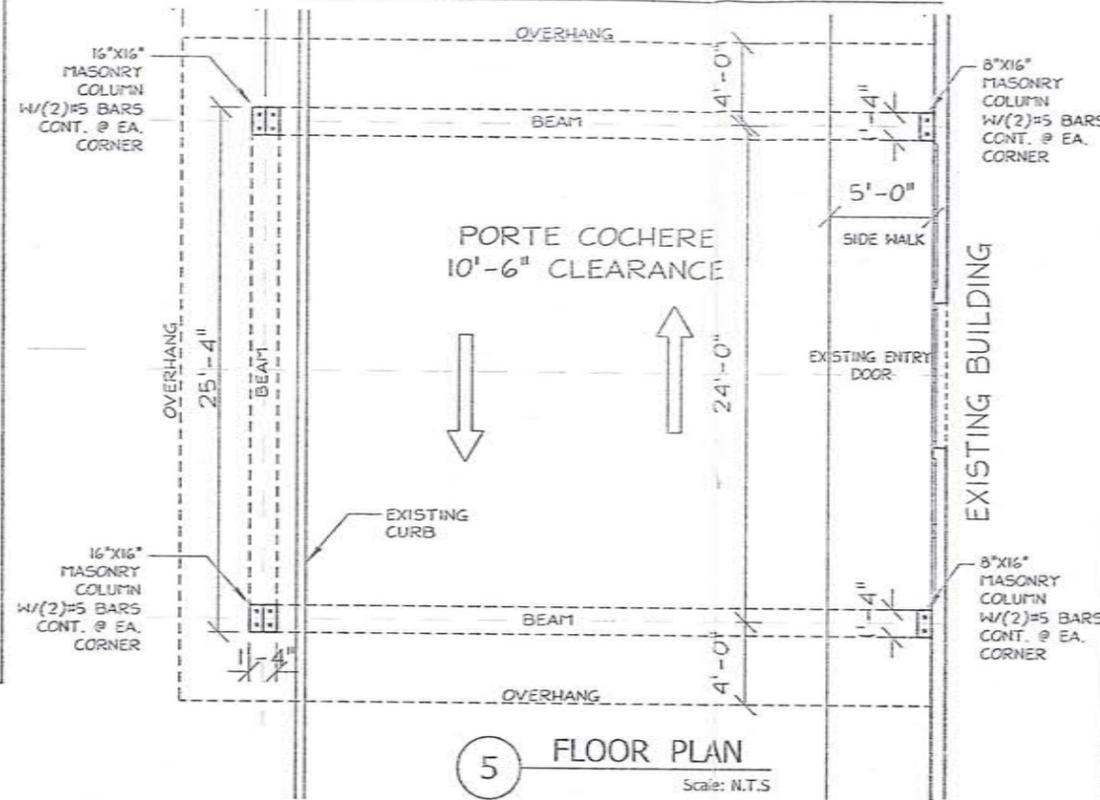
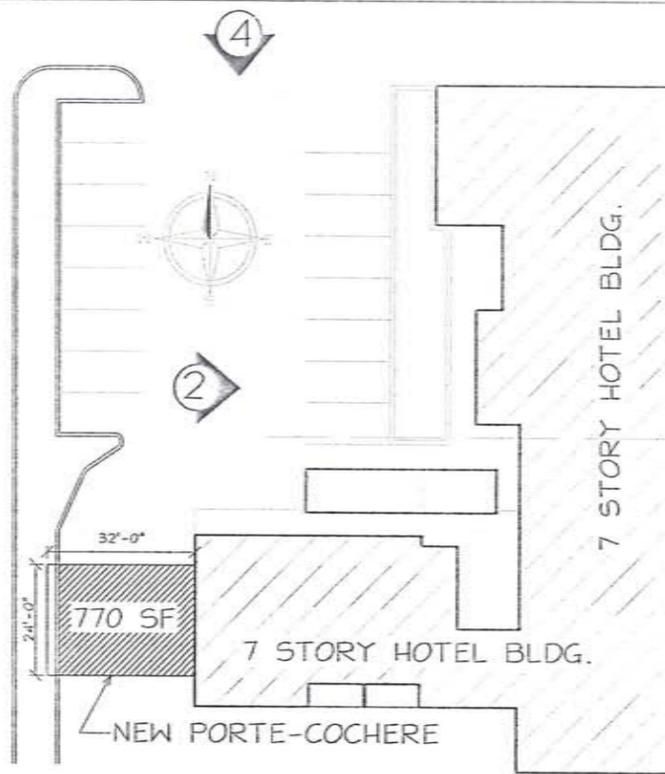
CODE COMPLIANCE

1. THIS PROJECT IS DESIGNED AND SHALL BE BUILT TO COMPLY WITH THE 2010 EDITION OF THE FBC BUILDING.
2. ALL ELECTRICAL WORK TO BE IN COMPLIANCE WITH THE 2008 NEC EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES.
3. ALL PLUMBING WORK TO BE IN COMPLIANCE WITH THE 2010 FLORIDA PLUMBING CODE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND MUST NOTIFY THE ARCHITECT/ENGINEERS OF ANY DISCREPANCIES INDICATED BY THESE DOCUMENTS FOUND DURING BIDDING OR PRIOR TO PROCEEDING WITH THE WORK.
5. THE STRUCTURAL CALCULATIONS SHALL ADHERE TO THE 2010 FLORIDA BUILDING CODE CHAPTER 16
6. THE WIND LOAD CALCULATIONS SHALL ADHERE TO 140 MPH GUIDELINES AS PER CHAPTER 16 OF THE 2010 FLORIDA BUILDING CODE.
7. PLANS SHALL BE IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE FBC 2010 EDITION
8. ENERGY FORMS AND HVAC LOAD SIZING CALCULATIONS TO BE IN ACCORDANCE WITH THE 2010 EDITION OF FBC-ENERGY CONSERVATION.
9. ALL MECHANICAL WORK TO BE IN COMPLIANCE WITH THE 2010 FLORIDA MECHANICAL CODE.
10. PLANS SHALL BE IN ACCORDANCE WITH FBC 2010 ACCESSIBILITY CODE.

AREA CALCULATION

PORTE COCHERE	770 SQ.FT.
TOTAL- AREA	770 SQ.FT.

SOUTH ATLANTIC AVE.



ARCHITECTURAL DESIGN
 + ASSOCIATES INC.

AA26001959

1015 S. PALM BLVD. SUITE 100
 FT. LAUDERDALE, FL 33304

CORAL BEACH - HOTEL
 PORTE COCHERE ADDITION
 FACADE - RENOVATION
 711 S. ATLANTIC AVE
 ORMOND BEACH
 FLORIDA
 RICHARD BROOKFIELD ARCHITECT
 FL. REG. # AR 0014568 P.O. BOX 4185 ORMOND BEACH, FL.
 DRAWN: AA+D INC
 OWNER:

These documents and their contents are the property of Architectural Animation & Design and are issued only for the specific project named on these drawings. Any reproduction, translation, or modification of these documents without the consent of AAAD is prohibited by law.

REV#	DATE	DESCRIPTION

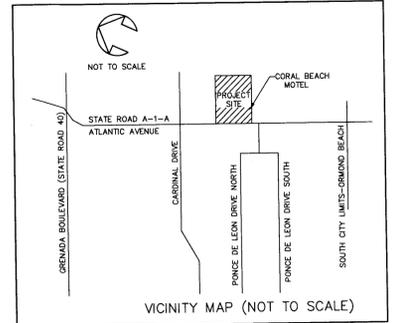
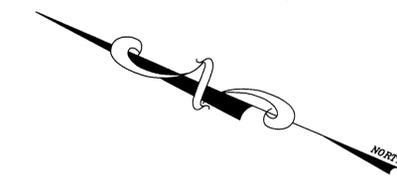
05-01-2013

A

1.0

ATLANTIC OCEAN
MEAN HIGH WATER LINE SURVEY NOT
PREPARED AT CLIENTS REQUEST
BEACH

APPROXIMATE MEAN HIGH WATER LINE



SURVEYOR'S NOTES:

- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE DATED AUGUST 19, 2005. ALL SURVEY MATTERS REFERENCED IN SAID COMMITMENT ARE SHOWN OR NOTED HEREON.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE EAST RIGHT OF WAY LINE OF SOUTH ATLANTIC AVENUE BEING N23°46'19"W.
- UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
- THIS PROPERTY IS LOCATED IN F.I.R.M. ZONES X AND VE. THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. COMMUNITY MAP NO. 12127C0218 H. MAP REVISED FEB. 19, 2003. APPROXIMATE SCALE 1"=500'. AND F.I.R.M. COMMUNITY MAP NO. 12127C0219 G. MAP REVISED APRIL 15, 2002. APPROXIMATE SCALE 1"=500'.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.

ZONING RESTRICTIONS (PER BRENDA BATES, CITY OF ORMOND BEACH BUILDING & ZONING DEPT.)
ZONING CLASSIFICATION: B-6
MINIMUM LOT SIZE: 30,000 SQ. FT.
MINIMUM LOT WIDTH: 150.00 FT.
REQUIRED BUILDING SETBACKS:
FRONT - 30'
REAR - 20'
5' ADDITIONAL FOR EACH STORY OVER TWO
SIDE - 25'
5' ADDITIONAL FOR EACH STORY OVER TWO
HEIGHT RESTRICTION - 75' MAXIMUM
MAXIMUM DENSITY - 64 UNITS PER ACRE
MAXIMUM COVERAGE - 40%

DESCRIPTION (AS PROVIDED)

Lots 1, 2, 3 and 4, BLOCK 1, ROSEMONT, according to the map or plat thereof as recorded in Map Book 9, Page 104, of the Public Records of Volusia County, Florida.

Lots 4 AND 5, BLOCK 6, HALIFAX BEACH, according to the map or plat thereof as recorded in Map Book 1, Page 48, of the Public Records of Volusia County, Florida.

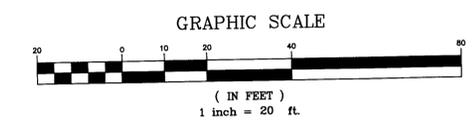
FOR: ELITE HOSPITALITY
ALTA/ACSM LAND TITLE SURVEY
JOB NO. 13-0492

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

[Signature]

J.E. ZAPERT, P.L.S. NO. 4046
STEVEN T. KRUGER, P.L.S. NO. 4722
C.O. VAN KLEECK, P.S.M. NO. 6149
VALID WITH SIGNATURE & EMBOSSED SEAL ONLY

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3921 SOUTH NOVA ROAD
PORT ORANGE, FL 32127
(386) 761-5385
LICENSED BUSINESS CERTIFICATION NUMBER 3019
Copyright © 2013 Sliger & Associates, Inc.
WWW.SLIGERASSOCIATES.COM



LOT 3
BLOCK 6
HALIFAX BEACH
(MAP BOOK 1, PAGE 48)

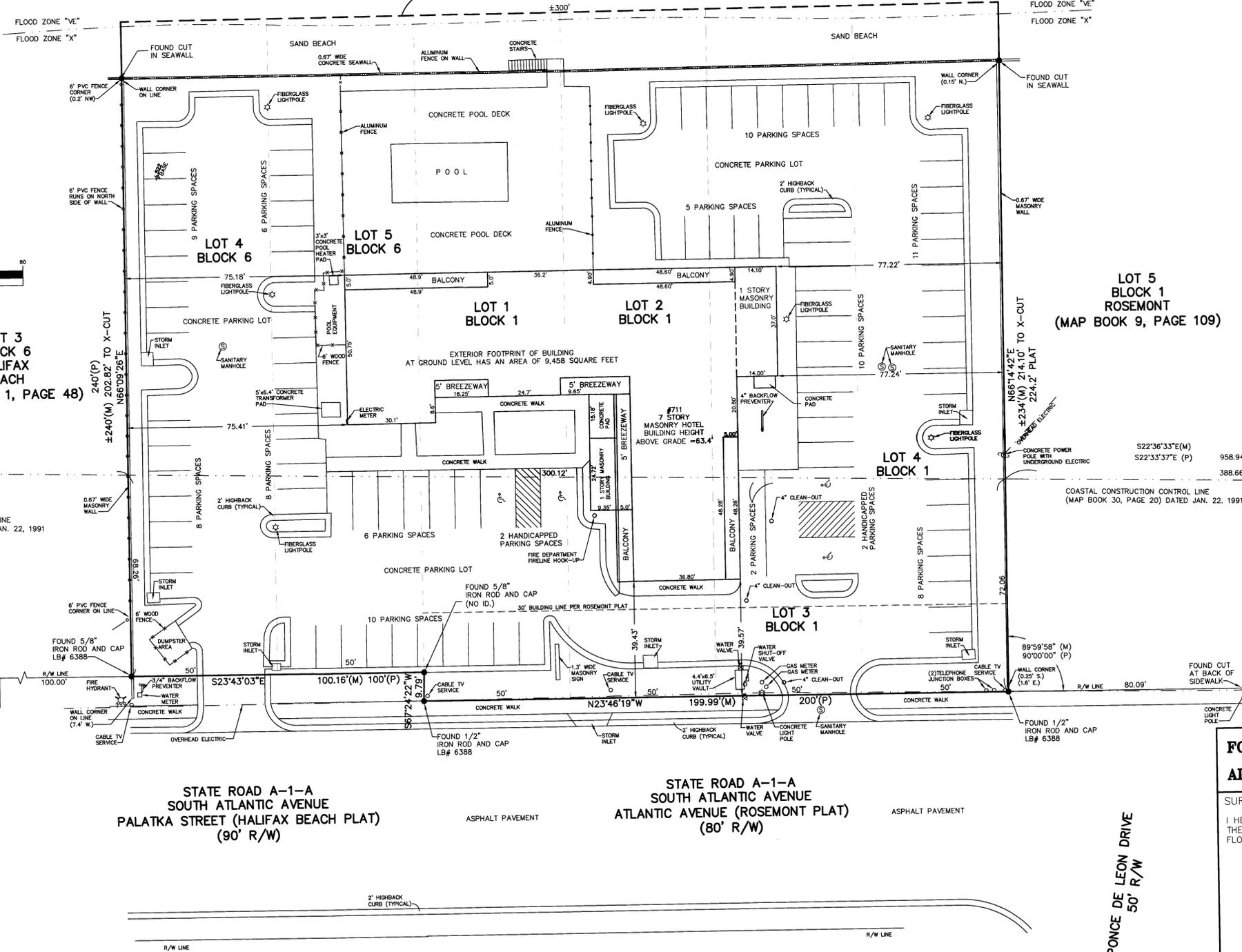
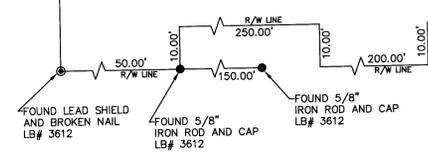
LOT 5
BLOCK 1
ROSEMONT
(MAP BOOK 9, PAGE 109)

