



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

April 10, 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: March 13, 2014**
- VI. PLANNING DIRECTOR'S REPORT**
- VII. PUBLIC HEARINGS**

A. SE 14-070: 869 South Atlantic Avenue - Riptides Raw Bar and Grill, Special Exception for Outdoor Activity

This is a request submitted by Brad Hoffman, Riptides Raw Bar and Grill, for a Special Exception to authorize an outdoor activity use. The requested outdoor activity is to allow outside live music under certain conditions at Riptides Raw Bar and Grill, located at 869 South Atlantic Avenue. The Riptides Raw Bar and Grill is part of the Ocean East Resort Club property at 867 South Atlantic Avenue. The subject property is zoned B-6 (Oceanfront Tourist Commercial).

B. LUPA 14-041 and LUPA 14-043: 275 and 395 Williamson Boulevard, Scale Comprehensive Plan Amendment

This is a City initiated request, to change the existing Future Land Use designation of Love Whole Foods consisting of Lot 1, ±3.75 acres (275 Williamson Boulevard,) and Lot 2, ±1.4 acres (395 Williamson Boulevard) for a total of 5.15 acres from Volusia County “Commercial” to Ormond Beach “Low Intensity Commercial” as the result of an annexation.

C. RZ 14-042 and RZ 14-044: 275 and 395 Williamson Boulevard, 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 a total of 5.15 acres located at 275 Williamson Boulevard consisting of Lot 1, ±3.75 acres developed with Love Whole Foods Café and Market and 395 Williamson Boulevard consisting of Lot 2, ±1.4 acres of undeveloped land from the existing zoning classification of Volusia County BPUD (Business Planned Unit Development) to City of Ormond Beach PBD (Planned Business Development).

D. LUPA 14-033: 1287 and 1301 West Granada Boulevard Small Scale Land Use Map Amendment

This is a request submitted by Paul F. Holub Jr., authorized representative of the property owners, for a Small Scale Land Use Map amendment as follows:

1. Amend the existing land use designation of the 2.53 acre parcel at 1287 West Granada Boulevard from “Office/Professional” to “Low Intensity Commercial”; and
2. Amend the existing land use designation of the 2.47 acre parcel at 1301 West Granada Boulevard from “Suburban Low Density Residential” to “Low Intensity Commercial”.

E. RZ 14-034: 1287 and 1301 West Granada Boulevard Zoning Map Amendment

This is a request submitted by Paul F. Holub Jr., authorized representative of the property owners, for a Zoning Map amendment as follows:

1. Amend the existing zoning designation of the 2.53 acre parcel at 1287 West Granada Boulevard from PBD (Planned Business Development) to B-8 (Commercial)”; and
2. Amend the existing zoning designation of the 2.47 acre parcel at 1301 West Granada Boulevard from SR (Suburban Residential) to B-8 (Commercial).

VIII. OTHER BUSINESS

IX. MEMBER COMMENTS

X. ADJOURNMENT

Mr. Briley moved to approve the February 13, 2014 Minutes. Ms. Press seconded the motion. Vote was called, and the motion unanimously approved.

VI. PLANNING DIRECTOR'S REPORT

Ms. Becky Weedo, Senior Planner provided the Planning Director's Report for Ric Goss, who was not able to attend the meeting. Ms. Weedo reminded the Planning Board Members that there will be a sound test at Riptides on March 25, 2014 at 6:15 pm. Subsequently, the Special Exception request for outdoor entertainment will go before the Planning Board on April 10th.

Also, Ms. Weedo introduced Ms. Cindy Berglund as the Permit Manager standing in for Ms. Meggan Znorowski, who recently left the City. Ms. Weedo announced that the position has been filled and the new employee will probably be in attendance at next month's meeting.

VII. PUBLIC HEARINGS

A. SE 14-050: 1626 North US Highway 1, Dairy Queen: Special Exception for Outdoor Activity

Ms. Weedo stated this is a request for a Special Exception to allow outdoor activity to include itinerant vending during special events at the Dairy Queen located at 1626 North US Highway 1. The applicant and owner is Jon Welsh who was not in attendance. Ms. Weedo explained the location, orientation, and characteristics of the property, and presented the staff report. Ms. Weedo stated staff is recommending approval of the application.

Chairman Thomas asked if there were any questions from the board members.

Mr. Briley asked if the administrative approval for itinerant vending will be an amendment to the Land Development Code once the Interlocal Agreement is approved.

Ms. Weedo responded "yes". City Attorney Hayes explained that the administrative approval for itinerant vending is only for the businesses in the Interlocal Service Boundary Agreement planning boundary. Those properties that currently engage in itinerant vending activities will be identified. The Land Development Code will need to be amended to memorialize the Itinerant Merchant License (IML) agreement language which would permit administrative approval of outdoor activities specifically in the North US Highway 1 planning area, and terminate all previously approved Outdoor Activity Special Exceptions so there is no conflict with the current Land Development Code. The work on the Interlocal Service Boundary Agreement is ongoing.

Mr. Briley also inquired about the inclusion of the race week special events. He was wondering if the special exception for Kickstart Saloon included race week special events.

Ms. Weedo verified that the special exception for Kickstart Saloon only included the bike week special events. Kickstart Saloon was also allowed to have outdoor entertainment which Dairy Queen will not have.

Mr. Briley also asked if RiverGrille Restaurant received a special exception for the outdoor entertainment. Ms. Weedo responded “yes”.

Ms. Press asked if there is a flat fee for the vendor permits.

Ms. Weedo responded “yes” and deferred to Cindy Berglund, Permit Manager, who explained that the host merchant is not charged additional fees since they already paid for the special exception (\$1,650). Each itinerant vendor is charged a \$25 permit fee and a \$45 fire tent inspection fee, if applicable.

Mr. Jorczak asked if the number of special events that are being approved for this special exception, if it is the intent of the Interlocal Agreement to standardize so that anyone in the planning area that has a special exception will qualify for the same time periods.

City Attorney Hayes responded that the Interlocal Agreement for itinerant vending will only apply to businesses in the unincorporated areas in the North US 1 planning service boundary. Properties in the City are still required to meet City regulations. Once the agreement is approved, all outdoor activity for the North US 1 service boundary will go through administrative approval.

Ms. Behnke questioned if the names of the races change, would the special exception include language to address the change.

Ms. Weedo explained that the named race special events are established by the various Executive Committees and Daytona Beach Area Convention and Visitors Bureau. Mr. Hayes added it is properly defined for flexibility.

Ms. Behnke wanted to clarify that during the three days allowed for set up prior to an event and three days after an event, the vendors are not allowed to conduct business.

Ms. Weedo confirmed that the regulation on three days prior and three days after was only for set up, prep, and removal.

Ms. Behnke also asked if the Interlocal Agreement will require the itinerant businesses in the unincorporated area of the County on North US Highway 1 to comply with the City regulations. City Attorney Hayes responded “yes”.

Mr. Heaster asked for confirmation that the “bikini clad” bike wash activity will not be allowed.

Ms. Weedo responded that the activity will not be included in the Development Order.

Chairman Thomas asked if there was anyone in the audience that would like to address the Special Exception. No one in the audience came forward.

Ms. Behnke moved to approve SE 14-050 with the condition that the itinerant vending not include “bikini clad” bike wash activity. Mr. Briley seconded the motion. The motion carried unanimously (7-0).

B. LUPA 14-001: Chelsea Place Subdivision Future Land Use Amendment.

Ms. Weedo stated this is a City initiated request for a Future Land Use Map amendment pursuant to the Florida Expedited State Review Process for the Chelsea Place Subdivision

property. The request is to change the current Volusia County future land use designations from “Urban Low Intensity” and “Urban Medium Intensity” to City “Suburban Low Density Residential” as the result of annexation. Ms. Weedo explained the location, orientation, and characteristics of the property, and presented the staff report. Ms. Weedo stated staff is recommending approval of the application.

Mr. Briley wanted to confirm that the land use amendment request is taking the existing County designation to the applicable City designation and that more dwelling units were currently allowed in the County.

Ms. Weedo responded that the maximum density in the County is 825 dwelling units. With the City land use restriction of 4.93 dwelling units, the gross residential density shall remain the same. Further, the “Suburban Low Density Residential” land use designation requires a capacity analysis. Because the Chelsea Place Subdivision was previously approved by the county as a 250 lot subdivision, if any increases were requested, an amendment to the Planned Residential Development Order would be required and a capacity analysis would be required at that time. There will be no changes to what has previously been adopted by the County with the proposed City amendment.

Mr. Briley also wanted to dispel of the rumor that there was going to be a road that connected Chelsea Place to Spring Meadows subdivisions.

Ms. Weedo responded that there were no such plans. Also, that the Chelsea Place plat dedicated 53% of the land to common area which includes lakes, community center, conservation, and parks.

Chairman Thomas invited Mr. Dick Smith, Vice-President, ICI Development to come forward and speak

Mr. Smith, ICI Homes, Vice-President Development, 2379 Beville Road, explained that the plans are to continue with the theme of the homes in the Chelsea Place subdivision. They are very pleased to be in the City of Ormond Beach and proud of the development and very pleased with the Staff assistance with the transition. Chelsea Place has a very low density and dedicated conservation easements and expect to continue with the plans previously approved by the County.

Chairman Thomas asked if there were any Board Members that would like to ask Mr. Smith any questions. Hearing none, Chairman Thomas asked if there was anyone in the audience that would like to comment.

Mr. Michael Stipo, 38 Spring Meadows Drive wanted to know how close Chelsea Place homes are coming to Spring Meadows. Some of the residents are concerned.

Mr. Smith explained there were no lots adjacent to Spring Meadows. There are wetlands and conservation buffers in between.

Mr. Stipo said the residents do not have any problems with building homes just concerned how close and that wetlands would not be impacted.

Chairman Thomas said he believed there are statutes that prohibit new developments from impacting surrounding areas.

City attorney Hayes confirmed that wetland and stormwater issues are usually taken care of in the original development approval process which previously took place.

Mr. Smith explained that the development plans have already been approved by the County and will not change.

Mr. Dennis Wood, 55 Spring Meadows Drive, questioned how close the homes are coming and what type of homes are being built.

City Attorney Hayes recommended that the Spring Meadows residents go to the City of Ormond Beach Planning Department to get specific answers.

Ms. Weedo offered the concerned citizens to sign a sheet if they wanted more information or copies of the approved plans.

Chairman Thomas reinforced that Staff would answer any question and go out of their way to get the answers to any of their concerns.

Mr. James Hamlin, 53 Spring Meadows wanted to explain the issue by showing an aerial on the overhead screen.

Ms. Berglund explained that we did not have the equipment.

Mr. Hamlin was invited to come up to the dais to show the members the aerial.

Mr. Heaster wanted to explain to the Spring Meadows residents that the development is already approved as existing and that the Planning Board does not have any say over their concerns because the development plan approval is past tense. The City now is distinguishing its land use and zoning to be as comparable as it was when originally approved by the County. Nothing is going to change and will not affect Spring Meadows residents.

Chairman Thomas reiterated that the only change is that the City is going to reduce the density. It is not in the Chelsea Place developer's best interest to reduce the wetlands or conservation areas.

Ms. Behnke and Mr. Briley also confirmed that annexation has already occurred and now the Planning Board is reviewing the proposed Future Land Use and Zoning map amendments. No changes previously approved by the County will be made.

Lisa Hart, 5 Meadowfield Court, was interested in knowing where the houses in Chelsea Place are going to be built.

Mr. Smith showed Ms. Hart where the homes are going to be built and explained they are not going into the wetlands. Mr. Smith estimated that the distance is around 200 linear feet.

Chairman Thomas recommended that the residents contact Staff to get any additional information.

Ms. Lynn Stipo, 38 Spring Meadows Drive, Spring Meadows Homeowner's Association President wanted confirmation of the distance to the Spring Meadows entrance off of Hand Avenue. She also asked how the annexation process worked.

Ms. Weedo explained that Chelsea Place was required to sign an annexation agreement in order to receive City water and sewer services. Before annexation could occur, the property had to be contiguous and not create an enclave by coming into the City. It took several years to get to the point where Chelsea Place was able to be annexed.

Chairman Thomas expressed that it is positive to annex properties into the City not just because of the additional revenues but because the City has authority over development. He then asked if there were anymore comments.

Mr. Jorczak moved to approve LUPA-14-001 as submitted. Mr. Heaster seconded the motion. Vote was called, and the motion unanimously approved (7-0).

RZ 14-004: Chelsea Place Subdivision: Amendment to Official Zoning Map.

Ms. Weedo stated this is a city initiated request, as the result of an annexation, to amend the City's Official Zoning Map for 167.47 acres from the existing zoning designations of R-4 (Single-Family Residential) and R-2 (Single-Family Residential) to City of Ormond Beach PRD (Planned Residential Development) for the Chelsea Place Subdivision. Ms. Weedo explained the location, orientation, and characteristics of the property, and presented the staff report. Ms. Weedo stated staff is recommending approval of the application.

Mr. Briley said that he understands the development has already been approved but is not crazy about the 55' wide lots.

Ms. Weedo responded that if you look at the trends of the aging population, the demand is for larger homes and smaller lot area to maintain. This is probably a good trend from a planning perspective especially since Chelsea Place is still going to be low density.

Ms. Press reinforced that the market controls the type of development. She also stated that the Chelsea Place residents are going to be Spring Meadows allies. The proposed Future Land Use and Zoning map amendments are a formality.

Chairman Thomas asked if anyone in the audience would like to address this.

Nancy Riedel, 229 Chelsea Place Avenue, appreciated Mr. Briley's comment about the lot size. She explained that there was a notice regarding a change in the building coverage. She wanted to confirm that no other increases are going to be made.

Ms. Weedo explained that the building coverage including accessory structures was increased from 35% to 40% by Volusia County in November 2013 and a copy of the approval was an attachment in the Planning Board Staff Report.

Chairman Thomas wanted to clarify that when the City adopts the PRD zoning district, no other such changes will occur.

Ms. Weedo responded that the currently approved regulations would be adopted with no change.

Ms. Riedel was concerned about the large home model being placed on the small lots. She just wanted to be assured that the 40% coverage was the maximum.

Ms. Weedo confirmed that the 40% was the maximum to be adopted.

Mr. Briley moved to approve RZ-14-004 as submitted. Mr. Heaster seconded the motion. Vote was called, and the motion unanimously approved (7-0).

OTHER BUSINESS

None.

VIII. MEMBER COMMENTS

Mr. Jorczak commended Ms. Press on her efforts and the Citizens of Ormond Beach to identify “zombie”/foreclosed properties and try to help the City clean up those properties.

Mr. Briley thanked everyone for coming out tonight and hoped that some of the issues had been resolved. He made the observation that when the yellow signs go up, the calls really come in.

Ms. Press explained that research on the foreclosed properties is ongoing. She wanted to know if there is a way to address properties that have been boarded up continuously for years especially in the downtown area. She mentioned that a building on A1A and Granada Boulevard has been boarded since the 2004 hurricanes and appears to be used for storage. Can the Planning Board make a recommendation for the Downtown area regarding the permanently boarded structures to the City Commission and how so.

City Attorney Hayes explained that a Property Maintenance Code would address the issue. He had not heard about the boarded building being used for storage and said that the use and zoning would need to be looked at.

Ms. Press reiterated that she is primarily concerned with the permanently boarded buildings in the Downtown area and wondered if there was something that could be done.

City Attorney Hayes responded that ideally it should be part of a Property Maintenance regulation that the City does not have.

Ms. Press asked how the Planning Board can go about making a recommendation to the Commission.

City Attorney Hayes said that the Planning Board can certainly make a recommendation as an advisory board.

Chairman Thomas recommended that Ms. Press provide him with something in writing and he will take it before the City Commission.

Ms. Press specifically asked what the process is to bring an issue to the Commission.

City Attorney Hayes responded that an individual can bring an issue to the Commission but it probably would be better to invite a broader discussion by the Commission, the Planning Board should ask the Commission to look into it in order to gauge the interest at the Commission level.

Chairman Thomas asked if the Planning Board members could request Staff to provide information on the issue and then the Planning Board could make a recommendation to the Commission.

Mr. Heaster explained that he has been communicating with one of the Commissioners on the very same problem properties in the MainStreet area. There are going to be some changes with the grant program but maybe, if there are some funds left, they could be used as incentives to beautify some of these properties. For example, add a "Welcome to Ormond Beach" sign instead of the old Food Lion sign or painting a wall. Not really interested in more regulation.

Ms. Weedo responded that she would research if there are any existing Codes that address permanently boarded buildings in the Downtown area and provide any additional information.

Chairman Thomas thanked everyone for their indulgence tonight. He believes that if someone shows up, the best way to stop a potential problem is to keep people from walking out thinking that they are nonresponsive. "If we take a few extra minutes to listen to what they have to say, make them feel they have had input, and that we have done our best to answer their questions, then we have been successful." He went on to say that the PRD signs are very ugly but they are effective.

Ms. Weedo responded that the signs are required by the Code. She explained that arrangements had been made to have the signs removed.

Chairman Thomas asked if there were any more questions. There were no additional questions.

IX. ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Becky Weedo, AICP, CFM, Senior Planner

ATTEST:

Doug Thomas, Chair

DRAFT

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: April 3, 2014

SUBJECT: 869 South Atlantic Avenue, Special Exception for Outdoor Activity

APPLICANT: Brad Hoffman, Riptides Raw Bar and Grill

NUMBER: SE 14-070

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION: This is a request submitted by Brad Hoffman, Riptides Raw Bar and Grill, for a Special Exception to authorize an outdoor activity use. The requested outdoor activity is to allow outside live music under certain conditions at Riptides Raw Bar and Grill, located at 869 South Atlantic Avenue. The Riptides Raw Bar and Grill is part of the Ocean East Resort Club property at 867 South Atlantic Avenue. The subject property is zoned B-6 (Oceanfront Tourist Commercial).

BACKGROUND: The Special Exception application seeks to allow outdoor music under certain conditions. Below is a site aerial illustrating the surrounding area and a table summarizing the surrounding land uses.

Site Aerial: Surrounding Uses



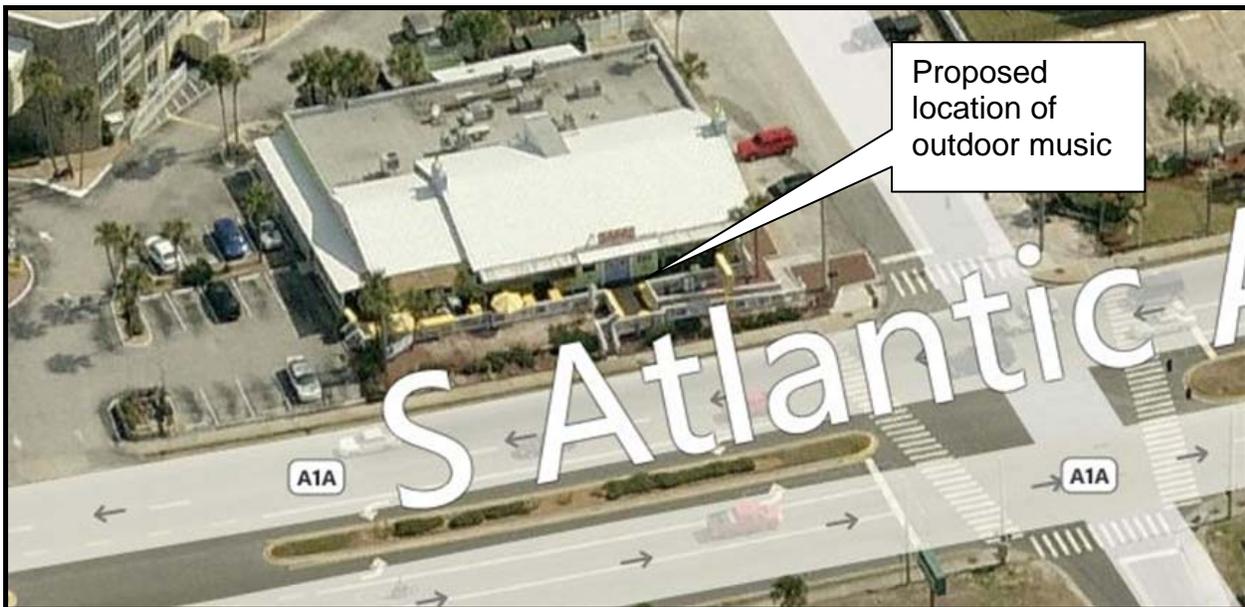
Surrounding Uses with Land Use and Zoning Designations:

| | | Use | Future Land Use Designation | Zoning |
|--------------|---|-----------------------------|-----------------------------|-------------------------------------|
| East | 1 | Beach/Ocean | NA | NA |
| South | 2 | Multi-family | "Tourist Commercial" | B-6 (Oceanfront Tourist Commercial) |
| West | 3 | Restaurant | "Tourist Commercial" | B-7 (Highway Tourist Commercial) |
| North | 4 | Andy Romano Beachfront Park | "Tourist Commercial" | B-6 (Oceanfront Tourist Commercial) |

The restaurant at 869 South Atlantic Avenue is a part of the Ocean East Resort Club transient lodging facility located at 867 South Atlantic Avenue.

PROJECT DESCRIPTION: The applicant is requesting the ability to have outdoor live entertainment on the outside deck abutting South Atlantic Avenue with no more than two live performers between the times of 1:00 p.m. and 10:00 p.m. Monday through Sunday.

Aerial picture of proposed location of outdoor music



Proposed location of outdoor music –sound test picture



ANALYSIS: There are multiple Land Development Code sections related to the outdoor music under the outdoor activity zoning category. Section 1-22 of the Land Development Code defines outdoor activity as “the display of merchandise offered for sale or any activity, such as live entertainment, outside the building walls of a completely enclosed building.” Within the B-6 zoning district outdoor activity is regulated as a Special Exception with review/recommendation by the Planning Board and a final decision by the City Commission. The Special Exception requires review of the criteria of the following Land Development Code Sections:

1. Section 2-57.O.1, Outdoor Activity (applies to specific use);
2. Section 2-56: General criteria and Special Exception review criteria (applies to all Special Exception requests);
3. Section 1-15.E: Planned Developments and Special Exceptions (Planning Board criteria for all Special Exceptions); and
4. Section 1-18.E: Criteria for Issuance of Development Order (City Commission criteria for all Special Exceptions).

As part of the review and the Special Exception criteria, the applicant was required to perform a sound test simulating the outdoor music request. The sound test required

notification to all property owners within 600 feet of the property fourteen days prior to the event. On Tuesday, March 25, 2014, a sound test was conducted at 6:15 pm.

The results of the test were as follows:

Sound test reading locations



Section 14-30.(d) of the Code of Ordinances provides the limits for emitting of sound:

(d) *Maximum permissible sound levels by use occupancy.* No person shall operate or cause to operate any source of sound from any occupancy in such a manner as to create a sound level which exceeds the limits set forth for the use occupancy category in Table 1, more than ten (10) per cent of any measurement period, which shall not be less than ten (10) minutes when measured at or beyond the property boundary of the land use from which the sound emanates.

TABLE 1

| Use Occupancy Category | Time | Sound Level Limit dBA |
|------------------------|----------------------|-----------------------|
| Residential | 7:00 a.m.-10:00 p.m. | 60 |
| | 10:00 p.m.-7:00 a.m. | 55 |
| Commercial or tourist | 7:00 a.m.-10:00 p.m. | 65 |
| | 10:00 p.m.-7:00 a.m. | 60 |
| Manufacturing | At all times | 75 |

Staff observations of the sound test are as follows:

1. There were two performers with two speakers setup facing the Riptides building.

2. There are no single-family residential properties abutting the restaurant or transient lodging use. The closest residential properties were located on Harvard Drive, behind the Black Sheep restaurant.
3. The restaurant deck is in close proximity to the South Atlantic Avenue right-of-way. The decibel meters picked up the live music, the individuals talking, and the street noise from South Atlantic Avenue. The background noise from the roadway traffic from South Atlantic Avenue caused the elevated decibel readings.
4. Staff took measurements across South Atlantic Avenue and the readings were within acceptable ranges.
5. The night of the sound test the wind was blowing from west to east. As has been stated previously in outdoor music applications, the direction of the wind can influence the range of hearing the live music.
6. Staff drove to the residential areas along Harvard Drive and Milsap Road and could not hear the outdoor music.

Below is a chart of the other applications for outdoor music that have been approved and the conditions included in the approval:

| Project | No more than two live performers | Code enforcement provision | Location of music | Hours | Other |
|---------------------|---|-----------------------------------|--------------------------|--|----------------------------|
| River Grille | X | X | X | 10:00 p.m., Monday through Thursday, and until 11:00 p.m., Friday through Sunday | |
| Caffeine's | X | X | X | 4:00 p.m. to 10 p.m. Monday through Thursday, and 4:00 p.m. to 11 p.m. Friday and Saturday | |
| Dimitri's | X | X | X | 4:00 p.m. to 8:00 p.m., Sunday through Thursday and 11:00 a.m. to 11:00 p.m. Friday and Saturday | No karaoke allowed outside |

Staff would recommend, if approved, that this application contain the same conditions as the previous approvals including:

1. No more than two live performers;
2. Code enforcement provision: In the event a Special Magistrate determines through the city's code enforcement program that two violations have occurred, within any continuous twelve month period, of the conditions in this development order allowing live outdoor music, which shall include but shall not be limited to the time limitation or maximum decibel level allowed by the Land Development Code and/or the Code of Ordinances, then in such event the right to play outside music under as authorized by the Special Exception Development Order shall be automatically revoked without further action by the City Commission. Upon the issuance of a second notice of code enforcement violation, the authority provided by this Special Exception Development Order shall be deemed to automatically suspended pending a final outcome of the Special Magistrate code enforcement hearings. If the Special Magistrate determines that a violation did not occur, the Applicant shall be permitted to resume live outdoor music in accordance with this Special Exception Development Order;
3. No outside karaoke;
4. No more than two performers be permitted; and
5. The outdoor music shall be located in the area of the sound test with the speakers facing the building at 869 South Atlantic Avenue.

The application is required to be reviewed based on the criteria listed below:

Section 2-57.O.1, Outdoor Activity Criteria:

Section 2-57.O.1 of the Land Development Code outlines the criteria for outdoor activity:

O-

1. OUTDOOR ACTIVITY

- 1. If located adjacent to a residential use, appropriate screening and buffering shall be provided to minimize noise and glare impact to the maximum extent feasible.**

The subject property is zoned B-6 (Oceanfront Tourist Commercial) and abuts South Atlantic Avenue. There are no single-family residential uses abutting the subject property. The application seeks to allow outdoor music within the decibel limits established by the Land Development Code. Staff believes that outdoor music could be operated in a manner not to exceed the decibels as measured at the property line with management of the music.

As stated in previous applications, there also exists the potential that mismanagement of the music can have a potential negative impact on the surrounding uses and additional code or police enforcement of the Development Order if approved.

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

The area sought for outdoor music is on a section of the deck with the speakers pointed towards the building as shown in the picture under the background section of this report.

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

A sound test was conducted on March 25, 2013 in association with the neighborhood meeting (see EXHIBIT 2). The music at the time of the sound test was in compliance with the adopted maximum decibel limits allowed by the Code of Ordinance. As stated above, staff believes that the application for outdoor music is possible with the proper management of the use, but also acknowledges violations can have potential impacts to surrounding uses.

Section 2-56: Special Exception Criteria

Section 2-56 of the Land Development Code outlines the general criteria for all Special Exception approvals:

A. Off-street parking loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that generally experienced in the district.

The proposed application of outdoor music does not propose to impact the parking or service areas and no adverse impacts are expected based on parking.

B. Required yards, screening or buffering, and landscaping shall be consistent with the district in general, the specific needs of the abutting land uses, Chapter 3, Article 1, and other applicable provisions of this Code.

The requested outdoor activity for music is not impacting any landscaping or modifying the existing buffers along property boundaries.

C. Size, location, or number of conditional or Special Exceptions in an area shall be limited so as to maintain the overall character of the district in which said conditional or Special Exceptions are located.

There has been one other applications at 790 South Atlantic Avenue, Dimitri's restaurant, for outdoor activity (music) in this corridor of South Atlantic Avenue.

- D. Hours of operation may be limited and the City may require additional information on structural design and site arrangement, to assure the compatibility of the development with existing and proposed uses in the surrounding area.**

If there is a desire to approve the application, the Planning Board and City Commission have broad abilities to limit the hours of operation of the proposed music if there is a belief that the use will have an adverse impact to surrounding uses. The applicant has requested the ability to have outdoor music from Monday to Sunday from 1:00 p.m. to 10:00 p.m.

- E. The Special Exception shall not generate hazardous waste or require use of hazardous materials in its operation without use of City-approved mitigative techniques.**

This Special Exception request for outdoor activity of music will not generate hazardous waste.

- F. All development proposed as a Special Exception within or adjacent to a historic district shall be reviewed based on applicable criteria stated herein for residential, commercial or mixed use development and shall also comply with appearance and design guidelines for historic structures.**

The request for outdoor activity of music does not propose any new construction and will not impact the appearance or design of buildings as it relates to historic structures.

- G. Outdoor lighting shall have no spillover onto adjacent property or rights-of-way beyond the building site property line and the lumens shall not exceed two (2) foot-candles at the property line.**

The site lighting plan is not proposed for amendment and the application is solely for the outdoor activity of music.

Section 1-15.E: Planning Board Criteria and Section 1-18.E: City Commission Criteria

Sections 1-15.E. and 1-18.E of the Land Development Code establish the Planning Board and City Commission Development Order criteria. The Land Development Code states that the following criteria shall be considered:

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

The Land Development Code does not prohibit outdoor activity. Within the B-6 zoning district, the outdoor activity use is allowed through a Special Exception with the criteria focusing on impacts to residential uses and the provision of an exhibit demonstrating the limits of the activity. Based on the location of the property and the

sound test, staff concludes that the application will not have a negative impact on public health, safety. As with past applications for outdoor music, staff is recommending the inclusion of the enforcement provision that two proven violations would result in the loss of the ability to have outdoor music.

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

The site has a Future Land Use designation of "Tourist Commercial", which is consistent with the proposed use. The Future Land Use Element states that the "Tourist Commercial" land use category is designed, "A multi-use land use category to provide uses along the Atlantic Ocean, SR A1A and highway interchanges, that include transit availability, retail services, tourist attractions, restaurants, multi-family and lodging to visitors to the City. The application is consistent with the adopted Comprehensive Plan.

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

The proposed application for outdoor activity of music will not adversely impact environmentally sensitive lands or natural resources and is an existing developed site.

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

As stated previously in cases for outdoor music, staff can envision two scenarios with outdoor music. The first scenario is that the outdoor music is properly managed by a business owner that has significantly invested into their property and there are no impacts to surrounding uses. The second scenario is that the outdoor music is not managed and music is either too loud or played too late in the night. **If properly managed** by the person in charge on site, the proposed application for outdoor activity of music should not substantially or permanently depreciate the value of surrounding property if the standards for acceptable sound decibel limits in the Code of Ordinances are not exceeded. As with any application for outdoor music, there is a risk that the management of the restaurant could violate the decibel limits established by the Land Development Code.

If the Board's recommendation is to approve the Special Exception, staff recommends that the enforcement provision of the code enforcement provision stated above.

5. There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater

treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.

Public facilities currently serve the site and there would be no impact to the existing infrastructure as the result of this application.

- 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 request for outdoor activity of music will not impact ingress or egress or any aspect of site access.

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

There is no development proposed with the outdoor activity of music.

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

The requested application of outdoor activity of music will not impact the safety of occupants and visitors.

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

There is no new building development for the outdoor activity and this criterion is not applicable.

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

This application has not been reviewed in a public forum and no testimony has been provided.

RECOMMENDATION: It is expected that the application will be reviewed by the City Commission on May 6, 2014. It is recommended that the Planning Board **APPROVE** the application for the outdoor activity of music at Riptides Raw Bar & Grill located at 869 South Atlantic Avenue with the following conditions:

1. Applicant's request: Hours of live music between Monday through Sunday, 1 p.m. to 10:00 p.m.
2. Applicant's request: No more than two live performers.
3. Staff recommendation: No karaoke is allowed outside and shall be limited to inside the building.
4. Staff recommendation: Code enforcement provision: In the event a Special Magistrate determines through the city's code enforcement program that two violations have occurred, within any continuous twelve month period, of the

conditions in this development order allowing live outdoor music, which shall include but shall not be limited to the time limitation or maximum decibel level allowed by the Land Development Code and/or the Code of Ordinances, then in such event the right to play outside music under as authorized by the Special Exception Development Order shall be automatically revoked without further action by the City Commission. Upon the issuance of a second notice of code enforcement violation, the authority provided by this Special Exception Development Order shall be deemed to automatically suspended pending a final outcome of the Special Magistrate code enforcement hearings. If the Special Magistrate determines that a violation did not occur, the Applicant shall be permitted to resume live outdoor music in accordance with this Special Exception Development Order.

