



A G E N D A

ORMOND BEACH PLANNING BOARD

Regular Meeting

December 12, 2013

7:00 PM

City Commission Chambers

22 South Beach Street

Ormond Beach, FL

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, SAID PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PERSONS WITH A DISABILITY, SUCH AS A VISION, HEARING OR SPEECH IMPAIRMENT, OR PERSONS NEEDING OTHER TYPES OF ASSISTANCE, AND WHO WISH TO ATTEND CITY COMMISSION MEETINGS OR ANY OTHER BOARD OR COMMITTEE MEETING MAY CONTACT THE CITY CLERK IN WRITING, OR MAY CALL 677-0311 FOR INFORMATION REGARDING AVAILABLE AIDS AND SERVICES.

- I. **ROLL CALL**
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **NOTICE REGARDING ADJOURNMENT**

THE PLANNING BOARD WILL NOT HEAR NEW ITEMS AFTER 10:00 PM UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE BOARD MEMBERS PRESENT. ITEMS WHICH HAVE NOT BEEN HEARD BEFORE 10:00 PM MAY BE CONTINUED TO THE FOLLOWING THURSDAY OR TO THE NEXT REGULAR MEETING, AS DETERMINED BY AFFIRMATIVE VOTE OF THE MAJORITY OF THE BOARD MEMBERS PRESENT (PER PLANNING BOARD RULES OF PROCEDURE, SECTION 2.7).

- V. **APPROVAL OF THE MINUTES:** November 14, 2013.
- VI. **PLANNING DIRECTOR'S REPORT**
- VII. **PUBLIC HEARINGS**

A. **LUPA 14-014: Large Scale Land Use Map Amendment, 550 Williamson Boulevard (Crowne at Ormond Beach)**

This is a city initiated request for a Future Land Use Map amendment pursuant to the Florida Expedited State Review Process for the Crowne at Ormond Beach property. The property is owned by Crowne Ormond Beach Associates, Limited Partnership. The request is to change the land use designation of ±35 acres from Volusia County "Urban High Intensity" to City of Ormond Beach "High Density Residential" in accordance with the intent as expressed in the preamble of the Annexation Ordinance 2013-75 approved on December 3, 2013.

B. RZ 14-019: Zoning Map Amendment, 550 Williamson Boulevard (Crowne at Ormond Beach)

This is an administrative request to amend the City's Official Zoning Map, for a ±35-acre property located at 550 Williamson Boulevard from the existing zoning designation of Volusia County R-7 (Urban Multi-Family Residential) to City of Ormond Beach PRD (Planned Residential Development) as the result of annexation.

C. MM 13-013: Capital Improvements Element (CIE) Annual Update.

This is an administrative annual update to the schedules of CIE of the City of Ormond Beach Comprehensive Plan, in accordance with State law. This update does not include any text changes to the goals, objectives and policies of the CIE.

D. LUPA 14-003: Small Scale Land Use Map Amendment, 1451-1459 North US 1 Hwy (Gardens Business Center)

This is a City initiated request for a Small Scale Comprehensive Plan Land Use Map amendment for the subject property located at 1451-1459 North US Highway 1, also known as Gardens Business Center. This request is to change approximately 8.3 acres from the existing future land use designation of Volusia County "Commercial" to Ormond Beach "Low Intensity Commercial" as the result of an annexation on November 5, 2013

E. RZ 14-002: Zoning Map Amendment 1451-1459 North US 1 Hwy (Gardens Business Center)

This is an administrative request to amend the City's Official Zoning Map for approximately 8.3 acres of land from the existing zoning designation of Volusia County B-4 (General Commercial) to City of Ormond Beach B-8 (Commercial) at 1451-1459 North US Highway 1 as the result of an annexation.

VIII. OTHER BUSINESS

IX. MEMBER COMMENTS

X. ADJOURNMENT

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

November 14, 2013

7:00 PM

City Commission Chambers

22 South Beach Street
Ormond Beach, FL 32174

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I. ROLL CALL

Members Present

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

Staff Present

Ric Goss, AICP, Planning Director
Steven Spraker, AICP, Senior Planner
S. Lauren Kornel, AICP, Senior Planner
Becky Weedo, AICP, Senior Planner
Randy Hayes, City Attorney
Meggan Znorowski, Recording Technician

II. INVOCATION

Mr. Wigley led the invocation.

III. PLEDGE OF ALLEGIANCE

IV. NOTICE

REGARDING

ADJOURNMENT

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V. MINUTES

A. October 10, 2013

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

VI. PLANNING DIRECTOR'S REPORT

None.

VII. PUBLIC HEARINGS

A. LUPA 14-006: Small Scale Land Use Map Amendment, 55 & 75 North Nova Road

Mr. Steven Spraker, Senior Planner, stated this is an application for a land use amendment for two properties along North Nova Road. Mr. Spraker explained the location, orientation, and characteristics of the subject properties, presented the staff report, and stated staff is recommending approval.

Mr. Heaster stated that with the news of the old hospital site being converted to multi-family, he would suspect that this will be the trend due to the need for commercial to support the multi-family use.

Ms. Behnke asked since there is no plan yet for the property, what is the push to rezone it.

John Trost, Prudential Commercial Real Estate, responded to have a position when they're ready. Mr. Trost explained that they have had some inquiries, but the indication from potential buyers is that the property would need this zoning designation for a retail-type use.

Mr. Briley moved to approve LUPA 14-006 as submitted. Mr. Jorczak seconded the motion. Vote was called, and the motion unanimously approved.

B. RZ 14-007: Zoning Map Amendment 55 & 75 North Nova Road

Mr. Spraker stated this is a request for a zoning map amendment. Mr. Spraker explained the location, orientation, and characteristics of the subject property, presented the staff report, and stated staff is recommending approval of the B-8 zoning district.

Ms. Press asked what the planned business development (PBD) zoning allow the applicant to do that the office professional designation would not.

Mr. Spraker responded that the land use of office professional would not allow them to negotiate retail uses such as retail and restaurant because those uses would be inconsistent with the land use. Mr. Spraker explained the office professional designation is solely for offices; a percentage of retail is allowed as an accessory use, for example, 20%, but a drive-thru restaurant would not be permitted.

Ms. Press asked if they could come back if they have a tenant that needed to and get a PBD.

Mr. Spraker answered that it would be more likely that the applicant would only come back if they needed a parking waiver, waivers of setbacks or landscape buffers, and the like. Mr. Spraker stated more than likely it would not be for use variances, but more likely for dimensional standards.

Ms. Behnke asked if most of the currently existing B-8 is built already.

Mr. Spraker responded yes, it is primarily built.

Ms. Behnke asked what conditional uses are permitted for B-8.

Mr. Briley read from the various conditional and permitted uses from the staff report including sexually oriented businesses.

Ms. Behnke asked if a sexually oriented business could apply for this location.

Mr. Spraker responded that it was unlikely that a sexually oriented business would meet the standards for the subject location.

Mr. Briley stated that given the current situation, a sexually oriented business would not be allowed next to a church.

Mr. Spraker responded correct. Mr. Spraker stated that there are certain standards that the sexually oriented business use would have to accommodate. Mr. Spraker added that this site is not vacant, but rather the applicant is looking to redevelop the site. Mr. Spraker explained that given the development patterns of this area such as Olive Grove, Madison Glen, and the large parcel that is likely going to develop into residential, these areas are going to be used to serve those residential developments. Therefore, it makes sense to have restaurants and other retail in close proximity to the multi-family.

Mr. Briley asked what criteria a sexually oriented business would have to meet in the B-8 zoning district.

Mr. Spraker responded that he would defer to the Planning Director with regards to the sexually oriented business criteria.

Mr. Richard Goss, Planning Director, stated that when the sexually oriented business criteria were constructed, all of the sensitive land uses were looked at. There are buffers between sexually oriented business and parks, churches, bars, etc. Mr. Goss stated this site with a church beside it would not be eligible.

Mr. Spraker stated there are several parks within close proximity to the subject property so a sexually oriented business would not be permitted.

Mr. Heaster moved to approve RZ 14-007 as submitted. Mr. Briley seconded the motion. Vote was called, and the motion unanimously approved.

C. LUPA 13-131 Land Use Map Amendment, 1500 San Marco Drive a/k/a 390 Williamson Boulevard (San Marco Apartments)

Ms. Lauren Kornel stated this is a land use map amendment for 1500 San Marco Drive also known as 390 Williamson Blvd. Ms. Kornel explained the location, orientation, and characteristics of the subject property, presented the staff report, and stated staff is recommending approval.

Ms. Press asked why the professional office designation was given versus a residential designation.

Ms. Kornel responded that staff did consider using the High Density Residential (HDR), which in name seems like it would be most appropriate except the Floor Area Ratio (FAR) in this case is .4, which does not fit under the HDR, which is when staff looked to Office Professional, which has a .5 FAR and would be more appropriate. Ms. Kornel explained that even though the title is Office Professional, that designation has the multi-use category which is consistent with what the County land use is.

After discussion about HDR, FAR, and inconsistencies with the density and FAR, Ms. Kornel stated staff is discussing a Comprehensive Plan Amendment to correct inconsistencies with the land use categories.

Ms. Press asked if the San Marco Apartments were destroyed completely by a hurricane, would they meet all the standards to rebuild as they exist now.

Ms. Kornel responded yes. In-fact, the Office Professional is the most appropriate because it allows for the most consistent designation with what it had in the county in terms of the density and FAR, and is a decrease in impact.

Mr. Goss stated the City has a Comprehensive Plan policy that states when a property is annexed it needs to be given a similar land use and zoning as what the property had in the county; meaning they cannot be made non-conforming. Mr. Goss explained the differences with the land use and subsequent zoning classifications with regards to density and FAR.

Ms. Press asked if the Crowne is in the county.

Mr. Goss responded yes, but it is scheduled for annexation and the first reading is November 19, 2013, which will have a similar issue because staff would like to give it the HDR land use with R-6 zoning, but the maximum FAR is at 12 and it is actually 12.5 units an acre. Therefore it may be given a Planned Residential Development and use their existing plan as the dimensional standards. Mr. Goss stated it all goes back to not creating non-conformities because there is no incentive if your property becomes non-conforming. Mr. Goss continued that staff should be bringing an amendment to the Comprehensive Plan within the next 6 months with regards to the densities, heights, and floor areas.

Ms. Press asked what the impact will be once those changes are made.

Mr. Goss responded that staff has not even begun the analysis, but with regards to HDR it will only affect about 8 properties. Mr. Goss continued that staff will have these types of answers when that item is presented to the Board in a workshop first before the actual amendment to the Comprehensive Plan.

Mr. Wigley asked if it doesn't fit, then why do it other than the tax revenue. Mr. Wigley stated these properties developed in the county because they don't want to be in the city.

Mr. Goss responded that it is not that these properties did not want to be in the City, the problem was the City's boundary wasn't there at the time these properties wanted service, but it was within the City's service boundary for water. Mr. Goss explained if the City boundary would have been adjacent to these properties at that time they would have been in the City years ago.

Mr. Wigley stated the City has leap-frogged over other parcels in the past to annex.

Mr. Goss stated that the Board should keep in mind that this area in question is a huge enclave. Mr. Goss explained that staff has been working to reduce this enclave and has an agreement with the County to do so contiguously.

Mr. Briley moved to approve LUPA 13-131 as submitted. Ms. Press seconded the motion. Vote was called, and the motion unanimously approved.

D. LDC 14-008: Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of Terms and Words, and Chapter 3, Performance Standards, Article II, Environmental Protection Standards, Section 3-20 Floodplain Management and Protection

Ms. Weedo, Senior Planner stated this is an administrative amendment to the Land Development Code related to Floodplain Management, which is being brought in order to become consistent with federal regulations. Ms. Weedo presented the staff report, and stated staff is recommending approval.

Mr. Jorczak asked what the impact of this is on the City's insurance rates.

Ms. Weedo replied that it keeps the City from being suspended from the National Flood Insurance Program, in which the City has a Community Rating System of 6, which provide a 20% discount on flood insurance policies for those in special flood hazard areas.

Mr. Briley moved to approve LUPA 14-008 as submitted. Ms. Press seconded the motion. Vote was called, and the motion unanimously approved.

VIII. OTHER BUSINESS

None.

IX. MEMBER COMMENTS

Ms. Press asked for an update on Buddy LaCour's property.

Mr. Goss stated that he and Mr. Spraker met with Mr. LaCour and Parker Mychenburg over a concept. Mr. Goss explained there were not a lot of drawings or dimensions. Mr. Goss continued that the meeting was more to bounce ideas off of staff as there is not yet an application.

X. ADJOURNMENT

The meeting was adjourned at 7:58 p.m.

Respectfully submitted,

Ric Goss, AICP, Planning Director

ATTEST:

Doug Thomas, Chair

Minutes transcribed by Meggan Znorowski.

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: December 5, 2013

SUBJECT: Crowne at Ormond Beach (550 Williamson Boulevard)
Future Land Use Map Amendment through the State
Expedited Review Process

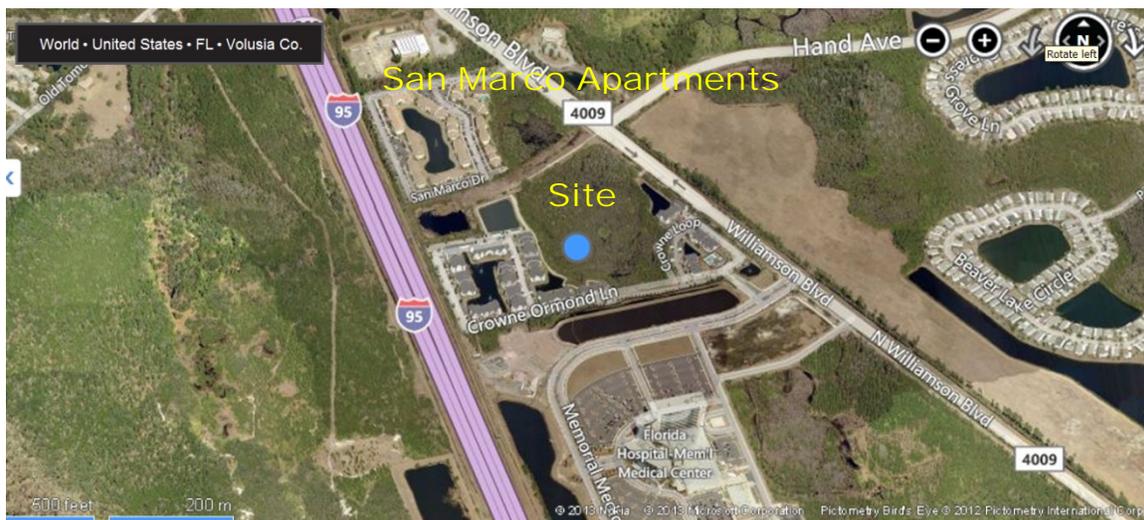
APPLICANT: City Initiated

NUMBER: LUPA 14-014

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

INTRODUCTION: This is a city initiated request for a Future Land Use Map amendment pursuant to the Florida Expedited State Review Process for the Crowne at Ormond Beach property. The property is owned by Crowne Ormond Beach Associates, Limited Partnership. The request is to change the land use designation of ± 35 acres from Volusia County "Urban High Intensity" to City of Ormond Beach "High Density Residential" in accordance with the intent as expressed in the preamble of the Annexation Ordinance 2013-75 approved on December 3, 2013.

BACKGROUND: The subject property annexed into the City of Ormond Beach on December 3, 2013, based on connection to utilities and contiguity with the city. The subject property is currently developed with an apartment complex in accordance with the adopted Volusia County site plan. According to the Property Appraiser, the site was constructed in 2002. Crowne at Ormond Beach has 272 units on ± 35 acres of property. In accordance with Chapter 1, Article III, Definitions, Section 1-22, *Density*, the density was calculated to be 12.32 dwelling units per acre. The property is currently designated Volusia County "Urban High Intensity" which allows between 8 and 20 units per acre.



This Future Land Use Map Amendment is being processed pursuant to the Expedited State Review process, Section 163.3184(3) and (5), Florida Statutes. Thus, the proposed land use amendment tentative schedule of the subject property is as follows:

Action/Board	Date
Planning Board	December 14, 2014
City Commission Transmittal Hearing, 1 st reading of Ordinance	January 21, 2014
Transmit to Florida Department of Economic Opportunity (DEO), State agencies, Volusia County Growth Management Commission, and adjoining jurisdictions.	Within 10 days of public hearing date (on or about January 26, 2014)
City Commission Adoption Hearing, 2 nd reading of Ordinance	April 1, 2014
Send adopted package to DEO	Within 10 days of City Commission Adoption Date.
Amendment Effective Date (If no challenge is received by DEO)	31 days after State Land Planning Agency determines package is complete.
Amendment Effective Date (If a challenge is received by DEO)	The date the State or Administration Commission, respectively, issues a final order determining that the adopted amendment is in compliance.

ANALYSIS: The proposed administrative amendment seeks to change the land use designation of the subject property from unincorporated Volusia County to the City of Ormond Beach on the future land use map. The amendment was reviewed in accordance with the criteria outlined in Policy 2.5.2 of the Future Land Use Element of the city’s Comprehensive Plan. Below is the analysis of the review criteria highlighted in bold font with responses in standard font:

1. Whether the future land use amendment is consistent with the Comprehensive Plan Goals, Objectives and Policies.

The Large Scale Comprehensive Plan Land Use Map amendment for the subject property proposes to change the land use of ±35 acres from Volusia County “Urban High Intensity” to Ormond Beach “High Density Residential”.

Volusia County Current Land Use

The Volusia County Comprehensive Plan states the following directive for the “Urban High Intensity” land use category:

“Urban High Intensity” – Areas that contain residential development at a range of greater than eight (8) to twenty (20) dwelling units per acre. The types of housing allowed under this designation include recreational vehicle, townhouse, low-rise apartments, and high-rise residential. The area should contain excellent transportation access, primarily via the arterial road network and be served by public transportation (where available).

This designation may allow neighborhood business areas or neighborhood shopping centers (see Shopping Center definition in Chapter 20) and office development or similar related commercial uses that meet the Comprehensive Plan's location criteria. The commercial intensity shall be limited to no more than a fifty-five percent Floor Area Ratio (0.55 FAR) and be limited in a manner to be compatible with the allowable residential density. In order to be considered compatible, the commercial development should reflect similar traffic patterns, traffic generation, building scale, landscaping and open space, and buffers. More intensive commercial uses, other than referenced above, shall be reserved to areas designated for Commercial.

All requests for nonresidential uses within one-quarter (¼) mile of another jurisdiction shall require notification to that jurisdiction.

Below is the current land use maximum development scenario and as-built development based on a total of ±35 acres (1,524,600 square feet):

Max Residential Density (20 units per acre)	Maximum Non-Residential Square footage allowed (.55 FAR)	As Built on Ground
700 units	838,530	272 units 0 Non-residential Square footage

Proposed Ormond Beach Land Use

The application proposes to designate ±35 acres as Ormond Beach “High Density Residential”. The Ormond Beach Comprehensive Plan states the following directive for the “High Density Residential” land use category:

Purpose: To provide lands suitable for the development of multi-family residential structures. Institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: Minimum 12-32 units per acre

Maximum FAR: 0.3

Below is the maximum development scenario that could be allowed for the developed subject property under the Ormond Beach “High Density Residential” land use designation with ± 35 total acres (1,524,600 square feet).

Max Residential Density (12-32 units per acre)	Maximum Non-Residential Square footage allowed (0.3 FAR)	As Built on Ground
1,120 units	457,380	272 units 0 Non-residential Square footage

The maximum residential units allowed under the Ormond Beach “High Density Residential” land use designation is 420 units more than the 700 units allowed under the Volusia County “Urban High Intensity” land use designation while the maximum Floor Area Ratio under the Ormond “High Density Residential” designation is less than the maximum Ratio under the County Designation. The proposed amendment is per the adopted Annexation Ordinance 2013-75. There is no proposed site or building plans that would add additional units and the application is solely based on the annexation.

In addition to considering the “High Density Residential” land use designation, the “Office/Professional” land use designation was considered. The “Office/Residential” designation allows the following maximum development potential:

Max Residential Density (15 units per acre)	Maximum Non-Residential Square footage allowed (.5 FAR)	As Built on Ground
525 units	762,300	272 units 0 Non-residential Square footage

The “Office/Professional” land use designation is also compatible with the subject property. The maximum residential density would be 175 units less than the maximum 700 units allowed under the current Volusia County “Urban High Density” land use designation. In addition, the land use pattern could be considered more characteristic of properties that have a land use designation with a mix use component. However, Annexation Ordinance 2013-75, specifies that the subject property is to be assigned the “High Density Residential” land use category. The subject property does fall within the acceptable range for density and intensity standards while ensuring conformance with the existing development. The site is currently developed. As such, any adverse land use impacts associated with future site plan applications would be addressed as part of the Site Plan Review process.

The “High Density Residential” land use designation is consistent with Policy 5.1.1. of the city’s Future Land Use Element of the Comprehensive Plan that requires those properties annexed into the City of Ormond beach be assigned a similar land use to that of what was had in the County. The proposed FLU amendment is consistent with the Goals Objectives, and Policies of the Comprehensive Plan, including but not limited to:

<p>GOAL 1 Future Land Use Element</p>	<p>FUTURE DEVELOPMENT AND REDEVELOPMENT ACTIVITIES SHOULD BE DIRECTED IN APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP TO MEET THE LAND USE NEEDS OF THE ANTICIPATED POPULATION, IN A MANNER CONSISTENT WITH SOUND PLANNING PRINCIPLES, THE GOALS, OBJECTIVES AND POLICIES CONTAINED HEREIN, AND THE DESIRED COMMUNITY CHARACTER.</p> <p>THE FUTURE LAND USE PLAN ELEMENT SHOULD ALLOW LIMITED COMMERCIAL EXPANSION, PROMOTE INDUSTRIAL USE, AND MAINTAIN CURRENT RESIDENTIAL DENSITIES IN THE CORE AREA WHILE ESTABLISHING LOWER DENSITIES IN THE PERIMETER AREAS, FOCUSING REDEVELOPMENT IN THE DOWNTOWN COMMUNITY REDEVELOPMENT AREA, US1, AND SRA1A, AND PROVIDING FOR A CONTINUED HIGH LEVEL OF OPEN SPACE. SPECIFIC GOALS AND POLICIES ARE LISTED BELOW FOR EACH TYPE OF LAND USE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.</p>
<p>OBJECTIVE 1.1. RESIDENTIAL LAND USE Future Land Use Element</p>	<p>Ensure that availability of adequate lands to meet the residential land use needs of the community.</p>
<p>Policy 1.1.6. Future Land Use Element</p>	<p>Provide the opportunity, through zoning and other land use controls, for the development of a variety of housing types (i.e., single-family, duplex, townhouse, multi-family) in both conventional, planned unit and cluster type developments, that will meet the varied needs of the citizens of Ormond Beach.</p>
<p>Policy 1.1.9. Future Land Use Element</p>	<p>Medium and high density multi-family residential development shall be encouraged near employment centers with convenient access to public recreational facilities, the thoroughfare system and mass transit routes.</p>
<p>GOAL 5 Annexation Future Land Use Element</p>	<p>THE CITY PROVIDES UTILITY SERVICE BEYOND IT'S MUNICIPAL LIMITS AND SHALL REQUIRE THAT ANY CONNECTION TO THE CITY UTILITY SYSTEM EITHER ANNEX INTO THE CITY OR ENTER INTO AN ANNEXATION AGREEMENT IF NOT CONTIGUOUS FOR UTILITY SERVICE.</p>

Policy 5.1.1. Future Land Use Element	Properties that are annexed into the City of Ormond Beach shall be assigned a similar land use that existed in Volusia County. Property owners may apply for more intensive land uses, but shall be required to provide the data and analysis to justify the increase in density and/or intensity.
GOAL 1 Housing Element	ENSURE THE AVAILABILITY OF SAFE AND ADEQUATE HOUSING UNITS OF DIFFERENT TYPES, SIZES, AND PRICE RANGES TO MEET THE NEEDS OF ALL CURRENT AND FUTURE RESIDENTS.
OBJECTIVE 1.1. HOUSING SUPPLY Housing Element	The City shall continue to facilitate the private production of a housing supply, including adequate sites for mobile homes or manufactured housing and low and moderate income housing, which will meet future community needs and offset housing deficiencies as noted in this Element.

2. Whether the proposed plan amendment meets the criteria established in the Florida Statutes:

The City's Comprehensive Plan and Florida Statutes establish the process, including required advertising for a large scale map amendment. The amendment includes the data and analysis in this report. Additionally, the application will conduct three public hearings for any public comments and shall be reviewed by the Volusia Growth Management Commission and state agencies. The amendment meets or exceeds the criteria established in the Comprehensive Plan and Florida Statute.

3. Whether the land use is an appropriate use of the land.

Land Use: The adjacent land uses and zoning are as follows:

	Current Land Uses	Future Land Use Designation	Zoning
North	San Marco Apartment Complex	Proposed Ormond Beach "Office/Professional"	Proposed Ormond Beach PBD (Planned Business Development)
South	Florida Hospital Memorial Medical Center (Daytona Beach)	Daytona Beach "Mixed Use"	Daytona Beach PCD (Planned Commercial Development)
East	Consolidated-Tomoka Land Company	Daytona Beach "Mixed Use"	Volusia County UHI (Urban High Intensity)
West	Interstate 95	N/A	N/A

The proposed Ormond Beach "High Density Residential" land use designation will ensure consistency as required by the city's adopted Comprehensive Plan. The subject property is an appropriate use of land given that there are other neighboring commercial uses along the Williamson Boulevard corridor. Finally, the "High Density Residential" land use category is intended for multi-family development and institutional uses making the proposed land use designation consistent with the Volusia County "Urban High Intensity" designation.

4. Whether there is adequate infrastructure to serve the proposed land use.

This application is unique in that the project was originally approved by Volusia County as Crowne at Ormond Beach, an Urban High Intensity development and the land use amendment is the result of annexation. However, an infrastructure analysis was performed to determine the maximum development scenario.

Transportation: For the purpose of the land use amendment, an analysis of the theoretical maximum traffic impact of the land use amendment as follows:

Current	Maximum Number of Units	Maximum Traffic Impacts using #221 (Low Rise Apartment)
"Urban High Intensity"	700	4,613
Proposed		
"High Density Residential"	1,120	7,381
Net Reduction		
Proposed land use amendment	±420	±2,768

The analysis demonstrates that the land use amendment could create an increase in the maximum number of average daily trips by 2,768 based on the proposed "High Density Residential" land use category. It is important to note that the site is already developed with 272 units and no additional development is proposed with this application. Since the site is already developed, the proposed amendment will not generate an increase in demand. The land use amendment is the result of an annexation. Any adverse impacts associated with future site plan applications would be addressed as part of the Site Plan Review process. The 2012 LOS for Williamson Boulevard for the road link from Hand Avenue to LPGA is LOS D and using FDOT's Trend Analysis tool the projected LOS in 2020 and 2025 is LOS E. Williamson is a county road facility and the adopted County LOS for this road in an urbanized area is LOS E.

Water & Sewer: The City of Ormond Beach operates a single water treatment plant with a rated capacity of 12 million gallons per day (MGD). The current committed capacity is 6 MGD. The permitted capacity of the wastewater treatment plant is 8 MGD with a committed capacity of 4 MGD.

The subject property is located in the utility service area of the City of Ormond Beach and has been receiving utilities since 2002. Since the property is already developed, it will not generate an increase in demand. However, based on a calculated average water and sewer usage per unit, the following analysis was completed.

Current	Maximum Number of Units	Maximum Water and Sewer Usage (*110 gpd/unit)
“Urban High Intensity”	700	77,000
Proposed		
“High Density Residential”	1,120	123,200
Net Increase		
Proposed land use amendment	±420	±46,200

*110 gallons per day, per unit based on analysis of existing apartment complex consumption over a year period.

The maximum water and sewer impacts could increase by 57,750 gallons per day under the maximum number of units by the proposed “High Density Residential” land use category. The land use amendment is the result of an annexation. Any adverse impacts associated with future site plan applications would be addressed as part of the Site Plan Review process.

Stormwater Management: The property has an approved site plan that contains a stormwater management system. Any new development would require stormwater review.

Solid Waste: The subject property is developed and will not generate an increase in demand since the property is already being served by the City of Ormond Beach.

Schools: The proposed land use amendment increases the potential number of residential dwelling units by 420. School capacity for the increase in residential density has been reviewed by the Volusia County School Board and has been determined acceptable. It should be noted that the site is already an approved development with 272 units and there are no additional school impacts as a result of the future land use amendment. Any future development would require school concurrency review.

Other Services: City police and fire protection services serve this area. The parcel is located within an approximate 4-5 minute response time from emergency facilities

5. Whether the proposed map amendment impacts surrounding jurisdictions.

The proposed Future Land Use Map Amendment is to assign a similar City land use designation due to the annexation of the subject property. The proposed amendment will not impact surrounding jurisdictions.

CONCLUSION: Staff supports the land use amendment from Volusia County “Urban High Intensity” to City of Ormond Beach “High Density Residential” (±35 acres). Since the existing parcel is developed as apartment complexes, this land use map amendment is an administrative amendment, solely based on annexation. The city is required to assign a City Future Land Use Map designation to the subject parcel. The Ormond Beach “High Density Residential” land use category is an appropriate land use category for the following reasons:

1. The amendment is in accordance with Annexation Ordinance 2013-75.
2. The amendment meets the Goals, Objectives, and Policies of the City’s comprehensive plan;
3. The amendment meets the requirements established in the Florida Statutes;
4. The proposed land use is an appropriate use of land; and
5. There is adequate infrastructure to serve the proposed land use. While the land use amendment would increase the theoretical maximum density of the subject property the site is already developed with 272 units and there will be no change to impacts on facilities and services as a result of the administrative change in land use from “Volusia County “Urban High Intensity” to City of Ormond Beach “High Density Residential”.
6. The proposed land use will not impact surrounding jurisdictions.

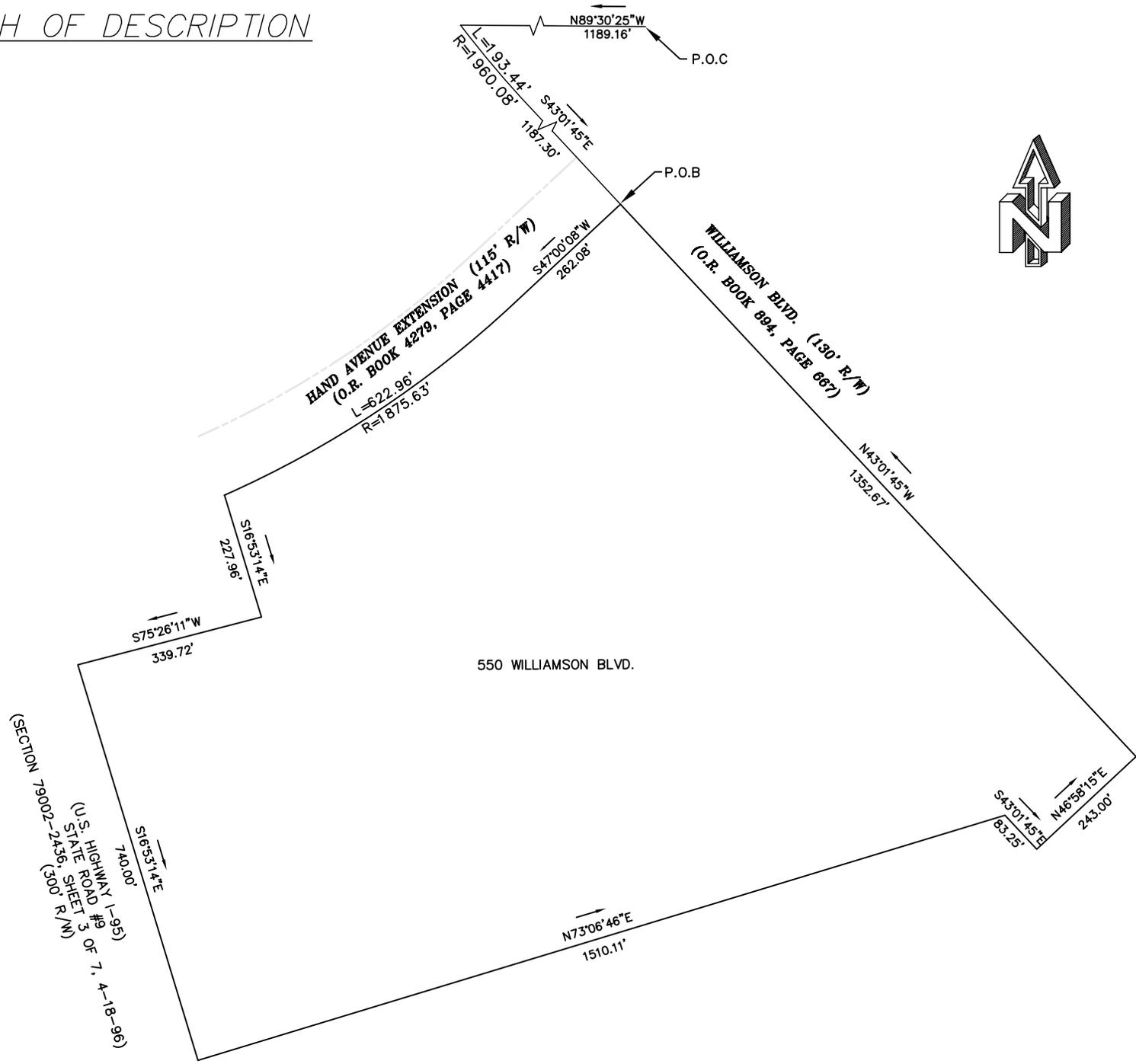
RECOMMENDATION: Staff recommends **APPROVAL** of Case # LUPA 14-014 – a Future Land Use map amendment to change the land use for ±35 acres Volusia County “Urban High Intensity” to City of Ormond Beach “High Density Residential” at the Crowne at Ormond Beach located at 550 Williamson Boulevard.