CARDINAL DRIVE

PONCE DE LEON DRIVE
50' R/W

STATE ROAD A-1-A
SOUTH ATLANTIC AVENUE
PALATKA STREET (HALIFAX BEACH PLAT)
(90' R/W)

STATE ROAD A-1-A
SOUTH ATLANTIC AVENUE
ATLANTIC AVENUE (ROSEMONT PLAT)
(80' R/W)



ABBREVIATIONS		LEGEND	
A/C	AIR CONDITIONER	●	IRON ROD WITH CAP
R/W	RIGHT OF WAY	○	IRON PIPE
E	CENTRELINE	■	CONCRETE MONUMENT
∠	CENTRAL ANGLE	▣	PERMANENT REFERENCE MONUMENT
R	RADIUS	△	PERMANENT CONTROL POINT
L	ARC LENGTH	—	RADIAL LINE
OB	CHORD BEARING	(NR)	NON-RADIAL LINE
FPAL CO.	FLORIDA POWER & LIGHT COMPANY	—	EXISTING ELEVATION
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	—	PROPOSED ELEVATION
U.S.C. & G.S.	UNITED STATES COAST AND GEODETIC SURVEY		

FOR: ELITE HOSPITALITY		DATA COLLECTION FILE: 052882	
SCALE: 1"=20'	FIELD BOOK: 905	PAGE(S): 49	SHEET 1 OF 1
TYPE OF SURVEY	DATE	JOB NUMBER	PARTY CHIEF
SKETCH OF DESCRIPTION :	SEPTEMBER 1, 2005	05-2882	J LAMB
ALTA/ACSM			E SMALLWOOD
TOPOGRAPHIC SURVEY :			S KRUGER
FOUNDATION LOCATION :			
FINAL IMPROVEMENTS :			
RE-CERTIFICATION :	MAY 30, 2013	13-0492	J LAMB

PLAT PREPARED FOR THE FOLLOWING: (ONLY THE LAST DATE IS CERTIFIED ON SEALED COPY)			
THIS PLAT OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED BELOW, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL, WHOSOEVER.			
TYPE OF SURVEY	CERTIFIED TO	DATE	JOB NUMBER
BOUNDARY	ELITE HOSPITALITY	5/30/2013	13-0492
	NOT CERTIFIED TO ANY ENTITIES AND/OR INDIVIDUALS OTHER THAN THOSE LISTED ABOVE.		

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: July 2, 2013

SUBJECT: 141 Cardinal Drive

APPLICANT: Tony Ortona and Emmanuel Leo, property owners

FILE NUMBER: 13-72

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION:

This is a request for two variances submitted by Tony Ortona and Emmanuel Leo, property owners at 141 Cardinal Drive to allow a conversion to a duplex unit where a single-family residential unit currently exists. The subject property is located at 141 Cardinal Drive is zoned R-4 (Single-Family Medium Residential). The conversion of the single-family structure to a duplex would require two variances as follows:

1. **Lot frontage.** Section 2-17.B.7 (duplex) of the Land Development Code requires a 100' of lot frontage for a duplex use and the subject property has a lot frontage of 91'. The applicant is requesting a 9' variance to the lot width requirement to allow a duplex use with 91' of lot frontage.
2. **Side yard setbacks.** Section 2-17.B.9.c (duplex) of the Land Development Code requires side yard setbacks of 20' for each side yard. As part of the duplex conversion, the applicant is requesting a 10.02' variance on one side yard, resulting in a 9.98' setback and a 2.02' variance on the other side yard, resulting in a 17.98' setback.

BACKGROUND:

The property is designated as "Medium Density Residential" on the City's Future Land Use Map (FLUM) and is zoned R-4 (Single Family Medium Residential) on the City's Official Zoning Map. The existing use of the property is consistent with the FLUM designation and zoning district.

Adjacent land uses and zoning:

	Current Land Uses	Future Land Use Designation	Zoning
North	Triplex	"Medium Density Residential"	R-4 (Single Family Medium Residential)
South	Duplex	"Medium Density Residential"	R-4 (Single Family Medium Residential)

	Current Land Uses	Future Land Use Designation	Zoning
East	Single-Family	"Medium Density Residential"	R-4 (Single Family Medium Residential)
West	Duplex	"Medium Density Residential"	R-4 (Single Family Medium Residential)

Site Aerial



The current property owners have been renovating the structure at 141 Cardinal Drive with an approved building permit. The permit was approved as a renovation and addition to a single-family structure. During the renovations improvements have been made to allow a conversion to a duplex use with the closing in of the common dividing wall, adding a kitchen, and separating the electrical meter. If denied the variance to a duplex use, the structure could be maintained as a single-family dwelling unit.

The subject property is located within Ocean Village Villas which was originally constructed in 1948. In the late 1980's and early 1990's the Ocean Villas Village entered into a Development Agreement (Resolution 89-70) with the City and began the

process of platting the existing structures into single family, duplexes, triplexes, and 4-plexes. The existing structures were typically between 400 to 700 square feet and were previously used as vacation cottages. The Ocean Village Villas Development Agreement did not provide any modifications to the R-4 zoning setbacks. Beginning in 1992, there was a realization that the existing structures did not comply with R-4 zoning setbacks and that renovation, expansion, and repair of the existing structures would have setback conflicts. City staff had various correspondences with the Ocean Village Villas Homeowners Association and in 1999 encouraged the amendment of the 1989 Development Order. In 2000, the Planning Director stated that City staff would support setbacks of 15' for the rear yard and 7' for the side yards. Staff has met with the Ocean Village Villas Homeowners Association who are attempting to work toward a solution for the setbacks but require approval of the individual property owners of the project. There has been no Development Order amendment and property owners seeking expansions and renovations have done so through the variance process.

The subject application is different than many of the previous variance applications in Ocean Village Villas. This application seeks to convert a conforming single-family structure into a duplex use. The current single-family structure conforms to all dimensional standards in the R-4 zoning district. The applicants are seeking to convert the single-family structure into a duplex similar to a number of structures around the subject property.

ANALYSIS:

The subject property is located at 141 Cardinal Drive is zoned R-4 (Single-Family Medium Residential). The application requires two variance to allow a conversion to a duplex use:

1. **Lot frontage.** Section 2-17.B.7 (duplex) of the Land Development Code requires a 100' of lot frontage for a duplex use and the subject property has a lot frontage of 91'. The applicant is requesting a 9' variance to the lot width requirement to allow a duplex use with 91' of lot frontage.
2. **Side yard setbacks.** Section 2-17.B.9.c (duplex) of the Land Development Code requires side yard setbacks of 20' for each side yard. As part of the duplex conversion, the applicant is requesting a 10.02' variance on one side yard, resulting in a 9.98' setback and a 2.02' variance on the other side yard, resulting in a 17.98' setback.

Potential Alternatives:

1. Grant the request for a duplex use. While there are two variance requests, each variance is dependent on the other to allow the duplex use. One variance cannot be approved without the other
2. Deny the variance requests and require the use stay as a single-family use.

Staff has not received any objections or inquires since the variance case was advertised. Staff has received statements of no objection from the Homeowners Association and property owners at 10B Oriole Circle, and 133 and 148B Cardinal Drive.

CONCLUSION:

Chapter 1, Article II, Section 1-16.D.2, of the Land Development Code states, "The Board of Adjustment and Appeals shall first determine whether the need for the proposed variance arises out of the physical surroundings, shape, topographical condition, or other physical or environmental conditions that are unique to the specific property involved and are not the result of the actions of the applicant. If the basis for the request is the unique quality of the site, the Board shall make the following required findings based on the granting of the variance for that site alone. If, however, the condition is common to numerous sites so that requests for similar variances are likely to be received, the Board shall base its findings on the cumulative effect of granting the variance to all who may apply."

The Board must consider the following criteria established in Chapter 1, Article II, Section 1-16.D.4, of the Land Development Code for the expansion of the non-conforming structure:

1. **Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.**

Argument for the variance (lot frontage): The Ocean Village Villa development utilizes the standards of the R-4 district and failed to establish individual standards for the conversion of transient cottages to residential units. The special condition is the failure to establish a master development plan with the Ocean Village Villas redevelopment. The 91' of lot frontage is larger than many of the existing duplex lots and would not negatively impact the development.

Argument for the variance (side yard): The Ocean Village Villa development utilizes the standards of the R-4 district and failed to establish individual standards for the conversion of transient cottages to residential units. The side yard setbacks of duplex units are established at 20' and not consistent with the development pattern of Ocean Village Villas.

Argument against the variance (lot frontage): Very few properties within the Ocean Village Villas are conforming. The subject property conforms to the dimensional standards of the R-4 district and one goal of the City Land Development Code is to prevent and bring into compliance non-conforming structures and uses. The Land Development Code discourages making new conformities.

Argument against the variance (side yard): The subject property is conforming and should not be made into a non-conforming property.

2. **The special conditions and circumstances do not result from the actions of the applicant.**

Argument for the variance (lot frontage): The special condition is the Special Exception approval of the Ocean Village Villas and the failure to address the existing non-conformities of the project. To the best of staff's knowledge there is

not a duplex lot that meets the 100' lot width requirement. The applicants are seeking to create a duplex use consistent with the abutting uses.

Argument for the variance (side yard): The special condition is the Special Exception approval of the Ocean Village Villas and the failure to address the existing non-conformities of the project. The requested side yard setbacks are consistent with other duplexes in the development.

Argument against the variance (lot frontage): The applicants are creating their own hardship and special condition by converting the single-family use into a duplex use.

Argument against the variance (side yard): Again, the argument could be made that the applicants are creating their own special condition and they have the right to use the structure as a single-family structure, but that a variance should not be granted to allow a non-conforming structure and property.

3. **Literal interpretation of the provisions of these zoning regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these zoning regulations and would work unnecessary and undue hardship on the applicant.**

Argument for the variance (lot frontage): It is important to understand that the Ocean Village Villas is a unique development and the history of how the area has developed over time. If the subject application was in area in the center of the City, the application would not appropriate. The project area, including properties immediately abutting the subject property, are duplex units with less than 100' of lot frontage. The sole reason this individual lot was not a duplex was because it was held as a single family lot the time of conversion to a residential project. Denying the application would deprive the applicants rights commonly enjoyed in the Ocean Village Villas project.

Argument for the variance (side yard): If the lot width variance is granted, the literal interpretation of the zoning regulations would deprive the applicants rights commonly enjoyed by other property owners in the Ocean Village Villas development.

Argument against the variance (lot frontage): The applicants have existing entitlements under the R-4 zoning district as a single-family use. The Land Development Code does not seek to turn conforming uses and structures into non-conforming with the granting of variances.

Argument against the variance (side yard): The applicants have existing entitlements under the R-4 zoning district as a single-family use. The Land Development Code does not seek to turn conforming uses and structures into non-conforming with the granting of variances.

4. **No practical alternative exists and the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

Argument for the variance (lot frontage): There is no other alternative regarding the lot width variance of 9' to convert the single-family use into a duplex use. The existing lot width is 91' and 100' is required. The 9' requested variance is the minimum variance to allow the duplex use.

Argument for the variance (side yard): The existing structure is constructed and there is no other alternative regarding the side yard setbacks than to grant a 10.02' variance on one side yard, resulting in a 9.98' setback and a 2.02' variance on the other side yard, resulting in a 17.98' setback.

Argument against the variance (lot frontage): There are no other alternatives if the desire is to allow the duplex use.

Argument against the variance (side yard): There are no other alternatives if the desire is to allow the duplex use.

5. **The variance request is not based exclusively upon a desire to reduce the cost of developing the site. Financial disadvantages or physical inconvenience to the applicant shall not in and of themselves constitute conclusive proof of unnecessary hardship.**

Argument for the variance (lot frontage): The lot has existed since the approving plat in 1989 and the variance is not sought to reduce the cost of developing the site.