5. Staff recommendation: The outdoor music shall be located in the area of the sound test with the speakers facing the building at 869 South Atlantic Avenue.

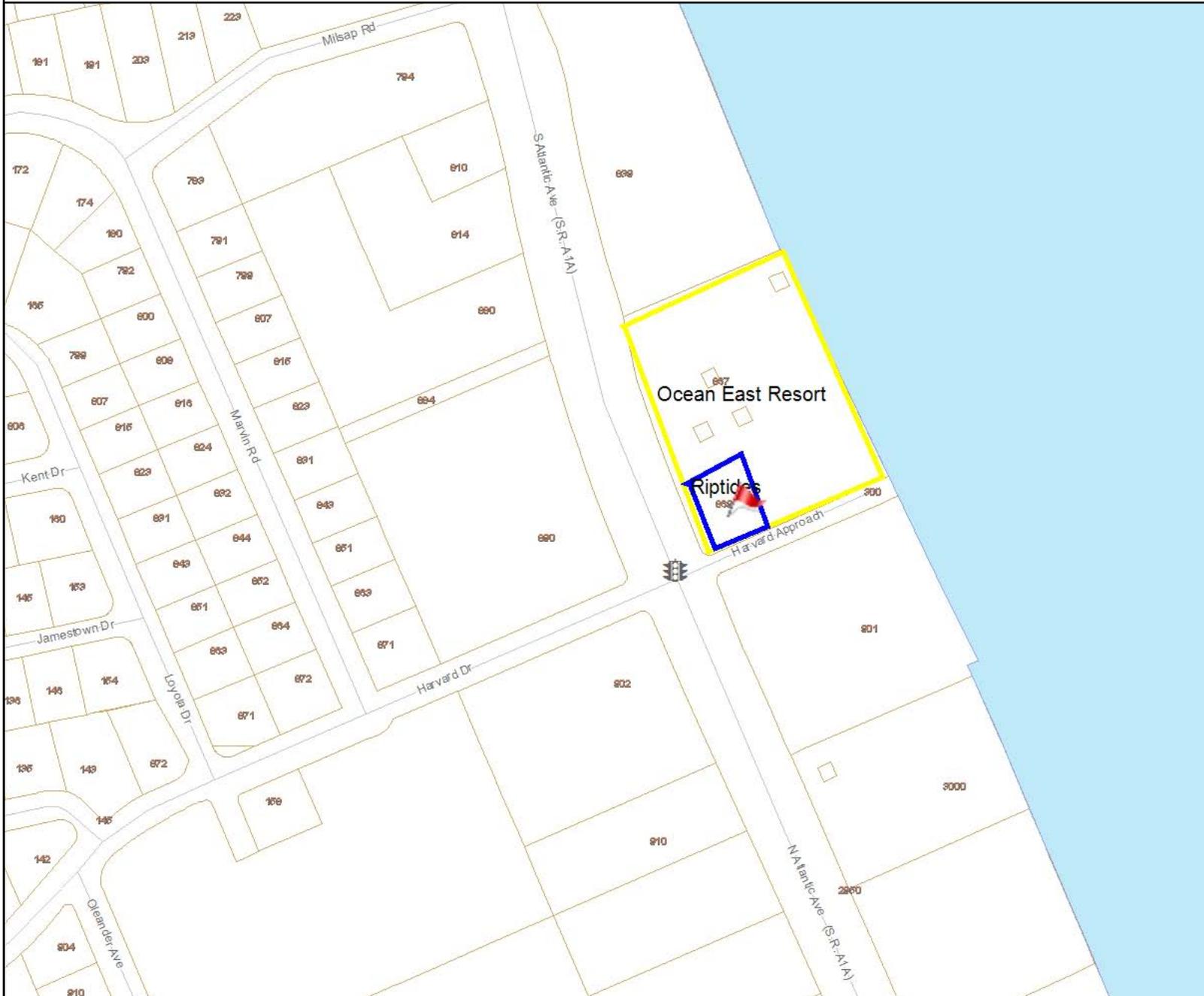
Attachments:

1. Maps/Pictures.
2. Sound test decibel readings.
3. Location of outdoor music.

ATTACHMENT 1

Map and Pictures

Riptides outdoor music application location map



Address Points

 Traffic Signals

 Airport and Railroad

— AIRPORT

— RAILROAD

City Streets

— DIRT

— MAJOR

— PAVED

 Water Features

 Property Lines

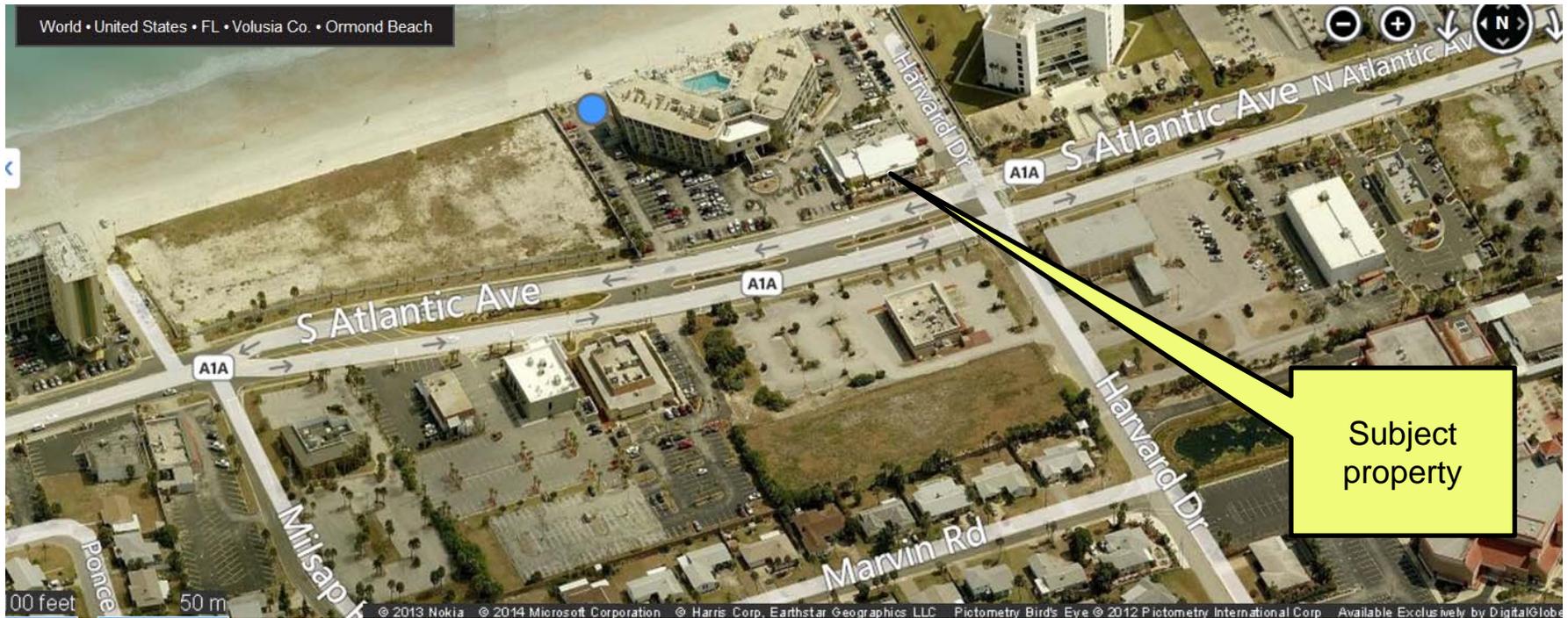
239 ft



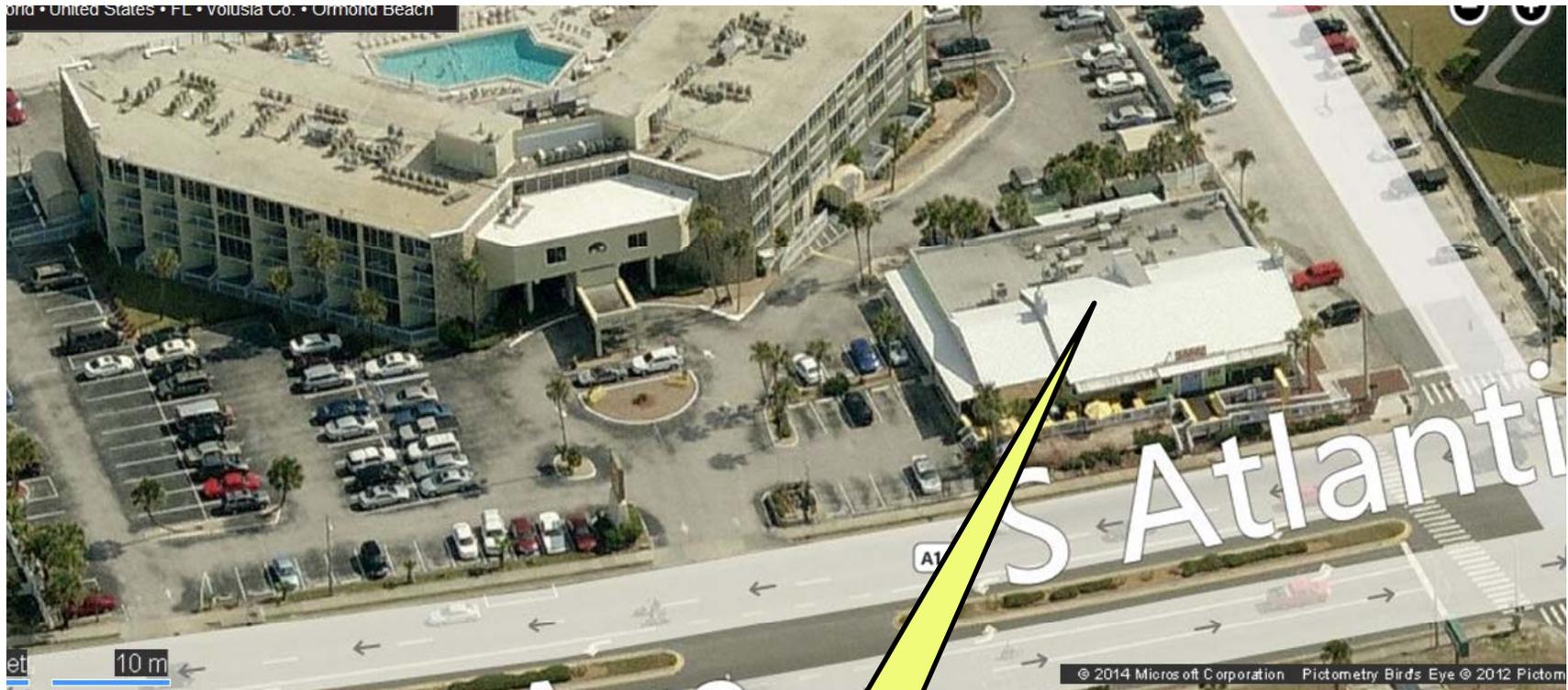
GIS data is provided on an "as is" basis. The accuracy or reliability of the data is not guaranteed or warranted in any way. The City of Ormond Beach specifically disclaims any warranty either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for 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.



Aerial view of the property at 869 South Atlantic Avenue



Aerial view of the property at 869 South Atlantic Avenue



Subject
property

Riptides Raw Bar and Grill at 869 South Atlantic Avenue







ATTACHMENT 2

Sound test information

Spraker, Steven

From: Mason, Chris
Sent: Wednesday, March 26, 2014 10:39 AM
To: Spraker, Steven
Cc: Naumann, Joanne
Subject: Riptides - db reading/s - 3/25/14
Attachments: Riptides 3-25-14.pdf

Good morning,

Please open the attached file. I have placed numbers 1-4 on the map which will indicate our location while conducting the reading/s.

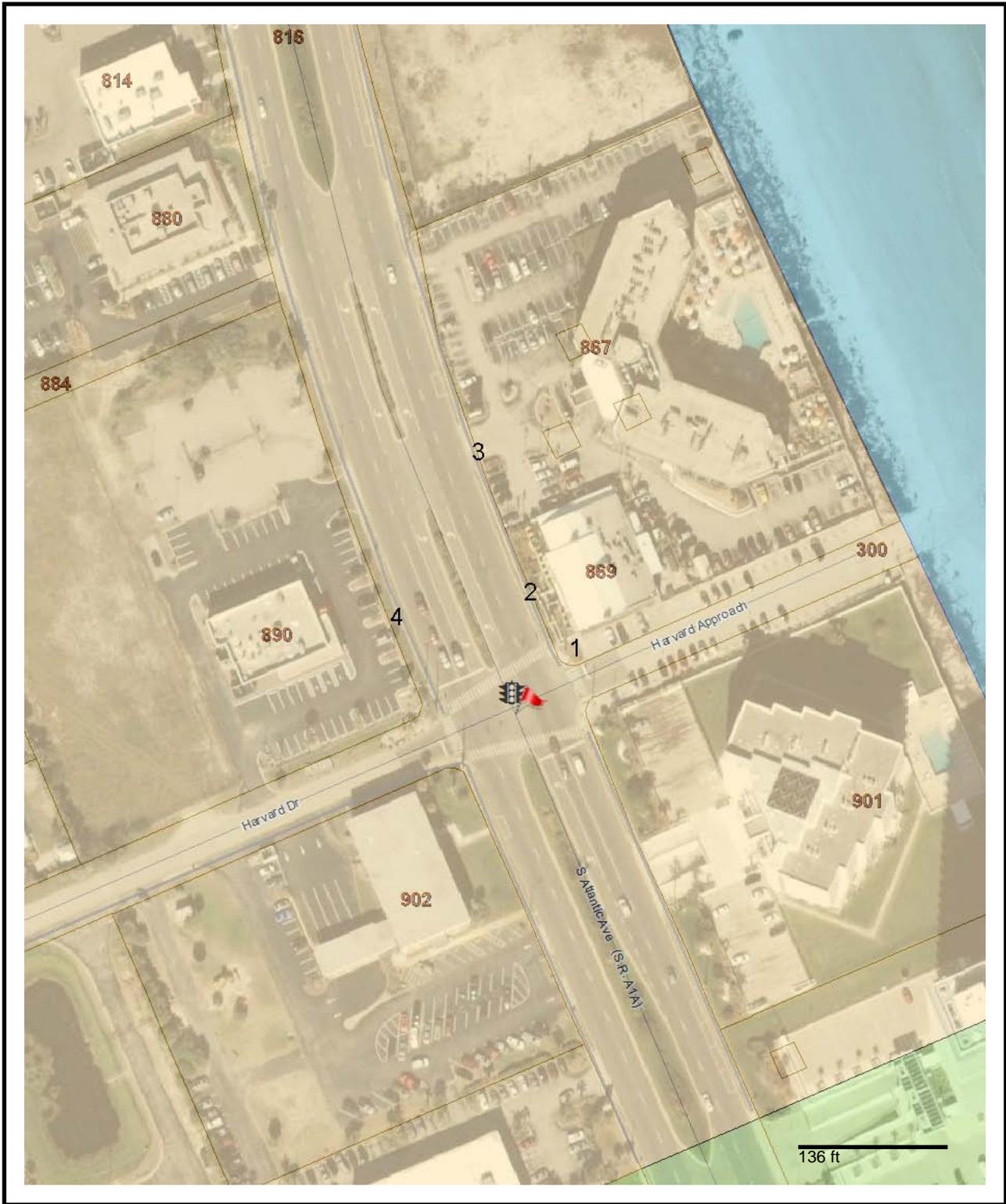
#1 - avg. 60-64db.
#2 - avg. 84-85db.
#3 - avg. 60-64db.
#4 - avg. 58-70db.

I believe we are all aware of the contributing influences/variables.

Please advise if I/we can provide any further information.

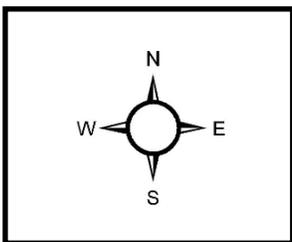
Thanks

Chris



LOCATION MAP
Riptides

The City of Ormond Beach
NID
Prepared by: Mason - db readings on 3/25/14

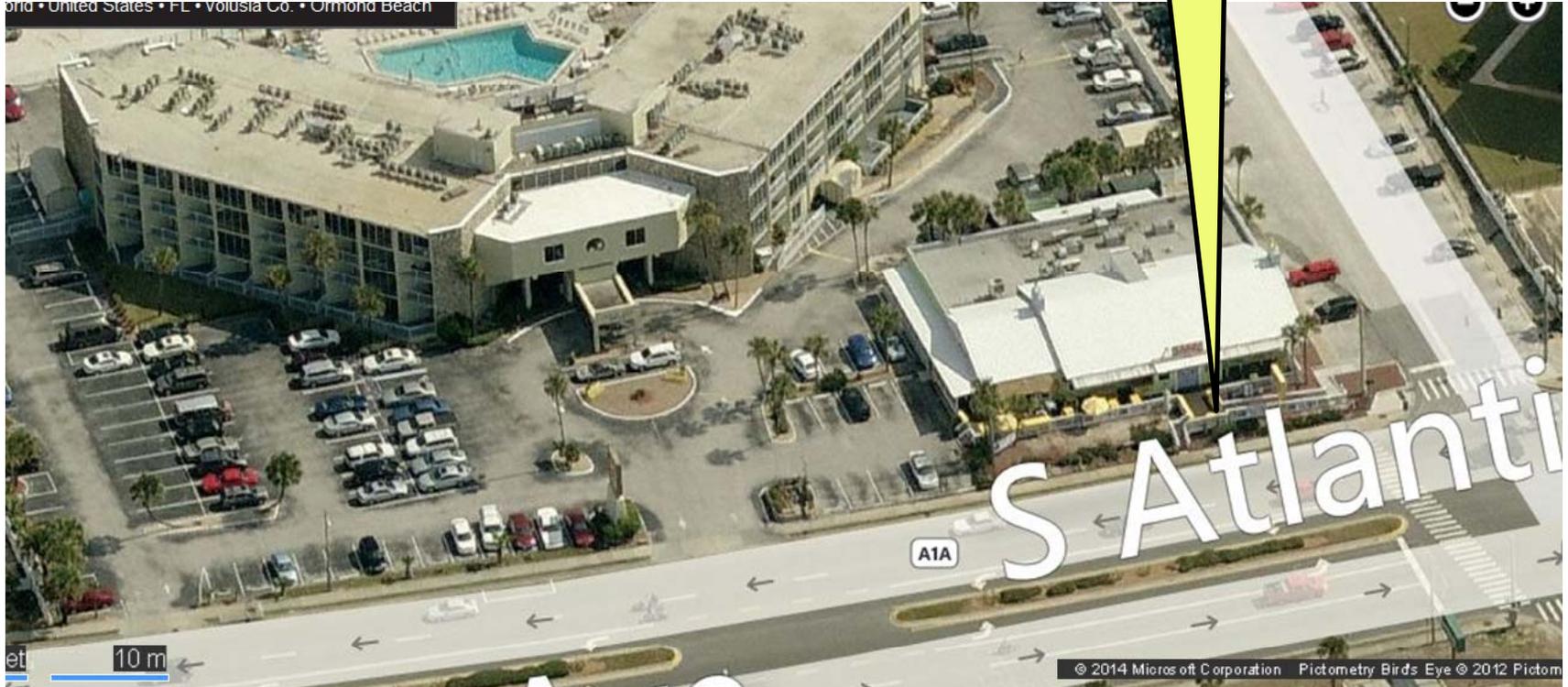


ATTACHMENT 3

Location of outdoor music

World • United States • FL • Volusia Co. • Ormond Beach

Outdoor music location



et

10 m

© 2014 Microsoft Corporation Pictometry Birds Eye © 2012 Pictom



Speaker location

Speaker location

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: March 31, 2014

SUBJECT: 275 and 395 Williamson Boulevard – Small-Scale Land Use Map Amendment

APPLICANT: Administrative

NUMBER: LUPA 14-041 and LUPA 14-043

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

INTRODUCTION: This is a City initiated request, to change the existing Future Land Use designation of Love Whole Foods consisting of Lot 1, ±3.75 acres (275 Williamson Boulevard,) and Lot 2, ±1.4 acres (395 Williamson Boulevard) for a total of 5.15 acres from Volusia County “Commercial” to Ormond Beach “Low Intensity Commercial” as the result of an annexation.

BACKGROUND: The subject properties are owned by Love Whole Foods, LLC, which operates a health food store and café on Lot 1 located at 275 Williamson Boulevard. Lot 2 is located at 395 Williamson Boulevard and is undeveloped land. Lot 1 was developed under Volusia County review in 2001 and connected to City water and sewer in that same year. Lot 1 was annexed on March 4, 2010, with Ordinance 2010-10. Lot 2 was annexed on March 4, 2014 with Ordinance 2014-14. The annexations were based on connection to City utilities and contiguity. Since the subject properties are now located within the City of Ormond Beach, the City is required to assign a City land use and compatible zoning. Until a City land use designation and zoning classification are adopted, the properties maintain their County land use and zoning classifications.

The subject properties currently have a County Future Land Use Map designation of Volusia County “Commercial” and front the east side of Williamson Boulevard. The property abuts vacant lands to the north, east and south. The United States Post Office and the San Marco Apartments are adjacent and west of the subject properties. Lot 1 is currently developed as a health food store and café and there are presently no plans for further development. Lot 2 is undeveloped with no plans for development at this time. Along with the land use application a zoning amendment is being processed to assign the city PBD (Planned Business Development) zoning classification to the properties. Subsequent to Planning Board review, the land use amendment will be submitted to the Volusia County Growth Management Commission for review, followed by review by the City Commission for final action.

The tentative land use amendment schedule of the subject properties is as follows:

| Action/Board | Date |
|---|----------------|
| Planning Board | April 10, 2014 |
| Transmit to Volusia County Growth Management Commission | April 11, 2014 |
| City Commission 1 st Reading | May 20, 2014 |
| City Commission 2 nd Reading | June 3, 2014 |
| Transmit to Florida Department of Economic Opportunity | June 4, 2014 |

ANALYSIS: The proposed amendment seeks to change the land use designation of the subject properties from unincorporated Volusia County “Commercial” to City of Ormond Beach “Low Intensity Commercial” to assign a land use to the subject properties as a result of annexation. Staff has reviewed the proposed Future Land Use Map amendment based upon the following criteria:

1. Whether the land use meets the criteria established in the City’s Comprehensive Plan and Florida Statute.

City’s Comprehensive Plan:

Staff has determined that the proposed FLU amendment is consistent with the Goals Objectives, and Policies of the Comprehensive Plan, including but not limited to: Objective 1.2 of the Future Land Use Element of the Comprehensive Plan states that the City needs to ensure that there are adequate amounts of lands to meet the commercial land use needs of the community. The existing development pattern in this area is the “General Commercial” and “Urban High Intensity” land use designations. In addition, Policy 5.1.1 under Goal 5. Annexation of the Future Land Use Element, states that the City shall assign a similar land use to annexed properties.

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

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

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

The subject properties have a combined acreage of 5.15 acres (less than 10 acres).

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

The proposed small-scale amendment complies with this requirement and will be the fourth amendment for the current year 2014. The following table illustrates previous small scale future land use amendments for 2014:

| Case # | Address | ±Acreage |
|--------|---------------------------|-------------|
| 13-099 | 1740 W. Granada Boulevard | 0.9 |
| 14-006 | 55 & 75 North Nova Road | 3.13 |
| 14-003 | 1451-1459 N US Highway 1 | 8.3 |
| | | 12.33 acres |

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

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

d. The property that is the subject of the proposed amendment is not located within an area of critical state concern, unless the project subject to the proposed amendment involves the construction of affordable housing units meeting the criteria of s. [420.0004\(3\)](#), and is located within an area of critical state concern designated by s. [380.0552](#) or by the Administration Commission pursuant to s. [380.05\(1\)](#).

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

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

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

| Land Use and Zoning Designations of Adjacent Property | | | |
|--|--|---|--|
| | Current Land Uses | Future Land Use Designation | Zoning |
| North | Vacant Land | Volusia County "Commercial" | Volusia County R-4 and R-5 (Urban Single-Family Residential) |
| South | Vacant Land | Daytona Beach "Mixed Use" | Daytona Beach PCD (Planned Commercial Development) |
| East | Vacant Land | Volusia County "Urban Medium High Intensity" | Volusia County R-5 (Urban Single-Family Residential) |
| West | United States Post Office and San Marco Apartments | Ormond Beach "Low Intensity Commercial" and Ormond Beach "Office/Professional" respectively | Ormond Beach PBD (Planned Business Development) and R-7 (Urban Multifamily Residential) respectively |

The Floor Area Ratio of the building located on Lot 1 is 0.037. As previously stated, Lot 2 is undeveloped. The future land use designation presently assigned to the subject properties is Volusia County "Commercial" and the proposed future land use designation is Ormond Beach "Low Intensity Commercial". In addition to consideration of the city's "Low Intensity Commercial" land use category, the city's "General Commercial" land use category was considered. While both of the city's "Low Intensity Commercial" (0.6 Floor Area Ratio) and "Commercial" (0.7 Floor Area Ratio) land use categories allow retail and restaurant uses, the "Low Intensity Commercial" was selected as the most compatible with the county's "Commercial" category because it has a slightly less intense Floor Area Ratio.

In addition to consideration of the city's "Low Intensity Commercial" designation, the comprehensive plan identifies four other potential commercial land use categories as follows:

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

The existing County land use allows a theoretical maximum floor area ratio of 0.55. This area of Williamson Blvd. is in close proximity to I-95 and while the hospital and a medical office complex are located nearby, the “Office/Professional” land use designation is a less desirable option because the majority of uses in the area are of a commercial nature with the B-8 (Commercial) zoning classification. The “Heavy Commercial” is not an appropriate use for the subject property since that land use category is reserved for automotive sales and repair type uses. Given the location and combined size of the subject properties as well as the adjacent land uses, the “Tourist Commercial” and “Commercial” land uses were also reviewed as possible land use designation options. However, those land use categories were identified as having relatively higher densities and intensities than the density and intensity of the current county’s land use designation and it is staff’s intention to apply a similar land use. It was determined that the “Low Intensity Commercial” is the most suitable designation because it is the least intense city floor area ratio available.

The proposed “Low Intensity Commercial” city land use designation is compatible with adjacent land uses. The adjacent property to the north has a Future Land Use Map designation of Ormond Beach “General Commercial”. This land use is also compatible with the subject properties and surrounding properties to the north and east.

At this time, the Planning Department does not have any proposals regarding any further development of Lot 1 and there are no plans to develop Lot 2. Objective 1.2 of the City’s Comprehensive Plan explains that the City needs to ensure that there are adequate amounts of lands to meet the commercial land use needs of the community.

The future land use designation presently assigned to the subject properties is Volusia County “Commercial”. The directive text of Volusia County’s Comprehensive Plan states the following for the “Commercial” land use category:

“Commercial (C) - This designation accommodates the full range of sales and service activities. These uses may occur in self-contained centers, multi-story structures, campus parks, municipal central business districts, or along arterial highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and design will depend on locational factors, particularly compatibility with adjacent uses, availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be located to protect adjacent residential use from such impacts as noise or traffic. In wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous or toxic material or waste or petroleum products. Intensity shall be no more than a fifty-five percent Floor Area Ratio (0.55 FAR) consistent with the applicable underlying zoning classification standards and land development regulations.

Commercial development in newly developing areas is designated in nodes at major thoroughfare intersections. Primarily new development should be designed to utilize the shopping center concept and not designed to encourage strip style commercial development. The various types of shopping centers are described in Chapter 20, Definitions under Shopping Centers.

However, the Plan recognizes existing strip commercial development along many arterial roadways may remain. These areas are identified on the Future Land Use Map and if the designation is shown on only one side of a roadway, this specifically provides that particular side is intended for commercial use and is not to suggest that the opposite side is also included. Future extension of the strip commercial beyond that shown on the Plan Map shall require a Plan amendment.

Existing commercial uses not indicated on the Future Land Use Map may be consistent with the Plan if they comply with Number 16 of the Interpretation Section.”

The request is for an amendment to the City “Low Intensity Commercial” land use category. The directive text of the City’s Comprehensive Plan states the following for “Low Intensity Commercial” category:

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

Density: Maximum 10 units per acre.

Maximum FAR: 0.6”

The proposed future land use designation is compatible with adjacent land uses in terms of Volusia County density and intensity standards.

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

Infrastructure: Impact analysis examines the maximum expected impacts of the current designation versus the requested designation based on a preliminary development scenario. This analysis is not meant to replace or contradict the findings of a Concurrency Management Review. However, the relative differences between designations can provide useful information in the long-range planning process. Since Lot 1 is developed and Lot 2 is undeveloped, the infrastructure analysis was completed on each lot independent of each other. The analysis for Lot 1 was completed based on ± 3.75 developed acres to be assigned the city “Low Intensity Commercial” land use while the analysis for Lot 2 was based on ± 1.4 undeveloped acres to be assigned the city “Low Intensity Development” land use.

Transportation:

Lot 1: Based on the ITE Trip Generation Rates (9th Edition), ITE use #826, a health food store and cafe of $\pm 6,020$ square feet is estimated to generate 267 daily trips. Since the site is already developed and designated Volusia County “Commercial”, a change in Future Land Use to Ormond Beach “Low Intensity Commercial” will not generate an increase in new trips at this time.

Lot 2: Since the subject property was approved as a Business Planned Unit Development in Volusia County along with the adjacent property to the north, 275 Williamson Boulevard, Love Whole Foods Café and Market, the Specialty Retail Center ITE code 826 was used in the transportation analysis. Based on ITE code 826 (33.54 daily trips /1,000 square feet) under the Volusia County “Commercial” land use designation the subject property would generate about 1,485 daily trips. Using the same ITE code 826 (36.59 daily trips/1,000 square feet) under the proposed city “Low Intensity Commercial” land use designation the subject property would generate about 1,622 daily trips. The proposed land use amendment would generate about 137 additional daily trips. While the maximum theoretical analysis indicates a slight increase in the number of daily trips, the city would require concurrency review at the time of development.

Water & Sewer:

Lot 1: The subject property is located in the utility service area of the City of Ormond Beach and will not generate an increase in demand.

Lot 2: The subject property is undeveloped and located in the utility service area of the City of Ormond Beach and will not generate an increase in demand.

Stormwater Management:

Lot 1: The site is developed and was constructed in accordance with current stormwater regulations. Any new development would require stormwater review.

Lot 2: The site is undeveloped. Any new development would require stormwater review.

Solid Waste:

Lot 1: This property is developed and will not generate an increase in demand since the property is already being served by the City of Ormond Beach.

Lot 2: This property is undeveloped and will not generate an increase in demand.

Schools:

Lot 1: The site is developed as a health food store and café and there will be no impacts to schools as a result of the subject land use amendment.

Lot 2: The site is undeveloped. The Volusia County School Board had no objections or comments related to the amendments.

Other Services:

Lot 1: City police and fire protection services serve this area. The parcel is located within an approximate 4-5 minute response time from emergency facilities.

Lot 2: 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.

Lot 1 is not located next to another City and there are no new impacts expected to any surrounding jurisdiction. Lot 2 is undeveloped at this time with no plans for development, therefore there are no new impacts expected to the surrounding jurisdiction. The Williamson Boulevard corridor east of I-95 is a mixture of properties located within Ormond Beach and unincorporated Volusia County.

CONCLUSION: Staff supports the land use amendment from Volusia County “Commercial” to Ormond Beach “Low Intensity Commercial”. Since the amendment is the result of annexation, this small-scale land use map amendment is an administrative amendment required to assign a City Future Land Use Map designation to the subject parcel. Staff believes that the Ormond Beach “Low Intensity Commercial” land use category is appropriate for the following reasons:

1. The amendment meets the Goals, Objectives, and Policies of the City’s comprehensive plan;
2. The amendment meets the criteria established in the City’s Comprehensive Plan and Florida Statute;
3. The proposed land use is an appropriate use of land; and
4. There is adequate infrastructure to serve the proposed land use. Since Lot 1 is already developed, and Lot 2 is undeveloped with no plans for development at this time, there will be no change to impacts on facilities and services as a result

of the administrative change in land use from county “Commercial” to Ormond Beach “Low Intensity Commercial”.