Attachments: Exhibit 1: Sketch and legal description of property
Exhibit 2: Future Land Use Map
Exhibit 3: Annexation Ordinance 2013-75

Exhibit 1

Sketch and legal
description of
property

SKETCH OF DESCRIPTION



SEE SHEET 1 FOR LEGAL DESCRIPTION

LEGAL DESCRIPTION

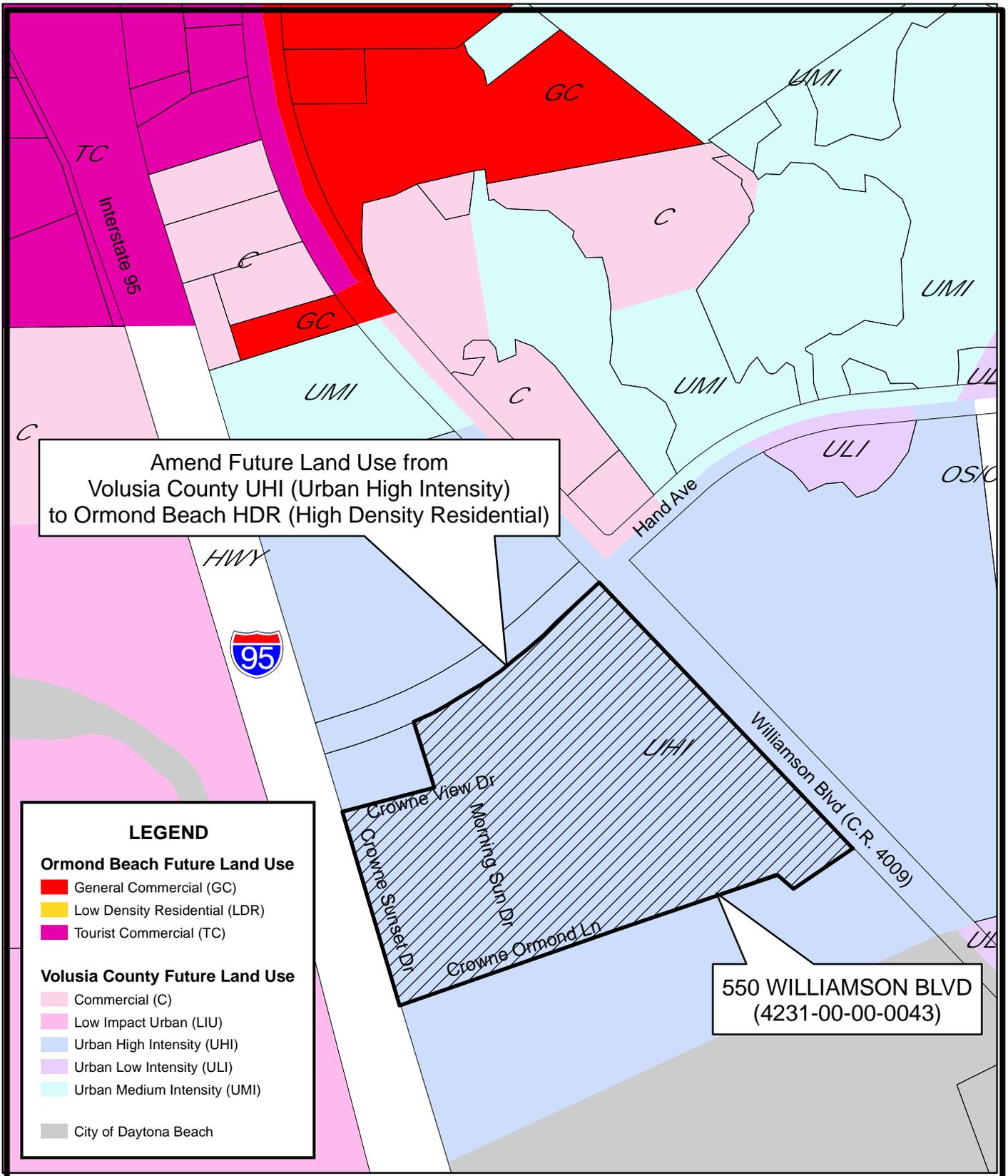
A PORTION OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTH CORNER OF THE NORTHERLY ONE—QUARTER OF SAID SECTION 31; THENCE RUN NORTH 89°30'25" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 1189.16 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT—OF—WAY LINE OF THE 130 FOOT WIDE RIGHT—OF—WAY OF WILLIAMSON BOULEVARD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 894, PAGE 667, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT LYING ON A CURVE, CONCAVE EASTERLY; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 31 AND ALONG THE WESTERLY RIGHT—OF—WAY LINE OF SAID WILLIAMSON BOULEVARD, RUN SOUTHERLY AND EASTERLY, ALONG SAID CURVED RIGHT—OF—WAY LINE, HAVING A RADIUS OF 1960.08 FEET, AN ARC DISTANCE OF 193.44 FEET, A CENTRAL ANGLE OF 05°39'17", HAVING A CHORD DISTANCE OF 193.36 FEET, AND A CHORD BEARING OF SOUTH 40°12'06" EAST, TO THE POINT OF TANGENCY THEREOF; THENCE RUN SOUTH 43°01'45" EAST, ALONG SAID WESTERLY RIGHT—OF—WAY LINE, A DISTANCE OF 1187.30 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT—OF—WAY LINE OF THE HAND AVENUE EXTENSION, A 115 FOOT RIGHT—OF—WAY, AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST NO.1 DI-2, TO THE COUNTY OF VOLUSIA, AND RECORDED IN OFFICIAL RECORDS BOOK 4279, PAGE 4417, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DEPARTING THE WESTERLY RIGHT—OF—WAY LINE OF SAID WILLIAMSON BOULEVARD AND ALONG SAID SOUTHERLY LINE OF THE PROPOSED HAND AVENUE EXTENSION: RUN SOUTH 47°00'08" WEST (SOUTH 47°00'31" WEST PER SAID DEED) A DISTANCE OF 262.08 FEET (262.23 FEET PER SAID DEED) TO A POINT LYING ON A CURVE, CONCAVE NORTHERLY; THENCE RUN SOUTHERLY AND WESTERLY, ALONG SAID CURVED RIGHT—OF—WAY LINE, HAVING A RADIUS OF 1875.63 FEET, AN ARC DISTANCE OF 622.96 FEET (625.20 FEET PER SAID DEED), A CENTRAL ANGLE OF 191°31'47" (19°05'53" PER SAID DEED), HAVING A CHORD DISTANCE OF 620.10 FEET (622.31 FEET PER SAID DEED) AND A CHORD BEARING OF SOUTH 56°31'01" WEST (SOUTH 56°33'28" WEST PER SAID DEED); THENCE DEPARTING SAID SOUTHERLY LINE, RUN SOUTH 16°53'14" EAST (SOUTH 16°49'15" EAST PER SAID DEED) A DISTANCE OF 227.96 FEET (228.00 FEET PER SAID DEED); THENCE RUN SOUTH 75°26'11" WEST (SOUTH 75°30'10" WEST PER SAID DEED), A DISTANCE OF 339.72 FEET (339.75 FEET PER SAID DEED) TO AN INTERSECTION WITH THE EASTERLY RIGHT—OF—WAY LINE OF THE 300 FOOT WIDE LIMITED ACCESS RIGHT—OF—WAY OF FLORIDA STATE ROAD 9 (U.S. HIGHWAY 1-95), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT—OF—WAY MAP, SECTION 79002-4236, SHEET 3 OF 7, REVISION DATED APRIL 18, 1996; THENCE RUN SOUTH 16°53'14" EAST (SOUTH 16°53'44" EAST PER SAID MAP), ALONG SAID EASTERLY RIGHT—OF—WAY LINE, A DISTANCE OF 740.00 FEET TO A POINT; THENCE, DEPARTING SAID EASTERLY RIGHT—OF—WAY LINE OF SAID FLORIDA STATE ROAD 9, RUN NORTH 73°06'46" EAST, A DISTANCE OF 1510.11 FEET; THENCE SOUTH 43°01'45" EAST A DISTANCE OF 83.25 FEET; THENCE NORTH 46°58'15" EAST, A DISTANCE OF 243.00 FEET, TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT—OF—WAY LINE OF SAID WILLIAMSON BOULEVARD; THENCE NORTH 43°01'45" WEST ALONG SAID WESTERLY RIGHT—OF—WAY LINE, A DISTANCE OF 1352.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,523,549 SQ.FT. OR 35 ACRES MORE OR LESS

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

Exhibit 2

Future Land Use Map



PROPOSED FUTURE LAND USE MAP
550 WILLIAMSON BLVD
(35 Acres)

Prepared By: The City of Ormond Beach
 G.I.S. Department 11/22/2013

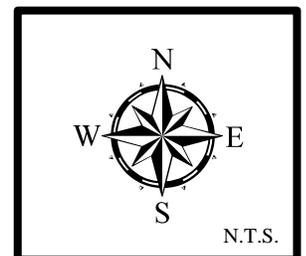


Exhibit 3
Annexation
Ordinance 2013-75

ORDINANCE NO. 2013-75

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO THE CITY OF ORMOND BEACH, SAID PROPERTY BEING GENERALLY LOCATED ALONG THE WEST SIDE OF WILLIAMSON BOULEVARD APPROXIMATELY 3,400 LINEAR FEET SOUTH OF WEST GRANADA BOULEVARD AND BEING COMMONLY LOCATED AT 550 WILLIAMSON BOULEVARD CONSISTS OF APPROXIMATELY 39.4 ACRES; INCLUDING THAT PORTION OF WILLIAMSON BOULEVARD ABUTTING THE PROPERTY; REDEFINING THE TERRITORIAL BOUNDARIES OF THE CITY OF ORMOND BEACH TO INCLUDE THE PROPERTY; RE-DESIGNATING THE BOUNDARIES OF ZONE 3 OF THE CITY OF ORMOND BEACH TO INCLUDE THE PROPERTY; SETTING FORTH ZONING PRIVILEGES, AND OBLIGATIONS OF SAID PROPERTY; PROVIDING FOR TRANSMISSION; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, Crowne Ormond Beach Associates Limited Partnership, at Birmingham, Alabama., is the fee simple owner of certain real property in unincorporated Volusia County, Florida, depicted and described in Exhibit "A" attached hereto, excluding Williamson Boulevard ("the Property"), and

WHEREAS, the Property to be annexed consists of approximately 39.4 \pm -acres and is generally located along the west side of Williamson Boulevard 3,400 \pm linear feet south of West Granada Boulevard and adjacent to Interstate 95, and more specifically located at 550 Williamson Boulevard, Ormond Beach, Florida; and abuts a portion of Williamson Boulevard abutting the Property, and

WHEREAS, on March 20, 2001, the City Commission adopted Resolution No. 2001-47 which authorized and accepted the execution by the Mayor on behalf of the City of a Water, Sewer and Annexation Agreement ("Agreement Agreement") between the City and the Crowne Ormond Beach Associates Limited Partnership by Crowne Ormond Beach, Florida limited liability company, a Delaware limited liability company agreeing to annexation of the Property into the City of Ormond Beach, a copy of said Resolution with the Annexation Agreement as an exhibit and petition/application or request being attached hereto as Exhibit "B" and incorporated herein by reference, and

WHEREAS, the Property was developed pursuant to the adopted Volusia County Comprehensive Plan and related County UHI, R-7 zoning at the time of development, and

WHEREAS, the property is fully developed and functioning as of the date of this ordinance adoption, and

WHEREAS, upon annexation as provided by applicable state law, the Volusia County land use plan and county zoning or subdivision regulations applicable to the Property shall remain in full force and effect and shall continue to apply to the Property as the same presently exist until the City of Ormond Beach incorporates the annexed property into the City of Ormond Beach's Comprehensive Plan including the Comprehensive Land Use Plan for the City with an appropriate amendment to its *Comprehensive Land Use Plan* recognizing the current developed, conforming status of the Property, and

WHEREAS, the Annexation Agreement was entered into by the parties and agreed to by the Ormond Beach City Commission through enactment of Commission Resolution 2001-47, and

WHEREAS, the Agreement at Page 2 specifically provides that the parties agreed that the Property should be annexed into the City, “but only if after such annexation the Property and Development will be a legally conforming use under the applicable City zoning and land use ordinances...”, and

WHEREAS, at the time the Agreement was entered in 2001, the parties contemplated the city’s R-6 “Multi-Family” zoning category, the “High Density Residential” land use category, and the “Planned Residential Development” regulations would be sufficient for the Property; however, the city’s planning director concludes the R-6 zoning category is not the appropriate zoning category for the Property as developed and will at the time the Comprehensive Plan is amended to incorporate the Property and its development recommend utilizing the City's High Density Residential land use designation and Planned Residential Development zoning district with a PUD zoning agreement that recognizes and incorporates the development standards in the approved site plan implemented by Crowne in the development of the Property thereby maintaining the conformity of the Property and development, and

WHEREAS, that portion of Williamson Boulevard right-of-way abutting the Property contains approximately 4.4± acres, is legally described and depicted in Exhibit "C" attached hereto and incorporated herein by reference, and

WHEREAS, the requirements of sections 171.044, *Florida Statutes*, have been satisfactorily met, and

WHEREAS, the City Commission of the City of Ormond Beach desires to exercise its statutory power to annex the Property, now therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The City Commission adopted Resolution 2001-47 on March 20, 2001, authorizing a Water, Sewer and Annexation Agreement attached hereto as Exhibit "B" bears the signature of the officer who is authorized to sign the annexation application on behalf of the property owner. The Property described and depicted in Exhibit "A", and that portion of Williamson Boulevard right-of-way described and depicted in Exhibit "C" attached hereto, be and the same are hereby annexed into the City of Ormond Beach, Florida.

SECTION TWO. The Volusia County land use plan and zoning and subdivision regulations applicable to the aforescribed real property as provided by state law shall continue as the same presently exist, until the City of Ormond Beach as contemplated by the Annexation Agreement and this annexation ordinance adopts a *Comprehensive Plan* amendment that includes the real property hereby annexed and applies a Comprehensive Land Use Plan classification providing conformance to the Property as currently developed. The city's planning director has recommended that a High Density Residential land use designation and Planned Residential Development zoning district that recognizes and incorporates the development

standards depicted in the approved site plan and current development of the property be designated for the property at the time the Comprehensive Plan is amended. Zoning applied to the Property, as required by applicable law, shall be consistent with the City Comprehensive Plan and amendment thereto and the Annexation Agreement.

SECTION THREE. Upon the effective date of the annexation of the Property, and except as may be otherwise provided by law, the Property shall be subject to all laws, ordinances and regulations of the City of Ormond Beach; shall be entitled to the same privileges and benefits as other lands in the City; and shall be subject to the taxes and debts of the City, including municipal ad valorem taxes as provided by Section 171.061(1), *Florida Statutes*.

SECTION FOUR. The boundary of City Commission Zone 3 is hereby redefined to include the Property.

SECTION FIVE. The City Clerk is hereby authorized and directed to provide a certified copy of this Ordinance to the Volusia County Manager as required by Section 171.044, *Florida Statutes*.

SECTION SIX. In the event any section or provision of this Ordinance is declared by a court of competent jurisdiction to be unconstitutional or invalid, such declaration shall not be deemed to affect the validity of this Ordinance as a whole or any other section or provision hereof.

SECTION SEVEN. This Ordinance shall be effective immediately upon its adoption.

PASSED UPON at the first reading of the City Commission, this 19th day of November, 2013.

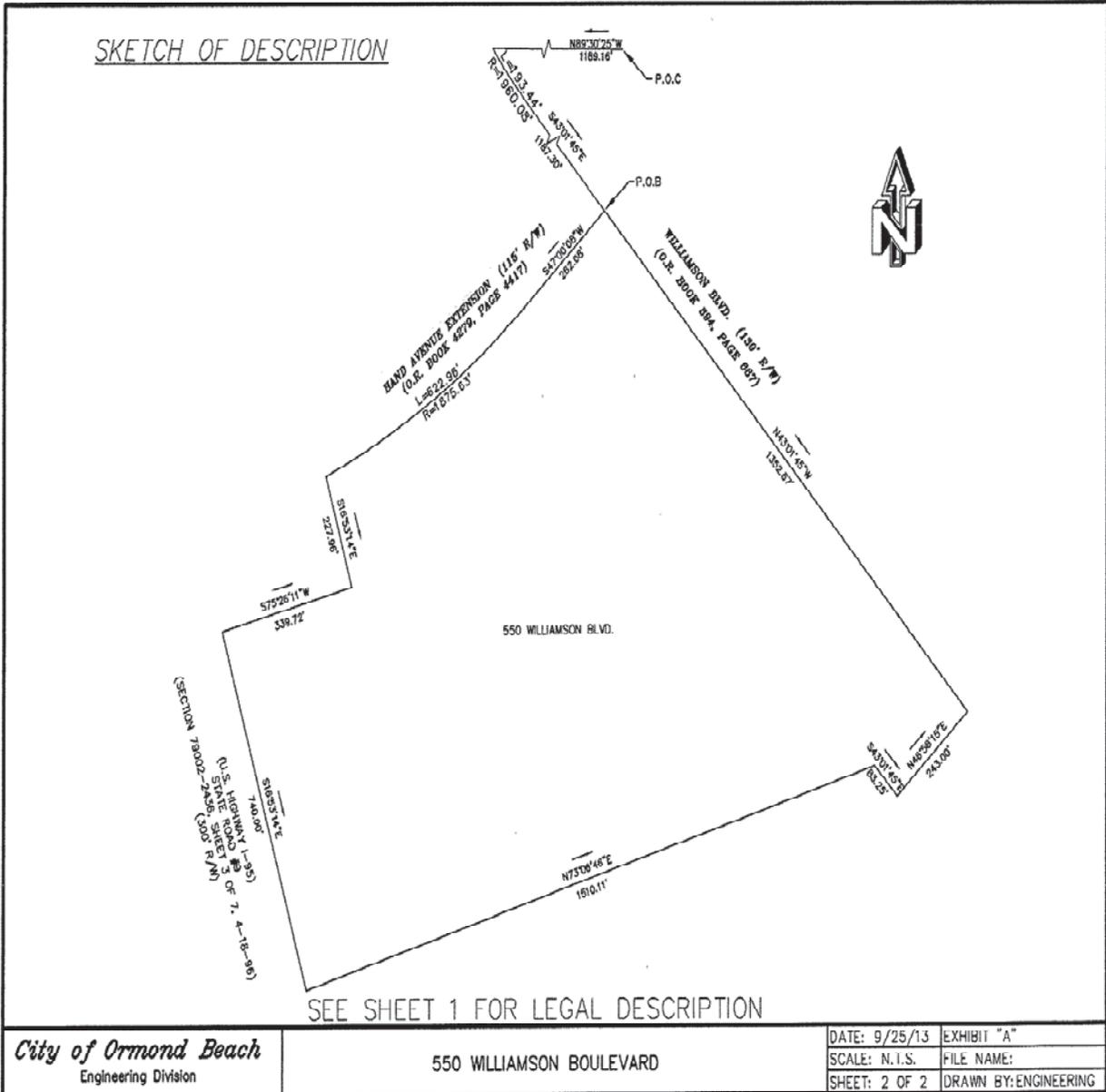
PASSED UPON at the second and final reading of the City Commission, this 3rd day of December, 2013.

ED KELLEY
Mayor

ATTEST:

J. SCOTT McKEE
City Clerk

EXHIBIT "A"
PAGE 1 OF 2



OWNER: CROWNE ORMOND BEACH ASSOCIATES, LIMITED PARTNERSHIP
ADDRESS: 550 WILLIAMSON BOULEVARD, ORMOND BEACH, FL 32174
PARCEL ID #: 4231-00-00-0043

EXHIBIT "A"
PAGE 2 OF 2

LEGAL DESCRIPTION

A PORTION OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTH CORNER OF THE NORTHERLY ONE-QUARTER OF SAID SECTION 31; THENCE RUN NORTH 89°30'25" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 1189.16 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE 130 FOOT WIDE RIGHT-OF-WAY OF WILLIAMSON BOULEVARD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 894, PAGE 667, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT LYING ON A CURVE, CONCAVE EASTERLY; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 31 AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WILLIAMSON BOULEVARD, RUN SOUTHERLY AND EASTERLY, ALONG SAID CURVED RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1960.08 FEET, AN ARC DISTANCE OF 193.44 FEET, A CENTRAL ANGLE OF 05°39'17", HAVING A CHORD DISTANCE OF 193.36 FEET, AND A CHORD BEARING OF SOUTH 40°12'06" EAST, TO THE POINT OF TANGENCY THEREOF; THENCE RUN SOUTH 43°01'45" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1187.30 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE HAND AVENUE EXTENSION, A 115 FOOT RIGHT-OF-WAY, AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST NO.1 DI-2, TO THE COUNTY OF VOLUSIA, AND RECORDED IN OFFICIAL RECORDS BOOK 4279, PAGE 4417, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID WILLIAMSON BOULEVARD AND ALONG SAID SOUTHERLY LINE OF THE PROPOSED HAND AVENUE EXTENSION: RUN SOUTH 47°00'08" WEST (SOUTH 47°00'31" WEST PER SAID DEED) A DISTANCE OF 262.08 FEET (262.23 FEET PER SAID DEED) TO A POINT LYING ON A CURVE, CONCAVE NORTHERLY; THENCE RUN SOUTHERLY AND WESTERLY, ALONG SAID CURVED RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1875.63 FEET, AN ARC DISTANCE OF 622.96 FEET (625.20 FEET PER SAID DEED), A CENTRAL ANGLE OF 191°31'47" (19°05'53" PER SAID DEED), HAVING A CHORD DISTANCE OF 620.10 FEET (622.31 FEET PER SAID DEED) AND A CHORD BEARING OF SOUTH 56°31'01" WEST (SOUTH 56°33'28" WEST PER SAID DEED); THENCE DEPARTING SAID SOUTHERLY LINE, RUN SOUTH 16°53'14" EAST (SOUTH 16°49'15" EAST PER SAID DEED) A DISTANCE OF 227.96 FEET (228.00 FEET PER SAID DEED); THENCE RUN SOUTH 75°26'11" WEST (SOUTH 75°30'10" WEST PER SAID DEED), A DISTANCE OF 339.72 FEET (339.75 FEET PER SAID DEED) TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE 300 FOOT WIDE LIMITED ACCESS RIGHT-OF-WAY OF FLORIDA STATE ROAD 9 (U.S. HIGHWAY 1-95), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 79002-4236, SHEET 3 OF 7, REVISION DATED APRIL 18, 1996; THENCE RUN SOUTH 16°53'14" EAST (SOUTH 16°53'44" EAST PER SAID MAP), ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 740.00 FEET TO A POINT; THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF SAID FLORIDA STATE ROAD 9, RUN NORTH 73°06'46" EAST, A DISTANCE OF 1510.11 FEET; THENCE SOUTH 43°01'45" EAST A DISTANCE OF 83.25 FEET; THENCE NORTH 46°58'15" EAST, A DISTANCE OF 243.00 FEET, TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID WILLIAMSON BOULEVARD; THENCE NORTH 43°01'45" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1352.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,523,549 SQ.FT. OR 35 ACRES MORE OR LESS

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

City of Ormond Beach Engineering Division	550 WILLIAMSON BLVD	DATE: 9/25/13	EXHIBIT "A"
		SCALE: N.T.S.	FILE NAME:
		SHEET: 1 OF 2	DRAWN BY: ENGINEERING

EXHIBIT "B"
CONTAINS 12 PAGES

RESOLUTION NO. 2001 - 47

A RESOLUTION AUTHORIZING THE EXECUTION OF A WATER, SEWER AND ANNEXATION AGREEMENT BETWEEN THE CITY AND THE CROWNE ORMOND BEACH ASSOCIATES LIMITED PARTNERSHIP; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, Crowne Ormond Beach Associates Limited Partnership ("Developer") is the owner of certain real property ("the Property") more particularly described in that Water, Sewer and Annexation Agreement attached hereto as Exhibit "A"; and

WHEREAS, the Property is presently situated in Volusia County ("the County") and is outside the corporate limits of the City of Ormond Beach; and

WHEREAS, the Developer intends to construct an apartment development ("the Development") on the Property in accordance with the land use and zoning laws and regulations of the County; and

WHEREAS, upon completion of the Development in the County and the issuance of final certificates of occupancy by the County for the Development, and when the Property is contiguous to the corporate boundary of the City, the City and Developer desire that the Property and Development be annexed into the City of Ormond Beach; and

WHEREAS, based on the determination of the City Planning Director, the City Commission hereby specifically determines that the Property and the Development will conform to the City's R-6 "Multi-family Medium-High Density" zoning category, the City's "High Density Residential" land use category, and the City's Planned Residential Development requirements; and

WHEREAS, the City's *Land Development Code* requires owners of property outside the City's corporate boundaries who desire to receive water and sewer services from the City to agree to annex their property into the City; and

WHEREAS, the Developer has agreed to construct water and sewer lines to serve the Property and Development in accordance with the *Land Development Code* and to be reimbursed for the cost thereof in accordance with the *Land Development Code*; and

WHEREAS, the Developer acknowledges that water rates for users outside the City are higher than rates charged to users within the City; and

WHEREAS, in the event the City is unable to annex the Property upon the issuance of final certificates of occupancy by the County for the Development, the Developer shall have the right to petition the City Commission for an amendment to the City's water rate codes and ordinances for a reduction in rates that are charged Planned Residential Developments that are pending annexation into the City; and

WHEREAS, the City and the Developer desire to enter into a Water, Sewer and Annexation Agreement for the purposes expressed therein; now therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA:

SECTION ONE. The Mayor and Acting City Manager are hereby authorized and directed to execute a Water, Sewer and Annexation Agreement between the City and Crowne Ormond Beach Associates Limited Partnership, a copy of said Agreement being attached hereto and incorporated herein by reference.

SECTION TWO. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED, this 20th day of March, 2001.



CARL PERSIS
Mayor

ATTEST:



VERONICA PATTERSON
City Clerk

DECLARATION OF COVENANTS AND RESTRICTIONS

The undersigned owner of certain real property located in Volusia County, Florida, as more particularly described in Schedule "A" attached hereto, does hereby make and declare that the real property described in Schedule "A" is held and shall be conveyed subject to the covenants and restrictions hereinafter set forth.

1. In the event the aforescribed real property becomes "contiguous," as such term is defined in Section 171.031, Florida Statutes, to the City of Ormond Beach, then in such event the owner agrees to request annexation into the City of Ormond Beach.

2. Such annexation shall be subject to and in accordance with the terms and provisions of that certain Water, Sewer and Annexation Agreement dated March 21, 2001, by and between the undersigned Owner and the City of Ormond Beach, a copy of which is attached herelo as Schedule "B".

3. The covenants and restrictions of this Declaration shall run withy and bind the land and shall be enforceable at law of in equity by the City of Ormond Beach.

IN WITNESS WHEREOF, the undersigned owner has set its hand and seal this 26th day of September, 2001.

Signed, sealed and delivered in our presence:

Jama J. Barnett
(First Witness)

Laura L. Barnett
(Printed/typed Name)

Jerry Lynn Tidwell
(Second Witness)

Jerry Lynn Tidwell
(Printed/typed Name)

CROWNE ORMOND BEACH
ASSOCIATES, LIMITED PARTNERSHIP

By: Crowne Ormond Beach, LLC,
a Delaware limited liability company

By: Alan Z. Engel
Alan Z. Engel, Authorized Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alan Z. Engel, on behalf of Crowne Ormond Beach, LLC, in its capacity as sole general partner of Crowne Ormond Beach Associates, Limited Partnership, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 26th day of September, 2001.

Wain R. Gholson
Notary Public

[SEAL]

My Commission Expires 11/24/2001
My Commission Expires _____

SCHEDULE A

A portion of Section 31, Township 14 south, Range 32 East, Volusia County, Florida, being more particularly described as follows: As a Point of Reference, commence at a concrete monument marking the North one-quarter corner of said Section 31; thence run North 89°30'25" West, along the North line of said Section 31, a distance of 1189.16 feet to an intersection with the Westerly right-of-way line of the 130-foot wide right-of-way of Williamson Boulevard, as described in Official Records Book 894, Page 667, of the Public Records of Volusia County, Florida, said point lying on a curve, concave Easterly; thence, departing the North line of said Section 31 and along the Westerly right-of-way line of said Williamson Boulevard, run Southerly and Easterly, along said curved right-of-way line, having a radius of 1960.08 feet, an arc distance of 193.44 feet, or through a central angle of 05°39'17", having a chord distance of 193.36 feet, and a chord bearing of South 40°12'06" East, to the Point of Tangency thereof; thence run South 43° 01'45" East, along said Westerly right-of-way line, a distance of 1187.30 feet to an intersection with the Southerly right-of-way line of the Hand Ave. Extension and Retention Area, as described in Warranty Deed from Patricia Lagoni, as Trustee under Trust No. 101-2, to the County of Volusia, and recorded in Official Records Book 4279, Page 4417, of the Public Records of Volusia County, Florida, said point being the POINT OF BEGINNING of this description; thence departing the Westerly right-of-way line of Williamson Boulevard and along the Southerly line of the Proposed Hand Avenue Extension and Retention Area the following courses and distances: South 47°00'08" West (South 47°00'31" West per said deed) a distance of 282.08 feet (282.23 feet per said deed) to a point lying on a curve, concave Southerly; thence run Southerly and Westerly, along said curved right-of-way line, having a radius of 1875.63 feet, an arc distance of 622.96 feet (625.20 feet per said deed), or through a central angle of 19°01'47" (19°05'53" per said deed), having a chord distance of 620.10 feet (622.31 feet per said deed) and a chord bearing of South 56°31'01" West (South 56°33'28" West per said deed); thence continue along said boundary line, South 16°53'14" East (South 16°49'15" East per said deed) a distance of 227.96 feet (228.00 feet per said deed); thence run South 75°26'11" West (South 75°30'10" West per said deed), a distance of 339.72 feet (339.75 feet per said deed) to an intersection with the Easterly right-of-way line of the 300-foot wide Limited Access right-of-way of Florida State Road 9 (U.S. Highway 1-95), as shown on the Florida Department of Transportation Right-of-Way Map, Section 79002-2436, sheet 3 of 7, revision dated April 18, 1996; thence run South 16°53'14" East (South 16°53'44" East per said map), along said Easterly right-of-way line, a distance of 740.00 feet to a point; thence, depart said Easterly right-of-way line of Florida State Road 9, North 73°06'46" East, 1510.11 feet; thence South 43°01'45" East, 83.25 feet; thence North 46°58'15" East, 243.00 feet to an intersection with the Westerly right-of-way line of said Williamson Boulevard; thence North 43°01'45" West along said Westerly right-of-way line, 1352.67 feet to the POINT OF BEGINNING.

**SCHEDULE "B"
TO DECLARATION**

**Exhibit "A"
TO
RESOLUTION NO. 2001-47**

WATER, SEWER AND ANNEXATION AGREEMENT

This Agreement is entered into by and between the **City of Ormond Beach**, Florida, a municipal corporation ("City"), and **Crowne Ormond Beach Associates Limited Partnership**, a limited partnership duly authorized to transact business in the State of Florida ("Developer").

Witnesseth:

Whereas, the Developer owns the real property ("the Property") described on Exhibit "A" which is situated in Volusia County, Florida ("the County") and the Property is presently situated outside the corporate limits of the City; and

Whereas, the Developer intends to construct an apartment development (the "Development") on the Property in accordance with the Final Site Plan for the Crowne at Ormond Beach prepared by Parker Mynchenberg & Associates, Inc., (the "Site Plan"), a copy of said Site Plan being attached hereto as Exhibit "B", and in accordance with the land use and zoning laws and regulations of the County and a development order to be issued by the County ("County Development Order"); and

Whereas, the City has reviewed and commented upon the Site Plan, and has specifically determined under Resolution 2001-47 ("the Related Resolution") that the proposed development of the Property in accordance with the Site Plan is consistent with all comprehensive plan and land development regulations that would currently be applicable if the Property were developed in the corporate limits of the City; and

Whereas, the City and Developer acknowledge that Florida law requires a municipality to place property that is annexed into the corporate limits of the City within a land use category and zoning district that reflects the actual development; and

Exhibit "A"

Whereas, the City and Developer acknowledge that the City's land use category and zoning district for the Property and the proposed Development, upon it being annexed into the corporate limits of the City, is the High Density Residential ("HDR") land use category and the R-6 "Multi-family Medium-High Density" zoning classification; and

Whereas, the City and Developer desire the property be annexed into the City after the Development is completed and upon the Property being contiguous to the corporate limits of the City, but only if after such annexation the Property and Development will be a legally conforming use under the applicable City zoning and land use laws and ordinances; and

Whereas, the City's *Land Development Code* requires owners of property to agree to annex their property into the City in order to obtain water and sewer services from the City, and

Whereas, the Developer desires to construct and install water and sewer lines to the Development and to be reimbursed for the construction and installation thereof in accordance with the *Land Development Code*; and

Whereas, the Developer acknowledges the City's water rates for users outside the City are higher than the rates charged for users within the City; and

Whereas, in the event the City is unable to annex the Property upon the issuance by the County of a final certificate of occupancy for the Development, the Developer shall have the right to petition the city commission for an amendment to the City's water rate codes and ordinances that are charged to Planned Residential Developments that are pending annexation into the City.

Now therefore, in consideration of the mutual promises and covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Developer hereby agree as follows:

Exhibit "A"

1. **Recitals.** The foregoing recitals accurately reflect the purpose and intent of the parties and are incorporated herein by reference.

2. **Extension of Water and Sewer Lines.** The Developer shall construct all potable water lines and sanitary sewer lines, including lift stations if necessary, to serve the Property and the Development. All water mains, sanitary sewer lines, and lift stations shall be designed, constructed and installed in accordance with the City's standards and in a location to be approved by the City. Reimbursement for the construction of the potable water lines and sanitary sewer lines shall be in accordance with *section 4.08, Land Development Code*. The Developer shall dedicate to the City the water and sewer systems it constructs hereunder. The City represents, warrants and covenants that: (a) the City's water and sanitary sewer systems currently have adequate capacity to provide water and sanitary sewer service to the Property and the Development; (b) the City shall reserve water and sanitary sewer capacity for the Property and the Development; and (c) the City will accept, when dedicated by the Developer, dedication of the water and sewer systems constructed by the Developer, including without limitation all water lines, sewer lines, and lift stations.

3. **Annexation and Provision of Water.** Subject to the terms and conditions of this Agreement, when: (a) certificates of occupancy have been issued for each building of the Development and (b) any part of the boundary of the Property is contiguous with any part of the corporate boundary of the City, the Developer and City shall take all necessary and reasonable action to annex the Property into the City, including the filing of a petition/request for annexation and other necessary and incidental papers. The Developer shall seek annexation exclusively with the City. The City shall, as soon as practicable after construction of the Development commences under the County Development Order, exercise its best efforts to annex other properties in order

Exhibit "A"

to make the City's corporate boundaries contiguous with the Property provided that the Developer shall not in any event be obligated to petition for annexation or to be annexed until all certificates of occupancy for the Development have been issued by the County. The City further agrees that it shall provide water and sewer services to the Property and the Development in the unlikely event the City does not annex the Property.

4. Classification of Property Upon Annexation. The Property is currently classified under the County's "Urban High Intensity" land use category and the proposed Development will be developed in the County as a Planned Use Development ("PUD"). Pursuant to the Related Resolution the City has determined that the Property and the proposed Development will conform to the City's R-6 "Multi-family Medium-High Density" zoning category, High Density Residential land use category and Planned Residential District ("PRD") requirements. The Developer and City further agree that upon annexation of the Property into the City, the Property and Development shall be classified under the City's R-6 zoning category and High Density Residential land use category as a Planned Residential Development.

The Developer and City acknowledge that primary access to the Property and Development will be by means of a road to be constructed by Developer within an access easement owned by someone other than Developer running parallel (and generally extending in an east-west direction) to the southern boundary of the Property as more particularly depicted on the Site Plan; and that the road is to be dedicated to the City of Daytona Beach by the owner of the access easement, but said dedication will not necessarily have occurred when the Property is annexed into the City. The Developer and City further acknowledge that the Developer shall provide a secondary means of ingress and egress from the north side of the Property to the Hand Avenue road extension as more particularly depicted on the Site Plan, and that it will be

accessible to City police, fire and utility services. All drives within the Development shall remain private drives and shall be the sole responsibility of the Developer for maintenance purposes. Upon annexation of the Property into the City, the Developer and City shall enter into any agreement that may be necessary to authorize the City to enforce traffic regulations within the Property and the Development.

5. Effective Date. This Agreement shall be effective on the date it is last executed by the respective parties. The officials who have subscribed their names below are duly authorized representatives of the principals for whom they have executed this Agreement, and they each have full and complete authority to execute this Agreement on behalf of and to bind their principals.

IN WITNESS WHEREOF, the City and the Developer have each caused this Agreement to be executed on the dates described below.