Argument for the variance (side yard): The lot has existed since the approving plat in 1989 and the variance is not sought to reduce the cost of developing the site.

Argument against the variance (lot frontage): The lot has existed since the approving plat in 1989 and the variance is not sought to reduce the cost of developing the site.

Argument against the variance (side yard): The lot has existed since the approving plat in 1989 and the variance is not sought to reduce the cost of developing the site.

6. **The proposed variance will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public.**

Argument for the variance (lot frontage): The proposed variance will not increase congestion on the public streets or pose any other public hazard. The requested lot width is larger than most duplexes within the development.

Argument for the variance (side yard): The proposed variance will not increase congestion on the public streets or pose any other public hazard. The proposed side setbacks are larger than many typically single-family residences.

Argument against the variance (lot frontage): The proposed variance will not increase congestion on the public streets or pose any other public hazard.

Argument against the variance (side yard): The proposed variance will not increase congestion on the public streets or pose any other public hazard.

7. **The effect of the proposed variance is in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code and will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.**

Argument for the variance (lot frontage): The requested variance to reduce the lot width is consistent with the established development patterns of the Ocean Village Villas project. Allowing the duplex use shall not diminish the surrounding property values and the redevelopment of this structure shall assist in maintaining or improving the property values of this area of the City.

Argument for the variance (side yard): The reduction of the required side yard setbacks will not diminish the property values and is consistent with the existing development patterns of the Ocean Village Villas project.

Argument against the variance (lot frontage): Staff does not believe that the project will diminish the property values in the area. Staff is concerned that application proposes to take a conforming use and structure and render it non-conforming using the variance process.

Argument against the variance (side yard): Staff does not believe that the project will diminish the property values in the area. Staff is concerned that application proposes to take a conforming use and structure and render it non-conforming using the variance process.

8. **Granting the variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, buildings, or structures in the same zoning district.**

Argument for the variance (lot frontage): The purpose of the variance process is to confer rights that are denied to a particular applicant because of a special condition or unique circumstance for their property. It is understood that the Ocean Village Villas project lack the proper dimensional standards based on the existing built environment from the 1989 plat. There are multiple other properties within the project area that have duplexes with a lot width of less than 100'.

Argument for the variance (side yard): The purpose of the variance process is to confer rights that are denied to a particular applicant because of a special condition or unique circumstance for their property. It is understood that the Ocean Village Villas project lack the proper dimensional standards based on the existing built environment from the 1989 plat. There are multiple other properties within the project area that have duplexes with a side yard setbacks of less than 20'.

Argument against the variance (lot frontage): Lot width variances are rare because it is typically the applicant creating the hardship (self-impose hardship). Staff is concerned with taking an existing conforming use and structure and making them non-conforming through the variance process.

Argument against the variance (side yard): Lot width variances are rare because it is typically the applicant creating the hardship (self-impose hardship). Staff is

concerned with taking an existing conforming use and structure and making them non-conforming through the variance process.

RECOMMENDATION:

In staff's review of the application, there was a struggle between acknowledging the history of Ocean Village Villas project and the Land Development Code goals to develop and maintain conforming properties. It is staff's recommendation that the Board of Adjustment and Appeals **DENY** the requested application of the following variances:

1. **Lot frontage.** Section 2-17.B.7 (duplex) of the Land Development Code requires a 100' of lot frontage for a duplex use and the subject property has a lot frontage of 91'. The applicant is requesting a 9' variance to the lot width requirement to allow a duplex use with 91' of lot frontage.
2. **Side yard setbacks.** Section 2-17.B.9.c (duplex) of the Land Development Code requires side yard setbacks of 20' for each side yard. As part of the duplex conversion, the applicant is requesting a 10.02' variance on one side yard, resulting in a 9.98' setback and a 2.02' variance on the other side yard, resulting in a 17.98' setback.

Staff would suggest the utilization of criteria 2 and 7 if the Board seeks to deny the application.

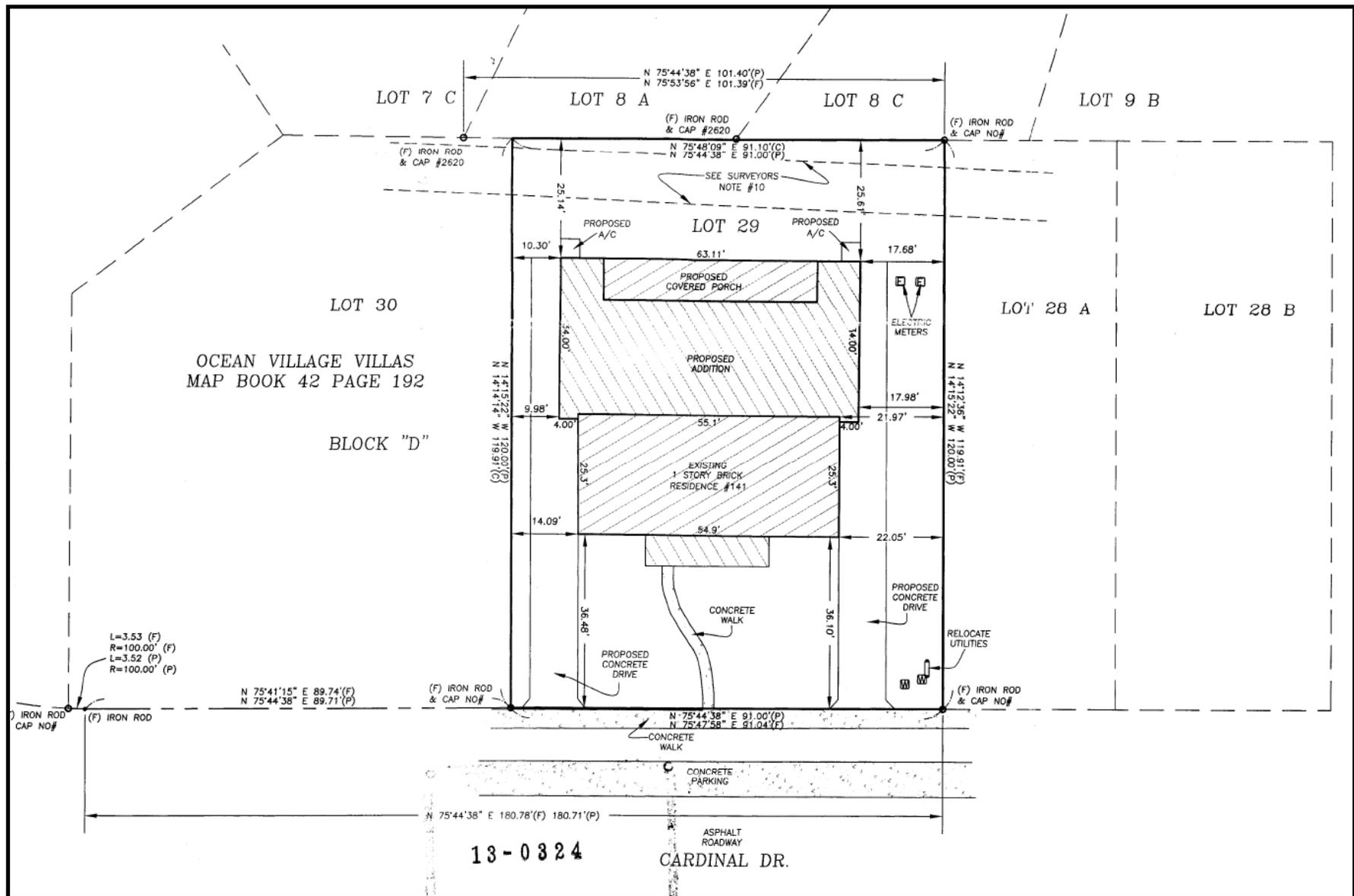
The Board does have the ability to approve the variances if they determine that the special condition is the lack of dimensional standards from the 1989 plat and Development Order and the application meets the other review criteria.

EXHIBITS

1. Variance
2. Maps and pictures
3. Applicant provided information

Exhibit A

Variance Exhibit



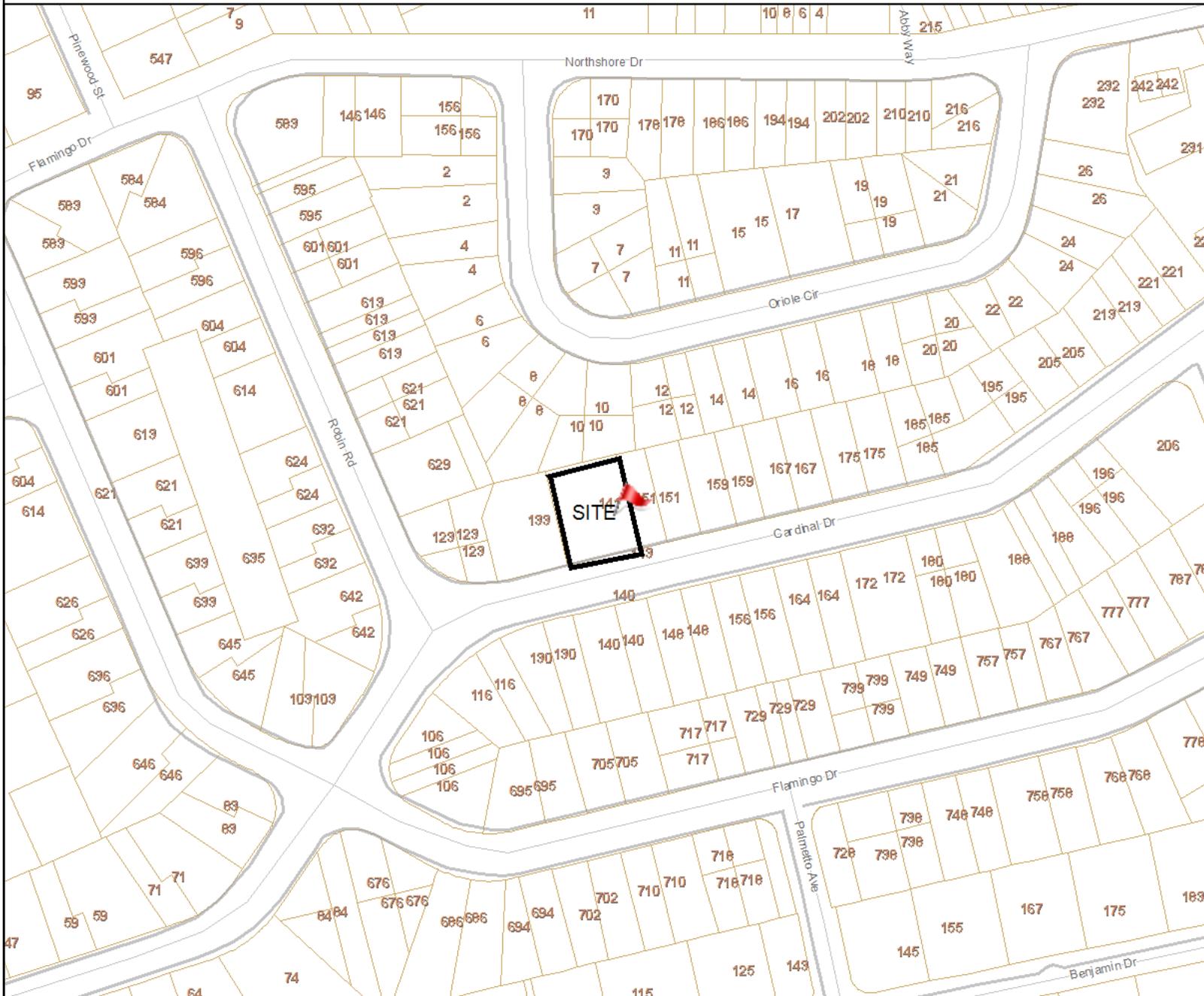
Variiances request to convert single family unit into a duplex unit:

1. Lot width : 100' required and 91' provided (9' variance).
2. Side yard variiances: 20' required and 9.98' provided (10.02' variance) and 17.98' provided (2.02' variance).

Exhibit B

- Maps and Pictures

141 Cardinal Drive Location Map



- Sidewalks
- Golf Courses
- 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.