5. The proposed land use will not impact surrounding jurisdictions.

RECOMMENDATION: Staff recommends that the Planning Board recommend **APPROVAL** of Case LUPA 14-041 and Case LUPA 14-043 – a Future Land Use map amendment to change the land use for ±5.15 acres from the existing land use designation of Volusia County “Commercial” to City of Ormond Beach “Low Intensity Commercial” for Love Whole Foods, Lots 1 and 2 located at 275 and 395 Williamson Boulevard.

Attachments Exhibit 1: Location Aerial
 Exhibit 2: Future Land Use Maps
 Exhibit 3: Legal Description and Sketch

EXHIBIT 1

Location Aerial



AERIAL MAP
275 AND 395 WILLIAMSON BLVD

Prepared By: The City of Ormond Beach
G.I.S. Department - March 26, 2014

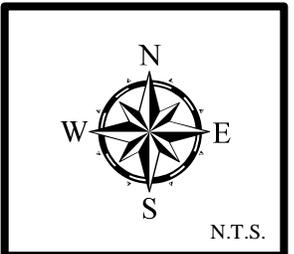
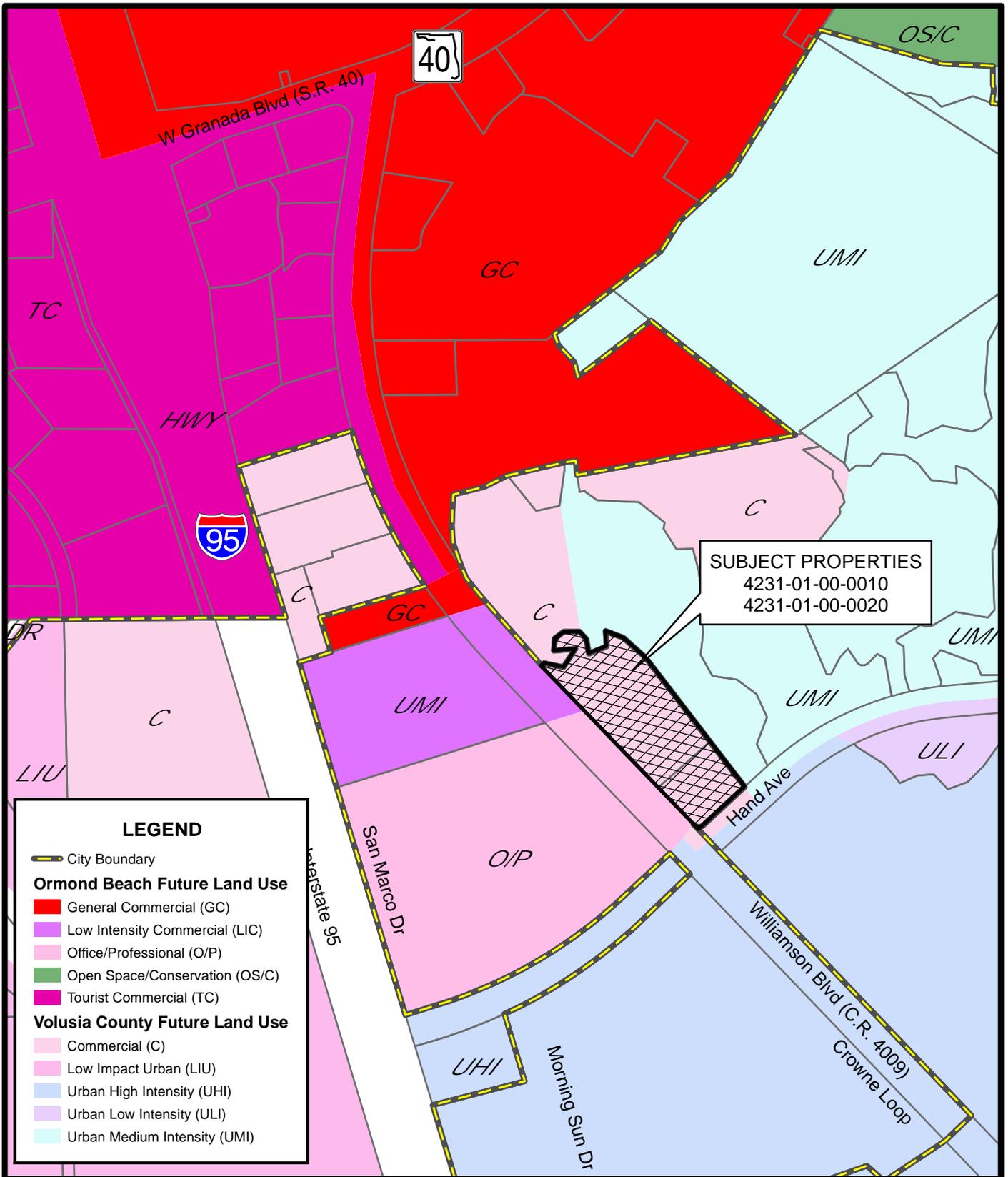


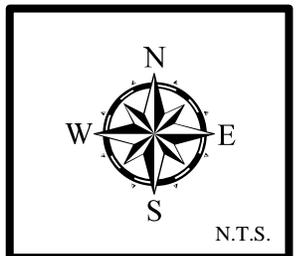
EXHIBIT 2

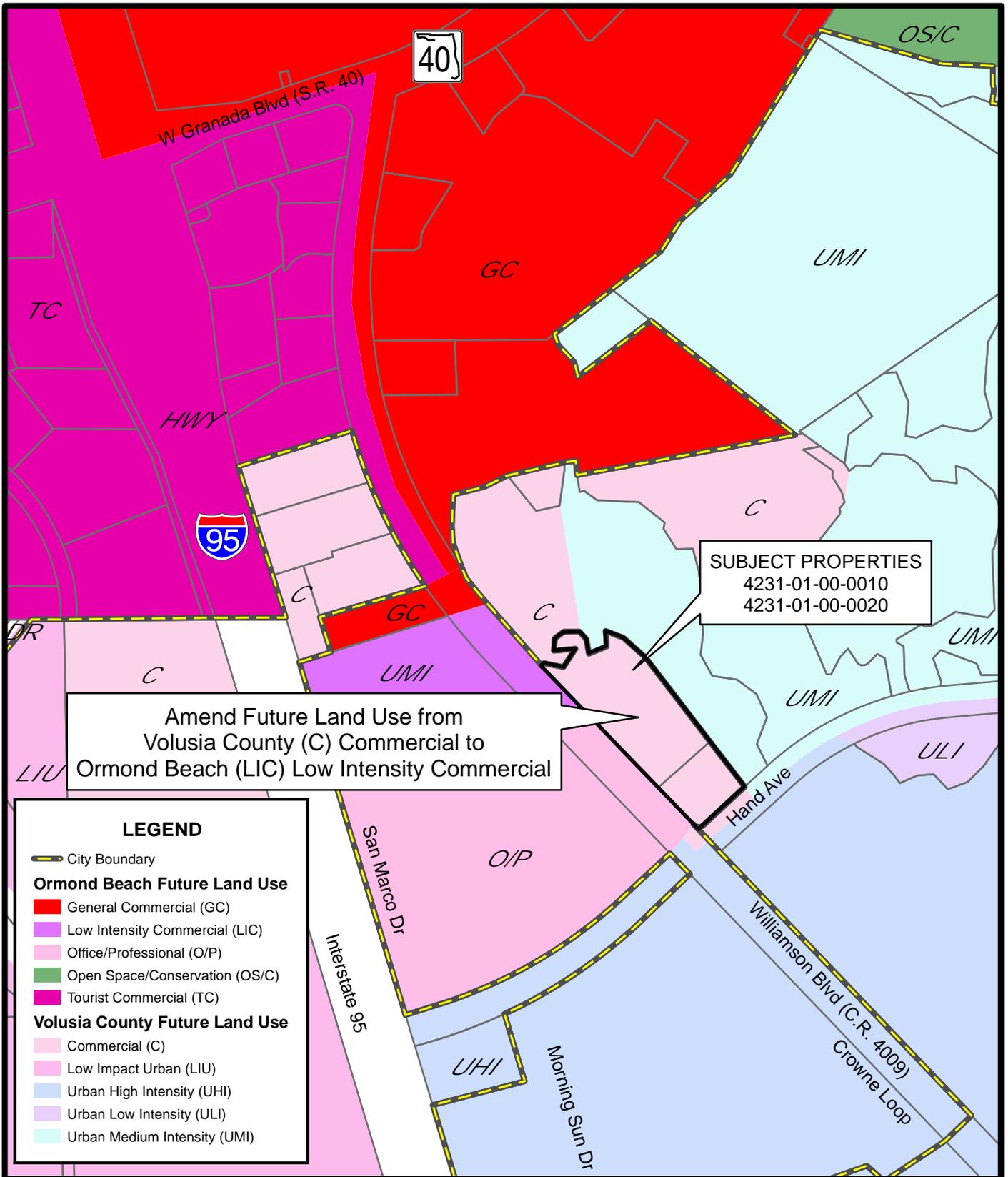
Future Land Use Maps



**EXISTING FUTURE LAND USE MAP
275 AND 395 WILLIAMSON BLVD**

Prepared By: The City of Ormond Beach
G.I.S. Department - March 28, 2014





Amend Future Land Use from
Volusia County (C) Commercial to
Ormond Beach (LIC) Low Intensity Commercial

SUBJECT PROPERTIES
4231-01-00-0010
4231-01-00-0020

LEGEND

- City Boundary
- Ormond Beach Future Land Use**
- General Commercial (GC)
- Low Intensity Commercial (LIC)
- Office/Professional (O/P)
- Open Space/Conservation (OS/C)
- Tourist Commercial (TC)
- Volusia County Future Land Use**
- Commercial (C)
- Low Impact Urban (LIU)
- Urban High Intensity (UHI)
- Urban Low Intensity (ULI)
- Urban Medium Intensity (UMI)



**PROPOSED FUTURE LAND USE MAP
275 AND 395 WILLIAMSON BLVD**

Prepared By: The City of Ormond Beach
G.I.S. Department - March 28, 2014

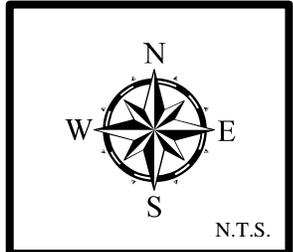


EXHIBIT 3

Legal Descriptions and Sketches

LEGAL DESCRIPTION

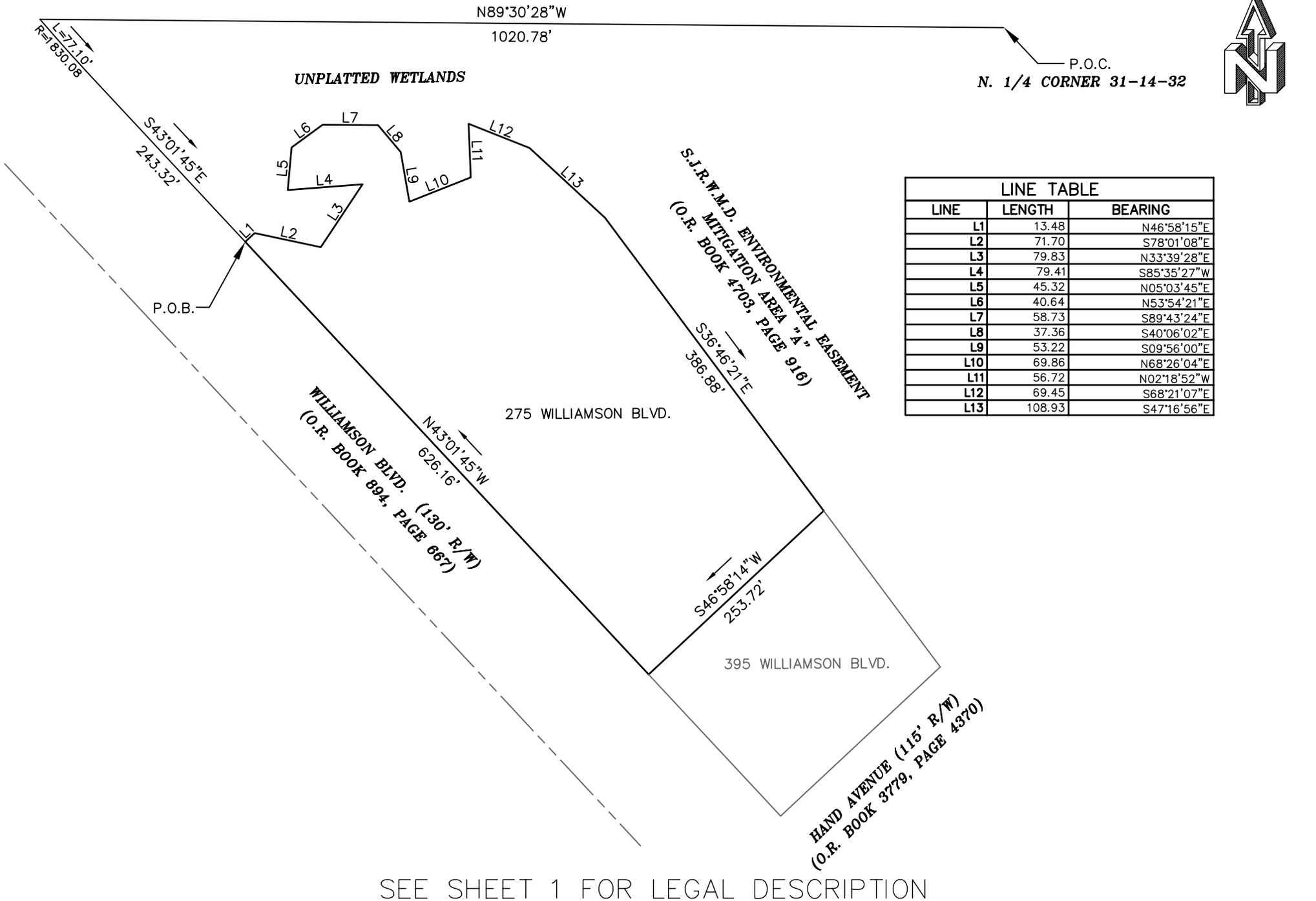
A PORTION OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTH CORNER OF THE NORTHERLY ONE-QUARTER OF SAID SECTION 31; THENCE RUN NORTH 89°30'28" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 1020.78 FEET TO A POINT THERIN SAID POINT BEING AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE 130 FOOT WIDE RIGHT-OF-WAY OF WILLIAMSON BOULEVARD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 894, PAGE 667, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT LYING ON A CURVE, CONCAVE EASTERLY; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 31 AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WILLIAMSON BOULEVARD, RUN SOUTHERLY AND EASTERLY, ALONG SAID CURVED RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1830.08 FEET, AN ARC DISTANCE OF 77.10 FEET, A CENTRAL ANGLE OF 02°24'50", HAVING A CHORD DISTANCE OF 77.10 FEET, AND A CHORD BEARING OF SOUTH 41°49'20" EAST TO THE POINT OF TANGENCY THEROF; THENCE RUN S43°01'45"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 243.32 FEET TO A POINT THERIN; SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE RUN N46°58'15"E A DISTANCE OF 13.48 FEET TO A POINT, SAID POINT BEING ON THE BOUNDARY OF A ST JOHNS RIVER WATER MANAGEMENT DISTRICT ENVIRONMENTAL EASEMENT (MITIGATION AREA "A") AS DESCRIBED IN OFFICIAL RECORD BOOK 4073, PAGE 916 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA; THENCE RUN ALONG THE BOUNDARY OF SAID ST JOHNS RIVER MANAGEMENT DISTRICT ENVIRONMENTAL EASEMENT (MITIGATION AREA "A") THE FOLLOWING COURSES AND DISTANCES:

THENCE RUN S78°01'08"E A DISTANCE OF 71.70 FEET
THENCE RUN N33°39'28"E A DISTANCE OF 79.83 FEET
THENCE RUN S85°35'27"W A DISTANCE OF 79.41 FEET
THENCE RUN N05°03'45"E A DISTANCE OF 45.32 FEET
THENCE RUN N53°54'21"E A DISTANCE OF 40.64 FEET
THENCE RUN S89°43'24"E A DISTANCE OF 58.73 FEET
THENCE RUN S40°06'02"E A DISTANCE OF 37.36 FEET
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THENCE RUN S47°16'56"E A DISTANCE OF 108.93 FEET
THENCE RUN S36°46'21"E A DISTANCE OF 386.88 FEET; THENCE DEPARTING THE BOUNDARY LINE OF SAID ST JOHNS RIVER WATER MANAGEMENT DISTRICT ENVIRONMENTAL EASEMENT (MITIGATION AREA "A") RUN S46°58'14"W A DISTANCE OF 253.72 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID WILLIAMSON BOULEVARD; THENCE RUN N43°01'45"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 626.16 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING 163,496 SQ.FT. OR 3.75 ACRES MORE OR LESS

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SKETCH OF DESCRIPTION



| LINE TABLE | | |
|------------|--------|--------------|
| LINE | LENGTH | BEARING |
| L1 | 13.48 | N46°58'15\"E |
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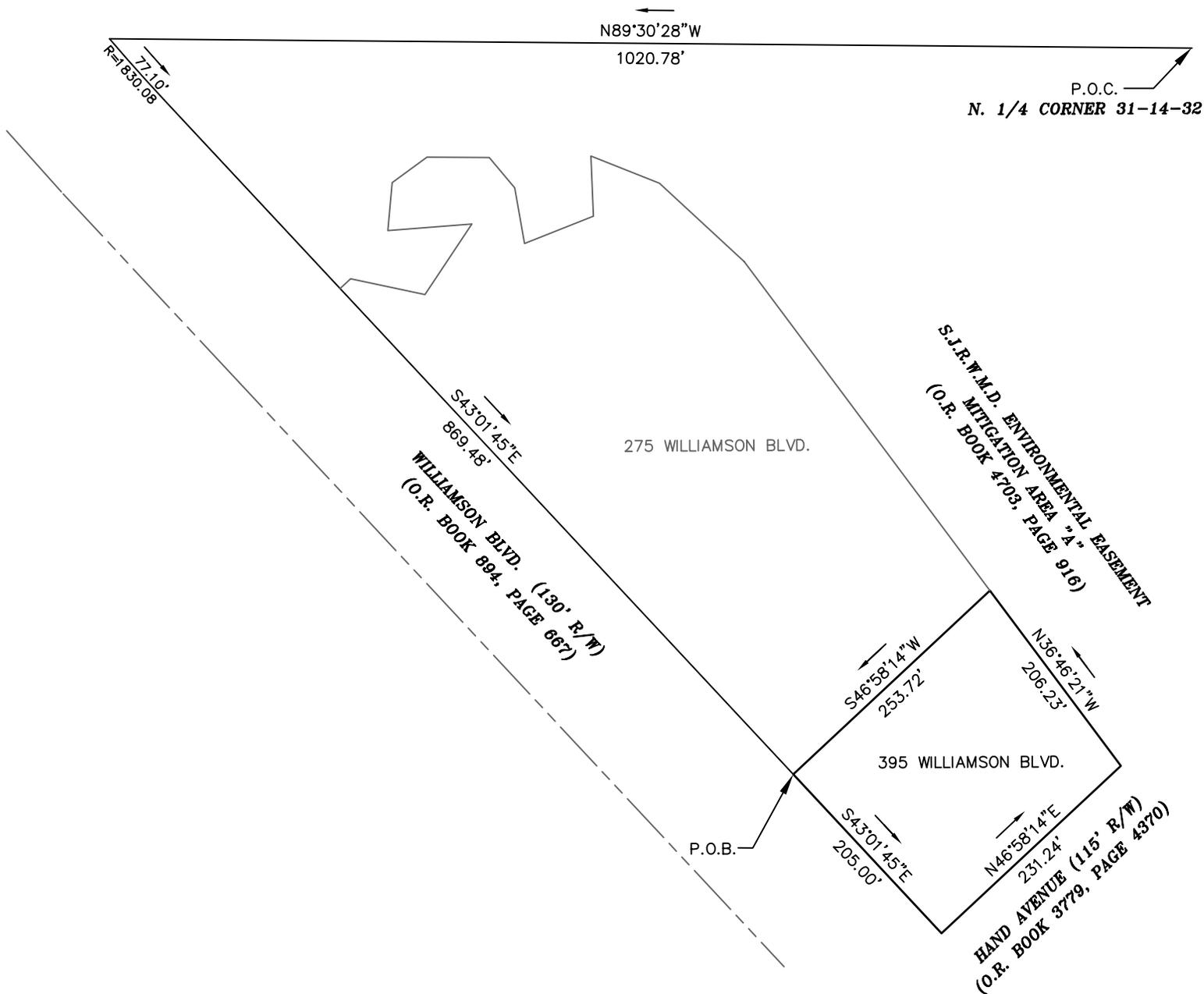
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SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SKETCH OF DESCRIPTION



SEE SHEET 1 FOR LEGAL DESCRIPTION

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: March 31, 2014

SUBJECT: 275 and 395 Williamson Boulevard, Amendment to Official Zoning Map

APPLICANT: City Initiated

NUMBER: RZ 14-042 and RZ 14-044

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 a total of 5.15 acres located at 275 Williamson Boulevard consisting of Lot 1, ±3.75 acres developed with Love Whole Foods Café and Market and 395 Williamson Boulevard consisting of Lot 2, ±1.4 acres of undeveloped land from the existing zoning classification of Volusia County BPUD (Business Planned Unit Development) to City of Ormond Beach PBD (Planned Business Development).

BACKGROUND: The property located at 275 Williamson Boulevard is currently developed with a health foods store, café and market and annexed into the City of Ormond Beach on March 4, 2014 by Ordinance 2014-10. The project consists of a specialty retail building for a total of 7,000 square feet and a landscaped buffer along Williamson Boulevard. The project has one access point along Williamson Boulevard. 395 Williamson Boulevard or Lot 2 is currently undeveloped with no proposed plans for development and annexed into the city on March 18, 2014 with Ordinance 2014-14.

The subject properties are bound by undeveloped land to the north, east and south. Located to the west of the properties are the United States Post Office and the San Marco Apartment Complex. The purpose of the zoning amendment is to assign an appropriate zoning to the subject properties that reflects the development entitlements of the properties at the time of annexation into the City of Ormond Beach. Any future development of the properties would require site plan review.

Site location aerial:



The city is presently processing a separate land use amendment from Volusia County “Commercial” to Ormond Beach “Low Intensity Commercial”. The purpose of this zoning map amendment is to assign a city zoning classification to the subject properties consistent with the Ormond Beach “Low Intensity Commercial” land use designation and to incorporate the adopted Volusia County conceptual plan in accordance with Resolution 99-139 Order and Resolution Granting a Request for Change of Zoning from R-4 to Business (BPUD) Planned Unit Development. The proposed rezoning from Volusia County BPUD to Ormond Beach PBD is contingent upon adopting the land use change. Subsequent to Planning Board review, the land use and zoning amendments are scheduled to be reviewed by the City Commission on May 20, 2014 and June 3, 2014. Until a City land use designation and zoning classification is adopted, the properties maintain their County assigned land use and zoning.

ANALYSIS:

The goal of the proposed zoning classification is to provide the most similar classification assigned by Volusia County. If the land use amendment is approved to “Low Intensity Commercial”, listed below are the options for zoning designations:

| Comprehensive Plan Future Land Use Map Designation | Corresponding Compatible Zoning District |
|---|--|
| Low Intensity Commercial | B-1, Professional Office—Hospital B-4, Central Business B-5, Service Commercial B-6, Oceanfront Tourist Commercial B-7, Highway Tourist Commercial B-8, Commercial B-9, Boulevard B-10, Suburban Boulevard PBD, Planned Business Development |

Chapter 2, Article I Zoning Districts, Section 2.02 Future Land Use Map Designations and Zoning Districts, Table 2-2

In accordance with Policy 5.1.1 of the city’s Comprehensive Plan, the city is required to apply a zoning district that is similar with the county BPUD zoning classification. Given the County’s adopted Business Planned Unit Development (BPUD) zoning classification, under the “Low Intensity Commercial” (LIC) future land use designation, the Planned Business Development (PBD) zoning district is the most appropriate because the county’s BPUD has the same purpose as the city PBD. Staff is seeking to incorporate the adopted Volusia County Development Order and Conceptual Plan contained within Order and Resolution 99-139, as part of the applicant’s zoning. If in the future the desire is to introduce additional uses, the PBD zoning classification could be amended through the regular process of review by the Planning Board and the City Commission. The following uses were adopted under the county BPUD zoning and would apply under the proposed city PBD zoning:

| Love Whole Foods LLC BPUD Order and Resolution 99-139 Permitted Uses | | | |
|---|--|---------------------------------------|--------------------------------|
| Retail specialty shops | Nursing home or group home | Medical lab | Self-service laundry (laundry) |
| Convenience stores w/o gasoline sales | Physical therapy rehabilitation clinic | Financial institution w/drive thru | Dance studio/Karate studio |
| Pharmacy w/drive thru | Health club | Hardware store | Copy/printing Center |
| Medical clinic/dental clinic with or without lab | Photo processing center | Plant nursery w/outdoor garden center | Tanning salon |
| General office | Restaurant type “A” | Veterinary clinic | |

In addition, under adopted Order and Resolution 99-139, Volusia County identified the following allowed Development Standards that would also apply under the city PBD zoning district:

1. Minimum lot area – One acre
2. Minimum lot width – 200 ft.
3. Minimum yard size (building)
 - (a) Front yard: 35 ft.
 - (b) Rear yard: 25ft.
 - (c) Side yard abutting any lot: 10ft.
4. Maximum lot coverage – 35% (total acre covered with principal and accessory buildings)
6. Maximum building height – 35 ft.
7. Landscape buffer requirements – shall meet Sec. 808.00 of the Zoning Ordinance 80-8, as amended.
8. Perimeter building setbacks – 25 ft. in rear and 35 ft. in all other areas.
9. Minimum building separation – 75 ft.
10. Off-street parking requirements – shall meet Sec. 810.00 of the Zoning Ordinance 80-8, as amended.
11. Signage requirements – shall meet Sec. 822.22 of the Zoning Ordinance 80-8, as amended.

The list of Development Standards is numbered according to the Volusia County adopted Order and Resolution 99-139 and skips from item number four to item number six, without an item number five.

Planned Business Development

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

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

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

Through the city's Planned Business Development rezoning, the administrative application seeks to maintain the adopted Volusia County site plan as described below:

Uses

Chapter 2, Article II, Section 2-36.C. of the Land Development Code states:

“A PBD may incorporate any commercial or residential development allowed as permitted uses in the underlying zoning district designation, as well as any commercial or residential uses allowed under the Code for any district, provided the following findings are made.”
(Staff responses to the LDC criteria for permitted uses are in bold),

1. The use is specifically shown on the site plan and includes a list of all proposed uses not permitted in the underlying zoning district (to the maximum extent known at the time of site plan submittal), a general description of the location, floor area to be occupied by such use, typical hours of operation and other relevant operation characteristics.

The application seeks to allow a health foods store with a café and market that is already established on Lot 1. Lot 2 is undeveloped. The application seeks to only allow other uses as previously stated in this staff report and listed in the adopted development order (Order and Resolution 99-139). The approved development order including the conceptual plan provides a general description of the business and other relevant operation characteristics of Lots 1 and 2.

2. The use, by virtue of its location, vehicular circulation pattern, noise and visual buffering, traffic generation rates and peak traffic hours, odor emission controls, lighting and use of materials will not have an adverse impact on surrounding land uses, particularly where the site abuts areas developed with or zoned primarily for single-family homes.

The subject properties abut commercial land uses to the north. The property to the west abutting the subject properties are developed with multi-family housing. There are currently no single-family homes abutting the subject properties and there is a landscaped buffer along Williamson Boulevard on the subject properties. As such, the existing use will not negatively impact surrounding uses.

3. Conversion of occupancy from a use approved under a PBD to a permitted use in the underlying district will not require an amendment to the PBD.

The project located on Lot 1 could in the future convert from a health foods store, café and market to any of the uses listed in the adopted Development Order contained within Volusia County Order and Resolution 99-139 without requiring an amendment to the PBD. In addition, Lot 2 is undeveloped and could in the future also develop to any of the uses listed in the adopted Development Order without requiring an amendment to the PBD.

4. The use does not exceed any size limitations, use restrictions or other requirements provided under Chapter 2, Article II of this Code.

The project located on Lot 1 has been approved by Volusia County and will not exceed the size limitations, use restrictions or other requirements provided for under Chapter 2, Article II of this Code. Lot 2 is undeveloped and may only be developed in accordance with the adopted Development Order and Conceptual Plan contained within the Volusia County Order and Resolution 99-139.

Consistency with Comprehensive Plan

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 properties. The subject properties are currently undergoing a land use amendment to assign a city Future Land Use designation of "Low Intensity Commercial". The Future Land Use Element of the Comprehensive Plan states the following for the "Low Intensity Commercial" land use designation:

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

Density: Minimum 10 units per acre

Maximum FAR: 0.6

Zoning and Adjacent Land Uses

The adjacent land uses and zoning classifications are illustrated in the following table:

| Land Use and Zoning Designations of Adjacent Property | | | |
|--|--|---|--|
| | Current Land Uses | Future Land Use Designation | Zoning |
| North | Vacant Land | Volusia County "Commercial" | Volusia County R-4 and R-5 (Urban Single-Family Residential) |
| South | Vacant Land | Daytona Beach "Mixed Use" | Daytona Beach PCD (Planned Community Development) |
| East | Vacant Land | Volusia County "Urban Medium High Intensity" | Volusia County R-5 (Urban Single-Family Residential) |
| West | United States Post Office and San Marco Apartments | Ormond Beach "Low Intensity Commercial" and Ormond Beach "Office/Professional" respectively | Ormond Beach PBD (Planned Business Development) and R-7 (Urban Multifamily Residential) respectively |

PLANNED BUSINESS DEVELOPMENT CRITERIA:

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

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

Architectural drawings were not included with the approved Development Order. However, approved drawings included with the final site plan illustrate that the current building architectural located on Lot 1 is appropriate for the use and the corridor. Lot 2 is undeveloped. Any further development of Lots 1 and 2 of the site would require review in accordance with the adopted Development Order and Conceptual Plan contained within Volusia County Order and Resolution 99-139.

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

Landscaping buffer requirements of the subject properties were approved as part of the Volusia County Development Order and there are no modifications proposed. Any future development of the site would require review in accordance with the

adopted Development Order and Conceptual Plan contained within Volusia County Order and Resolution 99-139.

c) Mitigation of off-site impacts.

There are no anticipated off-site impacts. The properties are bound by undeveloped lands to the north east and south. A multi-family apartment complex lies to the west.

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

Lot 1 is already developed and there are no modifications to lighting proposed. Lot 2 is undeveloped. Any future development of either site would require review in accordance with the adopted Development Order and Conceptual Plan contained within Volusia County Order and Resolution 99-139.

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

Signage located on Lot 1 was approved as part of the Volusia County development review and there are no modifications proposed. Lot 2 is undeveloped. Any further development of the site would require review in accordance with the adopted Development Order and Conceptual Plan contained within Volusia County Order and Resolution 99-139.

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.

Lot 1 is already developed with a health foods store, café and market while Lot 2 is undeveloped. The request is based on a need to assign a City zoning classification to the properties 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 “Low Intensity Commercial” designation to the properties. 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. Lot 1 is developed while Lot 2 is undeveloped. No additional improvements are proposed for either property. The requested PBD zoning district is consistent with the “Low Intensity Commercial” land use designation.

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

Lot 1 has an existing building totaling 7,000 square feet and site improvements. Lot 2 is undeveloped. 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 health foods store, café and market 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.**

Lot 1 has an existing building and site improvements. Lot 2 is undeveloped. 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.**

Lot 1 has an existing building and site improvements. Lot 2 is undeveloped. 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.**

Lot 1 has an existing building and site improvements. Lot 2 is undeveloped. There is no additional construction proposed beyond what has been approved. Therefore, this criterion is not applicable.

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

Lot 1 has an existing building and site improvements. Lot 2 is undeveloped. 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.

