



# A G E N D A

## ORMOND BEACH PLANNING BOARD

### Regular Meeting

February 13, 2014

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:** January 9, 2014
- VI. **PLANNING DIRECTOR'S REPORT**
- VII. **PUBLIC HEARINGS**

A. **LUPA 14-036: 875 Sterthaus Drive, Ormond Renaissance Village, Comprehensive Plan Amendment over ten acres**

Parker Mynchenberg, P.E., R.L.A., Parker Mynchenberg & Associates, Inc. on behalf of Ernest V. LaCour, Ormond King Center, LLC, property owner, requests a Comprehensive Plan Land Use Map amendment of a 13.73± acre portion of 875 Sterthaus Drive from the existing land use designation of "Public Institutional" to "Office Professional".

**B. PP 14-045: 711 South Atlantic Avenue, Atlantic Cove Replat**

Mark Dowst, P.E., Mark Dowst & Associates, Inc., on behalf of the property owner Embassy Investment VII- Coral Beach, LLC, requests preliminary plat approval of the Atlantic Cove replat, located at 711 South Atlantic Avenue. The site is located in the B-6 (Oceanfront Tourist Commercial) zoning district.

**C. RZ 13-132: San Marco Apartments, 1500 San Marco Drive (aka 390 Williamson Blvd.) Amendment to Official Zoning Map**

This is a city initiated request, as the result of an annexation, to amend the City's Official Zoning Map for 18.68 acres from the existing zoning classification of Volusia County R-7 (Urban Multifamily Residential) to City of Ormond Beach PBD (Planned Business Development). The subject property is located at 1500 San Marco Drive, San Marco Apartments.

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

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

January 9, 2014

7:00 PM

**City Commission Chambers**

22 South Beach Street  
Ormond Beach, FL 32174

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.

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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

Richard P. Goss, Planning Director  
Randy Hayes, City Attorney  
Colby Cilento, Recording Technician

**II. ADMINISTRATIVE ITEMS**

**A. Election of Chairperson and Vice Chairperson**

**Mr. Briley moved to appoint Doug Thomas as Chair. Mr. Wigley seconded the motion. Vote was called, and the motion unanimously approved.**

**Mr. Jorczak moved to appoint Harold Briley as Vice Chair. Mr. Wigley seconded the motion. Vote was called, and the motion unanimously approved.**

**B. Adoption of 2014 Rules of Procedure**

**Mr. Briley moved to adopt the 2014 Rules of Procedure. Ms. Press seconded the motion. Vote was called, and the motion unanimously approved.**

**C. Adoption of 2014 Planning Board Calendar**

**Mr. Jorczak moved to adopt the 2014 Planning Board Calendar. Ms. Press seconded the motion. Vote was called, and the motion unanimously approved.**

### III. INVOCATION

Mr. Jorczak led the invocation.

### IV. PLEDGE OF ALLEGIANCE

### V. NOTICE REGARDING ADJOURNMENT

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### VI. MINUTES

#### November 14, 2013

**Mr. Jorczak moved to approve the November 14, 2013 Minutes. Mr. Briley seconded the motion. Vote was called, and the motion unanimously approved.**

#### December 13, 2013

**Mr. Wigley moved to approve the December 13, 2013 Minutes. Ms. Behnke seconded the motion. Vote was called, and the motion unanimously approved.**

### VII. PLANNING DIRECTOR'S REPORT

Mr. Richard Goss, Planning Director, stated the City received the land use plan application for the old Memorial Hospital site. Mr. Goss explained the applicant is requesting 13.7 acres from Public Institutional to Professional Office and a PBD rezoning for residential use. Mr. Goss continued that their plan shows 11 five-story buildings with 286 units with plenty of parking.

Mr. Thomas asked if the residential will be townhouses or condominiums.

Mr. Goss responded they are proposed as condominiums.

Mr. Jorczak asked if it is a 100% utilization of the property.

Mr. Goss responded yes.

### VIII. PUBLIC HEARINGS

#### **A. SE 14-028: Curb Appeal Hardscaping, LLC: Special Exception for Outdoor Activity**

Mr. Goss stated this is an application for outdoor display of merchandise. Mr. Goss explained the location, orientation, and characteristics of the property, and presented the staff report. Mr. Goss stated staff is recommending approval.

Mr. Jorczak asked if there will be any vegetation in front of the fence.

Mr. Goss replied no, as the use is permitted. Mr. Goss explained that staff requires the property to be brought up to a higher standard if it is a more intensive use, but since this use is no more intensive than the previous use, it does not meet the criteria for a change of use.

Mr. Jorczak inquired as to the pole sign.

Mr. Goss responded that pole signs are permitted on Nova Road.

Ms. Press asked if the special exception stays with the property or is transferrable should the applicant relocate to another property.

Mr. Goss answered that the special exception runs with the property, but if it is vacated the new property owner would have to return to the Board because it would be a different use.

Ms. Press stated that her only objection to this process is that if someone comes in for a special exception and the Board approves, but once that business closes and another business comes in they then have the special exception. Ms. Press explained that it is important that when the approved business closes, the next business at that location would then have to come for a special exception for outdoor display, and that should be a condition if this is presented to the City Commission.

Mr. Rob Perez, owner of Curb Appeal Hardscaping, thanked the Board. Mr. Perez stated that there will be no pottery storage towards the front of the building. Mr. Perez explained that it is difficult for his business to go to people's homes and give them a vision of what the project would look like; this location will give homeowners the vision to be able to make those choices for their homes. Mr. Perez continued that the pottery will only be in the back of the building and not visible from Nova Road. Mr. Perez explained that the sign will be redone and will meet City codes and requirements. Mr. Perez stated the sign will be stone veneer on the bottom.

**Mr. Briley moved to approve SE 14-028 as submitted. Mr. Heaster seconded the motion. Vote was called, and the motion unanimously approved.**

#### **IX. OTHER BUSINESS**

None.

#### **X. MEMBER COMMENTS**

Mr. Thomas stated he appreciates the confidence the Board has in him.

Mr. Briley thanked Mr. Jorczak for his nomination and thanked the Board for their support.

Ms. Press asked Mr. Goss when it happened that pole signs are permitted on Nova Road.

Mr. Goss responded that they have always been permitted. Mr. Goss explained that Nova is not a greenbelt corridor.

Ms. Press stated she thought that there were no pole signs allowed in Ormond Beach.

Mr. Goss replied that he will research it.

Mr. Thomas suggested that the City buy the old Texaco on Nova and Granada.

Mr. Jorczak commended Sunoco on the beautiful gas stations.

Mr. Thomas commended staff for working with Sunoco to bring such beautiful facilities to Ormond Beach.

Ms. Press inquired as to the status of the plantings along Granada.

Mr. Goss stated they are scheduled to be completed this fiscal year and the underground utilities are approximately 80% completed. Mr. Goss explained that next fiscal year will be the first year that there will be no money carried over in the TIF. Mr. Goss stated \$3,400,000 was previously carried over from year to year. This year there will only be \$9,000 carried. Mr. Goss explained that the projected monies to be received are \$1,025,000, which means the City needs to look at self-sustainability for the TIF district.

Mr. Goss stated that monument signs are only in greenbelt and gateway preservation areas, downtown redevelopment districts as well as B-1, B-9, and B-10 zoning districts which Nova Road is not in any of those.

## **XI. ADJOURNMENT**

The meeting was adjourned at 7:47 p.m.

Respectfully submitted,

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Ric Goss, AICP, Planning Director

ATTEST:

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Doug Thomas, Chair

*Minutes transcribed by Meggan Znorowski.*

# STAFF REPORT

## City of Ormond Beach

### Department of Planning

**DATE:** February 5, 2014

**SUBJECT:** 875 Sterthaus Drive, Ormond Renaissance Condominium, Comprehensive Plan Amendment over ten acres

**APPLICANT:** Parker Mynchenberg, P.E., R.L.A., Parker Mynchenberg & Associates, Inc. on behalf of Ernest V. LaCour, Ormond King Center, LLC, property owner

**NUMBER:** LUPA 14-036

**PROJECT PLANNER:** Steven Spraker, AICP, Senior Planner

**INTRODUCTION:** This is a request submitted by Parker Mynchenberg, P.E., R.L.A., Parker Mynchenberg & Associates, Inc. on behalf of Ernest V. LaCour, Ormond King Center, LLC, property owner, for a Comprehensive Plan Land Use Map amendment of a 13.73± acre portion of 875 Sterthaus Drive from the existing land use designation of “Public Institutional” to “Office Professional”.

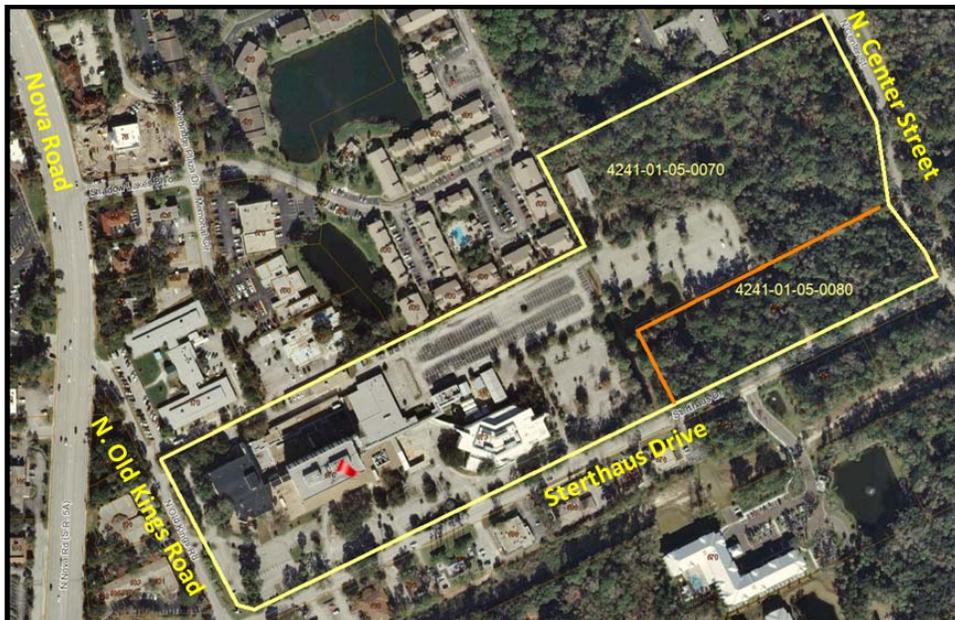
**BACKGROUND:** The property at 875 Sterthaus Drive was the site of the former Florida Hospital which was constructed in the 1960’s with additional structures added to the campus, such as the oncology center in the 1990’s. The hospital use re-located and in 2012 the buildings and associated improvements, such as parking were demolished and removed from the site. The applicant purchased the property in January 2013 and has started the process of redevelopment of the former hospital property. As shown below, the site is currently vacant with no buildings or vertical improvements.



The applicant met with City staff in a pre-application meeting and provided a concept plan that included 286 multi-family units and a house of worship site with an approximate 4,000 square foot building. The concept plan illustrated eleven buildings that were five stories in height each containing 26 units. The bottom floor of each building provided garage parking for residents. It was determined that the subject property has a split land use designation of “Public/Institutional” and “Office Professional” and a land use amendment would be required for the 13.73± acres designated “Public/Institutional”. The entire 27.6± acres has the B-1 (Professional Office/Hospital) zoning designation.

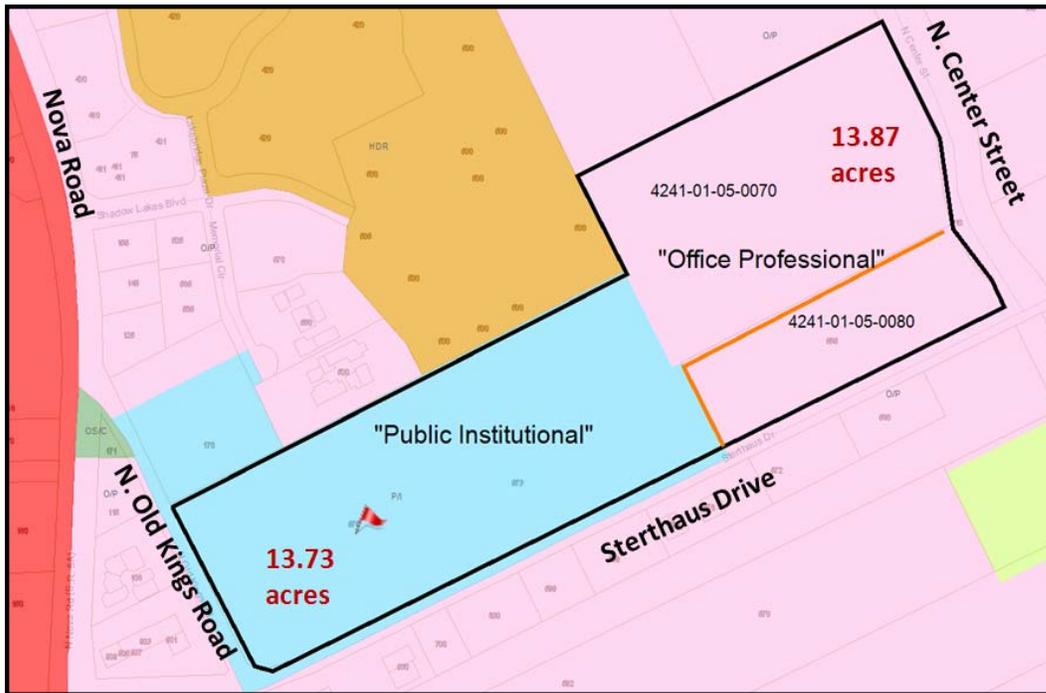
The purpose of this application is to provide the entire property with the “Office Professional” land use designation to allow redevelopment of the property. This application is solely for the land use of the property and does not approve any site or construction activity. The amendment would allow the framework for future site plans and construction activities for a variety of land uses allowed under the “Office Professional” land use designation. It is important to note that while the applicant has indicated a desire for multi-family uses, a variety of uses could be allowed under the Office Professional” land use. The exact use and site plan would be determined with the zoning designation. Any site plan application would require a neighborhood meeting in accordance with the City’s Land Development Code.

The property consists of two Volusia County parcels: (1) 4241-01-05-0070 (875 Sterthaus Drive) and (2) 4241-01-05-0080 (555 Sterthaus Drive). The property is 27.6± acres and bounded by Old Kings Road to the west, Sterthaus Drive to the south, and North Center Street to the east as shown on the aerial below:



The 27.6± acre master parcel is split into two land uses. The 13.73± acres abuts the intersection of Old Kings Road and Sterthaus Drive and has a land use designation of “Public Institutional”. The remaining 13.87± acres abuts the intersection of North Center Street and Sterthaus Drive and has a land use designation of “Office Professional”.

The land uses for the property at 875 Sterthaus Drive are shown below:



The adjacent land uses and zoning designations are summarized below:

Land Use and Zoning Designations of Adjacent Property			
	Current Land Uses	Future Land Use Designation	Zoning
North	Avante, Shadow Lakes Apartments	"Public Institutional" "Office/Professional" "High Density Residential"	B-1 (Office Professional/Hospital) R-6 (Multi-family, Medium-High Density)
South	Medical offices	"Office Professional"	B-1 (Office Professional/Hospital)
East	Vacant land	"Office/Professional"	B-1 (Office Professional/Hospital)
West	Medical offices	"Office/Professional"	B-1 (Office Professional/Hospital)

Below are pictures of the surrounding uses abutting the area where the land use amendment is proposed:

**North – Avante**



**North- Shadow Lakes apartments**



**West – Medical offices**



**South – Medical offices**



**ANALYSIS:**

The proposed land use amendment is an applicant initiated amendment to the land use map. Policy 2.5.2. of the Future Land Use Element of the City's Comprehensive Plan provides the review criteria for land use map amendments. Policy 2.5.2 states:

The following criteria shall be used in reviewing Comprehensive Plan amendments:

1. Consistency with the Goals, Objectives, and Policies of this Plan.
2. Consistency with state requirements, including 9J-5 and Florida Statutes requirements.
3. If the amendment is a map amendment, is the proposed change an appropriate use of land.
4. If the amendment is a map amendment, the impacts on the Level of Service of public infrastructure including schools, roadways, utilities, stormwater, and park and recreation facilities.

- 5. If the amendment is a map amendment, impacts to surrounding jurisdictions.

Below is staff’s analysis of the criteria of Policy 2.5.2.:

**1. Consistency with the Goals, Objectives, and Policies of this Plan.**

The application is for a Comprehensive Plan Land Use Map amendment for a 13.73± acre tract at 875 Sterthaus Drive from the existing land use designation of “Public/Institutional” to “Office Professional”.

**CURRENT LAND USE**

The current land use is “Public Institutional” and the Ormond Beach Comprehensive Plan Land Use Element states the following for this land use category:

Purpose: This category includes governmental and public uses, such as City Hall, post offices, fire and police stations, and libraries; educational facilities, such as elementary, middle, and high schools, whether public, parochial or private; cemeteries; religious facilities; airport, hospitals, and other facilities, such as civic associations and service clubs, child care centers, and facilities for the care of the aged and infirm. Public uses are provided for in all zoning districts either as permitted or special exception uses.

The City does not have a special zoning district for this land use category. Therefore the underlying zoning district may be any district, provided that it is compatible with the surrounding zoning districts and the use of the parcel is consistent with the uses allowed in the district. In districts where such uses may be questionable, a public hearing may be required.

Due to the scale and impracticability of showing all public/institutional uses, such uses are not always shown on the Land Use Map, even when permitted.

Density: Maximum: Not permitted.

Maximum FAR: 0.8

Based on the land use description for the “Public Institutional”, the following would be the maximum development scenario. Please note, that this is the maximum theoretical density and intensity and is likely not achievable based on the city’s land development regulations.

Below is the current land use maximum development scenario:

Total Area (acres):	13.73
Total Square Feet:	598,079
Maximum Residential Density (not permitted)	0
Maximum Non-Residential Square Footage allowed (0.80 FAR)	478,463

## PROPOSED LAND USE

The application proposes to designate 13.73± acres to the “Office Professional” land use category. The Future Land Use Element of the Comprehensive Plan states the following for the “Office Professional” land use designation:

**Purpose:** A multi-use land use category to provide areas served by transit for use by general office, medical and professional uses and accessory retail sales and personal services. It is expected that at least 30% of the undeveloped office/professional lands in the City will be developed with multi-family residential uses and adult care/retirement facilities. This category may permit as accessory retail sales and personal services as uses in association with office development. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.

**Density:** Maximum: 15 units per acre.

**Maximum FAR:** 0.5

Based on the land use description for the “Office Professional”, the following would be the maximum development scenario. Please note, that this is the maximum theoretical density and intensity and is likely not achievable based on the city’s land development regulations.

Below is the current land use maximum development scenario:

Total Area (acres):	13.73
Total Square Feet:	598,079

Maximum Residential Density (15 units per acre)	<b>206</b>
Maximum Non-Residential Square Footage allowed (0.80 FAR)	<b>299,039</b>

Based on the land use categories, the proposed “Office Professional” land use would increase the maximum residential density from 0 units to 206 units. The non-residential uses permitted would be decreased from 478,463 square feet to 299,039 square feet, for a reduction of 179,424 square feet.