DATED March 21, 2001

THE CITY OF ORMOND BEACH

By:

Carl Persis
CARL PERSIS

Mayor

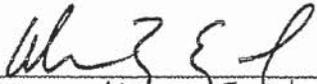
Attest:

Theodore S. Macleod
THEODORE S. MACLEOD
Acting City Manager

DATED: _____, 2001

**CROWNE ORMOND BEACH
ASSOCIATES LIMITED PARTNERSHIP**

By **Crowne Ormond Beach, LLC**
A Delaware limited liability company

By: 
Print Name: Alan Z. Engel
Title: Authorized Member
Address: 505 20th St. N Ste 1050
Bham, AL 35203

Attest: 
Print Name: Laura L. Barnett
Title: Paralegal

Volusia County Appraisers Office

Alternate Key: 5103862

Legal Description	31 14 32 IRREG PARCEL E OF HWY 195 & W OF WILLIAMSON BLVD
	MEAS APPROX 600 FT ON W/L & 430 FT ON E/L S OF NEW 115 FT
	R/W FOR HAND AVE EXT PER OR 3329 PG 1151

LEGAL DESCRIPTION

A PORTION OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTH CORNER OF THE NORTHERLY ONE—QUARTER OF SAID SECTION 31; THENCE RUN NORTH 89°30'25" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 1189.16 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT—OF—WAY LINE OF THE 130 FOOT WIDE RIGHT—OF—WAY OF WILLIAMSON BOULEVARD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 894, PAGE 667, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT LYING ON A CURVE, CONCAVE EASTERLY; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 31 AND ALONG THE WESTERLY RIGHT—OF—WAY LINE OF SAID WILLIAMSON BOULEVARD, RUN SOUTHERLY AND EASTERLY, ALONG SAID CURVED RIGHT—OF—WAY LINE, HAVING A RADIUS OF 1960.08 FEET, AN ARC DISTANCE OF 193.44 FEET, A CENTRAL ANGLE OF 05°39'17", HAVING A CHORD DISTANCE OF 193.36 FEET, AND A CHORD BEARING OF SOUTH 40°12'06" EAST, TO THE POINT OF TANGENCY THEREOF; THENCE RUN SOUTH 43°01'45" EAST, ALONG SAID WESTERLY RIGHT—OF—WAY LINE, A DISTANCE OF 1072.30 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT—OF—WAY LINE OF THE HAND AVENUE EXTENSION, A 115 FOOT RIGHT—OF—WAY, AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST NO.1 DI-2, TO THE COUNTY OF VOLUSIA, AND RECORDED IN OFFICIAL RECORDS BOOK 4279, PAGE 4417, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 43°01'45" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 1467.67 FEET; THENCE DEPARTING SAID WESTERLY LINE NORTH 46°58'15" EAST A DISTANCE OF 130.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT—OF—WAY LINE OF AFORESAID WILLIAMSON BOULEVARD; THENCE NORTH 43°01'15" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 1467.67 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT—OF—WAY LINE OF THE 115 FOOT WIDE RIGHT—OF—WAY OF HAND AVENUE AS DESCRIBED IN OFFICIAL RECORD BOOK 3779, PAGE 4370, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY LINE SOUTH 47°00'08" WEST A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 191,881 SQ.FT. OR 4.4 ACRES MORE OR LESS

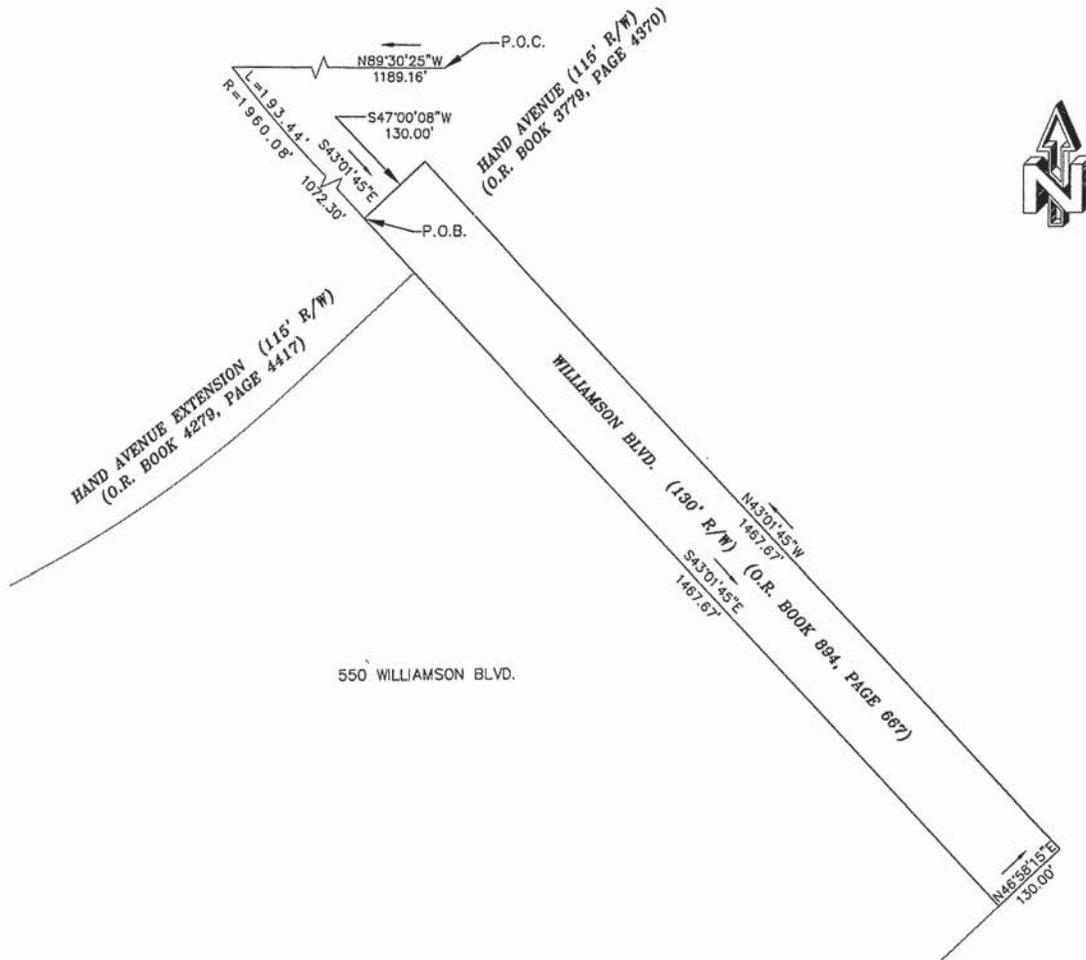
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

City of Ormond Beach
Engineering Division

550 WILLIAMSON BLVD
RIGHT—OF—WAY

DATE: 9/25/13	EXHIBIT "A"
SCALE: N.T.S.	FILE NAME:
SHEET: 1 OF 2	DRAWN BY: ENGINEERING

SKETCH OF DESCRIPTION



SEE SHEET 1 FOR LEGAL DESCRIPTION

City of Ormond Beach
Engineering Division

550 WILLIAMSON BOULEVARD RIGHT-OF-WAY

DATE: 9/25/13	EXHIBIT "A"
SCALE: N.T.S.	FILE NAME:
SHEET: 2 OF 2	DRAWN BY: ENGINEERING

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: December 12, 2013

SUBJECT: 550 Williamson Boulevard (Crowne at Ormond Beach)
Amendment to Official Zoning Map

APPLICANT: Administrative

NUMBER: RZ 14-019

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

INTRODUCTION:

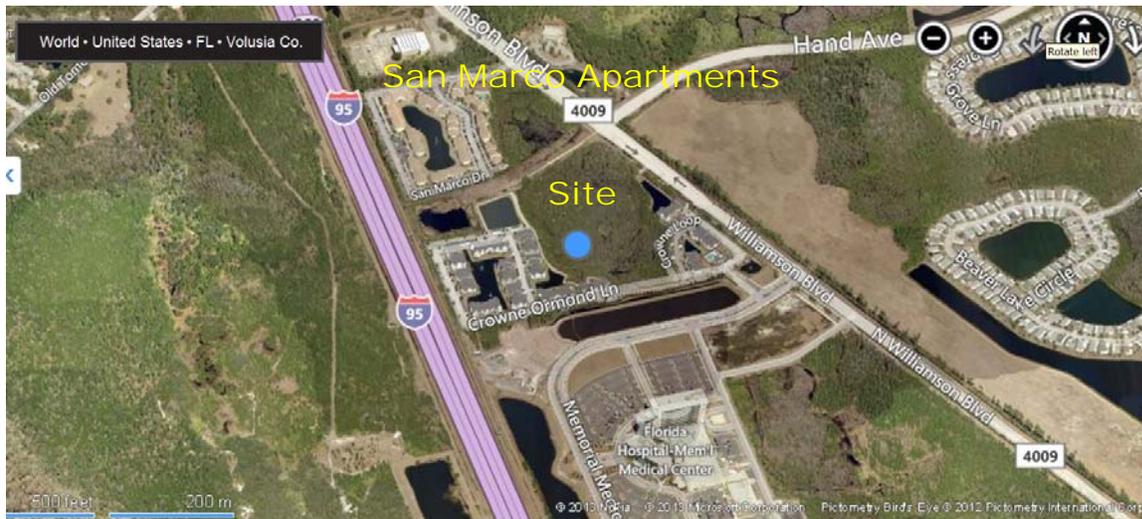
This is an administrative request to amend the City's Official Zoning Map, for a ±35-acre property located at 550 Williamson Boulevard from the existing zoning designation of Volusia County R-7 (Urban Multi-Family Residential) to City of Ormond Beach PRD (Planned Residential Development) as the result of annexation.

BACKGROUND:

The property located at 550 Williamson Boulevard is currently developed with an apartment complex and annexed into the City of Ormond Beach on December 3, 2013. Adjacent land uses and zoning are as follows:

	Current Land Uses	Future Land Use Designation	Zoning
North	San Marco Apartment Complex	Proposed Ormond Beach "Office/Professional"	Proposed Ormond Beach PBD (Planned Business Development)
South	Florida Hospital Memorial Medical Center (Daytona Beach)	Daytona Beach "Mixed Use"	Daytona Beach PCD (Planned Commercial Development)
East	Consolidated-Tomoka Land Company	Daytona Beach "Mixed Use"	Volusia County UHI (Urban High Intensity)
West	Interstate 95	N/A	N/A

Site location aerial:



The subject property is surrounded to the east by vacant land. Located to the south of the property is the City of Daytona Beach. To the north of the property is the San Marco Apartments and I-95 lies to the west. The purpose of the zoning amendment is to assign an appropriate zoning to the subject property as the result of the property being annexed into the City of Ormond Beach. Any further site development for the project would require site plan review.

The Planning Board is requested to review the subject zoning contingent on the proposed land use amendment from County “Urban High Intensity” to city “High Density Residential” for the 35-acre developed parcel as the result of annexation. The land use and zoning amendments are scheduled to be reviewed by the City Commission January 21st, 2014 and April 1, 2014. Until a City land use designation and zoning classification is adopted, the property maintains its County assigned land use and zoning.

ANALYSIS:

The existing Volusia County zoning classification for the subject property is R-7 (Urban Multi-Family Residential). The Volusia County Land Development Code states the purpose and intent for the R-7 zoning is as follows:

“Purpose and intent: The Purpose and intent of the R-7 Urban Multifamily Residential Classification is to provide for multi-family residential living where high-density residential developments exist or are proposed.”

Below is the Volusia County R-7 zoning classification and the classification’s established regulations:

Permitted principal uses and structures: In the R-7 Urban Multifamily Residential Classification, no premises shall be used except for the following uses and their customary accessory uses or structures:

Community residential home (refer to subsection [72-290\(3\)](#)).

Communication towers not exceeding 70 feet in height above ground level.

Essential utility services.

Exempt excavations (refer to subsection [72-293\(15\)](#)) and/or those which comply with division 8 of the Land Development Code of Volusia County [article III] and/or final site plan review procedures of this article.

Exempt landfills (refer to subsection [72-293\(16\)](#)).

Fire stations.

Home occupations, class A (refer to [section 72-283](#)).

Houses of worship.

Multifamily standard or manufactured modular dwellings, [town houses]. [\[15\]](#)

Parks and recreation areas accessory to residential developments.

Public schools.

Publicly owned parks and recreational areas.

Publicly owned or regulated water supply wells.

Permitted special exceptions: Additional regulations/requirements governing permitted special exceptions are located in sections [72-293](#) and [72-415](#) of this article.

Boat docks containing more than 500 square feet of over-water surface area when said docks are located in outstanding Florida waters, as authorized under F.S. § 403.061, or more than 1,000 square feet of over-water surface area when said docks are not located in outstanding Florida waters.

Cemeteries (refer to subsection [72-293\(4\)](#)).

Communication towers exceeding 70 feet in height above ground level.

Day care centers (refer to subsection [72-293\(6\)](#)).

Dogs and cats boarded as personal pets exceeding the number permitted in subsection [72-306\(a\)](#).

Excavations only for stormwater retention ponds for which a permit is required by this article.

Group home (refer to subsection [72-293\(12\)](#)).

Nursing homes, boardinghouses approved and licensed by the appropriate state agency (refer to subsection [72-293\(12\)](#)).

Off-street parking areas (refer to subsection [72-293\(14\)](#)).

Public uses not listed as a permitted principal use.

Public utility uses and structures (refer to subsection [72-293\(1\)](#)).

Recreational areas (refer to subsection [72-293\(3\)](#)).

Schools, parochial and private (refer to subsection [72-293\(4\)](#)).

Dimensional requirements:

(a) *Town houses:*

Minimum project size: 1 acre.

Maximum density: 14 dwellings per acre of land.

Minimum lot size per dwelling:

Area: 2,000 square feet.

Width: 20 feet.

Minimum yard size per dwelling:

Front yard: Ten feet.

Rear yard: Ten feet.

Side yard: No minimum.

Waterfront yard: 25 feet.

Minimum floor area: 575 square feet.

Maximum building height: 45 feet.

Maximum building length and width: No building shall exceed 200 feet in length or width.

Minimum building separation requirements: 50 feet between fronts or rears of principal buildings and 25 feet between any other combination of principal building arrangements.

Project perimeter setback: No structure shall be located within 45 feet of the project's perimeter.

(b) *Multifamily dwellings:*

Minimum project size: One acre.

Maximum density: 14 dwellings per net acre of land.

Minimum floor area:

Studio or efficiency: 480 square feet.

One bedroom: 575 square feet.

Each additional bedroom: 150 square feet.

Minimum building separation requirements:

50 feet between fronts or rears of buildings, and

25 feet between any other combination of building arrangements.

Minimum building setback from streets and drives: No building shall be located closer than ten feet from any interior street, drive or off-street parking area.

Maximum building height: 45 feet.

Maximum building length and width: No building shall exceed 200 feet in length or width.

Project perimeter setback: No structure shall be located within 45 feet of the project's perimeter.

Off-street parking and loading requirements: Off-street parking and loading areas meeting the requirements of sections [72-286](#) and [72-287](#) shall be constructed.

Landscape buffer requirements: A landscaped buffer area meeting the requirements of [section 72-284](#) shall be constructed.

Final site plan requirements: Final site plan approval meeting the requirements of division 3 of the Land Development Code [article III] is required.

This zoning application is required by Florida Statutes and the City's Land Development Code to be consistent with the Future Land Use designation of the property. The land use map designates ±35 acres as Ormond Beach "High Density Intensity".

The Future Land Use Element of the Comprehensive Plan states the following for the "High Density Residential" land use designation:

Purpose: To provide lands suitable for the development of multi-family residential structures. Institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: Minimum 12-32 units per acre

Maximum FAR: 0.3

"High Density Residential" land use analysis

Based on Section 2-02 of the Land Development Code, the "High Density Residential" land use designation has three potential zoning categories. Staff analyzed the potential City zoning districts as follows:

Zoning District	Staff Review
T-1 (Manufactured/Mobile Home)	The property is already developed with the Crowne at Ormond Beach. The T-1, Manufactured/Mobile Home Zoning District was established to provide a zoning district that would accommodate the needs of residents who prefer manufactured/mobile homing living. Since the property is already developed with multifamily this zoning district was determined not appropriate.
R-6 (Multifamily Medium-High Density)	According to a Water, Sewer and Annexation Agreement between the City of Ormond Beach and the Crowne Ormond Beach Associates Limited Partnership, signed March 21, 2001, the assigned city zoning was to be R-6. However, the existing apartment complex as it is developed today does not fit into the R-6 zoning district regulations and would make the subject property non-conforming. The R-6 zoning district would impact the ability to rebuild after a catastrophic event. Therefore, the R-6 zoning district is not an appropriate zoning district to assign to the subject property.
PRD (Planned Residential Development)	The PRD zoning district is intended to provide more flexibility with regard to land use, density and dimensional standards. This zoning district will provide the city with the opportunity to adopt the approved Volusia County site plan to ensure conformity. It was concluded that the PRD zoning district would be the only appropriate district to assign to the subject property under the "High Density Residential land use category.

After review of the adopted site plan under Volusia County, it appears that certain site conditions of the existing development are not in accordance with city's Land Development Code. The following existing conditions that were adopted under Volusia County do not allow rezoning from County R-7 to Ormond Beach R-6 and require the Planned Residential Development zoning district:

1. The R-6 zoning district only allows for a maximum density of 12 units per acre. The subject property has a density of 12.32 units per acre and does not meet the R-6 zoning district density requirement. In addition, the R-6 zoning has a maximum building height of thirty feet (30') (Section 2-19).
2. Most of the buildings exceed one hundred-eighty feet (180') in length (Section 2-57 f.)
3. The distance between buildings is less than twenty (20'), plus an additional five feet (5') for each story over two (Section 2-57 e.).
4. The subject property is located within the Williamson Boulevard Greenbelt Preservation District and does not meet the buffer or material requirements (Section 2-73).

CONCLUSION/CRITERIA FOR APPROVAL:

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

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

The site is already developed with an apartment complex. The request is based on a need to assign a City zoning classification to the property as the result of annexation. The zoning map amendment will not adversely affect public health, safety, welfare or the quality of life. The Site Plan Review Committee shall review any proposed future site development.

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

Section 2-02 of the Land Development Code establishes consistent zoning designations with the future land use map designations. The PRD (Planned Residential District) zoning district is consistent with the City's Comprehensive Plan.

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

The zoning amendment application does not propose any site development. Any site development in the future would be required to comply with all applicable regulations regarding environmentally sensitive lands and protected animal species.

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

This proposed zoning map amendment is not anticipated to have a significant impact on adjacent properties.

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

The site is already developed with an apartment complex. The zoning map amendment does not propose any additional site development. Public facilities shall be reviewed with any future site development.

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

The site is already developed with an apartment complex. The zoning map amendment does not propose any additional site development, therefore there will be no additional impacts to traffic. Traffic impacts and patterns will be reviewed with any future site development.

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

The site is already developed with an apartment complex. The zoning map amendment does not propose any additional site development. Any future site development shall be reviewed by the City's Site Plan Review Committee.

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

The site is already developed with an apartment complex. The zoning map amendment does not propose any additional site development. Any future development shall be reviewed by the City's Site Plan Review Committee.

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

The site is already developed with an apartment complex. The zoning map amendment does not propose any future site development. Any future development shall be reviewed by the City's Site Plan Review Committee.

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

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

Section 1-18.E.3 of the Land Development Code states that the City Commission shall consider rezonings based on the consistency with the Comprehensive Plan. The rezoning is consistent based upon the following points:

- Since the site is already developed with an apartment complex, the impacts on public facilities and services will not be negatively impacted as a result of the requested zoning amendment from Volusia County R-7 (Urban Multi-family Residential) to City of Ormond Beach PRD (Planned Residential Development).
- The proposed city zoning classification of PRD is the most appropriate based on the land use categories of "High Density Residential".

RECOMMENDATION:

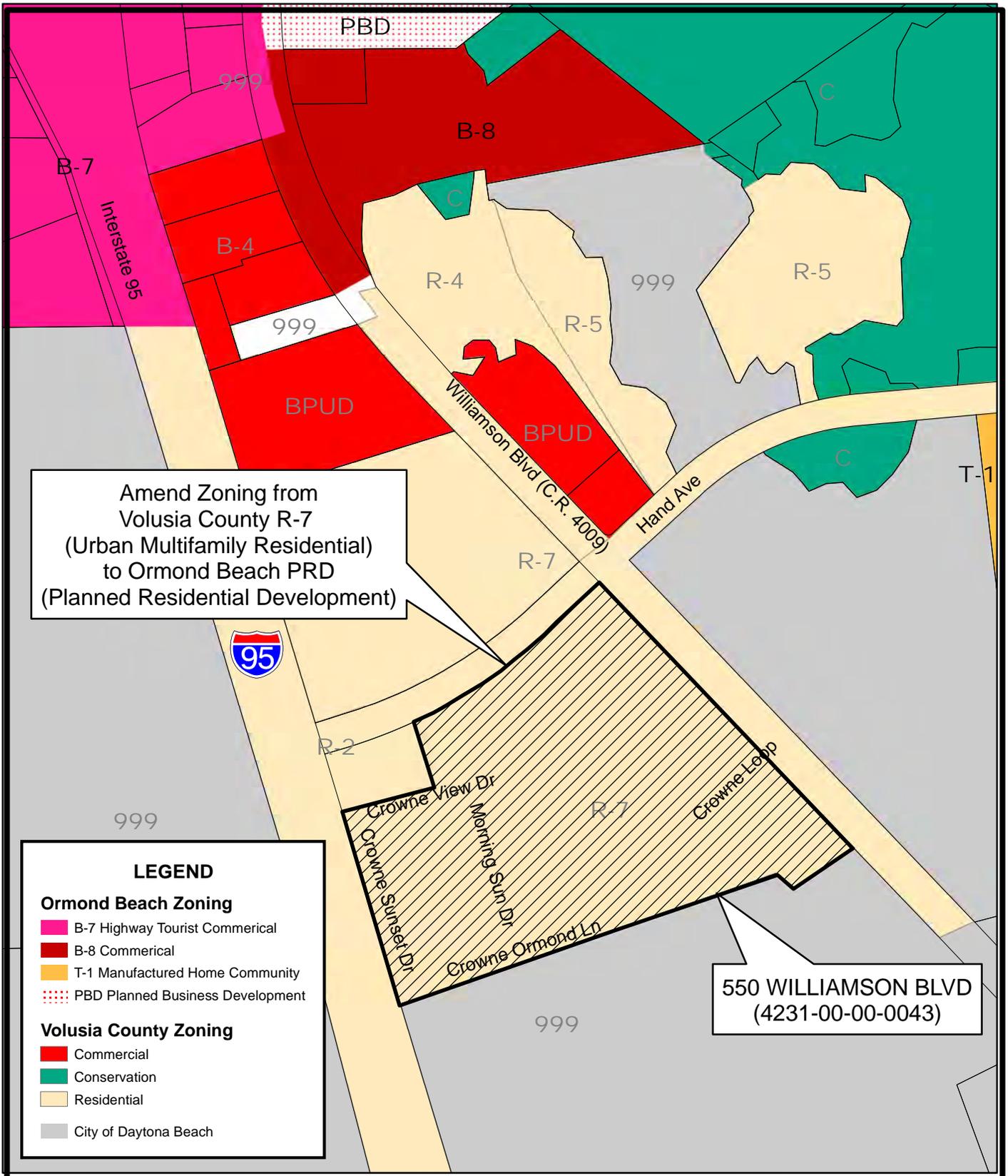
Staff recommends that the Planning Board recommend **APPROVAL** to the City Commission of a zoning map amendment of 35 acres at 550 Williamson Boulevard from Volusia County R-7 (Urban Multifamily Residential) to City of Ormond Beach PRD as the result of annexation.

Attachments:

- Exhibit 1: Proposed Zoning Map
- Exhibit 2: Legal Description and Sketch
- Exhibit 3: Volusia County Adopted Site Plan

EXHIBIT 1

Proposed Zoning Map



PROPOSED ZONING MAP
550 WILLIAMSON BLVD
(35 Acres)

Prepared By: The City of Ormond Beach
 G.I.S. Deptment 11/22/2013

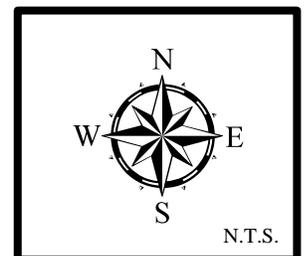


EXHIBIT 2

Legal Description and
Sketch

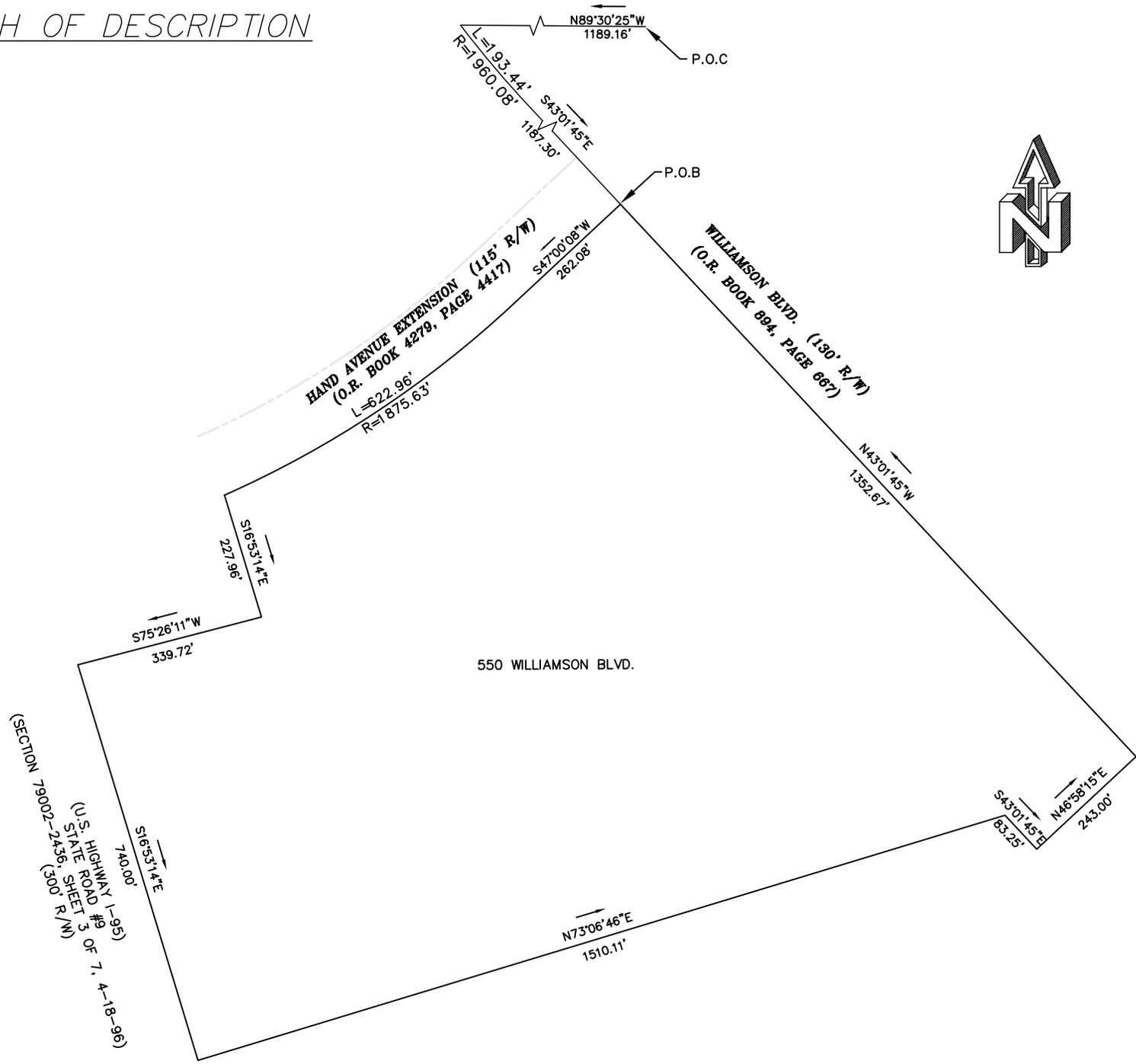
LEGAL DESCRIPTION

A PORTION OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTH CORNER OF THE NORTHERLY ONE—QUARTER OF SAID SECTION 31; THENCE RUN NORTH 89°30'25" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 1189.16 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT—OF—WAY LINE OF THE 130 FOOT WIDE RIGHT—OF—WAY OF WILLIAMSON BOULEVARD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 894, PAGE 667, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT LYING ON A CURVE, CONCAVE EASTERLY; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 31 AND ALONG THE WESTERLY RIGHT—OF—WAY LINE OF SAID WILLIAMSON BOULEVARD, RUN SOUTHERLY AND EASTERLY, ALONG SAID CURVED RIGHT—OF—WAY LINE, HAVING A RADIUS OF 1960.08 FEET, AN ARC DISTANCE OF 193.44 FEET, A CENTRAL ANGLE OF 05°39'17", HAVING A CHORD DISTANCE OF 193.36 FEET, AND A CHORD BEARING OF SOUTH 40°12'06" EAST, TO THE POINT OF TANGENCY THEREOF; THENCE RUN SOUTH 43°01'45" EAST, ALONG SAID WESTERLY RIGHT—OF—WAY LINE, A DISTANCE OF 1187.30 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT—OF—WAY LINE OF THE HAND AVENUE EXTENSION, A 115 FOOT RIGHT—OF—WAY, AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST NO.1 DI-2, TO THE COUNTY OF VOLUSIA, AND RECORDED IN OFFICIAL RECORDS BOOK 4279, PAGE 4417, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DEPARTING THE WESTERLY RIGHT—OF—WAY LINE OF SAID WILLIAMSON BOULEVARD AND ALONG SAID SOUTHERLY LINE OF THE PROPOSED HAND AVENUE EXTENSION: RUN SOUTH 47°00'08" WEST (SOUTH 47°00'31" WEST PER SAID DEED) A DISTANCE OF 262.08 FEET (262.23 FEET PER SAID DEED) TO A POINT LYING ON A CURVE, CONCAVE NORTHERLY; THENCE RUN SOUTHERLY AND WESTERLY, ALONG SAID CURVED RIGHT—OF—WAY LINE, HAVING A RADIUS OF 1875.63 FEET, AN ARC DISTANCE OF 622.96 FEET (625.20 FEET PER SAID DEED), A CENTRAL ANGLE OF 191°31'47" (19°05'53" PER SAID DEED), HAVING A CHORD DISTANCE OF 620.10 FEET (622.31 FEET PER SAID DEED) AND A CHORD BEARING OF SOUTH 56°31'01" WEST (SOUTH 56°33'28" WEST PER SAID DEED); THENCE DEPARTING SAID SOUTHERLY LINE, RUN SOUTH 16°53'14" EAST (SOUTH 16°49'15" EAST PER SAID DEED) A DISTANCE OF 227.96 FEET (228.00 FEET PER SAID DEED); THENCE RUN SOUTH 75°26'11" WEST (SOUTH 75°30'10" WEST PER SAID DEED), A DISTANCE OF 339.72 FEET (339.75 FEET PER SAID DEED) TO AN INTERSECTION WITH THE EASTERLY RIGHT—OF—WAY LINE OF THE 300 FOOT WIDE LIMITED ACCESS RIGHT—OF—WAY OF FLORIDA STATE ROAD 9 (U.S. HIGHWAY 1-95), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT—OF—WAY MAP, SECTION 79002-4236, SHEET 3 OF 7, REVISION DATED APRIL 18, 1996; THENCE RUN SOUTH 16°53'14" EAST (SOUTH 16°53'44" EAST PER SAID MAP), ALONG SAID EASTERLY RIGHT—OF—WAY LINE, A DISTANCE OF 740.00 FEET TO A POINT; THENCE, DEPARTING SAID EASTERLY RIGHT—OF—WAY LINE OF SAID FLORIDA STATE ROAD 9, RUN NORTH 73°06'46" EAST, A DISTANCE OF 1510.11 FEET; THENCE SOUTH 43°01'45" EAST A DISTANCE OF 83.25 FEET; THENCE NORTH 46°58'15" EAST, A DISTANCE OF 243.00 FEET, TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT—OF—WAY LINE OF SAID WILLIAMSON BOULEVARD; THENCE NORTH 43°01'45" WEST ALONG SAID WESTERLY RIGHT—OF—WAY LINE, A DISTANCE OF 1352.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,523,549 SQ.FT. OR 35 ACRES MORE OR LESS

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SKETCH OF DESCRIPTION



SEE SHEET 1 FOR LEGAL DESCRIPTION

EXHIBIT 3

Volusia County Adopted
Site Plan

THE CROWNE AT ORMOND BEACH

VOLUSIA COUNTY, FLORIDA

GENERAL INFORMATION

PROJECT NAME:
THE CROWNE AT ORMOND BEACH

LAND USE TABULATION:
TAX PARCEL #4231-00-00-0040
EXISTING ZONING: R-7

TOTAL NUMBER OF UNITS: 272 UNITS
DENSITY: $\frac{272 \text{ UNITS}}{35.00 \text{ ACRES}} = 7.77 \text{ DU/AC.}$

TOTAL SITE AREA	1,524,675 S.F.	= 35.00 AC.	(100%)
PROPOSED BUILDINGS	137,494 S.F.	= 3.16 AC.	(9%)
PROPOSED WALKS, DRIVES & PARKING	224,410 S.F.	= 5.15 AC.	(15%)
TOTAL PROPOSED IMPERVIOUS AREA	361,904 S.F.	= 8.31 AC.	(24%)
TOTAL OPEN AREA	1,162,770 S.F.	= 26.69 AC.	(76%)
WETLAND AREA =	12.364 ACRES		

PARKING CALCULATIONS:

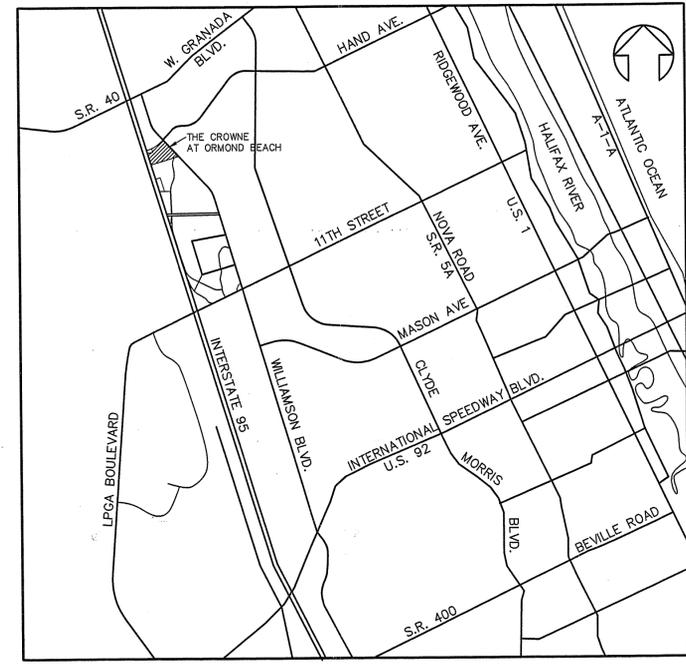
TOTAL SITE AREA = 35 ACRES
WETLAND AREA = 14.364 ACRES±
UPLAND AREA = 20.635 ACRES ±

DENSITY CALCULATION:
WETLAND AREA = 14.364 AC. X 1 DU/AC = 1.4364 DU
UPLAND AREA = 20.636 AC. X 8.1 TO 20 DU/AC = 167.15 TO 412.72 DU/AC =
TOTAL DU ALLOWED = 168.6 TO 414.16
TOTAL NUMBER OF UNITS = 272 UNITS ACCEPTABLE

PARKING CALCULATIONS:

PARKING REQUIRED:
272 UNITS X 2 SPACES EACH = 544 SPACES
CLUBHOUSE (2,400 S.F.)
@ 1 SPACE PER 200 S.F. = 12 SPACES
POOL (1,250 S.F.)
@ 1 SPACE PER 200 S.F. = 7 SPACES
TOTAL REQUIRED = 563 SPACES

PARKING PROVIDED:
STANDARD = 519 SPACES
GARAGE = 56 SPACES
HANDICAP = 15 SPACES
TOTAL PROVIDED = 590 SPACES



VICINITY MAP

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2-4	BOUNDARY & TOPOGRAPHIC SURVEY
5-7	FINAL SITE PLAN
8-9	LANDSCAPE PLAN
10-11	IRRIGATION PLAN
12	LANDSCAPE & IRRIGATION DETAILS
13-14	PAVING & DRAINAGE DETAILS
15	LIFT STATION DETAILS
16	WATER STANDARD DETAILS
17	SEWER STANDARD DETAILS

GENERAL NOTES

- BOUNDARY SURVEY PREPARED BY SLIGER & ASSOCIATES, 3921 SOUTH NOVA ROAD, PORT ORANGE, FLORIDA.
- TELEPHONE, ELECTRIC AND CABLE TELEVISION SERVICE SHALL BE INSTALLED UNDERGROUND.
- CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND NOTIFY THE ENGINEER AS TO DISCREPANCIES, IF ANY EXIST.
- WATER MAINS SHALL BE CLASS 150 PVC DR 18, C-900 AND SHALL HAVE CAST IRON EQUIVALENT OUTSIDE DIAMETER.
- TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH FDOT SIGNALS SPECIFICATIONS. ALL REQUIRED STOP SIGNS, SPEED LIMIT AND STREET SIGNS SHALL BE PROVIDED BY THE DEVELOPER.
- ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM 0.080 GAUGE ALUMINUM BLANKS. ALL STOP SIGNS SHALL BE 30" OCTAGON INSTALLED ON 12" x 3 LBS./FT. "U" CHANNEL POSTS (RAIL STEEL ONLY) OR 3" x 12" ROUND ALUMINUM POSTS. "U" CHANNEL POST MAY BE USED FOR ALL SIGNS SMALLER THAN 36" x 48". ALL WARNING SIGNS SHALL BE 30" x 30". ALL STREET NAME SIGNS SHALL BE 6" IN HEIGHT WITH 4" HIGH WHITE LETTERS ON A GREEN BACKGROUND WITH MINIMUM 24" LENGTH.
- STREET LIGHT SHALL BE 9,500 LUMEN.
- THERE ARE NO KNOWN WILDLIFE CORRIDORS FOR FRIENDLY ENDANGERED SPECIES OR SPECIES OF CONCERN. THERE ARE NO KNOWN PLANTS OR ANIMALS THAT INHABIT THIS SITE THAT ARE LISTED AS FEDERALLY ENDANGERED SPECIES OR SPECIES OF SPECIAL CONCERN. THERE ARE NO HISTORIC OR ARCHAEOLOGICAL SITES ON THIS PROPERTY.
- SANITARY SEWER GRAVITY MAINS SHALL BE 8" DIAMETER SDR 35 PVC INSTALLED AT A MINIMUM GRADE OF 0.40% UNLESS OTHERWISE NOTED.
- MINIMUM RIGHT-OF-WAY RADIUS RETURN SHALL BE 25 FEET.
- ALL WATER SERVICES SHALL BE INSTALLED BY THE DEVELOPER. WATER MAINS SHALL BE INSTALLED WITH A MINIMUM 30" AND A MAXIMUM 36" BENEATH FINISHED GRADE.