Lot 1 has an existing building and site improvements. Lot 2 is undeveloped. 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:

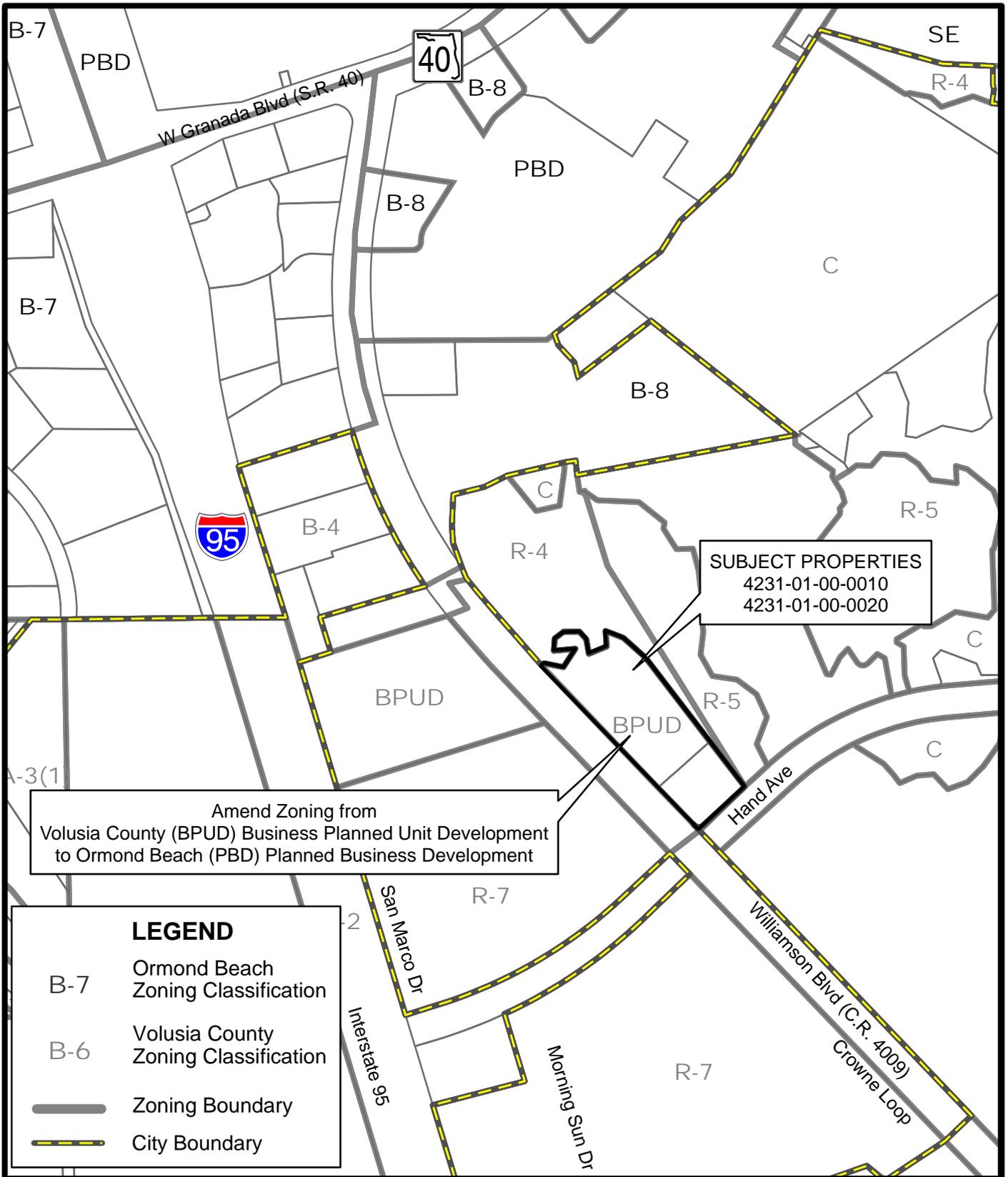
- The impacts on facilities and services will not change as a result of the requested zoning amendment from Volusia County BPUD (Business Planned Unit Development) to Ormond Beach PBD (Planned Business Development).
- The proposed City zoning classification of PBD is most consistent with the Volusia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

RECOMMENDATION: It is recommended that the Planning Board recommend **APPROVAL** of cases RZ 14-042 and RZ 14-044, an administrative amendment for a rezoning from Volusia County BPUD (Business Planned Unit Development) to City of Ormond Beach PBD (Planned Business Development), for 275 (Lot 1) and 395 (Lot 2) Williamson Boulevard. In addition, the uses, development standards and the concept plan from Volusia County's Development Order contained within Order and Resolution 99-139 are recommended to be incorporated into the PBD zoning ordinance.

Attachments: Exhibit 1: Proposed Zoning Map
Exhibit 2: Photos and Location Aerial
Exhibit 3: Legal Descriptions and Sketches
Exhibit 4: Volusia County Order and Resolution 99-139

EXHIBIT 1

Proposed Zoning Map



LEGEND

- B-7 Ormond Beach Zoning Classification
- B-6 Volusia County Zoning Classification
- Zoning Boundary
- - - City Boundary



PROPOSED ZONING MAP
275 AND 395 WILLIAMSON BLVD

Prepared By: The City of Ormond Beach
 G.I.S. Department - March 28, 2014

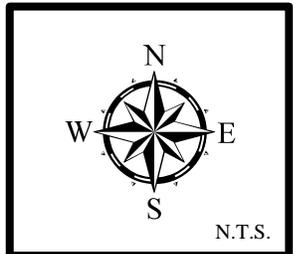
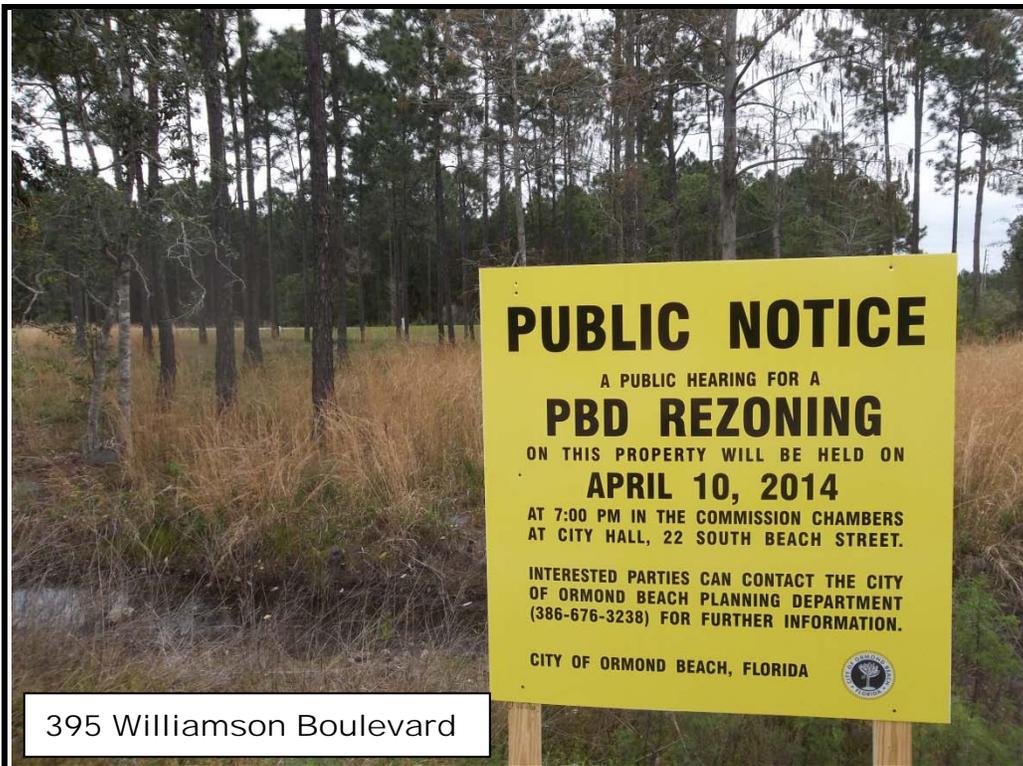


EXHIBIT 2

Photos and Location
Aerial



275 Williamson Boulevard



395 Williamson Boulevard

EXHIBIT 3

Legal Descriptions and
Sketches

LEGAL DESCRIPTION

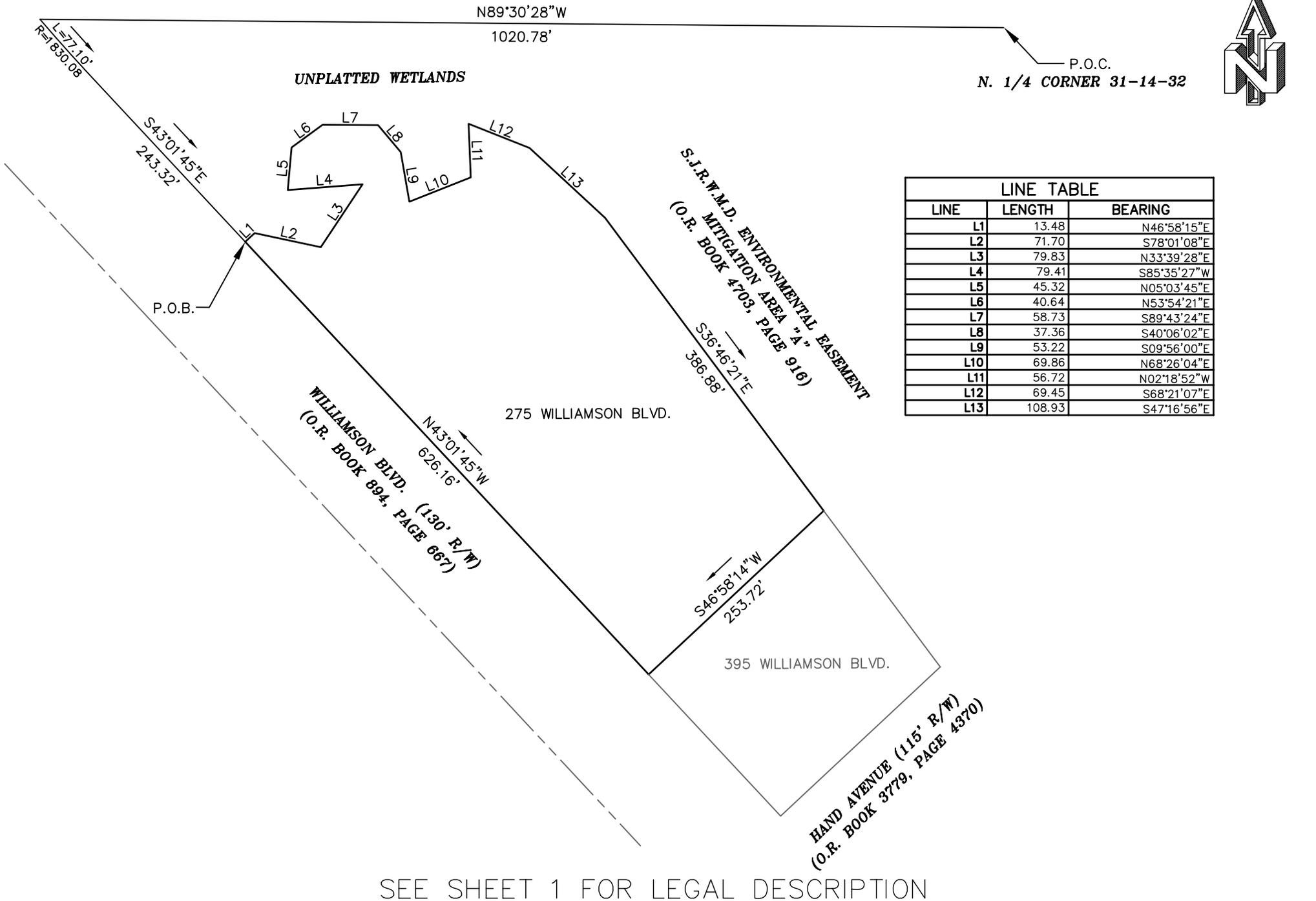
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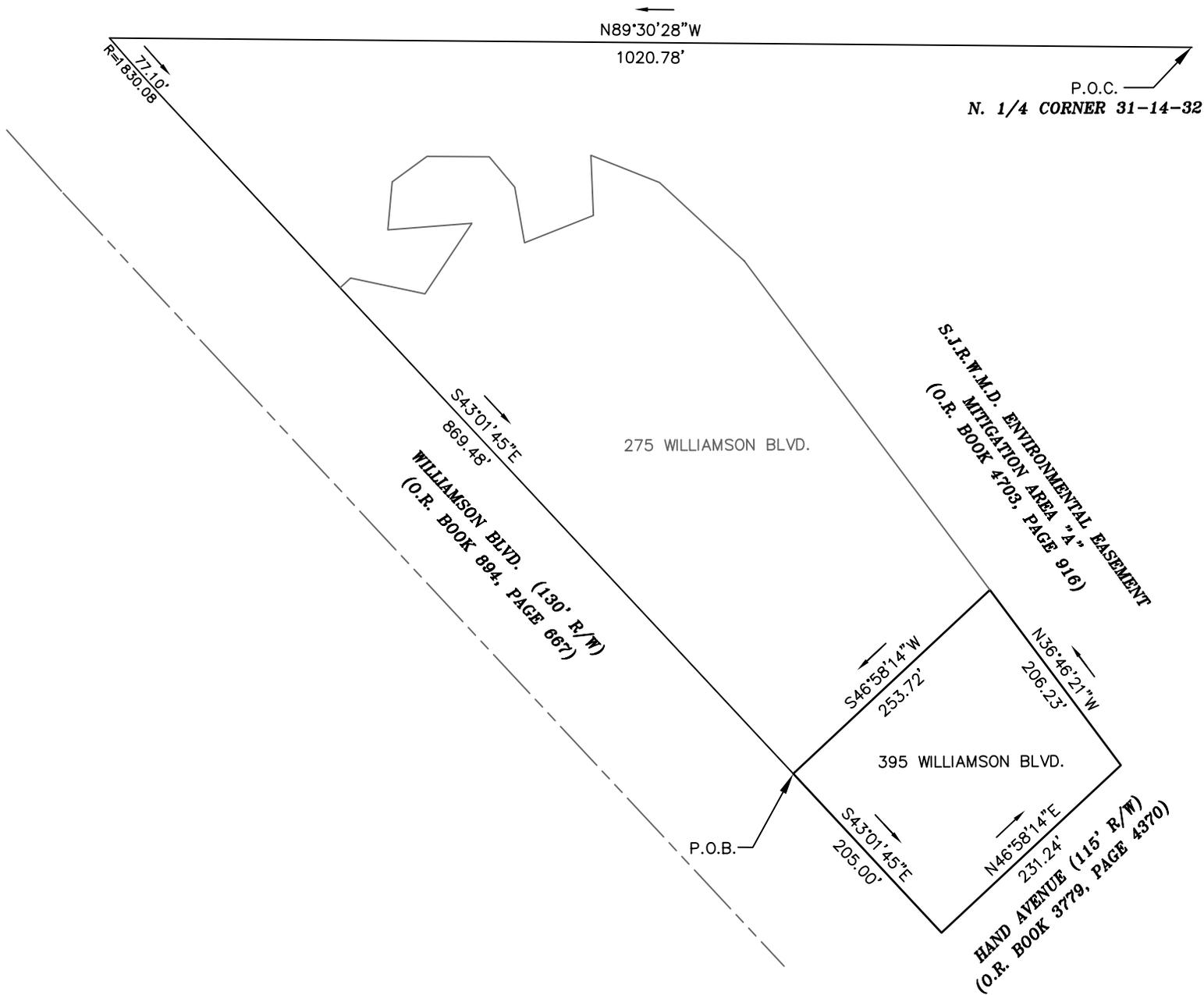
LEGAL DESCRIPTION

A PORTION OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTH CORNER OF THE NORTHERLY ONE-QUARTER OF SAID SECTION 31; THENCE RUN NORTH 89°30'28" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 1020.78 FEET TO A POINT THERIN SAID POINT BEING AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE 130 FOOT WIDE RIGHT-OF-WAY OF WILLIAMSON BOULEVARD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 894, PAGE 667, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT LYING ON A CURVE, CONCAVE EASTERLY; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 31 AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WILLIAMSON BOULEVARD, RUN SOUTHERLY AND EASTERLY, ALONG SAID CURVED RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1830.08 FEET, AN ARC DISTANCE OF 77.10 FEET, A CENTRAL ANGLE OF 02°24'50", HAVING A CHORD DISTANCE OF 77.10 FEET, AND A CHORD BEARING OF SOUTH 41°49'20" EAST TO THE POINT OF TANGENCY THEROF; THENCE RUN S43°01'45"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 869.48 FEET TO A POINT THERIN; SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S43°01'45"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 205.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE 115 FOOT WIDE RIGHT-OF-WAY OF HAND AVENUE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3779, PAGE 4370, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN N46°58'14"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 231.24 FEET TO AN INTERSECTION WITH THE BOUNDARY OF A ST JOHNS RIVER WATER MANAGEMENT DISTRICT ENVIRONMENTAL EASEMENT (MITIGATION AREA "A") AS DESCRIBED IN OFFICIAL RECORD BOOK 4073, PAGE 916 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA; THENCE RUN N36°46'21"W ALONG THE BOUNDARY OF SAID ST JOHNS RIVER MANAGEMENT DISTRICT ENVIRONMENTAL EASEMENT (MITIGATION AREA "A") A DISTANCE OF 206.23 FEET; THENCE DEPARTING THE BOUNDARY LINE OF SAID ST JOHNS RIVER WATER MANAGEMENT DISTRICT ENVIRONMENTAL EASEMENT (MITIGATION AREA "A") RUN S46°58'14"W A DISTANCE OF 253.72 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING 49,709 SQ.FT. OR 1.4 ACRES MORE OR LESS

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SKETCH OF DESCRIPTION



SEE SHEET 1 FOR LEGAL DESCRIPTION

IN THE COUNTY COUNCIL OF THE
COUNTY OF VOLUSIA, FLORIDA

IN RE: BPUD-99-036, Application of

**PATRICIA LAGONI, AS TRUSTEE OF TRUST NO. IDI-I, DATED
OCTOBER 6, 1988.**

RESOLUTION 99-139

ORDER AND RESOLUTION

GRANTING A REQUEST FOR CHANGE OF ZONING FROM R-4 TO
BUSINESS (BPUD) PLANNED UNIT DEVELOPMENT

The application of Patricia Lagoni, as Trustee of Trust No. IDI-I, dated October 6, 1988, hereinafter, "Applicant", for rezoning was heard by and before the Volusia County Council, Volusia County, Florida, on **August 26, 1999**. Based upon the verified Application and other supporting documents, maps, charts, overlays, other evidence and instruments; the advice, report, and recommendations of the Growth Management Services Group, Legal Services, and other Groups and agencies of Volusia County; and the testimony adduced and evidence received at the Public Hearing on this Application by the Planning and Land Development Regulation Commission on July 13, 1999, and otherwise being fully advised, the Volusia County Council does hereby find and determine as follows:

GENERAL FINDINGS

A. That the application of Patricia Lagoni, as Trustee of Trust No. IDI-I, dated October 6, 1988, was duly and properly filed herein on February 26, 1999, as required by

law.

B. That all fees and costs which are by law, regulation or Ordinance required to be borne and paid by the applicant have been paid.

C. That the applicant is the owner of a 4.8945 acre parcel of land which is situated in Volusia County. This parcel of land is described more particularly in the survey and legal description, a true copy of which is attached hereto as Exhibit "A".

D. That the applicant has held a pre-application meeting as required by the Volusia County Zoning Ordinance No. 80-8, as amended.

E. That the Applicant has complied with the "Due Public Notice" requirements of the Volusia County Zoning Ordinance No. 80-8, as amended.

FINDINGS REGARDING REZONING

A. That the Applicant has applied for a change of zoning from the present zoning classification(s) of the parcel described in Exhibit "A" from R-4 to Business Planned Unit Development (BPUD).

B. That the said rezoning to a BPUD is consistent with both the Volusia County Comprehensive Plan, Ordinance No. 90-10, as amended, and the intent and purpose of the Volusia County Zoning Ordinance No. 80-8, as amended, and does promote the public health, safety, morals, general welfare and orderly growth of the area affected by the rezoning request.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, IN OPEN MEETING DULY ASSEMBLED IN THE COUNTY ADMINISTRATION CENTER, COUNTY COUNCIL MEETING ROOM DELAND, FLORIDA, THIS 26th DAY OF AUGUST, A.D., 1999, AS FOLLOWS:

A. That the Application of Patricia Lagoni, as Trustee of Trust No. IDI-I, dated October 6, 1988, for the rezoning of the subject parcel is hereby granted.

B. That the zoning classification of the subject parcel described in Exhibit "A" attached hereto is hereby amended from R-4 to BPUD as described in Article VII of the Volusia County Zoning Ordinance No. 80-8, as amended.

C. That the Official Zoning Map of Volusia County is hereby amended to show the rezoning of said parcel to Business Planned Unit Development (BPUD).

D. That Volusia County Ordinance No. 80-8, as amended, is consistent with the provision of the "Development Agreement" as hereinafter set forth in this Order and Resolution and with respect to any conflict between Ordinance No. 80-8, as amended, and the "Development Agreement", the provisions of the "Development Agreement" shall govern. Ordinance No. 80-8, as amended, shall govern with respect to any matter not covered by the "Development Agreement." The Volusia County Zoning Enforcement Official will ensure overall compliance with this Order and Resolution.

E. Unless otherwise provided for herein, Article VIII, Supplementary Regulations of Volusia County Zoning Ordinance No. 80-8, as amended, shall apply to the BPUD in the same manner as the B-4 zoning classification.

F. Nothing in this Order and Resolution shall abridge the requirements of any Volusia County Ordinance other than Zoning Ordinance 80-8, amended. Timing and review procedures contained in this Order and Resolution may be modified to comply with the Volusia County Land Development Code, Ordinance No. 88-3, as amended. Further, nothing in the Development Agreement is intended to abridge the requirements of Ordinance No. 88-3, as amended, and any other County Ordinances.

DEVELOPMENT AGREEMENT

A. Development Concept The property shall be developed as a BPUD substantially in accordance with the Master Development Plan. The Master Development Plan shall govern the development of the property as a BPUD and shall regulate the future land use of this parcel.

1. Master Development Plan. The Master Development Plan shall consist of the Preliminary Plan prepared by Zev Cohen & Associates, Inc. and dated February 26, 1999, and this development agreement. The Preliminary Plan is hereby approved and incorporated in this Order and Resolution by reference as Exhibit "B". The Master Development Plan shall be filed and retained for public inspection in the Growth Management Services Group and it shall constitute a supplement to the Official Zoning Map of Volusia County.

2. Amendments. All amendments of the Master Development Plan, other than those deemed by the Zoning Enforcement Official to be minor amendments as set out by Section 813.06 of Ordinance No. 80-8, as amended, shall require the review and recommendation of the Planning and Land Development Regulation Commission and action by the Volusia County Council in the same manner as a rezoning of the parcel.

3. Subdivision Approval. After the Master Development Plan is recorded and prior to any construction, including clearing and landfill, the area to be subdivided shall be submitted for review and approval in the manner required by Article II of the Land Development Code.

4. Final Site Plan Approval. After the Master Development Plan is recorded and prior to issuance of any permits for construction, including clearing and landfill, a Final

Site Plan and Subdivision Plat shall be prepared and submitted for review and approval in the manner required by Article III of the Volusia County Land Development Code, Ordinance No. 88-3, as amended.

B. Unified Ownership. The Applicant or his successors shall maintain unified ownership of the subject parcel until after issuance of a Final Plat Development Order or a Final Site Plan Development Order.

C. Phases of Development. The project shall be developed in two (2) phases as shown on the Master Development Plan.

D. Land Uses Within the BPUD. The development of the parcel shall be consistent with the uses prescribed for each area within the proposed BPUD. The location and size of said land use areas are shown on the Preliminary Plan, Exhibit "B". The following land uses shall be allowed as permitted principal uses and structures along with their customary uses and structures:

- Retail specialty shops
- Convenience stores w/o gasoline sales
- Pharmacy w/drive thru
- General office
- Medical clinic/dental clinic with or without lab
- Nursing home or group home
- Physical therapy rehabilitation clinic
- Health club
- Photo processing center
- Restaurant type "A"
- Medical lab
- Financial institution w/drive thru
- Hardware store
- Plant nursery w/outdoor garden center
- Veterinary clinic
- Self-service laundry (laundry)
- Dance studio/Karate studio
- Copy/printing Center
- Tanning salon

E. Development Standards.

1. Minimum lot area - One acre
2. Minimum lot width - 200 ft.
3. Minimum yard size (building)
 - (a) Front yard: 35 ft.
 - (b) Rear yard: 25 ft.
 - (c) Side yard abutting any lot: 10 ft.
4. Maximum lot coverage - 35% (total area covered with principal and accessory buildings)
6. Maximum building height - 35 ft.
7. Landscape buffer requirements - shall meet Sec. 808.00 of the Zoning Ordinance 80-8, as amended.
8. Perimeter building setbacks - 25 ft. in rear and 35 ft. in all other areas.
9. Minimum building separation - 75 ft.
10. Off-street parking requirements - shall meet Sec. 810.00 of the Zoning Ordinance 80-8, as amended.
11. Signage requirements - shall meet Sec. 822.00 of the Zoning Ordinance 80-8, as amended.

F. Sewage Disposal and Potable Water. Central utility services will be obtained from the City of Ormond Beach.

G. Stormwater Drainage. Provision for stormwater retention shall be in accordance with the Land Development Code, Article VIII, Ordinance No. 88-3, as amended. A master drainage retention area for the project shall be developed.

H. Access and Transportation System Improvements. All access and transportation system improvements shall be provided in accordance with the Land Development Code, as amended. The parcel shall be developed in substantial accordance with the following access and transportation system improvements.

1. Access. Access to the project will be by one driveway connecting to Hand Avenue on the South and two driveways onto Williamson Blvd. To the West, as depicted on Exhibit "B". Cross access shall be provided to both parcels.

I. Binding Effect of Plans, Recording, and Effective Date. The Master Development Plan, including any and all supplementary orders and resolutions, and the Preliminary Plan shall bind and inure to the benefit of the Applicant and his successor in title or interest. The BPUD zoning, provisions of the "Development Agreement," and all approved plans shall run with the land and shall be administered in a manner consistent with Article IX of the Volusia County Zoning Ordinance No. 80-8, as amended.

This Order and Resolution and all subsequent Orders and Resolutions shall be filed with the Clerk of the Court and recorded within forty-five (45) days following execution of the document by the Volusia County Council, in the Official Records of Volusia County, Florida. One copy of the document, bearing the book and page number of the Official Record in which the document was recorded, shall be submitted to the Growth Management Services Group. The date of receipt of this document by the Growth Management Services Group shall constitute the effective date of the BPUD or its subsequent amendments. The applicant shall pay all filing costs for recording documents.

10-18-99
5-45-
12-2-99

J. Conceptual Approval: The parties hereto acknowledge that reductions in density and/or intensity may and do occur; and that minor changes to roadway design, location and size of structures, actual location of parking spaces, specific locations for land uses, and locations and design of stormwater storage, landscape buffers and upland buffers may result to comply with the Volusia County Land Development Code Ordinance No. 88-3, as amended. Upon determination of the Zoning Enforcement Official, these revisions may be processed as minor amendments as set forth in Section 813.06 of the Volusia County Zoning Ordinance No. 80-8, as amended. The Applicant agrees to revise and record the Revised Preliminary Plan which reflects any such changes with the Clerk

of the Court immediately following the expiration of the 30 day period for appealing Development Review Committee (DRC) decisions to the County Council. A copy of the Revised Preliminary Plan, bearing the book and page number of the Official Records in which the document was recorded, shall be submitted to the Growth Management Services Group.

DONE and ORDERED by the County Council of Volusia County,

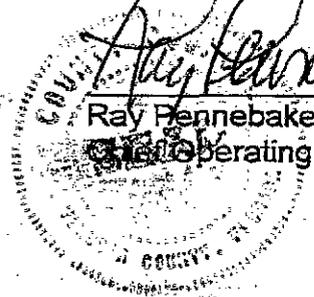
Florida, this 18th day of October, 1999.

ATTEST:

VOLUSIA COUNTY COUNCIL


Ray Pennebaker
Chief Operating Officer

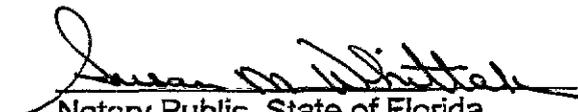

Patricia Northey
Chair



STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledge before me this 18th day of October, 1999, by RAY PENNEBAKER and PATRICIA NORTHEY, as Chief Operating Officer and Chair, Volusia County Council, respectively, on behalf of the County of Volusia.

 Susan M Whittaker
My Commission CC754321
Expires August 8, 2002


Notary Public, State of Florida
SUSAN M. WHITTAKER

WITNESSES:




Applicant's Name, Title & Corp.

EXHIBIT "A"

LEGAL DESCRIPTION (This is a NEW 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 quarter corner of said Section 31; thence run North 89°30'28" West, along the North line of said Section 31, a distance of 1020.78 feet to a point therein, said point being an intersection with the Easterly right-of-way line of the 130-foot wide right-of-way of Williamson Boulevard, as described in Official Records Book 894, Page 667, of the Public Records of Volusia County, Florida, said point lying on a curve, concave Easterly; thence, departing said Section line and along the Easterly right-of-way line of said Williamson Boulevard, run Southerly and Easterly, along said curved right-of-way line, having a radius of 1830.08 feet, an arc distance of 77.10 feet, or through a central angle of 02°24'50", having a chord distance of 77.10 feet, and a chord bearing of South 41°49'20" East, to the Point of Tangency thereof; thence run South 43°01'45" East (South 43°01'20" East per said deed), along said Easterly right-of-way line, a distance of 243.32 feet to a point therein and the POINT OF BEGINNING of this description; thence, departing said Easterly right-of-way line, run North 46°58'15" East a distance of 13.48 feet to a point, said point being on the boundary of a ST. JOHNS RIVER WATER MANAGEMENT DISTRICT Environmental Easement (Mitigation Area "A"), as described in Official Records Book 4073, Page 916, of the Public Records of Volusia County, Florida; thence run along the boundary of said ST. JOHNS RIVER WATER MANAGEMENT DISTRICT Environmental Easement (Mitigation Area "A") the following courses and distances:

thence run South 78°01'08" East a distance of 71.70 feet;
thence run North 33°39'28" East a distance of 79.83 feet;
thence run South 85°35'27" West a distance of 79.41 feet;
thence run North 05°03'45" East a distance of 45.32 feet;
thence run North 53°54'21" East a distance of 40.64 feet;
thence run South 89°43'24" East a distance of 58.73 feet;
thence run South 40°06'02" East a distance of 37.36 feet;
thence run South 09°56'00" East a distance of 53.22 feet;
thence run North 68°26'04" East a distance of 69.86 feet;
thence run North 02°18'52" West a distance of 56.72 feet;
thence run South 68°21'07" East a distance of 69.45 feet;
thence run South 47°16'56" East a distance of 108.93 feet;
thence run South 36°46'21" East a distance of 593.11 feet to an intersection with the Northerly right-of-way line of the 115-foot wide right-of-way of Hand Avenue, as described in Official Records Book 3779, Page 4370, of the Public Records of Volusia County, Florida; thence, departing the boundary line of said ST. JOHNS RIVER WATER MANAGEMENT DISTRICT Environmental Easement (Mitigation Area "A") run South 46°58'14" West, along said Northerly right-of-way line, a distance of 231.24 feet to an intersection with the Easterly right-of-way line of aforementioned Williamson Boulevard; thence run North 43°01'45" West, along said Easterly right-of-way line of Williamson Boulevard, a distance of 831.16 feet to the POINT OF BEGINNING of this description, said parcel containing 4.8945 acres, more or less, said parcel also being subject to any other easements or rights-of-way of record.