Below are specific Goals, Objectives, and Policies that are applicable to this application:

<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. Future Land Use Element</p>	<p>Ensure the availability of adequate lands to meet the residential land use needs of the community.</p>
<p>POLICY 1.1.2 Future Land Use Element</p>	<p>Continue to promote sound planning for the location and design of new residential developments including on-site common open space and recreation facilities.</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>POLICY 1.1.14 Future Land Use Element</p>	<p>Enhance community livability in the central core and older sections of the City by encouraging infill as appropriate, transit oriented development and walkable residential areas.</p>

<p>GOAL 1.                  LAND USE                  Transportation                  Element</p>	<p>PROMOTE A BALANCED, AFFORDABLE, RELIABLE, CONVENIENT AND EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM THAT SUPPORTS THE LAND USE VISION OF THE ORMOND BEACH COMPREHENSIVE PLAN.</p>
<p>OBJECTIVE                  1.5.                  Transportation                  Element</p>	<p>Establish Transportation Concurrency Exception Areas along Votran core transit corridors to support intensified mix use development and redevelopment as measured by floor area, impervious surface, and density along commercial corridors and in the downtown redevelopment area.</p>
<p>POLICY 1.5.2.</p>	<p>Development and redevelopment within designated TCEAs is exempt from traditional state-mandated transportation concurrency requirements but shall comply with Objective 1.6 of the Transportation Element and associated policies as well as transit design principles.</p>
<p>GOAL 1.                  Housing                  Supply                  Housing                  Element</p>	<p>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.</p>
<p>POLICY 1.1.2.                  Housing                  Element</p>	<p>Land use plan amendments which increase density shall occur in areas with few environmental constraints and where adequate public infrastructure and services exist.</p>

The “Public Institutional” land use was designed for specific public uses such as hospitals, governmental uses, and schools. With the re-location of the hospital, the land use is required to be amended to allow other uses to redevelop the site. Staff concludes that the amendment is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan.

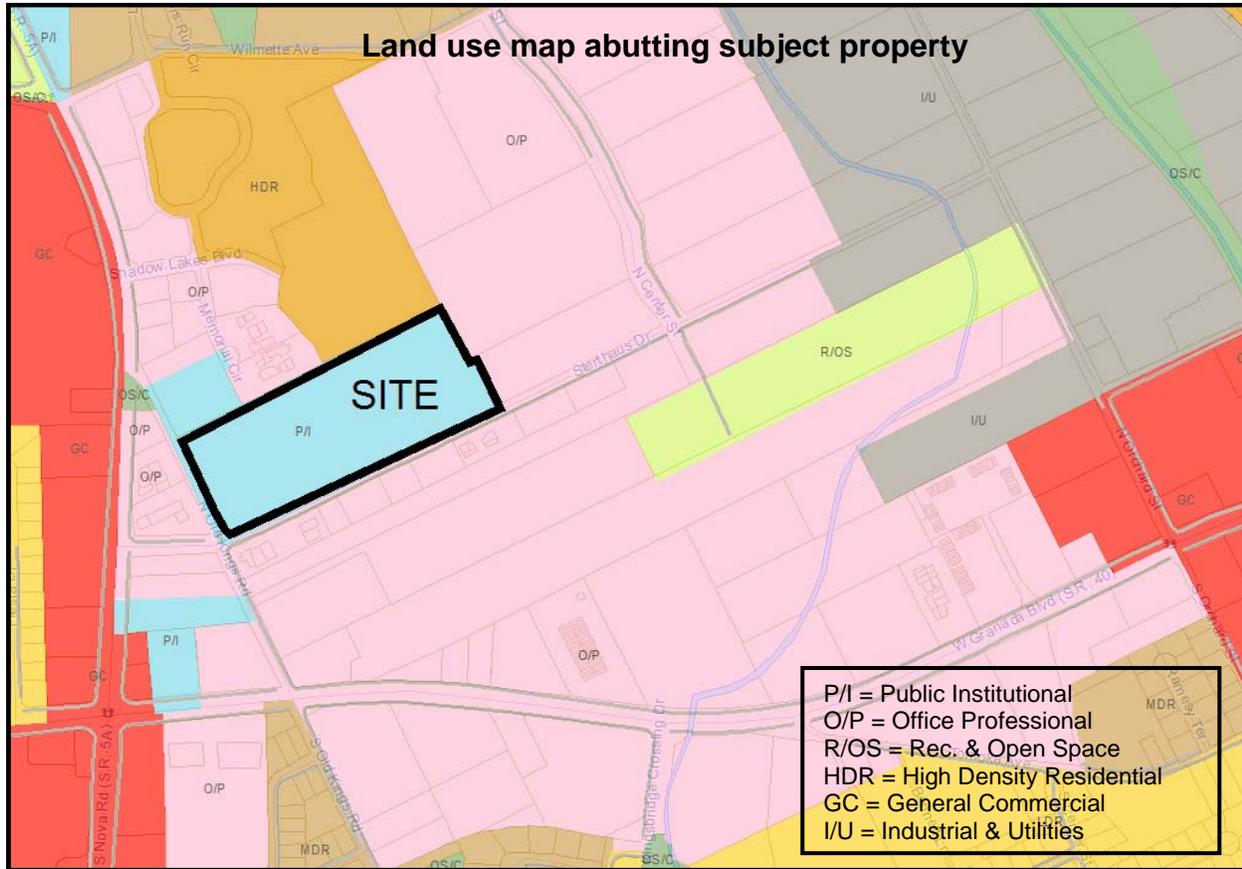
**2. Does it meet the criteria established in the City’s Comprehensive Plan and the Florida Statute?**

The City’s Comprehensive Plan and Florida Statutes establish the process, including required advertising for a large scale map amendment. The amendment includes the information provided by the applicant, included in EXHIBIT 3, the proposed land use map in EXHIBIT 2, and 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.

Staff concludes that 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.

The dominant land use abutting the subject property is “Office Professional”. The “Office Professional” is located south of Wilmette Avenue, east and west of Center Street, abutting Granada Boulevard and east of Nova Road as shown on the land use map below:



During the sale process of the former hospital there were inquiries to amending the land use designation to either “General Commercial” or “Low Intensity Commercial” designations with the goal of developing retail on the property. Staff expressed concerns regarding the visibility of the location without frontage to a major roadway and the increase in transportation demand. The “Office Professional” land use category allows a variety of uses that would be consistent with the existing developed land use patterns in the area general of the subject property. There have been recent multi-family developments within the area that include Madison Glen (95 units) and Olive Grove (88 units). Within the “Office Professional” land use directive, it is expected that multi-family uses would be a use of the land use category. If the subject property is developed as a multi-family use, it would provide additional potential customers to existing retail uses along Nova Road and in the City’s Downtown Community

Redevelopment Area. Planning staff believes that the “Office Professional” land use category is an appropriate use of land.

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

The analysis of infrastructure needs for a comprehensive plan amendment is different from a concurrency review for a site plan. Under Florida Statutes, the City is required to analyze the proposed land use change based on the maximum allowable density under the proposed land use category. The existing land use would permit a maximum density of zero residential units and 478,463 square feet. With the proposed land use, residential uses would increase by 206 residential units and the maximum square footage allowed would decrease by 299,039 square feet.

Water and 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. Both water and sewer lines are located within the area proposed for development.

The proposed water and sewer impacts would be as follows:

	<b>Maximum square footage allowed</b>	<b>Maximum water usage gallons per day) (20% X SF)</b>	<b>Maximum sewer usage (gallons per day) (20% X SF)</b>
<b>Current land use</b>			
Public Institutional	478,463	95,693	95,693
<b>Proposed land use</b>			
Office Professional (non-residential)	299,039	59,808	59,808
<b>Net reduction</b>	<b>-174,424</b>	<b>-35,885</b>	<b>-35,885</b>

The water and sewer impacts for the proposed land use amendment would be reduced based on the floor area ratio being lower in the “Office Professional” land use category. Staff also calculated the water and sewer ratio based on the maximum of 206 multi-family units. Based on a consumption of 280 gallons per day, the 206 multi-family units would have a maximum water and sewer usage of 57,680 gallons of water per day, which is a reduction in the maximum usage from the existing land use.

Traffic:

The subject property is located within a Transportation Concurrency Exception Area (TCEA) as defined in Policy 1.5.1. of the Transportation Element of the Comprehensive Plan. The transportation and multi-modal strategies contained in Objectives 1.5 through

1.8 of the Transportation Element would be applied to the project. Below is a summary of the theoretical maximum impacts of the current and proposed land uses:

<b>Current</b>	<b>Maximum Square Footage Allowed</b>	<b>Maximum Traffic Impacts using #733 (Government office complex)</b>
Public Institutional	478,463	32,980 average daily trips
<b>Proposed</b>	<b>Maximum Square Footage Allowed</b>	<b>Maximum Traffic Impacts using #720 (Medical dental office)</b>
Office Professional	299,039	10,804 average daily trips
<b>Net Reduction</b>	<b>-174,980</b>	<b>-22,176</b>

The reduction in the building square footage would result in the reduction of the maximum traffic impacts. The following compares the previous use (hospital) and the proposed use (condominiums and a church):

<b>Use</b>	<b>Unit/Square Footage</b>	<b>ITE Use Code</b>	<b>Average Daily Trips</b>
Hospital	205 beds	#610	2,421
Cancer Center	60,000 Square Feet	#720	2,168
<b>Total</b>			<b>4,589</b>
Condominium	286 units	#230	1,662
Church	4,000 square feet	#560	36
<b>Total</b>			<b>1,698</b>
<b>Net Reduction</b>			<b>-2,891</b>

The land use plan amendment would decrease traffic impacts based on the decrease of the floor area ratio.

Schools: The proposed land use amendment increases the potential number of residential dwelling units by 206. School capacity for the increase in residential density has been reviewed by the Volusia County School Board and has been determined acceptable and is included in EXHIBIT 4 of this report.

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 subject property is located in the center of the City and is not abutting any lands within another jurisdiction. It is not expected that this amendment would impact any surrounding jurisdiction.

**RECOMMENDATION:** It is recommended that the Planning Board recommend **APPROVAL** of the amendment to the Future Land Use Map (FLUM) for 13.73± acre property at 875 Sterthaus Drive from the existing land use designation of “Public Institutional” to “Office Professional”.

Attachments: Exhibit 1: Sketch and legal description of property and proposed land use areas  
Exhibit 2: Future Land Use Map  
Exhibit 3: Applicant provided information  
Exhibit 4: Volusia County School Board letter

# Exhibit 1

Legal description of  
area proposed to be  
amended to “Office  
Professional” land  
use category

## Exhibit "A"

### LEGAL DESCRIPTION:

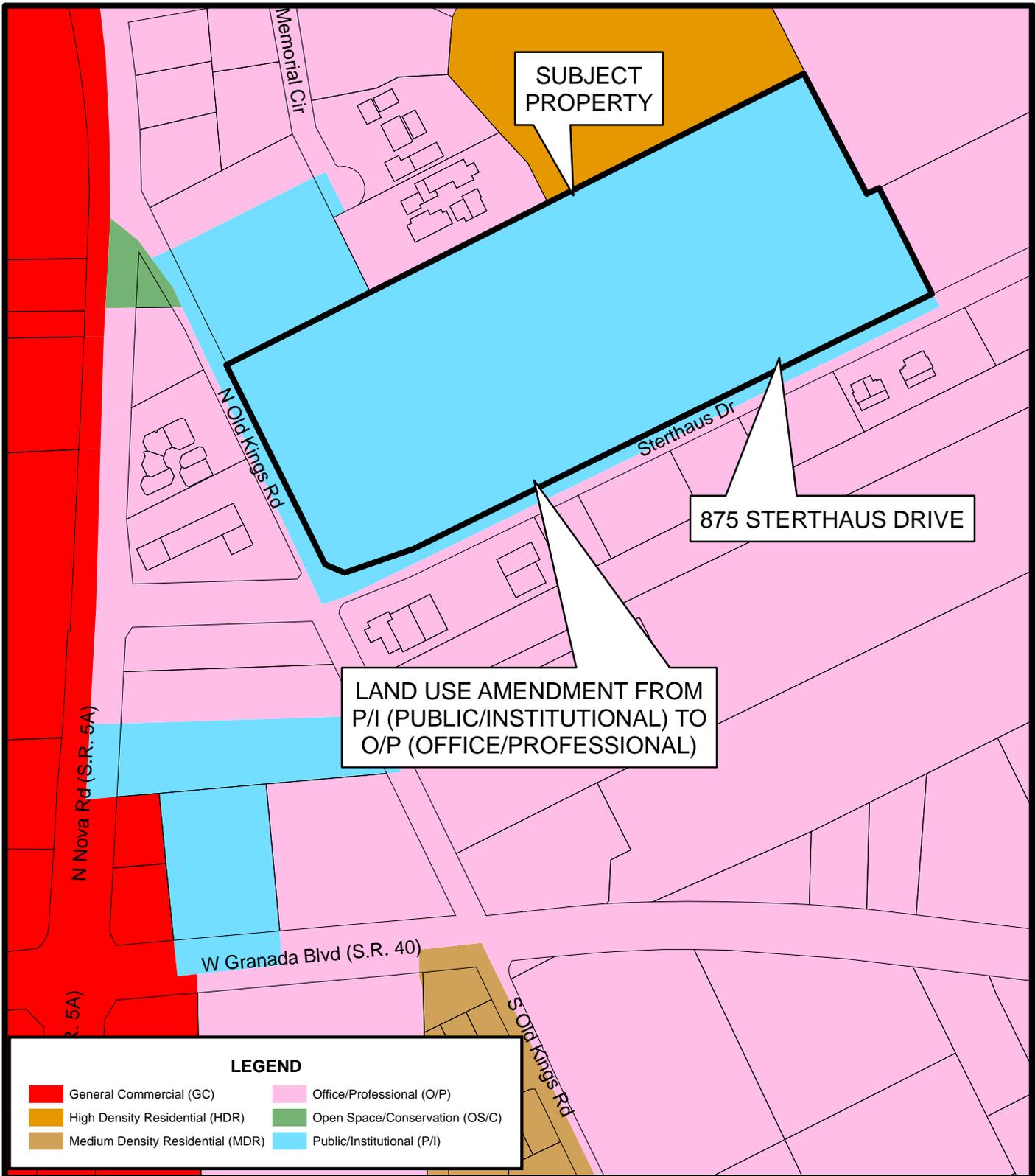
BEING A PORTION OF LOT "F", GRANT LOT 10 AND LOT "D", OF GRANT LOT 10-1/2, THEREOF, ASSESSOR'S SUBDIVISION OF THE HENRY YOUNG GRANT, OF RECORD IN MAP BOOK 2, PAGE 118, ALSO RECORDED IN MAP BOOK 12, PAGE 24, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD (A 50 FOOT RIGHT-OF- WAY), WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STERTHAUS AVENUE (A 50 FOOT RIGHT-OF- WAY); RUN THENCE NORTH 24 DEGREES 14 MINUTES 37 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID OLD KINGS ROAD, FOR A DISTANCE OF 481.43 FEET TO A POINT ON THE NORTH LINE OF LOT "D", OF GRANT LOT 10-1/2, THEREOF, ASSESSOR'S SUBDIVISION OF THE HENRY YOUNG GRANT, OF RECORD IN MAP BOOK 2, PAGE 118, ALSO RECORDED IN MAP BOOK 12, PAGE 24, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY LINE NORTH 65 DEGREES 10 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT "D", OF GRANT LOT 10-1/2, FOR A DISTANCE OF 1241.82 FEET TO THE NORTHEAST CORNER OF SAID LOT "D", GRANT LOT 10-1/2; THENCE DEPARTING SAID NORTH LINE SOUTH 24 DEGREES 20 MINUTES 08 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT "D", GRANT LOT 10-1/2, FOR A DISTANCE OF 257.12 FEET TO THE NORTHEAST CORNER OF LOT "F", GRANT LOT 10, OF SAID ASSESSOR'S SUBDIVISION OF THE HENRY YOUNG GRANT; THENCE SOUTH 24 DEGREES 15 MINUTES 08 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT "F", GRANT LOT 10, FOR A DISTANCE OF 224.76 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID STERTHAUS AVENUE ; THENCE SOUTH 65 DEGREES 12 MINUTES 03 SECONDS WEST ALONG SAID NORTHERLYRIGHT-OF-WAY LINE, FOR A DISTANCE OF 1242.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 13.734 ACRES MORE OR LESS.

# Exhibit 2

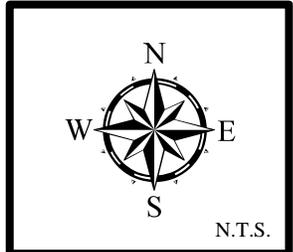
## Future Land Use Map



**LAND USE AMENDMENT MAP**  
**875 STERTHAUS DRIVE**  
**(4221-11-00-0080)**

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Prepared By: The City of Ormond Beach  
 G.I.S. Department - 1/10/2013



# Exhibit 3

Applicant provided  
information

## LAND USE PLAN AMENDMENT APPLICATION – NARRATIVES

### APPLICANT INFORMATION

1. Applicant: Parker Mynchenberg & Associates, Inc. as Agent for Property Owner  
1729 Ridgewood Avenue, Holly Hill, FL 32117  
Phone: 386-677-6891 Fax: 386-677-2114  
Email: [info@parkermynchenberg.com](mailto:info@parkermynchenberg.com)
2. Property Owner: Ormond King Center, LLC  
Manager: Ernest V. LaCour  
220 Charles Street, Port Orange, FL 32129  
Phone: 386-760-4188 Fax: 386-760-4187  
Email: [info@lacourandcompany.com](mailto:info@lacourandcompany.com)
3. Statement of Rationale for the proposed Land Use Plan Amendment: The existing land use designation of “Public/Institutional,” which allowed for the previous hospital use for the site, does not allow for the planned multi-family residential development being proposed by the current property owner/applicant. The amended designation of “Office/Professional” is being proposed as being appropriate for the site in relation to the similar land use designation for most of the adjacent properties in the area and would permit the planned multi-family residential development and desired density.

The property owner/applicant believes that the planned redevelopment of the site as a medium density, for sale, multi-family residential project furthers the goals and objectives of the City’s Comprehensive Plan for land use. It will increase the variety of housing types available to residents, maintain the existing density in the area, preserve and enhance the character of the surrounding neighborhood, and utilize existing public infrastructure and services. Residents will have the advantage of nearby convenient shopping, services, recreation facilities, and mass transit routes.

### AMENDMENT SITE DESCRIPTION

1. 13.7± acre rectangular parcel, bounded by Sterthaus Drive on the south and Old Kings Road on the west, running northerly approximately 481 feet from Sterthaus Drive and easterly for approximately 1,242 feet from Old Kings Road.
2. Survey and Legal Description for the amendment site – See attached Exhibits “A” & “A-1.”
3. Map indicating the amendment site’s location, boundaries and proposed land use - See attached Exhibit “B”.

### EXISTING AND PROPOSED USES

1. Current land use designation for the amendment site is “Public/Institutional” (P/I). Proposed designation is “Office/Professional” (O/P).

2. Current land use designation of adjacent properties:

North: “Public/Institutional,” “Office/Professional,” and “High Density Residential”

East: “Office/Professional”

South: “Office/Professional”

West: “Office/Professional”

3. Existing Uses:

Amendment Site: Vacant land; previous site of Ormond Memorial Hospital

Adjacent North: Medical and Professional Offices; Rental Apartments

Further North: Medical and Professional Offices; Bank; Rental Apartments

Northeast: Adult Care/Retirement Residential; Commercial (east of Center Street)

Adjacent East: Approximately 13.9 acres of vacant land, east to Center Street, currently designated “Office/Professional,” which will be part of the planned multi-family residential development

Further East: Commercial (east of Center Street)

Southeast: Vacant land; Utility/FPL; YMCA

Adjacent South: Medical and Professional Offices (south of Sterthaus Drive)

Further South: Medical and Professional Offices; Bank; Rental Apartments

Southwest: Medical and Professional Offices; Retail; Bank; Church; Restaurants; Cemetery (east and west of Nova Road)

Adjacent West: Medical and Professional Offices; Bank (west side of Old Kings Road)

Further West: Commercial; Retail; Bank; Restaurants (west of Nova Road)

Northwest: Retail; Bank; Professional Offices (west of Nova Road – Trails Shopping Center)

4. Proposed Use of the Amendment Site (and the adjacent 13.9 acres to the east of the site, which already has a land use designation of “Office/Professional”)

## **Ormond Renaissance Condominium**

A proposed multi-family residential development with very aesthetically designed buildings in a park-like setting, including interconnecting walkways, open vistas, protected conservation areas, and a recreational facility. The development will include approximately 286 for-sale dwelling units, ranging in size from approximately 1,300 s.f. for the 2br/2ba units (approximately 60% of the total), to 1,500 s.f. for the 3br/2ba units (approximately 40% of the total). The units will be located in 5-story, 26-unit buildings including one (1) level of parking garages (26 spaces) on the ground floor. Required parking is based on 2 spaces/unit plus 5% surface parking will be provided for visitors.