PUBLIC NOTICE
A PUBLIC HEARING FOR A
VARIANCE
ON THIS PROPERTY WILL BE HELD ON
JULY 11 2013
AT 7:00 PM IN THE COMMISSION CHAMBERS AT CITY HALL, 22 NORTH
BEACH STREET
INTERESTED PARTIES CAN CONTACT THE CITY OF ORLANDO BEACH PLANNING
DEPARTMENT (407-276-3030) FOR FURTHER INFORMATION.
CITY OF ORLANDO BEACH, FLORIDA

141 Cardinal Drive



153 Cardinal Drive, Ormond Beach, Florida, United States
Address is approximate

151 Cardinal Drive

141 Cardinal Drive



Across from 141 Cardinal Drive

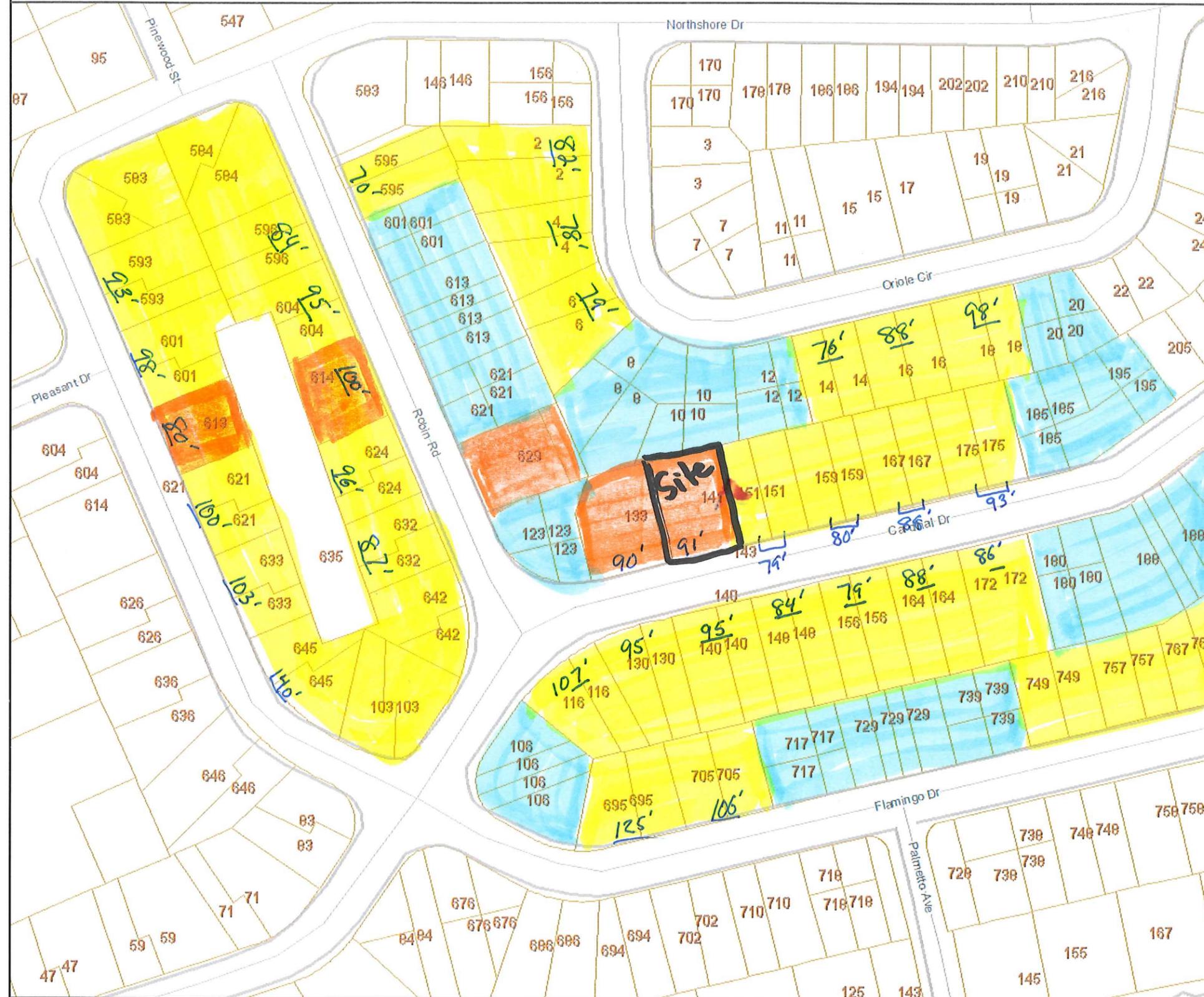


Distance between 141 and 151 Cardinal Drive

Distance between 133 and 141 Cardinal Drive



141 Cardinal Drive Comparison Map



- Duplex
- Tri/Quad
- Single Family
- Lot Frontage
- Sidewalks
- Golf Courses
- Address Points
- Traffic Signals
- Airport and Railroad
- AIRPORT
- RAILROAD
- City Streets
- DIRT
- MAJOR
- PAVED
- Water Features
- Property Lines

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Exhibit C

Applicant Provided Information



CITY OF ORMOND BEACH

v3.2013

Planning Department

22 South Beach Street, Ormond Beach, FL 32174

Tel: (386) 676-3238

www.ormondbeach.org

comdev@ormondbeach.org

VARIANCE - APPLICATION

For Planning Department Use

Application Number

[Empty box]

Date Submitted

[Empty box]

APPLICATION TYPE AND FEES

	Application	Advertising Deposit for Advisory Board	Advertising Deposit for Commission	Total*
<input type="checkbox"/> Residential or Commercial	350	350	N/A	700
<input type="checkbox"/> After the Fact Residential or Commercial	700	350	N/A	1050

*The total is calculated as the Application plus approximate Advisory Board and Commission Public Notification Fees. Depending on the actual costs, Staff shall refund any remaining balance or require additional payment.

APPLICANT INFORMATION

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

Name: TONY ORTONA, CARMELA MASONE & TERESA ORTONA, EMMANUEL LEO

Full Address: 141 CARDINAL DRIVE, ORMOND BEACH FL 32176

Telephone: 514-990-5658 Email: TONY ORTONA @GMAIL.COM

* If this application is being submitted by a person other than the property owner, please provide the following Property Owner Information as well as a notarized letter designating you as agent.

PROPERTY OWNER INFORMATION***

Name: SAME

Full Address: [Empty]

Telephone: [Empty] Email: [Empty]

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

PROPERTY DETAILS

Full Address: 141 CARDINAL DRIVE ORMOND BEACH 32176

Parcel ID Number: 422 325 040 290

Legal Description: [Empty]

REQUEST

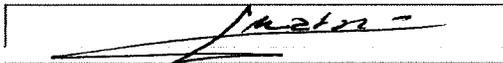
For the Board of Adjustment and Appeals to grant a variance, there must be special conditions or circumstances existing which are peculiar to a particular piece of land, structure or building. The variance should not request special privilege denied to other lands, buildings or structures, and must prove deprivation of rights commonly enjoyed by other property owners in the subject property area that results in an unnecessary hardship. The request should be the minimum possible to make reasonable use of the land and, if granted, should not be injurious to the area or materially diminish the value of the surrounding properties, alter the essential characteristics of the neighborhood or otherwise be detrimental to the public welfare or create a public nuisance. A purely financial hardship does not, except under extreme circumstances, constitute sufficient grounds for hardship.

Request:

TO CONVERT A SINGLE FAMILY DWELLING BACK INTO A DUPLEX AS IT WAS IN THE PAST TO BETTER ACCOMODATE OUR TWO FAMILIES.

ABUTTING PROPERTY OWNERS

Please provide abutting property owner signatures or provide letters indicating position toward the request.

Signature	Street Address	For	Against
	148 CARDINAL # B	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HELEN BALLOU 	133 CARDINAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>

CRITERIA: CONFORMING

Section 1-16.D.3 of the Land Development Code requires that the Board of Adjustment and Appeals make a finding based on substantial competent evidence on each of the following 8 criteria. Additional pages, photographs, surveys, plot plans or other materials may be attached as exhibits.

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district:

OCEAN VILLAS VILLAGE IS AN OLDER DEVELOPMENT WITHOUT AMENDED SET BACKS.

2. The special conditions and circumstances do not result from the actions of the applicant:

NO, WE DID NOT CREATE THE SPECIAL CONDITION.

3. Literal interpretation of the provisions of these zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these zoning regulations and would work unnecessary and undue hardship on the applicant:

DUE TO THE FACT THAT WE ADDED AN ADDITION TO THE HOME (FROM 1200 SQFT TO APROX 3200 SQFT.) WE ARE ASKING A SECOND DOOR ENTRANCE TO ACCOMODATE THE PRIVACY OF OUR TWO FAMILIES. THIS DOOR WILL BE PUT IN PLACE IN ITS ORIGINAL LOCATION AND WILL LOOK IDENTICAL TO NEIGHBORING DUPLEXES IN THE VILLAGE.

4. No practical alternative exists and the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building or structure:

THERE ARE NO OTHER ALTERNATIVES TO CONVERT THE SINGLE FAMILY DWELLING INTO A DUPLEX, THIS IS WHY WE ARE APPLYING FOR THIS VARIANCE SO THAT WE CAN BE FULLY CONFIRMED.

5. The variance request is not based exclusively upon a desire to reduce the cost of developing the site. Financial disadvantages or physical inconvenience to the applicant shall not in and of themselves constitute conclusive proof of unnecessary hardship:

THIS VARIANCE IS NOT MEANT FOR THE PURPOSE OF REDUCING THE COST OF CONSTRUCTION, THE DWELLING HAS TRIPLED IN SIZE AND COMPLETELY REMODELED.

6. The proposed variance will not substantially increase congestion on surrounding streets, or the danger of fire or other hazard to the public:

IT WILL MEET ALL BUILDING CODE REQUIREMENTS.

7. The effect of the proposed variance is in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code and will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site:

IT WILL NOT SUBSTANTIALLY DIMINISH PROPERTY VALUES IN THE AREA, IF ANYTHING WHAT WE DOING WITH THE REMODELING AND EXTENTION WILL ADD SIGNIFICANT PROPERTY VALUE.

8. Granting this variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, buildings or structures in the same zoning district:

THE OCEAN VILLAS VILLAGE IS A NON CONFORMING SUBDIVISION AND THIS IS THE ONLY METHOD TO MEET THE STANDARDS.

CRITERIA: NONCONFORMING

Section 1-16.D.4 of the Land Development Code establishes separate criteria for the expansion of an existing nonconforming structure or portion of that structure. The Code requires that the Board of Adjustment and Appeals make a finding based on substantial competent evidence on each of the following 6 criteria. Additional pages, photographs, surveys, plot plans or any other materials may be attached as exhibits.

1. The property where the structure is located meets the minimum lot area standard for the zoning district, as specified in Chapter 2, Article II:

[Empty box for response to criterion 1]

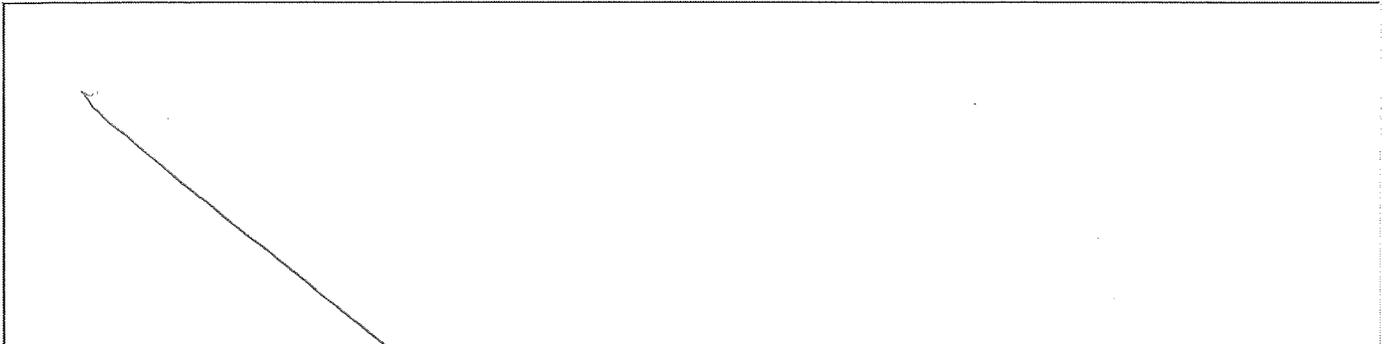
2. There are no other ways of altering the structure that will not result in increasing the nonconforming cubic content of the structure:

[Empty box for response to criterion 2]

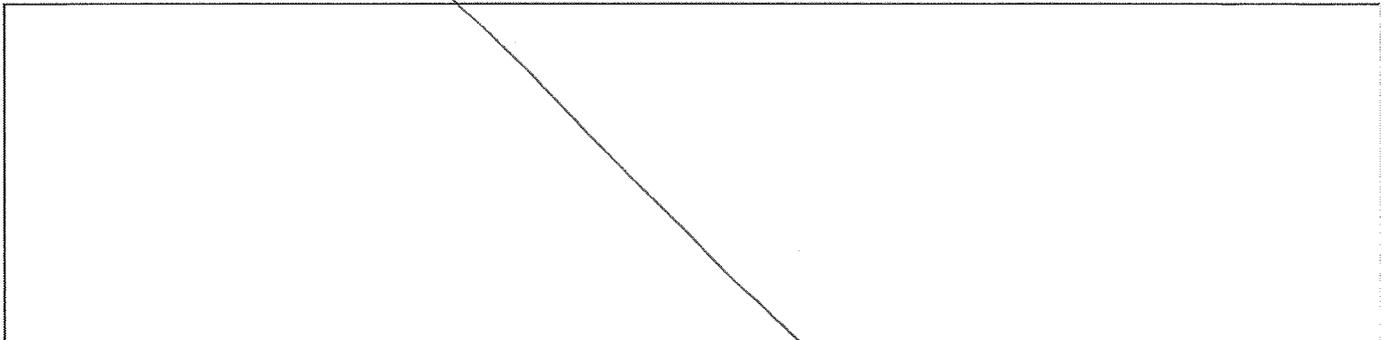
3. The proposed expansion will be consistent with the use of the structure and surrounding structures, given the use is permitted by right, conditional use or special exception in the zoning district within which the structure is located:

[Empty box for response to criterion 3]