OWNER:
CROWNE ORMOND BEACH ASSOCIATES, L.P.
505 N. 20TH ST.
BIRMINGHAM, AL 35203
(205) 328-3120 FAX (205) 326-0526

**SUBDIVISION DESIGNER,
ENGINEER &
LANDSCAPE ARCHITECT**

PARKER MYNCHENBERG & ASSOC., INC.
PARKER MYNCHENBERG, P.E. #32645
1729 RIDGEWOOD AVENUE
HOLLY HILL, FLORIDA 32117
(904)677-6891 FAX (904)677-2114

ARCHITECT:
HUMPHREYS & PARTNERS ARCHITECTS
5350 ALPHA ROAD
DALLAS, TEXAS 75240
(972)701-9636 FAX (972)701-9639

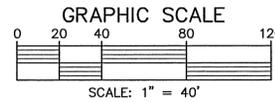
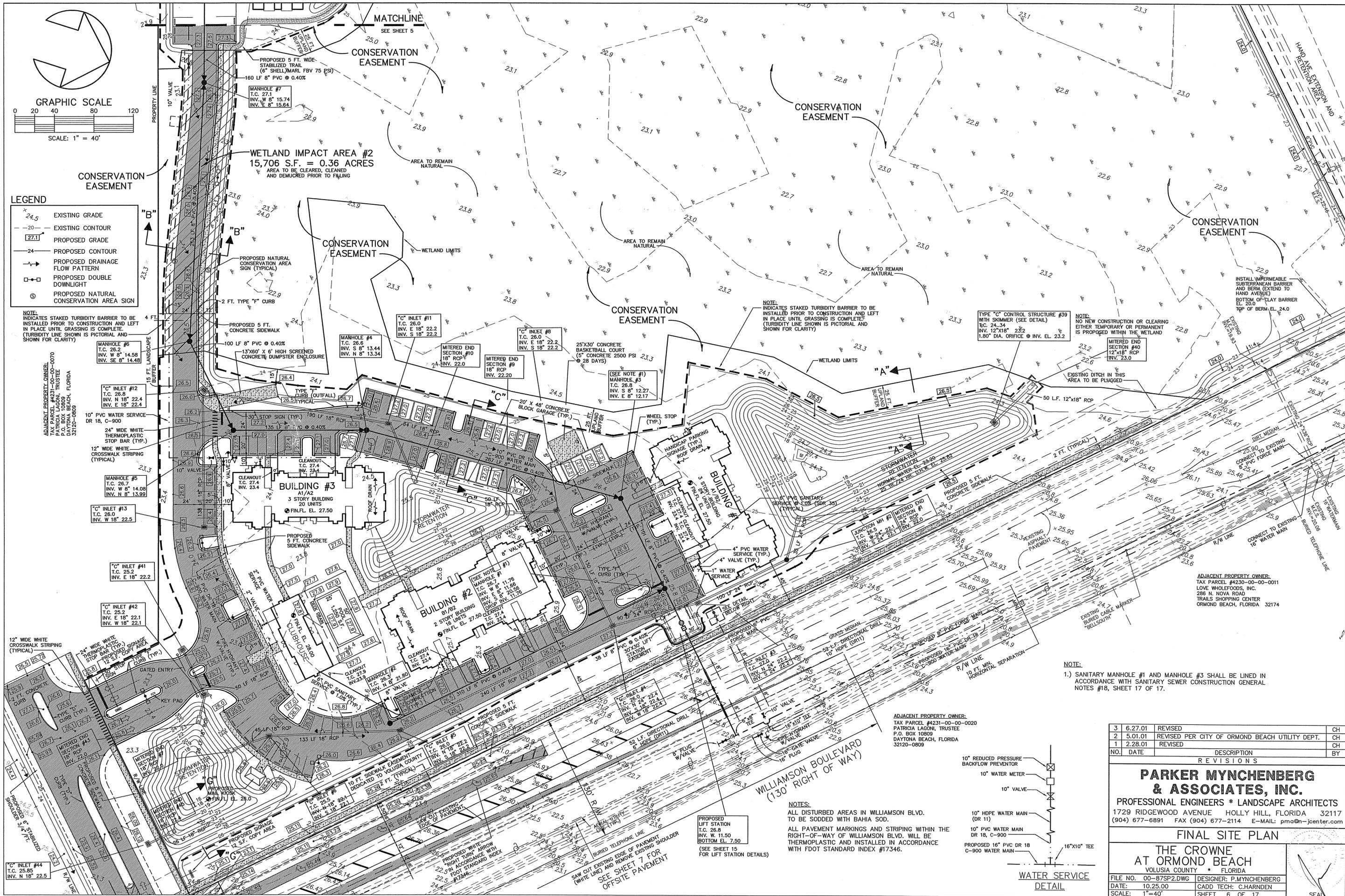
SURVEYORS:
SLIGER & ASSOCIATES, INC.
STEPHEN B. SLIGER, P.L.S. NO. 3794
3921 SOUTH NOVA ROAD
PORT ORNAGE, FLORIDA 32127
(904)761-5385 FAX (904)760-0619

APPROVED PLAN
D.O.# 00-F-51-0227
SUBJECT TO ANY CONDITIONS
STATED IN DEVELOPMENT
ORDER
Stephen B. Sliger
LAND DEVELOPMENT MANAGER
7-16-01
DATE

NO.	DATE	REVISIONS	CH	BY
1	2/28/01	REVISED		
COVER SHEET				
THE CROWNE AT ORMOND BEACH VOLUSIA COUNTY * FLORIDA				
FILE NO.	00-87CS.DWG	DESIGNER:	P.MYNCHENBERG	
DATE:	10-25-00	CADD TECH:	C.HARNDEN	
SCALE:	NONE	SHEET	1 OF 17	

PARKER MYNCHENBERG & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(904) 677-6891 FAX (904) 677-2114 E-MAIL: pmo@n-jcenter.com



LEGEND

24.5	EXISTING GRADE
-20	EXISTING CONTOUR
27.1	PROPOSED GRADE
-24	PROPOSED CONTOUR
→	PROPOSED DRAINAGE FLOW PATTERN
□	PROPOSED DOUBLE DOWNLIGHT
⊙	PROPOSED NATURAL CONSERVATION AREA SIGN

NOTE:
 INDICATES STAKED TURBIDITY BARRIER TO BE INSTALLED PRIOR TO CONSTRUCTION AND LEFT IN PLACE UNTIL GRASSING IS COMPLETE. (TURBIDITY LINE SHOWN IS PICTORIAL AND SHOWN FOR CLARITY)

ADJACENT PROPERTY OWNER:
 TAX PARCEL #4231-00-00-0070
 PATRICIA LACONI, TRUSTEE
 DAYTONA BEACH, FLORIDA
 32120-0809

12" WIDE WHITE CROSSWALK STRIPING (TYPICAL)

12" WIDE WHITE CROSSWALK STRIPING (TYPICAL)

15 FT. LANDSCAPE BUFFER

10" PVC WATER SERVICE DR 18, C-900

24" WIDE WHITE THERMOPLASTIC STOP BAR (TYP.)

12" WIDE WHITE CROSSWALK STRIPING (TYPICAL)

MANHOLE #5

C" INLET #13

C" INLET #41

C" INLET #42

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MANHOLE #4

C" INLET #11

MITERED END SECTION #10

MANHOLE #4

C" INLET #11

C" INLET #8

MITERED END SECTION #9

MANHOLE #3

25'x30' CONCRETE BASKETBALL COURT

SEE NOTE #1

MANHOLE #3

20'x48' CONCRETE BLOCK GARAGE (TYP.)

WHEEL STOP (TYP.)

10" VALVE

10" VALVE (TYP.)

4" PVC WATER SERVICE (TYP.)

4" VALVE (TYP.)

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160 LF 8" PVC @ 0.40%

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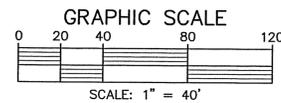
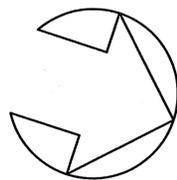
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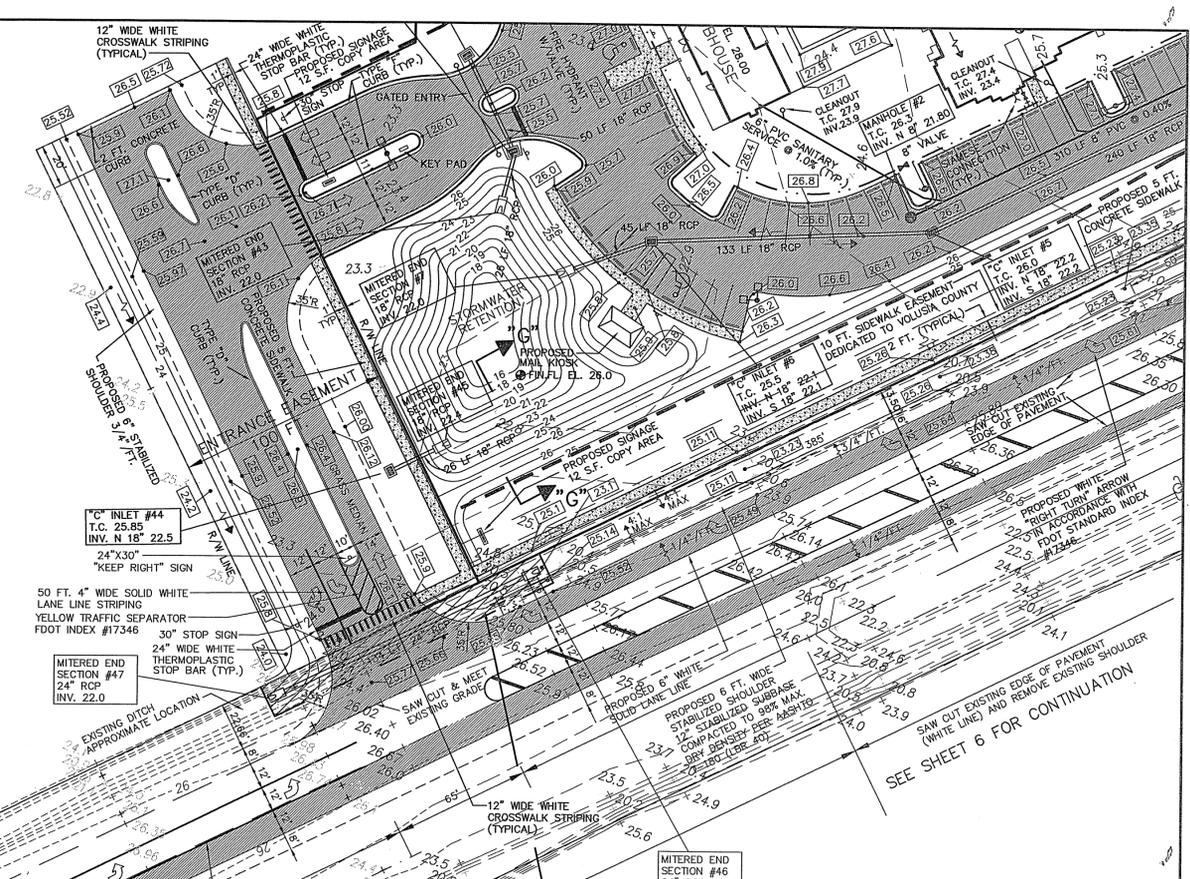
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LEGEND

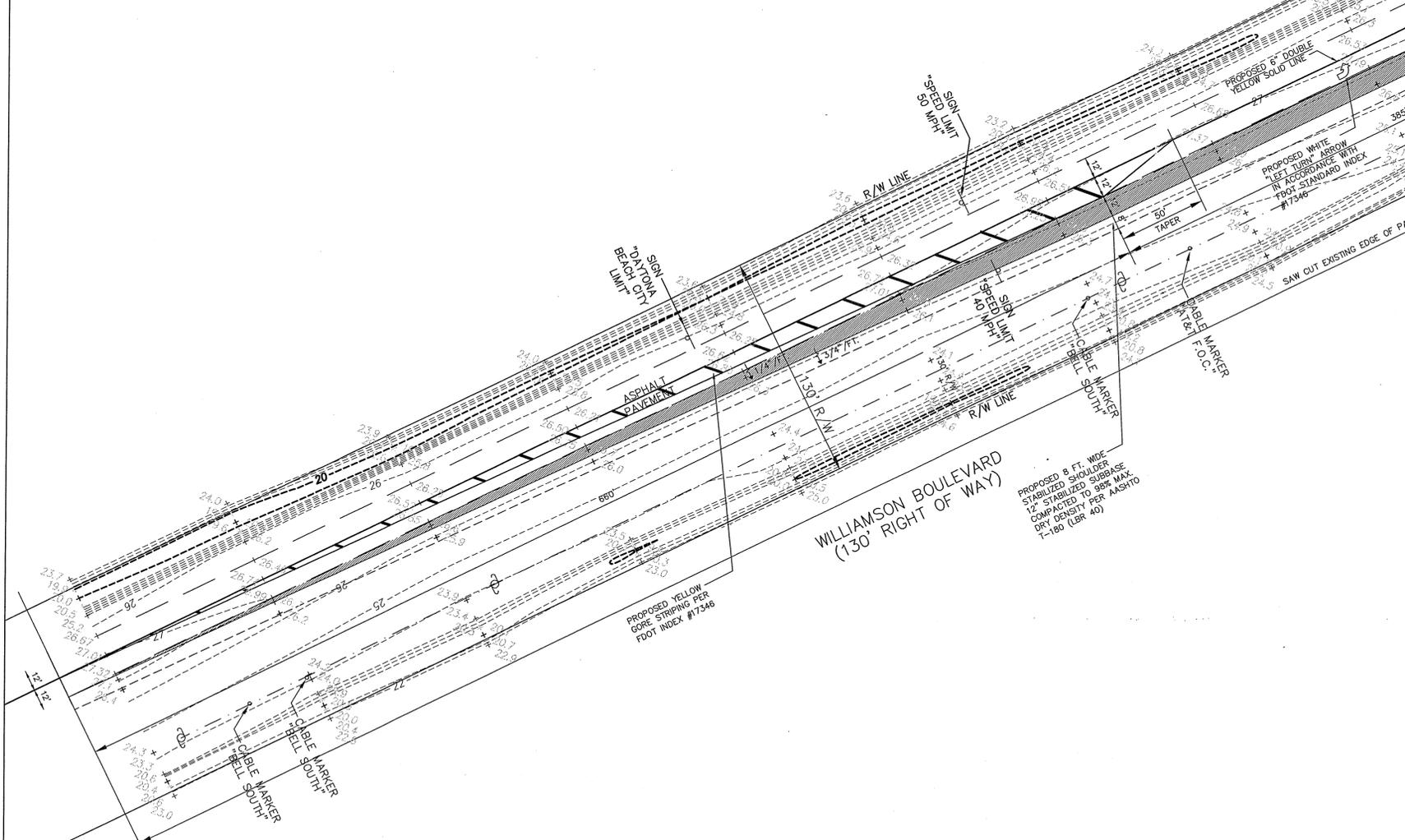
- 24.5 EXISTING GRADE
- 20- EXISTING CONTOUR
- 27.1 PROPOSED GRADE
- 24- PROPOSED CONTOUR
- ~> PROPOSED DRAINAGE FLOW PATTERN
- PROPOSED DOUBLE DOWNLIGHT
- ⊙ PROPOSED NATURAL CONSERVATION AREA SIGN



IMPACT AREA #3
 2243 S.F. = 0.0515 ACRES
 DITCH IMPACT

NOTES:
 ALL DISTURBED AREAS IN WILLIAMSON BLVD. TO BE SODDED WITH BAHIA SOD.
 ALL REFLECTIVE PAVEMENT MARKINGS AND STRIPING WITHIN THE RIGHT-OF-WAY OF WILLIAMSON BLVD. WILL BE THERMOPLASTIC AND INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX #17346.

NOTE: SITE BENCHMARK SET SPINE MAIL WOOD POLE ELEVATION=26.35



NO.	DATE	DESCRIPTION	BY
2	6.27.01	REVISED	CH
1	2.28.01	REVISED	CH

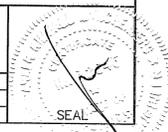
REVISIONS

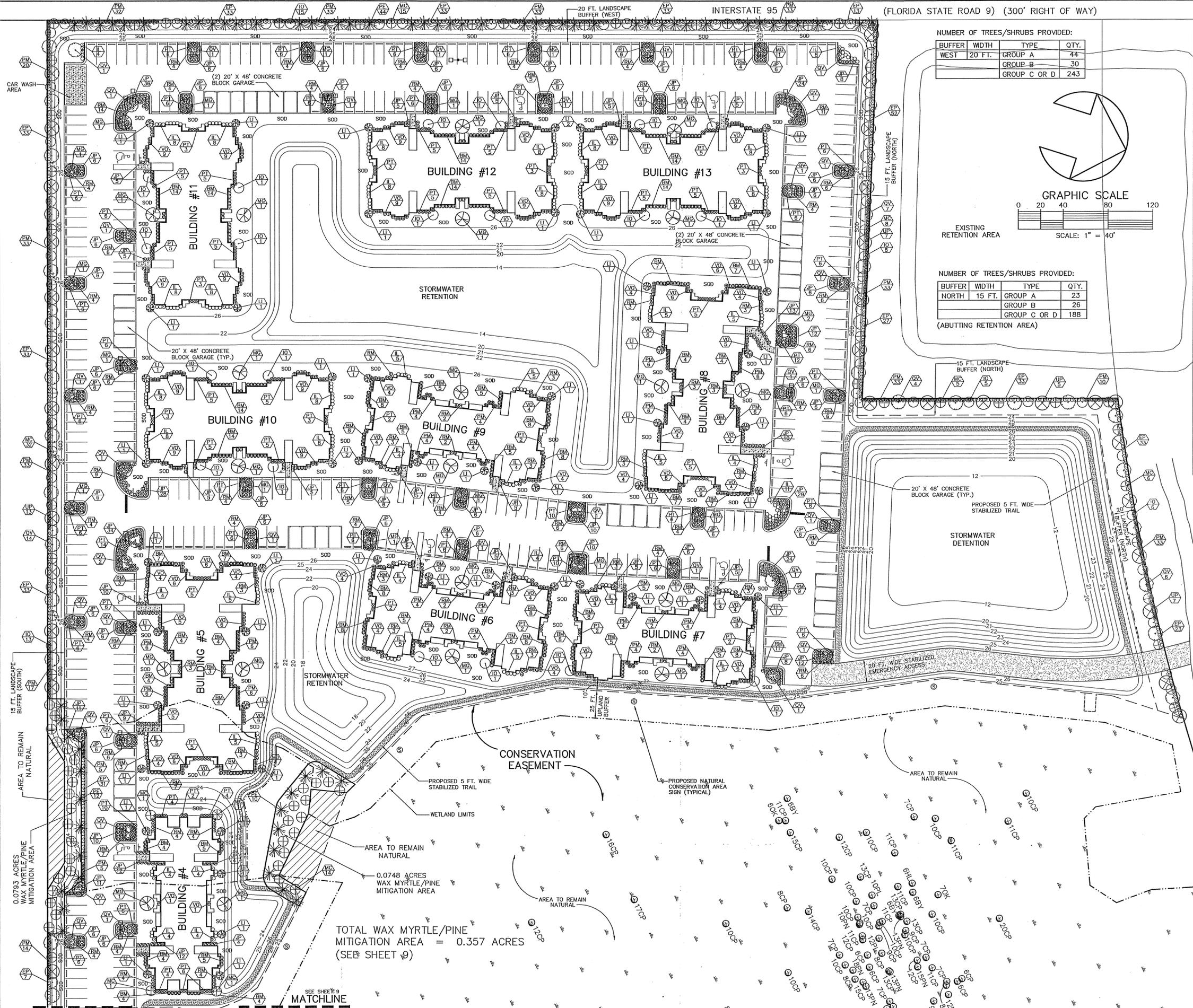
PARKER MYNCHENBERG & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
 1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
 (904) 677-6891 FAX (904) 677-2114 E-MAIL: pmo@pmc-center.com

FINAL SITE PLAN

THE CROWNE AT ORMOND BEACH
 VOLUSIA COUNTY * FLORIDA

FILE NO. 00-87SP2.DWG	DESIGNER: P.MYNCHENBERG
DATE: 10.25.00	CADD TECH: C.HARNDEN
SCALE: 1"=40'	SHEET 7 OF 17





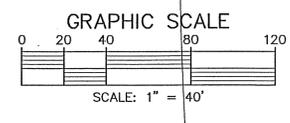
NUMBER OF TREES/SHRUBS PROVIDED:

BUFFER	WIDTH	TYPE	QTY.
WEST	20 FT.	GROUP A	44
		GROUP B	30
		GROUP C OR D	243

NUMBER OF TREES/SHRUBS PROVIDED:

BUFFER	WIDTH	TYPE	QTY.
NORTH	15 FT.	GROUP A	23
		GROUP B	26
		GROUP C OR D	188

(ABUTTING RETENTION AREA)



PLANT LIST					
SYMBOL	ABB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
○	EP	793	ELAEAGNUS PUNGENS	SILVER THORN	3 GAL; 18"-24" X 18"X24" 30" ON CENTER
○	IL	370	ILEX VOMITORIA "NANA"	YAUPON	3 GAL; 18"-24" X 18"X24" 30" ON CENTER
○	RM	595	RAPHIOLEPIS "MAJESTIC BEAUTY"	INDIAN HAWTHORN	3 GAL; 18"-24" X 18"X24" 30" ON CENTER
○	PM	804	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	3 GAL; 18"-24" X 18"X24" 30" ON CENTER
○	PT	602	PITTIOSPORUM TOBIRA	GREEN PITTIOSPORUM	3 GAL; 18"-24" X 18"X24" 30" ON CENTER
○	BM	470	BUXUS MACROPHYLLA	JAPANESE BOXWOOD	3 GAL; 18"-24" X 18"X24" 30" ON CENTER
○	VO	381	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL; 18"-24" X 18"X24" 30" ON CENTER
○	JP	978	JUNIPARUS PARSONI "SCUMMATA"	PARSON'S JUNIPER	3 GAL; 18"-24" X 18"X24" 30" ON CENTER
○	TV	69	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL; 12"-15" SPD. 20" ON CENTER
○	LM	82	LIRIOPE MUSCARI	BORDER GRASS	1 GAL; 12"-15" SPD. 20" ON CENTER
○	J	97	LAGERSTROEMIA INDICA	GRAPE-MYRTLE	30 GAL; 1-1/2" CALIPER
○	MC	155	MYRICA CERIFERA	WAX MYRTLE	30 GAL; 1-1/2" CALIPER
○	IO	102	ILEX OPACA	AMERICAN HOLLY	30 GAL; 1-1/2" CALIPER
○	QV	113	QUERCUS VIRGINIANA	LIVE OAK	65 GAL; 10"-12"X4"-6" 2-1/2" MIN. CAL. DBH
○	UP	59	ULMUS PARVIFOLIA "DRAKE"	DRAKE ELM	65 GAL; 10"-12"X4"-6" 2-1/2" MIN. CAL. DBH
○	MG	56	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	65 GAL; 10"-12"X4"-6" 2-1/2" MIN. CAL. DBH
○	PE	99	PINUS ELLIOTII	SLASH PINE	65 GAL; 10"-12"X4"-6" 2-1/2" MIN. CAL. DBH
○	SP	40	SABEL PALMETTO	CABBAGE PALM	10' - 14' HEIGHT 7" DIA. DBH
SOD			ST. AUGUSTINE "FLORATAM" SOLID SOD (SQ. FT.)		

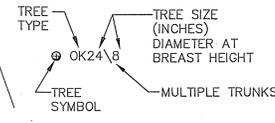
NUMBER OF TREES/SHRUBS PROVIDED:

BUFFER	WIDTH	TYPE	QTY.
NORTH	20 FT.	GROUP A	13
		GROUP B	12
		GROUP C OR D	89

(ABUTTING HAND AVE. EXTENSION)

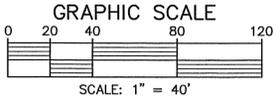
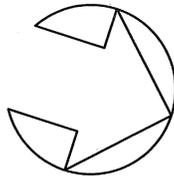
EXISTING TREE LEGEND

- CP CYPRESS TREE
- MP MAPLE TREE
- SC SYCAMORE TREE
- OK OAK TREE
- SG SWEET GUM TREE
- HK HICKORY TREE
- BR BIRCH TREE
- MG MAGNOLIA
- BY BAY TREE
- EM ELM TREE
- CH CHERRY TREE
- PN PINE TREE
- PL PALM TREE
- MB MULBERRY TREE



1	2.28.01	REVISED		CH
NO.	DATE	DESCRIPTION		BY
REVISIONS				
PARKER MYNCHENBERG & ASSOCIATES, INC.				
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS				
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117				
(904) 677-6891 FAX (904) 677-2114 E-MAIL: pmo@pmc-jcenter.com				
LANDSCAPE PLAN				
THE CROWNE AT ORMOND BEACH				
VOLUSIA COUNTY * FLORIDA				
FILE NO.	00-87SP1.DWG	DESIGNER:	P.MYNCHENBERG	
DATE:	10.25.00	CADD TECH:	C.HARNOLDEN	
SCALE:	1"=40'	SHEET	8 OF 17	

C:\VE\FORD-CROWNE\00-87SP1.dwg F:\1 May 11 15:36:47 2001 CHERIE HARNOLDEN



PROPOSED NATURAL CONSERVATION AREA SIGN

CONSERVATION EASEMENT
AREA TO REMAIN NATURAL

0.0667 ACRES
WAX MYRTLE/PINE
MITIGATION AREA

0.0896 ACRES
WAX MYRTLE/PINE
MITIGATION AREA

PROPOSED NATURAL CONSERVATION AREA SIGN (TYPICAL)

CONSERVATION EASEMENT

0.0466 ACRES
WAX MYRTLE/PINE
MITIGATION AREA

AREA TO REMAIN NATURAL

AREA TO REMAIN NATURAL

NUMBER OF TREES/
SHRUBS PROVIDED:

BUFFER	WIDTH
SOUTH	15 FT.
GROUP A	
SHEET 8	= 39
SHEET 9	= 35
TOTAL	= 74
GROUP B	
SHEET 8	= 45
SHEET 9	= 40
TOTAL	= 85
GROUP C	
SHEET 8	= 264
SHEET 9	= 286
TOTAL	= 550

NUMBER OF TREES/SHRUBS PROVIDED:

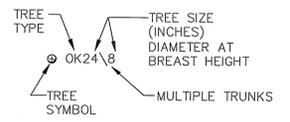
BUFFER	WIDTH	TYPE	QTY.
EAST	20 FT.	GROUP A	46
		GROUP B	48
		GROUP C OR D	345

EXISTING TREES TO REMAIN IN
20 FT. LANDSCAPE BUFFER

- 1 - 12" PINE
- 1 - 14" PINE
- 1 - 15" PINE
- 1 - 12" PALM
- 1 - 6" OAK

EXISTING TREE LEGEND

- | | | | |
|----|----------------|----|---------------|
| CP | CYPRESS TREE | MG | MAGNOLIA |
| MP | MAPLE TREE | BY | BAY TREE |
| SC | SYCAMORE TREE | EM | ELM TREE |
| OK | OAK TREE | CH | CHERRY TREE |
| SG | SWEET GUM TREE | PN | PINE TREE |
| HK | HICKORY TREE | PL | PALM TREE |
| BR | BIRCH TREE | MB | MULBERRY TREE |



- 15PN (with circle) DENOTES EXISTING TREE TO REMAIN
- 15PN (with cross) DENOTES EXISTING TREE TO BE REMOVED

SEE SHEET 8
FOR PROPOSED PLANT TABLE

NO.	DATE	REVISED	DESCRIPTION	CH	BY
1	2.28.01	REVISED		CH	BY

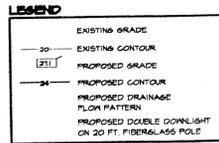
PARKER MYNCHENBERG & ASSOCIATES, INC.
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 1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
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LANDSCAPE PLAN

THE CROWNE AT ORMOND BEACH
 VOLUSIA COUNTY * FLORIDA

FILE NO.	00-87SP2.DWG	DESIGNER:	P.MYNCHENBERG
DATE:	10.25.00	CADD TECH:	C.HARNDEN
SCALE:	1"=40'	SHEET	9 OF 17

(U.S. HIGHWAY 1-48)



TOTAL SITE AREA = 25 ACRES
 WETLAND AREA = 14,564 ACRES P
 UPLAND AREA = 20,856 ACRES P
 DENSITY CALCULATION:
 WETLAND AREA = 14,564 AC. X 1 DU/AC = 14,564 DU
 UPLAND AREA = 20,856 AC. X 81 TO 200 DU/AC = 1,611 TO 4,121 DU/AC
 TOTAL DU ALLOWED = 168.6 TO 414.6
 TOTAL NUMBER OF UNITS = 212 UNITS ACCEPTABLE

PARKING CALCULATIONS:
 PARKING REQUIRED:
 212 UNITS X 2 SPACES EACH = 544 SPACES
 CLUBHOUSE (2,400 S.F.) = 12 SPACES
 # 1 SPACE PER 200 S.F. POOL (2,500 S.F.) = 1 SPACES
 # 1 SPACE PER 200 S.F. = 1 SPACES
 TOTAL REQUIRED = 565 SPACES

PARKING PROVIDED:
 STANDARD = 513 SPACES
 GARAGE = 56 SPACES
 HANDICAP = 15 SPACES
 TOTAL PROVIDED = 584 SPACES

PARKING PROPOSED:
 UNIT STANDARD = 625 SPACES
 UNIT HANDICAP = 15 SPACES
 CLUBHOUSE + KIOSK STANDARD = 15 SPACES
 HANDICAP = 3 SPACES
 TOTAL PROPOSED = 656 SPACES

TABULATIONS

PROJECT NAME: CROWNE AT ORMOND BEACH APARTMENTS
 CLIENT: ORMOND BEACH, FLORIDA
 DATE: SEPTEMBER 18, 2001

NET LOT AREA: 52.80 GROSS ACRES (430,256 S.F.)
 LOT AREA: 52.80 GROSS ACRES (430,256 S.F.)

UNITS	UNIT AREA	SQ. FT.
65 UNITS TYPE A1 ONE BEDROOM UNITS	119	52,412 S.F.
20 UNITS TYPE A2 ONE BEDROOM UNITS	84	18,250 S.F.
52 UNITS TYPE B1 TWO BEDROOM UNITS	146	59,416 S.F.
100 UNITS TYPE B2 TWO BEDROOM UNITS	182	110,200 S.F.
18 UNITS TYPE C1 THREE BEDROOM UNITS	352	21,632 S.F.
16 UNITS TYPE C2 THREE BEDROOM UNITS	194	21,024 S.F.
212 UNITS TOTAL		284,884 S.F.

*6 TOTAL BARRIER FREE UNITS REQUIRED (ADAPTABLE) TYPE 'B' UNITS
 *8 BARRIER FREE UNITS CONSTRUCTED (PART OF THE TOTAL) TYPE 'A' UNITS

BUILDINGS	UNITS	UNIT AREA	SQ. FT.
1 BUILDINGS TYPE A1/A2/B	24 UNITS TYPE A1 ONE BEDROOM UNITS	4,116	5,712 S.F.
	8 UNITS/GROUND FLOOR	6,912	5,712 S.F.
	8 UNITS/SECOND FLOOR	6,912	5,712 S.F.
	8 UNITS/THIRD FLOOR	6,912	5,712 S.F.
	0 UNITS/BASEMENT FLOOR	0	0 S.F.
1 BUILDINGS TYPE A1/A2	16 UNITS TYPE A1 ONE BEDROOM UNITS	12,144	12,144 S.F.
	8 UNITS/GROUND FLOOR	6,912	6,912 S.F.
	8 UNITS/SECOND FLOOR	6,912	6,912 S.F.
	0 UNITS/THIRD FLOOR	0	0 S.F.
	0 UNITS/BASEMENT FLOOR	0	0 S.F.
4 BUILDINGS TYPE A1/B2/3	24 UNITS TYPE A1 B2 ONE AND TWO BEDROOM UNITS	23,552	17,448 S.F.
	8 UNITS/GROUND FLOOR	1,844	1,844 S.F.
	8 UNITS/SECOND FLOOR	1,844	1,844 S.F.
	8 UNITS/THIRD FLOOR	1,844	1,844 S.F.
	0 UNITS/BASEMENT FLOOR	0	0 S.F.
3 BUILDINGS TYPE B1/B2/3	24 UNITS TYPE B1 B2 TWO BEDROOM UNITS	21,460	15,200 S.F.
	8 UNITS/GROUND FLOOR	4,520	4,520 S.F.
	8 UNITS/SECOND FLOOR	4,520	4,520 S.F.
	8 UNITS/THIRD FLOOR	4,520	4,520 S.F.
	0 UNITS/BASEMENT FLOOR	0	0 S.F.
2 BUILDINGS TYPE B1/B2/2	6 UNITS TYPE B1 B2 TWO BEDROOM UNITS	10,640	7,600 S.F.
	6 UNITS/GROUND FLOOR	4,520	4,520 S.F.
	6 UNITS/SECOND FLOOR	4,520	4,520 S.F.
	0 UNITS/THIRD FLOOR	0	0 S.F.
	0 UNITS/BASEMENT FLOOR	0	0 S.F.
2 BUILDINGS TYPE C1/C2/2	16 UNITS TYPE C1 C2 THREE BEDROOM UNITS	3,348	10,684 S.F.
	8 UNITS/GROUND FLOOR	10,684	10,684 S.F.
	8 UNITS/SECOND FLOOR	10,684	10,684 S.F.
	0 UNITS/THIRD FLOOR	0	0 S.F.
	0 UNITS/BASEMENT FLOOR	0	0 S.F.
3 BUILDINGS TOTAL		265,884	229,812 S.F.
1 COMMUNITY ROOM/POOL BUILDING		2,400	2,400 S.F.
1 BUILDINGS TOTAL PROJECT SQUARE FOOTAGE		268,284	232,212 S.F.