One, centrally-located clubhouse of approximately 4,000 s.f. is planned, with a pool/patio area. The protected conservation areas, water retention ponds, landscaped courtyards, and other green open space/walkways will total more than 30% of the overall site.

A church site of approximately one (1) acre will be located at the southeast corner of the project area off Center Street, with an approximately 4,000 s.f. building with 100 seats and required surface parking at 1 space per 3 seats or 34 parking spaces.

The amendment site is currently vacant land there are no existing uses on the property.

5. Maximum allowable development per the existing land use designation for the amendment site. The existing land use designation of "Public/Institutional" only allows governmental and public uses and does not permit any residential, office, or commercial uses. No maximum square footage for non-residential uses or dwelling unit density is specified in the City's Comprehensive Plan for this land use designation.

### LAND USE COMPATABILITY

As indicated in the Applicant's "Statement of Rationale for the Amendment," the proposed amended land use designation of "Office/Professional" is consistent with the existing uses and future land uses designated in the area, because the majority of properties in the area surrounding the amendment site currently are already designated as "Office/Professional." It is also compatible with other tracts/parcels currently designated "Public/Institutional," "High Density Residential," and "General Commercial," because those tracts/parcels already are adjacent to areas designated as "Office/Professional."

The Property Owner/Applicant is also submitting an application to have the amendment site and the additional contiguous 13.9 acres rezoned to a Planned Business District (PBD), which is consistent with the "Office/Professional" land use designation. The City's Land Development Code provisions for approval of a PBD will ensure that the planned redevelopment of the amendment site is compatible with the other land uses in the area and conforms to all the policies of the City's Comprehensive Plan.

CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE CITY'S COMPREHENSIVE PLAN (Section 12, under SERVICES AND FACILITIES, pg 5)

Overall the proposed "Office/Professional" designation for the amendment site will further the following goals, objectives and policies contained in the "Future Land Use" and "Housing" Elements of the City's Comprehensive Plan:

1. Future Land Use Element:

Goal #1: Land Use Distribution. The proposed "Office/Professional" designation will allow redevelopment of the former Ormond Memorial Hospital site in a manner consistent with the surrounding properties' land use designations. It will maintain current residential densities in the area and further the following objective:

Objective 1.1: Residential Land Use. The proposed designation will allow a multi-family residential use that will meet the following specific policies:

1.1.2: Promote redevelopment that will include on-site common open space and recreational facilities.

1.1.3: Preserve the character of the surrounding neighborhood.

1.1.6: Increase the variety of housing types available to meet the varied needs of the citizens of Ormond Beach.

1.1.9: Provide for medium-density residential development near existing public recreational facilities, thoroughfares and mass transit.

1.1.10: Provide housing for residents in close proximity to shopping, banks, medical offices, services, restaurants and recreation (YMCA).

Goal #2: Land Use Compatibility. The proposed designation is compatible with adjacent land uses, maximizes efficient use of existing public infrastructure, minimizes any negative impact on other land uses in the area, and furthers the following objectives:

Objective 2.2: Concurrency. The City's approval process for the amended land use designation and development approval policies will ensure that the impact of the planned redevelopment for the amendment site does not degrade the established level-of-service standards for public facilities and services in the area. It will actually reduce the impact on certain public facilities such as area roads from the previous Public/Institutional use.

Objective 2.3: Urban Sprawl. The proposed designation reduces urban sprawl by allowing a compact residential development within the existing urban service area of the City. It meets the following specific policies:

2.3.1: Directs urban growth to an area where necessary public facilities and services are already available.

2.3.5: Allows for infill of an existing developed area.

Objective 2.4: Smart Growth. The proposed designation and planned multi-family redevelopment will foster additional housing opportunities for City residents, further the concept of a walkable neighborhood and sense of place, preserve open space and environmentally sensitive land, provide a variety of transportation choices, and utilize existing public facilities.

Objective 2.6: Sustainability. The proposed designation will allow a multi-family residential development designed to encourage pedestrian, bicycle and mass transit use.

## 2. Housing Element:

Goal #1: Housing Supply. The proposed designation allows residential redevelopment of the amendment site to provide additional housing units to meet the needs of current and future residents.

Goal #2: Neighborhood Maintenance. The proposed designation, allowing the planned residential redevelopment, will enhance the surrounding neighborhood with high-quality housing in an attractive living environment.

Goal #4: Home Ownership. The proposed designation, allowing the planned for-sale multi-family dwelling units, will increase the variety of housing available for ownership in the area of the amendment site.

## Exhibit "A"

### LEGAL DESCRIPTION:

BEING A PORTION OF LOT "F", GRANT LOT 10 AND LOT "D", OF GRANT LOT 10-1/2, THEREOF, ASSESSOR'S SUBDIVISION OF THE HENRY YOUNG GRANT, OF RECORD IN MAP BOOK 2, PAGE 118, ALSO RECORDED IN MAP BOOK 12, PAGE 24, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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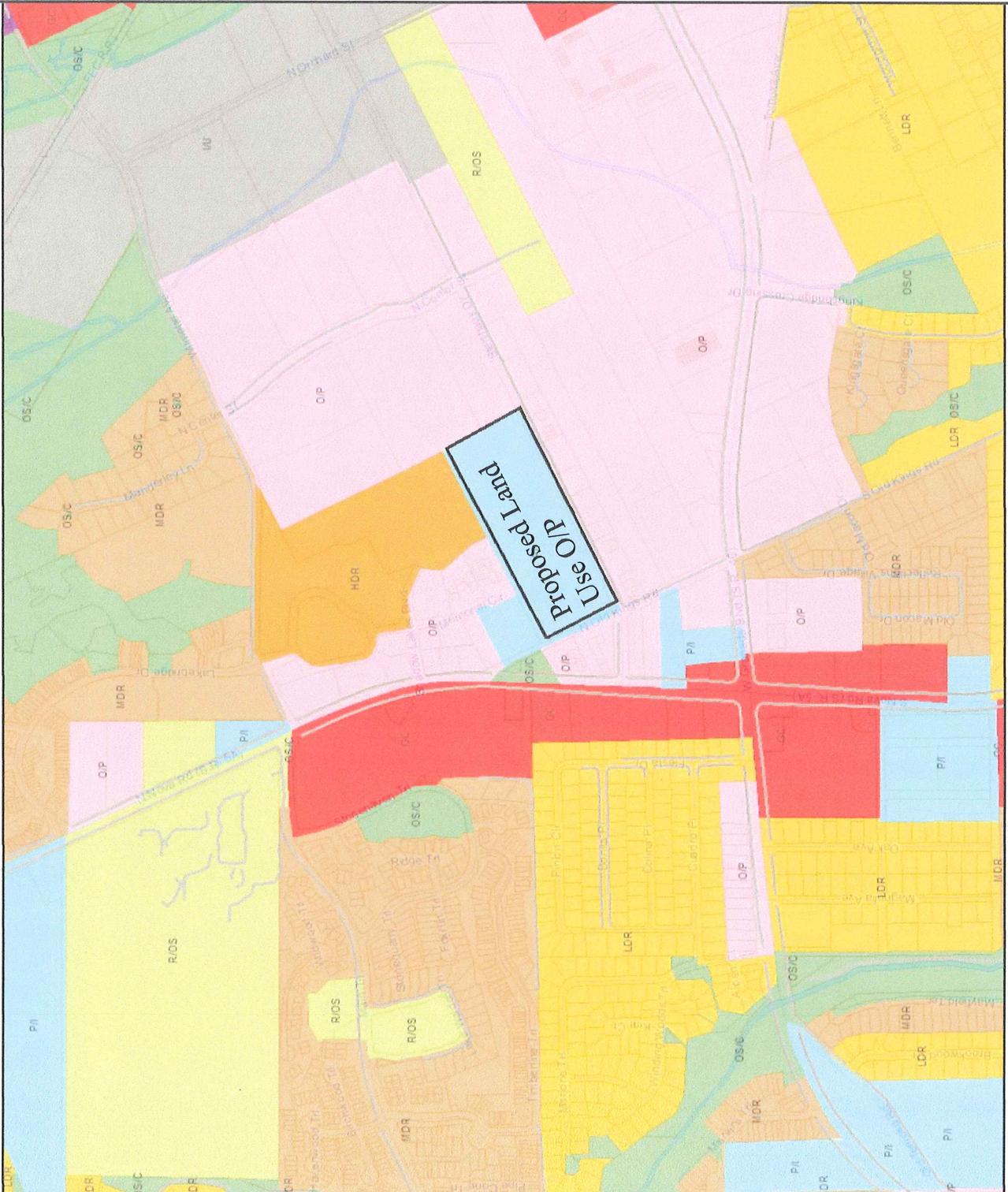
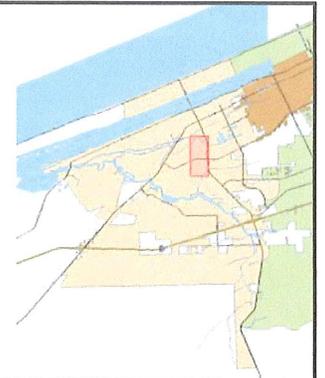
THE ABOVE DESCRIBED PARCEL CONTAINS 13.734 ACRES MORE OR LESS.

# Exhibit "B"



- Sidewalks
- Golf Courses
- Future Landuse
- Rural Estate/Agriculture (REA)
- Rural Residential (RR)
- Suburban Low Density Residential (SLDR)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Office/Professional (O/P)
- Low Intensity Commercial (LIC)
- Tourist Commercial (TC)
- General Commercial (GC)
- Heavy Commercial (HC)
- Public/Institutional (P/I)
- Activity Center (AC)
- Light Industrial/Utilities (LIU)
- Industrial/Utilities (IU)
- Recreation/Open Space (RIOS)
- Open Space/Conservation (OSC)
- Address Points
- Airport and Railroad
- AIRPORT
- RAILROAD
- City Streets
- DIRT
- MAJOR
- PAVED
- Water Features
- Property Lines
- City Limits
- ORMOND BEACH
- HOLLY HILL
- DAYTONA BEACH

823 ft



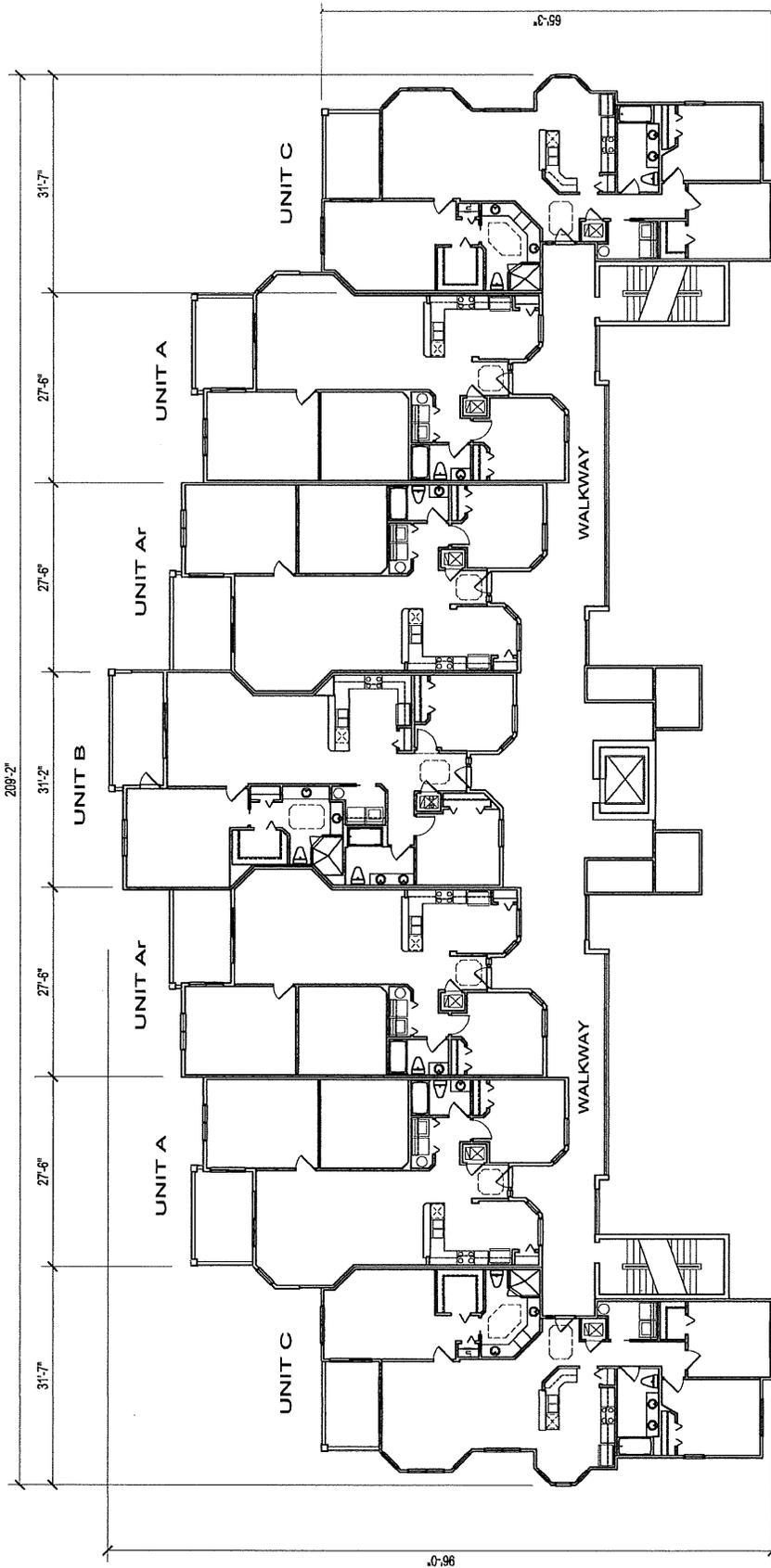
GIS data is provided on an "as is" basis. The accuracy or reliability of the data is not guaranteed or warranted in any way. The City of Ormond Beach specifically disclaims any warranty either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for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

*Ormond Renaissance Village*



*875 Sterthaus Drive Ormond Beach, FL 32174*

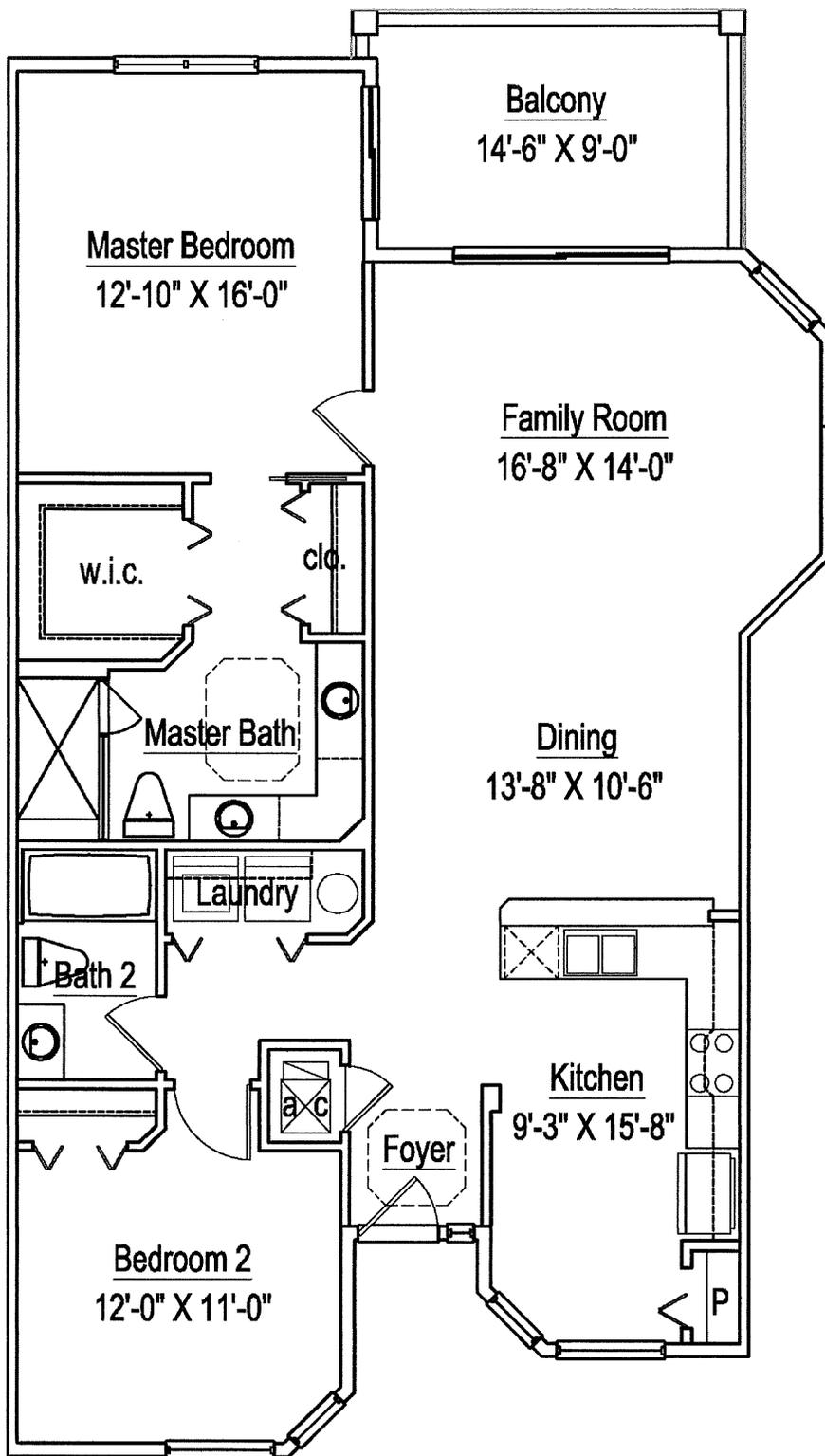




TYPICAL LEVEL BUILDING PLAN 7-UNITS PER FLOOR

REVISED 11-25-2013

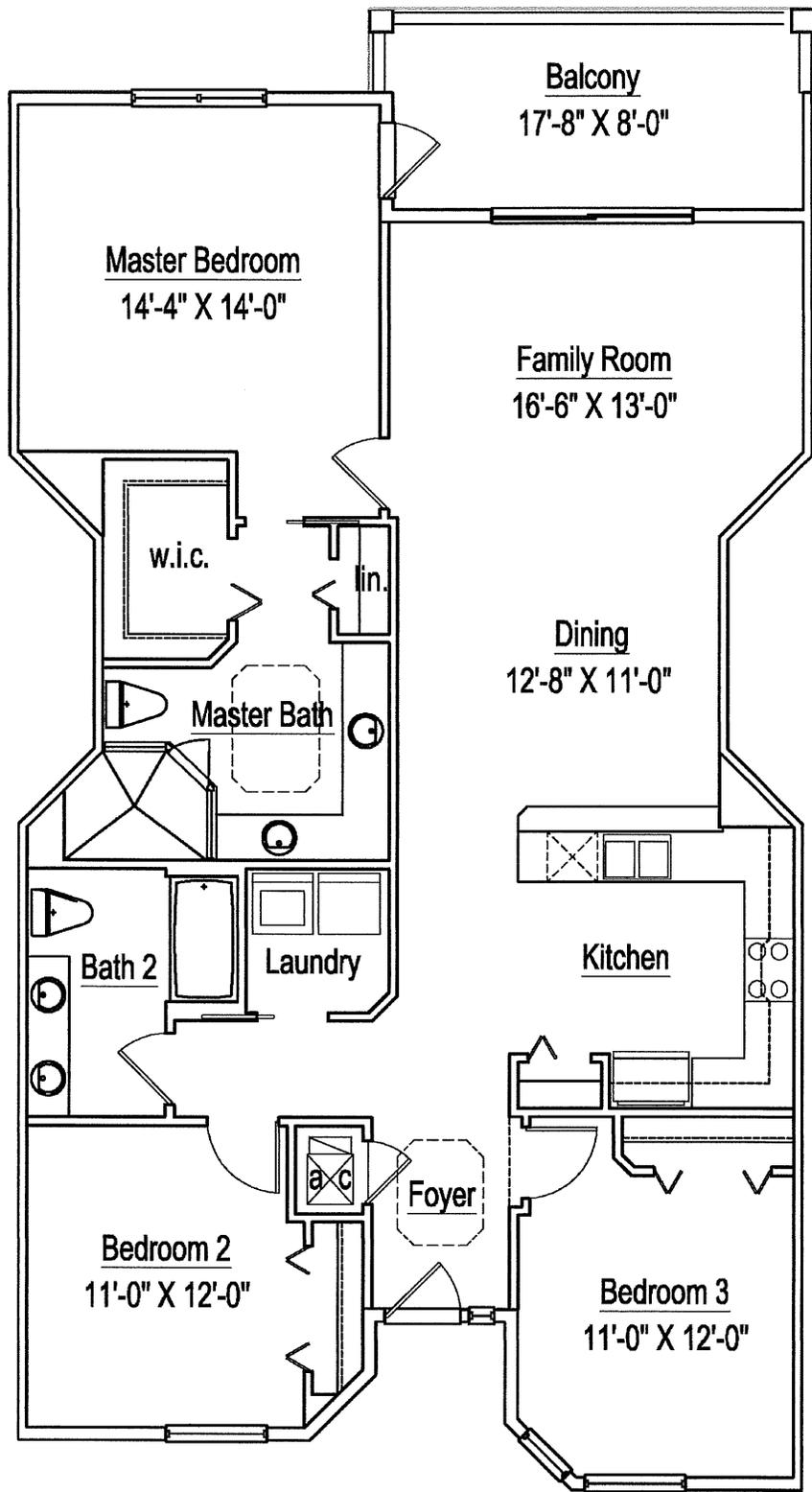
1/16" = 1'-0"