Book: 4495
 Page: 844
 Diane M. Matousek
 Volusia County, Clerk of Court

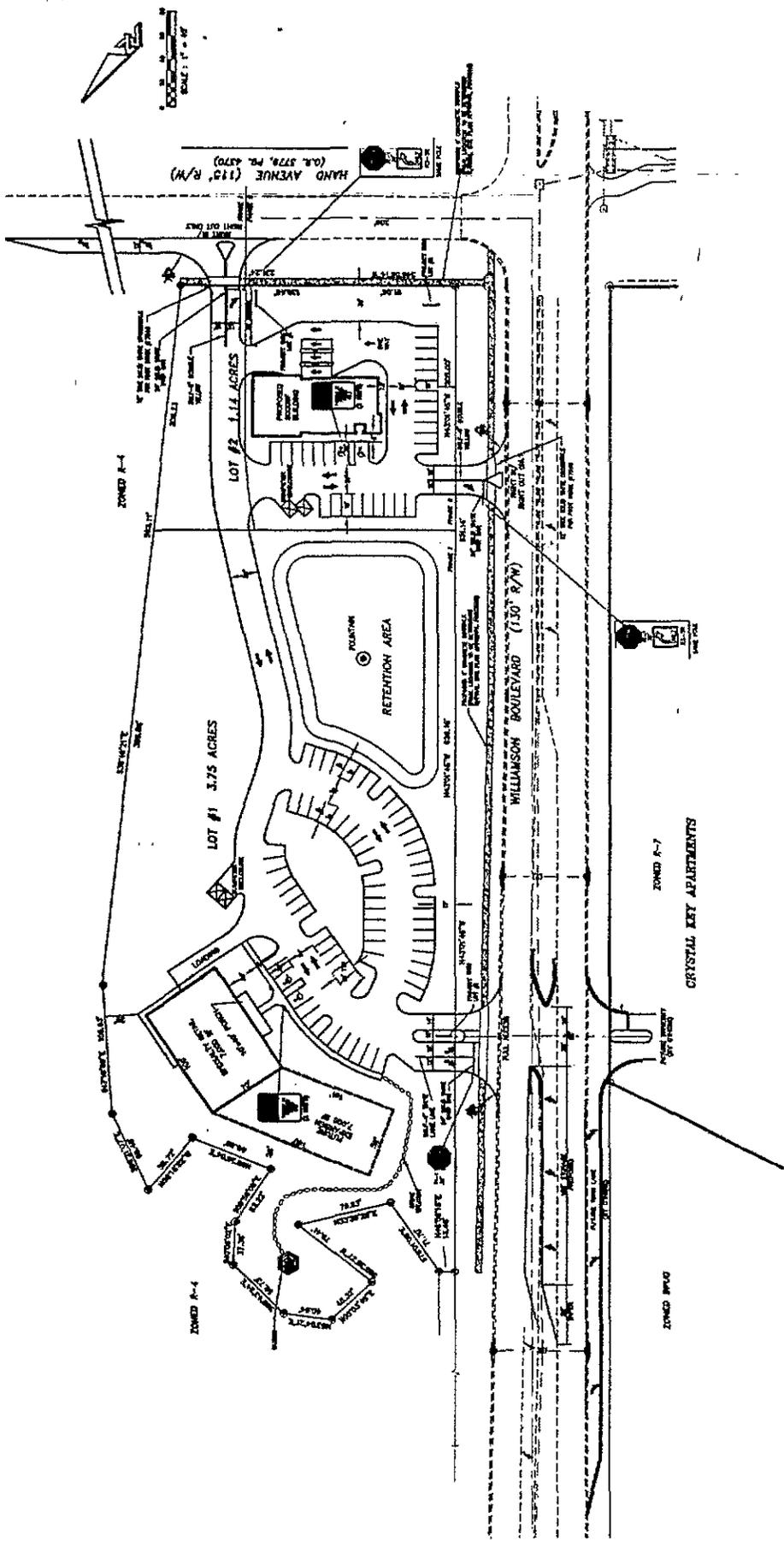


EXHIBIT "B"

| | | |
|----|---|----------------|
| 1 | LOVE WHOLE FOODS AND MARKET CONCEPTUAL DEVELOPMENT PLAN | DATE: 04/30/99 |
| 2 | LOVE WHOLE FOODS AND MARKET CONCEPTUAL DEVELOPMENT PLAN | DATE: 04/30/99 |
| 3 | LOVE WHOLE FOODS AND MARKET CONCEPTUAL DEVELOPMENT PLAN | DATE: 04/30/99 |
| 4 | LOVE WHOLE FOODS AND MARKET CONCEPTUAL DEVELOPMENT PLAN | DATE: 04/30/99 |
| 5 | LOVE WHOLE FOODS AND MARKET CONCEPTUAL DEVELOPMENT PLAN | DATE: 04/30/99 |
| 6 | LOVE WHOLE FOODS AND MARKET CONCEPTUAL DEVELOPMENT PLAN | DATE: 04/30/99 |
| 7 | LOVE WHOLE FOODS AND MARKET CONCEPTUAL DEVELOPMENT PLAN | DATE: 04/30/99 |
| 8 | LOVE WHOLE FOODS AND MARKET CONCEPTUAL DEVELOPMENT PLAN | DATE: 04/30/99 |
| 9 | LOVE WHOLE FOODS AND MARKET CONCEPTUAL DEVELOPMENT PLAN | DATE: 04/30/99 |
| 10 | LOVE WHOLE FOODS AND MARKET CONCEPTUAL DEVELOPMENT PLAN | DATE: 04/30/99 |

4/30/99

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: April 4, 2014

SUBJECT: 1287 and 1301 West Granada Boulevard Small Scale
Land Use Map Amendment

APPLICANT: Paul F. Holub Jr., authorized representative of the property
owners

NUMBER: LUPA 2014-033

PROJECT PLANNER: Steven Spraker, Senior Planner, AICP

INTRODUCTION:

This is a request submitted by Paul F. Holub, authorized representative of the property owners, for a Small Scale Land Use Map amendment as follows;

1. Amend the existing land use designation of the 2.53 acre parcel at 1287 West Granada Boulevard from "Office/Professional" to "Low Intensity Commercial"; and
2. Amend the existing land use designation of the 2.47 acre parcel at 1301 West Granada Boulevard from "Suburban Low Density Residential" to "Low Intensity Commercial".

BACKGROUND:

The land use amendment application is a joint application for the properties at 1287 and 1301 West Granada Boulevard (ATTACHMENT 1) that total 5 acres. Below is a summary of each parcel:

1287 West Granada Boulevard

- This property is owned by Maurice Thompson and Harvey Brown and is 2.53 acres.
- The property is currently vacant.
- There is an existing 50' ingress/egress easement on this property to provide access to other properties in the area.
- The property is owned by Maurice Thompson and Harvey Brown and is 2.53 acres.
- On November 23, 2004, the Site Plan Review Committee approved a lot split from the master parcel of 5.00 acres at 1301 West Granada Boulevard that created the subject property.

- Site aerial:



- The property is currently vacant.
- There is an existing 50' ingress/egress easement on this property to provide access to other properties in the area.
- The property is owned by Maurice Thompson and Harvey Brown and is 2.53 acres.
- On November 23, 2004, the Site Plan Review Committee approved a lot split from the master parcel of 5.00 acres at 1301 West Granada Boulevard that created the subject property.
- On July 15, 2008, the property was granted a land use change from "Suburban Low Density Residential" to "Office Professional" with Ordinance 2008-22 (ATTACHMENT 2) with the following conditions:
 1. The maximum number of trips permitted on the site shall not exceed 900 average daily trips as calculated by the ITE Trip Generation Manual;
 2. A traffic study will be required at time of site development for intersection analysis and to confirm concurrency on affected roadways;
 3. The site development and rezoning shall be through the Planned Business Development process (allowing Planning Board review of the site plan);
 4. The 50' ingress easement shall be dedicated as a public right-of-way and constructed at time of site development by the property owner; and
 5. No residential uses shall be permitted on the property.
- On September 6, 2011, the City Commission approved 2011-31 that authorized a rezoning from SR (Suburban Residential) to PBD (Planned Business Development). The Planned Business Development rezoning approved a 9,225 square foot building and associated site improvements. The site plan had a future phase two with no development plans approved.
- The last site plan submittal for the project was June 7, 2011.

The existing land use is “Office/Professional” and the directive text of the Future Land Use Element is provided below:

Office/Professional (OP)

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

The application seeks the “Low Intensity Commercial” land use and the Future Land Use Element of the City’s Comprehensive Plan states the following for the “Low Intensity Commercial” category:

Low Intensity Commercial (LIC)

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

Density: Maximum 10 units per acre.

Maximum FAR: 0.6.”

1301 West Granada Boulevard

- This property is owned by Mary Thompson Schmidt and is 2.47 acres.
- Site aerial:



- The property currently has a single-family residence located on-site.
- On November 23, 2004, the Site Plan Review Committee approved a lot split that created 1287 West Granada Boulevard from the master parcel at 1301 West Granada Boulevard that created the subject property.
- The property abuts single-family residential uses located in unincorporated Volusia County to the west property line.

The existing land use designation is “Suburban Low Density Residential” (SLDR). The maximum potential density of this land use category is 6 units per acre. The directive text of the Future Land Use Element of the City’s Comprehensive Plan states the following for this land use category:

Suburban Low Density Residential (SLDR)

Purpose: To establish development guidelines, densities and land uses appropriate to the undeveloped and outlying suburban areas of the City, including areas that may be the subject of future annexations within the Ormond Water and Sewer Utility Service Area. It is the intent of the SLDR District to establish density standards that will achieve an intensity of development approximately 20% to 30% less than in the urban core (e.g., 1.6 to 2.5 units per acre, gross density) while encouraging smart growth principles such as compact and cluster development to reduce the cost of extending utilities and allow for the efficient delivery of government services.

Maximum potential density or holding capacity within the SLDR District is determined on a case by case basis based on site specific conditions relative to on-site environmental constraints and the availability of central water and sewer services. Environmental constraints for each parcel of property proposed for development are synthesized from high water table, soil characteristics and flood prone area data derived from the U.S. Soil Conservation Service study and the National Flood Insurance Program maps. This information is used by the applicant to arrive at the maximum potential density, or holding capacity, for a particular parcel of land. Actual densities may differ from the maximum potential densities due to zoning requirements that establish minimum lot sizes and setbacks and due to environmental protection requirements that are designed to maintain the integrity of the natural ecological system. The actual density figure is dependent upon the degree of severity of the environmental constraints, the availability of central utilities, and the type of development that is proposed.

Limited daily need retail, not to exceed 20% of the gross project area, and institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: Minimum .2-6 units per acre. Requires holding capacity analysis per the Land Development Code

Maximum FAR: 0.2

The application seeks the “Low Intensity Commercial” land use and the Future Land Use Element of the City’s Comprehensive Plan states the following for the “Low Intensity Commercial” category:

Low Intensity Commercial (LIC)

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

Density: Maximum 10 units per acre.

Maximum FAR: 0.6.”

The tentative schedule is as follows:

| Action/Board | Date |
|---|----------------|
| Planning Board | April 10, 2014 |
| Transmit to Volusia County Growth Management Commission and adjoining jurisdictions | April 11, 2014 |
| City Commission 1 st Reading | June 3, 2014 |
| City Commission 2 nd Reading | June 17, 2014 |
| Transmit to Florida Department of Economic Opportunity | June 20, 2014 |

ANALYSIS:

The proposed land use amendment seeks to change the land use designation of two properties as follows:

1. Amend the existing land use designation of the 2.53 acre parcel at 1287 West Granada Boulevard from “Office/Professional” to “Low Intensity Commercial”; and
2. Amend the existing land use designation of the 2.47 acre parcel at 1301 West Granada Boulevard from “Suburban Low Density Residential” to “Low Intensity Commercial”.

The applicant has stated a desire to construct a drive thru restaurant on one parcel and a commercial building on the other with the potential for an end-cap drive thru restaurant. The applicant is representing both property owners and the two properties would be site planned and developed as a coordinated project. The applicant’s data and analysis (ATTACHMENT 3) also proposes certain restrictions to limit potential intensity on the property as follows:

1. Limit the floor area ratio for each parcel at 0.12.

2. Prohibit the following uses:

- Assisted Living Facility;
- Convenience stores (types A, B, and C);
- School, Public;
- House of Worship;
- Sexually Oriented Business;
- Theater;
- Outdoor Storage;
- Warehouse, mini-rental; and
- Residential, any type.

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. The policy 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; and
5. If the amendment is a map amendment, impacts to surrounding jurisdictions.

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

Prior to the 2010 Evaluation and Appraisal Report and amendments, the City's Comprehensive Plan stated that no new commercial areas were to be provided in the easterly, southerly, or westerly sections of the City of Ormond Beach. Developments within the office land use were permitted to have commercial uses as a percentage of the overall square footage of the retail use. Below is the directive of Goal 1 of the Future Land Use Element of the Comprehensive Plan:

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

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

The text was modified to allow limited commercial expansion from the previous policy prohibition on new commercial areas. The key point of this application is if the proposed location is an appropriate location to expand a commercial land use. Policy 2.5.1 of the Comprehensive Plan provides the intensity factors for non-residential development as follows:

| Land Use Designation | Impervious Surface | Height | Traffic Generation | Visual Impact | Glare Noise Odor | Total | Intensity Level |
|-----------------------------|---------------------------|---------------|---------------------------|----------------------|-------------------------|--------------|------------------------|
| General Commercial | 5 | 2 | 5 | 3 | 3 | 18 | 4 |
| Heavy Commercial | 5 | 2 | 4 | 5 | 5 | 21 | 6 |
| Tourist Commercial | 5 | 5 | 3 | 4 | 3 | 20 | 5 |
| Office/Professional | 4 | 4 | 4 | 2 | 1 | 15 | 2 |
| Industrial/Utilities | 3 | 2 | 3 | 4 | 4 | 16 | 3 |
| Government/Institutional | 2 | 2 | 4 | 1 | 1 | 10 | 1 |

The overall intensity factor of a general commercial land use is a 4 with factors such as impervious surface, traffic generation, visual impact, and glare-noise-odor, being ranked higher for a commercial use. The office land use has a higher building height factor than commercial uses but its intensity factor is 50% that of a commercial land use. A commercial land use change for the properties subject to this application is an intensification of the West Granada Boulevard corridor that is not supported nor recommended given the documentation which should be considered for such a change.

Below are specific Goals, Objectives, and Policies of the Comprehensive Plan that are applicable to this application:

| | |
|--|--|
| OBJECTIVE 1.2. COMMERCIAL LAND USE Future Land Use Element | Ensure that adequate amounts of land are available to meet the commercial land use needs of the community. |
|--|--|

| | |
|--|---|
| <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>POLICY 1.5.2. Transportation Element</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>POLICY 1.5.3.</p> | <p>Development and redevelopment within TCEAs shall enhance community design by incorporating the following mobility strategies: a) Transportation demand management; b) Transportation system management; c) Alternative modes of transportation; d) Land use densities and intensities to support alternative modes of transportation; e) Mix of land uses; f) Plans to maintain or improve connectivity between all modes of transportation; and g) Transit and pedestrian-oriented design.</p> |
| <p>POLICY 1.6.4. Transportation Element</p> | <p>Where development proposals that are consistent with the City’s Future Land Use Map (FLUM) in terms of both land use type and density or intensity and located along the Multi-Modal Corridors where current and projected 2017 level-of-service standards are currently met, the following strategies will be implemented: a) Access management; b) Bike facilities; and c) Sidewalk connectivity.</p> |
| <p>POLICY 1.6.5. Transportation Element</p> | <p>Where development proposals are consistent with the City’s FLUM in terms of land use type and density and intensity, but are located along Multi-Modal Corridors where current and projected 2017 level-of-service standards will not be met, the following strategies will be implemented: a) All of the strategies identified in policy 1.6.4.; and b) On or off site transit facility improvements as recommended by Votran.</p> |

| | |
|---|---|
| <p>POLICY 1.6.6 Transportation Element</p> | <p>Where development proposals require a comprehensive plan amendment in order to be consistent with the City’s FLUM in terms of land use and density or located on Multi-Modal Corridors where current and projected 2017 level-of-service standards are currently met, the following strategies will be implemented:</p> <ul style="list-style-type: none">a) All of the strategies identified in policy 1.6.4.;b) All of the strategies identified in policy 1.6.5.; andc) A negotiated contribution for operations to support existing or enhanced transit service. |
| <p>POLICY 1.6.7.</p> | <p>The City shall not encourage development proposals that require comprehensive plan amendments in order to be consistent with the City’s FLUM in terms of land use and density or intensity for property that is located on Multi-Modal Corridors where current and projected 2017 level-of-service standards are not being met.</p> |

In the applicant’s data and analysis, there is a review of the Goals, Objectives, and Policies of the city’s Comprehensive Plan. The policies cited by the applicant in support of increased commercial land use are development related policies rather than land use policies. These development related policies are used to ensure applications for Planned Business Developments mitigate impacts and exceed minimum standards. However, the applicant failed to address Comprehensive Plan Policy 1.6.6 regarding development proposals that require a comprehensive plan amendment in order to be consistent. The applicant did not address the multi-modal requirements. In addition, Policy 1.6.7 states the City shall not encourage development proposals that require comprehensive plan amendments in order to be consistent with the City’s FLUM in terms of land use density or intensity for property that is located on Multi-modal corridors where current and projected Levels of Serviced standards are not being met.

The data and analysis also provided an exhibit that concluded that there is an excess of vacant or available professional office space within close proximity of the subject property. The analysis states, “There is not a demand for additional new office space. The residential property is one of the last remaining parcels along Granada Boulevard and is underutilized in its present land use designation.”

Staff reviewed the applicant’s data and analysis and acknowledges that there is not an immediate need for office space. The “Office/Professional” land use also allows other uses such as multi-family residential, retail not to exceed 50% of the office use, and type “A” restaurants (sit-down). Planning staff researched the amount of available commercial square footage and also found a lack of demand to fill the existing commercial uses that are available. Staff’s research discovered 19 properties totaling 887,600 square feet that had a listed vacancy of 200,802

square feet or 37% within the area of the subject property (ATTACHMENT 4). Staff concluded that the market for new office or commercial uses is not favorable at this time and there is an abundance of each use at this time.

In addition, the City's Economic Development Plan, which may be accessed online at (<http://www.ormondbeach.org/DocumentCenter/Home/View/6185>) and was adopted by Resolution 2011-202 indicates in a gap analysis conducted for 14 sectors that only two sectors exist where demand exceed supply. The top 5 retail categories are for the most part stand alone type businesses like gas stations, pharmacies, and garden centers. This gap analysis was performed for a 3 and 5 mile radius. The results of the gap analysis and retail/office analysis indicates there is no community need for additional retail space. Furthermore, the displacement of professional office land use for commercial land use that traditional provide jobs which pay less than office workers is not warranted. Location Quotients (LQ) which quantifies how concentrated a particular industry or occupation in an area is compared to the national average indicates Food and Drink Establishments and Retail Sales and Service greatly exceed the national average. While high Industry LQ are mostly export-oriented industries which bring money into the region, restaurants and retail stores simply re-circulate the money that is already in the area. (See ATTACHMENTS 4, 6 and 8).

Staff does not believe that there is sufficient data and analysis to warrant amending of the land uses of the subject property to "Low Intensity Commercial". The Granada Boulevard corridor on the north side between Clyde Morris Boulevard and Williamson Boulevard has been planned as a mixture of "Office/Professional", Public Institutional", and residential.

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

COMPREHENSIVE PLAN

Amendment of adopted comprehensive plan:

In accordance with Chapter 163.31879(c), Florida Statutes any local government comprehensive plan amendments directly related to proposed small-scale development activities may be approved without regard to statutory limits on the frequency of consideration of amendments to the local comprehensive plan. A small-scale development amendment may be adopted only under the following conditions:

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

The subject properties are ±5.00 acres (less than 10 acres).

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

The proposed small-scale amendment complies with this requirement and will be the fourth amendment for the current year 2014. The following table illustrates previous small scale future land use amendments for 2014:

| Case # | Address | ±Acreage |
|------------------|--------------------------------|-------------|
| 13-099 | 1740 W. Granada Boulevard | 0.9 |
| 14-006 | 55 & 75 North Nova Road | 3.13 |
| 14-003 | 1451-1459 N US Highway 1 | 8.3 |
| 13-041 13-043 | 275 & 395 Williamson Boulevard | 5.15 |
| | | 17.48 acres |

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

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

- d. **The property that is the subject of the proposed amendment is not located within an area of critical state concern, unless the project subject to the proposed amendment involves the construction of affordable housing units meeting the criteria of s. [420.0004\(3\)](#), and is located within an area of critical state concern designated by s. [380.0552](#) or by the Administration Commission pursuant to s. [380.05\(1\)](#).**

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

The application meets the processing standards of the City’s Comprehensive Plan and the Florida Statute.

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

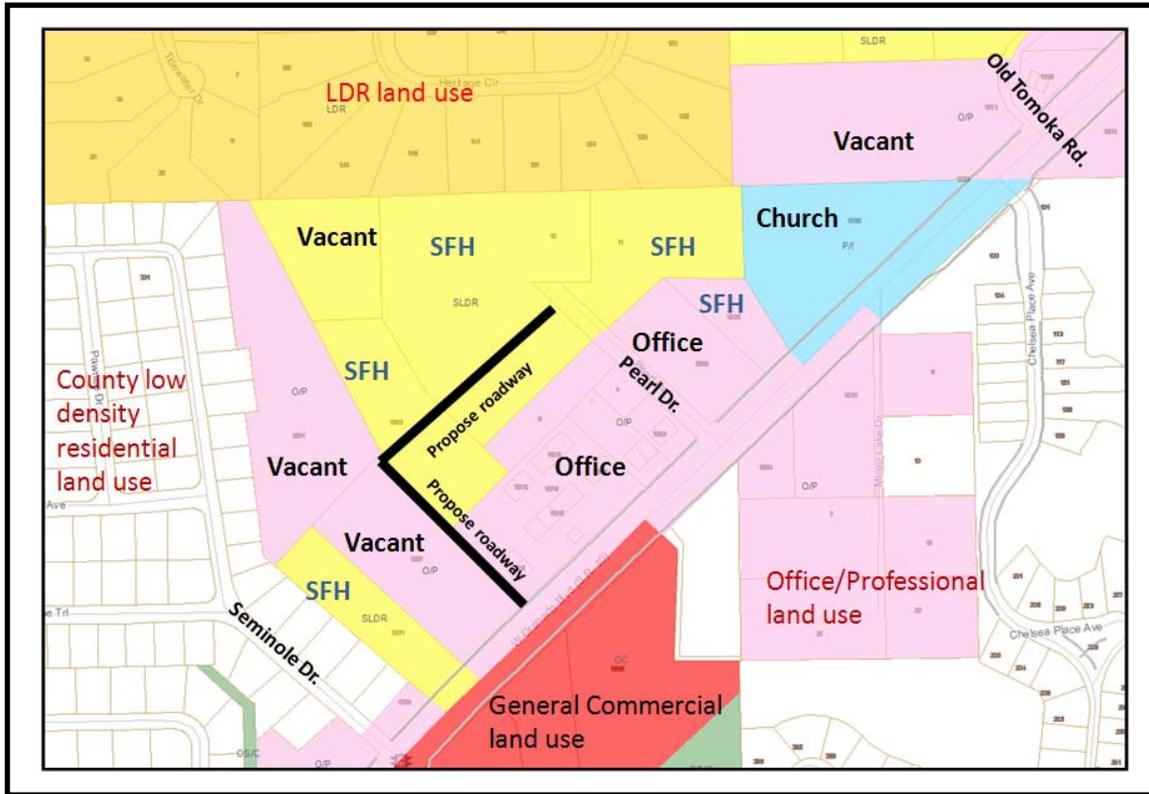
Land Use: The adjacent land uses and zoning are as follows:

Adjacent Land Uses and Zoning

| | Current Land Uses | Future Land Use Designation | Zoning |
|-------|-------------------------|------------------------------------|----------------------------------|
| North | Vacant land | "Office/Professional" | Suburban Low Density Residential |
| South | Dustin's & Lowes | "Commercial" | B-8 (Commercial) |
| East | Office Complex | "Office/Professional" | B-10 (Suburban Boulevard) |
| West | Single-Family Residence | Volusia County "Urban Low Density" | R-4 |

There are several factors to consider if the proposed application is an appropriate use of land as discussed below:

A. Land area between Old Tomoka Drive and Seminole Avenue.



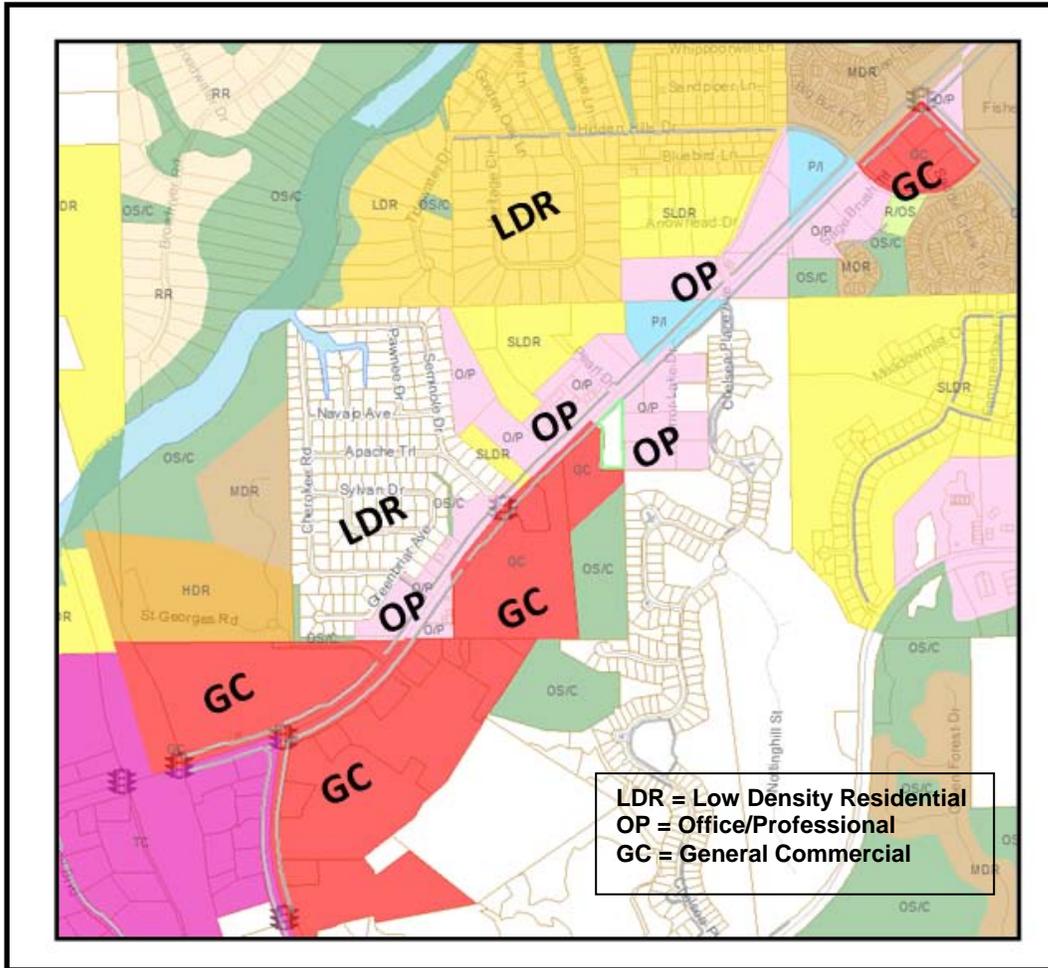
In 2008 with the application of 1287 West Granada Boulevard land use amendment, there was a review of the land uses from Tomoka Avenue to Seminole Avenue, north of Granada Boulevard. The area contains three land uses that include “Suburban Low Density Residential”, “Office/Professional”, and “Public Institutional”. The area abuts low density residential land uses to the west along Seminole Drive and to the north along Heritage Circle. The area between Tomoka Avenue is largely vacant or currently used by single-family uses that could transition into other types of uses.

With the 2008 land use amendment, staff sought to provide a public roadway, constructed by developers, which would provide access to other parcels in this area that would connect with Pearl Drive. As land use amendments and site plans are applied for, the roadway infrastructure would be required to be constructed. The staff policy in 2008 was that the area between Old Tomoka Drive and Seminole Drive would be recommended for land use amendments to “Office/Professional”. The “Office/Professional” land use was selected as a transition land use from the major arterial of Granada Boulevard to the existing low density residential properties.

The proposed application would create an intensification of the uses and impacts that would be allowed under the “Low Intensity Commercial” land use. Uses that

would be allowed include restaurants, drive-thru restaurants, and retail services. Granting this application would also allow additional properties in this corridor to convert to the “Low Intensity Commercial” land use.

B. Land area between Clyde Morris Boulevard and Williamson Boulevard.



The land areas on the north and south side of Granada Boulevard between Clyde Morris Boulevard and Williamson Boulevard have developed uniquely and independent of each other. The south side of Granada Boulevard includes projects such as Ormond Towne Square, Lowe’s, and the recently annexed 1298 West Granada Boulevard. The commercial projects of Ormond Towne Square and Lowe’s were developed in unincorporated Volusia County and annexed in the City based on utility connections. The property at 1298 West Granada Boulevard had a similar option of developing in Volusia County under the land use that permitted commercial uses or annexing into the City and developing under City review. The major commercial uses along the south side of Granada Boulevard have developed in Volusia County and the City has subsequently annexed them after construction.

The properties on the north side of Granada Boulevard have developed in Ormond Beach with the sole land use of "General Commercial" being the Wal-Mart abutting Interstate I-95. There have been developments at 1425 West Granada Boulevard (Blockbuster PBD), 1345 West Granada Boulevard (Seminole Centre PBD) and 1185 West Granada Boulevard (Tuscany Shoppes) on the south side that have introduced restaurants and non-intensive retail into the office land use category. The Tuscany Shoppes development, approved in 2003 stated that specialty retail sales and services shall not exceed forty (40%) percent of the total leasable square footage. The Development Order did allow restaurants A & B (sit down and deli restaurants) with no seat limitations. This application has a similar ability to allow a maximum of 49% of the project square footage to be used for commercial uses in the "Office/Professional" land use category.

C. Traffic generation between "Office/Professional" and "Low Intensity Commercial" land uses.

Granada Boulevard from Clyde Morris Boulevard to Williamson Boulevard has historically been established as an "Office/Professional" corridor with four travel lanes and a large median. The Greenbelt and Gateway Preservation Overlay District has also assisted in maintaining a scenic boulevard characteristic with landscape buffers and large setbacks. Amending individual parcels from "Office/Professional" and "Low Intensity Commercial" land uses shall have traffic impacts that will threaten the aesthetic characteristics of the existing corridor. A good example of this traffic impact is the stopping and standing of vehicles in the through-lane of SR 40 because of vehicles entering and existing commercial developments. Inadequate throat depths, lack of left turn lanes, large vehicle volumes and tight maneuvering onsite combine to transform an office corridor into a typical commercial corridor. The City's policy has been that Granada Boulevard from Clyde Morris Boulevard to Williamson Boulevard shall be maintained as a four lane roadway with the wide medians and few median cuts. The corridor was not designed to accommodate commercial developments with higher trip generation uses.

D. Impacts to residential uses.

There are existing residential uses located in the Tanglewood subdivision that abut the application. There is concern that a change in land use would allow the intensification of the site development of the application. The applicant has proposed a floor area ratio limitation and prohibited certain uses which assist in ensuring compatibility. However, the anticipated commercial and drive thru uses have a great potential for real impacts to the existing residential uses.