PARKING REQUIRED:
 42 1 BR UNITS = 84 SPACES
 48 2 BR UNITS = 96 SPACES
 32 3 BR UNITS = 96 SPACES
 HANDICAPPED USABLE PARKING SPACES TOTAL FOR UNITS = 108 SPACES

PARKING PROVIDED:
 OPEN PARKING SPACES = 536 SPACES
 GARAGE BUILDINGS = 14 AT 4 SPACES EACH = 56 SPACES
 HANDICAPPED USABLE PARKING SPACES TOTAL (PART OF TOTAL SPACES) = 114 SPACES

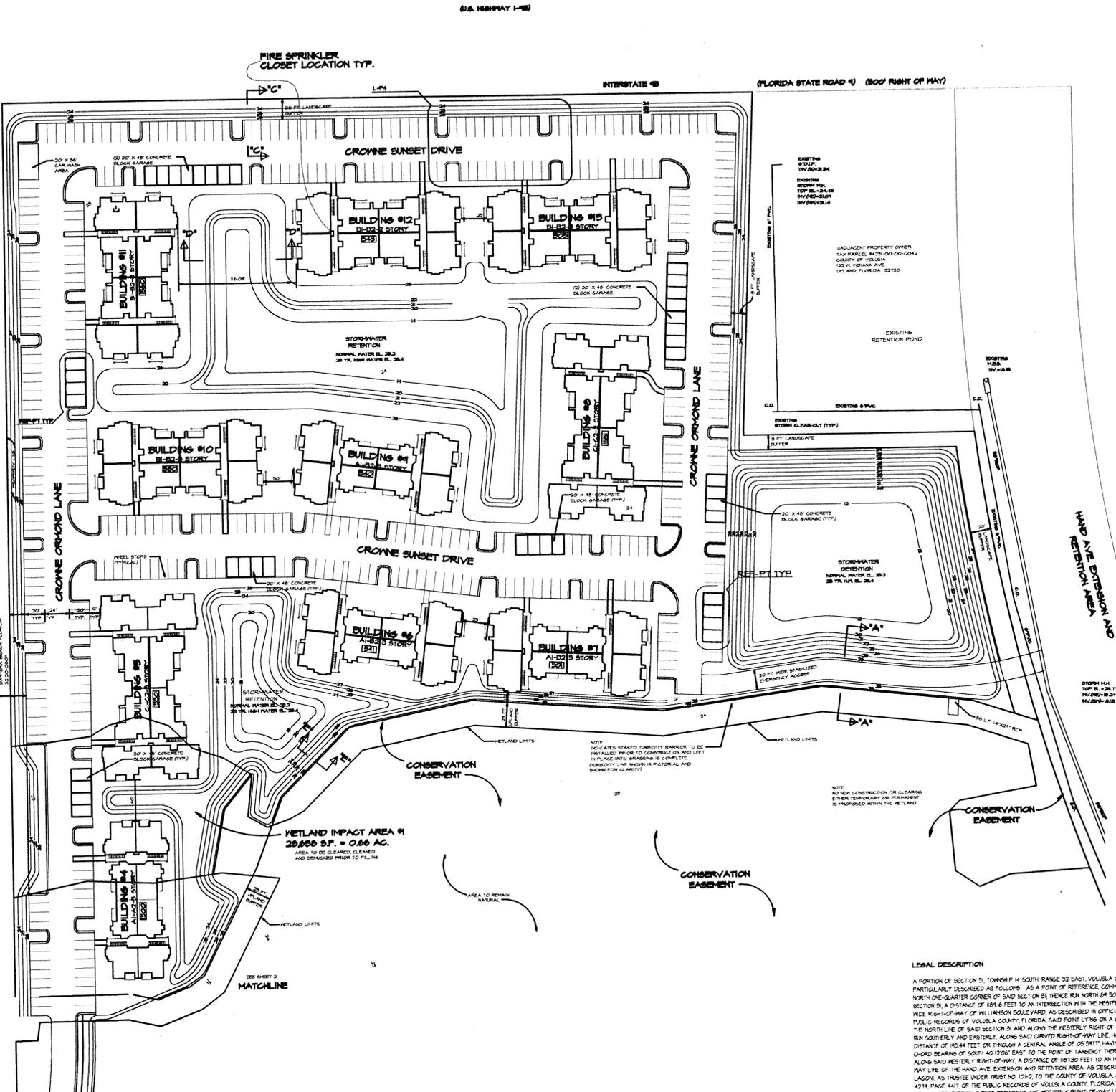
BUILDING AREAS:
 FIRST FLOOR BUILDINGS AREA = 40,101 S.F.
 SECOND FLOOR BUILDINGS AREA = 88,208 S.F.
 THIRD FLOOR BUILDINGS AREA = 88,208 S.F.
 AREA OF PARKING + AREA OF FIRST FLOOR BUILDINGS = 268,201 S.F.
 OPEN SPACE = 151,750 S.F.
 OPEN SPACE TO LOT AREA (AREA OF LOT MINUS AREA OF BUILDINGS AND AREA OF PARKING) = 51 %

LEGAL DESCRIPTION

A PORTION OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTH ONE-QUARTER CORNER OF SAID SECTION 31; THENCE RUN NORTH 04° 30' 25" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 184.16 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE 300-FOOT WIDE RIGHT-OF-WAY OF WILLIAMSON BOULEVARD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 844, PAGE 847, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT LYING ON A CURVE, CONCAVE EASTERLY; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 31 AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WILLIAMSON BOULEVARD, THE NORTH SOUTHERLY AND EASTERLY ALONG SAID CURVED RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1650.00 FEET, AN ARC DISTANCE OF 183.44 FEET; OR THROUGH A CENTRAL ANGLE OF 05° 31' 11", HAVING A CHORD DISTANCE OF 183.36 FEET, AND A CHORD BEARING OF SOUTH 40° 12' 06" EAST, TO THE POINT OF TANGENCY THEREOF; THENCE RUN SOUTH 43° 04' 45" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 183.36 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE PROPOSED HAND AVENUE EXTENSION AND RETENTION AREA, AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGSON, AS TRUSTEE UNDER TRUST NO. 101-2, TO THE COUNTY OF VOLUSIA, FLORIDA, AND RECORDED IN OFFICIAL RECORDS BOOK 471, PAGE 441, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF WILLIAMSON BOULEVARD AND ALONG THE SOUTHERLY LINE OF THE PROPOSED HAND AVENUE EXTENSION AND RETENTION AREA THE FOLLOWING COURSES AND DISTANCES: SOUTH 41° 00' 00" WEST (50.00 FT.) WEST PER SAID DEED; A DISTANCE OF 262.28 FEET (262.28 FEET PER SAID DEED) TO A POINT LYING ON A CURVE, CONCAVE SOUTHERLY; THENCE RUN SOUTHERLY AND WESTERLY, ALONG SAID CURVED RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1875.83 FEET, AN ARC DISTANCE OF 822.46 FEET (822.20 FEET PER SAID DEED); OR THROUGH A CENTRAL ANGLE OF 18° 04' 11" (18° 05' 59" PER SAID DEED), HAVING A CHORD DISTANCE OF 822.00 FEET (822.20 FEET PER SAID DEED); THENCE CONTINUE ALONG SAID BOUNDARY LINE, SOUTH 16° 53' 14" EAST (SOUTH 16° 44' 15" EAST PER SAID DEED) A DISTANCE OF 221.96 FEET (228.00 FEET PER SAID DEED); THENCE RUN SOUTH 75° 26' 11" WEST (SOUTH 75° 30' 10" WEST PER SAID DEED), A DISTANCE OF 394.12 FEET (394.15 FEET PER SAID DEED) TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE 300-FOOT WIDE LIMITED ACCESS RIGHT-OF-WAY OF FLORIDA STATE ROAD 4, 405 HIGHWAY 146, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 17002-2456, SHEET 3 OF 7, REVISION DATED APRIL 15, 1998; THENCE RUN SOUTH 16° 53' 14" EAST (SOUTH 16° 33' 44" EAST PER SAID DEED), ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 140.00 FEET TO A POINT; THENCE DEPART SAID EASTERLY RIGHT-OF-WAY LINE OF FLORIDA STATE ROAD 4, NORTH 13° 06' 48" EAST (SOUTH 13° 06' 48" WEST PER SAID DEED), 248.00 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID WILLIAMSON BOULEVARD; THENCE NORTH 43° 04' 45" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 1552.61 FEET TO THE POINT OF BEGINNING, CONTAINING 95.00 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT OF INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED ENTRANCE EASEMENT:

A PORTION OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTH ONE-QUARTER CORNER OF SAID SECTION 31; THENCE RUN NORTH 04° 30' 25" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 184.16 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE 300-FOOT WIDE RIGHT-OF-WAY OF WILLIAMSON BOULEVARD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 844, PAGE 847, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1650.00 FEET, A CENTRAL ANGLE OF 05° 31' 11" AND A CHORD BEARING OF SOUTH 40° 12' 06" EAST; WILLIAMSON BOULEVARD) AND ALONG THE ARC OF SAID CURVE, 183.44 FEET; THENCE SOUTH 43° 04' 45" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 2594.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 43° 04' 45" EAST 100.00 FEET; THENCE DEPART SAID WESTERLY RIGHT-OF-WAY SOUTH 46° 58' 45" WEST 275.00 FEET; THENCE NORTH 43° 04' 45" WEST 100.00 FEET; THENCE NORTH 46° 58' 45" WEST 275.00 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING, CONTAINING 0.83 ACRES, MORE OR LESS.



NOTE: NEUTRAL ZONE SHALL BE MAINTAINED AS OPEN SPACE AND SHALL BE MAINTAINED AS OPEN SPACE FOR CLARITY.

ADJACENT PROPERTY OWNER: PATRICIA LAGSON, TRUSTEE, DAYTONA BEACH, FLORIDA 32209-0608

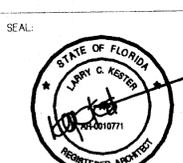
ADJACENT PROPERTY OWNER: PATRICIA LAGSON, TRUSTEE, DAYTONA BEACH, FLORIDA 32209-0608

ADJACENT PROPERTY OWNER: PATRICIA LAGSON, TRUSTEE, DAYTONA BEACH, FLORIDA 32209-0608

SEE SHEET 2 MATCHLINE

THE CROWNE
AT ORMOND BEACH
 DAYTONA BEACH, FLORIDA
 L.E.C. PARTNERS

PROJECT: THE CROWNE AT ORMOND BEACH APARTMENTS
 LOCATION: ORMOND BEACH, FLORIDA
 CLIENT: L.E.C. PARTNERS



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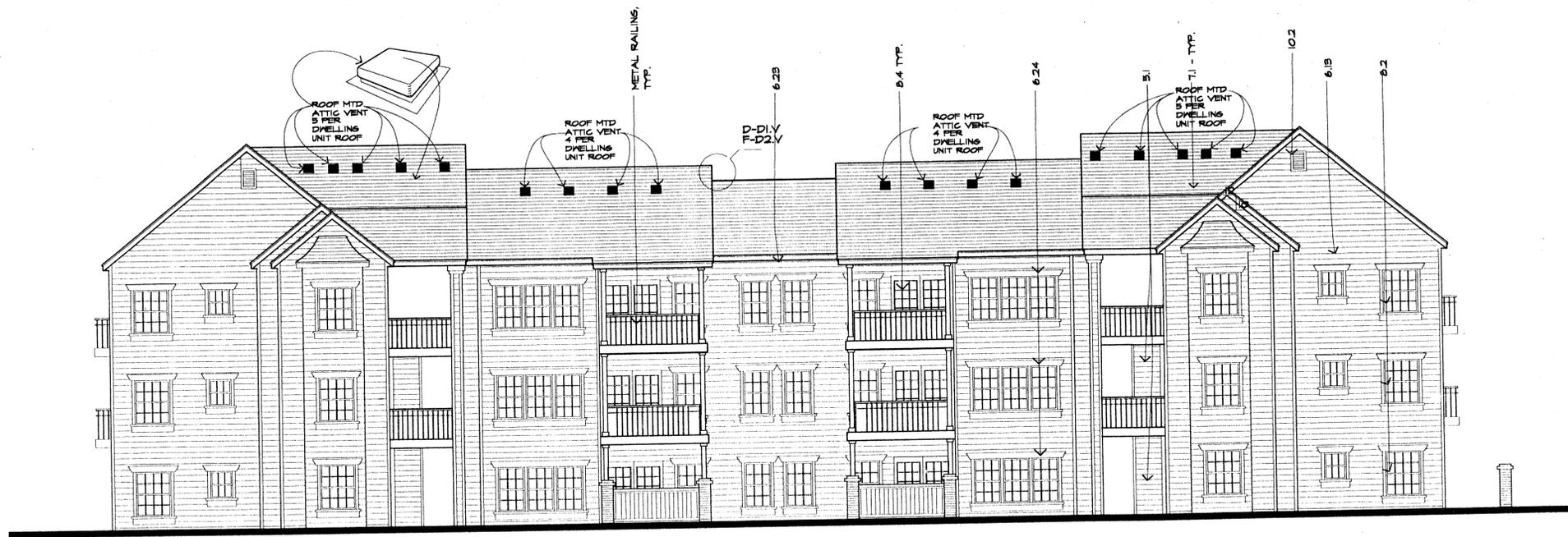


4200 EAST SKELLY DRIVE SUITE 750
 TULSA, OKLAHOMA 74135
 918/492-2987

PROJECT NUMBER: 1902
 DATE: FEB 19 2002

SHEET TITLE: SITE PLAN

SHEET NUMBER: P.1.1

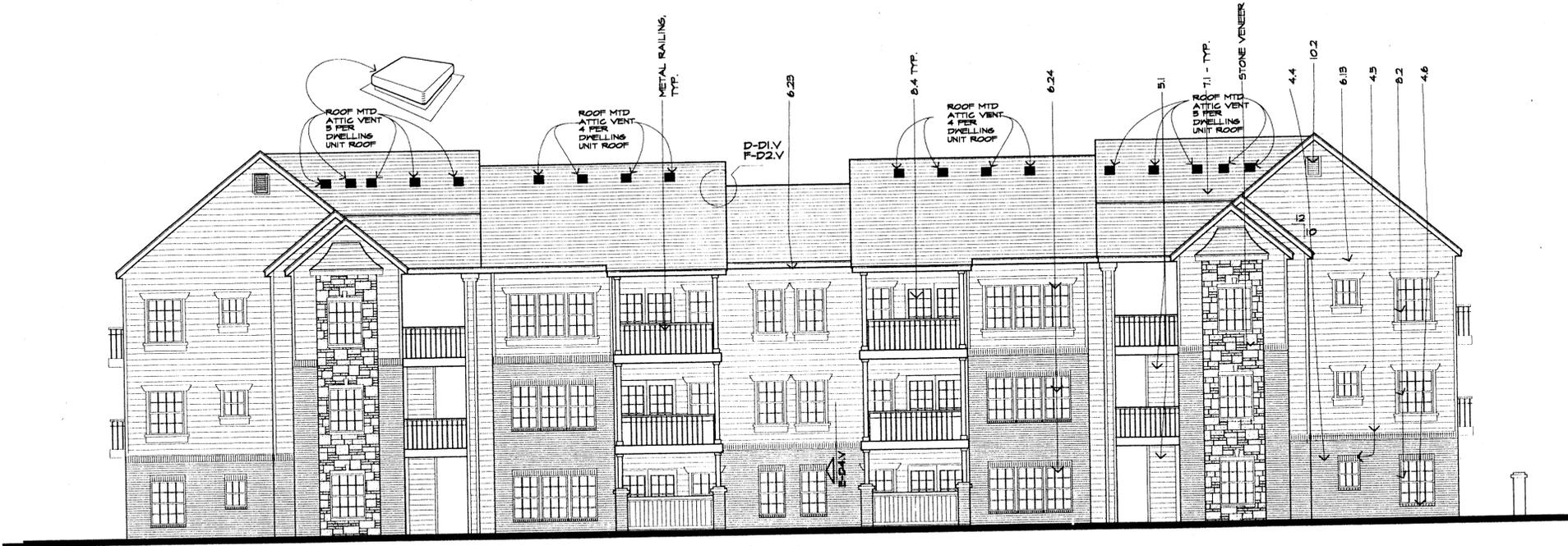


	UNIT AREA	ATTIC AREA	VENTILATION CLEAR AREA	SOFFIT VENT	GALE VENT	ROOF VENTS
A1 ONE BEDROOM UNITS	159 S.F.	866 S.F.	2.84 S.F.	1.11 S.F. *	0.2895 S.F. **	0.14 S.F.
A2 ONE BEDROOM UNITS	171 S.F.	881 S.F.	2.46 S.F.	1.11 S.F. *	0.2895 S.F. **	1.01 S.F.

* SOFFIT VENTS ARE FIGURED AT 5 EACH FOR THE ONE BEDROOM, 7 EACH FOR THE TWO BEDROOM AND 9 EACH FOR THE THREE BEDROOM
 ** GALE VENT AREA HAS TO BE ADDED TO THE REQUIRED ROOF VENT WHERE NO GALE VENT IS SHOWN IN PLANS.
 NOTE: ATTIC VENTILATION MUST BE ACCOMMODATED ON A PER UNIT BASIS

B REAR - A1/A2 (3 STORY)

1/8" = 1'-0"



A FRONT - A1/A2 (3 STORY)

1/8" = 1'-0"

KEYED NOTES:

1. FOUND RIGID PERFORATED PIPE DRAIN TO ATMOSPHERE AT ALL FLOORS BELOW GRADE PIPE TO BE ENCASED IN GUTTER AND THE GRAVEL IS TO BE COVERED WITH EROSION CONTROL FABRIC OR 1/2" FELT CONCRETE SIDEWALK WIDTH AS NOTED ON PLAN
2. CONCRETE
3. FOUNDATION SYSTEM REFER TO STRUCTURAL DRAWINGS
4. CONCRETE SLAB WITH 6MM GRID WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4" CURBED ROGA
5. CONCRETE PATIO SLAB WITH 6MM 10/10 WPM ON 4" SAND CUSHION FLOORING ASSEMBLY - REFER ASSEMBLY LEGEND M51
6. NECESSARY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND M51
7. MASONRY
8. CONCRETE RETAINING SYSTEM WALL WITH WATERPROOFING MEMBRANE & 1" PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" RIF BOARD ON INTERIOR FACE WITH 24" OC WITH 3/4" RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING)
9. CONCRETE STEM WALL - PAINT ALL EXPOSED SURFACES. ALL JOINTS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR AN AREA 1' X 1' FROM 8" ABOVE GRADE
10. SQUARE BRICK COURSE ON 24" SQUARE FOOTING BRICK COURSE REFER TO BUILDING PLAN
11. BRICK SOLID COURSE (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2ND BRICK ROWLOCK COURSE
12. METALS
13. STEEL TRIMMED STAIR WITH PRECAST CONCRETE TREAD
14. WOOD AND PLASTIC
15. HEATED 2X4 SOLE PLATE IN 1/3" ROUND X 1/2" LONG A.D. AT 48" O.C. OR APPLICABLE CODE APPROVED THE DOWN CLIP METAL ANCHOR BOLT AT EACH END OF ALL THRU WALLS WITH A MINIMUM OF 1/2" A.B.S. REINFORCING BARS WITH A MINIMUM OF 1/2" STRUCTURAL STEEL THERMAL BLY SHEATHING TYPICAL
16. TRUSSED RAFTERS AT 24" OC
17. 1/4" TRUSS BRACING AT TOP AND BOTTOM
18. CHORDS AND X BRACING AT LAST 8' SPAN
19. BRACING BETWEEN FLOOR JOISTS MAXIMUM 8' SPAN
20. BRACING AT CORNERS OPTION USE SOLID 2X BRACING
21. 2X OR BALCONY JOISTS (MOISTURE RESISTANT)
22. JOIST HANKER
23. 2X4 DECKING (MOISTURE RESISTANT) 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
24. 1/2" WOOD JOIST FLOOR JOISTS ON FLOOR
25. BRACING WITH 3/4" BATT INSULATION DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS
26. METAL HANGER TO FULL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER
27. CONTINUOUS WOOD BLOCKING
28. 2X4 Rafter EXTENDING
29. EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND M51
30. SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRUSS
31. 1/2" WOOD
32. 2X6 WOOD
33. 2X4 WOOD
34. 2X6 WOOD
35. 2X12 WOOD OR EQUIVALENT
36. WOOD CHARTRAIL AT DINING ONLY
37. PRECAST WOOD FIREPLACE MANTLE AND SURROUND
38. 6" WOOD FLOORING 1/4" OVER 2X6 SUP BACKER 3/4" GYPSUM FIBERBOARD
39. WOOD 1/2"
40. NOT USED
41. 2X4 WOOD DECKING ALL WOOD PRESURE TREATED WOOD DECK AT 48" O.C. 2" KICKOUT D.S.
42. PAINTED WOOD SILL 1" DEEP AT WINDOW SILL HEIGHT
43. CEILING ASSEMBLY - REFER ASSEMBLY LEGEND M51
44. NOT USED
45. 2X2 STUD
46. 1/2" DOWN SHADY AREA TO 1'-0" ABOVE FINISHED FLOOR L2/4
47. FINISHED FLOOR WITH 3/4" BATT INSULATION AT ALL FLOOR LIVING ROOM CELLARS AND BEDROOM TOP FLOOR LIVING ROOM CELLARS AND BEDROOM CELLARS AS SHOWN ON UNIT PLAN
48. LINE OF CEILING CHANGE
49. STAIN BAY
50. WALL CABINET AND SHELVES ABOVE
51. BASE CABINET AND SHELVES
52. DRAWERS TYPICAL
53. WOOD SHELVES 2" DEEP TYPICAL
54. NOT USED
55. NOT USED
56. BREASTWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND M51
57. THERMAL AND MOISTURE PROTECTION
58. ROOF ASSEMBLY - REFER ASSEMBLY LEGEND M51
59. BATT OR BLOWN INSULATION (R-30) TYPICAL ALL ROOF AREAS
60. BATT INSULATION (R-11)
61. SEALANT
62. BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS
63. PREFINISHED SHUTTER AND DOWNPOUT WITH SPLASH BLOCK
64. DIVERTER PREFINISHED TO MATCH SHINGLES
65. 24" GAGE PAINTED GALV METAL CAP WITH HEMMED EDGES
66. 24" GAGE PAINTED GALV METAL STEP FLASHING INSULATION TO BE CONTINUOUS AT ALL BUILDING JOINTS AT CHASE WALL TYPICAL
67. POLY VAMOR DRAINER MAPPED AT PERIMETER OF ALL WINDOWS AND DOORS
68. WALL TO RECEIVE BATT INSULATION
69. SADDLE TYPICAL ALL FIELD CHIMNEYS
70. FLASHING LET UNDER THRESHOLD
71. DOORS AND WINDOWS
72. 1/2" X 2 1/2" ATTIC ACCESS REFER BLDG PLAN
73. DIVIDED LITE THERMAL GLAZED ALUMINUM WINDOW IN WHITE ALUMINUM TRIM
74. DOOR IN SPRING LOADED BUTS - ALL DOORS TO HAVE DOOR VENER AND HAVE LEAD CORE PAINTED FULL GLASS IN DIVIDED LITE METAL GLAZED INSULATED PATIO DOOR INSTALL STORM DOOR ON TRIPLE GLAZING WHERE REQUIRED USE SAFETY GLASS
75. DOOR BUCK AND TRIM
76. PAINTED WOOD SILL AT WINDOW SILL HEIGHT
77. METAL THRESHOLD SET IN SEALANT
78. FINISHES
79. 1/2" LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TRIM SEPARATION WALLS
80. ONE LAYER 5/8" GYP BOARD
81. TRIM SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND M51
82. EXTERIOR WALL WATER BORDER IN KITCHEN AND BATH ON
83. 5/8" FRESHWANT GYP BOARD
84. 1/2" GYP BOARD
85. CHAIRRAIL AT DINING
86. CERAMIC TILE AT 1/8" ENDCOURSE
87. 8X8 CERAMIC TILE ALL 1/2" DSI
88. 1/2" CERAMIC FINISH
89. PLASTIC ANIMATE NODE TOP AND 4" HIGH BACK AND END SPRINGERS AT WALLS
90. HOUR RATE WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS
91. CERAMIC TILE AT HEARTH
92. LINE OF FLOOR MATERIAL CHANGE
93. CARPETING FLOORING
94. NOT USED
95. VINYL FLOORING IN NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN TYP
96. SPECIALTIES
97. ENHANCED SILL WITH HARDWARE CLOTH COVER
98. PAINTED WOOD OR GALV METAL ROOF VENTILATION COVER IN BACKING SCREEN SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS
99. WALL BOARDS
100. 1/2" LAYER OF 1/2" GYP BOARD
101. 5/8" FRESHWANT GYP BOARD
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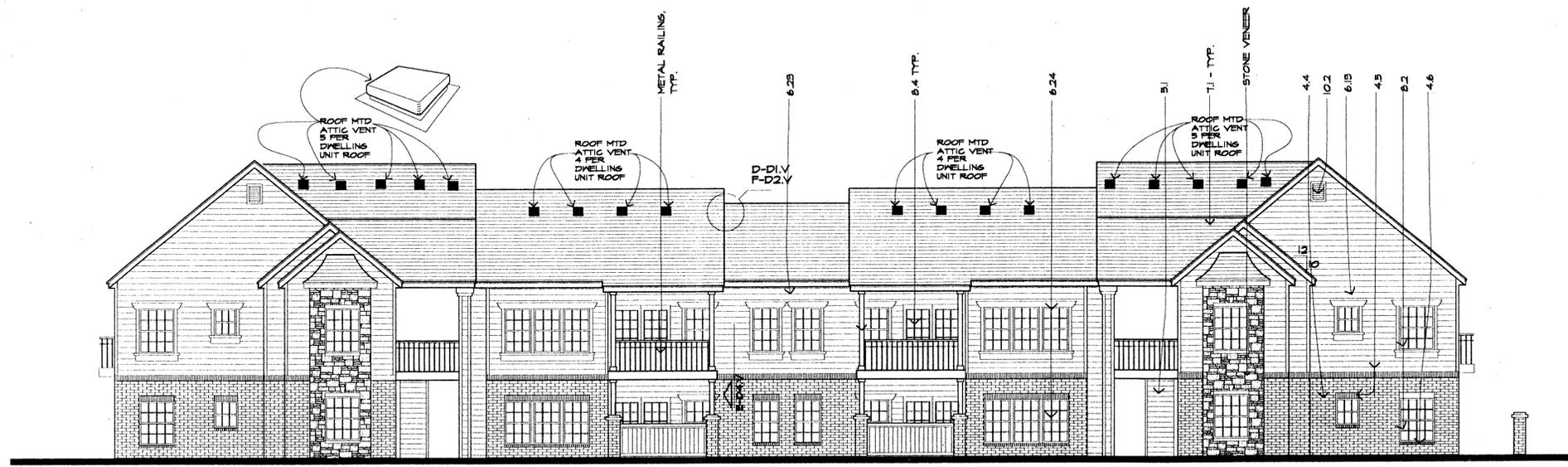


B REAR - A1/A2 (2 STORY)
1/8" = 1'-0"

	UNIT AREA	ATTIC AREA	VENTILATION CLEAR AREA	SOFFIT VENT	GABLE VENT	ROOF VENT
A1 ONE BEDROOM UNITS	TH	845.85	2.94	1.11	0.88	1.88
A2 ONE BEDROOM UNITS	814	436.10	3.12	1.11	0.88	2.01

* SOFFIT VENTS ARE FIGURED AT 5 EACH FOR THE ONE BEDROOM
7 EACH FOR THE TWO BEDROOM AND 9 EACH FOR THE THREE BEDROOM

NOTE: ATTIC VENTILATION MUST BE ACCOMMODATED ON A PER UNIT BASIS



A FRONT - A1/A2 (2 STORY)
1/8" = 1'-0"

KEY NOTES

- 2.611 WORK
- 21 4" ROUND RIGID PERFORATED PIPE, DRAIN TO ATMOSPHERE AT ALL FLOORS BELOW GRADE PIPE TO BE ENCASED IN GRAVEL AND THE GRAVEL IS TO BE COVERED WITH EROSION CONTROL FABRIC OR 3# FELT
- 22 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN
- 3 CONCRETE
- 51 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
- 52 4" CONCRETE SLAB WITH 8#6, 10#10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4" CRUSHED ROCK
- 53 4" CONCRETE PATIO SLAB WITH 8#6 10#10 WELDED WIRE MESH ON 4" SAND CUSHION
- 54 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND (S)
- 55 BRICKWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND (S)
- 4 MASONRY
- 41 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE, 4 RIGID PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5#10 GYP BOARD ON 1/4" FURRING AT 24" OC WITH 2" RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING)
- 42 8" CONCRETE STEM WALL, PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA HIGHER THAN 4" ABOVE FINISH FLOOR
- 43 16" SQUARE BRICK COLUMN ON 24" SQUARE FOOTING BRICK VENEER REFER TO PLAN
- 44 BRICK SOLID COURSE (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X10
- 45 BRICK ROYLOCK COURSE
- 5 METALS
- 51 STEEL FRAMED STAIR WITH PRECAST CONCRETE TREAD
- 6 FLOOR AND PLASTER
- 61 TREATED 2X4 JOIST PLATE AT 1/2" ROUND X 6" LONG AS AT 48" O.C. GALVANNEAL-STEEL APPROXIMATELY 1/2" MINIMUM ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF 1"0" IN 1/4" SECTION OF WALL
- 62 STRUCTURAL GRADE THERMAL PLY SHEATHING TYPICAL ALL LOCATIONS
- 63 FRAMED RAFTERS AT 24" OC
- 64 TRUSS BRACING AT TOP AND BOTTOM CHORDS AND X-BRACING AT LAST 3 SPANS
- 65 BRACING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACING AT CONTRACTOR'S OPTION USE SOLID 2X BRACING
- 66 2X10 BALCONY JOISTS (MOISTURE RESISTANT)
- 67 2X4 CEILING (MOISTURE RESISTANT) 2X6 CEILING MAY BE USED AT CONTRACTOR'S OPTION
- 68 3/4" TYPICAL ON FLOOR JOISTS OR FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS
- 69 INSULATION UNDER FLOOR TRUSSES AND BEHIND WALLS TO FULL HEIGHT OF OPENING AT OPENING ADJACENT TO EACH OTHER
- 70 2X4 RAFTER EXTENSION
- 71 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND (S)
- 72 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
- 73 1/2" TYPICAL
- 74 2 X 4 STUDS AT 16" O.C.
- 75 2X4 TYPICAL FIRE STOP OR 2X BLOCKING
- 76 2X4 TYPICAL FIRE STOP OR EQUIVALENT
- 77 2X4 TYPICAL FIRE STOP OR EQUIVALENT
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REVISIONS

THE CROWNE
AT ORMOND BEACH

DAYTONA BEACH, FL
LEC PARTNERS

PROJECT: LOCATION: CLIENT:

STATE OF FLORIDA
JERRY G. KEEFER
REGISTERED ARCHITECT

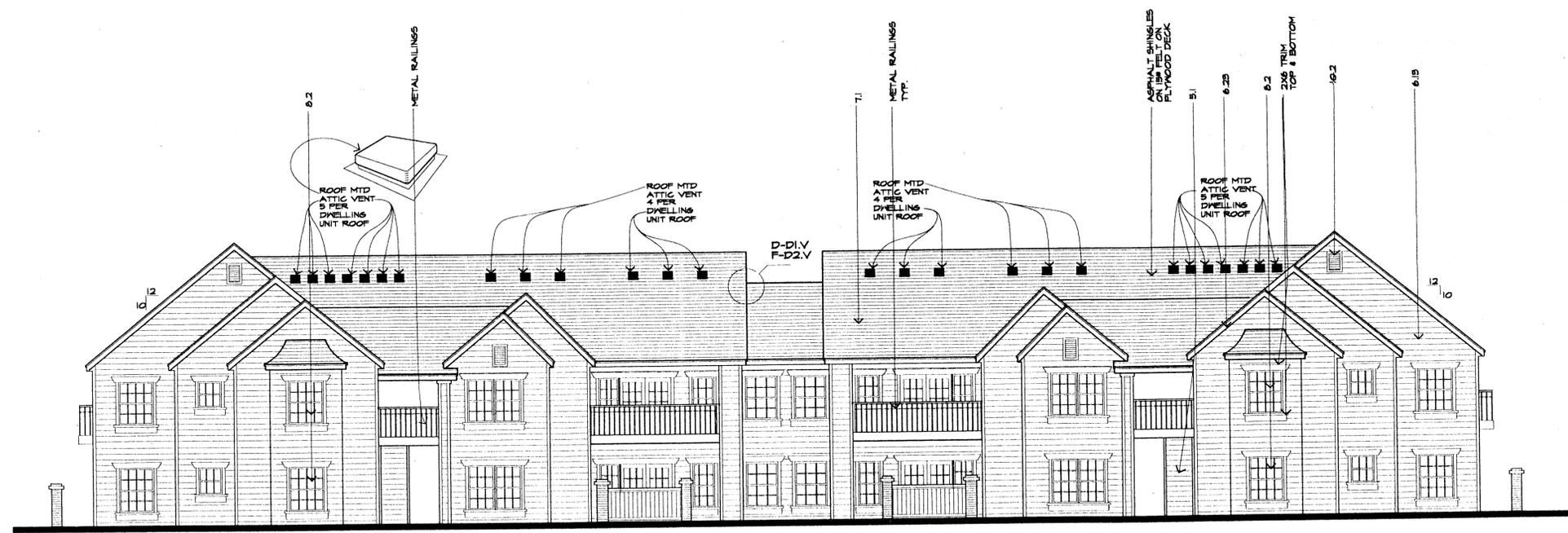
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Architects Collective
4200 EAST SKELLY DRIVE SUITE 150
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: FEB 19 2012

SHEET TITLE:
ELEVATION

SHEET NUMBER:
A11E2

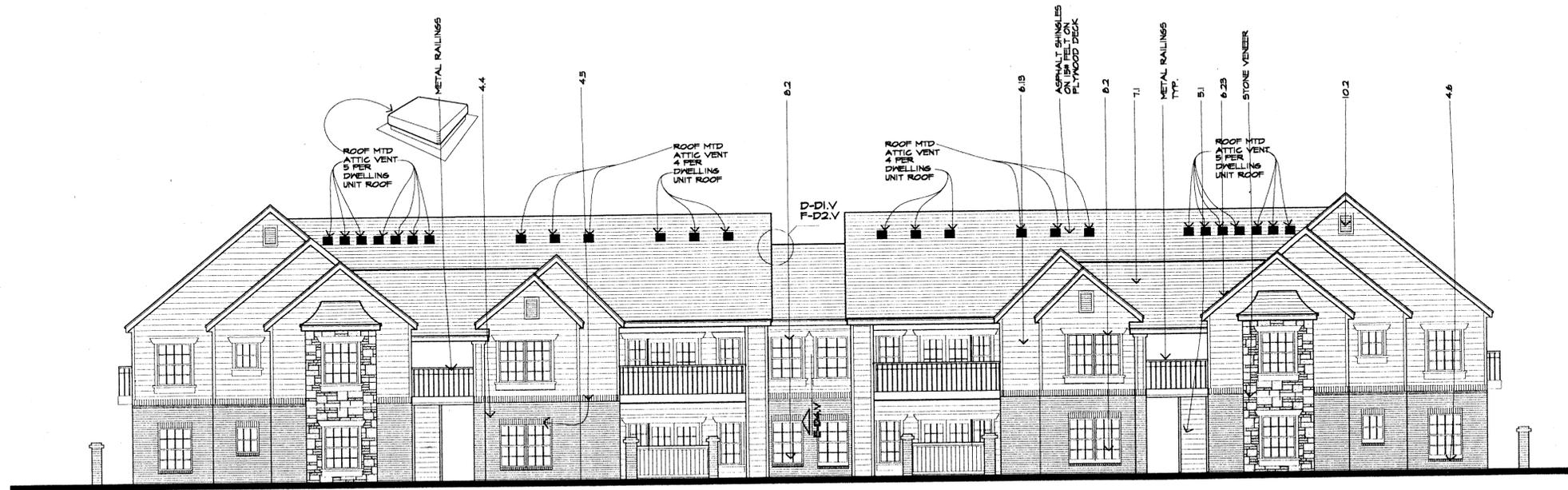


	UNIT AREA	ATTIC AREA	VENTILATION CLEAR AREA	SOFFIT VENT	GABLE VENT	ROOF VENT
B1 TWO BEDROOM UNITS	1148	1820.20	4.40	154	0.88	2.86
B2 TWO BEDROOM UNITS	1182	1854.30	4.58	154	0.88	2.94

* SOFFIT VENTS ARE FIGURED AT 5 EACH FOR THE ONE BEDROOM
 7 EACH FOR THE TWO BEDROOM AND 9 EACH FOR THE THREE BEDROOM

NOTE: ATTIC VENTILATION MUST BE ACCOMMODATED ON A PER UNIT BASIS

B REAR ELEVATION - B1/B2.2
 1/8" = 1'-0"



A FRONT ELEVATION - B1/B2.2
 1/8" = 1'-0"