**UNIT A**

**1,303 S. F.**

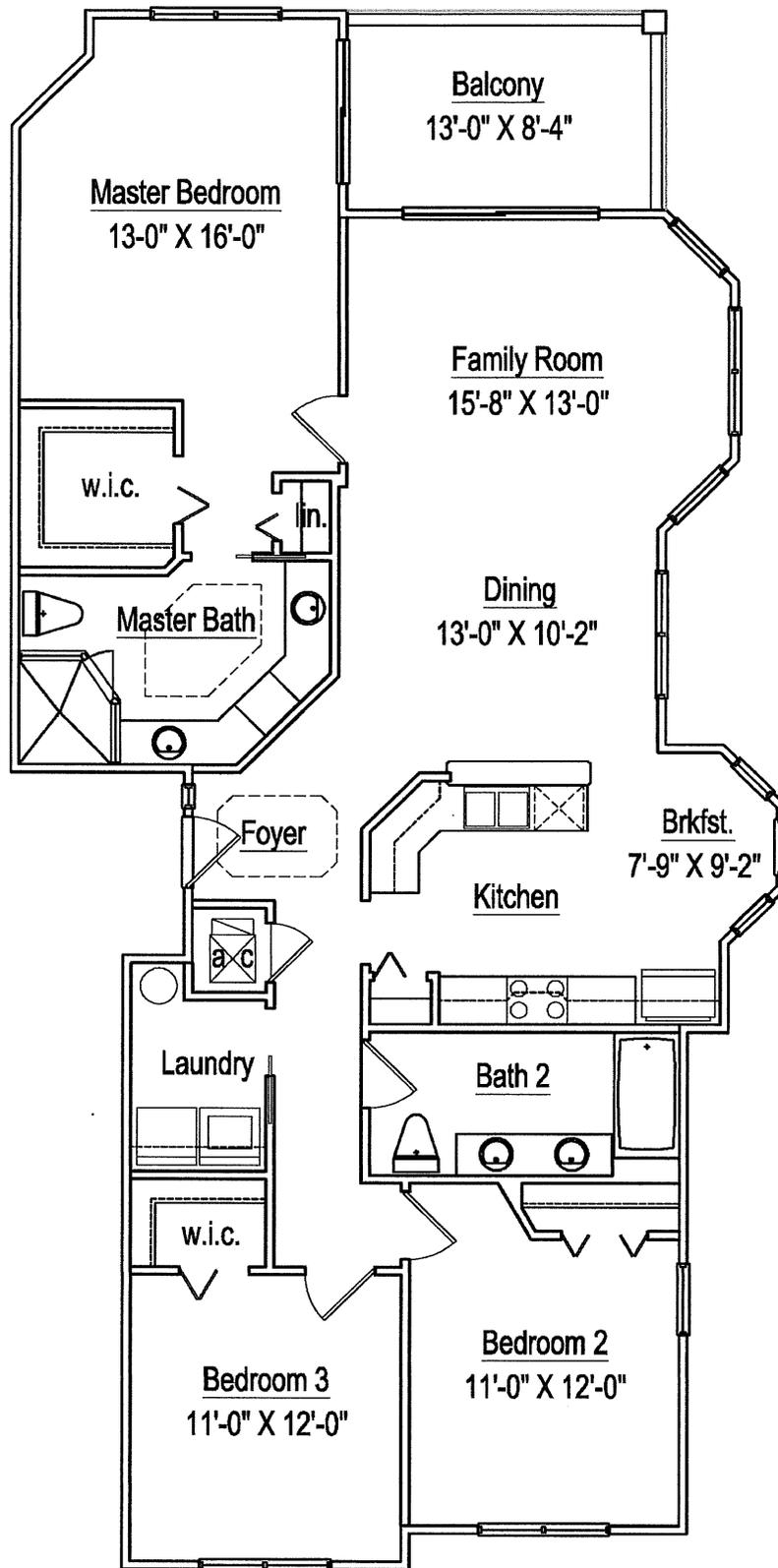
1/8" = 1'-0"



**UNIT B**

**1,523 S. F.**

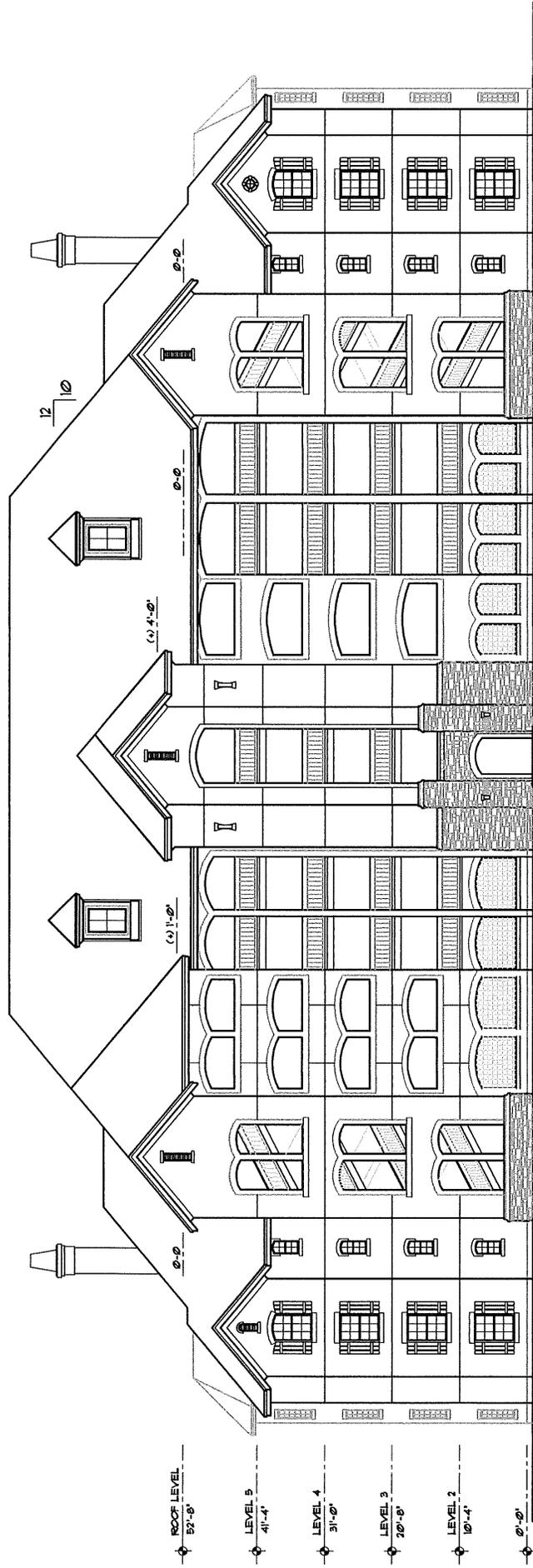
1/8" = 1'-0"



**UNIT C**

**1,528 S. F.**

1/8" = 1'-0"



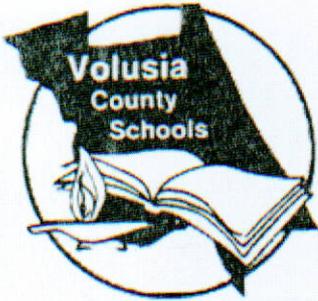
FRONT ELEVATION - BUILDING NO. 1 ORMOND RENAISSANCE CONDOMINIUMS

REVISED 1-6-2014

1/16"=1'-0"

# Exhibit 4

Volusia County School  
Board letter



Dr. Margaret A. Smith  
Superintendent of Schools

# FACILITIES SERVICES

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

## School Board of Volusia County

Ms. Candace Lankford, Chairman  
Mr. Stan Schmidt, Vice-Chairman  
Mrs. Linda Costello  
Mrs. Diane Smith  
Mrs. Ida D. Wright

February 3, 2014

Mr. Parker Mynchenberg  
Parker Mynchenberg & Associates  
1729 N. Ridgewood Avenue  
Holly Hill, FL 32117

**RE: Ormond Renaissance Condo, Ormond Beach  
School Capacity Case #14-01-22-001-A**

Dear Mr. Mynchenberg:

The School District has reviewed the information for the land use amendment associated with the former Ormond Memorial Hospital property on Sterthaus Drive. As I understand, 13.76 acres of the master 27.6 acres requires a land use amendment in order to allow for multifamily residential development on the entire master parcel.

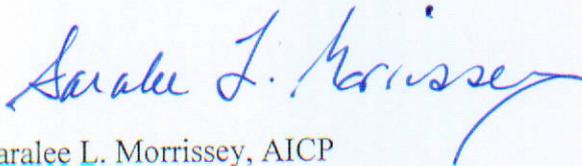
The proposal at this time includes a condominium development of 286 units. From a school adequacy evaluation, only the portion that is currently not permitted to have residential land uses is being evaluated; that portion of the property could contain a maximum of 206 residential units based solely on land use. By utilizing the School District's student generation rate for multifamily residential unit, the 13.76 acres developed under an allowable density of 15 units per acre could generate approximately 22 full time public school students. The schools impacted are as follows:

Schools	13/14 SY Enrollment	% of Permanent Capacity	Planned Capacity On site	Students Generated by request
Tomoka Elem	735	107%	Y	9
Ormond Beach Middle	1108	87%	N	5
Seabreeze High	1672	96%	N	7
Other				1

Tomoka Elementary is planned for a replacement; however, it is not currently funded nor included in a work program. It is anticipated that adequate capacity will be available; therefore, school district staff does not object to the land use/zoning change. Please be advised that future development orders, such as site plans and subdivisions, are subject to school concurrency review. The adequacy of school capacity will be evaluated again at that time when the impact of development is specifically quantified and known. The School Board has the right to adjust school attendance boundaries to balance student enrollment populations; therefore, students generated from this project may not attend the current assigned schools.

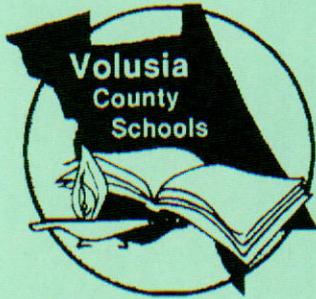
If you should have additional questions please contact me at (386) 255-6475, extension 50772.

Sincerely,

A handwritten signature in blue ink that reads "Saralee L. Morrissey". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Saralee L. Morrissey, AICP  
Director, Planning

Cc: Dr. Margaret Smith, Superintendent  
Steven Spraker, City of Ormond Beach  
Project File

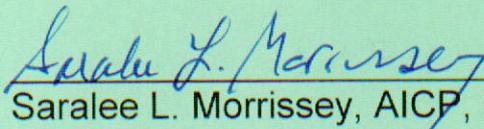


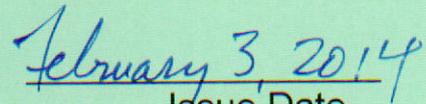
## ***Finding of Adequate School Capacity*** **Volusia County School Board**

### **Project Information**

Project Name	<b>Ormond Renaissance Condominium</b>
VCSB Project #	14-01-22-001-A
Jurisdiction Project#	
Parcel ID Numbers:	4241-01-05-0070, 0080
Project Location:	875 Sterthaus Drive
Residential Units:	286 total, 206 as part of land use amendment
Property Owner/Applicant:	Ormond King Center, LLC
<b>Notes: Additional review may be required at time of subdivision/site plan submittal(s).</b>	

Based upon the Findings of Fact, pursuant to School Board Policy 612 and Section 206 of the County Charter, the school district has determined at this time that school capacity is adequate to serve the proposed increase in residential density. This Finding shall constitute competent substantial evidence that adequate public school capacity is likely to be available at the time it is required to serve the planned new development. Capacity is not being reserved with this Finding unless otherwise noted on this document. This Finding of Adequate School Capacity allows this subject project to continue through the Comprehensive Plan Amendment and/or rezoning process; however, may be subject to additional school capacity review in the future.

  
Saralee L. Morrissey, AICP, Director  
Planning

  
February 3, 2014  
Issue Date

# STAFF REPORT

## City of Ormond Beach

### Department of Planning

**DATE:** February 5, 2014

**SUBJECT:** Atlantic Cove Replat

**APPLICANT:** Mark Dowst, P.E., Mark Dowst & Associates, Inc., on behalf of the property owner Embassy Investment VII- Coral Beach, LLC

**NUMBER:** 2014-045

**PROJECT PLANNER:** Steven Spraker, AICP, Senior Planner

**INTRODUCTION:** Mark Dowst, P.E., Mark Dowst & Associates, Inc. (applicant), on behalf of the property owner Embassy Investment VII- Coral Beach, LLC, requests preliminary plat approval of the Atlantic Cove replat, located at 711 South Atlantic Avenue. The site is located in the B-6 (Oceanfront Tourist Commercial) zoning district. The replat would remove the existing 30' building setback on the Rosemont plat and only the setbacks of the B-6 zoning district would be applicable.

**BACKGROUND:** The application is seeking a replat of the property located at 711 South Atlantic Avenue and contains four lots (lots 1-4, block 1) from the Rosemont subdivision and two lots (lots 4 and 5, block 6) from the Halifax Beach subdivision. **There is no new construction proposed as part of the replat of the property.** The existing building was built in 1990 and contains 98 transient lodging units on seven floors. On February 2, 2010, the City Commission approved Ordinance 2010-03, which authorized a height exemption for the existing building which would allow the repair, reconstruction of the building at the same height and building footprint as existed on November 14, 2006. On July 31, 2013, the Board of Adjustment and Appeals authorized the installation of a porte cochere at a setback of 10', requiring a 20' variance. With re-financing of the property there was a concern regarding the relationship of the City approved variance and the 30' setback contained on the Rosemont plat. The property owner elected to perform the re-plat to ensure that there is no issue or confusion between the B-6 zoning setbacks, the approved variance, and the 30' Rosemont plat building setback line.

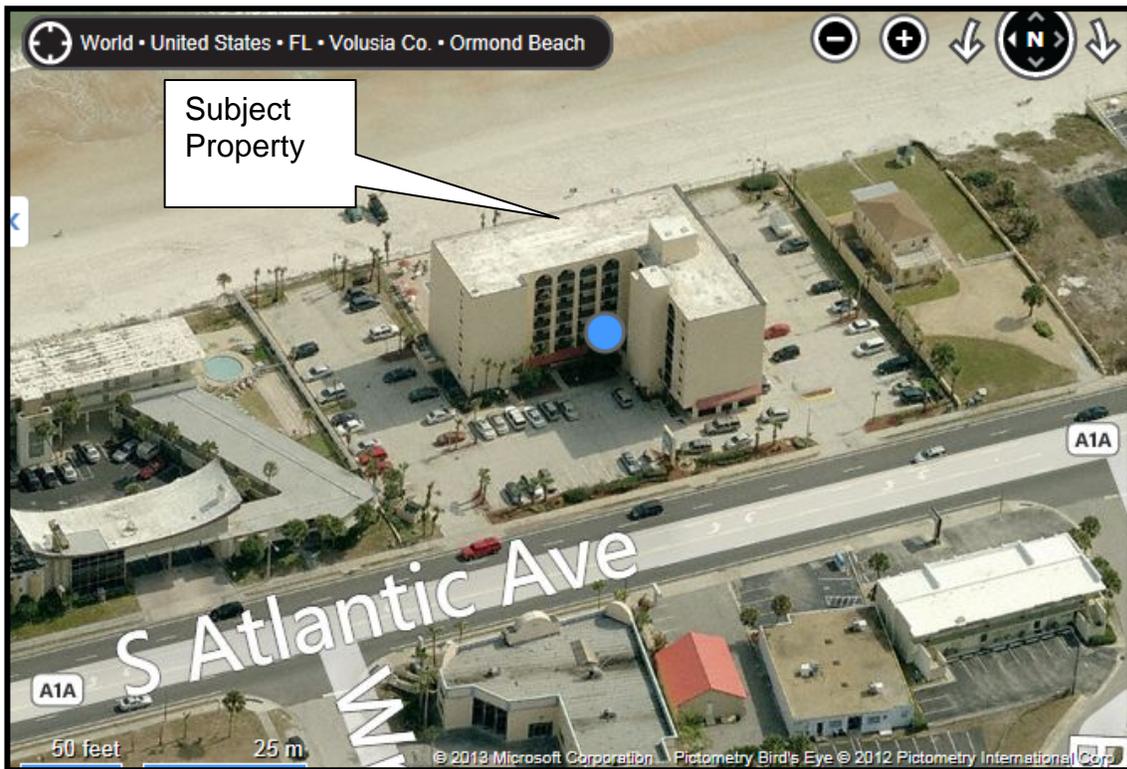
**ANALYSIS:** The property is designated as "Oceanfront Tourist Commercial" on the City's Future Land Use Map (FLUM) and is zoned B-6 (Oceanfront Tourist Commercial) on the City's Official Zoning Map. The existing use of the property is consistent with the FLUM designation and zoning district.

The surrounding uses are shown below:

**Adjacent land uses and zoning:**

	Uses	Land Use designation	Zoning designation
<b>North</b>	Transient Lodging	“Oceanfront Commercial” Tourist	B-6 (Oceanfront Commercial) Tourist
<b>South</b>	Transient Lodging	“Oceanfront Commercial” Tourist	B-6 (Oceanfront Commercial) Tourist
<b>East</b>	Atlantic Ocean	NA	NA
<b>West</b>	Commercial uses	“Highway Commercial” Tourist	B-7 *Highway Commercial) Tourist

Below is an aerial picture of the site:



The B-6 requires a lot width of 150’ and a total lot area of 30,000 square feet. The subject property exceeds both requirements of the B-6 zoning district. The Rosemont plat contains a 30’ building setback along the South Atlantic frontage that is applicable to the southern 200’ of the property. The replat would remove the building setback on the plat and only the setbacks of the B-6 zoning district would be applicable.