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

Infrastructure: Impact analysis examines the maximum expected impacts of the current designation versus the requested designation based on a preliminary development scenario. This analysis is not meant to replace or contradict the

findings of a Concurrency Management Review. However, the relative differences between designations can provide useful information in the long-range planning process. Below is an analysis of the existing and proposed land use categories and the maximum Floor Area Ratio (FAR) and residential density.

| | 1287 West Granada Boulevard | 1301 West Granada Boulevard | Total |
|---|--|------------------------------------|---------|
| Existing Land Use | "Office Professional" | "Suburban Low Density Residential" | |
| Land area in acres | 2.53 | 2.47 | 5 |
| Square footage | 110,207 | 107,593 | 217,800 |
| Maximum square footage, existing land use | Limited to 900 trips (See Ordinance 2008-22) | 21,519 | 53,519 |
| Residential | Not permitted | 2 | 2 |

| | 1287 West Granada Boulevard | 1301 West Granada Boulevard | Total |
|---|-----------------------------|-----------------------------|--------|
| Proposed land use | "Low Intensity Commercial" | "Low Intensity Commercial" | |
| FAR Permitted | 0.60 | 0.60 | |
| Residential density allowed, units per acre | 10 | 10 | |
| | | | |
| FAR Limitation | 0.12 | 0.12 | |
| Residential allowed, use prohibition | 0 | 0 | 0 |
| Maximum Square footage allowed | 13,225 | 12,911 | 26,136 |

Key aspects of the application include:

1. The property at 1287 West Granada Boulevard has an existing maximum trip generation of 900 average daily trips based on Ordinance 2008-22;
2. The application proposes a FAR restriction of 0.12 from the 0.60 allowed by the "Low Intensity Commercial" land use. However, keep in mind the .60 is a theoretical FAR for land use analysis and the 0.12 FAR is an actual proposed development standard. Typical developed FAR's based upon site plan approval are between 22-26%;
3. Residential uses are prohibited; and
4. The existing maximum building square footage is 53,519 square feet and the maximum for the proposed use base on the FAR restriction is 26,135 square feet, a decrease of 27,383 square feet.

Transportation: 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 of the Comprehensive Plan would be applied to the project.

For the purposes of demonstrating the theoretical maximum traffic impacts, staff has prepared the chart below noting that this may not be the likely development scenario.

| | 1287 West Granada Boulevard | 1301 West Granada Boulevard | Total |
|--|--|-----------------------------|-----------|
| Maximum trip generation- existing land use - (Church ITE rate #560) | | 9.11 | |
| Maximum trip generation | Limited to 900 trips (See Ordinance 2008-22) | | |
| Existing maximum trip generation | 900 | 196 | 1096 |
| Maximum trip generation - proposed land use (shopping center ITE rate, #842) | 42.94 | | |
| Proposed maximum trip generation (shopping center) - FAR restriction | 568 | 554 | 1122 |
| Maximum residential allowed - residential prohibited | 0 | 0 | 0 |
| Increase/decrease trip generation | -332 | 358 | 26 |
| Increase/decrease residential units | 0 | 0 | 0 |

The applicant has indicated a desire for a drive thru restaurant which increases the trip generation from 42.95 trips per 1,000 square feet to 496.12 per 1,000 square feet. Below is sample of the proposed use scenario:

| | 1287 West Granada Boulevard | 1301 West Granada Boulevard | Total |
|--|-----------------------------------|-----------------------------------|--------------|
| Square footage, sample use | 9,000 commercial, 2000 drive thru | 5,000 commercial, 2000 drive thru | 18,000 |
| Maximum trip generation - proposed land use (shopping center ITE rate, #842) | 42.94 | 42.94 | |
| Trip generation for shopping center use | 386.46 | 214.70 | 601.16 |
| Maximum trip generation - proposed land use (shopping center ITE rate, #842) | 496.12 | 496.12 | |
| Trip generation for drive thru | 992 | 992 | 1,984 |
| Existing maximum trip generation | 900 | 106 | 1,096 |
| Total trips for sample use | 1,379 | 1,207 | 2,586 |
| Increase/decrease trip generation | 404 | 1,101 | 1,505 |

The addition of the drive-thru and other high trip generating uses allowed under the “Low Intensity Commercial” provides greater traffic impacts than the uses allowed under the “Office/Professional” land uses. ATTACHMENT 7 provides the 2012, 2020 and 2025 traffic analysis using FDOT’s Traffic Trend Analysis Tool. The road segment between I-95 and Clyde Morris Road where this land use plan amendment is located is LOS E in 2012. It is expected to be LOS E in 2020 and to exceed 1.0 (F) in 2025.

As stated previously in this report, the Granada Boulevard corridor is part of a Transportation Concurrency Exception area and any land use amendment inconsistent with the Comprehensive Plan must mitigate its impact through the options identified in the policies. Staff recommends against intensifying the allowed uses since the Multimodal Plan and Transportation Concurrency Exception Area was designed to eliminate staff denials of development which had consistent land use and zoning because of inadequate levels of service. The Multimodal Plan and TCEA were designed to support existing development on the corridor but not to intensify the corridor.

Water & Sewer: The City of Ormond Beach operates a single water treatment plant with a rated capacity of 12 million gallons per day (MGD). The current committed capacity is 6 MGD. The permitted capacity of the wastewater treatment plant is 8 MGD with a committed capacity of 4 MGD. Both water and sewer lines are located within the area proposed for development. There is adequate water and sewer capacity to serve the site.

Utilizing the theoretical development scenario, the total building size is reduced by 27,383 based upon the Floor Area Ratio reduction of the “Low Intensity Commercial” land use category and thus the water and sewer impacts are reduced.

Stormwater Management: The sites are currently not developed and site development shall require the provision of stormwater management.

Solid Waste: The sites are currently not developed and site development shall require review of the provision of solid waste service.

Schools: The land use amendment proposes to prohibit residential uses and there would be no impacts to school concurrency.

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 property is not located next to another City and there are no impacts expected to any surrounding jurisdiction.

FINDINGS:

The following findings support a denial of this application:

1. The proposed application intensifies the property beyond that of any office use. The introduction of two drive-thru restaurants and commercial space will serve only to increase traffic and fragment other retail centers of their tenants. Policy 1.6.7 states, the City shall not encourage development proposals that require comprehensive plan amendments in order to be consistent with the City's FLUM in terms of land use and density or intensity for property that is located on Multi-Modal Corridors where current and projected 2017 level-of-service standards are not being met. Current and future projected levels of service indicate W. Granada Boulevard between I-95 and Clyde Morris Road is LOS E. The adopted LOS for the City is LOS C.
2. The proposed land use change is for speculative purposes. There is no demonstrated need for the community to have additional commercial space.
3. The City's Economic Development Plan adopted by Resolution 2011-2014 provides a Retail Gap Analysis and found out of 14 sectors, only two sectors had more demand than supply. The top 5 retail opportunities from those sectors within a 3 mile radius indicates a need for:
 - A. Gas stations;
 - B. Pharmacies;
 - C. Other Convenient stores;
 - D. Nursery and Garden Centers; and
 - E. Office supplies/stationary stores.

The applicant identifies this 26,000 square foot building as a neighborhood retail center. Neighborhood retail centers market area has a 0-3 mile radius. See ATTACHMENT 6.

4. The Department analyzed the data provided by the applicant indicating no market for additional office space. Staff found 19 retail shopping centers having 57 vacant spaces containing 190,802 square feet. The reported vacancy rate was 37% with an average rental rate of \$12.53 a square foot. Thirty-two office complexes were analyzed and 50 spaces were reported vacant involving 137,788 square feet. The reported vacancy rate was 33.8% with a rental rate of \$12.52 an average rental rate of square foot.
5. While both Retail and Office Sectors are improving, there is no immediate need for additional commercial or office space at the current time. There is a high reported vacancy rate for both uses.
6. Using Location Quotients (LC) which have one or greater indicates the occupation has a higher share of employment than average. The LC for food and service sector is 1.37. The LC for Retail & Sales Sector is 1.31.

Twenty-Five percent (25%) of the local economy is Food/Services and Retail/Sales with a median hourly wage of \$9.06 and \$10.72 respectively. Healthcare support and office support occupations pay \$11.66 and \$12.88 per hour respectively. Jobs are important, but quality jobs are even more important. Existing land use designations should remain unchanged when it can be demonstrated that there is sufficient office and retail space for users.

7. The policies cited by the applicant in support of increased commercial land use are development related policies – not land use policies. These development related policies are used to guide and require applications for Planned Business Developments (rezoning) to mitigate and exceed minimum standards. However, the applicant failed to address Comp Plan Policy 1.6.6 regarding development proposals that require a comprehensive plan amendment in order to be consistent. The applicant did not address the multi-modal requirements.
8. The introduction of 26,000 commercial square feet on elongated parcels will create the same issues that the City has experienced with Amaral Plaza on US 1 North. Increased signage will be needed because not all 26,000 square feet will have exposure to W. Granada Boulevard. Successful commercial by its very nature must be designed to have ease of access from all directions (median cuts) and to divert trips which in turn attract a greater number and percentage of trips which in turn require larger and larger signs. West Granada Boulevard is not designed for commercial development to capture a percentage of 35,000 vehicles a day because of the minimal number of medians that exist, the wide median buffer with landscaping, and the requirement for monument signs. However, it is these very same attributes (vehicle volume, aesthetics) that attract commercial development.
9. The applicant partially justified the requested land use plan amendment based upon the commercial land use plan amendment approved for 1298 West Granada Boulevard. This property had commercial in the county. The city had a choice. The city could annex and give the property a similar land use and development based upon Comp Plan Policy 5.1.1 or the city could permit the project to develop under Volusia County standards and annex the property upon site plan approval. Staff deliberated over the various Comprehensive Plan policies, and chose to annex the property prior to development. The city's annexation of the subject property should not be used or construed as support of the city to commercialize West Granada Boulevard.
10. The subject property constitutes a large area of land in this corridor with "Suburban Low Density Residential" and "Office/Professional". This application shall set the future policy direction of how this section of Granada Boulevard will look and feel. If approved, staff would expect that

there would be additional amendments to amend property to the “Low Intensity Commercial” land use.

11. As demonstrated and shown in Policy 2.5.1 of the Future Land Use Element, “Commercial” land uses are more intensive than “Office Professional”. Staff is not supportive of the intensification of West Granada Boulevard.

OPTIONS: There are several options in reviewing this application as described below:

A. Approve the application as submitted by the applicant that would:

1. Amend the existing land use designation of the 2.53 acre parcel at 1287 West Granada Boulevard from “Office/Professional” to “Low Intensity Commercial”; and
2. Amend the existing land use designation of the 2.47 acre parcel at 1301 West Granada Boulevard from “Suburban Low Density Residential” to “Low Intensity Commercial”.

The applicant has provided the following restrictions:

1. Limit the floor area ration for each parcel at 0.12.
2. Prohibit the following uses:
 - Assisted Living Facility;
 - Convenience stores (types A, B, and C);
 - School, Public;
 - House of Worship;
 - Sexually Oriented Business;
 - Theater;
 - Outdoor Storage;
 - Warehouse, mini-rental; and
 - Residential, any type.

Staff would recommend the following additional conditions if this option is selected:

1. The existing 50’ ingress easement shall be dedicated as a public right-of-way and constructed at time of site development by the property owner. The roadway location can be modified as necessary for site development and shall be constructed the full length of the property boundary; and
2. The site development and rezoning shall be through the Planned Business Development process (allowing Planning Board review of the site plan);

3. A limitation of 900 average daily trips as determined by the latest addition of the ITE trip generation manual for each property of 1287 and 1301 West Granada Boulevard for a total project trip generation of 1,800 average daily trips.

B. Deny the application as submitted.

The application for the land use amendment could be denied in its entirety with no changes to the land use for either 1287 or 1301 West Granada Boulevard. Staff would rely on the staff analysis presented in this report, specifically Policy 2.5.2. of the Future Land Use Element of the City's Comprehensive Plan which states that the application must be reviewed based upon:

1. Consistency with the Goals, Objectives, and Policies of this Plan;
2. Consistency with state requirements, including 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; and
5. If the amendment is a map amendment, impacts to surrounding jurisdictions.

It is staff's position this land use plan application is inconsistent with policies contained in the Comprehensive Plan, is an inappropriate use of land as demonstrated in the analysis, and levels of service in 2012 and projected in 2020 are LOS E and the City's adopted LOS is C.

C. Maintain the "Office/Professional" land use category for the property at 1287 West Granada Boulevard and approve a change to "Office/Professional" for 1301 West Granada Boulevard.

Since the 2008 land use application for the property at 1287 West Granada Boulevard, staff has maintained the position that the land area between Tomoka Avenue and Seminole Drive should be provided the "Office/Professional" land use category. Key reasons for this recommendation include, existing traffic infrastructure, impacts to surrounding properties, potential intensification of uses, and aesthetics.

Under this option, the land use change would be solely for the property at 1301 West Granada Boulevard, from the existing land use of "Suburban Low Density Residential" to "Office/Professional" with the following conditions:

1. The maximum number of trips permitted on the site shall not exceed 900 average daily trips as calculated by the 9th ITE Trip Generation Manual;
2. The site development and rezoning shall be through the Planned Business Development process (allowing Planning Board review of the site plan);
3. No residential uses shall be permitted on the property.

This option would not amend the land use or conditions approved by Ordinance 2008-22 for the property at 1287 West Granada Boulevard.

RECOMMENDATIONS:

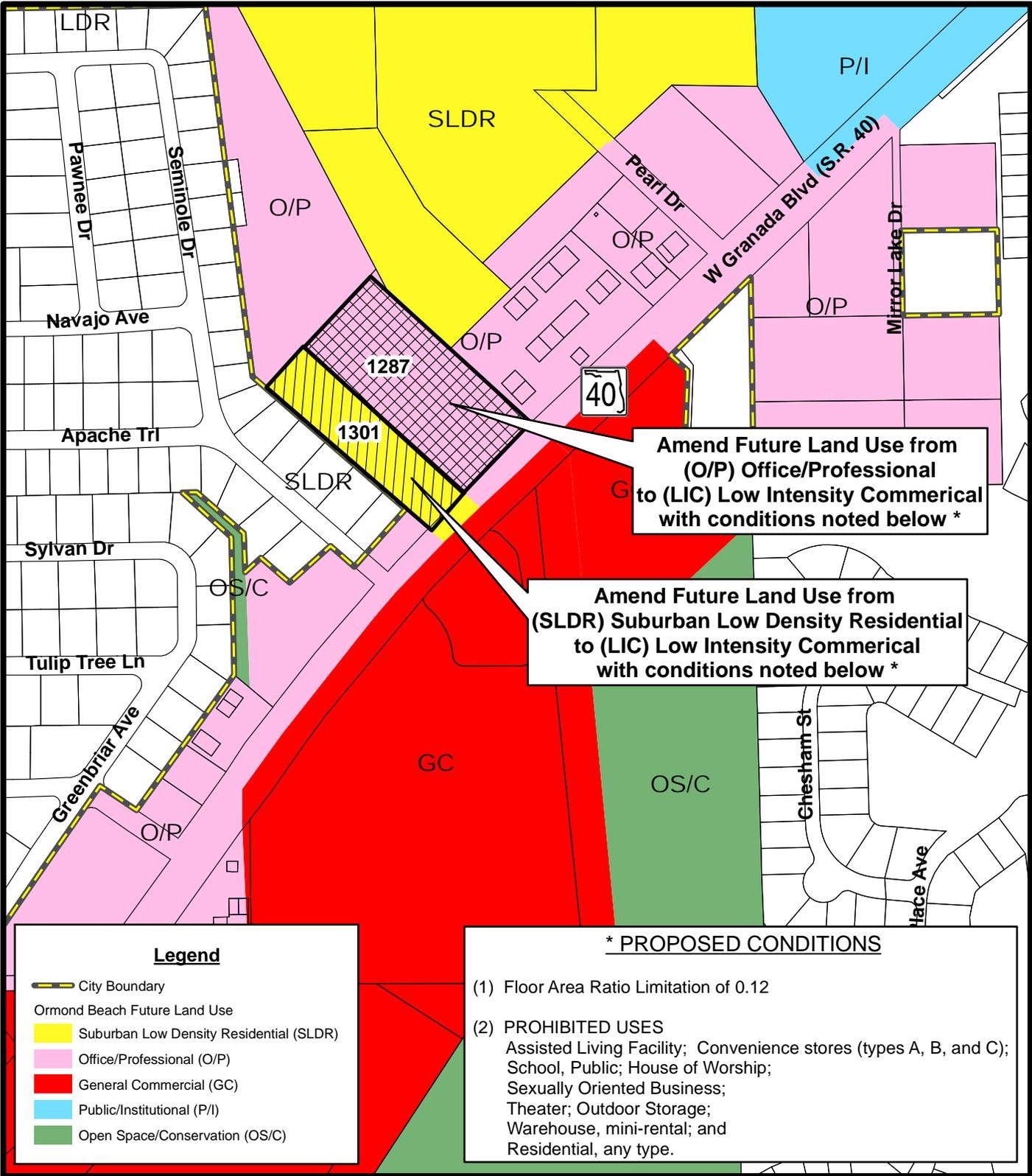
1. Recommend denial of the request for a “Low Intensity Commercial” land use designation because the land use plan application is inconsistent with specified policies contained in the Comprehensive Plan, is an inappropriate use of land as demonstrated in the analysis, and levels of service in 2012 and projected in 2020 are LOS E and the City’s adopted LOS is C.
2. As an alternative recommendation, it is recommended that the Planning Board select option “C” above which:
 - a) Denies the land use change to Low Intensity Commercial for 1287 West Granada Boulevard which maintains the “Office/Professional” land use category for the property at 1287 West Granada Boulevard;
 - b) Approves a change to “Office/Professional” for 1301 West Granada Boulevard with the following conditions:
 - i. The maximum number of trips permitted on the site shall not exceed 900 average daily trips as calculated by the 9th ITE Trip Generation Manual;
 - ii. The site development and rezoning shall be through the Planned Business Development process (allowing Planning Board review of the site plan); and
 - iii. No residential uses shall be permitted on the property.

Attachments:

- Attachment 1: Future land use map and legal descriptions
- Attachment 2: 1287 West Granada Boulevard land use approval, Ordinance 2008-22
- Attachment 3: Applicant’s data and analysis
- Attachment 4: Retail & Office Space Inventory and Analysis
- Attachment 5: Maps, aerials and pictures
- Attachment 6: Strategic Economic Development Plan Excerpts, Pages 21-26
- Attachment 7: 2012-2025 Roadway Assessment
- Attachment 8: Ormond Beach Occupations and Wages

ATTACHMENT 1

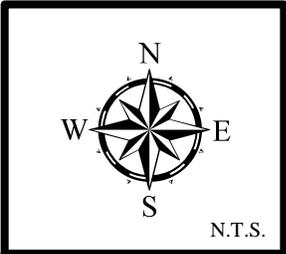
- Future Land Use Map Amendment
- Sketch and Legal Description for 1287
West Granada Boulevard
- Sketch and Legal Description for 1301
West Granada Boulevard



PROPOSED FUTURE LAND USE MAP

1287 WEST GRANADA BLVD (4230-00-00-0291)
1301 WEST GRANADA BLVD (4230-00-00-0290)

Prepared By: The City of Ormond Beach
G.I.S. Department - April 1, 2014



**II. LEGAL DESCRIPTIONS OF THE PROPERTIES
FOR THE SMALL SCALE LAND USE AMENDMENT:**

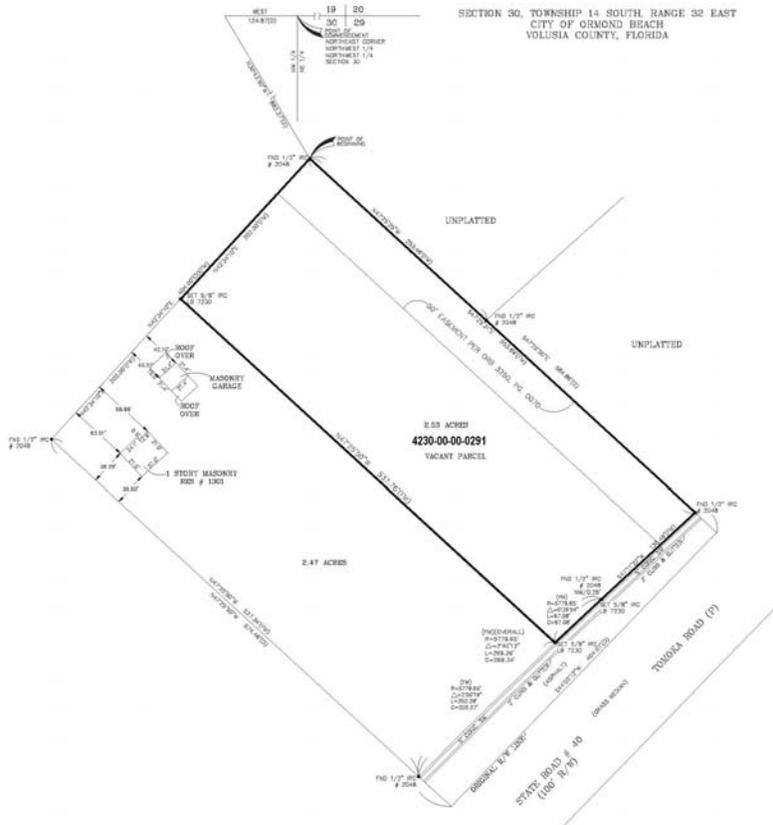
1.a.

Exhibit A

Legal Description 2.53 Acres (1287 W. Granada Boulevard):

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST; THENCE WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 124.87 FEET TO A CROSS IN A CONCRETE DRAINAGE THROUGH; THENCE SOUTH 30 DEGREES 43 MINUTES 50 SECONDS EAST A DISTANCE OF 882.27 FEET TO A POINT WHICH IS 10 FEET NORTH AND 10 FEET WEST OF A WELL AND THE POINT OF BEGINNING; THENCE SOUTH 47 DEGREES 25 MINUTES 31 SECONDS EAST A DISTANCE OF 553.69 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF TOMOKA ROAD, ALSO KNOWN AS STATE ROAD 40 (A 100 FOOT RIGHT OF WAY) THENCE SOUTH 47 DEGREES 11 MINUTES 22 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 40 A DISTANCE OF 135.49 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 5,779.65 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY OF SAID STATE ROAD 40 PASSING THROUGH A CENTRAL ANGLE OF 00 DEGREES 39 MINUTES 54 SECONDS AND HAVING AN ARC LENGTH OF 67.08 FEET; THENCE DEPARTING SAID RIGHT OF WAY RUN NORTH 47 DEGREES 25 MINUTES 50 SECONDS WEST A DISTANCE OF 537.76 FEET; THENCE NORTH 42 DEGREES 34 MINUTES 10 SECONDS EAST A DISTANCE OF 202.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2.53 ACRES MORES OR LESS.

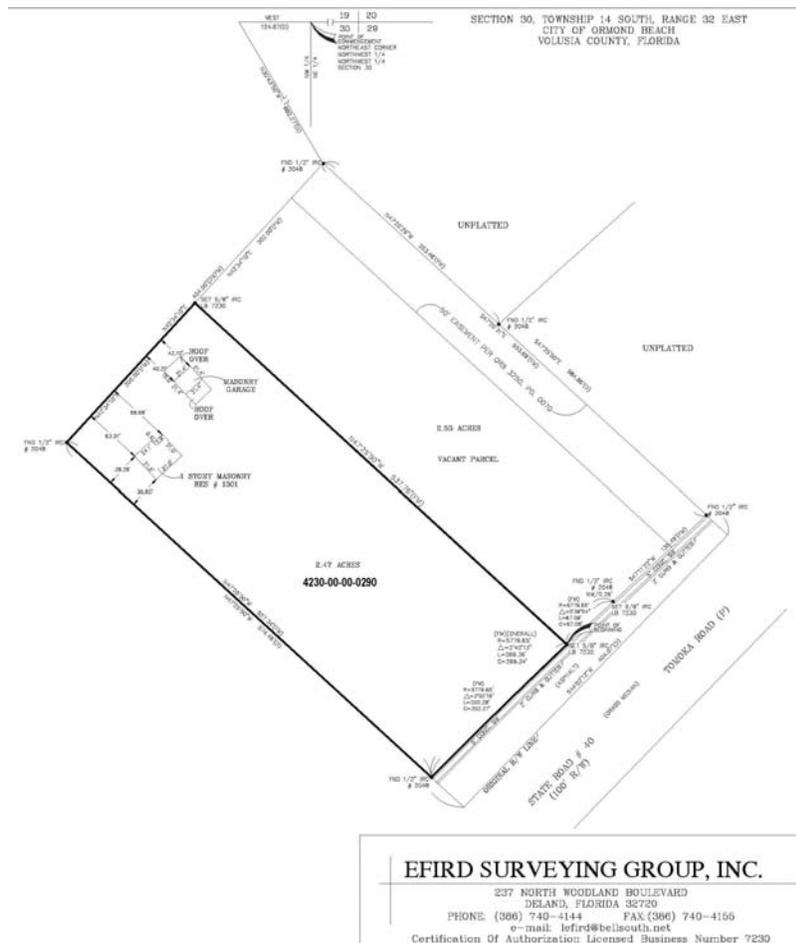


1.b.

Exhibit B
Legal Description 2.47 Acres (1301 W. Granada Boulevard):

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST; THENCE WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 124.87 FEET TO A CROSS IN A CONCRETE DRAINAGE THROUGH; THENCE SOUTH 30 DEGREES 43 MINUTES 50 SECONDS EAST A DISTANCE OF 882.27 FEET TO A POINT WHICH IS 10 FEET NORTH AND 10 FEET WEST OF A WELL; THENCE SOUTH 47 DEGREES 25 MINUTES 31 SECONDS EAST A DISTANCE OF 553.69 FEET TO A POINT IN THE NORTHERLY LINE OF TOMOKA ROAD, ALSO KNOWN AS STATE ROAD 40 (A 100 FOOT RIGHT OF WAY) THENCE SOUTH 47 DEGREES 11 MINUTES 22 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 40 A DISTANCE OF 135.49 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 5,779.65 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY OF SAID STATE ROAD 40 PASSING THROUGH A CENTRAL ANGLE OF 00 DEGREES 39 MINUTES 54 SECONDS AND HAVING AN ARC LENGTH OF 67.08 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE ALONG THE ARC OF SAID CURVE TO THE LEFT AND THE NORTHERLY RIGHT OF WAY OF SAID STATE ROAD 40 HAVING A RADIUS OF 5,779.65 FEET AND PASSING THROUGH A CENTRAL ANGLE OF 2 DEGREES 00 MINUTES 19 SECONDS AND HAVING AN ARC LENGTH OF 202.28 FEET; THENCE DEPARTING SAID RIGHT OF WAY RUN NORTH 47 DEGREES 25 MINUTES 50 SECONDS WEST A DISTANCE OF 527.34 FEET; THENCE NORTH 42 DEGREES 34 MINUTES 10 SECONDS EAST A DISTANCE OF 202.00 FEET; THENCE RUN SOUTH 47 DEGREES 25 MINUTES 50 SECONDS EAST A DISTANCE OF 537.76 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2.47 ACRES MORES OR LESS.



ATTACHMENT 2

- 1287 West Granada Boulevard land use approval, Ordinance 2008-22

ORDINANCE NO. 2008-22

AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP TO CHANGE THE DESIGNATION OF ONE (1) PARCEL OF REAL PROPERTY TOTALING ±2.53-ACRES LOCATED AT 1287 WEST GRANADA BOULEVARD, FROM "SUBURBAN LOW DENSITY RESIDENTIAL" TO "OFFICE/PROFESSIONAL"; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City Commission has heretofore by Ordinance No. 90-36, as subsequently amended, duly adopted a *Comprehensive Plan* in compliance with the provisions of Part II, Chapter 163, *Florida Statutes*, and Rule 9J-5, *Florida Administrative Code*, and

WHEREAS, Maurice Thompson and Harvey Brown, the property owners have requested that the *Comprehensive Plan's* Future Land Use Map designation on one (1) parcel of real property located at 1287 West Granada Boulevard, which is a parcel legally described and depicted in Exhibits "A" and "B" attached hereto and incorporated herein by reference, be changed from "Suburban Low Density Residential" to "Office/Professional," and

WHEREAS, the requested *Comprehensive Plan* amendment involves a use of ten (10) acres or less, and

WHEREAS, there has been five *Comprehensive Plan* amendments adopted by the City Commission during 2008, and as such the cumulative effect of the acreage for all small scale development amendments adopted by the City Commission does not exceed eighty (80) total acres for the year, and

WHEREAS, the same properties have not been granted a *Comprehensive Plan* amendment within the prior twelve (12) months, and

WHEREAS, the requested *Comprehensive Plan* amendment does not involve a text change to the goals, policies, and objectives of the City's *Comprehensive Plan*, but only proposes a land use change to the Future Land Use Map for small scale development activity, and

WHEREAS, the requested *Comprehensive Plan* amendment is not located within an area of critical state concern, and

WHEREAS, the requested *Comprehensive Plan* amendment does not involve the same owners' property within two hundred (200') feet of any property granted a *Comprehensive Plan* amendment within the prior twelve (12) months, and

WHEREAS, the City has complied with the provisions of §166.041(3)(c), *Florida Statutes*, and

WHEREAS, the local planning agency, being the Planning Board, duly held a public hearing, with due public notice, on the requested *Comprehensive Plan* amendment, and has recommended approval thereof, and

WHEREAS, the City Commission has duly conducted an adoption public hearing on the requested *Comprehensive Plan* amendment, as described in §163.3184(7), *Florida Statutes*, and has not elected to subject the said *Comprehensive Plan* amendment to §163.3184 (3)-(6), *Florida Statutes*, and

WHEREAS, the applicant and staff have agreed to the following conditions in review of the application:

- A. The maximum number of trips permitted on the site shall not exceed 900 average daily trips as calculated by the ITE Trip Generation Manual;
- B. A traffic study will be required at time of site development for intersection analysis and to confirm concurrency on affected roadways;
- C. The site development and rezoning shall be through the Planned Business Development process (allowing Planning Board review of the site plan);
- D. The 50' ingress easement shall be dedicated as a public right-of-way and constructed at time of site development by the property owner; and
- E. No residential uses shall be permitted on the property.

WHEREAS, the City Commission finds that approval of the requested *Comprehensive Plan* amendment will preserve the internal consistency of the City's *Comprehensive Plan* pursuant to §163.3177(2), *Florida Statutes*, now therefore,

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

SECTION ONE. The Future Land Use designation on one (1) parcel of real property totaling 2.53-acres located at 1287 West Granada Boulevard, which parcel is legally described and depicted in Exhibits "A" and "B" attached hereto and incorporated herein by reference, and as shown on the Future Land Use Map incorporated into the Future Land Use Element of the City of Ormond Beach *Comprehensive Plan*, be and the same are hereby changed from "Suburban Low Density Residential" to "Office/Professional".

SECTION TWO. The Planning Director is hereby authorized and directed to transmit copies of the notice and of this adopted *Comprehensive Plan* amendment to the Florida Department of Community Affairs, Bureau of Local Planning, Plan Processing Team, as

specified in the Department's procedural rules, within ten (10) working days of the adoption of this Ordinance, and shall also transmit copies to the East Central Florida Regional Planning Council and to any other person or entity requesting a copy.

SECTION THREE. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION FOUR. Pursuant to §163.3187(3)(c), *Florida Statutes*, the effective date of this *Comprehensive Plan* amendment shall be August 15, 2008; provided, however, that if challenged on or before August 14, 2008, this *Comprehensive Plan* amendment shall not become effective until the Department of Community Affairs or the Administration Commission, respectively, issues a final order determining the adopted small scale development amendment is in compliance.

PASSED UPON at the first and final reading of the City Commission, this 15th day of July, 2008.