- KEYED NOTES:**
2. SITE WORK
 4. ROUND RIBBON PERFORATED PIPE DRAIN TO BE ENCASED IN GRAVEL AND THE GRAVEL TO BE COVERED WITH EROSION CONTROL FABRIC OR 18" FELT
 - 2.2 CONCRETE SIDEWALK WIDTH AS NOTED ON PLAN
 3. CONCRETE
 - FOUNDATION SYSTEM REFER TO STRUCTURAL DRAWINGS
 4. CONCRETE SLAB WITH 8#10 @ 10" WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4" CRUSHED ROCK
 - 4.1 CONCRETE PATIO SLAB WITH 8#10 @ 10" WELDED WIRE MESH ON 4" SAND CUSHION
 - FLOORING/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND PS1
 - SECONDARY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND PS1
 4. MASONRY
 1. CONCRETE RETAINING SYSTEM WALL WITH WATERPROOFING MEMBRANE & PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 8#10 @ 10" BOARD ON EXTERIOR FACE AND WITH 8#10 @ 10" BOARD ON INTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING)
 2. CONCRETE 8TH WALL PAINT ALL EXPOSED SURFACES ALL PORTIONS OF CONCRETE BLOCK 8TH WALLS TO BE COVERED WITH SIDING ON FURNISHING STRIPS FOR ANY AREA SMALLER THAN 10' SQUARE FEET
 3. 16" SQUARE BRICK COLUMN ON 2.4" SQUARE FOOTING BRICK VENEER REFER BUILDING CODE
 4. BRICK SOLDER COURSE (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X00
 5. BRICK 1/2" ROOFLOCK COURSE
 5. METALS
 1. STEEL FRAMED STAIR WITH PRECAST CONCRETE HEADS
 6. FLOOR AND FINISHES
 1. PRECAST 2X4 SOLE PLATE IN 1/2" ROUND X 6" (2X4 @ 16" O.C. @ 24" FROM WALLS) - REFER ASSEMBLY LEGEND PS1
 2. 1/2" GYP BOARD OVER 1/2" GYP BOARD AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF 1/4" GYP BOARD PER SECTION OF WALL
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 98. 1/2" GYP BOARD OVER 1/2" GYP BOARD AT EACH END OF ALL WALLS WITH A MINIMUM OF 1/4" GYP BOARD PER SECTION OF WALL
 99. 1/2" GYP BOARD OVER 1/2" GYP BOARD AT EACH END OF ALL WALLS WITH A MINIMUM OF 1/4" GYP BOARD PER SECTION OF WALL
 100. 1/2" GYP BOARD OVER 1/2" GYP BOARD AT EACH END OF ALL WALLS WITH A MINIMUM OF 1/4" GYP BOARD PER SECTION OF WALL

REVISIONS

THE CROWNE
 AT ORMOND BEACH

DAYTONA BEACH, FL
 LEC PROPERTIES

PROJECT: LOCATION: CLIENT:

STATE OF FLORIDA
 JERRY C. HERRER
 REGISTERED ARCHITECT

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 918/492-2887

PROJECT NUMBER: DATE: FEB 19 2002

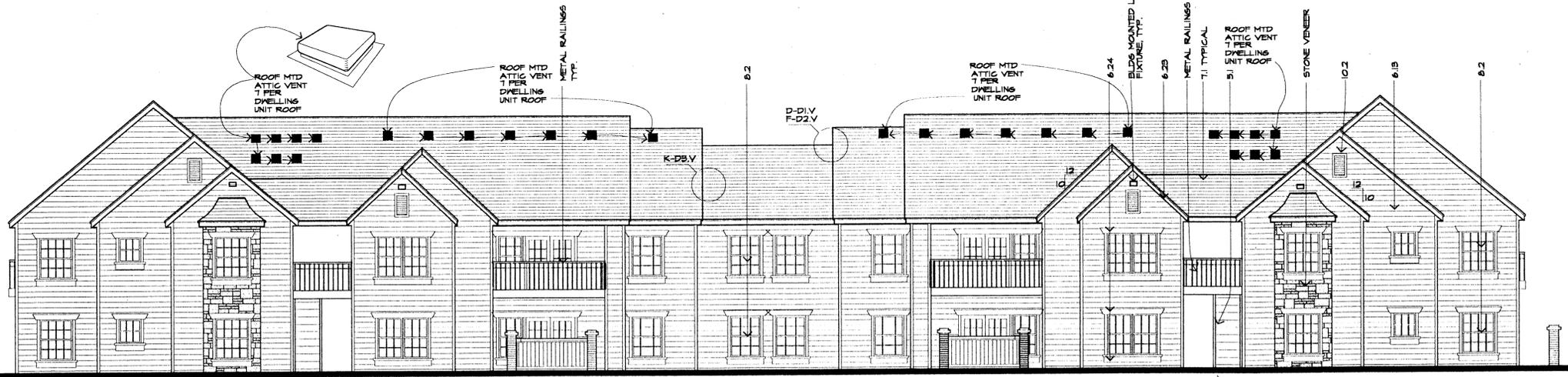
SHEET TITLE: BUILDING PLAN & ELEVATION

SHEET NUMBER: A1.2E1

	UNIT AREA	ATTIC AREA	VENTILATION CLEAR AREA	SOFFIT VENT	GABLE VENT	ROOF VENT
C1 THREE BEDROOM UNITS	1952	1554.00	5.10	1.40	0.85	9.20
C2 THREE BEDROOM UNITS	1914	1511.10	5.04	1.40	0.85	9.06

* SOFFIT VENTS ARE FIGURED AT 5 EACH FOR THE ONE BEDROOM
7 EACH FOR THE TWO BEDROOM AND 9 EACH FOR THE THREE BEDROOM

NOTE: ATTIC VENTILATION MUST BE ACCOMMODATED ON A PER UNIT BASIS



A FRONT / REAR ELEVATION - C1/C2.2
1/8" = 1'-0"

- KEYED NOTES:**
2. SITE WORK
 - 2.1 4" ROAD RISE/ PERFORATED PIPE DRAIN TO ATMOSPHERE AT ALL FLOORS BELOW GRADE. PIPE TO BE ENCASED IN GRAVEL AND THE GRAVEL IS TO BE COVERED WITH EROSION CONTROL FABRIC OR 3/4" FILL.
 - 2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN.
 3. CONCRETE
 - 3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS.
 - 3.2 4" CONCRETE SLAB WITH 6x6 1010 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON FINISH 4' GRADED ROCK.
 - 3.3 4" CONCRETE PATIO SLAB WITH 6x6 1010 WPM ON 4" SAND CUSHION.
 - 3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND.
 - 3.5 INTERMEDIATE FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND, YES.
 4. MASONRY
 - 4.1 8" CONCRETE RETAINMENT WALL WITH WATERPROOFING MEMBRANE, 1" RIGID PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 2"X4" BOARDS ON EXTERIOR FACE. SEE FOUNDATION DETAIL FOR REINFORCING.
 - 4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH 1/2" WOOD OR FURNISH STRIPS FOR ANY AREA "TALLER THAN 8" ABOVE GRADE.
 - 4.3 BRICK VENEER REFER BUILDING PLANS.
 - 4.4 BRICK SOLID COURSE (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X10 BRICK, 1/2" SOLID COURSE.
 5. METALS
 - 5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.
 6. WOOD AND PLASTICS
 - 6.1 TREATED 2X4 SOLE PLATE IN 10' ROAD X 6' LONG A/S AT 45 DEG. GRABBAR/GRABBAR/GRABBAR.
 - 6.2 ANCHOR BOLTS - INSTALL ANCHOR BOLT AT EACH END OF ALL STEEL WALLS WITH A MINIMUM OF TWO A/B'S PER SECTION OF WALL.
 - 6.3 STRUCTURAL GRADE TYPICAL PLY SHEATHING (TYPICAL ALL LOCATIONS).
 - 6.4 TRUSSED RAFTERS AT 24" O.C.
 - 6.5 1/4" TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND BRIDGING AT LAST 8 SPANS.
 - 6.6 BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACING AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
 - 6.7 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
 - 6.8 JOIST HANGER.
 - 6.9 2X4 DECKING (MOISTURE RESISTANT) 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION.
 - 6.10 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 5/8" BATT INSULATION DOUBLE FLOOR TRUSSES UNDER 1/2" PARALLEL TO ROOF.
 - 6.11 INSTALL HEADER TO FULL WIDTH OF OPENING AT CONTINUOUS ROOF BLOCKING.
 - 6.12 2X6 RAFTER EXTENSION.
 - 6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, YES.
 - 6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRUSS.
 - 6.15 1/2" PLYWOOD.
 - 6.16 8x8 ROOF POST.
 - 6.17 2 X 8 STUDS AT 16" O.C.
 - 6.18 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING.
 - 6.19 2 X 12 RIM JOIST OR EQUIVALENT.
 - 6.20 ROOF CHARNTEL AT DINING ONLY.
 - 6.21 PREFAB ROOF FIREPLACE MANTLE AND SURROUND.
 - 6.22 CEILING FIREBOARD WITH OVER 2X4'S SUP BACKER SOFFIT GYPSUM FIREBOARD.
 - 6.23 ROOF TRIM.
 - 6.24 NOT USED.
 - 6.25 2X6 X 6 DECKING ALT.1. PRESURE TREATED WOOD DECK ALT.2. KEMITEC B.S.
 - 6.26 PAINTED WOOD SILL X 10' DEEP AT WINDOW SILL HEIGHT.
 - 6.27 CEILING ASSEMBLY - REFER ASSEMBLY LEGEND, YES.
 - 6.28 NOT USED.
 - 6.29 2X12 TRUSSER.
 - 6.30 TURN DOWN SHADES AREA TO 1'-0" ABOVE FINISHED FLOOR LEVEL.
 - 6.31 SLOPE CEILING WITH 9/12 PITCH TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILING AND BEDROOM CEILING AS SHOWN ON UNIT PLAN.
 - 6.32 LINE OF CEILING CHANGE.
 - 6.33 STAIR RAIL.
 - 6.34 WALL CABINET AND SHELVES ABOVE.
 - 6.35 BASE CABINET AND SHELVES.
 - 6.36 DRAWERS TYPICAL ALL PRECUT CHAMFER'S.
 - 6.37 5" WOOD SHELVES 12" DEEP TYPICAL.
 - 6.38 NOT USED.
 - 6.39 NOT USED.
 - 6.40 INTERMEDIATE WALL ASSEMBLY - REFER ASSEMBLY LEGEND, YES.
 7. THERMAL AND MOISTURE PROTECTION
 - 7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, YES.
 - 7.2 BATT OR BLOWN INSULATION (R-30) TYPICAL ALL ROOF AREAS.
 - 7.3 BATT INSULATION (R-11).
 - 7.4 SEALANT.
 - 7.5 BATT INSULATION (R-30) TYPICAL ALL EXTERIOR WALLS.
 - 7.6 PREFABRATED BUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
 - 7.7 DIVERTER, PREFINISHED TO MATCH SHINKLES.
 - 7.8 24 GAUGE PAINTED GALV METAL CAP WITH HEMMED EDGES.
 - 7.9 24 GAUGE PAINTED GALV METAL STEP FLASHING INSULATION TO BE CONTIGUOUS AT ALL BUILDING ENDS AT CHANGE WALL TYPICAL.
 - 7.10 POLY VAPOR BARRIER WRAPPED AT PERIMETERING OF ALL WINDOWS AND DOORS.
 - 7.11 WALL TO RECEIVE BATT INSULATION SHINGLE, TYPICAL ALL PRECUT CHAMFER'S.
 - 7.12 FLASHING LET UNDER THRESHOLD.
 8. DOORS AND WINDOWS
 - 8.1 10' X 24' ATTIC ACCESS, REFER BLDG. PLAN.
 - 8.2 DIVIDED LITE THERMAL GLAZED ALUMINUM WINDOW IN WHITE ALUMINUM FINISH.
 - 8.3 PAINTED INSULATED METAL GLAZE PANELED DOOR IN SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VENEER AND HAVE FOAM CORE.
 - 8.4 PAINTED HULL AND DIVIDED LITE METAL GLAZE INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING HERE REQUIRED USE SAFETY GLASS.
 - 8.5 DOOR BACK AND TRIM.
 - 8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT.
 - 8.7 METAL THRESHOLD SET IN SEALANT.
 9. FINISHES
 - 9.1 ONE LAYER OF 1/2" 5/8" STD DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
 - 9.2 ONE LAYER 5/8" 5/8" BOARD.
 - 9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, YES.
 - 9.4 1/2" GYP BOARD IN KITCHEN AND BATH ONLY.
 - 9.5 5/8" 5/8" BOARD ON 2X4 STUDS.
 - 9.6 1/2" GYP BOARD.
 - 9.7 5/8" 5/8" BOARD ON 2X4 STUDS.
 - 9.8 1/2" GYP BOARD.
 - 9.9 CHARNTEL AT DINING.
 - 9.10 CERAMIC TILE AT TUB ENCLOSURE.
 - 9.11 8x8 CERAMIC TILE ALT. 12X12.
 - 9.12 CARVING ANNIE.
 - 9.13 PLASTIC LAMINATE NOSE TOP AND 4" HIGH BACK AND END PANELS AT WALLS.
 - 9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
 - 9.15 CERAMIC TILE AT HEARTH.
 - 9.16 LINE OF FLOOR MATERIAL CHANGE.
 - 9.17 CARPETING FLOORING.
 - 9.18 NOT USED.
 - 9.19 VINYL FLOORING IN NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN TYP.
 10. SPECIALTIES
 - 10.1 EXHAUST GRILLE IN HARDWARE CLOTH COVER.
 - 10.2 PAINTED WOOD OR GALV METL ROOF VENTILATION COVER IN BACKING SCREEN, SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
 - 10.3 WALL BOXES.
 - 10.4 TUBS, SINKS & 4" AFF. PROVIDE 2X6 BLOCKING FLAT IN WALL.
 - 10.5 GRAB BAR AND SCAP FLOORING TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X6 BLOCKING FLAT IN WALL.
 - 10.6 1/4" POLYESTER PLATE HURDLE WITH MAXIMUM GAP OF 1" AT PERIMETER OF HURDLE.
 11. EQUIPMENT
 - 11.1 REFRIGERATOR OR FREEZER.
 - 11.2 DISHWASHER.
 - 11.3 SINK.
 - 11.4 WASHER IN C.J.
 - 11.5 DRYER IN C.J.
 12. MECHANICAL
 - 12.1 10' WATER LEAK ACCESS PANEL, 1/2" WOOD PANEL, 1/2" WOOD PANEL, 1/2" WOOD PANEL.
 - 12.2 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR THROUGH WALL VIA FLOOR FRAMING SPACE. ALL OTHER FLOOR TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
 - 12.3 CONDENSING UNIT ON COND. PAD PRECIPIT OR PRE-CONCRETE PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
 - 12.4 REFER TO UNIT MANUAL RE: ALL TOP FLOOR TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
 - 12.5 FLOOR TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
 - 12.6 ROOF AND CONDENSATE DRAIN FOR WATER HEATER.
 - 12.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
 - 12.8 WATER METER.
 - 12.9 PREFABRICATED WASHNER HOOD-UP BOX. PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/ 1/2" X 1/2" DIP VALVE.
 - 12.10 RANGE HOOD, VENT THE ROOF AT TOP FLOOR THROUGH WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS. TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
 - 12.11 INCREASE SPACING TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
 - 12.12 ALL DRETFREY/ DICATIONS REFER FIRE PREVENTION PLANS.
 13. ELECTRICAL
 - 13.1 ELECTRICAL METER, TYPICAL LOCATION.
 - 13.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V.
 - 13.3 JUNCTION BOX FOR DISHWASHER - 120V.
 - 13.4 JUNCTION BOX FOR DISPOSAL - 120V.
 - 13.5 JUNCTION BOX FOR DRYER - 240V.
 - 13.6 JUNCTION BOX FOR WATER HEATER - 240V.
 - 13.7 LIGHT FIXTURE, TYPICAL DESIGNATION.
 - 13.8 ELECTRIC TURNAGE.
 - 13.9 ELECTRIC WATER HEATER, ALT. 120V.

REVISIONS

PROJECT: THE CROWNE AT ORMOND BEACH

LOCATION: DAYTONA BEACH, FL

CLIENT: LEC. PARTNERS

SEAL: STATE OF FLORIDA, LARRY C. KESTER, REGISTERED ARCHITECT

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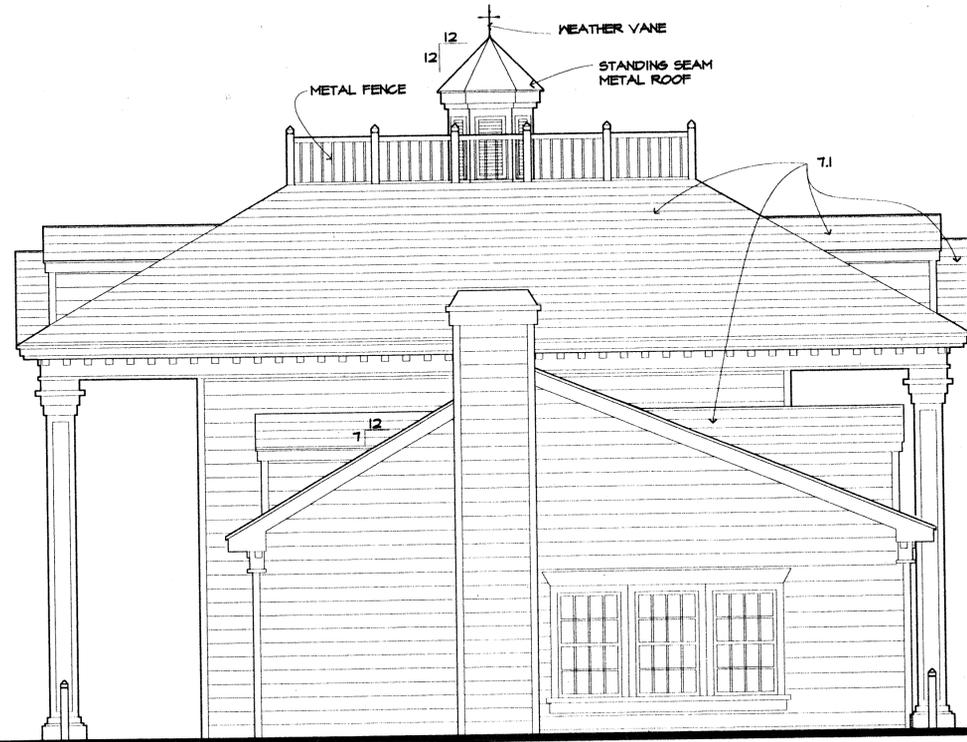
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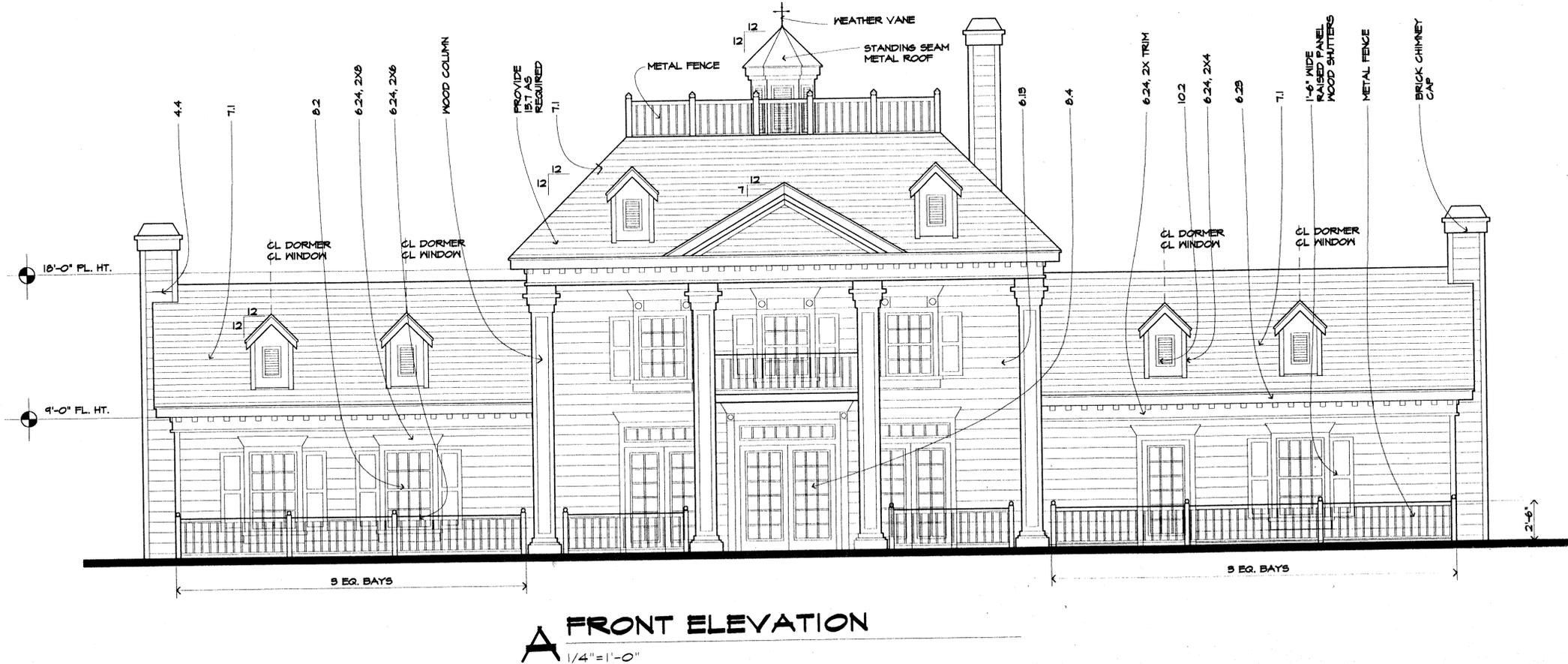
PROJECT NUMBER: FEB 19 2002

SHEET TITLE: ELEVATION

SHEET NUMBER: A1.4E



B SIDE ELEVATION
1/4" = 1'-0"



A FRONT ELEVATION
1/4" = 1'-0"

KEYED NOTES:

- 21 4" ROUND RIGID PERFORATED PIPE DRAIN TO ATMOSPHERE AT ALL FLOORS BELOW GRADE PIPE TO BE ENCASED IN GRADE AND THE GRAVEL IS TO BE COVERED WITH EROSION CONTROL FABRIC OR 2" CONCRETE SIDEWALK WIDTH AS NOTED ON PLAN
- 22 CONCRETE SIDEWALK WIDTH AS NOTED ON PLAN
- 23 FOUNDATION SYSTEM REFER TO STRUCTURAL DRAWINGS
- 24 CONCRETE SLAB WITH #4 @ 10/0 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4" CURED ROCK
- 25 4" CONCRETE RATIO SLAB WITH #4 @ 10/0 PERM ON 4" SAND CUSHION
- 26 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
- 27 INTERIORY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
- 28 INTERIORY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
- 29 CONCRETE RETAINMENT WALL WITH WATERPROOFING MEMBRANE & 2" RIGID INSULATION ON EXTERIOR FACE AND WITH 5/8" 8/11 BOARD ON EXTERIOR FACE SEE FOUNDATION DETAIL FOR REINFORCING
- 30 CONCRETE STEM WALL - PAINT ALL EXPOSED SURFACES - ALL PORTIONS OF CONCRETE BLOCK STEM WALL TO BE COVERED WITH SIDING ON FINISH STRIPS FOR ANY AREA TALLER THAN 8' ABOVE GRADE
- 31 SQUARE BRICK CHIMNEY ON 2" RIGID INSULATION
- 32 DRICK VENEER REFER BUILDING PLANS
- 33 BRICK SOLDIER COURSE COLOR MAY DIFFER FROM FIELD BRICK COURSE ALTY. 2X10 DRICK ROSS/DOOR COURSE
- 34 STEEL FRAMED STAIR WITH PRECAST CONCRETE TREADS
- 35 FLOOR AND PLASTERING
- 36 1/2" THICK 2X4 JOIST PLATE (1/2" ROUND X 8' LONG) AT 48" O.C. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO IN PERFECTION OF JOIST
- 37 STRUCTURAL GRADE THERMAL FLY SHEATHING TYPICAL ALL EXTERIOR
- 38 TRUSSED RAFTERS AT 24" O.C.
- 39 CHORDS AND BRIDGING AT TOP AND BOTTOM
- 40 BRACING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRACING
- 41 2X10 BALCONY JOISTS (MOISTURE RESISTANT)
- 42 JOIST HANGER
- 43 2X4 (SOUNDING MOISTURE RESISTANT) 2X6 (SOUNDING) MAY BE USED AT CONTRACTOR'S OPTION
- 44 2X4 FLOOR JOISTS ON FLOOR
- 45 TRUSSES WITH 5/16" BATT INSULATION DOUBLE FLOOR TRUSSES UNDER PALLE PARALLEL TO TRUSSES
- 46 PALLE HEADS TO FALL WITH CEILING OPENING AT OPENING ADJACENT TO EACH OTHER
- 47 CONTINUOUS WOOD BLOCKING
- 48 2X6 RAFTER EXTENSIONS
- 49 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND
- 50 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
- 51 1/2" WOOD
- 52 4X4 WOOD POST
- 53 2 X 8 STUDS AT 48" O.C.
- 54 1/2" WOOD FINE STUD OR 2X BLOCKING
- 55 2 X 12 1/4" JOIST OR EQUIVALENT
- 56 JOIST CHAIRS AT DINING ONLY
- 57 1/2" WOOD TRIM, CASING, MANTLE AND SURROUND
- 58 2X2 TRIM FIBERGLASS TRIM OVER 2X2S BUT DAMAGED SOFT, CEMENT FIBERBOARD
- 59 WOOD TRIM
- 60 NOT USED
- 61 2X4 AND BRACING ALTY. PRESSURE TREATED WOOD DECK, ALTY. 2" RETROFIT AT WINDOW
- 62 2X4 BRACING
- 63 CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
- 64 NOT USED
- 65 2X2 BRICKNER
- 66 FURN DOWN SHADDED AREA TO 1'-0" ABOVE FINISHED FLOOR LINE 2" MINOR TYPICAL AT ALL CEILING JOISTS ROOM CEILING AND BEDROOM CEILING REFER TO PLAN
- 67 LINE OF CEILING CHANGE
- 68 1/2" WOOD
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- 200 1/2" WOOD

REVISIONS

THE CROWNE
AT ORMOND BEACH

DAYTONA BEACH, FL
LEC PARTNERS

PROJECT: LOCATION: CLIENT:

SEAL: STATE OF FLORIDA ARCHITECTS REGISTERED ARCHITECT

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PROJECT NUMBER: DATE: **FEB 19 2022**

SHEET TITLE: **EXTERIOR ELEVATIONS**

SHEET NUMBER: **C4**

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: November 2, 2013

SUBJECT: 2013 Capital Improvements Element (CIE) Annual Update

APPLICANT: Administrative

NUMBERS: MM 14-011

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

INTRODUCTION: Every year local governments must update their Capital Improvements Element (CIE), including the Five-Year Schedule of Capital Improvements (Schedule) to show that they have funded or planned to fund the public facility improvements needed to support their population. These facilities include water, sewer, stormwater, solid waste, roads, parks, and schools. The subject Annual Update is administrative and updates the schedules of CIE of the City of Ormond Beach Comprehensive Plan, in accordance with State law. This update does not include any text changes to the goals, objectives and policies of the CIE.

BACKGROUND: Local governments are mandated to plan for the availability of public facilities and services to support development and the impacts of such development. The purpose of the CIE and the Schedule is to identify the capital improvements that are needed to implement the Comprehensive Plan and ensure that the adopted Level of Service (LOS) Standards are achieved and maintained for concurrency-related facilities. This CIE commences in the fiscal year 2013/2014 and identifies potential projects for the initial five-year planning period.

Under legislation adopted in 2011 (163.3177 Florida Statutes), the five-year capital improvements schedule is still required to be updated on an annual basis. However, the capital improvements schedule is not required to be submitted as a comprehensive plan amendment pursuant to the submittal procedures required by Section 163.3184, F.S. Other revisions related to the capital improvements schedule such as map amendments or level of service revisions may not be adopted in the same ordinance. The CIE annual update is limited solely to the schedule itself. The decision as to whether or not to submit the ordinance for review to the local planning agency or Planning Board is at the discretion of the city. The conditions governing the notice and hearing are the same as those required for the adoption of any local ordinance. The City is no longer required to submit the adoption ordinance and updated schedule to the Department of Economic Development, but as a courtesy will continue to do so. Finally, the statutory definition of "financial feasibility" and the December deadline were removed by House Bill 7207.

DISCUSSION: The CIE Schedule includes all projects required to meet or maintain adopted LOS standards for concurrency-related facilities or implement the Goals, Objectives, and Policies of the Comprehensive Plan. The concurrency management

system for the City of Ormond Beach is established by policy in the City's Comprehensive Plan, and administered through regulations contained within the City's Land Development Code. The Planning Department is responsible for regularly monitoring the cumulative effect of all approved Development Orders and Development Permits on the capacity of public facilities. In addition to the individual concurrency reviews for current development proposals, staff has identified and provided a brief summary of most of the public facilities and services subject to concurrency review at sufficient levels.

Recreation & Open Space: Based on the 2010 Census data the population of Ormond Beach is 38,137. The City's adopted comprehensive plan applies a level of service of 13 acres per 1,000 people. According to the adopted Parks and Recreation Master Plan Study there are approximately 472 total acres of parkland in Ormond Beach. Since the adoption of the Study the following additional parkland acres have been acquired: Ormond Crossings (17 acres), linear parks (7 acres) and the Andy Romano Beachfront Park (4.07 acres). There have been no additional lands acquired since the last update of the CIE in 2012. The current total number of acres of parkland in Ormond Beach is ±500.07 acres. The City exceeds its LOS standard by approximately 3.7 acres. The City will likely need to review proposed facility improvements based on available funding.

Sanitary Sewer: The existing wastewater treatment plant is currently permitted for a rated capacity of 8 Million Gallons per Day (MGD) for wastewater influent flow from the sanitary sewer collection system. The most recent annual period average daily flow to the facility is 3.98 MGD. The most recent annual period average daily treated effluent flow to reuse customers is 2.67 MGD having capacity to serve 7.5 MGD if service area expanded to full capability. The City obtained a FDEP permit for plant expansion and recently completed Capital Improvement Project No. 2010-10 to rehabilitate existing plant components and expand the plant rated capacity to 8 MGD. The project was substantially completed on April 9, 2013 and the completed project was approved by FDEP on July 17, 2013. The existing demand and approved projects for waste water treatment use is 5.80 MGD. The capacity remaining after the expansion is 1.82 MGD if all approved projects are built out. The LOS for sanitary sewer continues to be met.

Potable Water: The City operates a single water treatment plant having a permitted and rated capacity of 12 MGD. The existing demand for water use during the most recent annual period is 5.27 MGD. When the proposed projects for the City's service area are added to the existing demand, the total is 7.44 MGD. There is a remaining capacity of 4.56 MGD if all approved projects are built out. The LOS for potable water service continues to be met.

Solid Waste: The City maintains a solid waste, recycling, yard waste and construction/demolition debris roll-off collection program through a private contractor. Current manual solid waste collection occurs twice per week per residential unit, with recycling and yard waste collection occurring once per week. Roll-off collection is customer generated and is an as needed basis. Commercial or mechanical solid waste

collection occurs from a minimum of three days per week to a maximum of six days per week. Solid waste collections average 5.19 per capita (up from 5.06 pounds per capita in 2012). In addition, recycling collections average 6.63 pounds per capita (up from 6.56 per capita in 2012). While the City's solid waste collections exceed the adopted LOS Standard (4.0 pounds per capita), the amount of solid waste generated by individuals is not something the City cannot control. The City will continue to promote recycling programs and work toward achieving the adopted LOS Standard.

Traffic: The city maintains a traffic concurrency monitoring system for new development in the city. Concurrency determinations differ in the designated multi-modal corridors than outside of the corridors. Inside the corridors, the focus is on road efficiency improvements only and transit and non-motorized (trails and sidewalks) with the purpose of reducing vehicle miles travelled. Outside of the multimodal corridors, the focus is on maintaining road capacity to meet LOSS. City roadways are meeting or exceeding the adopted LOS Standards. County and State roadways which are impacted by Ormond Beach development have segments that do not meet adopted LOS Standards. Tymber Creek Road from SR 40 to Peruvian Lane is under construction, but the segment from Peruvian Lane to Airport Road has an unfunded improvement identified. Hand Avenue, a County road from Clyde Morris Boulevard to Shangri La Drive has an LOS F. Recently, a new church facility expanded the Hand Avenue segment from Shangri La to Clyde Morris Boulevard from a 2LUD facility to a 2LD facility. West Granada Boulevard (SR 40) has an LOS of F between I 95 and Clyde Morris Boulevard and LOS E between Clyde Morris Road and Nova Road and US Highway 1 and Halifax Drive.

The City's updated Long Term Roadway Assessment for 2012-25 indicates that should traffic trends continue, segments of A1A (2020 & 2025), Granada Boulevard (2012, 2020 and 2025), Hand Avenue (2011, 2020 and 2025), and Williamson Boulevard (2020,2025) will have an LOS of E or worse. The City has designated US 1, A1A and SR 40 multimodal corridors where a mobility fee will be assessed in lieu of a transportation impact fee that will focus on transit, non-motorized improvements and transportation efficiency improvements. Increasing road capacity is highly unlikely along these designated road corridors since they are policy constrained due to the high costs for right-of-way purchase in order to expand roadway capacity. Reducing vehicle miles travelled through multimodal strategies will become increasing important.

Public Schools: Based on the most up to date LOS Tables provided by the School Board from 2013, overall the City is currently meeting its LOS Standards.

The subject update to the schedules of the CIE is attached for review (Exhibit A) and includes other statutorily required information such as:

- Projects included in the Transportation Planning Organization TIP (Transportation Improvements Program) that the City relies on for concurrency; and
- The Volusia County School District Five-Year Work Program.

In addition Tables E and F, 2025 Mass Transit Schedule of Capital and Operating Improvements and Non-Motorized Schedule of Capital Improvements respectively are included with this report and have been updated using data from Votran. It is expected that the Annual Update to the CIE will be reviewed by the City Commission on January 7, 2014 (1st reading) and again on January 21, 2014 (2nd Reading).

RECOMMENDATION: Staff recommends that the Planning Board recommend **approval** to the City Commission of the adoption of the 2013 CIE Annual Update.