The preliminary plat is required to be approved by the City Commission after review and recommendation of the Planning Board. The final plat is approved by the City Commission.

**CONCLUSION:**

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

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

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

**(2) Consistency with the Comprehensive Plan.**

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

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

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

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

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

**(5) Adequacy of public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.**

There are adequate public utilities to serve the proposed three lot subdivision.

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

The proposed Preliminary Plat does not modify any building or site improvements.

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

The proposed Preliminary Plat shall not modify and site or building improvements.

**(8) Safety of occupants and visitors.**

The safety of occupants and visitors will not be impacted and are addressed in any future site or building applications.

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

The proposed Preliminary Plat shall not modify and site or building improvements.

**RECOMMENDATION:** It is recommended that the Planning Board **APPROVE** the preliminary plat for the Atlantic Cove replat at 711 South Atlantic Avenue.

Attachments: Exhibit 1: Location Maps

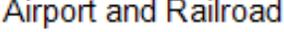
Exhibit 2: Proposed Plat

# Exhibit 1:

## Location Maps

# 711 South Atlantic Avenue Location Map



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

178 ft



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



# 711 South Atlantic Avenue 2012 Aerial Picture



**711 South Atlantic Avenue site picture, February 4, 2014**



# Exhibit 2:

## Preliminary Plat



# STAFF REPORT

## City of Ormond Beach Department of Planning

**DATE:** February 3, 2014

**SUBJECT:** San Marco Apartments, 1500 San Marco Drive (aka 390 Williamson Boulevard) Amendment to Official Zoning Map

**APPLICANT:** City Initiated

**NUMBER:** RZ 13-132

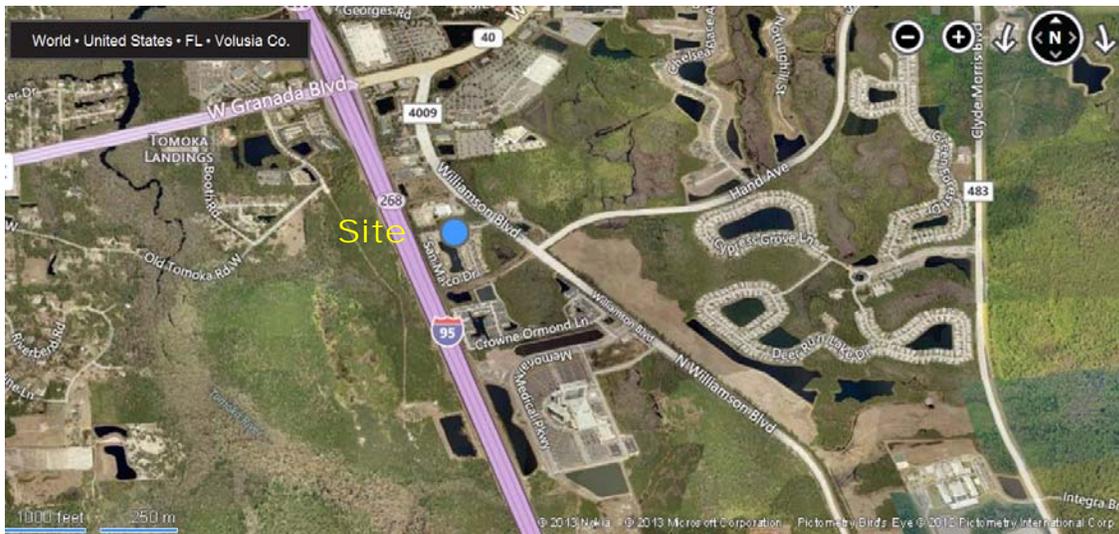
**PROJECT PLANNER:** S. Lauren Kornel, AICP, Senior Planner

**INTRODUCTION:** This is a city initiated request, as the result of an annexation, to amend the City's Official Zoning Map for 18.68 acres from the existing zoning classification of Volusia County R-7 (Urban Multifamily Residential) to City of Ormond Beach PBD (Planned Business Development). The subject property is located at 1500 San Marco Drive, San Marco Apartments.

**BACKGROUND:** The subject property is currently developed with 12, three story apartment complexes and a clubhouse in accordance with the adopted Volusia County site plan. According to the Property Appraiser, the site was constructed in 2002. San Marco Apartments consists of 260 units on ±18.68 acres of property, equating to a density of 13.9 dwelling units per gross acre. In accordance with the city's Land Development Code, density is calculated on a net density per acre after land that is determined not buildable is deducted from total land acreage. Consequently, this property would be considered nonconforming because the net density for this project exceeds 15 u/a. As such, a PBD is proposed for the project to ensure conformity. The approved plans will be attached to the PBD zoning ordinance to establish alternative standards. The property connected to city water in 2002 and annexed into the City of Ormond Beach on November 5, 2013, upon becoming contiguous to the city. Adjacent land uses and zoning are as follows:

	<b>Current Land Uses</b>	<b>Future Land Use Designation</b>	<b>Zoning</b>
<b>North</b>	United States Post Office	Proposed Ormond Beach "Low Intensity Commercial"	Proposed Ormond Beach PBD (Planned Business Development)
<b>South</b>	Crowne at Ormond Beach	Volusia County "Urban High Intensity"	Volusia County R-7 (Urban Multifamily Residential)
<b>East</b>	Love Whole Foods Café and Market	Volusia County "Commercial"	Volusia County BPUD (Business Planned Unit Development)
<b>West</b>	Interstate 95	N/A	N/A

Site location aerial:



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 amendment contingent on the proposed land use amendment from county "Urban High Intensity" (maximum allowable units is 373 units) to city "Office Professional" (maximum allowable units is 280 units) for the 18.68-acre developed parcel as the result of annexation. The land use amendment was recommended for approval by the Planning Board on November 14, 2013 and is tentatively scheduled for adoption by the City Commission on March 18, 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]. <sup>[15]</sup>

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 ±18.68 acres as Ormond Beach "Office Professional". The Future Land Use Element of the Comprehensive Plan states the following for the "Office/Professional" land use designation:

**Purpose:** A multi-use land use category to provide areas served by transit for use by general office, medical and professional uses and accessory retail sales and personal services. It is expected that at least 30% of the undeveloped office/professional lands in the City will be developed with multi-family residential uses and adult care/retirement facilities. This category may permit as accessory retail sales and personal services as uses in association with office development. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.

**Density:** Minimum 15 units per acre

**Maximum FAR:** 1.5

#### "Office Professional" land use analysis

Based on Section 2-02 of the Land Development Code, the "Office/Professional" land use designation has four potential zoning categories. Staff analyzed the potential City zoning districts as follows:

<b>Zoning District</b>	<b>Staff Review</b>
B-1, Professional Office/Hospital	The property is already developed with the San Marco Apartments. The B-1 Zoning District was established to provide areas for professional, medical, and business offices. Since the property is already developed with multifamily with a density that exceeds the allowable density under the B-1, and a height that exceeds the required thirty feet, this zoning district was determined not appropriate.
B-9, Boulevard	The existing apartment complex as it is developed today exceeds the maximum allowable density under the B-9 zoning district regulations. Assigning the B-9 zoning district would make the subject property non-conforming and would impact the ability to rebuild after a catastrophic event. Therefore, the B-9 zoning district is not an appropriate district to assign to the subject property.
B-10, Suburban Boulevard	The existing apartment complex as it is developed today exceeds the maximum allowable density under the B-9 zoning district regulations and is not characteristic of a lower intensity suburban environment. Assigning the B-9 zoning district would make the subject property non-conforming due to the density and would impact the ability to rebuild after a catastrophic event. Therefore, the B-10 zoning district is not an appropriate district to assign to the subject property.
PBD, Planned Business Development	The PBD 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 PBD zoning district would be the only appropriate district to assign to the subject property under the "Office/Professional" 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 to any other zoning district under the "Office/Professional" land use designation and require the Planned Business Development zoning district:

1. The B-1, B-9 and B-10 zoning districts only allow for a maximum density of 10 units per acre. The subject property has a county approved density of 13.92 units per acre and does not meet the B-1, B-9 and B-10 zoning district density

requirements (Sections 2-22, 2-30 and 2-31). In addition, the B-1, zoning district only allows a maximum building height of thirty feet and the current developed buildings are greater than thirty feet (Section 2-22).

2. Most of the buildings exceed one hundred-eighty feet (180') in length (Section 2-57 f.)
3. The distant 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 and clubhouse. 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.**

There is a separate land use map amendment that proposes to assign a City "Office Professional" 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 subject property is developed and no additional improvements are proposed. The requested PBD zoning district is consistent with the "Office/Professional" 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.**

The property has existing buildings and site improvements. There is no additional construction proposed beyond what has been approved. Therefore, this criterion is not applicable.

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

This proposed zoning map amendment is not anticipated to have a significant impact on adjacent properties and the existing business center will continue to operate as it historically has.

- 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 property has existing buildings and site improvements. There is no additional construction proposed beyond what has been approved. Therefore, this criterion is not applicable.

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

The property has existing buildings and site improvements. There is no additional construction proposed beyond what has been approved. Therefore, this criterion is not applicable.

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

The property has existing buildings and site improvements. There is no construction proposed. Therefore, this criterion is not applicable.

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

The property has existing buildings and site improvements. There is no additional construction proposed beyond what has been approved. Therefore, this criterion is not applicable.

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

The property has existing buildings and site improvements. There is no additional construction proposed beyond what has been approved. Therefore, the criterion is not applicable.

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

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

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

- The impacts on facilities and services will not change as a result of the requested zoning amendment from Volusia County R-7 (Urban Multifamily Residential) to Ormond Beach PBD (Planned Business Development).
- The proposed City zoning classification of PBD is most consistent with the Volusia County zoning classification of R-7 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 "Office/Professional".

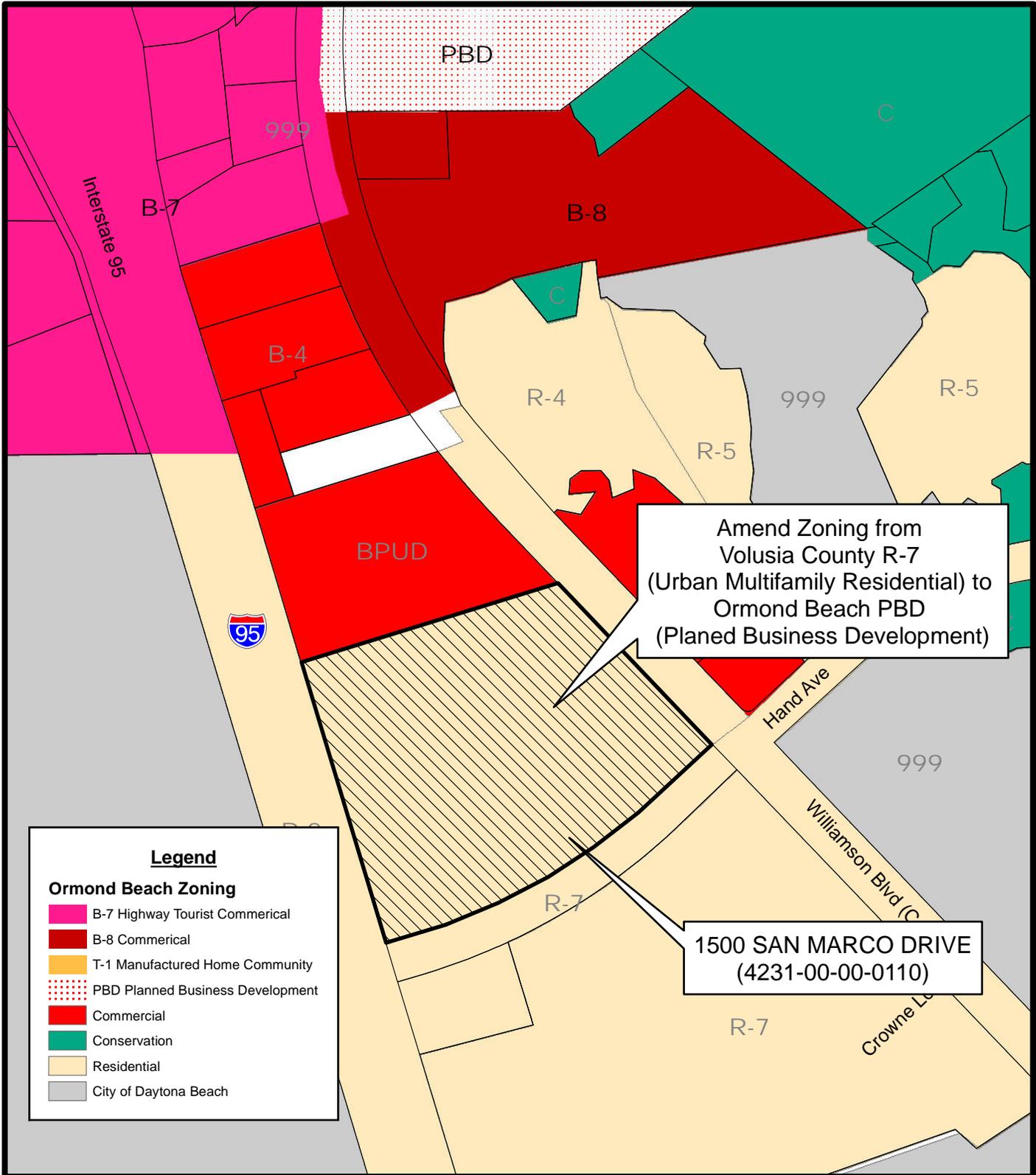
**RECOMMENDATION:** Staff recommends that the Planning Board recommend **APPROVAL** to the City Commission of the administrative request to amend the Official Zoning Map to change the zoning classification of 1500 San Marco Drive, as described in the attached legal description, from Volusia County R-7 (Urban Multifamily Residential) to Ormond Beach PBD (Planned Business Development).

Attachments:

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

# EXHIBIT 1

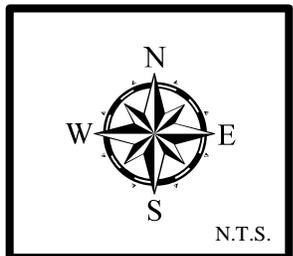
Proposed Zoning Map



**PROPOSED ZONING MAP**  
**1500 SAN MARCO DRIVE**  
**(4231-00-00-0110)**

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Prepared By: The City of Ormond Beach  
 G.I.S. Department - Decemebr 19, 2013



# EXHIBIT 2

Legal Description and  
Sketch

LEGAL DESCRIPTION

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 WILLIAMSON BOULEVARD (A 130 FOOT RIGHT-OF-WAY, 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; HAVING A RADIUS OF 1960.08 FEET, AN ARC DISTANCE OF 193.44 FEET, A CENTRAL ANGLE OF 05°39'17", A CHORD DISTANCE OF 193.36 FEET, AND A CHORD BEARING OF SOUTH 40°12'06" EAST; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 31 AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WILLIAMSON BOULEVARD, RUN SOUTHERLY AND EASTERLY, ALONG SAID CURVED RIGHT-OF-WAY LINE, TO THE POINT OF TANGENCY THEREOF; THENCE RUN SOUTH 43°01'45" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 401.04 FEET TO THE SOUTHEASTERLY CORNER OF THAT PARCEL OF LAND DEED FROM PATRICIA LAGONI, TRUSTEE, TO THE UNITED STATES POSTAL SERVICE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3374, PAGE 0799, 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 THE WESTERLY RIGHT-OF-WAY LINE OF SAID WILLIAMSON BOULEVARD, A DISTANCE OF 671.26 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE HAND AVENUE EXTENSION, A 115-FOOT WIDE RIGHT-OF-WAY AS DESCRIBED IN DEED FROM PATRICIA LAGONI, AS TRUSTEE UNDER TRUST 1 DI-2, TO THE COUNTY OF VOLUSIA, AS RECORDED IN OFFICIAL RECORDS BOOK 4279, PAGE 4417, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF WILLIAMSON BOULEVARD AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HAND AVENUE EXTENSION, RUN SOUTH 47°00'07" WEST (SOUTH 47°00'31" WEST PER SAID DEED), A DISTANCE OF 262.01 FEET (262.11 FEET PER SAID DEED) TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; HAVING A RADIUS OF 1760.63 FEET, AN ARC DISTANCE OF 804.72 (804.92 FEET PER SAID DEED) FEET, A CENTRAL ANGLE OF 26°11'16" (26°11'40" PER SAID DEED), HAVING A CHORD DISTANCE OF 797.73 FEET (797.93 FEET PER SAID DEED), AND A CHORD BEARING OF SOUTH 60°05'46" WEST (SOUTH 60°06'21" WEST PER SAID DEED), THENCE RUN SOUTHERLY AND WESTERLY, ALONG SAID CURVED RIGHT-OF-WAY LINE TO THE POINT OF TANGENCY THEREOF; THENCE RUN SOUTH 73°11'24" WEST (SOUTH 73°12'11" WEST PER SAID DEED), ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 105.89 FEET (107.81 FEET PER SAID DEED) TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY I-95 (STATE ROAD 9), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION SHEET 3 OF 7, REVISION DATED APRIL 18, 1996; THENCE RUN NORTH 16°53'14" WEST (NORTH 16°53'44" WEST PER SAID MAP), ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 1-95 A DISTANCE OF 897.60 FEET TO THE SOUTHWESTERLY CORNER OF THE AFOREMENTIONED UNITED STATE POSTAL SERVICE PARCEL; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 73°07'26" EAST (NORTH 73°02'40" WEST PER DEED), ALONG THE SOUTHERLY LINE OF SAID UNITED STATES POSTAL SERVICE PARCEL, A DISTANCE OF 822.65 FEET (821.22 FEET PER SAID DEED) TO THE SOUTHEASTERLY CORNER THEREOF AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 813,924 SQ.FT. OR 18.67 ACRES MROE OR LESS