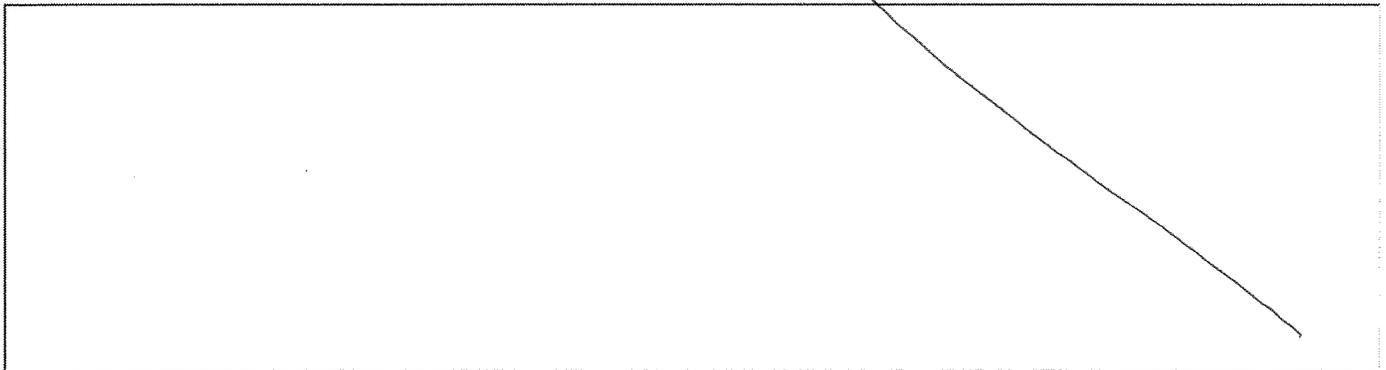
4. The proposed expansion effectively "squares-off" an existing building, or does not extend beyond the furthest point of an adjacent building on the site:



5. The proposed expansion is in scale with adjacent buildings:



6. The proposed expansion will not impact adjacent properties by limiting views or increasing light and/or noise:



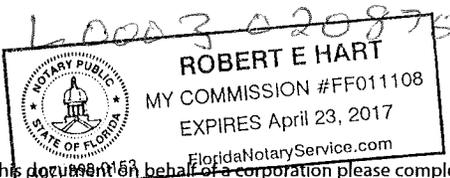
CERTIFICATION

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

Signature: *Emmanuel Leo*

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 29 day of May 2013 by Leo Emmanuel
as _____ (title*) for _____ (name of corporation*), who () provided
FL DL as identification, or () who is personally known to me.



[Signature]
Notary Public, State of Florida
My Commission Expires:

* If you are executing this document on behalf of a corporation please complete the spaces with your title and the name of your company as indicated.

4. The proposed expansion effectively "squares-off" an existing building, or does not extend beyond the furthest point of an adjacent building on the site:

[Empty response box for question 4]

5. The proposed expansion is in scale with adjacent buildings:

[Empty response box for question 5]

6. The proposed expansion will not impact adjacent properties by limiting views or increasing light and/or noise:

[Empty response box for question 6]

CERTIFICATION

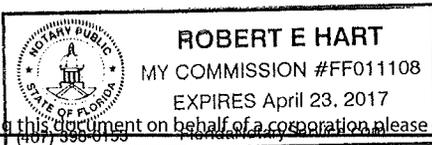
By submitting this application, I hereby certify that the information provided above is true and correct to the best of my knowledge and that I am aware of the application submittal requirements and review process for this application. I hereby authorize City of Ormond Beach Staff to place legal notice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

Signature: [Handwritten Signature]

STATE OF FLORIDA
COUNTY OF Volusia

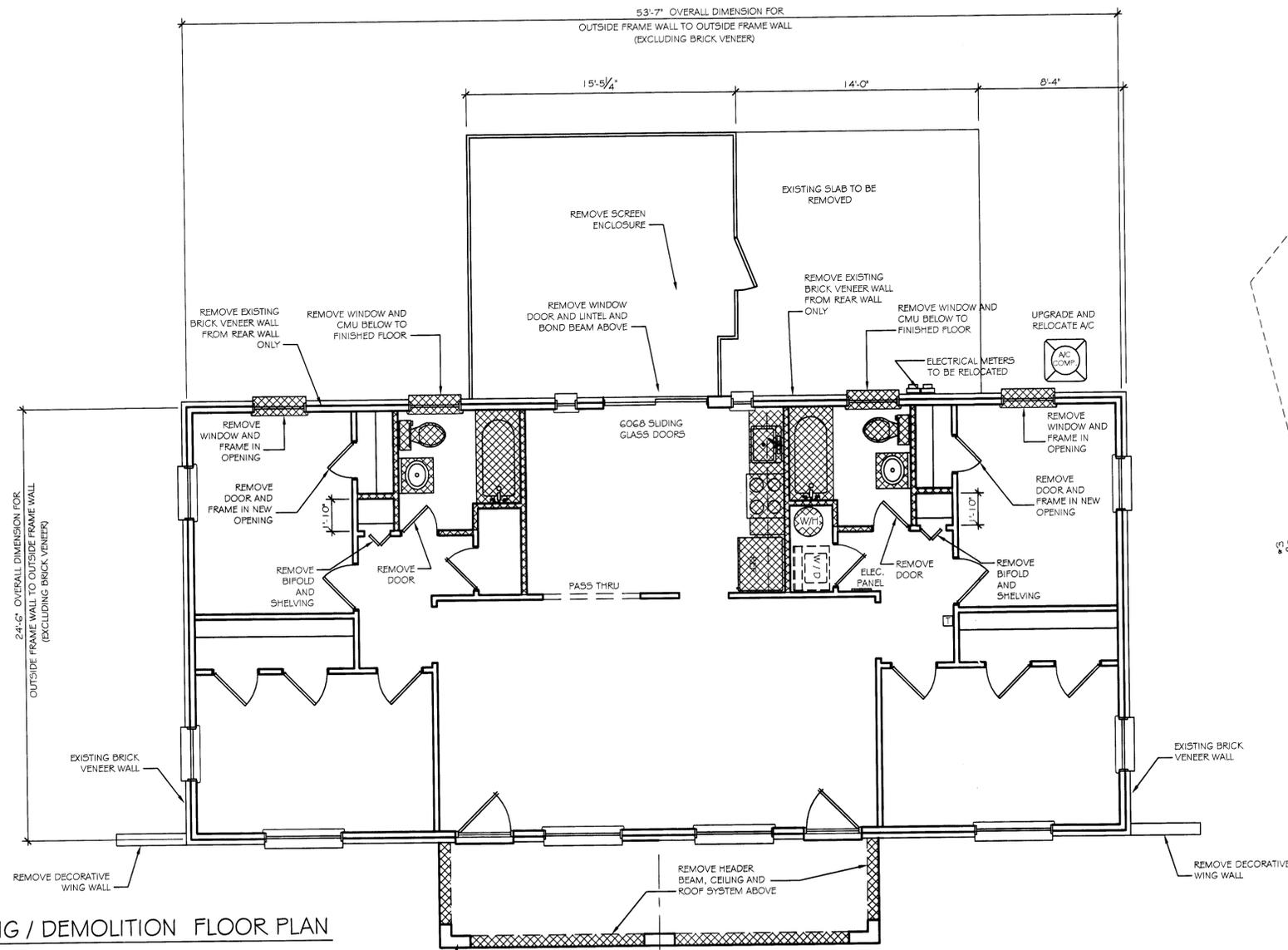
The foregoing instrument was acknowledged before me this 29 day of May 2013 by Tonino Ortona as _____ (title*) for _____ (name of corporation*), who () provided FL DL as identification, or () who is personally known to me.

0 6358 01056207



[Handwritten Signature]
Notary Public, State of Florida
My Commission Expires:

* If you are executing this document on behalf of a corporation, please complete the spaces with your title and the name of your company as indicated.

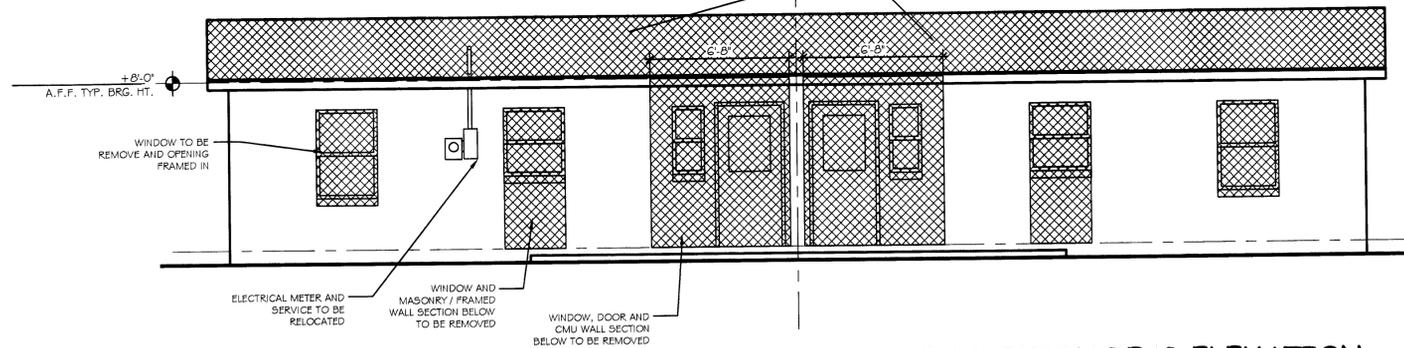


EXISTING / DEMOLITION FLOOR PLAN

INDICATES OBJECTS TO BE REMOVED OR DEMOLISHED

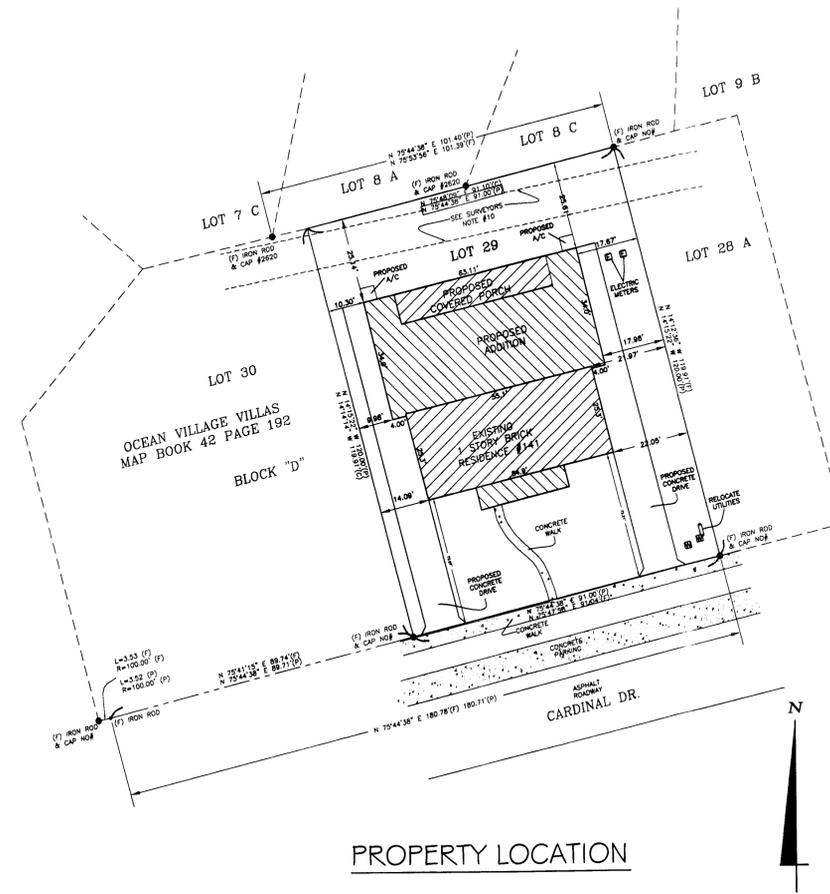
EXISTING BRICK MASONRY COLUMNS TO REMAIN

NOTE: EXISTING ROOF SYSTEM TO BE REMOVED



DEMOLITION REAR ELEVATION

SCALE: 1/4" = 1'-0"



PROPERTY LOCATION

Job Site Copy Office Copy
CITY OF ORMOND BEACH BUILDING DIVISION
REVIEW FOR PERMIT
 These plans are conditionally approved as reviewed for compliance with adopted building codes and does not waive any code requirement not noted in review. Approval of these plans does not prevent field inspectors from ordering corrections to meet codes when issues are noted during inspections. Approved plans must be on job site for all scheduled inspections.
 Approved by: *[Signature]* Date: 11/16/12

141 CARDINAL DRIVE, ORMOND BEACH	
INDEX OF DRAWINGS	
D-1	COVER SHEET / DEMOLITION PLAN
A-1	FOUNDATION PLAN, PLUMBING RISER
A-2	FLOOR PLAN, INTERIOR ELEVATIONS
A-3	ELEVATIONS
S-1	ROOF PLAN AND CONNECTOR CHART
S-2	WALL SECTIONS AND DETAILS
E-1	ELECTRICAL LAYOUT AND RISER

ALTERATION LEVEL 3

DATE: 10-10-12

BRYANA MOLYET
 FLORIDA REGISTERED
 ENGINEER
 1000 E 63RD SUITE 2
 ORANGE CITY, FL 32763

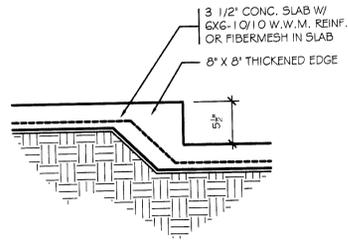
SHEET NO.