FRED COSTELLO
Mayor

ATTEST:



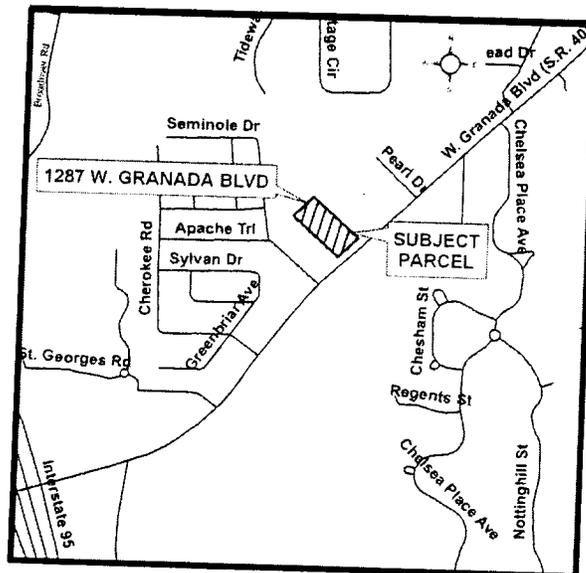
VERONICA PATTERSON
City Clerk

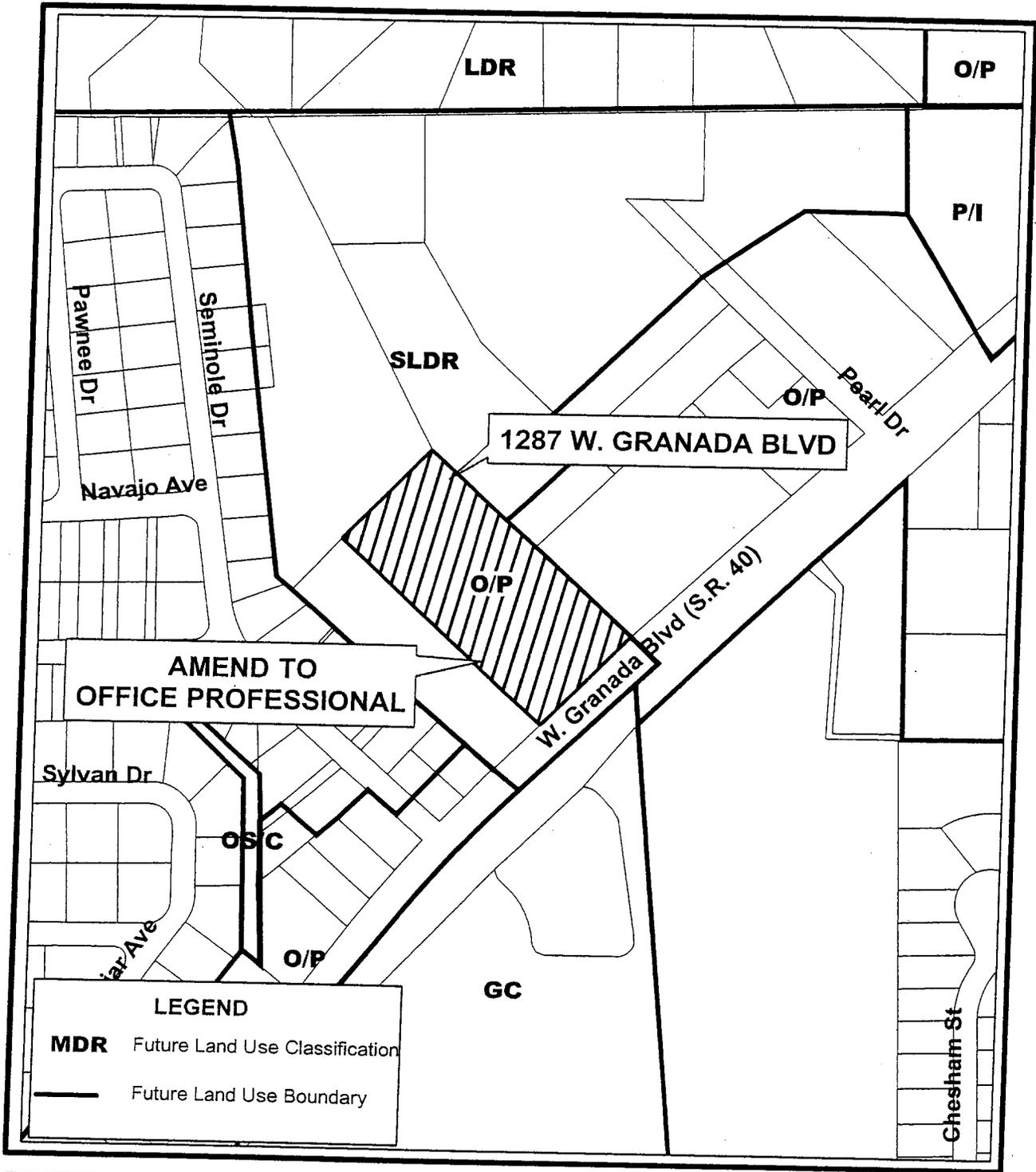
LEGAL DESCRIPTION

(WARRANTY DEED RECORDED BOOK 5530 PAGE 81-82)

Commence at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 14 South, Range 32 East; thence West along the North line thereof, a distance of 124.87 feet to a cross in a concrete drainage through; thence South 30°43'50" East a distance of 882.27 feet to a point which is 10 feet North and 10 feet West of a well and the Point of Beginning; thence South 47°25'31" East a distance of 553.69 feet to a point on the Northerly right of way of Tomoka Road; also known as State Road 40 (a 100 foot right of way) thence South 47°11'22" West along said North right of way line of State Road 40 a distance of 135.49 feet to a point of curvature of a curve to the left having a radius of 5779.65; thence continue along the arc of said curve and along said Northerly right of way of said State Road 40 passing through a central angle of 00°39'54" and having an arc length of 67.08 feet; thence departing said right of way run North 47°25'50" West a distance of 537.76 feet; thence North 42°34'10" East a distance of 202.00 feet to the Point of Beginning.

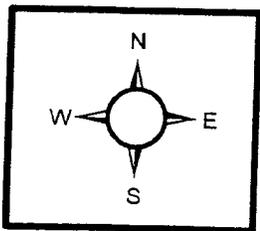
PARCEL ID NO.: 4230-00-00-0291
LOCATION: 1287 WEST GRANADA BOULEVARD
OWNER: MAURICE THOMPSON AND HARVEY BROWN





PROPOSED LAND USE MAP
1287 W. GRANADA BLVD (4230-00-00-0291)

The City of Ormond Beach
G.I.S. Department
Prepared by: Steve Johnson 2/25/08



ATTACHMENT 3

- Applicant's data and analysis

**SMALL SCALE
LAND USE PLAN AMENDMENT
CASE NO. 2014-33
LOW INTENSITY COMMERCIAL
HOLUB DEVELOPMENT COMPANY**

**1287 W. GRANADA BOULEVARD
TAX PARCEL NO. 4230-00-00-0291 (2.53 ACRES)
AND
1301 W. GRANADA BOULEVARD
TAX PARCEL NO. 4230-00-00-0290 (2.47 ACRES)**

March 17, 2014

Prepared By:

**UPHAM**^{INC}_{LLC}
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
265 Kenilworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com
LB # 0003612 LC # 0000357

SMALL SCALE LAND USE PLAN AMENDMENT
1287 WEST GRANADA BOULEVARD / TAX PARCEL 4230-00-00-0291
1301 WEST GRANADA BOULEVARD / TAX PARCEL 4230-00-00-0290

March 17, 2014

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| III. Existing and Proposed Uses | 6 – 7 |
| IV. Land Use Compatibility | 7 |
| V. Services and Facilities | 8 – 11 |
| Sketch and Legal Description of 1287 Parcel | Exhibit A |
| Sketch and Legal Description of 1301 Parcel | Exhibit B |
| Future Land Use Designations of Each Parcel | Exhibit C |
| Listings of Available Office and Professional Units | Exhibit D |

I. APPLICANT INFORMATION:

1.

Applicant (1287 W. Granada Boulevard):

Courtney Blackburn (Attn: Paul F. Holub, Jr.)
10201 Centurian Parkway North, Jacksonville, FL 32256
904.620.7589
courtney.blackburn@cit.com

Applicant (1301 W. Granada Boulevard):

Paul F. Holub, Jr.
Holub Development Company
P.O. Box 730086, Ormond Beach, FL 32173
386.677.7617
holubdev@aol.com

Land Use Attorney:

Glenn Storch, Esq.
Storch & Harris P.A.
420 S. Nova Road, Daytona Beach, FL 32114
386.238.8383
glenn@storchlawfirm.com

Engineer Consultant:

Roger W. Strcula, PE
Upham, Inc.
265 Kenilworth Avenue
Ormond Beach, FL 32174
386.672.9515
rwstrcula@uphaminc.com

Property Owner (1287 W. Granada Boulevard):

Maurice Thompson and Harvey L. Brown
1287 W. Granada Boulevard, Ormond Beach, FL 32174

Property Owner (1301 W. Granada Boulevard):

Mary E. Thompson Schmidt
1301 W. Granada Boulevard, Ormond Beach, FL 32174

2.

Statement of Rationale for the Amendment:

The proposed Small Scale Amendment requests to change the existing land use designations on the following two properties:

- 1287 W. Granada Boulevard from Office Professional (OP)
- 1301 W, Granada Boulevard from Suburban Low Density Residential (SLDR)

into one unified Future Land Use designation of Low Intensity Commercial (LIC) as described on Exhibits “A” and “B” respectively. (An application for the Small-Scale Comprehensive Plan Amendment was submitted on November 19, 2013 requesting the (LIC) land use designation).

Exhibit “A” describes the undeveloped easterly 2.53 acres requested for Low Intensity Commercial (LIC). The existing property is undeveloped and wooded. The property to the southeast is fully developed as a mixed-use office and professional development with a land use designation of Office / Professional (OP). There is approximately 3,400 square feet of leasable floor area available within the adjacent building. The property to the northeast is one single family residential home and outdoor storage with a land use designation of (SLDR). The property to the north is undeveloped and wooded with a land use designation of (OP). The property to the west is described in Exhibit “B” consisting of one single family residential with a land use designation of (SLDR).

Exhibit “B” describes the westerly 2.47 acres requested for Low Intensity Commercial (LIC). An existing residential home and outdoor storage is currently located on the property. The property to the east is described in Exhibit “A” is undeveloped and wooded with a land use designation of (OP). The property to the north is undeveloped and wooded with a land use designation of (OP). The property to the southwest is mixed-use office and professional development with a land use designation of Office / Professional (OP). The property(ies) to the northwest are single family residential within the unincorporated Volusia County with a land use designation of Urban Low Intensity (ULI).

Exhibit C indicates the limits of the proposed land use relative to the existing land use designations of the surrounding properties within the City limits or unincorporated Volusia County.

The proposed Amendment will facilitate to develop the two properties into a less intensive commercial retail use. The recently adopted Land Use Amendment located at 1298 West Granada Boulevard (Case 2013-59) was approved on 4.64 acres to General Commercial (GC) to provide no more than 34,000 square feet of commercial use in accordance with B-8 Commercial zoning. See Section IV on page 7 for further rationale to the proposed (LIC).

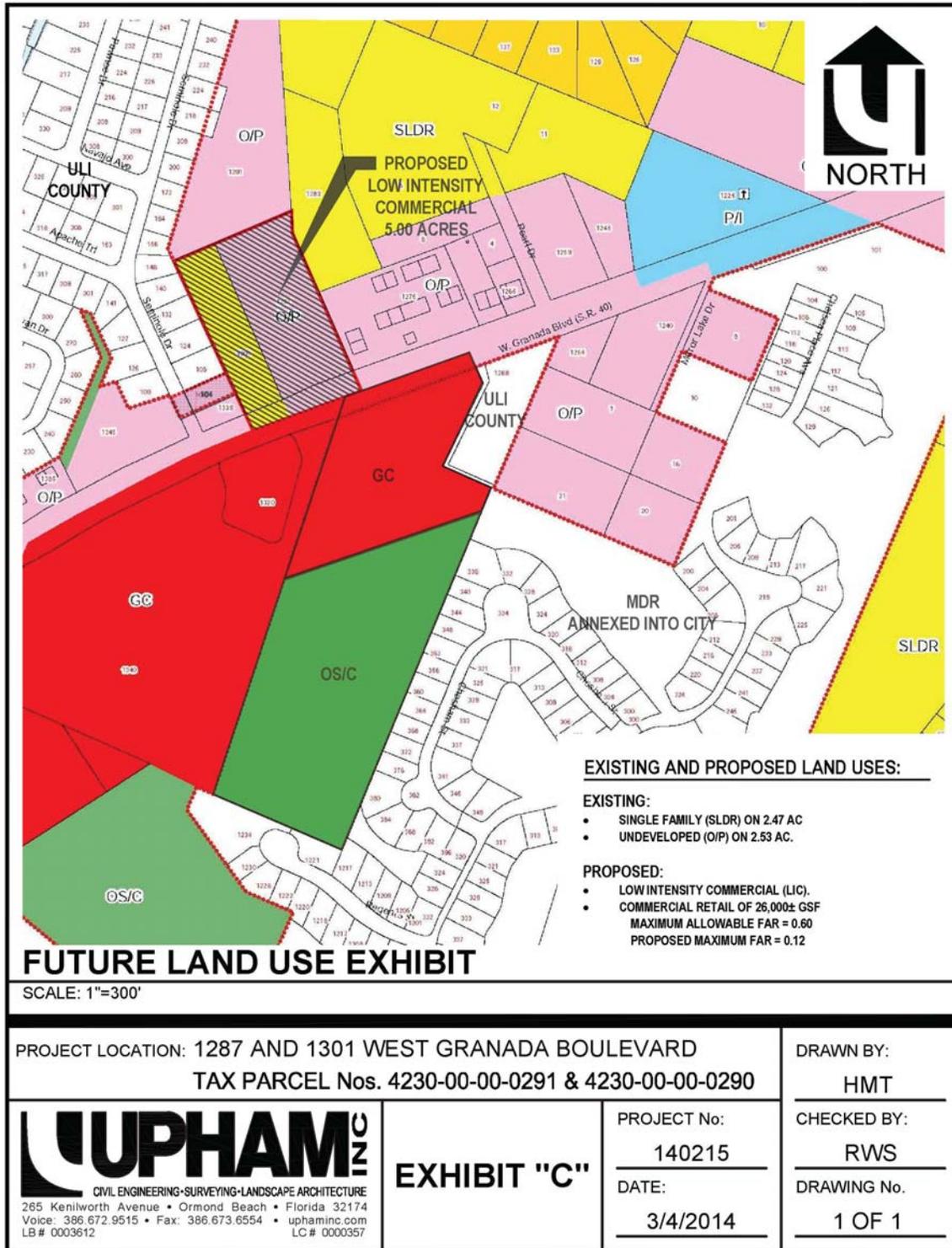
It is proposed to restrict the maximum allowable building area to no more than 26,000 square feet (0.12 FAR) for limited uses within the B-8 Commercial Zoning District. Further proposed restrictions will prohibit the following permitted, conditional or special exception uses:

- Assisted Living Facility
- Convenience Stores (Types A, B and C)
- School, Public
- House of Worship
- Sexually Oriented Business
- Theater
- Outdoor Storage
- Warehouse, Mini-Rental
- Residential of any Type

3.

Exhibit C

Map of the Existing and Proposed Land Use Designations:



III. EXISTING AND PROPOSED USES:

1.

Current and Proposed Land Use Designations of the Site:

The easterly 2.53 acre property is undeveloped and wooded with the land use designation of Office/Professional (OP). The westerly 2.47 acre property consists of one residential single family home with a land use designation of (SLDR). The two properties are within the City limits of Ormond Beach. The proposed the land use designation requested for the two properties is Low Intensity Commercial (LIC) as a small scale amendment to the Comprehensive Plan Future Land Use Element.

2.

Current Land Use Designations of Adjacent Properties:

North: Office / Professional (OP)
South: General Commercial (GC)
Southeast: Office / Professional (OP)
Northeast: Suburban Low Density Residential (SLDR)
Southwest: Office / Professional (OP)
Northwest: Urban Low Intensity (ULI), Volusia County

3.

Existing Use of Site and Adjacent Areas:

North: Wooded and Undeveloped
South: Dustin’s Bar-B-Q and proposed Shoppes on Granada
Southeast: Professional Office Park
Northeast: Single Family Residential with Outdoor Storage
Southwest: Professional Offices
Northwest: Single Family Residential Homes

4.a.

Proposed Uses:

Low Intensity Commercial (LIC):

Per the Comprehensive Plan, Section E of the Future Land Use Element, 0.60 is the maximum allowed Floor Area Ratio (FAR) with no residential use. The proposed Low Intensity Commercial land use designation will provide for a mixture of commercial and retail uses consisting of no more than 26,000 gross square feet of commercial floor area and a FAR not to exceed 0.12.

4.b.

Limited Uses:

The proposed land use designation will prohibit the following permitted, conditional or special exception uses:

- Assisted Living Facility
- Convenience Stores (Types A, B and C)
- School, Public
- House of Worship
- Sexually Oriented Business
- Theater
- Outdoor Storage
- Warehouse, Mini-Rental
- Residential of any Type

5.

Proposed Uses:

Low Intensity Commercial (LIC):

The proposed FAR is 0.12 consisting of no more than 26,000 gross square feet of commercial (non-residential) floor area.

IV. LAND USE COMPATIBILITY:

Low Intensity Commercial

The proposed Low Intensity Commercial (LIC) land use designation will restrict the FAR to 0.12, which is significantly less than the maximum allowed 0.60 FAR under (LIC).

The westerly 2.47 acre property is allowed a maximum FAR under the (SLDR) land use designation of 0.20. According to the Future Land Use Element for (SLDR), it is limited to daily need retail of no more than 20% of the gross project area. Utilizing 20% of the westerly 2.47 acre property with a 0.20 FAR, a maximum of 4,303 square feet of retail floor area under the existing land use designation is allowed.

The easterly 2.53 acre property is allowed a maximum FAR under the (OP) land use designation of 0.50. According to the Future Land Use Element for (OP), it may permit as accessory retail sales and personal services as uses in association with office development. The proposed FAR is less than the maximum allowed. Existing office and personal services are adjacent to the property.

Granada Boulevard (SR 40) is the prime corridor national retailers consider when researching Ormond Beach due to transportation network, proximity to residential houses and pass-by trips from existing retailers and local shops. There are limited large to medium sized properties available within the locations national retailers consider. There is less area with the (GC) land use designation for new development to occur along SR 40. To reduce the FAR and prohibit potential uses, the (LIC) land use designation is proposed as a means to still meet the needs for new retailers to operate with the City of Ormond Beach and still meet with staff support for the LUA.

As further evidence to illustrate the overabundance of professional office space, Cooksey & Associates prepared a detailed listing as of March 4, 2013 of available lease and for sale office units and professional properties. The study area of the listings obtained is within the vicinity of the following roadways:

- North: Wilmette Avenue
- South: Hand Avenue
- East: US Highway 1
- West: Clyde Morris Boulevard

Within the study area, there are 23 leasable Class B and Class C professional and medical office units currently available. The 23 units comprise approximately 126,800 square feet of leasable floor area. Within the study area, there are 32 professional and medical office units or buildings for sale. Eleven of the units have been on the market for over three (3) years. Two of the units have been on the market for over seven (7) years.

The Applicant, Holub Development Company, has approximately 12,300 square feet of professional office and retail floor area for lease at two of its buildings. The Applicant is keenly aware there is an excess of professional office space available within the City limits. The list of numerous units provided by Cooksey & Associates confirms there is need for more office space. There is no current or near future demand for any new professional office space.

Measures to Ensure Compatibility

Comprehensive Plan policies and the Land Development Code will provide the means for the development to be compatible with the surrounding land use designations. It is rational to assume the undeveloped (OP) property to the north will eventually develop with the same (LIC) land use designation. The (SLRD) properties to the northeast are located adjacent to valuable corridor for future economic development. It is uncertain how and when these properties could be redeveloped. However, the proposed (LIC) is not an intensive use that will devalue or adversely affect these properties.

Upon adoption of the LUA, a separate processes for rezoning the property to Commercial Zoning (B-8) can provide assurance to the surrounding uses by limiting the FAR and prohibiting specific uses with the B-8 Zoning District.

V. SERVICES AND FACILITIES:

1.

Potable Water:

The proposed use projected for 26,000 gsf @ 0.35 gpd/gsf allowing for mixed type uses is less than 10,000 gallons per day. The operational Level of Service (LOS) demand for potable water does not adversely impact the permitted capacity of the water treatment plant.

Potable Water (GPD)

| Permitted Capacity | Committed Capacity | Proposed Demand |
|--------------------|--------------------|-----------------|
| 12.0 MGD | 6.0 MGD | 0.0091 MGD |

The proposed water consumption will be considerably less than the maximum allowed under the existing land use designations (OP) and (SLDR). The consumption will also be less than the maximum allowed under the (LIC) designation.

Per information obtained from Mr. David Ponitz, PE, Utilities Manager, the property is located adjacent and within close proximity to the City's potable water main distribution system. The proposed development will be reviewed at the time of the site plan review by the City Site Plan Review Committee (SPRC) to meet all applicable City requirements.

2.

Wastewater:

The proposed use is projected for 26,000 gsf @ 0.35 gpd/gsf allowing for mixed type uses is less than 10,000 gallons per day. The operational Level of Service (LOS) demand for wastewater does not adversely impact the permitted capacity of the wastewater treatment plant.

Wastewater (GPD)

| Permitted Capacity | Committed Capacity | Proposed Demand |
|--------------------|--------------------|-----------------|
| 8.0 MGD | 4.0 MGD | 0.0091 MGD |

Per information obtained from Mr. David Ponitz, PE, Utilities Manager, wastewater is available for immediate connect from an existing 4-inch force main along the north side of Granada Boulevard. The proposed development will be reviewed at the time of the site plan review by the City Site Plan Review Committee (SPRC) to meet all applicable City requirements.

The proposed wastewater generated will be considerably less than the maximum allowed under the existing land use designations (OP) and (SLDR). The volume of the wastewater generated will also be less than the maximum allowed under the (LIC) designation.

V. SERVICES AND FACILITIES (CONTINUED):

3.

Drainage:

There is no drainage system that currently serves the property. The overall drainage is part of a larger unnamed drainage basin that naturally flows to the northeast. There are no capital improvement drainage projects planned within the near future.

The overall property is not located within a Flood Zone according to Panel No. 12127C0213J dated February 19, 2014. . The proposed development will be reviewed at the time of the site plan review by the City Site Plan Review Committee (SPRC) to meet all applicable City requirements.

4.

Solid Waste:

The proposed uses will generate solid waste and recyclable product consistent with commercial and retail uses. Solid waste collection containers and recyclable containers will be provided by Waste Management and the City respectively.

The Tomoka Landfill receives solid waste from the City through its private contracted hauler. The life expectancy of the current landfill operations is planned up to the year 2052.

The proposed solid waste generation for the projected 26,000 gsf mixed type uses is 12 cubic yards per month of loose product. The operational Level of Service (LOS) generation for solid waste does not adversely impact the permitted capacity of the Tomoka Landfill.

5.

Traffic Circulation:

According to the 2025 Comprehensive Plan of the Future Land Use element, the overall property is located within the Transportation Concurrency Exception Area as defined in Policy 1.5.1. No further transportation analysis or traffic impact analysis is required. The proposed development will generate less trips than the maximum allowed under the existing land use designations (OP) and (SLDR). The trips generated will also be less than the maximum allowed under the (LIC) designation due to the self-imposed restriction on the FAR.

6.

Mass Transit:

The overall property is located within the Votran service area along the SR 40 route with an existing transit stop located within the vicinity of the property. Mass transit is available for employees or patrons.

7.

Public Education:

Not applicable, only applies to residential land use.

8.

Recreation and Open Space:

Not applicable, only applies to residential land use.

V. SERVICES AND FACILITIES (CONTINUED):

9.

Natural and Historic Resources:

Visual inspection of the property did not produce any observable evidence of indicators for the existence of wetlands. The property does not contain Outstanding Florida Waters. The property does not appear to contain endangered species, threatened species, species of special concern, or flora and fauna as listed by the Florida Fish and Wildlife Conservation Commission, United States Fish and Wildlife Service and the Florida Department of Agriculture.

As part of the SPRC process, the property will be inspected by a qualified Biologist to determine if any further biological investigation is warranted.

10.

Hurricane Evacuation:

The property is not located within a hurricane evacuation zone. However, SR 40 is a hurricane evacuation route. It is assumed the proposed commercial and retail uses will not be open during a mandatory hurricane evacuation.

11.

Interlocal Coordination:

Any Interlocal coordination with Volusia County will be provided by the City of Ormond Beach at the time of the LUA.

12.

Consistency with Goals, Objectives and Policies of the Comprehensive Plan:

These statements shall correspond to Goal 1 of the Future Land Use Element for Objective 1.2 Commercial Land Use.

Policy 1.2.1:

The proposed FAR of 0.12 does not exceed the maximum allowable FAR of 0.60.

Policy 1.2.2:

The proposed development will be compact in building arrangement to the interior of the parcel to allow for buffers, adequate off-street parking and interconnectivity with future developments to the north.

Policy 1.2.3:

The proposed development will provide off-street parking no less than the minimum quantity of spaces per the Land Development Code. Interior traffic circulation will provide for fluid vehicular movement including ingress and egress from the property. Exterior and interior open spaces and exterior buffers adjacent to residential properties will be provided no less than the minimum width or area per the Land Development Code.

Policy 1.2.4:

The proposed development is not considered a tourist oriented development and is located outside of the specified A1A corridor.

Policy 1.2.5:

The proposed development is not a renewal of a development within a blighted area.

V. SERVICES AND FACILITIES (CONTINUED):

Policy 1.2.6:

The proposed development will provide the minimum required buffer width per the Land Development Code.

Policy 1.2.7:

The proposed development is located outside of the tourist A1A corridor.

Policy 1.2.8:

The proposed development will not contain professional and medical uses. The proposed development will not contain any residential uses.

Policy 1.2.9:

The proposed development will not contain outdoor open storage.

Policy 1.2.10:

The proposed development will not have a direct connection to any residential development for commercial truck traffic use.

Policy 1.2.11:

The property does not contain any existing billboards.

Policy 1.2.12:

The property is not located within the entranceway to the City.

Policy 1.2.13:

The property is located entirely within the City limits.

Policy 1.2.14:

The proposed building(s) will be consistent in the appearance with the architectural requirements in effect at the time of the site plan approval.

13.

Population Projection:

There are no population projections associated with the proposed land use designation.

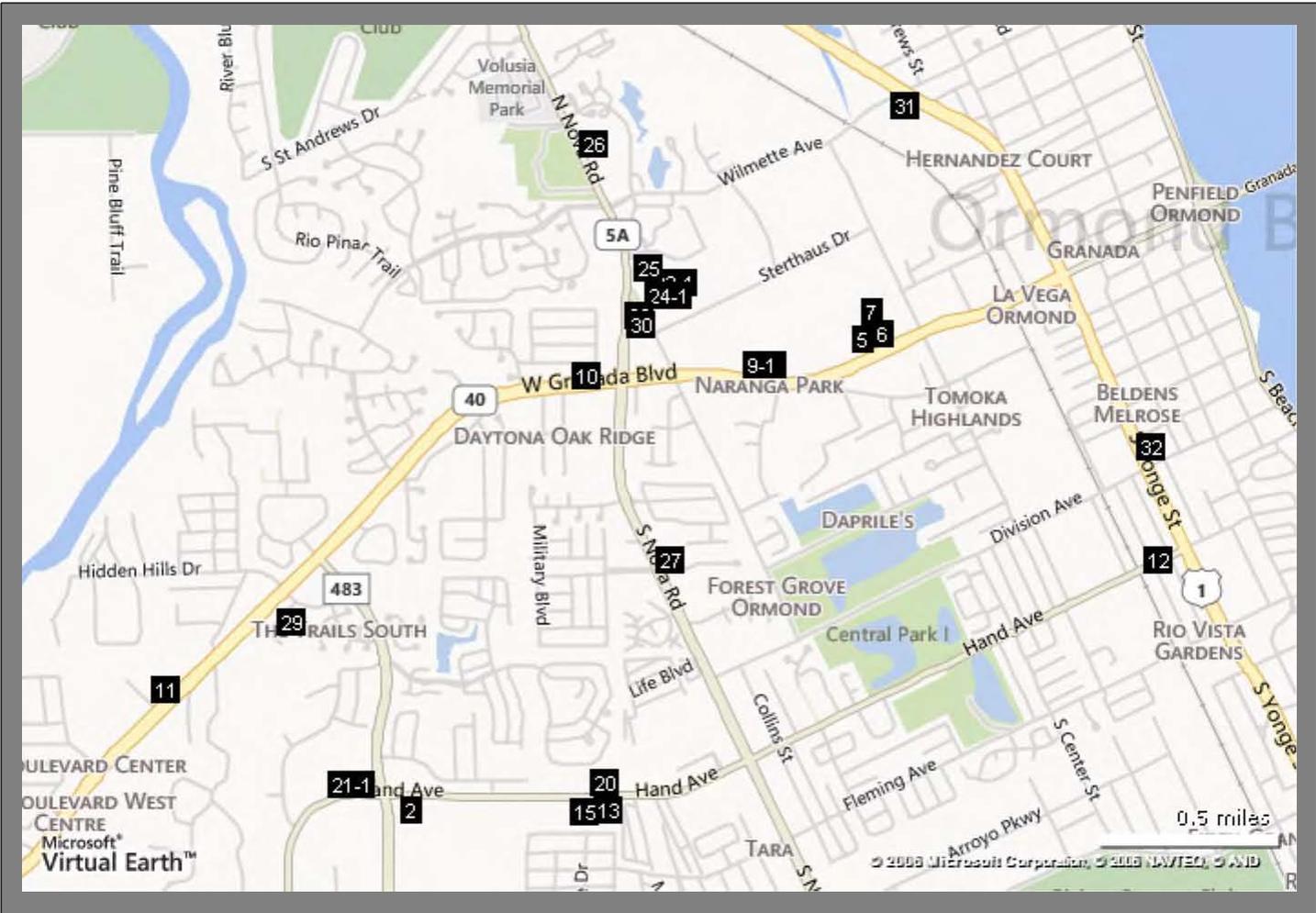
14.

Additional Supporting Documents:

All supporting documents are included with the small scale land use plan amendment. In particular, Exhibit D provides information to illustrate the excess of vacant or available professional office space within the close proximity of the subject property. There is not a demand for additional new office space. The residential property is one of the last remaining parcels along Granada Boulevard and is underutilized in its present land use designation.