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SKETCH OF DESCRIPTION



SEE SHEET 1 FOR LEGAL DESCRIPTION

# EXHIBIT 3

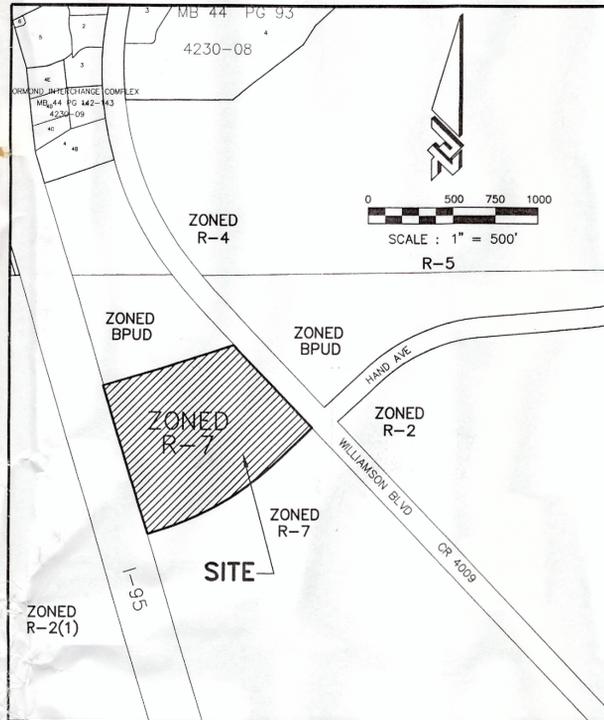
Volusia County Adopted  
Site Plan

# SAN MARCO APARTMENTS

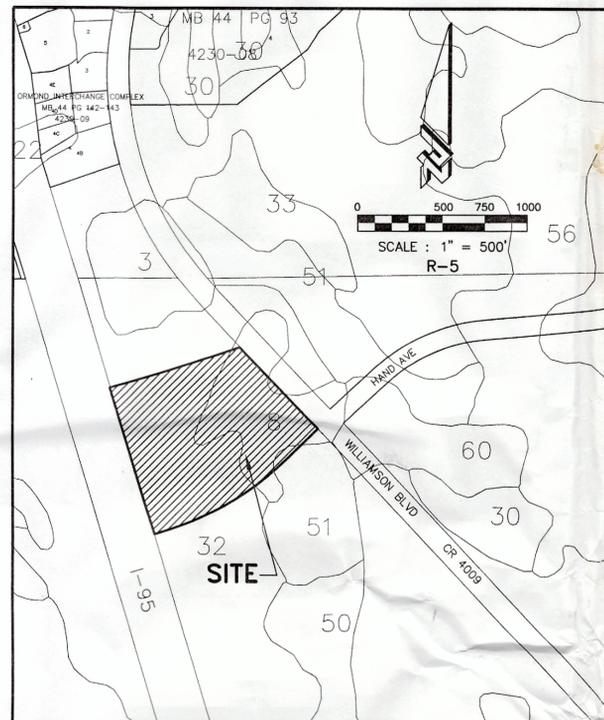
## VOLUSIA COUNTY, FLORIDA

### 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 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 in a curve, concave Easterly, thence, departing the North line of said Section 31 and along the Westerly right-of-way line of 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 401.04 feet to the Southeast corner of that parcel of land deed from Patricia Lagoni, Trustee, to the United States Postal Service, as described in Official Records Book 3374, Page 0789, 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 the Westerly right-of-way line of said Williamson Boulevard, a distance of 671.26 feet to an intersection with the Northerly right-of-way line of the 115-foot wide right-of-way of the Hand Avenue Extension, as described in deed from Patricia Lagoni, as Trustee under Trust IDI-2, to the County of Volusia, as recorded in Official Records Book 4278, Page 4417, of the Public Records of Volusia County, Florida; thence, departing said Westerly right-of-way line of Williamson Boulevard and along the Northerly right-of-way line of said Hand Avenue Extension, run South 47°00'07" West (South 47°00'31" West per said deed), a distance of 262.01 feet (262.11 feet per said deed) to the Point of Curvature of a curve to the right; thence run Southerly and Westerly, along said curved right-of-way line, having a radius of 1760.63 feet, an arc distance of 804.72 (804.92 feet per said deed) feet, or through a central angle of 28°11'16" (28°11'40" per said deed), having a chord distance of 797.73 feet (797.93 feet per said deed), and a chord bearing of South 60°05'46" West (South 60°06'21" West per said deed), to the Point of Tangency thereof; thence run South 73°12'24" West (South 73°12'11" West per said deed), along said Northerly right-of-way line, a distance of 105.89 feet (107.81 feet per said deed) to an intersection with the Easterly right-of-way line of U.S. Highway 1-95 (State Road 9), as shown on the Florida Department of Transportation Right of Way Map, Section 79002-2436, sheet 3 of 7, revision dated April 18, 1998; thence run North 16°53'14" West (North 16°53'44" West per said deed), along the Easterly right-of-way line of said U.S. Highway 1-95, a distance of 897.60 feet to the Southwest corner of the aforementioned United States Postal Service parcel; thence, departing said Easterly right of way line, run North 73°07'26" East (North 73°02'40" West per said deed), along the Southerly line of said United States Postal Service Parcel, a distance of 822.65 feet (821.22 feet per said deed) to the Southeast corner thereof and the POINT OF BEGINNING of this description, said parcel containing 18.6513 acres, more or less, said parcel also being subject to any easements or rights-of-way of record.



**VICINITY MAP**  
SCALE: 1"=500'



**SOILS MAP**  
SCALE: 1"=500'

### SOILS LEGEND

- 8 PINEDAS-MALABAR-WABASO
- 32 MYAKKA FINE SAND
- 51 POMONA, ST. JOHNS COMPLEX

### GENERAL NOTES:

1. ALL DISTURBED AREAS SHALL BE SODDED OR SEEDED AND MULCHED.
2. THE LOCATION OF EXISTING UTILITIES HAS BEEN OBTAINED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT SHALL BE EACH CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT NATURE OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND TO NOTIFY ZEV COHEN & ASSOCIATES, INC., AS TO DISCREPANCIES, IF ANY EXIST.
3. EXISTING CONDITIONS BOUNDARY & PERIMETER TOPOGRAPHIC, WETLANDS, AND TREE SURVEY INFORMATION OBTAINED FROM SURVEYS PREPARED BY A.A. WILBERT JR., LAND SURVEYING, INC. DATED (FIELD SURVEYED) 08/13/98, REVISED LEGAL DESC. 06/11/98 RESPECTIVELY.
4. ALL WORK WITHIN FDOT RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS.
5. THE LENGTH OF ALL DRAINAGE PIPES AND LOCATION OF ALL DRAINAGE STRUCTURES ARE APPROXIMATE. THE LOCATION OF THE DRAINAGE STRUCTURES SHALL DETERMINE THE LENGTH OF PIPE.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AN "AS-BUILT" SURVEY OF THE COMPLETED CONSTRUCTION. THE "AS-BUILT" SURVEY SHALL BE PREPARED IN ACCORDANCE WITH APPROPRIATE GOVERNMENTAL REGULATIONS AND SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR.
7. THE CONTRACTOR SHALL MAINTAIN, AT THE JOB SITE, A RECORD COPY OF ALL CONSTRUCTION DRAWINGS AND SPECIFICATIONS ON WHICH ALL FIELD CHANGES ARE TO BE SHOWN. THESE CHANGES ARE TO BE INCORPORATED IN THE "AS-BUILT" SURVEY FURNISHED TO THE ENGINEER.
8. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL REQUIRED PERMITS. THE CONTRACTOR SHALL MAINTAIN COPIES OF ALL RELEVANT PERMITS AVAILABLE ON THE JOB SITE AT ALL TIMES.
9. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION COMPANIES TO DETERMINE THE TYPE AND LOCATION OF ALL UNDERGROUND FACILITIES IN THE AREA OF CONSTRUCTION.
10. WATER AND SEWER SERVICE TO BE PROVIDED BY THE CITY OF ORMOND BEACH.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ORMOND BEACH AND COUNTY OF VOLUSIA LAND DEVELOPMENT CODES AND ALL OTHER APPLICABLE REGULATIONS.

12. CITY OF ORMOND BEACH TO MAINTAIN ON-SITE LIFT STATION AND DEVELOPER TO MAINTAIN ON-SITE WATER MAIN.
13. CITY OF ORMOND BEACH'S UTILITY DEPARTMENT TO BE ON-SITE DURING ALL JACK AND BORE OPERATIONS.
14. A FINAL UTILITY INSPECTION IS REQUIRED BY THE CITY OF ORMOND BEACH REGARDING UTILITY CONSTRUCTION. CONTACT CITY'S DEVELOPMENT SERVICES ENGINEER AT 676-3269 TO SCHEDULE THE FINAL UTILITY INSPECTION.
15. DEVELOPER TO DEDICATE INGRESS/EGRESS EASEMENT TO THE CITY OF ORMOND BEACH TO PROVIDE ADEQUATE ACCESS TO THE LIFT STATION. DEVELOPER ALSO TO PROVIDE THE CITY OF ORMOND BEACH A KEY TO THE LIFT STATION LOCK AND ACCESS CODE TO THE ENTRYWAY GATE.
16. THE ON-SITE SANITARY SEWER SYSTEM EXCLUDING THE LIFT STATION TO REMAIN PRIVATE, THEREFORE MAINTAINED BY THE DEVELOPER AND/OR OPERATING MANAGEMENT COMPANY.

### SITE DATA:

1. EXISTING ZONING: R-7
2. PROPOSED USE: MULTI-FAMILY
3. PROPOSED DENSITY: 13.92 UN./AC.
4. PARCEL NUMBER: 4231-00-00-0110
5. SITE DATA:

PROJECT AREA ----- 18.68 AC. (100%)  
 BUILDING AREA ----- 2.73AC. (15%)  
 TOTAL IMPERVIOUS AREA ----- 9.42 AC. (50%)  
 (INCL. BLDG., ASPH., CONC., & RET. POND)  
 TOTAL OPEN SPACE----- 9.26 AC. (50%)

6. PARKING REQUIREMENTS:  
 PARKING REQUIRED:  
 UNITS: 2 SP. / UNIT (X 260 UN.) = 520 SPACES  
 CLUBHOUSE: 1 SP. / 200 SF (3478.00 SF) = 18 SPACES  
 TOTAL PARKING REQUIRED: = 538 SPACES  
 PARKING PROVIDED: = 538 SPACES
7. LOADING REQUIREMENT:  
 1 SPACE / PER 100,000SF(254,408SF APARTMENT + 3,478SF CLUBHOUSE) = 3 LOADING SPACES REQUIRED  
 TOTAL LOADING SPACES = 3 LOADING SPACES PROVIDED
8. PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 125155 0165 E, SITE LIES IN ZONE "C", AREA OF MINIMAL FLOODING.
9. WETLANDS IMPACTS:  
 TOTAL ON-SITE WETLANDS 5.12 ACRES  
 PROPOSED WETLANDS IMPACT 1.43 ACRES

### DESIGN TEAM:

- OWNER:** CRYSTAL KEY APARTMENTS AT ORMOND BEACH, LLC  
 15340 JOG ROAD  
 DELRAY BEACH, FL 33446  
 (561) 865-9222  
 (561) 638-0950 (FAX)  
 CONTACT: MICHAEL MORTON
- DEVELOPER:** CORNERSTONE GROUP DEVELOPMENT CO.  
 2121 PONCE DE LEON BLVD.  
 PENTHOUSE 2  
 CORAL GABLES, FL 33134  
 (305) 443-8288  
 (305) 443-9339 (FAX)  
 CONTACT: AMY KLEIN, J.D.L.L.M.
- ENGINEER/  
 LANDSCAPE ARCHITECT:** ZEV COHEN & ASSOCIATES, INC.  
 55 SETON TRAIL  
 ORMOND BEACH, FL 32176  
 (386) 677-2482  
 (386) 677-2505 (FAX)  
 CONTACT: KYLE FEGLEY, P.E.
- ARCHITECT:** TSENG CONSULTING GROUP, INC.  
 21 NE. 166TH STREET  
 MIAMI, FL 33162  
 (305) 945-4474  
 (305) 945 1613 (FAX)  
 CONTACT: DOUG WALKER
- SURVEYOR:** A. A. WILBERT, JR., LAND SURVEYING, INC.  
 55 SETON TRAIL  
 ORMOND BEACH, FL 32176  
 (386) 676-9056  
 (386) 677-2505 (FAX)  
 CONTACT: ANDY WILBERT, P.L.S.
- ENVIRONMENTALIST:** BIOLOGICAL CONSULTING SERVICES, INC.  
 206 RUSH STREET  
 NEW SMYRNA  
 (386) 423-3402  
 (386) 423-0107 (FAX)  
 CONTACT: JOE YOUNG

### INDEX TO PLANS:

- SHEET 1 COVER SHEET
  - SHEET 2 SITE LAYOUT & SIGNAGE PLAN
  - SHEET 3 PAVING, GRADING, & DRAINAGE PLAN
  - SHEET 4 WATER & SEWER UTILITY PLAN
  - SHEET 5 WILLIAMSON BLVD. IMPROVEMENTS
  - SHEET 6 WILLIAMSON BLVD. IMPROVEMENTS
  - SHEET 7 LIFT STATION DETAILS
  - SHEET 8 CONSTRUCTION DETAILS
  - SHEET 9 CONSTRUCTION DETAILS
  - SHEET 10 CONSTRUCTION DETAILS
  - LA1 LANDSCAPE PLAN
  - LA2 LANDSCAPE PLAN
  - A-T1.3 TYPE I BUILDING ELEVATIONS
  - A-T3.3 TYPE III BUILDING ELEVATIONS
  - A-T4.3 TYPE IV BUILDING ELEVATIONS
  - A-T5.3 TYPE IIIA BUILDING ELEVATIONS
  - A-M3 CLUBHOUSE ELEVATIONS
- BOUNDARY/TOPOGRAPHIC SURVEY

REV.	DATE	DESCRIPTION	BY
5	1/10/02	REVISIONS TO CLUBHOUSE PER CLIENT	KWF/CHR
4	1/08/02	REVISED PER CITY COMMENTS	KWF/CHR
3	1/07/02	REVISED PER COUNTY COMMENTS	KWF/CHR
2	1/02/02	REVISED PER FDOT DRAINAGE CONNECTION RAI DATED 12/04/01	KWF/CHR
1	11/16/01	REVISED PER CLIENT REQUEST	KWF/CHR

### SAN MARCO APARTMENTS FINAL SITE PLAN COVER SHEET

VOLUSIA COUNTY

**ZEV COHEN & ASSOCIATES, INC.**  
 55 Seton Trail, Ormond Beach, Florida, 32176  
 (386) 677-2482 FAX 677-2505

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS  
 (EB 4516) (LC 82)

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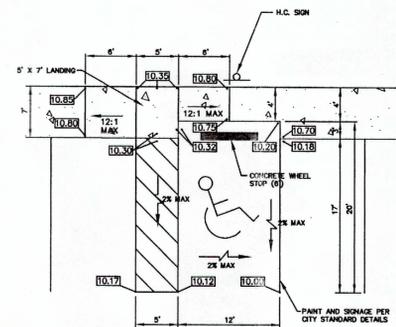
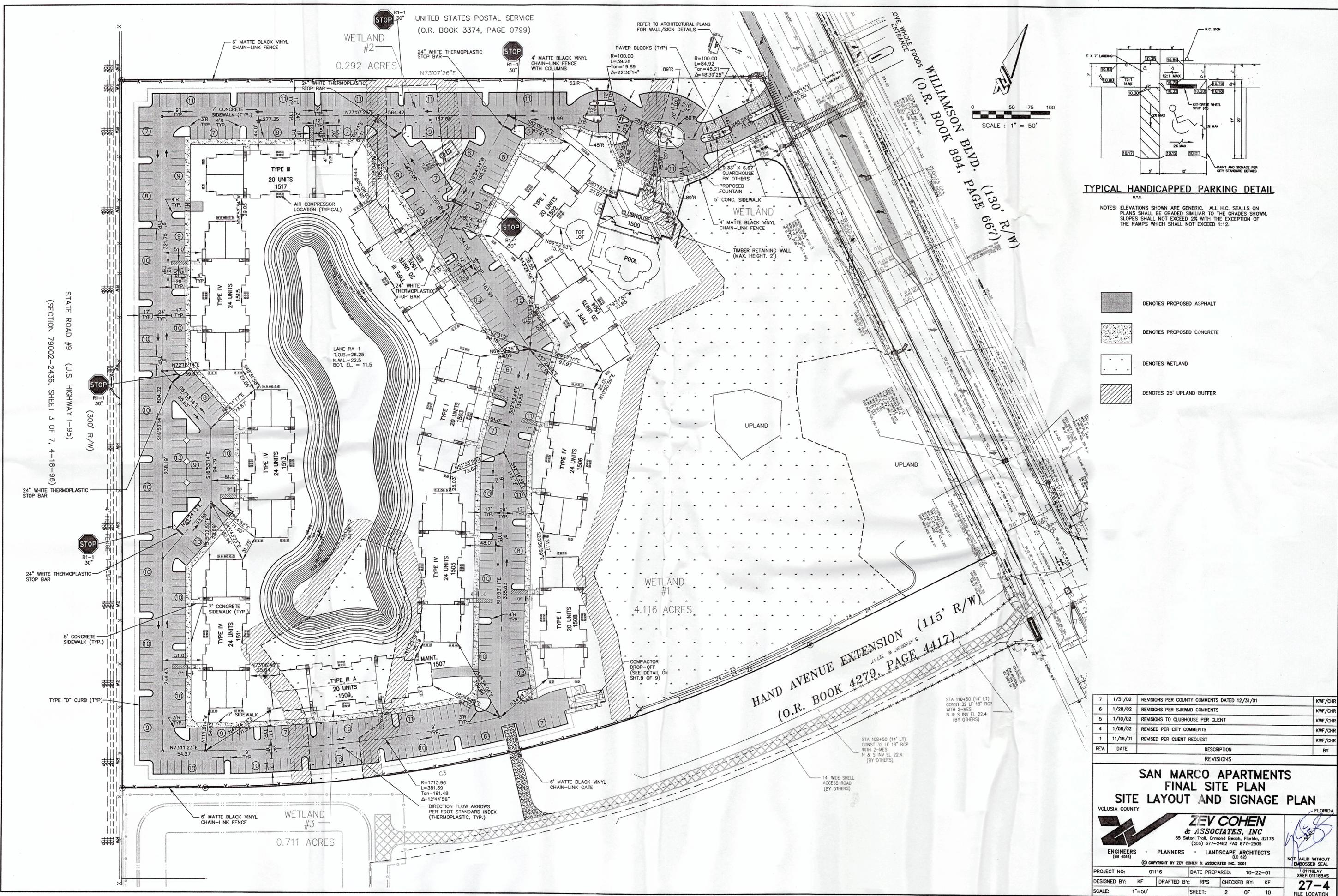
PROJECT NO: 01116 DATE PREPARED: 10-22-01 0111600V

DESIGNED BY: KF DRAFTED BY: RPS CHECKED BY: KF

SCALE: AS NOTED SHEET: 1 OF 10

27-4  
 FILE LOCATION

7	1/31/02	REVISIONS PER COUNTY COMMENTS DATED 12/31/01	KWF/CHR
6	1/28/02	REVISIONS PER SURVMD COMMENTS	KWF/CHR



TYPICAL HANDICAPPED PARKING DETAIL

NOTES: ELEVATIONS SHOWN ARE GENERIC. ALL H.C. STALLS ON PLANS SHALL BE GRADED SIMILAR TO THE GRADES SHOWN. SLOPES SHALL NOT EXCEED 2% WITH THE EXCEPTION OF THE RAMPS WHICH SHALL NOT EXCEED 1:12.