D1

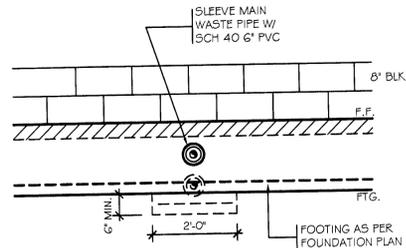
DESIGNER'S STATEMENT: I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA AND I HAVE PREPARED THESE PLANS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND THE 2010 FLORIDA BUILDING CODE AND I AM NOT PROVIDING THESE PLANS FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE.
 DESIGNER'S SIGNATURE: _____
 DESIGNER'S TITLE: _____
 UNASSISTED BY: _____
 UNASSISTED BY'S TITLE: _____
 DATE: 10-10-12
 PROJECT NO.: _____
 SHEET NO.: _____



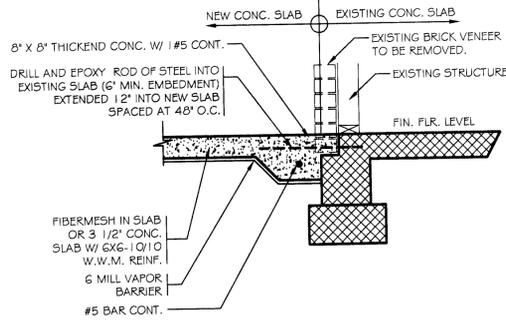
DEMOLITION PLAN
 ADDITION TO THE ORTONA RESIDENCE
 141 CARDINAL DRIVE, ORMOND BEACH



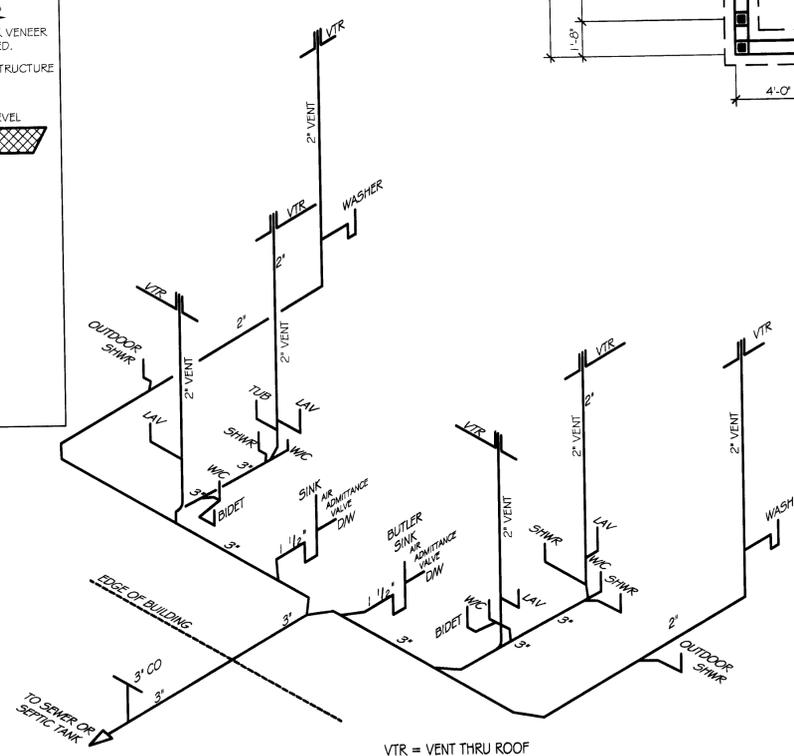
1 SHOWER STEP DOWN
SCALE: 1" = 1'-0"



3 SEWER PIPE PENETRATION DET.
SCALE: 1/2" = 1'-0"

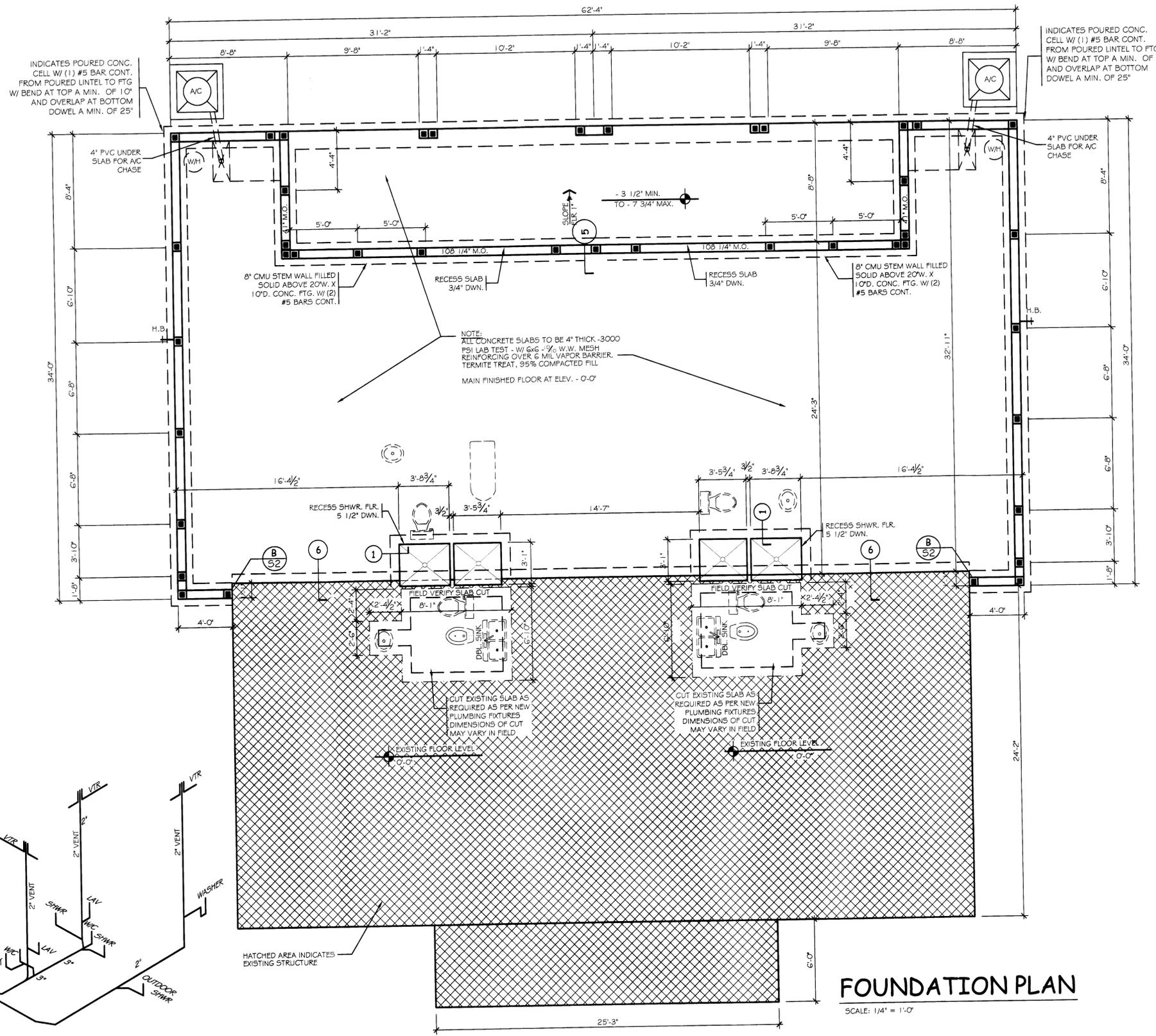


6 DETAIL OF NEW SLAB TIE IN
SCALE: 1" = 1'-0"



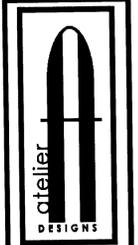
ACTUAL PLUMBING LAYOUT MAY DIFFER IN FIELD, THE CONTRACTOR HAS FINAL DECISION OF LAYOUT IN FIELD

PLUMBING RISER
(NOT TO SCALE)



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

THIS DOCUMENT IS THE PROPERTY OF ATELIER DESIGNS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ATELIER DESIGNS IS STRICTLY PROHIBITED. ATELIER DESIGNS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE USER ASSUMES ALL LIABILITY FOR THE USE OF THIS DOCUMENT. ATELIER DESIGNS, 100 EAST PALM BLVD., SUITE 200, ORANGE CITY, FL 32763. TEL: 407-321-1111. FAX: 407-321-1112. WWW.ATELIERDESIGNS.COM



FOUNDATION PLAN
ADDITION TO THE ORTONA RESIDENCE
141 CARDINAL DRIVE, ORMOND BEACH

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS. THE USER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB THAT CORRESPOND WITH THE FOUNDATION PLAN. THE CONTRACTOR SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE FOUNDATION PLAN AT THE JOB SITE.

DATE 10-10-12

BRYAN A. MOLVET
FLORIDA REGISTERED ENGINEER
PE #41590
100 EAST PALM BLVD., SUITE 200
ORANGE CITY, FL 32763

SHEET NO.

AI

[Handwritten signature]

STRUCTURAL CONNECTOR CHART

LETTER DESIGNATION	PRODUCT CODE	DESCRIPTION	FASTENERS PER CONNECTION	CONNECTION CAPACITY
A	HETA 20	TRUSS ANCHOR	9-10d X 1.5" 8-16d W/ 2 PLY TRS	1810
B	HHETA 20	TRUSS ANCHOR	10-10d X 1.5" 9-16d W/ 2 PLY TRS	2235
C	MTS12	TWIST STRAP	14-10d X 1.5"	860
D	(2)MTS12	TWIST STRAP	14-10d X 1.5"/14-10d X 1.5"	1720
E	MTS16	TWIST STRAP	14-10d X 1.5"	860
F	HTS16	TWIST STRAP	16-10d	1085
G	HTS20	TWIST STRAP	20-10d	1245
H	MTSM16	TWIST STRAP	7-10d X 1.5" / 4-1/4" X 2 1/4" TAPCONS	860
I	MTSM20	TWIST STRAP	7-10d X 1.5" / 4-1/4" X 2 1/4" TAPCONS	860
J	HTSM16	TWIST STRAP	8-10d X 1.5" / 4-1/4" X 2 1/4" TAPCONS	1175
K	HTSM20	TWIST STRAP	10-10d X 1.5" / 4-1/4" X 2 1/4" TAPCONS	1175
L	MGT	GIRDER TIEDOWN	22-10d / 5/8" A.T.R. (SET ADHESIVE) 12" EMB. FOR C.M.U.	3965
M	LGT2	GIRDER TIEDOWN	16-16d SINKERS/ 7-1/4" X 2 1/4" TAPCONS	1850
N	LGT4	GIRDER TIEDOWN	16-SDS 1/4" X 1-1/2" 4-SDS 1/4" X 3"	3285
O	HGAM10	ENDWALL CONNECTION	4-SDS 1/4" X 1-1/2" 4-1/4" X 2 3/4" TAPCONS	850
P	HGA10	HURRICANE TIE	4-SDS 1/4" X 1-1/2" 4-SDS 1/4" X 3"	695
Q	H10	HURRICANE TIE	8-8d X 1-1/2" / 2-10d X 1.5"	990
R	H16-2	HURRICANE TIE	6-1/4" X 2 1/4" TAPCONS	1470
S	H3	HURRICANE TIES	4-8d TRUSS / 4-8d PLATE	455
T	LSTA18	STRAP TIES	12-10d	1160
U	LSTA12	STRAP TIES	10-10d	970
V	SP1	STUD PLATE TIES	6-10d STUD / 4-10d PLATE	585
W	SP2	STUD PLATE TIES	6-10d STUD / 6-10d PLATE	1065
X	SP4	STUD PLATE TIES	6-10d X 1.5"	885
Y	HUC48	FACE MOUNT WOOD CONCEALED HANGER FACE MOUNT CMU	14-16d/6-10d	1085

- 1- ALL TRUSSES TO MASONRY SHALL BE HETA 20 UNLESS NOTED OTHERWISE.
- 2- ALL TRUSSES TO WOOD SHALL BE MTS12 UNLESS NOTED OTHERWISE.
- 3- USE TRUSS MANUFACTURERS TRUSS LAYOUTS AND DIAGRAMS WHEN SETTING TRUSSES. USE THESE PLANS FOR TRUSS CONNECTIONS ONLY.
- 4- USP STRUCTURAL TIEDOWN EQUIVALENT CAN BE USED IN LIEU OF SIMPSON.
- 5- A.T.R. : ALL THREADED ROD.
- 6- ALL CONSTRUCTION CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- 7- FOR ALL PRESSURE TREATED LUMBER APPLICATIONS USE SIMPSON ZMAX COATED CONNECTORS WITH GALVANIZED FASTENERS PER ASTM A163.
- 8- PERMANENT TRUSS BRACING SHALL BE INSTALLED IN ACCORDANCE WITH TPI/WTCA BC51-01. AND TRUSS ENGINEERING AS PER FRBC R802.10.3

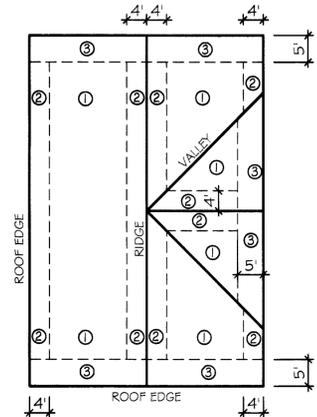


FIGURE R803.2.3.1

ROOF SHEATHING FASTENING SCHEDULE:
USE Ød RING SHANK NAILS (TYPICAL)

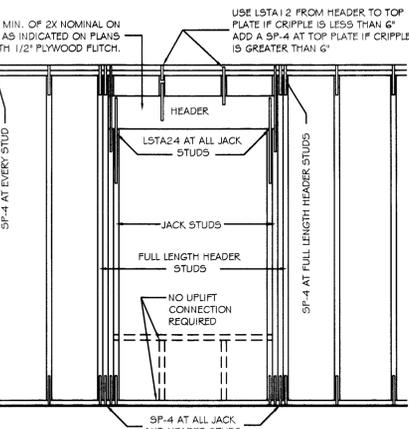
- PANEL EDGES PANEL FIELD
- ① NAILS 6" O.C.
 - ② NAILS 6" O.C.
 - ③ NAILS 6" O.C.
 - ④ NAILS 12" O.C.
 - ⑤ NAILS 6" O.C.
 - ⑥ NAILS 6" O.C.