Attachments: Exhibit A – 2013 Capital Improvement Element Annual Update

Exhibit A

2013 Capital Improvements Element Annual Update

Amendments are shown in ~~strikethrough~~ (deleted)
and underline (proposed text)

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

**Table A
Leisure Services
Capital Improvements Schedule
October, 2012**

#	Project Description/Area	Funding Source	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 12-17	Relationship to Comprehensive Plan
Community Parks									
1	Nova Community Park Renovations	Property Taxes—General CIP	\$260,000	\$275,000	\$255,000	\$0	\$0	\$790,000	Recreation Element—Obj. 1.4
		ECHO Grant	\$225,000	\$0	\$0	\$0	\$0	\$225,000	
		FRDAP	\$0	\$200,000	\$0	\$0	\$0	\$200,000	
2	OBSC Improvements	General Fund Reserves	\$670,000	\$0	\$0	\$0	\$0	\$670,000	Recreation Element—Obj. 1.4
		Recreation Impact Fees	\$250,000	\$0	\$0	\$0	\$0	\$250,000	
		Property Taxes—General CIP	\$130,000	\$125,000	\$0	\$87,500	\$275,000	\$617,500	
		FRDAP	\$0	\$125,000	\$0	\$87,500	\$0	\$212,500	
		ECHO Grant	\$0	\$0	\$0	\$0	\$275,000	\$275,000	
-	Total		\$1,535,000	\$725,000	\$255,000	\$175,000	\$550,000	\$3,240,000	

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

Leisure Services Funding Schedule

Funding Source	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 12-17
Property Taxes – General CIP	\$390,000	\$400,000	\$255,000	\$87,500	\$275,000	\$1,407,500
FRDAP	\$0	\$325,000		\$87,500	\$0	\$412,500
ECHO Grant	\$225,000	\$0	\$0	\$0	\$275,000	\$500,000
General Fund Reserves	\$670,000	\$0	\$0	\$0	\$0	\$670,000
Recreation Impact Fees	\$250,000	\$0	\$0	\$0	\$0	\$250,000
Total	\$1,535,000	\$725,000	\$255,000	\$175,000	\$550,000	\$3,240,000

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

Table B
Utilities
Capital Improvements Schedule
October, 2012

#	Project Description/Area	Funding Source	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 12-17	Relationship to Comprehensive Plan
Stormwater Improvements									
1	Corrugated Metal Pipe Rehabilitation	Stormwater Charges	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000	Utilities Element – Objs. 1.1, 1.7, and 1.8
2	May 2009 – Phase II Improvements	Grant – FEMA	\$0	\$675,000	\$525,000	\$4,800,000	\$0	\$6,000,000	Utilities Element – Objs. 1.1, 1.7, and 1.8
		Stormwater Charges	\$0	\$225,000	\$175,000	\$0	\$0	\$400,000	
		Bond Proceeds – Stormwater	\$0	\$0	\$0	\$1,600,000	\$0	\$1,600,000	
Waste Water System Expansion									
3	Force Main Improvements	Wastewater Impact Fees	\$0	\$60,000	\$540,000	\$0	\$0	\$600,000	Utilities Element – Objs. 1.1, 1.7, and 1.8
Wastewater Systems Improvements									
4	General Facility Upgrades – Wastewater	Water and Sewer Charges	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000	Utilities Element – Objs. 1.1, 1.7, and 1.8
5	Lift Station Rehabilitation	Water and Sewer Charges	\$35,000	\$200,000	\$0	\$0	\$0	\$235,000	Utilities Element – Objs. 1.1, 1.7, and 1.8

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

#	Project Description/Area	Funding Source	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 12-17	Relationship to Comprehensive Plan
6	Pretreatment Effluent Pump (PEP Replacement)	Water and Sewer Charges	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
7	Sanitary Sewer Pipeline Repair	Water and Sewer Charges	\$200,000	\$200,000	\$200,000	\$200,000	\$0	\$800,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
Water System Expansion									
8	Distribution System - North Peninsula	Bond Proceeds	\$0	\$125,000	\$1,210,000	\$0	\$0	\$1,335,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
9	Water Main Replacement	Bond Proceeds	\$0	\$1,850,000	\$0	\$2,100,000	\$0	\$3,950,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
Water System Improvements									
10	Division Wellfield Raw Water Main Modification	Water and Sewer Charges	\$200,000	\$0	\$0	\$0	\$0	\$200,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
11	General Facility Upgrades - Water	Water and Sewer Charges	\$175,000	\$175,000	\$175,000	\$175,000	\$0	\$700,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
12	Meter Installation	Water and Sewer Charges	\$90,000	\$90,000	\$90,000	\$90,000	\$0	\$360,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
13	Water Plant Well Rehab Program	Water and Sewer Charges	\$78,000	\$78,000	\$78,000	\$78,000	\$0	\$312,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
14	Water Storage Tank Repairs	Water and Sewer Charges	\$75,000	\$100,000	\$100,000	\$100,000	\$0	\$375,000	Utilities Element - Objs. 1.1, 1.7, and 1.8

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

#	Project Description/Area	Funding Source	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 12-17	Relationship to Comprehensive Plan
15	Water Plant Membrane Replacement	Water and Sewer Charges	\$0	\$90,000	\$90,000	\$90,000	\$90,000	\$360,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
Community Redevelopment									
16	Downtown: Granada Medians Improvements	FDOT Beautification JPA	\$1,277,000	\$0	\$0	\$0	\$0	\$1,277,000	Future Land Use Element - Obj. 7.2
17	Downtown: Maintenance & Rehabilitation	Property Taxes - TIF	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000	Future Land Use Element - Obj. 7.2
18	Downtown: Stormwater Improvements	Property Taxes - TIF	\$400,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,400,000	Future Land Use Element - Obj. 7.2
19	Downtown: OB Elementary Parking Staircase	Property Taxes - TIF	\$0	\$0	\$90,000	\$0	\$0	\$90,000	Future Land Use Element - Obj. 7.2
20	Downtown: Transit Related Improvements	Property Taxes - TIF	\$0	\$25,000	\$25,000	\$50,000	\$50,000	\$150,000	Future Land Use Element - Obj. 7.2
21	Downtown: Thompson Creek, Phase II	VTPO	\$0	\$0	\$894,750	\$0	\$0	\$894,750	Future Land Use Element - Obj. 7.2
		Property Taxes - TIF	\$0	\$0	\$298,250	\$0	\$0	\$298,250	
-	-	Total	\$3,180,000	\$5,043,000	\$5,641,000	\$10,433,000	\$1,290,000	\$25,587,000	

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

Utilities Funding Schedule

Funding Source	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 12-17
Bond Proceeds	\$0	\$1,975,000	\$1,210,000	\$3,700,000	\$0	\$6,885,000
Stormwater Charges	\$250,000	\$475,000	\$425,000	\$250,000	\$250,000	\$1,650,000
Wastewater Impact Fees	\$0	\$60,000	\$540,000	\$0	\$0	\$600,000
Grant-FEMA	\$0	\$675,000	\$525,000	\$4,800,000	\$0	\$6,000,000
Water and Sewer Charges	\$1,053,000	\$1,133,000	\$933,000	\$933,000	\$290,000	\$4,342,000
Property Taxes-TIF	\$600,000	\$725,000	\$1,113,250	\$750,000	\$750,000	\$3,938,250
FDOT Beautification	\$1,277,000	\$0	\$0	\$0	\$0	\$1,277,000
VTPO	\$0	\$0	\$894,750	\$0	\$0	\$894,750
Total	\$3,180,000	\$5,043,000	\$5,641,000	\$10,433,000	\$1,290,000	\$25,587,000

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

**Table C
Transportation
Capital Improvements Schedule
October, 2012**

#	Project Description/Area	Funding Source	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 15-16	FY 12-17	Relationship to Comprehensive Plan
1	Audible Pedestrian Signals – Nova Road	VTPO	\$148,775	\$0	\$0	\$0	\$0	\$148,775	Transportation Element – Obj. 1.3
2	Forest Hill Trail	FDOT	\$0	\$382,654	\$0	\$0	\$0	\$382,654	Transportation Element – Obj. 1.3
		Property Taxes - Transportation	\$0	\$127,551	\$0	\$0	\$0	\$127,551	Transportation Element – Obj. 1.3
4	Railroad Crossing	Property Taxes - Transportation	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000	Transportation Element – Obj. 1.1
5	Road Resurfacing	Local Option Gas Tax	\$460,000	\$450,000	\$450,000	\$450,000	\$450,000	\$2,260,000	Transportation Element – Obj. 1.1
6	Street Light Maintenance	Property Taxes - Transportation	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000	Transportation Element – Obj. 1.1
7	Traffic Signal Maintenance	Property Taxes - Transportation	\$80,000	\$80,000	\$80,000	\$0	\$0	\$240,000	Transportation Element – Obj. 1.1
8	SR 40 Adaptive Traffic Signal Control System (Main Trail to Tymber Creed Road)	VTPO	\$445,803	\$0	\$0	\$0	\$0	\$445,803	Transportation Element – Obj. 1.1

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

#	Project Description/Area	Funding Source	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 15-16	FY 12-17	Relationship to Comprehensive Plan
9	Mast Arm Installation of SR A1A @ Cardinal Drive	VTPO	\$0	\$173,062	\$0	\$0	\$0	\$173,062	Transportation Element – Obj. 1.1
10	Mast Arm Installation of SR A1A @ Harvard Drive	VTPO	\$0	\$138,336	\$0	\$0	\$0	\$138,336	Transportation Element – Obj. 1.1
		Total	\$1,209,578	\$1,426,603	\$605,000	\$525,000	\$525,000	\$4,291,181	

Transportation Funding Schedule

Funding Source	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 12-17
VTPO	\$594,578	\$311,398	\$0	\$0	\$0	\$905,976
FDOT	\$0	\$382,654	\$0	\$0	\$0	\$382,654
Property Taxes – Transportation	\$155,000	\$282,551	\$155,000	\$75,000	\$75,000	\$742,551
Local Option Gas Tax	\$460,000	\$450,000	\$450,000	\$450,000	\$450,000	\$2,260,000
Total	\$1,209,578	\$1,426,603	\$605,000	\$525,000	\$525,000	\$4,291,181

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

**Table D
Volusia County School District Five-Year Work Program
October, 2012**

Projection Description/Area	FY 12-2013	FY 13-2014	FY 14-2015	FY 15-2016	FY 16-2017
New Construction					
NONE WITHOUT ADDITIONAL REVENUE	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
-	-	-	-	-	-
Major Projects at Existing Schools & Facilities					
Portables – Lease	\$450,000	\$200,000	\$200,000	\$200,000	\$200,000
Portables – Moves & Compliance	\$350,000	\$250,000	\$250,000	\$250,000	\$250,000
Various Schools – Minor Projects	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Various Facilities – Facilities Review Projects	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000
Total Major Prjs at Existing Schools & Facilities	\$4,300,000	\$3,950,000	\$3,950,000	\$3,950,000	\$3,950,000
-	-	-	-	-	-
Facilities Management					
Facilities Management – Various Projects	\$1,250,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
-	-	-	-	-	-
Technology					
Network EDP & Communication Equipment	\$2,360,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
-	-	-	-	-	-
System Wide Equipment & Vehicles					
Various Schools & Departments Furn. & Equip.	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
-	-	-	-	-	-
Buses					
Transportation Dept. – Bus Replacement	-	\$4,116,030	\$3,125,000	\$3,125,000	\$3,125,000
-	-	-	-	-	-
Transfers					
Transfers – To General Funds	\$15,507,250	\$13,007,250	\$10,507,250	\$8,007,250	\$5,507,250
Transfers – To Debt Service	\$51,328,734	\$51,267,082	\$51,273,646	\$51,270,874	\$30,669,295
Total Transfers	\$66,835,984	\$64,274,332	\$61,780,896	\$59,278,124	\$36,176,545
-	-	-	-	-	-
Totals	\$75,045,984	\$75,640,362	\$72,155,896	\$69,653,124	\$46,551,545

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

**Table E
2025 Transit Fee Revenues and Expenses
November, 2012**

Project Description	FY	Projected Total Cost
<u>Revenue</u>		
Transit Fee	2013-2025	\$1,335,000
CRA Funding	2016-2025	\$1,570,000
Total Revenues		\$2,905,000
<u>Multi-Modal Expenses</u>		
Transit Amenities (Capital)	2013-2025	\$ 105,000
SR 40 Corridor Frequency of service improvements from 1 hour headways to 30 minute headways (Operating)	2018-2025	\$1,440,000
US 1 Corridor Frequency of Service improvements from 1 hour headways to 30 minute headways (Operating)	2016-2025	\$ 900,000
A1A Corridor Frequency of service improvements from 1 hour headways to 15 minute headways (Operating)	2021-2025	\$ 450,000
Total Expenses		\$2,895,000

Note: Mobility Fee does not include those costs related to improvements that are to be paid for by other sources.

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

**Table F
2025 Projected Non-Motorized Revenue and Expenditures
November, 2012**

	FY	Projected Total Cost
<u>Revenue</u>		
Non-Motorized Fee	2013-2025	\$1,080,000
XU Funds	2013-2020	\$1,260,000
TIF	2012-2020	\$ 465,000
General Fund	2013	\$ 51,000
Total Revenues		2,856,000
<u>Non-Motorized Expenses</u>		
Bike racks, storage lockers, etc	2012-2025	\$ 105,000
Thompson-Creek-Trail	2020	\$1,000,000
Osceola/Ormond/Tomoka/Pathway/Pine-Trail ES pedestrian/bike improvements	2012-2025	\$ 485,000
Forest Hills Connector	2013	\$ 566,000
Sidewalk enhancements from existing 5 foot wide to 8 foot wide	2022-2025	\$ 230,000
Sidewalk Connectivity	2012-2021	\$ 470,000
Total Expenses		\$2,856,000

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

**Table A
Leisure Services
Capital Improvements Schedule
October, 2013**

#	Project Description/Area	Funding Source	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 13-18	Relationship to Comprehensive Plan
Community Parks									
1	Nova Community Park Renovations	Property Taxes - General CIP	\$275,000	\$255,000	\$0	\$0	\$0	\$530,000	Recreation Element - Obj. 1.4
		FRDAP	\$200,000	\$0	\$0	\$0	\$0	\$200,000	
2	Nova Community Park Master Plan Phase 1	Property Taxes - General CIP	\$0	\$0	\$0	\$0	\$534,600	\$534,600	Recreation Element - Obj. 1.4
3	OBSC Improvements	Property Taxes - General CIP	\$165,000	\$0	\$115,000	\$257,000	\$65,000	\$602,000	Recreation Element - Obj. 1.4
		FRDAP	\$165,000	\$0	\$115,000	\$0	\$0	\$280,000	
		ECHO Grant	\$0	\$0	\$0	\$275,000	\$0	\$275,000	
4	Environmental Learning Center	ECHO Grant	\$0	\$400,000	\$0	\$0	\$0	\$400,000	Recreation Element - Obj. 1.4
		General Fund Reserves	\$0	\$300,000	\$0	\$0	\$0	\$300,000	
		Daytona Beach Racing and Rec. District Grant	\$0	\$100,000	\$0	\$0	\$0	\$100,000	
Total			\$805,000	\$1,055,000	\$230,000	\$532,000	\$599,600	\$3,221,600	

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

Leisure Services Funding Schedule

<u>Funding Source</u>	<u>FY 13-14</u>	<u>FY 14-15</u>	<u>FY 15-16</u>	<u>FY 16-17</u>	<u>FY 17-18</u>	<u>FY 13-18</u>
Property Taxes - General CIP	\$440,000	\$255,000	\$115,000	\$257,000	\$599,600	\$1,666,600
FRDAP	\$365,000	\$0	\$115,000	\$0	\$0	\$480,000
ECHO Grant	\$0	\$400,000	\$0	\$275,000	\$0	\$675,000
General Fund Reserves	\$0	\$300,000	\$0	\$0	\$0	\$300,000
Daytona Beach Racing and Rec. District Grant	\$0	\$100,000	\$0	\$0	\$0	\$100,000
Total	\$805,000	\$1,055,000	\$230,000	\$532,000	\$599,600	\$3,221,600

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

Table B
Utilities
Capital Improvements Schedule
October, 2013

#	Project Description/Area	Funding Source	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 12-17	Relationship to Comprehensive Plan
Waste Water System Expansion									
<u>1</u>	<u>South Peninsula Reuse Main Extension</u>	<u>Water and Sewer Charges</u>	<u>\$164,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$164,000</u>	<u>Utilities Element - Objs. 1.1, 1.7, and 1.8</u>
<u>2</u>	<u>West Granada Blvd. Watermain Extension</u>	<u>Water and Sewer Charges</u>	<u>\$15,000</u>	<u>\$175,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$190,000</u>	<u>Utilities Element - Objs. 1.1, 1.7, and 1.8</u>
<u>3</u>	<u>Force Main Improvements</u>	<u>Wastewater Impact Fees</u>	<u>\$0</u>	<u>\$0</u>	<u>\$60,000</u>	<u>\$540,000</u>	<u>\$0</u>	<u>\$600,000</u>	<u>Utilities Element - Objs. 1.1, 1.7, and 1.8</u>
Wastewater Systems Improvements									
<u>4</u>	<u>Hunter's Ridge Low Pressure Main Upgrade</u>	<u>Water and Sewer Charges</u>	<u>\$90,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$90,000</u>	<u>Utilities Element - Objs. 1.1, 1.7, and 1.8</u>
<u>5</u>	<u>Lift Station Rehabilitation</u>	<u>Water and Sewer Charges</u>	<u>\$220,000</u>	<u>\$135,000</u>	<u>\$135,000</u>	<u>\$135,000</u>	<u>\$148,000</u>	<u>\$773,000</u>	<u>Utilities Element - Objs. 1.1, 1.7, and 1.8</u>
<u>6</u>	<u>North Beach Street Water Main Replacement</u>	<u>Water and Sewer Charges</u>	<u>\$45,000</u>	<u>\$295,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$340,000</u>	<u>Utilities Element - Objs. 1.1, 1.7, and 1.8</u>

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

#	Project Description/Area	Funding Source	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 12-17	Relationship to Comprehensive Plan
7	Pretreatment Effluent Pump (PEP Replacement)	Water and Sewer Charges	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
8	Reclaimed Watermain Extension	Water and Sewer Charges	\$194,000	\$0	\$0	\$0	\$0	\$194,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
9	Sanitary Sewer Pipeline Repair	Water and Sewer Charges	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
10	WWTP Lift Station SCADA Modifications	Water and Sewer Charges	\$110,000	\$0	\$0	\$0	\$0	\$110,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
Water System Expansion									
11	Water Main Replacement	Bond Proceeds	\$3,600,000	\$0	\$1,800,000	\$0	\$0	\$5,400,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
12	Distribution System-North Peninsula	Bond Proceeds - Water	\$0	\$0	\$125,000	\$1,210,000	\$0	\$1,335,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
Water System Improvements									
13	City-wide Meter Replacement	Water and Sewer Charges	\$520,000	\$500,000	\$530,000	\$490,000	\$510,000	\$2,550,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
14	Dual Check Valve Replacment & Upgrades	Water and Sewer Charges	\$267,000	\$116,000	\$0	\$0	\$0	\$383,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
15	General Facility Upgrades - Wastewater	Water and Sewer Charges	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000	Utilities Element - Objs. 1.1, 1.7, and 1.8

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

#	Project Description/Area	Funding Source	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 12-17	Relationship to Comprehensive Plan
16	General Facility Upgrades - Water	Water and Sewer Charges	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
17	Meter Installation	Water and Sewer Charges	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$450,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
18	Water Storage Tank Repairs	Water and Sewer Charges	\$100,000	\$100,000	\$100,000	\$0	\$0	\$300,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
19	Hydrant Replacement	Hydrant Replacement	\$0	\$161,000	\$161,000	\$161,000	\$0	\$483,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
Community Redevelopment									
20	Downtown: OB Elementary Parking Staircase	Property Taxes - TIF	\$60,000	\$0	\$0	\$0	\$0	\$60,000	Future Land Use Element - Obj. 7.2
21	Downtown: Stormwater Improvements	Property Taxes - TIF	\$125,000	\$0	\$0	\$0	\$0	\$125,000	Future Land Use Element - Obj. 7.2
22	Downtown: Streetscape Landscaping	FDOT Beautification JPA	\$750,000	\$0	\$0	\$0	\$0	\$750,000	Future Land Use Element - Obj. 7.2
		Property Taxes - TIF	\$100,000	\$0	\$0	\$0	\$0	\$100,000	
23	Downtown: Upgrades and Improvements	Property Taxes - TIF	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000	Future Land Use Element - Obj. 7.2

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

#	Project Description/Area	Funding Source	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 12-17	Relationship to Comprehensive Plan
24	Downtown: Transit Related Improvements	Property Taxes - TIF	\$30,000	\$25,000	\$50,000	\$50,000	\$50,000	\$205,000	Future Land Use Element - Obj. 7.2
25	Downtown: Tennis Court Building	Property Taxes - TIF	\$0	\$0	\$175,000	\$0	\$0	\$175,000	Future Land Use Element - Obj. 7.2
26	Downtown: Thompson Creek, Phase II	VTPO	\$0	\$0	\$0	\$894,750	\$0	\$894,750	Future Land Use Element - Obj. 7.2
		Property Taxes - TIF	\$0	\$0	\$0	\$298,250	\$0	\$298,250	
Total			\$7,055,000	\$2,172,000	\$3,801,000	\$4,444,000	\$1,373,000	\$18,845,000	

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

Utilities Funding Schedule

Funding Source	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 13-18
Bond Proceeds	\$3,600,000	\$0	\$1,925,000	\$1,210,000	\$0	\$6,735,000
Wastewater Impact Fees	\$0	\$0	\$60,000	\$540,000	\$0	\$600,000
Hydrant Replacement	\$0	\$161,000	\$161,000	\$161,000	\$0	\$483,000
Water and Sewer Charges	\$2,190,000	\$1,786,000	\$1,230,000	\$1,090,000	\$1,123,000	\$7,419,000
Property Taxes - TIF	\$515,000	\$225,000	\$425,000	\$548,250	\$250,000	\$1,963,250
FDOT Beautification	\$750,000	\$0	\$0	\$0	\$0	\$750,000
VTPO	\$0	\$0	\$0	\$894,750	\$0	\$894,750
Total	\$7,055,000	\$2,172,000	\$3,801,000	\$4,444,000	\$1,373,000	\$18,845,000

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

Table C
Transportation
Capital Improvements Schedule
October, 2013

<u>#</u>	<u>Project Description/Area</u>	<u>Funding Source</u>	<u>FY 13-14</u>	<u>FY 14-15</u>	<u>FY 15-16</u>	<u>FY 16-17</u>	<u>FY 16-17</u>	<u>FY 13-18</u>	<u>Relationship to Comprehensive Plan</u>
<u>1</u>	<u>Railroad Crossing</u>	<u>Property Taxes - Transportation</u>	<u>\$50,000</u>	<u>\$50,000</u>	<u>\$50,000</u>	<u>\$50,000</u>	<u>\$50,000</u>	<u>\$250,000</u>	<u>Transportation Element - Obj. 1.1</u>
<u>2</u>	<u>Road Resurfacing</u>	<u>Local Option Gas Tax</u>	<u>\$450,000</u>	<u>\$450,000</u>	<u>\$450,000</u>	<u>\$450,000</u>	<u>\$450,000</u>	<u>\$2,250,000</u>	<u>Transportation Element - Obj. 1.1</u>
<u>3</u>	<u>Street Light Maintenance</u>	<u>Property Taxes - Transportation</u>	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$125,000</u>	<u>Transportation Element - Obj. 1.1</u>
<u>4</u>	<u>Traffic Signal Maintenance</u>	<u>Property Taxes - Transportation</u>	<u>\$50,000</u>	<u>\$50,000</u>	<u>\$50,000</u>	<u>\$50,000</u>	<u>\$50,000</u>	<u>\$250,000</u>	<u>Transportation Element - Obj. 1.1</u>
<u>5</u>	<u>A1A Mast Arm Installation</u>	<u>VTPO</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$495,184</u>	<u>\$495,184</u>	<u>Transportation Element - Obj. 1.1</u>
		<u>Property Taxes - Transportation</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$55,021</u>	<u>\$55,021</u>	
		Total	\$575,000	\$575,000	\$575,000	\$575,000	\$1,125,205	\$3,425,205	

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

Transportation Funding Schedule

Funding Source	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 13-18
VTPO	\$0	\$0	\$0	\$0	\$495,184	\$495,184
Property Taxes - Transportation	\$125,000	\$125,000	\$125,000	\$125,000	\$180,021	\$680,021
Local Option Gas Tax	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$2,250,000
Total	\$575,000	\$575,000	\$575,000	\$575,000	\$1,125,205	\$3,425,205

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

**Table D
Volusia County School District Five-Year Work Program 2013/14 - 2017/18**

Projection Description/Area	FY 13-2014	FY 14-2015	FY 15-2016	FY 16-2017	FY 17-2018
New Construction					
Major Renovations - Elementary (TBD)	\$ -	\$ -	\$ -	\$ -	\$15,000,000
DeLand Area Elem - Addition - For Growth	\$ -	\$ -	\$ -	\$500,000	\$2,500,000
Total New Construction	\$ -	\$ -	\$ -	\$500,000	\$17,500,000
Major Projects at Existing Schools & Facilities					
Portables - Lease	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Portables - Moves & Compliance	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Various Schools - Minor Projects	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000
Various Facilities - Facilities Review Projects	\$2,300,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000
Total Major Prjs at Existing Schools & Facilities	\$4,750,000	\$4,950,000	\$4,950,000	\$4,950,000	\$4,950,000
Facilities Management					
Facilities Management - Various Projects	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Technology					
Network EDP & Communication Equipment	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000
System Wide Equipment & Vehicles					
Various Schools & Departments Furn. & Equip.	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Buses					
Transportation Dept. - Bus Replacement	\$4,116,030	\$3,125,000	\$3,125,000	\$3,125,000	\$3,125,000
Transfers					
Transfers - To General Funds	\$12,950,000	\$10,507,250	\$8,007,250	\$5,507,250	\$3,007,250
Transfers - To Debt Service	\$51,267,082	\$51,273,646	\$51,270,871	\$30,669,295	\$23,802,365
Total Transfers	\$64,217,082	\$61,780,896	\$59,278,121	\$36,176,545	\$26,809,615
Totals	\$77,583,112	\$74,355,896	\$71,853,121	\$49,251,545	\$56,884,615

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

Table E
2025 Transit Fee Revenues and Expenses
November, 2013

<u>Project Description</u>	<u>FY</u>	<u>Projected Total Cost</u>
<u>Revenue</u>		
<u>Transit Fee</u>	<u>2014-2027</u>	<u>\$560,000</u>
<u>CRA Funding</u>	<u>2014-2018</u>	<u>\$205,000</u>
<u>Total Revenues</u>		<u>\$765,000</u>
<u>Multi-Modal Expenses</u>		
<u>Transit Amenities (Capital)</u>	<u>2014-2018</u>	<u>\$ 215,500</u>
<u>SR 40 Corridor Frequency of service improvements from 1 hour headways to 30 minute headways (Operating)</u>	<u>2020-2024</u>	<u>\$125,000</u>
<u>US 1 Corridor Frequency of Service improvements from 1 hour headways to 30 minute headways (Operating)</u>	<u>2019-2023</u>	<u>\$ 125,000</u>
<u>A1A Corridor Frequency of service improvements from 1 hour headways to 15 minute headways (Operating)</u>	<u>2023-2027</u>	<u>\$ 300,000</u>
<u>Total Expenses</u>		<u>\$765,500</u>

Note: Mobility Fee does not include those costs related to improvements that are to be paid for by other sources.

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

Table F
2025 Projected Non-Motorized Revenue and Expenditures
November, 2013

	<u>FY</u>	<u>Projected Total Cost</u>
<u>Revenue</u>		
<u>Non-Motorized Fee</u>	<u>2014-2027</u>	<u>\$361,000</u>
<u>TIF</u>	<u>2012-2022</u>	<u>\$ 250,000</u>
<u>XU Funds</u>	<u>2014-2022</u>	<u>\$1,260,000</u>
<u>General Fund</u>	<u>2013</u>	<u>\$ 51,000</u>
<u>Total Revenues</u>		<u>\$1,922,000</u>
<u>Non-Motorized Expenses</u>		
<u>Shelters, Bike racks, storage lockers, etc</u>	<u>2014-2027</u>	<u>\$ 16,000</u>
<u>Thompson Creek Trail</u>	<u>2022</u>	<u>\$1,000,000</u>
<u>Osceola/Ormond/Tomoka/Pathway/Pine Trail ES pedestrian/bike improvements</u>	<u>2012-2025</u>	<u>\$ 50,000</u>
<u>Forest Hills Connector</u>	<u>2015</u>	<u>\$ 566,000</u>
<u>Sidewalk enhancements from existing 5 foot wide to 8 foot wide</u>	<u>2022-2025</u>	<u>\$ 140,000</u>
<u>Sidewalk Connectivity</u>	<u>2012-2021</u>	<u>\$ 140,000</u>
<u>Total Expenses</u>		<u>\$1,922,000</u>

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: December 12, 2013

SUBJECT: 1451-1459 North US Highway 1 – Small-Scale Land Use
Plan Amendment

APPLICANT: City Initiated

NUMBER: LUPA 14-003

PROJECT PLANNER: Becky Weedo, AICP, CFM, Senior Planner

INTRODUCTION: This is a City initiated request for a Small Scale Comprehensive Plan Land Use Map amendment for the subject property located at 1451-1459 North US Highway 1, also known as Gardens Business Center. This request is to change approximately 8.3 acres from the existing future land use designation of Volusia County “Commercial” to Ormond Beach “Low Intensity Commercial” as the result of an annexation on November 5, 2013.

BACKGROUND: The property at 1451-1459 North US Highway 1 is owned by Gardens Business Center LLC, a Florida limited liability company, Gardens Business Center Condominium Association, Inc., a Florida corporation, and other Individual Property Owners (Exhibit A). The subject property is currently built out with four (4) office/retail buildings totaling approximately 41,600 square feet and warehousing/mini warehousing structures of about 44,451 square feet. Connection to City water occurred in 2003. The property annexed into the City on November 5, 2013 with Ordinance 2013-65 based on connection with City utility service and contiguity with the City boundary. Since the subject property is now located within the City of Ormond Beach, it is required to have a similar land use and compatible zoning. Until a City land use designation and zoning classification are adopted, the property maintains its County land use and zoning classifications.

The property is currently zoned Volusia County B-4 (General Commercial). The expected zoning classification will be B-8 (Commercial) and will follow upon the completion of the administrative land use change. The proposed land use amendment tentative schedule of the subject property is as follows:

Action/Board	Date
Planning Board	December 12, 2013
Transmit to Volusia County Growth Management Commission and adjoining jurisdictions	December 13, 2013
City Commission 1 st Reading	February 18, 2014
City Commission 2 nd Reading	March 4, 2014
Transmit to Florida Department of Economic Opportunity (DEO)	March 7, 2014

ANALYSIS: The proposed amendment seeks to change the land use designation of the subject property from unincorporated Volusia County “Commercial” to the City of Ormond Beach “Low Intensity Commercial” on the future land use map (Exhibit B). Staff has reviewed the proposed Future Land Use Map amendment based upon the following criteria:

- 1. Whether the future land use amendment is consistent with the Comprehensive Plan Goals, Objectives and Policies.** The proposed amendment is consistent with the Goals, Objectives, and Policies of the Comprehensive plan. The City’s Comprehensive Plan has five potential commercial land use categories as follows:

Category	Maximum Density (units per acre)	Maximum FAR (Floor Area Ratio)	Existing Areas
General Commercial	32	0.7	Nova Road, US1 (Nova Road to Wilmette Avenue)
Heavy Commercial	18	0.8	US1 (Granada Blvd. to Hand Avenue)
Tourist Commercial	32	1.5	South Atlantic Avenue, Interchange Blvd., Granada Blvd. and I-95, and US1 and I-95
Office/Professional	15	0.5	Granada Boulevard, Clyde Morris Blvd., Hand Avenue
Low Intensity Commercial	10	0.6	North US1

The existing County land use allows a 0.55 FAR. Given the location and size of the subject property as well as the adjacent land uses, the “Tourist Commercial”, “Heavy Commercial” and “Commercial” land uses were examined as possible designation options. However, those land use categories were identified as having relatively higher densities and intensities and it is staff’s intention to apply a similar land use. Also, “Office Professional” was reviewed and the Intensity is lower so it was not deemed a similar land use.

It was determined that the “Low Intensity Commercial” was the most suitable designation because it is the closest City floor area ratio to the County’s Commercial of 0.55. The “Low Intensity Commercial” is the most similar land use category available within the City of Ormond Beach and is generally applied to developed sites along US Highway 1 as annexations occur. Below are specific Goals, Objectives, and Policies that are applicable to this administrative amendment:

<p>OBJECTIVE 1.2. COMMERCIAL LAND USE Future Land Use Element</p>	<p>Ensure that adequate amounts of land are available to meet the commercial land use needs of the community.</p>
<p>OBJECTIVE 2.5. COMPREHENSIVE PLAN AMENDMENTS</p>	<p>The City shall review proposed text and Future Land Use Map amendments based upon state requirements, Volusia County regulations, and the Goals, Objectives, and Policies of the City’s Comprehensive Plan.</p>
<p>GOAL 5 Annexation Future Land Use Element</p>	<p>THE CITY PROVIDES UTILITY SERVICE BEYOND IT’S MUNICIPAL LIMITS AND SHALL REQUIRE THAT ANY CONNECTION TO THE CITY UTILITIY SYSTEM EITHER ANNEX INTO THE CITY OR ENTER INTO AN ANNEXATION AGREEMENT IF NOT CONTIGIOUS FOR UTILITY SERVICE.</p>
<p>OBJECTIVE 5.1. ANNEXATION</p>	<p>Newly annexed areas and new development shall not impose additional tax burdens on City residents or adversely impact City managed natural resources, public facilities and services, including potable water, sanitary sewer, drainage, solid waste, parks and recreation and cultural facilities. Future land uses shall be located consistent with the provision of public facilities and services.</p>
<p>Policy 5.1.1. Future Land Use Element</p>	<p>Properties that are annexed into the City of Ormond Beach shall be assigned a similar land use that existed in Volusia County. Property owners may apply for more intensive land uses, but shall be required to provide the data and analysis to justify the increase in density and/or intensity.</p>

2. Whether the proposed plan amendment meets the criteria established in the Florida Statutes: In accordance with Chapter 163.3187(1), Florida Statutes, any local government comprehensive plan amendments directly related to proposed small-scale development activities may be approved without regard to statutory limits on the frequency of consideration of amendments to the local comprehensive plan. A small-scale development amendment may be adopted only under the following conditions:

a. The proposed amendment involves a use of 10 acres or fewer.

The subject property is ±8.3 acres (less than 10 acres)

b. The cumulative annual effect of the acreage for all small scale development amendments adopted by the local government does not exceed a maximum of 120 acres in a calendar year.

The proposed small-scale amendment complies with this requirement. The following represents amendments currently approved in calendar year 2013:

Case #	Address	±Acreage
LUPA 13-011	1428 North US Highway 1	0.53
LUPA 13-009	1438 North US Highway 1	0.15
LUPA 13-007	1444 North US Highway 1	0.72
LUPA 12-116	1433, 1435, 1437, and 1439 North US Highway 1	3.97
LUPA 12-099	1608 North US Highway 1	6.88
LUPA 12-101	1622 North US Highway 1	1.15
LUPA 12-103	1626 North US Highway 1	0.46
LUPA 13-041	305 North Tymber Creek Road	0.44
LUPA 13-056	250 Williamson Blvd.	1.25
LUPA 13-092	1535 North US Highway 1	1.01
LUPA 13-106	260 Williamson Blvd	8.06
LUPA 13-099	1740 West Granada Blvd	0.90
Total Acres Calendar Year 2013		25.52

c. The proposed amendment does not involve a text change to the goals, policies, and objectives of the local government’s comprehensive plan, but only proposes a land use change to the future land use map for a site-specific small scale development activity. However, text changes that relate directly to, and are adopted simultaneously with, the small scale future land use map amendment shall be permissible under this section.

The proposed amendment is solely to the Future Land Use Map and does not propose any text amendments to the City’s Comprehensive Plan.

d. The property that is the subject of the proposed amendment is not located within an area of critical state concern, unless the project subject to the proposed amendment involves the construction of affordable housing units meeting the criteria of s. [420.0004\(3\)](#), and is located within an area of

critical state concern designated by s. [380.0552](#) or by the Administration Commission pursuant to s. [380.05\(1\)](#).

The site location is not located within an area of state critical concern, and this criterion does not apply.

3. Whether the land use is an appropriate use of the land.

Land Use: The adjacent land uses and zoning are as follows:

Land Use and Zoning Designations of Adjacent Property			
	Current Land Uses	Future Land Use Designation	Zoning
North	Vacant	Volusia County "Commercial"	Volusia County B-4 "General Commercial"
South	MBA Business Center and Gardens at Addison Townhomes	Ormond Beach "Low Intensity Commercial" and MDR "Medium Density Residential"	Ormond Beach PBD "Planned Business Development" and PRD "Planned Residential Development"
East	Vacant	Volusia County "Commercial"	Volusia County B-3 "Shopping Center"
West	Gardens Plaza Professional Offices	Ormond Beach "General Commercial"	Ormond Beach B-8 "General Commercial"

The future land use designation presently assigned to the subject property is Volusia County "Commercial". The Volusia County Comprehensive Plan states the following for the "Commercial" land use category:

"Commercial (C) - "This category accommodates the full range of sales and service activities. These uses may occur in self-contained centers, high rise structures, campus parks, municipal central business districts, or along arterial highways. In reviewing rezoning requests or site plans, the specific intensity and range of uses, and design will depend on locational factors, particularly compatibility with adjacent uses, availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be located to protect adjacent residential use from such impacts as noise or traffic. "

This request is for a land use amendment to assign the City "Low Intensity Commercial" future land use category. The directive text of the City's Comprehensive Plan states the following for the "Low Intensity Commercial" category:

"Purpose: A multi-use land use category to depict those areas of the city that are now developed, or appropriate to be developed, for retail, office and professional services, and restaurants consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.

Density: Maximum 10 units per acre.
 Maximum FAR: 0.6.”

The proposed future land use classification is compatible with adjacent land uses to the subject property.

3. Whether there is adequate infrastructure to serve the proposed land use. Impact analysis examines the maximum expected impacts of the current designation versus the requested designation based on a preliminary development scenario. This analysis is not meant to replace or contradict the findings of a Concurrency Management Review. However, the relative differences between designations can provide useful information in the long-range planning process. Below is an analysis of the existing and proposed land use categories and the maximum Floor Area Ratio (FAR) for commercial developments.