- DENOTES PROPOSED ASPHALT
- DENOTES PROPOSED CONCRETE
- DENOTES WETLAND
- DENOTES 25' UPLAND BUFFER

REV.	DATE	DESCRIPTION	BY
7	1/31/02	REVISIONS PER COUNTY COMMENTS DATED 12/31/01	KWF/CHR
6	1/28/02	REVISIONS PER SJRWMD COMMENTS	KWF/CHR
5	1/10/02	REVISIONS TO CLUBHOUSE PER CLIENT	KWF/CHR
4	1/08/02	REVISED PER CITY COMMENTS	KWF/CHR
1	11/16/01	REVISED PER CLIENT REQUEST	KWF/CHR

**SAN MARCO APARTMENTS**  
FINAL SITE PLAN  
SITE LAYOUT AND SIGNAGE PLAN

VOLUSIA COUNTY

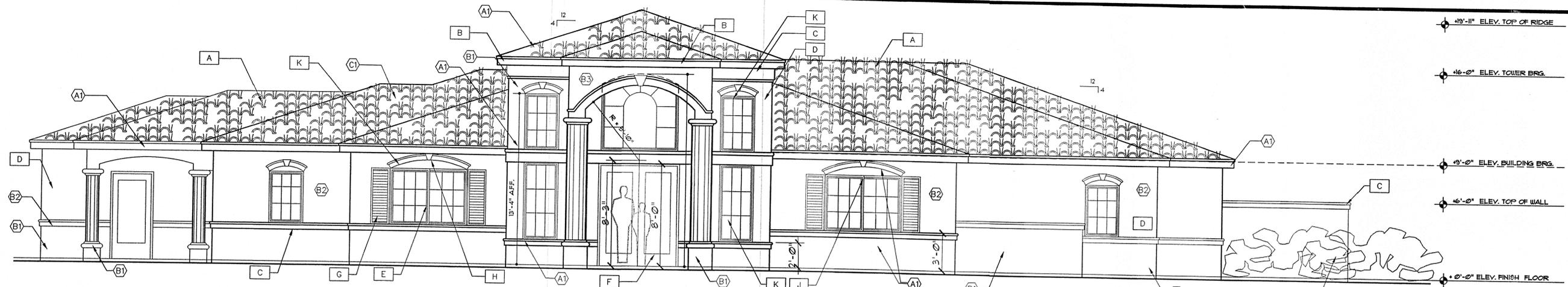
**ZEV COHEN & ASSOCIATES, INC.**  
55 Selton Trail, Ormond Beach, Florida, 32176  
(305) 677-2482 FAX 677-2505  
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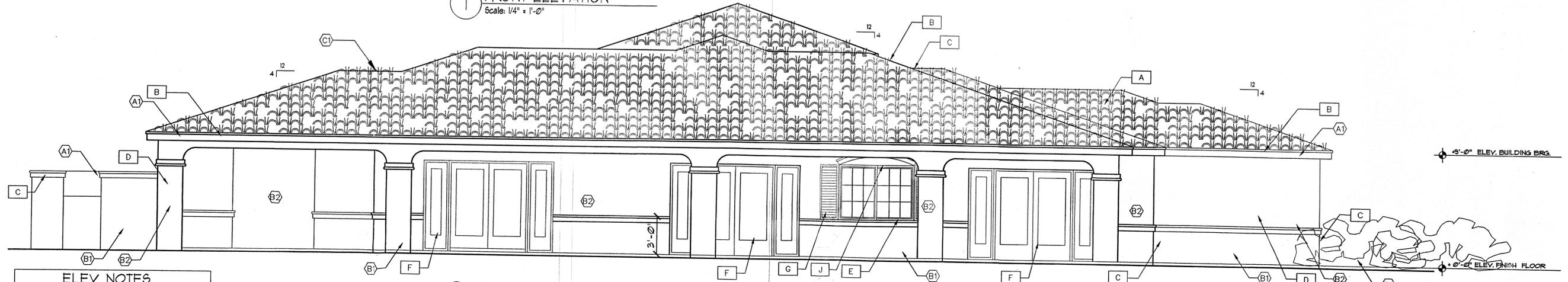
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DESIGNED BY:	KF	DRAFTED BY:	RPS	CHECKED BY:	KF
SCALE:	1"=50'	SHEET:	2 OF 10	FILE LOCATION:	27-4

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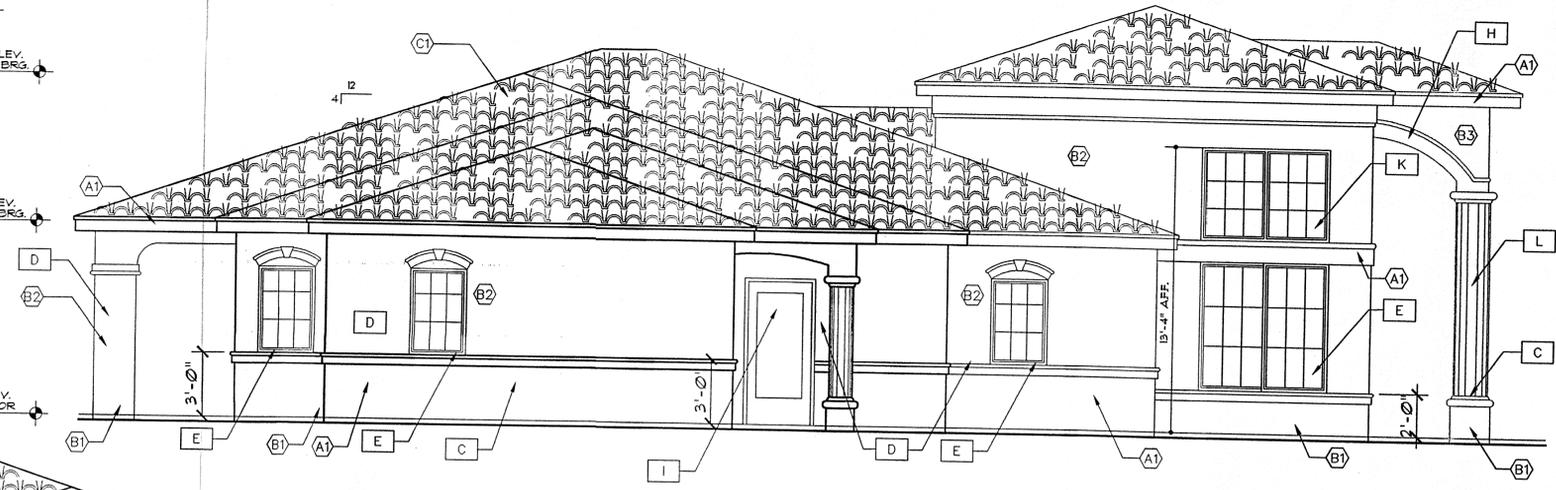
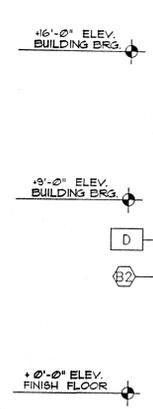
1 FRONT ELEVATION  
Scale: 1/4" = 1'-0"



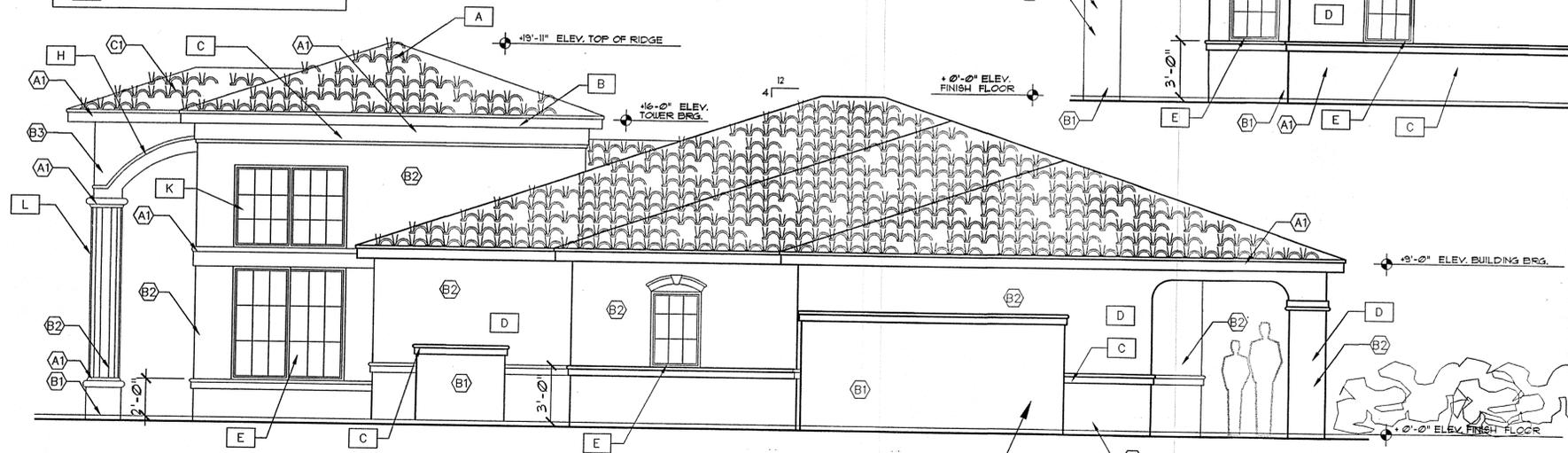
2 REAR ELEVATION  
Scale: 1/4" = 1'-0"

**ELEV. NOTES**

- A DOUBLE ROLL CONC. ROOF TILE
- B 2" x 6" FASCIA - PAINTED
- C 26 GA. METAL DRIP - PAINTED
- D 8" SMOOTH TEXTURE STUCCO BAND - PAINTED
- E ROUGH TEXTURE STUCCO - PAINTED
- F HORIZONTAL SLIDER WINDOW - WHITE
- G DOUBLE STOREFRONT WOOD DOORS WITH TEMP. PLATE GLASS
- H APPLIED METAL SHUTTERS AT EACH SIDE OF WINDOW
- I RAISED SMOOTH STUCCO ARCH SCREED TO EDGE BEADS, ALL SIDES
- J METAL FLATED DOORS
- K ARCHED WINDOW TRANSOMS ABOVE HORIZONTAL SLIDER WINDOW - WHITE
- L FIXED WINDOW
- M SMOOTH FINISH COLUMN



3 LEFT SIDE ELEVATION  
Scale: 1/4" = 1'-0"



4 RIGHT SIDE ELEVATION  
Scale: 1/4" = 1'-0"

**COLORS SCHEME** (PAINT SELECTIONS BY BENJAMIN MOORE)  
(NOTE: SHERWIN-WILLIAMS EQUIVALENT COLOR NAMES)

MARK	CAT. NO.	COLOR	LOCATION
A1	BM. 130	AGED IVORY	UNDER FASCIA BANDS, TOP 4 BOTTOM WINDOW BANDS
B1	SW. 2337	BEACON YELLOW	BLDG. BASE, ENTRY BASE
B2	SW. 2340	BUFF	MAIN WALLS
B3	SW. 2338	MAIZE	ACCENT WALLS
C1	T-30 TIMBERLINE	CEDAR BLEND	ROOF

REVISIONS:


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ARCHITECTURE • ENGINEERING • PLANNING  
21 N.E. 166th STREET, MIAMI, FLORIDA 33162  
TEL: (305) 945-4474 FAX: (305) 945-1613  
AA-0003166 • EB-0006522 • IB-0001096

PROJECT: SAN MARCO  
VOLUSIA COUNTY, FLORIDA  
OWNER: SAN MARCO ASSOCIATES, LTD.  
2121 PONCE DE LEON BLVD., PH 2  
CORAL GABLES, FL. 33134 (305) 443-8288

*Chavez*

ELEVATIONS

DATE: 10-15-2001  
SHEET: AM-3  
SM-AM3.Q

REVISIONS:

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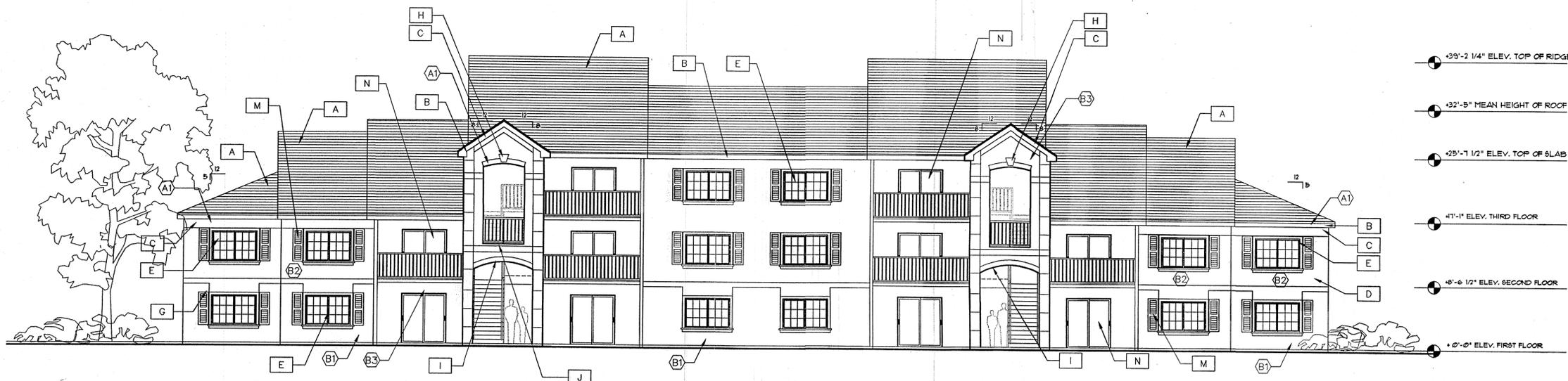
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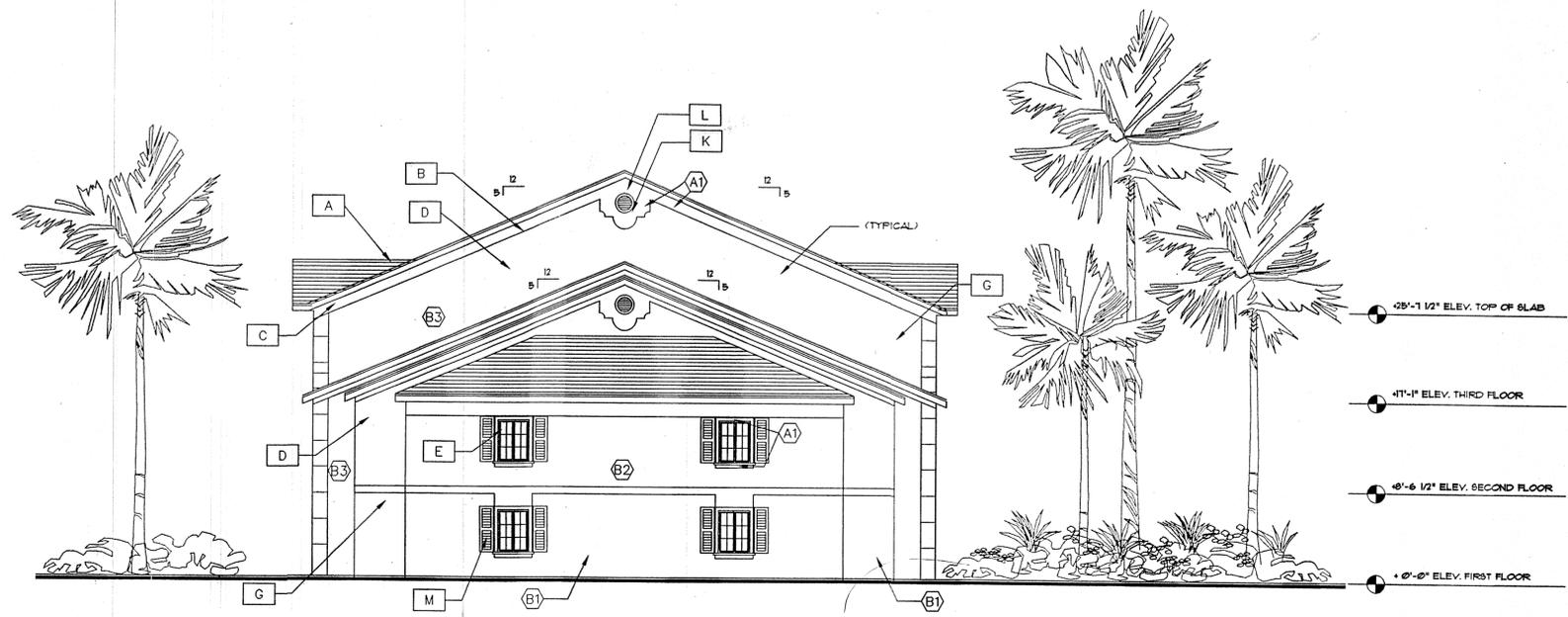
**ELEV. NOTES**

- A COMPOSITION FIBERGLASS SHINGLES
- B 2" x 8" FASCIA - PAINTED
- C 26 GA. METAL DRIP - PAINTED
- D 8" SMOOTH TEXTURE STUCCO BAND - PAINTED
- E ROUGH TEXTURE STUCCO - PAINTED
- F HORIZONTAL SLIDER WINDOW - WHITE
- G PROVIDE ADDRESS SIGNAGE AT EACH BREEZEWAY FACING PARKING
- H 3/4" x 3/8" STUCCO REVEAL ( TYPICAL)
- I RAISED KEYSTONE
- J RAISED SMOOTH STUCCO ARCH SCREED TO EDGE BEADS, ALL SIDES
- K ALUMINUM STAIR RAILS WITH 4" DIAMETER ROUND FINIALS AT INTER-MEDIATE LANDING
- L APPLIED DECORATIVE MEDALLION
- M SMOOTH STUCCO FINISH OVER RAISED EXPANDED POLYSTYRENE DECORATIVE LOUVER
- N APPLIED METAL SHUTTERS AT EACH SIDE OF WINDOW
- O GLASS SLIDING DOOR

**1 FRONT ELEVATION**  
 Scale: 1/8" = 1'-0" ( OPPOSITE SIDE ELEVATION SIMILAR)

**COLORS SCHEME** (PAINT SELECTIONS BY BENJAMIN MOORE)  
 (NOTE: SHERWIN-WILLIAMS EQUIVALENT COLOR NAMES)

MARK		CAT. NO.	COLOR	LOCATION
(A1)	ACCENT BANDS	BM. 190	AGED IVORY	UNDER FASCIA BANDS, TOP & BOTTOM WINDOW BANDS
(B1)	BLDG. BASE COLOR	SW. 2337	BEACON YELLOW	BLDG. BASE, ENTRY BASE
(B2)	PRIMARY BLDG. COLOR	SW. 2340	BUFF	MAIN WALLS
(B3)	SECONDARY BLDG. COLOR	SW. 2338	MAIZE	ACCENT WALLS
(C1)	ROOF COLOR	T-30 TIMBERLINE	CEDAR BLEND	ROOF