ROOF FASTENING ZONES



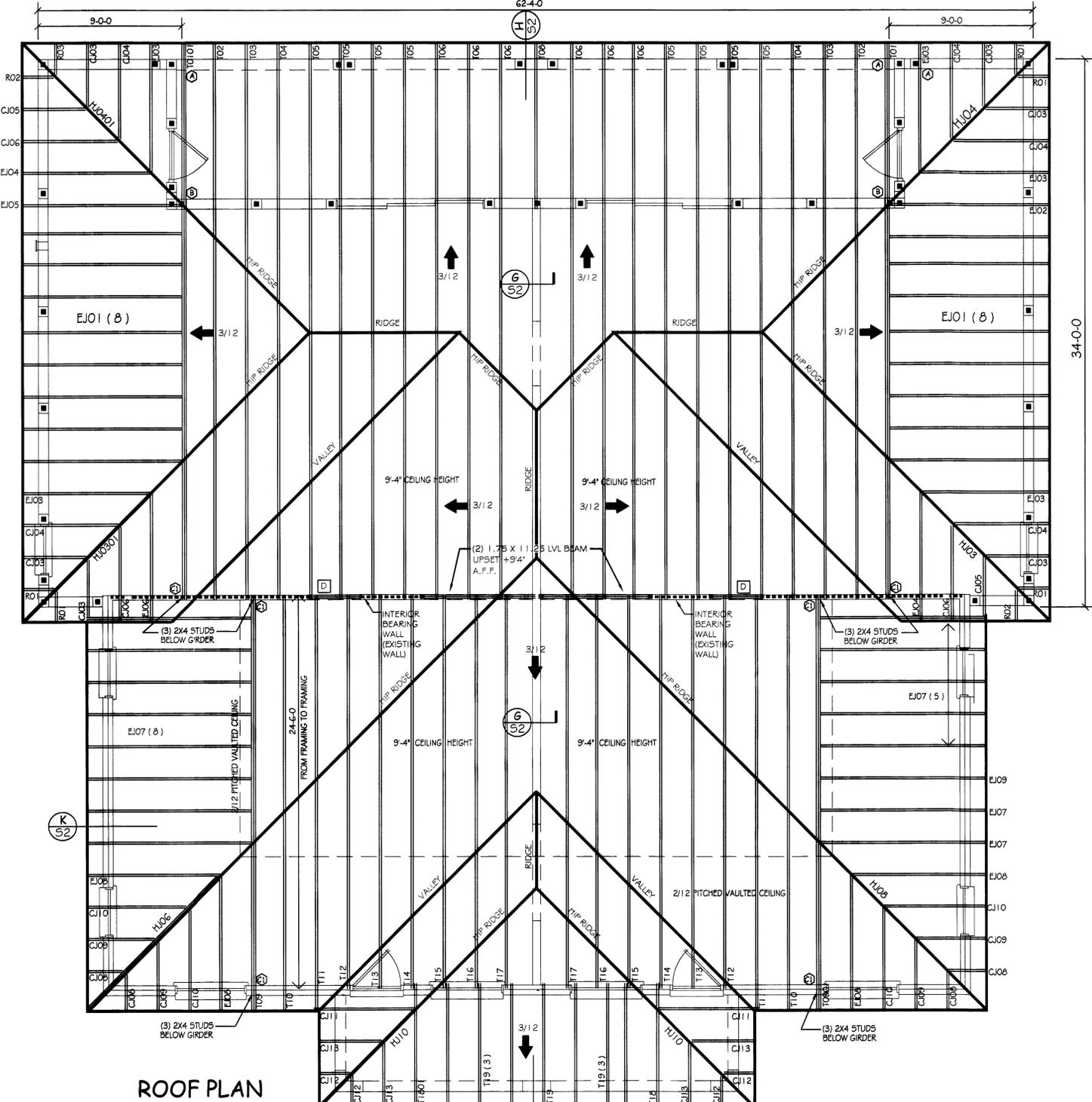
MINIMUM WALL AND HEADER STUD REQUIREMENTS

UNSUPPORTED WALL HEIGHT OR LESS	STUD SPACING	NUMBER OF FULL LENGTH STUDS SUPPORTING END OF HEADER			
		3'	6'	9'	12'
10'	12 IN.	2	2	3	3
10'	16 IN.	2	2	3	3
10'	24 IN.	1	2	2	2
GREATER THAN 10'	12 IN.	2	2	3	4
GREATER THAN 10'	16 IN.	2	2	3	3
GREATER THAN 10'	24 IN.	1	2	2	2



TYPICAL FRAMING AND UPLIFT CONNECTIONS FOR OPENINGS

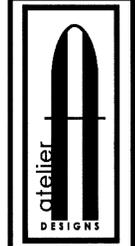
UPLIFT CONNECTION IS REQUIRED AT EACH END OF HEADER AND AT BOTTOM OF HEADER STUDS IN ADDITION TO CONNECTORS AT WALL STUDS AND AT TOP AND BOTTOM OF CRIPPLES.



ROOF PLAN

SCALE: 1/4" = 1'-0"

THIS STRUCTURE HAS BEEN DESIGNED TO COMPLY WITH CHAPTER 16 OF THE 2010 FLORIDA BUILDING CODE AND ASCE 7-10. THE DESIGN PARAMETERS ARE:
RISK CATEGORY: II EXPOSURE: C
FLOOR LIVE LOAD (L_F): 20 PSF
ROOF LIVE LOAD (L_R): 20 PSF
UNIFORM WIND SPEED (V): 140 MPH
ALL THESE AREAS AND SLEEPING AREAS SHALL BE PROTECTED BY ROOFING.
DESIGNED BY: [Signature]
DATE: 10-10-12



ROOF PLAN AND CONNECTORS
ADDITION TO THE ORTONA RESIDENCE
141 CARDINAL DRIVE, ORMOND BEACH

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SIGNATURES. THE DIMENSIONS AND CONDITIONS OF THE JOB THAT CORRESPOND WITH THE DIMENSIONS AND CONDITIONS OF THE SIGNATURES OF THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS, CONDITIONS AND SIGNATURES OF THE ARCHITECT OR ENGINEER AT JOB SITE.

DATE: 10-10-12

BRYAN A. MOLYET
FLORIDA REGISTERED ENGINEER
1000 EAST SUITE 2
ORANGE CITY, FL 32763

SHEET NO.

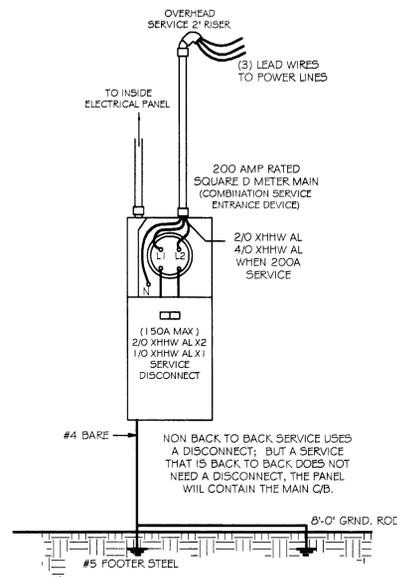
51

[Handwritten signature]

ELECTRICAL LOAD CALCULATION OPTIONAL METHOD		
LIVING AREA (S.F.)= 1,716		
1,716 X 3VA		5,148VA
SMALL APPLIANCE LOAD		3,000VA
LAUNDRY		1,500VA
RANGE		8,000VA
DRYER		5,000VA
WATER HEATER		4,500VA
DISHWASHER		1,200VA
DISPOSAL		1,127VA
TOTAL "OTHER LOAD" (TB 220-30)		29,475VA
FIRST 10K VA @ 100%		10,000VA
REMAINDER @ 40% (19,475VA X 40%)		7,790VA
TOTAL "OTHER LOAD"		17,790VA
HEAT @ 65% (10 KW X 65%)		6,500VA
A/C @ 125% (4800 VA X 125%)		6,000VA
TOTAL VA FOR HOME		30,290VA
CALCULATED LOAD FOR SERVICE 30,290VA /240 VOLTS		
126.21 AMPS		
THEREFORE THIS DWELLING MAY BE SERVED BY A 150 AMP, 240 VOLT, 1 PHASE SERVICE		

NOTES:

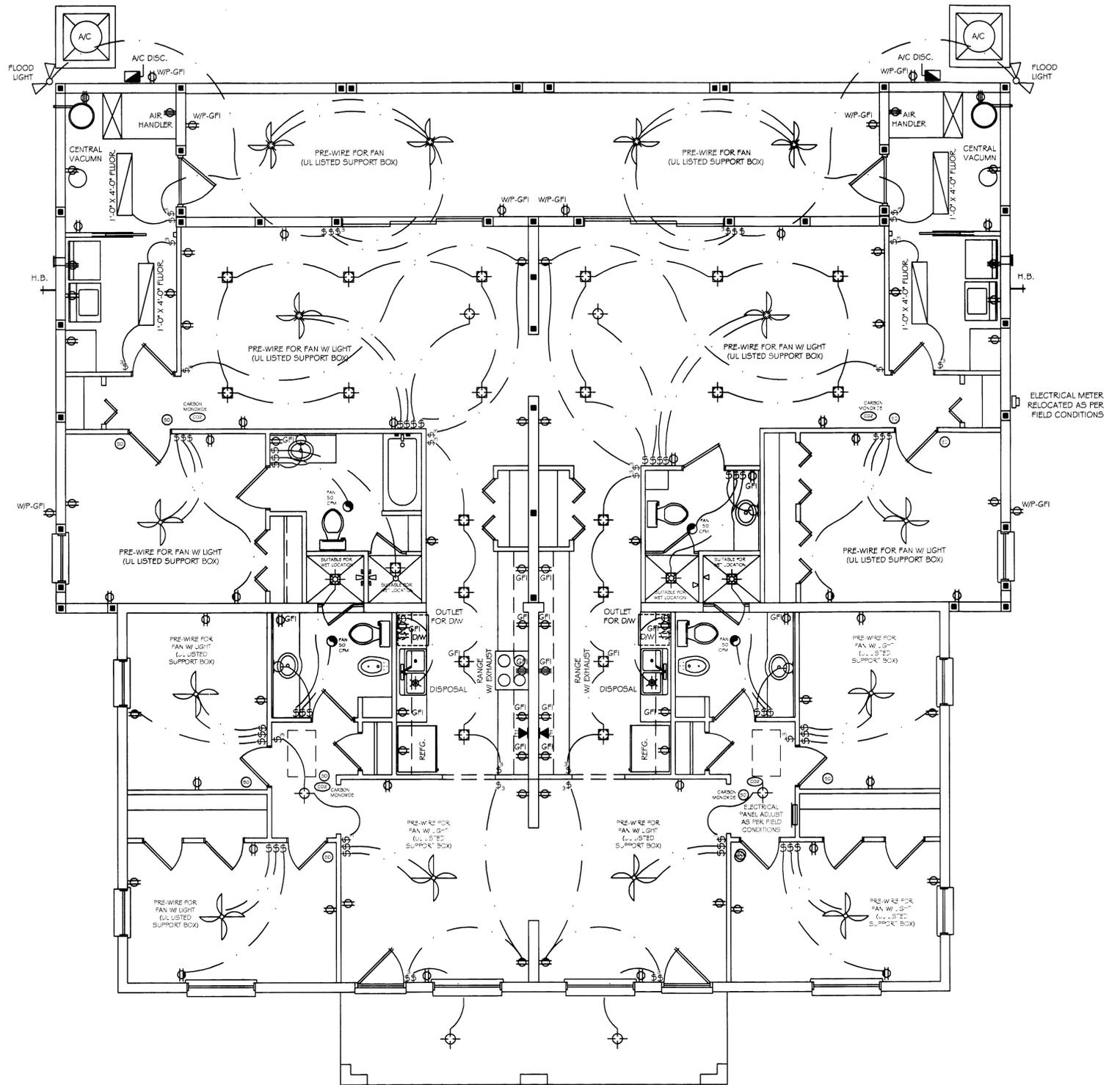
- ELECTRICAL DESIGN IS NOT A PART OF THESE PLANS. ELECTRICAL SERVICE TO BE DETERMINED BY A LICENSED FLORIDA ELECTRICIAN. PANEL LOCATION TO BE DETERMINED BY A BUILDER AND ELECTRICIAN.
- ALL BATH EXHAUST SHALL TERMINATE THRU ROOF TO EXTERIOR.
- PROVIDE MAKE UP AIR TO GAS APPLIANCES PER FCC.
- SMOKE DETECTOR NOTE: ALL SMOKE DETECTORS ARE INTERCONNECTED AND SHALL BE LOCATED IN ACCORDANCE WITH **NFPA 72 SECTION 8-1.4.2**. SMOKE DETECTORS WITHIN 20' DIAMETER OR LESS IN OPEN AREA TO THE RANGE SHALL BE PHOTO ELECTRIC IN ACCORDANCE WITH NFPA 72.
- ARC FAULT PROTECTION SHALL BE INSTALLED IN ALL BEDROOMS PER **NEC211-12**
- OUTLETS SHALL BE ADJUSTED IN ACCORDANCE WITH **NEC 211.52 (A)(1) NEC 2011**



ELECTRIC RISER

NOT TO SCALE

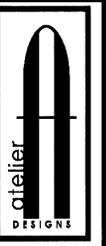
ELECTRICAL SYMBOLS	
	110 OUTLET
	220 OUTLET
	WEATHER PROOF
	110 OUTLET HALF HOT
	DISCONNECT SWITCH
	CEILING MOUNTED
	WALL MOUNTED
	RECESSED
	POST LIGHT
	SMOKE DETECTOR
	PULL CHAIN
	FLOOD LIGHT
	FLUORESCENT
	TRACK LIGHT
	EXHAUST FAN
	EXSHAUST FAN AND LIGHT
	HEAT LAMP
	FAN
	FAN W/ LIGHT
	SINGLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	THREE WAY DIMMER SWITCH
	TOGGLE SWITCH
	TELEVISION
	PHONE
	GARBAGE DISPOSAL
	CHIME
	PUSH BUTTON
	INTERCOM
	SECURITY KEYPAD
	SECURITY MAIN



ELECTRICAL LAYOUT

SCALE: 1/4" = 1'-0"

THIS CONTRACT IS A STATEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE DESIGN AND CONSTRUCTION OF THE ELECTRICAL SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.