Existing Land Use maximum FAR				
Commercial	Acres	Square Footage	Allowed FAR	Maximum Building SF
1451-1459 N. US 1 Hwy	8.3	361,548	0.55	198,851
Proposed Land Use maximum FAR				
Low Intensity Commercial	Acres	Square Footage	Allowed FAR	Maximum Building SF
1451-1459 N. US 1 Hwy	8.3	361,548	0.60	216,929
Increase/Decrease				18,078

Transportation: The most intense land use for both the County Commercial and City Low Intensity Commercial designations is considered to be shopping center. Based on the ITE Trip Generation Rate (9th Edition) of 42.7 per 1,000 square feet, ITE Code #820, a shopping center of 198,851 square feet would generate approximately 8,497 trips while a 216,929 square-foot shopping center would generate approximately 9,266 daily trips. Since the site is already developed and designated Volusia County “Commercial”, a change in Future Land Use to Ormond Beach “Low Intensity Commercial” will not generate an increase in new trips at this time. If the site is redeveloped in the future, a concurrency analysis will be required.

Water & Sewer: The subject property is located in the utility service area of the City of Ormond Beach and will not generate an increase in demand.

Stormwater Management: The site is developed and was constructed in accordance with current stormwater regulations. Any new development would require stormwater review.

Solid Waste: This property is developed and will not generate an increase in demand.

Schools: The site is developed as a non-residential use and there will be no impacts to schools as a result of the subject land use amendment.

Other Services: City police and fire protection services serve this area. The parcel is located within an approximate 4-5 minute response time from emergency facilities.

4. Whether the proposed map amendment impacts surrounding jurisdictions. The property is not located next to another City and there are no impacts expected to any surrounding jurisdiction. The North US Highway 1 corridor near I-95 is a mixture of properties located within Ormond Beach and unincorporated Volusia County.

CONCLUSION: Staff supports the land use amendment from Volusia County “Commercial” to Ormond Beach “Low Intensity Commercial”. The small scale land use map amendment is an administrative amendment required to assign a City Future Land Use Map designation to the subject parcel. Staff has determined that the Ormond Beach “Low Intensity Commercial” land use category is appropriate for the following reasons:

1. The amendment meets the Goals, Objectives, and Policies of the City’s comprehensive plan;
2. The amendment meets the requirements established in the Florida Statutes;
3. The proposed land use is an appropriate use of land;
4. There is adequate infrastructure to serve the proposed land use. Since the site is already developed, there will be no change to impacts on facilities and services as a result of the administrative change in land use from County “Commercial” to Ormond Beach “Low Intensity Commercial”; and
5. The proposed land use will not impact surrounding jurisdictions.

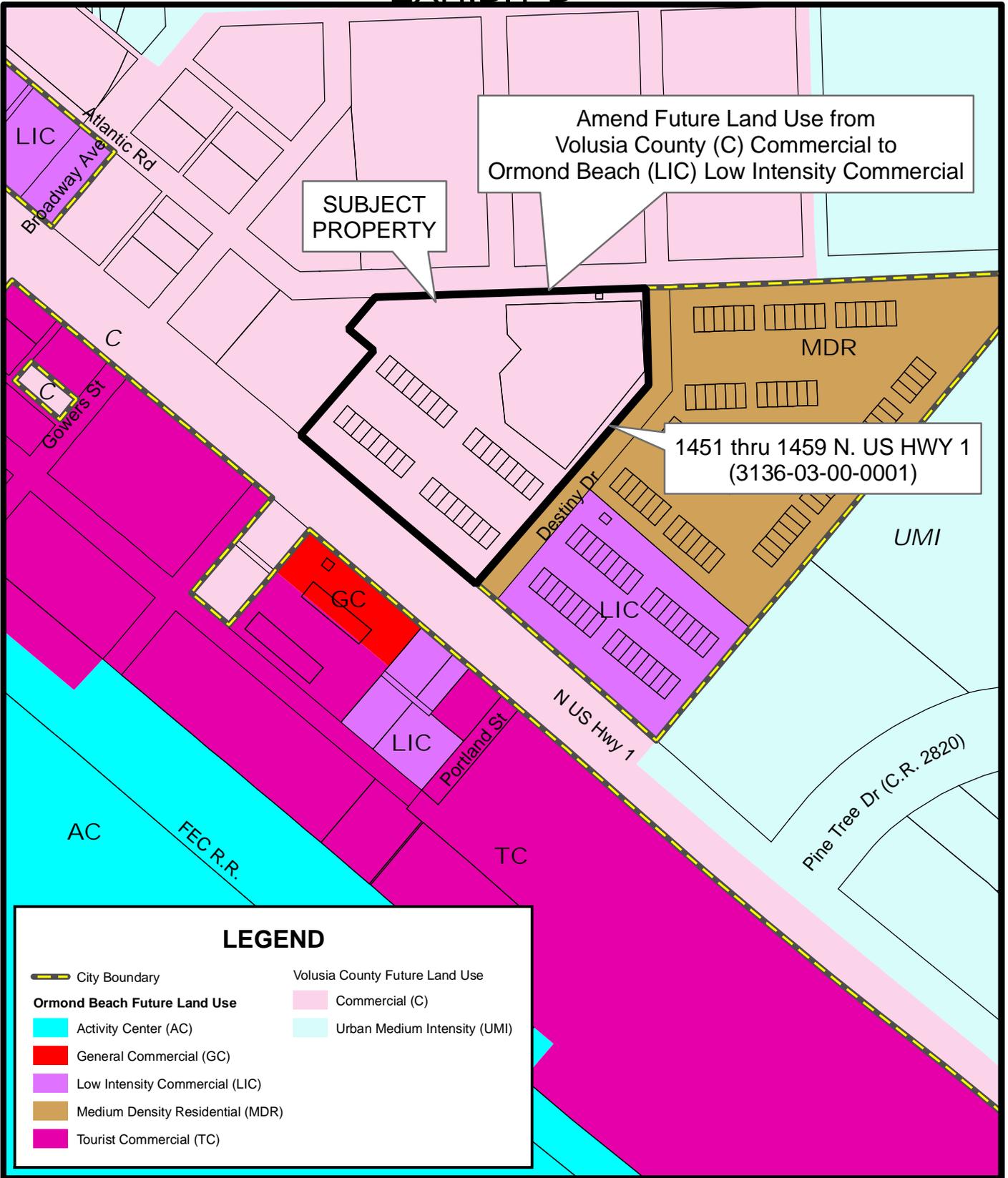
RECOMMENDATION: Staff recommends that the Planning Board recommend **APPROVAL** of Case # LUPA 14–003 a Future Land Use map amendment for ±8.3 acres from the existing land use designation of Volusia County “Commercial” to City of Ormond Beach “Low Intensity Commercial” at 1451-1459 North US Highway 1, also known as Gardens Business Center.

EXHIBIT A**OWNERSHIP INFORMATION:****Volusia County Property Appraiser's Office
Property Record Card (PRC)**

Full Parcel ID Short Parcel ID	Owner Name	Location
36-13-31-03-00-0001 3136-03-00-0001	GARDEN BUSINESS CENTER CONDO	1459 N US HWY 1 ORMOND BEACH 32174
36-13-31-03-0A-0010 3136-03-0A-0010	COLE BRADLEY L & APRIL T	1459 N US HWY 1 A1 ORMOND BEACH 32174
36-13-31-03-0A-0020 3136-03-0A-0020	NYDA L L C	1459 N US HWY 1 A2 ORMOND BEACH 32174
36-13-31-03-0A-0030 3136-03-0A-0030	NYDA LLC	1459 N US HWY 1 A3 ORMOND BEACH 32174
36-13-31-03-0A-0040 3136-03-0A-0040	NYDA LLC	1459 N US HWY 1 A4 ORMOND BEACH 32174
36-13-31-03-0A-0050 3136-03-0A-0050	ALBANO ENTERPRISES LLC	1459 N US HWY 1 A5 ORMOND BEACH 32174
36-13-31-03-0A-0060 3136-03-0A-0060	ALBANO ENTERPRISES LLC	1459 N US HWY 1 A6 ORMOND BEACH 32174
36-13-31-03-0A-0070 3136-03-0A-0070	BUCKLES CRAIG M	1459 N US HWY 1 A7 ORMOND BEACH 32174
36-13-31-03-0A-0080 3136-03-0A-0080	ZAMIRI SAIED	1459 N US HWY 1 A8 ORMOND BEACH 32174
36-13-31-03-0B-0100 3136-03-0B-0100	GARDENS BUSINESS CENTER LLC	1451 N US HWY 1 B10 ORMOND BEACH 32174
36-13-31-03-0B-0110 3136-03-0B-0110	GARDENS BUSINESS CENTER LLC	1451 N US HWY 1 B11 ORMOND BEACH 32174
36-13-31-03-0B-0120 3136-03-0B-0120	GARDENS BUSINESS CENTER LLC	1451 N US HWY 1 B12 ORMOND BEACH 32174
36-13-31-03-0B-0130 3136-03-0B-0130	GARDENS BUSINESS CENTER LLC	1451 N US HWY 1 B13 ORMOND BEACH 32174
36-13-31-03-0B-0140 3136-03-0B-0140	GARDENS BUSINESS CENTER LLC	1451 N US HWY 1 B14 ORMOND BEACH 32174
36-13-31-03-0B-0150 3136-03-0B-0150	GARDENS BUSINESS CENTER LLC	1451 N US HWY 1 B15 ORMOND BEACH 32174
36-13-31-03-0B-0160 3136-03-0B-0160	GARDENS BUSINESS CENTER LLC	1451 N US HWY 1 B16 ORMOND BEACH 32174
36-13-31-03-0B-0090 3136-03-0B-0090	GARDENS BUSINESS CENTER LLC	1451 N US HWY 1 B9 ORMOND BEACH 32174
36-13-31-03-0C-0170 3136-03-0C-0170	TUNARY LLC	1457 N US HWY 1 C17 ORMOND BEACH 32174

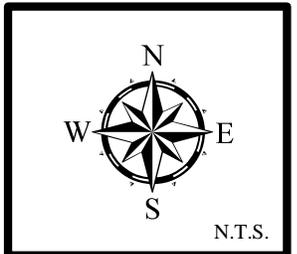
36-13-31-03-0C-0180 3136-03-0C-0180	TUNARY LLC	1457 N US HWY 1 C18 ORMOND BEACH 32174
36-13-31-03-0C-0190 3136-03-0C-0190	ARYANA DEVELOPMENT INC	1457 N US HWY 1 C19 ORMOND BEACH 32174
36-13-31-03-0C-0200 3136-03-0C-0200	ARYANA DEVELOPMENT INC	1457 N US HWY 1 C20 ORMOND BEACH 32174
36-13-31-03-0C-0210 3136-03-0C-0210	EDDY MICHAEL S & JANE S	1457 N US HWY 1 C21 ORMOND BEACH 32174
36-13-31-03-0C-0220 3136-03-0C-0220	UNEEK LLC	1457 N US HWY 1 C22 ORMOND BEACH 32174
36-13-31-03-0C-0230 3136-03-0C-0230	UNEEK LLC	1457 N US HWY 1 C23 ORMOND BEACH 32174
36-13-31-03-0C-0240 3136-03-0C-0240	WORLDWISE INC	1457 N US HWY 1 C24 ORMOND BEACH 32174
36-13-31-03-0D-0250 3136-03-0D-0250	LEGACY GATOR GOLF INC	1453 N US HWY 1 D25 ORMOND BEACH 32174
36-13-31-03-0D-0260 3136-03-0D-0260	LEGACY GATOR GOLF INC	1453 N US HWY 1 D26 ORMOND BEACH 32174
36-13-31-03-0D-0270 3136-03-0D-0270	LEGACY GATOR GOLF INC	1453 N US HWY 1 D27 ORMOND BEACH 32174
36-13-31-03-0D-0280 3136-03-0D-0280	LEGACY GATOR GOLF INC	1453 N US HWY 1 D28 ORMOND BEACH 32174
36-13-31-03-0D-0290 3136-03-0D-0290	SCALATA PROPERTIES LLC	1453 N US HWY 1 D29 ORMOND BEACH 32174
36-13-31-03-0D-0300 3136-03-0D-0300	SPECIAL AUTO SEARCH LLC	1453 N US HWY 1 D30 ORMOND BEACH 32174
36-13-31-03-0D-0310 3136-03-0D-0310	PICCIANO CARMINE F & JILL L	1453 N US HWY 1 D31 ORMOND BEACH 32174
36-13-31-03-0D-0320 3136-03-0D-0320	BIZCARD XPRESS LLC	1453 N US HWY 1 D32 ORMOND BEACH 32174
36-13-31-03-0E-0330 3136-03-0E-0330	STOR-IT SELF STORAGE LLC	1455 N US HWY 1 E33 ORMOND BEACH 32174

EXHIBIT B



PROPOSED FUTURE LAND USE MAP
1451 thru 1459 N. US HWY 1 (± 8.3 Acres)
(Gardens Business Center)

Prepared By: The City of Ormond Beach
 G.I.S. Department 10/11/2013



STAFF REPORT

City of Ormond Beach Department of Planning

DATE: December 12, 2013

SUBJECT: 1451-1459 North US Highway 1
Amendment to Official Zoning Map

APPLICANT: Administrative

NUMBER: RZ 14-004

PROJECT PLANNER: Becky Weedo, AICP, CFM, Senior Planner

INTRODUCTION: This is an administrative request to amend the City's Official Zoning Map for approximately 8.3 acres of land from the existing zoning designation of Volusia County B-4 (General Commercial) to City of Ormond Beach B-8 (Commercial) at 1451-1459 North US Highway 1 (see Exhibit 1).

BACKGROUND: The property located at 1451-1459 North US Highway 1 is owned by, Gardens Business Center LLC, a Florida limited liability company, Gardens Business Center Condominium Association, Inc., a Florida corporation, and other Individual Property Owners. The subject property is currently built out with four (4) office/retail buildings totaling approximately 41,600 square feet and warehousing/mini warehousing structures of about 44,451 square feet.

Site picture:



Site aerial:



Until a City land use designation and zoning classification is adopted, the property maintains its County land use and zoning classifications. The City is presently processing a separate land use amendment from Volusia County “Commercial” to Ormond Beach “Low Intensity Commercial”. The proposed rezoning from Volusia County B-4 (General Commercial) to City of Ormond Beach B-8 (Commercial) is contingent upon adopting the land use change. Subsequent to Planning Board review, the rezoning will be reviewed by the City Commission for final action.

ANALYSIS: The existing Volusia County zoning classification for the subject property is B-4 (General Commercial). The Volusia County Land Development Code states the purpose and intent for the B-4 zoning is as follows:

“The purpose and intent of the B-4 General Commercial Classification is to encourage the development of intensive commercial areas providing a wide range of goods and services, and located adjoining at least one major arterial road. The B-4 classification is intended to be applied to existing or developing strip retail areas which, because of the nature of existing development, are not appropriate for inclusion in the B-3 Shopping Center Classification.”

Below is a list of the permitted (staff approval) and Special Exception (Volusia County Council approval) uses for the existing zoning district.

Volusia County Permitted B-4 (General Commercial) Uses:

Art, dance, modeling and music schools.	Auction parlors	Automobile, bicycle, boat, mobile home, motorcycle, recreational vehicle, trailer and light truck sales or rental establishments and services when service is performed as an accessory use to the principal use of sales or rental.	Automobile driving schools.
Automotive service stations, types A and C	Barber and beauty shops	Bars and liquor stores	Bowling alleys.
Catering services.	Communication towers not exceeding 70 in height	Convenience stores with more than eight vehicular service positions	Cultural arts center
Day Care Centers	Dental laboratories	Essential utility services	Exempt excavations
Exempt landfills	Financial Institutions	Fire stations	Funeral homes.
Game rooms	General offices	Government sponsored civic centers	Hardware/home improvement retail center
Health clubs or spas	Home occupations, class A	Household moving center	Houses of worship
Laundry and dry-cleaning establishments	Libraries	Medical and dental clinics.	Museums
Nightclubs	Outdoor entertainment event	Pawnshops	Pest exterminators
Private clubs	Public schools	Publicly owned parks and recreational areas	Publicly owned or regulated water supply wells
Recycling collection center	Restaurants, types A and B	Retail plant nursery	Retail sales and services
Retail specialty shops	Sweepstakes centers	Tailors	Taxicab stands
Theaters	Travel agencies	Veterinary clinics	

Volusia County Special Exception B-4 (General Commercial) Uses

Communication towers exceeding 70 feet	Cemeteries	Bicycle motorcross tracks	Bus Stations
Car Washes	Curb markets	Excavations only for stormwater retention ponds for which a permit is required	Group Homes
Hotel/Motel	Mini-warehouses	Nursing Homes, boardinghouses approved by the appropriate state agency.	Outdoor entertainment and recreational uses and structures.
Professional or trade schools related to permitted uses	Public utility users and structures	Schools, parochial or private	One single-family dwelling for the owner or manager of an existing permitted principal use.

During staff’s analysis the following points were considered:

1. The area of the subject property is located in the general area south of the intersection of Interstate 95 and Highway US1. Uses in this area include multi-family residential, single-family residential, professional offices, and other commercial uses, including retail.
2. Several properties to the west are currently zoned B-8 (Commercial) with planned and residential zoning districts to the south, east and west (see Exhibit 1).
3. The goal of the zoning classification is to provide the most similar classification assigned by Volusia County.

Staff analyzed the potential City zoning districts as follows:

Zoning District	Staff Review
Professional Office/Hospital (B-1)	Intended for office, medical, and institutional uses. Staff concluded this was not an appropriate zoning classification as it does not permit warehousing or mini warehousing which is over 50% of the existing development.
Central Business (B-4)	Intended for the existing core area of the City, such as the Community Redevelopment Area. Staff concluded this was not an appropriate zoning classification since it is outside the Central Business District of Ormond Beach.

<p>Service Commercial (B-5)</p>	<p>Intended for automotive, construction materials, and warehousing. Though this zoning district was considered as a strong zoning option, the uses are generally not compatible with retail shopping areas and tend to obstruct and interfere with the shopping function. As development progresses in this area, more retail shopping areas are going to be needed to serve the residential zoning districts.</p>
<p>Oceanfront Tourist Commercial (B-6)</p>	<p>Intended for properties along the Atlantic Ocean with specialized design standards. Staff concluded this was not an appropriate zoning classification as the property is not located on the oceanfront.</p>
<p>Highway Tourist Commercial (B-7) (See Exhibit 4 for zoning district uses)</p>	<p>Intended for a variety of tourist facilities and tourist related support activities in an attractive setting which will promote pedestrian activity and reinforces positive visitor experience. This district is designed for use within or in close proximity to other districts within which major Transient Lodging development has occurred or is permitted.” Staff concluded that a zoning district which has transient lodging as the main focus is not an appropriate use for this area being analyzed by this report.</p>
<p>Commercial (B-8)</p>	<p>Intended for general commercial activities (other than automotive) along arterial roadways. These district regulations are intended to promote the preservation of natural vegetation, increase opportunities for beautification and provide extensive buffering between non residential and residential uses. When used in conjunction with the Planned Business Development District, these regulations are intended to encourage the establishment of totally planned, multiuse, community-level centers having a variety of retail, offices, restaurants, recreation and institutional uses.</p> <p>The B-8 zoning district does not permit vehicle sales, however. A vehicle sales business is currently operating at 1453 North US Highway 1, suite D28, and will become a legal non conforming use when the City B-8 zoning district is applied. The current business will be allowed to continue operating as it has historically done as long as the use is not abandoned for more than a period of six consecutive months, or more than 18 months in a two-year period of time (City of Ormond Beach LDC, Section 2-66 (a)).</p>
<p>Boulevard (B-9)</p>	<p>Intended for office, medical, and institutional uses. This is not an appropriate zoning classification as it does not allow mini warehousing or warehousing which is over 50% of the existing development.</p>
	<p>Intended for office, medical, and institutional uses. This is not an</p>

Suburban Boulevard (B-10)	appropriate zoning classification as it does not allow mini warehousing or warehousing which is over 50% of the existing development.
Planned Business Development (PBD)	Intended for individual sites that desire to negotiate certain site development standards, such as permitted uses, dimensional standards, or phasing. Since this is for planned developments, this zoning district is not applicable.

Staff concluded the B-8 (Commercial) zoning district offers the most similar uses and purpose to the Volusia County B-4 zoning classification. The County B-4 and City B-8 zoning districts both encourage a wide range of goods and services along arterial roads. In addition, there are existing properties in this area zoned as B-8 (Commercial).

Zoning Adjacent Land Use:

Land Use and Zoning Designations of Adjacent Property			
	Current Land Uses	Future Land Use Designation	Zoning
North	Vacant	Volusia County "Commercial"	Volusia County B-4 "General Commercial"
South	MBA Business Center and Gardens at Addison Townhomes	Ormond Beach "Low Intensity Commercial" and MDR "Medium Density Residential"	Ormond Beach PBD "Planned Business Development" and PRD "Planned Residential Development"
East	Vacant	Volusia County "Commercial"	Volusia County B-3 "Shopping Center"
West	Gardens Plaza Professional Offices	Ormond Beach "General Commercial"	Ormond Beach B-8 "General Commercial"

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

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

No specific redevelopment is proposed and the request is based on a need to assign a City zoning classification to the property as the result of annexation. The zoning

map amendment is contingent on a City land use being assigned and will not adversely affect public health, safety, welfare, or the quality of life.

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

There is a separate land use map amendment that proposes to assign a City “Low Intensity Commercial” designation to the property. Policy 5.1.1. of the Future Land Use Element states that properties annexed into the City of Ormond Beach shall be assigned similar land uses that they had in Volusia County. The requested B-8 zoning district is consistent with the “Low Intensity Commercial” land use designation.

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

There is no new construction proposed so the criterion is not applicable. Any future redevelopment will be required to go through the site plan review process.

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

This proposed zoning map amendment is not anticipated to have a significant impact on adjacent properties.

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

There is no new construction proposed so the criterion is not applicable. Any future redevelopment will be required to go through the site plan review process.

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

There is no new construction proposed so the criterion is not applicable. Any future redevelopment will be required to go through the site plan review process.

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

There is no new construction proposed so the criterion is not applicable. Any future redevelopment will be required to go through the site plan review process.

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

There is no new construction proposed so the criterion is not applicable. Any future redevelopment will be required to go through the site plan review process.

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

There is no new construction proposed so the criterion is not applicable. Any future redevelopment will be required to go through the site plan review process.

10. The testimony provided at public hearings.

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

Section 1-18.E.3 of the Land Development Code states that the City Commission shall consider rezonings based on the consistency with the Comprehensive Plan. The rezoning is consistent based upon the following points:

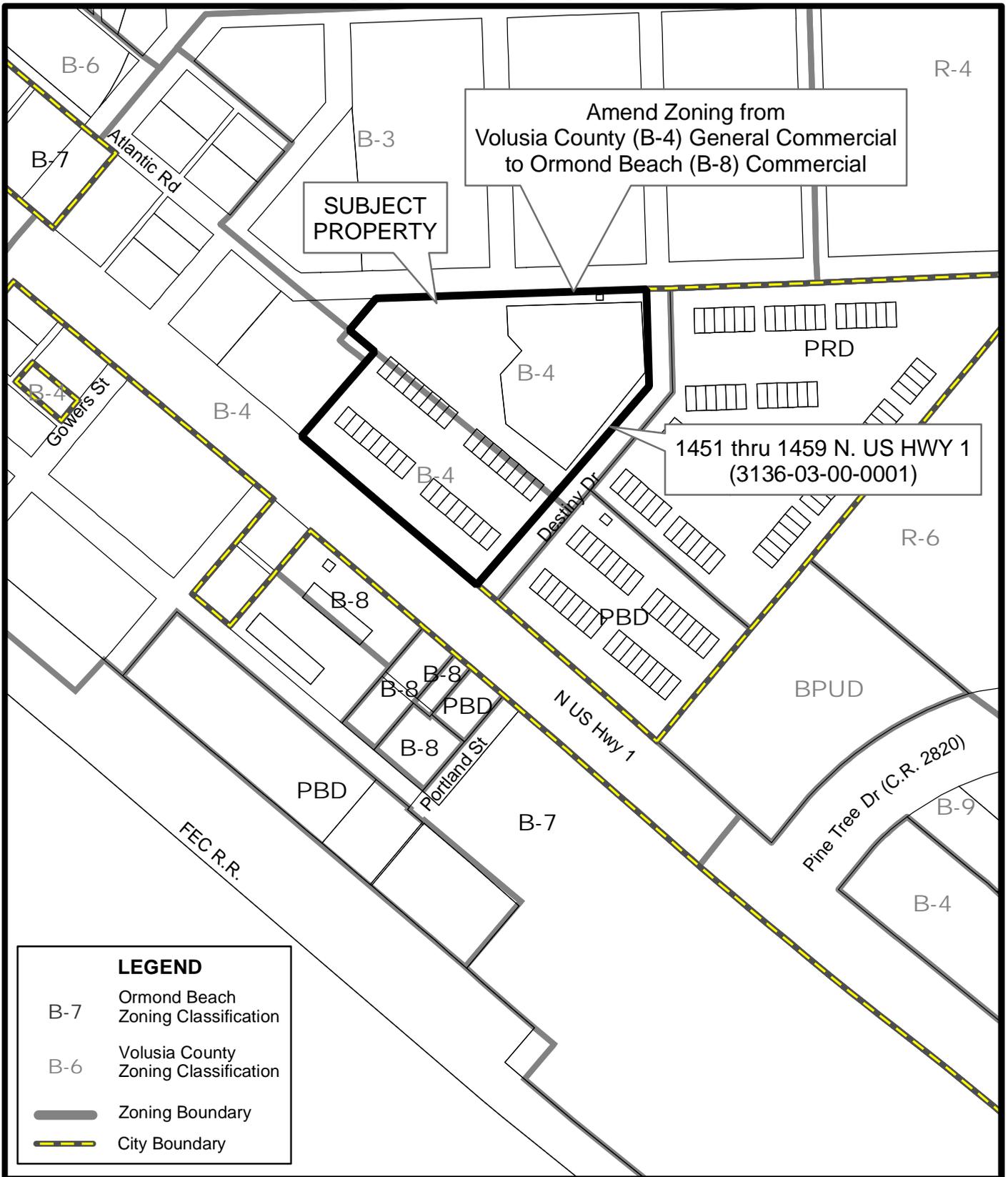
- The impacts on facilities and services will not change as a result of the requested zoning amendment from Volusia County B-4 (General Commercial) to Ormond Beach B-8 (Commercial).
- The proposed City zoning classification of B-8 is most consistent with the Volusia County zoning classification of B-4 and provides similar types of uses.
- The administrative request is consistent with the compatibility matrix outlined in the Land Development Code for the Future Land Use Plan Map designation of "Low Intensity Commercial".

RECOMMENDATION: Staff recommends that the Planning Board recommend **APPROVAL** to the City Commission of the administrative request to amend the Official Zoning Map to change the zoning classification of 1451-1459 North US Highway 1, as described in Exhibit 3, from Volusia County B-4 (General Commercial) to Ormond Beach B-8 (Commercial).

Attachments:

- Exhibit 1: Zoning Map
- Exhibit 2: Legal Description and Sketch
- Exhibit 3: Section 2-29 of the LDC, B-8 zoning district

EXHIBIT 1 - ZONING MAP



PROPOSED ZONING MAP
1451 thru 1459 N. US HWY 1
(Gardens Business Center)

Prepared By: The City of Ormond Beach
 G.I.S. Department 10/11/2013

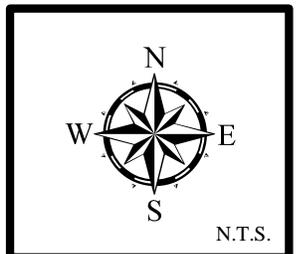


EXHIBIT 2 - LEGAL DESCRIPTION AND SKETCH

LEGAL DESCRIPTION

LOTS 1 THROUGH 11, THE SOUTHEASTERLY 50 FEET OF LOT 12, LOTS 13 THROUGH 24, BLOCK 48, AND ALL OF THAT PORTION OF BLOCK 50, LYING NORTHEASTERLY OF US HIGHWAY NO.1 AS PER REVISED PLAT OF NATIONAL GARDENS, RECORDED IN MAP BOOK 10, PAGES 250-253 INCLUSIVE, OF PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. BEARINGS AND DISTANCES AS SHOWN ON FINAL SITE PLAN AS-BUILTS, OF GARDENS BUSINESS CENTER, SHEET 3 OF 12, SLIGER AND ASSOCIATES 3-20-2002, DESCRIBED AS FOLLOWS:

BEGINNING T THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 (A 160 FT. RIGHT-OF-WAY) AS CURRENTLY OCCUPIED AND ESTABLISHED, WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF DESTINY DRIVE (A 60 FT. STREET, ALSO KNOWN AS JOHNS STREET), AS SHOWN ON THE REVISED PLAT OF NATIONAL GARDENS AS RECORDED IN MAP BOOK 10, PAGES 250-253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA: RUN THENCE N49°46'13" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 A DISTANCE OF 545.00 FEET TO A POINT; THENCE DEPARTING SAID RIGHT-OF-WAY OF U.S. HIGHWAY NO.1 RUN N40°18'12"E A DISTANCE OF 295.09 FEET; THENCE N49°47'06"W A DISTANCE OF 80.00 FEET; THENCE N40°18'12"E A DISTANCE OF 121.59 FEET TO THE SOUTHERLY LINE OF ADDISON STREET (A 60 FT. RIGHT-OF-WAY AS SHOWN ON THE AFORESAID REVISED PLAT OF NATIONAL GARDENS); THENCE N89°57'59"E ALONG SAID SOUTHERLY LINE A DISTANCE OF 624.33 FEET THENCE DEPARTING THE SOUTHERLY LINE OF ADDISON STREET RUN THENCE S02°05'06"E ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AFORESAID DESTINY DRIVE A DISTANCE OF 221.17 FEET; THENCE CONTINUE S40°18'12"W ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 656.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 380,790.6 SQ FT. OR 8.74 ACRES MORE OR LESS.

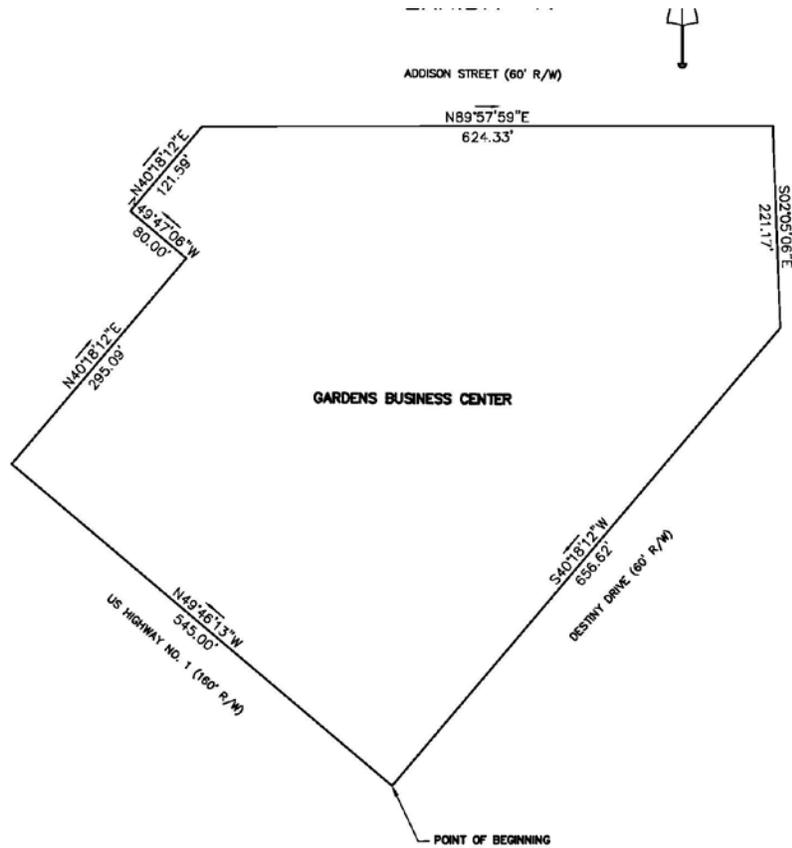


EXHIBIT 3

Sec. 2-29. B-8, Commercial Zoning District. 

A. PURPOSE: The purpose of the B-8, Commercial Zoning District is to provide for the establishment of general commercial activities, other than automotive or heavy commercial uses, on properties that abut arterial roads. Due to the proximity of lands in the district to residential areas, these district regulations are intended to promote the preservation of natural vegetation, increase opportunities for beautification and provide extensive buffering between nonresidential and residential uses not otherwise separated from each other by a collector or arterial road. Multifamily, governmental and institutional uses are also encouraged in such corridors as a relief from extensive strip commercial development, and allowable uses are restricted to those most compatible with residential uses. When used in conjunction with the Planned Business Development District, these regulations are intended to encourage the establishment of totally planned, multiuse, community-level centers having a variety of retail, office, restaurant, recreation and institutional uses.

B. DIMENSIONAL STANDARDS

1.	2.	3.	4.	5.	6.	7.	8.	9.					
Type	Density	Maximum Building Height	Maximum Building Coverage	Maximum Impervious Lot Coverage	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Setbacks					
								a.	b.	c.		d.	e.
								Front	Rear	Side		Street Side/Corner	Waterfront
Nonresidential Uses	36 (transient lodging)	30'	35%	75%	28,000 SF	100'	N/A	50' 20' for properties located on U.S. 1 adjacent to Dodson Creek	20' 30' if abutting residential district; 5' additional combined side yard required for each story over 2	10' 20' when abutting a multifamily district; 25' when abutting a single-family district; 5' of additional combined yard area required for each story over 2		20'	30'
Multifamily	10	30'	35%	75%	20,000 SF	100'	N/A	50'	20' 30' if abutting residential district	10'; 20' when abutting a multifamily district; 25' when abutting a single-family district		20'	30'

C. PERMITTED USES		D. CONDITIONAL USES		E. SPECIAL EXCEPTION USES		F. OTHER STANDARDS					
1. Adult Day Care Center		1. Bowling Center		1. Automatic Amusement Center		All development must comply with the following requirements: 1. Wetlands (chapter 3, article II). 2. Special corridors and buffer requirements (chapter 3, article I). 3. See conditional and special exception regulations (chapter 2, article IV). 4. Multifamily residential dwelling units shall have the following minimum square footage per bedroom: <table border="1" style="width: 100%; text-align: center;"> <tr> <td>One Bedroom = 600 SF</td> <td>Three Bedrooms = 900 SF</td> </tr> <tr> <td>Two Bedrooms = 750 SF</td> <td>Each Additional Bedroom = 150 SF</td> </tr> </table>		One Bedroom = 600 SF	Three Bedrooms = 900 SF	Two Bedrooms = 750 SF	Each Additional Bedroom = 150 SF
One Bedroom = 600 SF	Three Bedrooms = 900 SF										
Two Bedrooms = 750 SF	Each Additional Bedroom = 150 SF										
2. Assisted Living Facility		2. Child Care Facility		2. Outdoor Activity							
3. Business and Professional Office		3. Community Residential Home		3. Outdoor Storage							
4. Business Service		4. Convenience Store, Type B		4. Recreational Facilities, Outdoor							
5. Clubs and Fraternal Organization		5. Convenience Store, Type C		5. Warehouse, Mini-Rental							
6. Convenience Store, Type A		6. Dwelling, Multifamily									
7. Financial Institution		7. Family Day Care Home									
8. Nursing Home		8. House of Worship									
9. Personal Services		9. Parks and Recreation Facilities, Private									
10. Retail Sales and Services		10. Parks and Recreation Facilities, Public									
11. School of Art		11. Public Facilities									
12. School, Public		12. Public Utilities									
13. Sexually Oriented Business		13. Recreational Facilities, Indoor				5. Sexually oriented business establishments shall comply with the applicable provisions set forth in Article XIV, Chapter 12 of the Code of Ordinances, including, but not limited to obtaining a sexually oriented business permit pursuant to Section 12-410 and a sexually oriented business license pursuant to Section 12-396 when applicable.					
14. Veterinarian		14. Restaurant, Type A									
		15. Restaurant, Type B									
		16. Restaurant, Type C									
		17. School, Private									
		18. Shopping Center									
		19. Telecommunications Towers, Camouflaged									
		20. Theater									
		21. Wind Energy System									

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