**2 SIDE ELEVATION**  
 Scale: 1/8" = 1'-0" ( OPPOSITE SIDE ELEVATION SIMILAR)

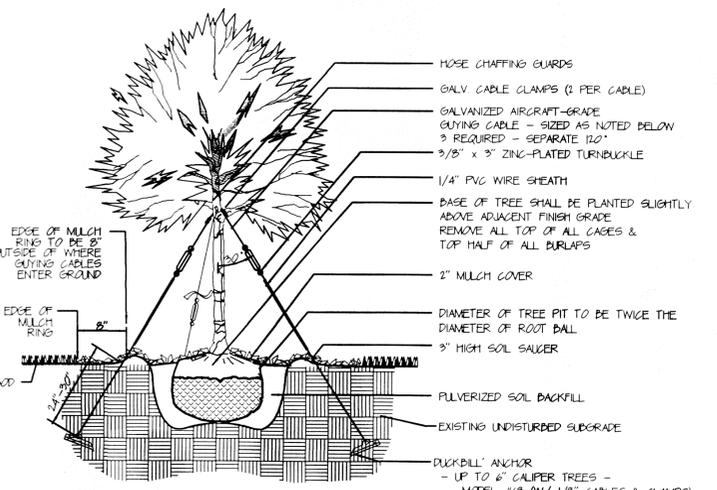
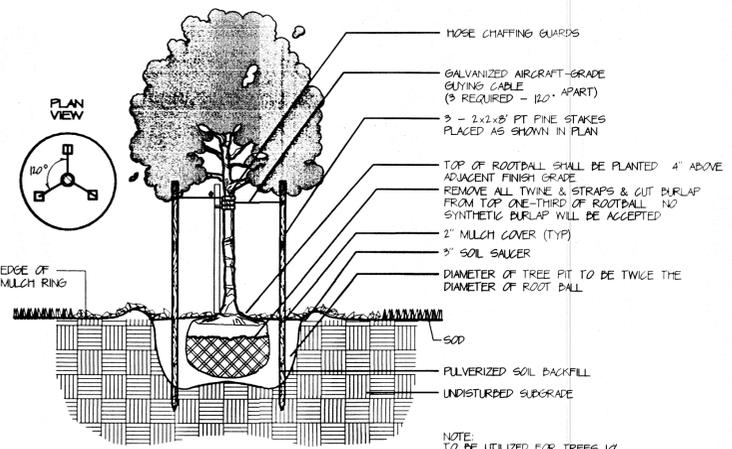
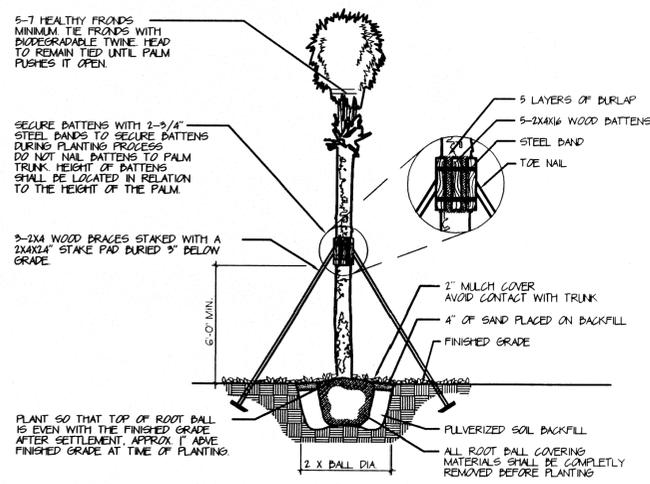
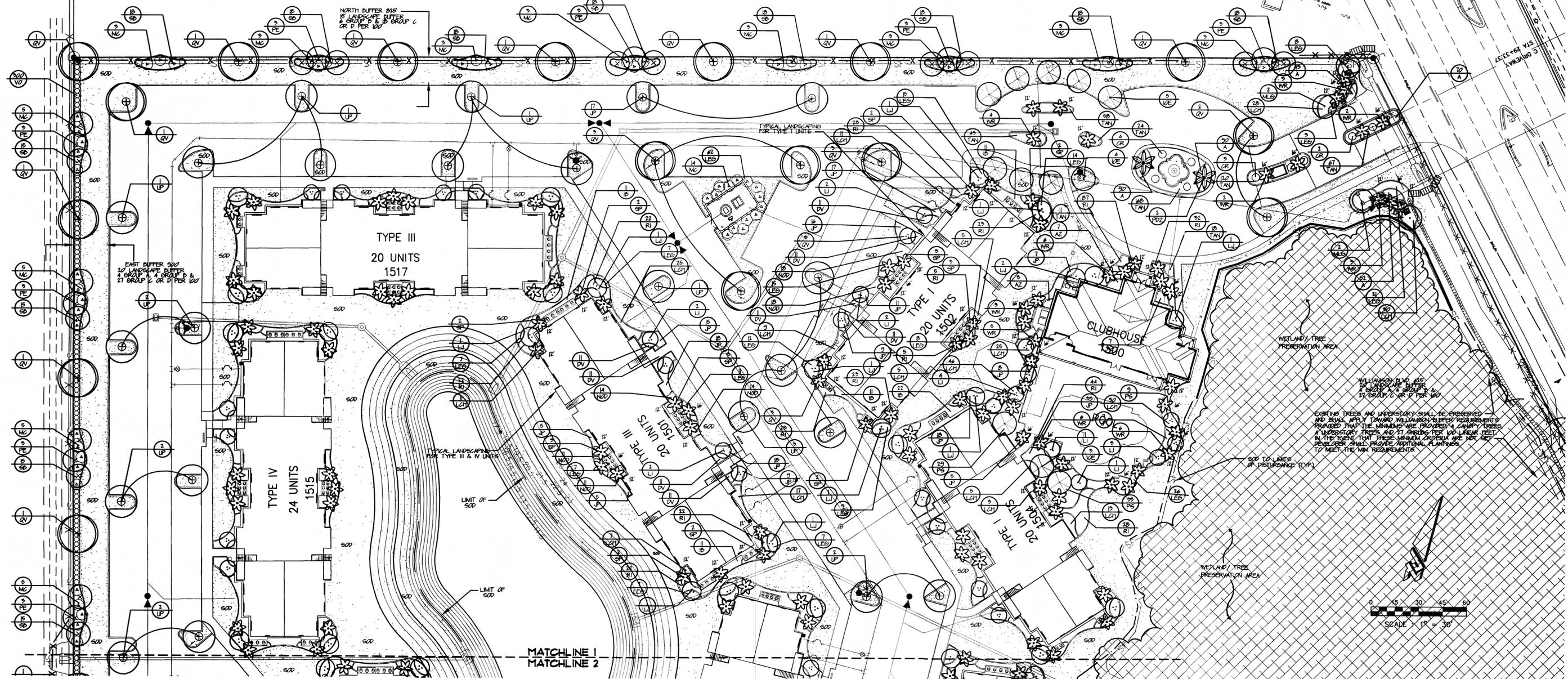
**TYPE I BUILDING**  
 12 TYPE "A" UNITS  
 8 TYPE "B" UNITS

**TSENG CONSULTING GROUP, INC.**  
 ARCHITECTURE • ENGINEERING • PLANNING  
 21 N.E. 166th STREET, MIAMI, FLORIDA 33162  
 TEL: (305) 945-4474 FAX: (305) 945-1613  
 AA-0003166 • EB-0006523 • IB-0001096

**PROJECT: SAN MARCO**  
 VOLUSIA COUNTY, FLORIDA  
**OWNER: SAN MARCO ASSOCIATES, LTD.**  
 2121 PONCE DE LEON BLVD., PH 2  
 CORAL GABLES, FL 33134 (305) 443-8288

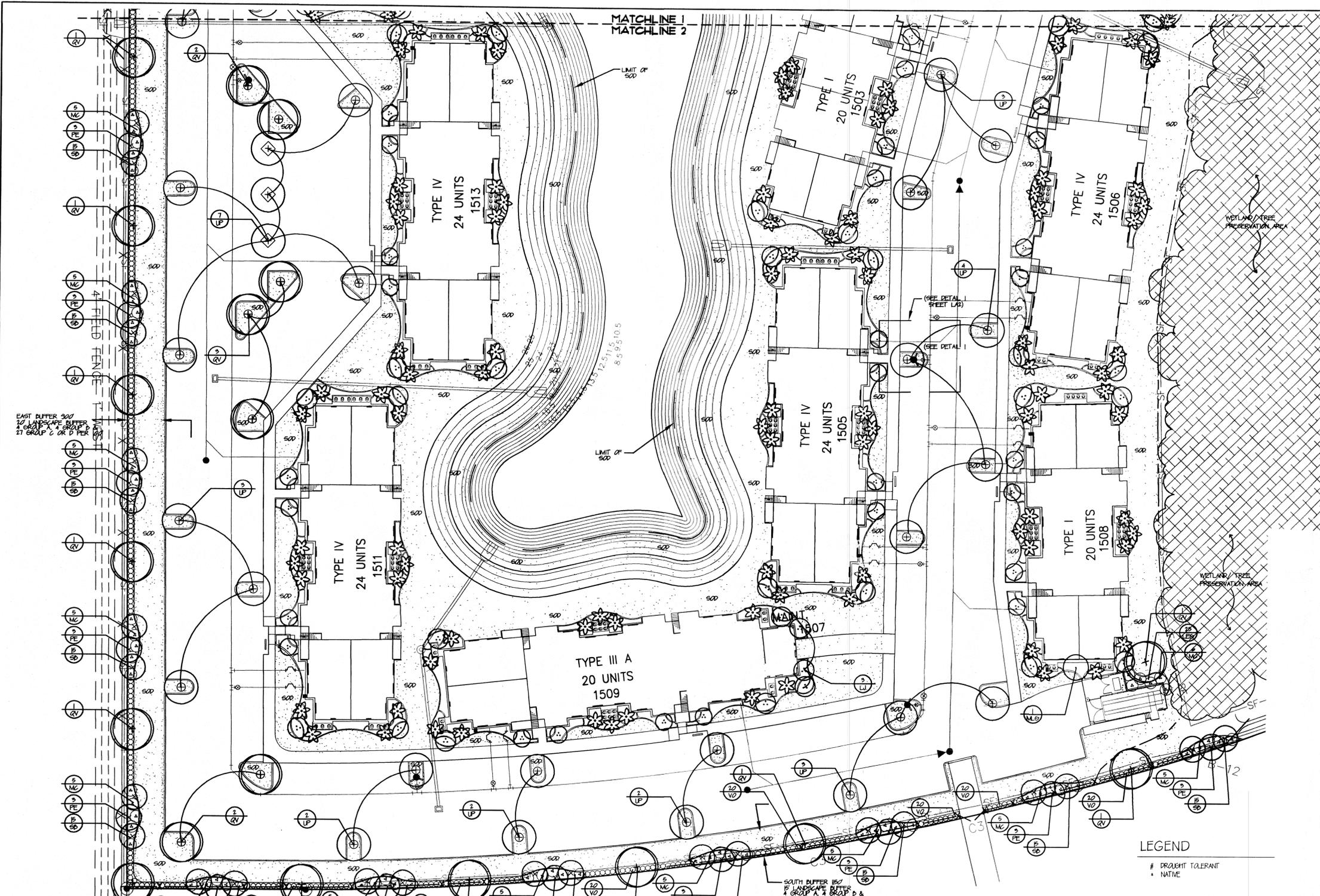
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ELEVATIONS  
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 SM-AT13.E

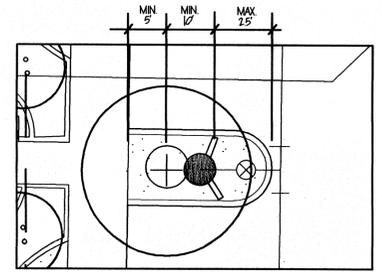


3.	02/05/02	REVISED PER STAFF COMMENTS	NFC
2.	01/11/02	REVISED PER SITE PLAN CHANGES	NFC
1.	12/07/01	REVISED PER VOLUSIA COUNTY COMMENTS	NFC
REV.	DATE	DESCRIPTION	BY
REVISIONS			
<b>SAN MARCO APARTMENTS FINAL SITE PLAN LANDSCAPE PLAN</b>			
VOLUSIA COUNTY		VOLUSIA COUNTY, FL.	
<b>ZEV COHEN &amp; ASSOCIATES, INC.</b>			
55 Selton Trail, Ormond Beach, Florida, 32176 (386) 677-2482 FAX 677-2505			
ENGINEERS (EA 4916)	PLANNERS	LANDSCAPE ARCHITECTS (LC 82)	FEB 7 2002 NOT VALID WITHOUT EMBOSSED SEAL
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PROJECT NO: 01116	DATE PREPARED: 10/26/01	FILE NAME: 01116.LAN	FILE LOCATION: 27-4
DESIGNED BY: NFC	DRAFTED BY: NFC	CHECKED BY: PM	27-4
SCALE: 1" = 30'	SHEET: LA1	OF 2	FILE LOCATION

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NOTE TO THE LARGE GRAPHIC SYMBOL USED FOR THE FIRE HYDRANT, SOME CONFLICTS MAY APPEAR BETWEEN HYDRANTS AND PROPOSED TREES. HOWEVER, EXACT LOCATION OF PROPOSED TREE SHOULD BE IN ACCORDANCE WITH THE FOLLOWING TYPICAL DIMENSIONS: HYDRANT NO MORE THAN 15' FROM BACK OF CURB, MINIMUM OF 10' BETWEEN HYDRANT AND TREE, AND MIN. OF 5' BETWEEN SIDEWALK AND PROPOSED TREE.



1 TREE PLANTING @ FIRE HYDRANT DETAIL

NOT TO SCALE

**TREE CALCULATIONS**

TOTAL ON SITE TREE REQUIREMENTS ARE 1 TREE / 3500 SF.  
 104 ACRES / 3500 SF. = 324 TREES REQUIRED  
 THE EXISTING WETLAND PRESERVATION AREA OF 47 ACRES HAS 1028 TREES TO BE PRESERVED  
 (SEE REPORT BY SOUTHERN FOREST MANAGEMENT SERVICES, INC. FOR MORE DETAIL)

**SAN MARCO APARTMENTS  
 VOLUSIA COUNTY, FLORIDA  
 STATISTICAL TREE SURVEY**

**CROSS SECTIONAL AREA CALCULATION (CSA)**

Required replacement for area to be developed, 13.9 acres

DBH	RADIUS	CSA/TREE	#TREES	TOTAL CSA
6	3.0	28.27	7	197.89
7	3.5	38.48	8	307.84
8	4.0	50.26	5	251.30
9	4.5	63.62	6	381.72
10	5.0	78.54	4	314.16
11	5.5	95.03	3	285.09
15	7.5	176.71	1	176.71
16	8.0	201.06	1	201.06
TOTAL CSA				2,115.77 SQ. IN.

Total required replacement: 2,115.8 \* 10% = 211.6 Square inches

CREDIT TOWARDS REPLACEMENT: 4.7 acres

DBH	RADIUS	CSA/TREE	#TREES	TOTAL CSA
1.5	0.75	1.77	198	350.46
2.0	1.00	3.14	292	916.88
2.5	1.25	4.91	261	1,281.51
3.0	1.50	7.07	167	1,180.69
3.5	1.75	9.62	146	1,404.52
4.0	2.00	12.57	62	779.34
4.5	2.25	15.90	52	826.80
5.0	2.50	19.63	20	392.60
TOTAL CSA				7,132.80 SQ. IN.

Total credit towards replacement: 7,132.8 Square inches

**TOTAL REQUIRED REPLACEMENT: 211.6 - 7,132.8 = -6,921.2 SQ. IN.**

**GENERAL NOTES**

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS OUTLINED IN "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANT MATERIAL"
2. ALL PLANTING BEDS SHALL BE TOP DRESSED WITH 2" SHREPPED CYPRESS DARK MULCH, GRADE "B" OR BETTER
3. ALL TREES NOT IN BEDS SHALL HAVE A 5" DIAMETER MULCH RING.
4. 500 SHALL BE ST. AUGUSTINE FLORITAM
5. IN THE EVENT OF A VARIATION BETWEEN THE PLANT LISTS AND THE ACTUAL QUANTITY OF PLANTS SHOWN ON THE PLANS, THE PLANS SHALL CONTROL.
6. NO SUBSTITUTIONS WILL PERMITTED WITHOUT APPROVAL FROM THE LANDSCAPE ARCHITECT.
7. IF GALLONAGE FOR PLANTS OR TREES IS SHOWN THEY SHALL BE CONTAINER GROWN AND THE SIZE SHOWN SHALL REPRESENT THE MINIMUM ALLOWABLE GALLONAGE ACCEPTED.
8. IN ALL CASES THE PLANT SPECIFIED SIZE SHALL GOVERN OVER THE GALLONAGE INDICATED.
9. IF PROPOSED PLANTINGS SHOWN ON PLAN INTERFERE WITH EXISTING LANDSCAPING, THE EXISTING LANDSCAPING IS TO BE REMOVED IN FAVOR OF THE NEW PLANTINGS.
10. WETLAND AREA TO REMAIN UNCHANGED IN ITS NATURAL STATE AND ALL EXISTING TREES TO REMAIN.
11. TOTAL PLANT QUANTITIES SHALL BE FIELD VERIFIED ADJUSTED UP OR DOWN ACCORDING TO SUBTLE DIFFERENCES BETWEEN SIMILAR UNITS. IN ALL CASES, PLANT SPACING SHALL RULE OVER KEYED OUT QUANTITY.

**IRRIGATION NOTES**

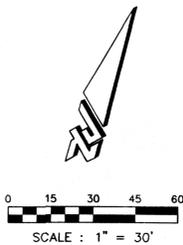
1. AN AUTOMATIC TIME CONTROLLED IRRIGATION SYSTEM WITH A RAIN SENSOR SHALL BE INSTALLED TO PROVIDE 100% HEAD TO HEAD COVERAGE OF ALL NEW PLANTINGS.
2. AN IRRIGATION PLAN SHALL BE SUBMITTED UPON FINAL LANDSCAPE PLAN APPROVAL.

**LEGEND**

- # DROUGHT TOLERANT
- NATIVE

**PLANT LIST**

SYMB.	QUAN.	SPECIES	COMMON NAME	SIZE & SPACING
A	345	ANNUALS	SEASONAL	4" POTS, 12" OC
AZ	17	ALPINA ZERUMBER VARIEGATA	VAREGATED GINGER	3 GAL, 15" SPD X 24" HT
CR	9	CYCAS REVOLUTA	SAGO PALM	30"-36" X 30"-36" LERID
DV	528	CYCAS VEGATATA	AFRICAN IRIS	1 GAL, 18"-24" HT, 3-4 PPP, 15" OC
IOE	12	ILEX OPACA EAST PALATKA	EAST PALATKA HOLLY	2 1/2" CAL, 1 1/2" DBH, 10" HT
JP	795	JUNIPERUS PARSONII	PARSONS JUNIPER	3 GAL, 15" X 15" FULL, 30" OC
LCH	745	LORAPETALUM RAZZLEBERRY	LORAPETALUM	3 GAL, 15" SPD X 15" HT, FULL, 30" OC
LEG	766	LIRIOPE MASCARI EVERGREEN GIANT	EVERGREEN GIANT	1 GAL, 8-10 PIPS/POT/MIN 15" HT, 15" OC
LJ	56	LAGERSTROMIA INDICA MUEKOOEII	LAVENDER CRAPE MYRTLE	8" HT, 1 1/2" CAL, 3/4" DBH
LJ	54	LIGUSTRUM JAPONICUM	WAX FRUIT	8" X 8" HT, 2 1/2" CAL, 1 1/2" DBH, 4 CT
MLG	124	MYRTIA CERIFERA	WAX MYRTLE	2 1/2" CAL, 1 1/2" DBH, 10" HT, 5 SPD
MLG	5	MAGNOLIA LITTLE GEM	LITTLE GEM MAGNOLIA	3 GAL, 15"-24" X 15"-24", 3" OC
NOD	544	NERIUM OLEANDER PETITE	PETITE PINK OLEANDER	2 1/2" CAL, 1 1/2" DBH, 10" HT, 5 SPD
PE	60	PINUS ELLIOTTII	SLASH PINE	12" CT, SPECIMEN
PDZ	2	PHOENIX DACTYLIFERA ZAHEDI	ZAHEDI DATE PALM	3 GAL, 24" X 24", FULL, 4-6 LEAVES PER PLAN
PS	90	PHILODENDRON SELLUM	SPLIT LEAF PHILODENDRON	2 1/2" CAL, 1 1/2" DBH, 10" HT
QV	50	QUERCUS VIRGINIANA	LIVE OAK	3 GAL, 15" HT, X 15" SPD, 24" OC
RI	1903	RAPHILOPIS INDICA ALBA	SAND CORDGRASS	3 GAL, 18" SPD, X 24" HT, 30" OC
SB	384	SPARTINA BAKERI	CABBAGE PALM	8" TO 16" CT'S
SP	168	SABAL PALMETTO	DWARF ASIATIC JASMINE	1 PINT, 12" SPD, 15" OC
TAN	510	TRACHELOSPERM ASIATICUM NANA	DRAKE ELM	2 1/2" CAL, 1 1/2" DBH, 10" HT
UP	41	ULMUS PARVIFOLIA DRAKE	SWEET VIBURNUM	3 GAL, 24" HT, X 24" SPD, 3" OC
VO	440	VIBURNUM OCCRATISNUM	WASHINGTON PALM	SEE PLAN FOR CT'S
WR	40	WASHINGTONIA ROBUSTA		



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3.	02/05/02	REVISED PER STAFF COMMENTS	NFC
2.	01/11/02	REVISED PER SITE PLAN CHANGES	NFC
1.	12/07/01	REVISED PER VOLUSIA COUNTY COMMENTS	NFC
REV.	DATE	DESCRIPTION	BY
REVISIONS			
<b>SAN MARCO APARTMENTS FINAL SITE PLAN LANDSCAPE PLAN</b>			
VOLUSIA COUNTY		VOLUSIA COUNTY, FL.	
<b>ZEV COHEN &amp; ASSOCIATES, INC.</b>			
55 Seaton Trail, Ormond Beach, Florida, 32176 (386) 677-2482 FAX 677-2505			
ENGINEERS (CB 4516)	PLANNERS	LANDSCAPE ARCHITECTS (LC 82)	FEB 07 2002 NOT VALID WITHOUT EMBOSSED SEAL
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PROJECT NO:	01116	DATE PREPARED:	10/26/01
DESIGNED BY:	NFC	DRAFTED BY:	NFC
SCALE:	1" = 30'	CHECKED BY:	PM
SHEET: LAZ		OF 2	
			<b>27-4</b> FILE LOCATION