ELECTRICAL LAYOUT AND RISER DETAIL
ADDITION TO THE ORTONA RESIDENCE
141 CARDINAL DRIVE, ORMOND BEACH

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER DIMENSIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

DATE 10-10-12

BRYAN A. MOLYET
 FLORIDA REGISTERED ELECTRICAL ENGINEER
 P.E. #81558
 1000 EAST INDUSTRIAL DR.
 SUITE 2
 ORANGE CITY, FL 32763

SHEET NO.
E-1

SURVEY PROJECT NUMBER: 120025
 DATE OF FIELD SURVEY: 12/18/12
 DRAWING DATE: 12/23/12 & 10/1/12
 DRAWN BY: SH
 SCALE: 1" = 20'
 CITY: ORMOND BEACH
 COUNTY: VOLUSIA
 SECTION 23, TOWNSHIP 14 SOUTH, RANGE 32 EAST
 CREW CHIEF: DM FIELD BOOK #18 PAGE #56
 THIS SITE APPEARS TO BE IN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12127C0218H, WITH AN EFFECTIVE DATE OF FEBRUARY 19, 2003.
 PUBLISHED BASE FLOOD ELEVATION N/A
 REVISED PER CONTRACTOR 10/9/12

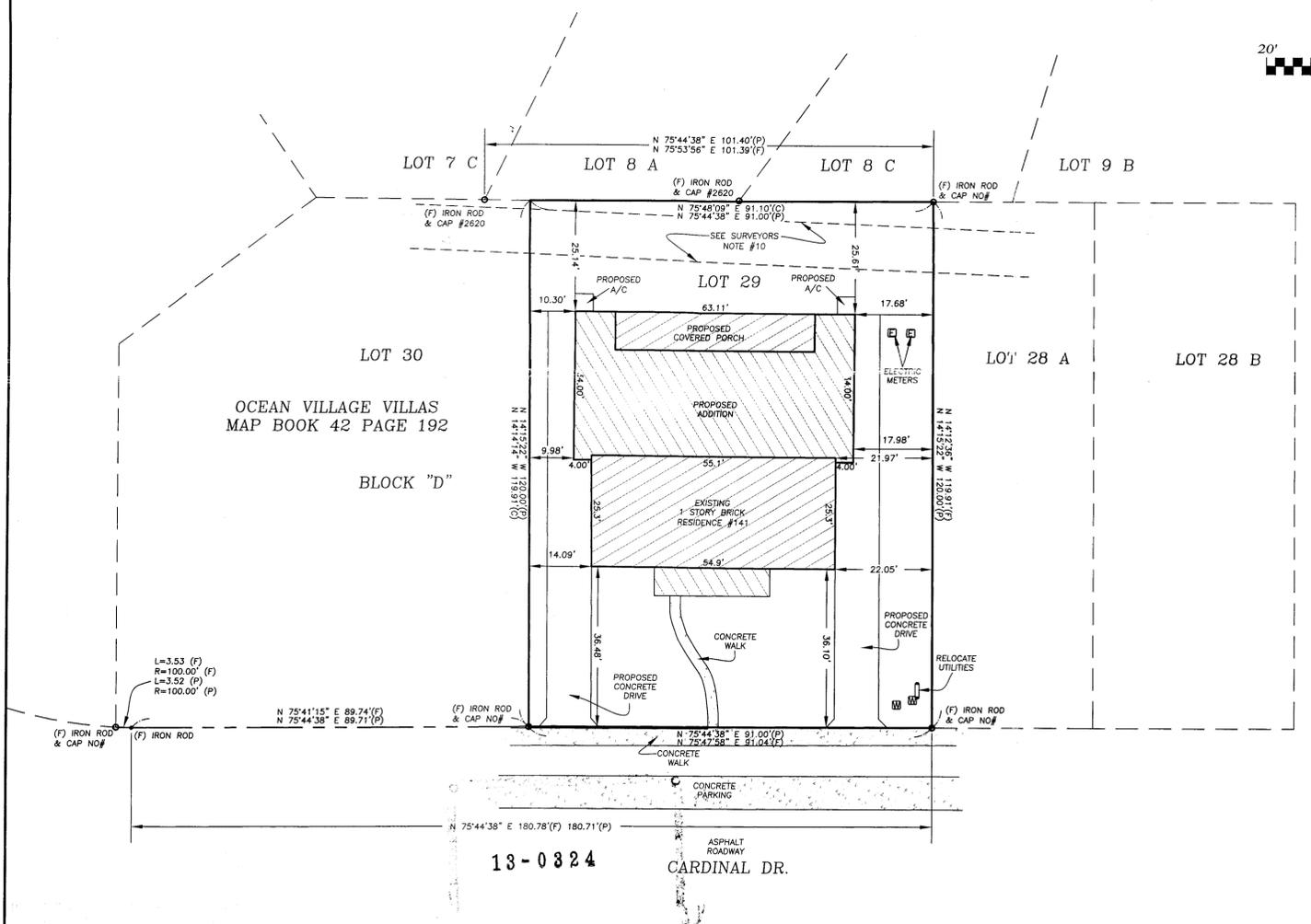
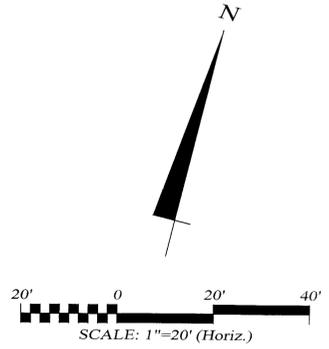
BOUNDARY / PLOT PLAN

SECTION 23, TOWNSHIP 14 SOUTH, RANGE 32 EAST ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

LEGEND	
Δ	DELTA OR CENTRAL ANGLE
R	RADIUS
A	ARC LENGTH
CB	CHORD BEARING
C	CHORD LENGTH
EASMT	EASEMENT
LB	LICENSED BUSINESS
LS	LAND SURVEYOR
POR	POINT OF REFERENCE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
(P)	PLAT
(R)	RECORD
(C)	CALCULATED
(L)	LEGAL

LEGAL DESCRIPTION: PER OFFICIAL RECORDS BOOK 4827, PAGE 4389, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

LOT 29, BLOCK "D", OCEAN VILLAGE VILLAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 42, PAGE 192 THROUGH 197, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



- SURVEYORS NOTES:
- 1) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY MCMILLEN LAND SURVEYING INC., INCORPORATED FOR EASEMENTS AND OR RIGHTS OF WAY OF RECORD.
 - 2) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.
 - 3) THIS IS AN ABOVE GROUND SURVEY AND LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL ABOVE GROUND & UNDERGROUND UTILITIES \ IMPROVEMENTS NOT SHOWN ON THIS SURVEY.
 - 4) THIS SURVEY DOES NOT REFLECT NOR DETERMINE OWNERSHIP.
 - 5) NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 - 6) ALL FLOOD ZONE DESIGNATION \S AND OR INFORMATION (IF SHOWN) HEREON HAS BEEN DETERMINED BY SCALING AND BY ESTIMATING THE SUBJECT PROPERTIES LOCATION UTILIZING THE AVAILABLE F.I.R.M. (FLOOD INSURANCE RATE MAP) FOR THIS AREA AND SHALL BE UNDERSTOOD TO BE APPROXIMATE IN ITS GRAPHIC DEPICTION, LOCATION AND DESIGNATION. ALL FLOOD ZONE DATA CONTAINED HEREON IS SUBJECT TO REVIEW AND APPROVAL (BY OTHERS) OF THE LOCAL F.E.M.A. AND OR OTHER GOVERNING AGENCY PRIOR TO BEING RELIED UPON AS TRUE AND CORRECT.
 - 7) BEARING STRUCTURE BASED UPON (ASUMED) N 75°44'38" E ALONG THE RIGHT OF WAY OF CARDINAL DRIVE.
 - 8) MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
 - 9) THE EXISTING MONUMENTATION AS SHOWN HEREON HAS BEEN HELD TO DEFINE THE PLAT AND RECORD BOUNDARY TITLE DESCRIPTIONS. SAID MONUMENTATION HAS BEEN DETERMINED TO BE THE BEST ACCEPTABLE EVIDENCE OF THE DEEDING INTENT OF THOSE AREAS INVOLVED. SAID EXISTING MONUMENTATION MAY OR MAY NOT HARMONIZE WITH STANDARD SECTIONALIZED LANDS LINES, OTHER RECORD PLAT BOUNDARIES OR LIMITS AND OTHER FEE TITLE DESCRIPTIONS ADJACENT TO THE AREA SHOWN HEREON.
 - 10) PER THE RECORDED PLAT AN APPROXIMATE 10' WIDE AREA IS INDICATED AT THE REAR OF THOSE LOTS WITHIN BLOCK "D" AND INTENDED PURPOSE IS ASSUMED TO BE FOR DRAINAGE. THE PLAT DOES NOT PROVIDE ENOUGH INFORMATION TO ACCURATELY LOCATE ITS LOCATION OR PROVIDE A PURPOSES AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY AND IS UNDERSTOOD TO BE APPROXIMATE IN LOCATION.
 - 11) ALL PROPOSED DATA SHOWN HEREON INCLUDING BUILDING DIMENSIONS, SETBACKS, LOCATIONS AND ELEVATIONS HAVE BEEN SUPPLIED BY OTHERS AND ARE TO BE VERIFIED FOR COMPLIANCE BY THE APPROPRIATE GOVERNING AGENCY'S PRIOR TO CONSTRUCTION OR USE OF SAID DATA.

SURVEYOR'S CERTIFICATE:
 UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING-PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

David McMillen
 DAVID McMILLEN P.S.M. #6378 STATE OF FLORIDA

DATE: 10-1-12

NOTICE:
 NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR, EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL RESTRICTIONS AND / OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. F. LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER, PER FLORIDA STATUTES RULE 61017-6.003(1)(4)(E).
 THE TERM CERTIFIED AS USED IN THIS STATEMENT IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED ON THIS SURVEY. IT IS ALSO UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM FROM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNERS CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYORS OPINION.
 ADDITIONS OR DELETIONS TO THESE SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY PER FLORIDA STATUTES RULE 61017-6.003(2)(E). RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN CONSENT FROM THE ENTITY IN WHICH IT WAS PREPARED FOR, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SIGNING SURVEYOR OR ITS FIRM. NOTHING HEREIN SHALL BE CONSTRUED TO ONE ANY PROFITS OR BENEFITS TO ANYONE OTHER THAN THOSE SHOWN THE SURVEY WAS PREPARED FOR. THIS MAP CONSISTS OF _____ SHEET/S. WHEN MULTIPLE SHEETS COMPOSE THE PLAT OR MAP, NO SINGLE SHEET SHALL BE CONSIDERED FULL AND COMPLETE WITHOUT THE OTHERS.
 THIS SURVEY AS SHOWN HEREON CONFORMS TO THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 61017-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES, EFFECTIVE JULY 1, 1996.

PREPARED BY:

McMillen Land Surveying, Inc.
 880 Airport Road, Unit 105
 Ormond Beach, Florida, 32174
 Phone: (386)677-2411 Fax: (386)677-2325
 Certificate of Authorization No. LB 7301
 WWW.MCMILLEN-SURVEYING.COM

PREPARED FOR:
 TONINO ORTONA

SHEET NUMBER
 1 OF 1

X:\MIS PROJECT 12\120025 TONY ORTONA\CAD\dwg\120025 TONY ORTONA.PROP\JSLB.dwg, 10/9/2012 10:54:05 AM, Xerox 6204 ARCH 18--24.pc3