EXHIBIT D

Listings of Available Office and Professional Units



| | | | | |
|----------|---|---|---|---|
| 1 |  | <p>305 Clyde Morris Blvd Ormond Beach, FL 32174 Volusia County North Daytona Beach Submarket</p> <p>This property is for sale individually</p> | <p>Building Type: Class B Office/Medical Status: Built 2003 Building Size: 21,537 SF Typical Floor Size: 21537 Stories: 1</p> | <p>Sale Price: \$499,000 Price/SF: \$189.02 Cap Rate: - Sale Status: Under Contract Days On Market: 356</p> |
|----------|---|---|---|---|

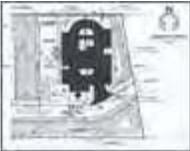
| | | | | |
|----------|---|---|---|--|
| 2 |  | <p>305 Clyde Morris Blvd Ormond Beach, FL 32174 Volusia County North Daytona Beach Submarket</p> <p>This property is for sale individually</p> | <p>Building Type: Class B Office/Medical Status: Built 2003 Building Size: 21,537 SF Typical Floor Size: 21537 Stories: 1</p> | <p>Sale Price: \$300,000 Price/SF: \$204.22 Cap Rate: - Sale Status: Active Days On Market: 25</p> |
|----------|---|---|---|--|

| | | | | |
|---|---|---|--|---|
| 3 |  | 555 W Granada Blvd Bldg A-B Ormond Beach, FL 32174 Volusia County | Building Type: Class C Office Status: Built 1988 Building Size: 32,751 SF Typical Floor Size: 16000 Stories: 2 | Sale Price: \$135,000- \$160,000 Price/SF: \$190.14- \$225.35 Cap Rate: - Sale Status: Active Days On Market: 2,910 |
| This property is for sale individually | | | | |
| 4 |  | 555 W Granada Blvd Bldg A-B Ormond Beach, FL 32174 Volusia County | Building Type: Class C Office Status: Built 1988 Building Size: 32,751 SF Typical Floor Size: 16000 Stories: 2 | Sale Price: \$74,900 Price/SF: \$95.41 Cap Rate: - Sale Status: Active Days On Market: 601 |
| This property is for sale individually | | | | |
| 5 |  | 555 W Granada Blvd Bldg A-B Ormond Beach, FL 32174 Volusia County | Building Type: Class C Office Status: Built 1988 Building Size: 32,751 SF Typical Floor Size: 16000 Stories: 2 | Sale Price: \$59,900 Price/SF: \$83.89 Cap Rate: - Sale Status: Active Days On Market: 377 |
| This property is for sale individually | | | | |
| 6 |  | 555 W Granada Blvd H Ormond Beach, FL 32174 Volusia County | Building Type: Class B Office Status: Built 2003 Building Size: 13,757 SF Typical Floor Size: 13757 Stories: 1 | Sale Price: \$65,000 Price/SF: \$91.04 Cap Rate: - Sale Status: Active Days On Market: 344 |
| This property is for sale individually | | | | |
| 7 |  | 555 W Granada Blvd G Ormond Beach, FL 32174 Volusia County | Building Type: Class B Office Status: Built 1987 Building Size: 8,772 SF Typical Floor Size: 4386 Stories: 2 | Sale Price: \$69,900 Price/SF: \$91.25 Cap Rate: - Sale Status: Active Days On Market: 256 |
| This property is for sale individually | | | | |
| 8-1 |  | 725 W Granada Blvd Granada Professional Center Ormond Beach, FL 32174 Volusia County | Building Type: Class B Office/Medical Status: Built Nov 2006 Building Size: 27,000 SF Typical Floor Size: 26607 Stories: 1 | Sale Price: \$348,900 Price/SF: \$215.37 Cap Rate: - Sale Status: Active Days On Market: 2,629 |
| This property is for sale individually and is for sale as part of a portfolio | | | | |

| | | | | |
|---|---|--|---|--|
| 9-1 |  | <p>725 W Granada Blvd Granada Professional Center Ormond Beach, FL 32174 Volusia County</p> | <p>Building Type: Class B Office/Medical Status: Built Nov 2006 Building Size: 27,000 SF Typical Floor Size: 26607 Stories: 1</p> | <p>Sale Price: \$369,900 Price/SF: \$171.25 Cap Rate: - Sale Status: Active Days On Market: 631</p> |
| <p>This property is for sale individually and is for sale as part of a portfolio</p> | | | | |
| 10 |  | <p>801 W Granada Blvd Ormond Beach, FL 32174 Volusia County Ormond Beach Submarket</p> | <p>Building Type: Class C Office/Medical Status: Built 1980 Building Size: 22,584 SF Typical Floor Size: 7528 Stories: 3</p> | <p>Sale Price: \$1,000,000 Price/SF: \$44.28 Cap Rate: 5.00% Sale Status: Active Days On Market: 153</p> |
| <p>This property is represented by Pecoraro Vincent R - Vincent Pecoraro, (386) 673-8791 This property is for sale individually</p> | | | | |
| 11 |  | <p>1245 W Granada Blvd Ormond Beach, FL 32174 Volusia County Ormond Beach Submarket</p> | <p>Building Type: Class B Office Status: Built 1967 Building Size: 2,324 SF Typical Floor Size: 2324 Stories: 1</p> | <p>Sale Price: \$350,000 Price/SF: \$150.60 Cap Rate: - Sale Status: Active Days On Market: 588</p> |
| <p>This property is represented by Prudential Commerical Real Estate FL - Buddy Budiansky, (386) 253-8565 Ron Frederick, (386) 334-8997 This property is for sale individually</p> | | | | |
| 12 |  | <p>267 Hand Ave Ormond Beach, FL 32174 Volusia County Ormond Beach Submarket</p> | <p>Building Type: Class C Office/Office Live/Work Unit Status: Built 1961 Building Size: 1,376 SF Typical Floor Size: 1540 Stories: 1</p> | <p>Sale Price: \$79,900 Price/SF: \$58.07 Cap Rate: - Sale Status: Active Days On Market: 239</p> |
| <p>This property is represented by Keller Williams Realty Florida Partners - Jane Sciortino, (386) 944-2800 This property is for sale individually</p> | | | | |
| 13 |  | <p>1400 Hand Ave Hand Avenue Centre Ormond Beach, FL 32174 Volusia County</p> | <p>Building Type: Class B Office Status: Built 2004 Building Size: 17,120 SF Typical Floor Size: 19455 Stories: 1</p> | <p>Sale Price: \$299,900 Price/SF: \$147.01 Cap Rate: - Sale Status: Active Days On Market: 390</p> |
| <p>This property is for sale individually</p> | | | | |
| 14 |  | <p>1400 Hand Ave Ormond Beach, FL 32174 Volusia County North Daytona Beach Submarket</p> | <p>Building Type: Class B Office/Medical Status: Built 2004 Building Size: 14,000 SF Typical Floor Size: 14000 Stories: 1</p> | <p>Sale Price: \$466,200 Price/SF: \$185.00 Cap Rate: - Sale Status: Active Days On Market: 224</p> |
| <p>This property is for sale individually</p> | | | | |

| | | | | |
|--|---|--|--|--|
| 15 |  | 1400 Hand Ave Ormond Beach, FL 32174 Volusia County North Daytona Beach Submarket | Building Type: Class B Office/Medical Status: Built 2004 Building Size: 14,000 SF Typical Floor Size: 14000 Stories: 1 | Sale Price: \$150,000 Price/SF: \$144.37 Cap Rate: - Sale Status: Active Days On Market: 127 |
| This property is for sale individually | | | | |
| 16 |  | 1425 Hand Ave Ormond Beach, FL 32174 Volusia County Ormond Beach Submarket | Building Type: Class B Office Status: Built 2006 Building Size: 21,810 SF Typical Floor Size: 21810 Stories: 1 | Sale Price: \$171,300 Price/SF: \$150.00 Cap Rate: - Sale Status: Active Days On Market: 1,657 |
| This property is for sale individually | | | | |
| 17 |  | 1425 Hand Ave Ormond Beach, FL 32174 Volusia County Ormond Beach Submarket | Building Type: Class B Office Status: Built 2006 Building Size: 21,810 SF Typical Floor Size: 21810 Stories: 1 | Sale Price: \$171,600 Price/SF: \$150.00 Cap Rate: - Sale Status: Active Days On Market: 1,657 |
| This property is for sale individually | | | | |
| 18 |  | 1425 Hand Ave Ormond Beach, FL 32174 Volusia County Ormond Beach Submarket | Building Type: Class B Office Status: Built 2006 Building Size: 21,810 SF Typical Floor Size: 21810 Stories: 1 | Sale Price: \$271,350 Price/SF: \$150.00 Cap Rate: - Sale Status: Active Days On Market: 1,657 |
| This property is for sale individually | | | | |
| 19 |  | 1425 Hand Ave Ormond Beach, FL 32174 Volusia County Ormond Beach Submarket | Building Type: Class B Office Status: Built 2006 Building Size: 21,810 SF Typical Floor Size: 21810 Stories: 1 | Sale Price: \$185,535 Price/SF: \$155.00 Cap Rate: - Sale Status: Active Days On Market: 1,657 |
| This property is for sale individually | | | | |
| 20 |  | 1425 Hand Ave Ormond Beach, FL 32174 Volusia County Ormond Beach Submarket | Building Type: Class B Office Status: Built 2006 Building Size: 21,810 SF Typical Floor Size: 21810 Stories: 1 | Sale Price: \$512,575 Price/SF: \$175.00 Cap Rate: - Sale Status: Active Days On Market: 1,320 |
| This property is for sale individually | | | | |

| | | | | |
|--|---|---|--|--|
| 21-1 |  | 1545 Hand Ave Building A Ormond Beach, FL 32174 Volusia County | Building Type: Class B Office/Medical Status: Built Oct 2009 Building Size: 10,529 SF Typical Floor Size: 10529 Stories: 1 | Sale Price: \$1,495,118 Price/SF: \$142.00 Cap Rate: - Sale Status: Active Days On Market: 1,355 |
| This property is part of a portfolio only sale | | | | |
| 22-1 |  | 500 Memorial Cir Ormond Beach, FL 32174 Volusia County Ormond Beach Submarket | Building Type: Class B Office/Medical Status: Built 1971 Building Size: 15,875 SF Typical Floor Size: 15875 Stories: 1 | Sale Price: \$449,000 Price/SF: \$79.95 Cap Rate: - Sale Status: Active Days On Market: 1,666 |
| This property is part of a portfolio only sale | | | | |
| 23 |  | 550 Memorial Cir Ormond Beach, FL 32174 Volusia County Ormond Beach Submarket | Building Type: Class B Office Status: Built 1974 Building Size: 9,650 SF Typical Floor Size: 9650 Stories: 1 | Sale Price: \$167,300 Price/SF: \$70.00 Cap Rate: - Sale Status: Active Days On Market: 1,757 |
| This property is for sale individually | | | | |
| 24-1 |  | 550 Memorial Cir Ormond Beach, FL 32174 Volusia County Ormond Beach Submarket | Building Type: Class B Office Status: Built 1974 Building Size: 9,650 SF Typical Floor Size: 9650 Stories: 1 | Sale Price: \$279,900 Price/SF: \$114.62 Cap Rate: - Sale Status: Active Days On Market: 714 |
| This property is part of a portfolio only sale | | | | |
| 25 |  | 565 Memorial Cir Ormond Beach, FL 32174 Volusia County Ormond Beach Submarket | Building Type: Class C Office Status: Built 1978 Building Size: 2,446 SF Typical Floor Size: 2446 Stories: 1 | Sale Price: \$195,680 Price/SF: \$80.00 Cap Rate: - Sale Status: Active Days On Market: 550 |
| This property is represented by Realty Pros Assured - Carl Lentz, (386) 566-3726 This property is for sale individually | | | | |
| 26 |  | 533 N Nova Rd Park Plaza Professional Center Ormond Beach, FL 32174 Volusia County | Building Type: Class B Office/Medical Status: Built 1978 Building Size: 39,774 SF Typical Floor Size: 16567 Stories: 2 | Sale Price: \$1,800,000 Price/SF: \$45.26 Cap Rate: - Sale Status: Active Days On Market: 288 |
| This property is represented by Del Sol Rentals - Mary Jamidar, (386) 453-5585 This property is for sale individually | | | | |

| | | | | |
|--|---|---|---|---|
| 27 |  | <p>263 S Nova Rd Ormond Beach, FL 32174 Volusia County Ormond Beach Submarket</p> | <p>Building Type: Class B Office Status: Proposed Building Size: 7,297 SF Typical Floor Size: 7297 Stories: 1</p> | <p>Sale Price: \$875,000 Price/SF: \$119.91 Cap Rate: - Sale Status: Active Days On Market: 1,526</p> |
| <p>This property is represented by Coldwell Banker Commercial Benchmark - G.G. Galloway, (386) 672-8530 This property is for sale individually</p> | | | | |
| 28 |  | <p>106 N Old Kings Rd Ormond Beach, FL 32174 Volusia County Ormond Beach Submarket</p> | <p>Building Type: Class C Office/Medical Status: Built 1983 Building Size: 11,240 SF Typical Floor Size: 11240 Stories: 1</p> | <p>Sale Price: \$306,900 Price/SF: \$150.00 Cap Rate: - Sale Status: Active Days On Market: 810</p> |
| <p>This property is for sale individually</p> | | | | |
| 29 |  | <p>150 Sage Brush Trl Ormond Beach, FL 32174 Volusia County Ormond Beach Submarket</p> | <p>Building Type: Class B Office/Medical Status: Built 2011 Building Size: 3,254 SF Typical Floor Size: 3254 Stories: 1</p> | <p>Sale Price: \$585,000 Price/SF: \$178.84 Cap Rate: - Sale Status: Active Days On Market: 1,320</p> |
| <p>This property is for sale individually</p> | | | | |
| 30 |  | <p>901 Sterthaus Dr Ormond Beach, FL 32174 Volusia County Ormond Beach Submarket</p> | <p>Building Type: Class B Office/Medical Status: Existing Building Size: 9,738 SF Typical Floor Size: 9738 Stories: 1</p> | <p>Sale Price: \$499,000 Price/SF: \$289.44 Cap Rate: - Sale Status: Active Days On Market: 187</p> |
| <p>This property is for sale individually</p> | | | | |
| 31 |  | <p>310 Wilmette Ave Wilmette Professional Center Ormond Beach, FL 32174 Volusia County</p> | <p>Building Type: Class B Office Status: Built 2005 Building Size: 6,400 SF Typical Floor Size: 6400 Stories: 1</p> | <p>Sale Price: \$1,440,000 Price/SF: \$225.00 Cap Rate: - Sale Status: Active Days On Market: 1,919</p> |
| <p>This property is represented by Adams Cameron & Co. Realtors - Gordon Phifer, (386) 673-2100 This property is for sale individually</p> | | | | |
| 32 |  | <p>279 S Yonge St Ormond Beach, FL 32174 Volusia County Ormond Beach Submarket</p> | <p>Building Type: Class B Office/Medical Status: Built 1978 Building Size: 4,611 SF Typical Floor Size: 4611 Stories: 1</p> | <p>Sale Price: \$450,000 Price/SF: \$97.59 Cap Rate: - Sale Status: Active Days On Market: 173</p> |
| <p>This property is represented by Prudential Commerical Real Estate FL - Claude Gardner, (386) 846-4135 This property is for sale individually</p> | | | | |



Location: Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Class B Office

Status: Built 2000

Stories: 1

RBA: 14,985 SF

Typical Floor: 14,985 SF

Total Avail: 6,080 SF

% Leased: 59.4%

Landlord Rep: Tri-Square Realty
 Developer: -
 Management: Root Real Estate Corp.
 Recorded Owner: Root Executive Park Ltd

Expenses: 2010 Tax @ \$3.63/sf
 Parcel Number: 4229-02-00-0001
 Parking: 228 free Surface Spaces are available
 Amenities: Signage

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|---|---------------|--------------|-------------|------------------|-----------|-------|--------|
| P 1st | 3,040 - 6,080 | 6,080 | 6,080 | \$16.25/nnn | Vacant | 3 yrs | Direct |
| Tri-Square Realty / Linda M. Hall (386) 671-4900 x6 | | | | | | | |



Location: Clyde Morris Professional Centre
 Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Class B Office/Medical

Status: Built 1996

Stories: 1

RBA: 4,400 SF

Typical Floor: 4,400 SF

Total Avail: 2,400 SF

% Leased: 45.5%

Landlord Rep: Prudential Commerical Real Estate FL

Developer: -

Management: -

Recorded Owner: 290 Clyde Morris Boulevard Llc

Parcel Number: 4229-04-00-0001, 4229-04-0A-0010, 4229-04-0A-0020, 4229-04-0B-0010, 4229-04-0B-0020, 4229-04-0C-0010, 4229-04-0C-0020, 4229-04-0D-0010, 4229-04-0D-0020

Parking: 90 free Surface Spaces are available

Amenities: Signage

| Floor | SF Avail | Floor Contig | Bldg Contig | Price | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|---|----------|--------------|-------------|-------|------------------|-----------|-------|--------|
| P 1st / Suite C-1 | 2,400 | 2,400 | 2,400 | No | \$10.00/nnn | Vacant | 5 yrs | Direct |
| Prudential Commerical Real Estate FL / John W. Trost (386) 253-8565 | | | | | | | | |

Building Notes

Traffic Count:

16,910 vehicles per day - Clyde Morris Boulevard

8,370 vehicles per day - Hand Avenue

- Medical/Professional Space For Lease
- Great Exposure & Visibility
- Easy Access and plenty of parking
- Currently open MRI use
- 200 amp service w/meter for the unit and a 100 amp w/480 volts w/ meter for MRI machine



Location: Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Retail/Freestanding (Neighborhood Center)
 Bldg Status: Built 1984
 Building Size: 80,539 SF
 Typical Floor Size: 80,539 SF
 Stories: 1
 Land Area: 6.88 AC
 Total Avail: 5,040 SF
 % Leased: 93.7%
 Total Spaces Avail: 1
 Smallest Space: 5,040 SF
 Bldg Vacant: 5040

Landlord Rep: Prudential Commerical Real Estate FL
 Developer: -
 Management: -
 Recorded Owner: Kjump Inc
 Expenses: 2008 Tax @ \$0.95/sf
 Parcel Number: 4241-01-12-0060
 CAM: \$2.75

Amenities: Bus Line, Pylon Sign, Signage, Signalized Intersection
 Street Frontage: 452 feet on Granada Blvd(with 1 curb cut)
 Parking: 282 free Surface Spaces are available; Ratio of 3.50/1,000 SF

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|-------------------|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st / Suite 393 | 5,040 | 5,040 | 5,040 | \$8.50/nnn | Vacant | Negotiable | Direct |

Prudential Commerical Real Estate FL / John W. Trost (386) 253-8565



Location: Bldg A-B
Ormond Beach Cluster
Ormond Beach Submarket
Volusia County
Ormond Beach, FL 32174

Building Type: Class C Office

Status: Built 1988

Stories: 2

RBA: 32,751 SF

Typical Floor: 16,000 SF

Total Avail: 5,109 SF

% Leased: 91.3%

Landlord Rep: Selby Realty, Inc.

Developer: -

Management: -

Recorded Owner: Smith Andrew R & Charlotte J

Expenses: 2008 Tax @ \$0.86/sf

Parcel Number: 4241-01-12-0080, 4241-28-01-0020

Parking: 110 Surface Spaces are available; Ratio of 3.36/1,000 SF

| Floor | SF Avail | Floor Contig | Bldg Contig | Price | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|---|----------|--------------|-------------|----------|------------------|------------|------------|--------|
| P 1st / Suite A2 | 1,476 | 1,476 | 1,476 | No | \$12.00/mg | Negotiable | Negotiable | Direct |
| Selby Realty, Inc. / Terry Braley (386) 238-4456 x303 / Dwight C. Selby (386) 238-4456 x304 | | | | | | | | |
| P 1st / Suite B-7 | 785 | 785 | 785 | \$74,900 | \$8.41/mg | Negotiable | 3-5 yrs | Direct |
| Selby Realty, Inc. / Terry Braley (386) 238-4456 x303 | | | | | | | | |



Location: H
 Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Class B Office

Status: Built 2003

Stories: 1

RBA: 13,757 SF

Typical Floor: 13,757 SF

Total Avail: 3,555 SF

% Leased: 74.2%

Landlord Rep: Adams Cameron & Co. Realtors

Developer: -

Management: -

Recorded Owner: Smith Andrew R & Charlotte J

Expenses: 2009 Tax @ \$2.06/sf, 2010 Est Tax @ \$1.75/sf

Parcel Number: 4241-01-12-0080

Parking: 65 free Surface Spaces are available; Ratio of 4.72/1,000 SF

Amenities: Bus Line, Signage

| Floor | SF Avail | Floor Contig | Bldg Contig | Price | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|---|----------|--------------|-------------|-------|------------------|-----------|---------|--------|
| P 1st | 2,370 | 2,370 | 2,370 | No | \$16.00/nnn | Vacant | 1-5 yrs | Direct |
| Adams Cameron & Co. Realtors / Gordon Phifer (386) 673-2100 | | | | | | | | |
| P 1st | 1,185 | 1,185 | 1,185 | No | \$16.00/nnn | Vacant | 3-5 yrs | Direct |
| Adams Cameron & Co. Realtors / Gordon Phifer (386) 673-2100 | | | | | | | | |



Location: Granada Professional Center
Ormond Beach Cluster
Ormond Beach Submarket
Volusia County
Ormond Beach, FL 32174

Building Type: Class B Office/Medical

Status: Built Nov 2006

Stories: 1

RBA: 27,000 SF

Typical Floor: 26,607 SF

Total Avail: 5,940 SF

% Leased: 78.0%

Landlord Rep: Re/Max Property Centre

Developer: -

Management: -

Recorded Owner: B & B Real Estate Ventures, LLC

Expenses: 2011 Tax @ \$0.05/sf, 2010 Est Tax @ \$0.05/sf; 2010 Est Ops @ \$0.02/sf

Parcel Number: 4241-44-00-0001, 4241-44-00-0180

Parking: 140 free Surface Spaces are available; Ratio of 5.00/1,000 SF

Amenities: 24/7 Building Access, A/C, Signage

| Floor | SF Avail | Floor Contig | Bldg Contig | Price | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|--|----------|--------------|-------------|-------|------------------|-----------|------------|--------|
| P 1st / Suite 10 | 1,080 | 2,160 | 2,160 | No | \$18.00/nnn | Vacant | Negotiable | New |
| RE/MAX Property Centre / Greg Antonich (386) 673-7001 x353 | | | | | | | | |
| P 1st / Suite 18 | 2,160 | 2,160 | 2,160 | No | \$18.00/nnn | Vacant | Negotiable | Direct |
| RE/MAX Property Centre / Greg Antonich (386) 673-7001 x353 | | | | | | | | |
| P 1st / Suite 33 & 34 | 1,620 | 1,620 | 1,620 | No | \$18.00/nnn | Vacant | Negotiable | New |
| RE/MAX Property Centre / Greg Antonich (386) 673-7001 x353 | | | | | | | | |
| P 1st / Suite 8 | 1,080 | 2,160 | 2,160 | No | \$18.00/nnn | Vacant | Negotiable | New |
| RE/MAX Property Centre / Greg Antonich (386) 673-7001 x353 | | | | | | | | |

Building Notes

Concrete block with stucco finish, stone accents, awnings, and architectural detail.
Extensive high quality landscaping. High Ceilings of 10 feet plus. Separately metered electric for each unit. All utilities underground. 24-hour access.
Storm rated doors and windows throughout. All HVAC systems on the roof and internal drains for superior appearance.



Location: Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Class B Office

Status: Built 2012

Stories: 2

RBA: 10,208 SF

Typical Floor: 11,655 SF

Total Avail: 4,122 SF

% Leased: 59.6%

Landlord Rep: Prudential Commerical Real Estate FL

Developer: -

Management: -

Recorded Owner: Arian Dev Llc

Expenses: 2013 Combined Tax/Ops @ \$4.80/sf

Parcel Number: 4241-01-08-0060

Parking: 55 free Surface Spaces are available; Ratio of 5.39/1,000 SF

Amenities: Bus Line, Signage

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|---|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 2nd / Suite 201 | 1,443 | 4,122 | 4,122 | \$16.00/nnn | Vacant | Negotiable | Direct |
| Prudential Commerical Real Estate FL / John W. Trost (386) 253-8565 | | | | | | | |
| P 2nd / Suite 202 | 756 | 4,122 | 4,122 | \$16.00/nnn | Vacant | Negotiable | Direct |
| Prudential Commerical Real Estate FL / John W. Trost (386) 253-8565 | | | | | | | |
| P 2nd / Suite 203 | 1,923 | 4,122 | 4,122 | \$16.00/nnn | Vacant | Negotiable | Direct |
| Prudential Commerical Real Estate FL / John W. Trost (386) 253-8565 | | | | | | | |



Location: Reflections I
 Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Class B Office

Status: Built 1991
 Stories: 3

RBA: 33,980 SF
 Typical Floor: 11,200 SF

Total Avail: 3,480 SF
 % Leased: 89.8%

Landlord Rep: Charles Wayne Properties
 Developer: -
 Management: -

Recorded Owner: Emergency Communications Network West, Llc

Expenses: 2012 Est Tax @ \$0.82/sf; 2012 Est Ops @ \$5.49/sf

Parcel Number: 4221-12-00-0010

Parking: 150 free Surface Spaces are available; Ratio of 4.00/1,000 SF

Amenities: Balconies, Bus Line, Security System, Signage

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|---|----------|--------------|-------------|------------------|-----------|---------|--------|
| P 1st / Suite 105 | 2,388 | 2,388 | 2,388 | \$15.00/mg | Vacant | 3-5 yrs | Direct |
| Charles Wayne Properties / Brian Adair (386) 238-3600 | | | | | | | |
| P 1st / Suite 107 | 1,092 | 1,092 | 1,092 | \$15.00/mg | Vacant | 3-5 yrs | Direct |
| Charles Wayne Properties / Brian Adair (386) 238-3600 | | | | | | | |

Building Notes

Property:

Prestigious landmark "Reflections I" building, a 3-story steel span building clad in reflective glass.

Location:

South side of W. Granada Blvd. (SR 40), just east of Nova Rd. (SR 5A); just minutes from I-95, Florida Memorial Hospital, Ormond City Hall, and the beaches. Traffic counts of 29,500/day (SR 40).

Amenities:

Ample on-site parking, park-like setting, lush landscaping, highly visible monument sign, security, elevators, and a wide range of restaurants & retail opportunities nearby for employees and guests.

Services:

Full service lease rates include utilities (water/sewer & electric), janitorial services, and suite interior maintenance.



Location: Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Class C Office/Medical

Status: Built 1980
 Stories: 3

RBA: 22,584 SF
 Typical Floor: 7,528 SF

Total Avail: 6,545 SF
 % Leased: 71.0%

Landlord Rep: Pecoraro Vincent R
 Developer: -
 Management: -
 Recorded Owner: Pecoraro Vincent R

Expenses: 2011 Tax @ \$0.55/sf
 Parcel Number: 4220-00-00-0190

Parking: 16 free Covered Spaces are available; 46 free Surface Spaces are available; Ratio of 2.75/1,000 SF
 Amenities: Signage

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|---|----------|--------------|-------------|------------------|-----------|---------|--------|
| P 2nd / Suite 201 Pecoraro Vincent R / Vincent Pecoraro (386) 673-8791 | 1,260 | 1,260 | 1,260 | \$9.00/+util | Vacant | 1-5 yrs | Direct |
| P 2nd / Suite 202 Pecoraro Vincent R / Vincent Pecoraro (386) 673-8791 | 1,000 | 1,000 | 1,000 | \$9.00/+util | Vacant | 1-5 yrs | Direct |
| P 2nd / Suite 203 Pecoraro Vincent R / Vincent Pecoraro (386) 673-8791 | 1,025 | 1,025 | 1,025 | \$9.00/+util | Vacant | 2-5 yrs | Direct |
| P 2nd / Suite 205 Pecoraro Vincent R / Vincent Pecoraro (386) 673-8791 | 1,000 | 1,000 | 1,000 | \$9.00/+util | Vacant | 1-5 yrs | Direct |
| P 3rd / Suite 302 Pecoraro Vincent R / Vincent Pecoraro (386) 673-8791 | 1,000 | 1,000 | 1,000 | \$9.00/+util | Vacant | 1-5 yrs | Direct |



Location: Tuscany Shoppes
 Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Retail/(Neighborhood Center)
 Bldg Status: Built 2005
 Building Size: 36,024 SF
 Typical Floor Size: 36,024 SF
 Stories: 2
 Land Area: 3.32 AC
 Total Avail: 14,098 SF
 % Leased: 60.9%
 Total Spaces Avail: 4
 Smallest Space: 2,410 SF
 Bldg Vacant: 14098

Landlord Rep: Prudential Commerical Real Estate FL
 Developer: -
 Management: -
 Recorded Owner: Tuscany Shoppes Llc
 Expenses: 2011 Tax @ \$1.27/sf, 2010 Est Tax @ \$1.33/sf; 2009 Ops @ \$3.20/sf, 2010 Est Ops @ \$3.17/sf
 Parcel Number: 4219-00-00-0150
 CAM: \$4.75

Amenities: Bus Line, Pylon Sign, Signage
 Street Frontage: 540 feet on W Granada Blvd(with 2 curb cuts)
 Parking: 180 Surface Spaces are available; Ratio of 5.00/1,000 SF

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|------------------|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 2nd / Suite 12 | 3,896 | 3,896 | 3,896 | \$18.00/nnn | Vacant | Negotiable | Direct |

Prudential Commerical Real Estate FL / John W. Trost (386) 253-8565

Building Notes

The subject property built in 2005 is a 36,268 square foot, two story Retail and Office Center in the heart of Ormond Beach, Florida. The Tuscany Shoppes offers an investor a rare opportunity to buy a first class center. The Property includes 3.32+/- Acres with 418+/- feet on Granada Boulevard.

The property is within two miles of Publix, Lowes, Super Wal-Mart and Interstate 95. Approximately 185 parking spaces.

All of the tenants are on NNN leases with full pass throughs of property taxes, insurance and CAM expenses on a pro-rata basis.



Location: Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Class B Office

Status: Built 2002

Stories: 1

RBA: 9,082 SF

Typical Floor: 9,082 SF

Total Avail: 6,883 SF

% Leased: 100%

Landlord Rep: Prudential Commerical Real Estate FL

Developer: -

Management: -

Recorded Owner: Boulevard 1200 Centre Llc, The

Expenses: 2008 Tax @ \$5.14/sf

Parcel Number: 4219-00-00-0141

Parking: 52 free Surface Spaces are available; Ratio of 5.73/1,000 SF

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|---|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st / Suite 2 | 2,583 | 2,583 | 2,583 | \$17.50/nnn | 30 Days | Negotiable | Direct |
| Prudential Commerical Real Estate FL / John W. Trost (386) 253-8565 | | | | | | | |
| P 1st / Suite 6 | 4,300 | 4,300 | 4,300 | \$17.95/nnn | 30 Days | Negotiable | Direct |
| Prudential Commerical Real Estate FL / John W. Trost (386) 253-8565 | | | | | | | |



Location: Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Class B Office

Status: Built 1998

Stories: 1

RBA: 8,024 SF

Typical Floor: 3,493 SF

Total Avail: 4,495 SF

% Leased: 100%

Landlord Rep: Prudential Commerical Real Estate FL

Developer: -

Management: -

Recorded Owner: Dermpath Holdings Llc

Expenses: 2010 Est Tax @ \$2.55/sf; 2010 Est Ops @ \$1.95/sf

Parcel Number: 4230-00-00-0210

Parking: 13 free Surface Spaces are available; Ratio of 1.62/1,000 SF

Amenities: Signage

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|---------------------|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st / Suite 3 & 4 | 4,495 | 4,495 | 4,495 | \$12.50/nnn | 06/2014 | Negotiable | Direct |

Prudential Commerical Real Estate FL / John W. Trost (386) 253-8565



Location: Boulevard West Centre
 Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Class B Office

Status: Built 1989

Stories: 1

RBA: 7,146 SF

Typical Floor: 7,146 SF

Total Avail: 1,000 SF

% Leased: 86.0%

Landlord Rep: Ed Millis

Developer: -

Management: -

Recorded Owner: O'Brien Gladys M

Expenses: 2012 Tax @ \$0.25/sf; 2012 Ops @ \$0.25/sf, 2011 Est Ops @ \$0.25/sf

Parcel Number: 4230-06-00-0010, 4230-06-00-0020, 4230-06-00-0030, 4230-06-00-0040, 4230-06-00-0050

Parking: 22 free Surface Spaces are available; Ratio of 3.08/1,000 SF

| Floor | SF Avail | Floor Contig | Bldg Contig | Price | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|--------------------------------------|----------|--------------|-------------|-------|------------------|-----------|-------|--------|
| P 1st / Suite 4 | 1,000 | 1,000 | 1,000 | No | \$11.00/nn | Vacant | 5 yrs | Direct |
| Ed Millis / Ed Millis (386) 299-4491 | | | | | | | | |



Location: Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Class B Office

Status: Built 1997
 Stories: 1

RBA: 9,349 SF
 Typical Floor: 9,349 SF

Total Avail: 6,500 SF
 % Leased: 100%

Landlord Rep: Prudential Commerical Real Estate FL
 Developer: -
 Management: -
 Recorded Owner: Holub Paul F Jr

Expenses: 2011 Tax @ \$1.66/sf, 2010 Est Tax @ \$1.79/sf; 2010 Est Ops @ \$2.58/sf
 Parcel Number: 4230-12-00-0010
 Parking: 20 free Surface Spaces are available; Ratio of 2.14/1,000 SF

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|-----------------|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st / Suite 2 | 6,500 | 6,500 | 6,500 | \$17.95/nnn | 30 Days | Negotiable | Direct |

Prudential Commerical Real Estate FL / John W. Trost (386) 253-8565



Location: Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Retail/Day Care Center
 Bldg Status: Built 1980
 Building Size: 7,327 SF
 Typical Floor Size: 7,327 SF
 Stories: 1
 Land Area: 2.57 AC
 Total Avail: 7,327 SF
 % Leased: 100%
 Total Spaces Avail: 1
 Smallest Space: 7,327 SF
 Bldg Vacant: -

Landlord Rep: Prudential Commerical Real Estate FL
 Developer: -
 Management: -
 Recorded Owner: Coolidge Avenue Properties Llc
 Expenses: 2011 Tax @ \$0.86/sf

Parcel Number: 4242-08-02-0010

Street Frontage: 263 feet on Hand Ave(with 1 curb cut)
 Parking: 10 free Surface Spaces are available; Ratio of 1.36/1,000 SF

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|--------------------------------|----------|--------------|-------------|------------------|-----------|------------|--------|
| E 1st | 7,327 | 7,327 | 7,327 | \$8.19/nnn | 30 Days | Negotiable | Direct |
| Coolidge Avenue Properties Llc | | | | | | | |



Location: North Daytona Beach Cluster
 North Daytona Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Class B Office/Medical

Status: Built 2004
 Stories: 1

RBA: 14,000 SF
 Typical Floor: 14,000 SF

Total Avail: 3,559 SF
 % Leased: 74.6%

Landlord Rep: Prudential Commerical Real Estate FL
 Developer: -
 Management: -
 Recorded Owner: Hand Avenue Centre Condominium

Parcel Number: 4229-11-00-0001
 Parking: Free Surface Spaces
 Amenities: Security System, Signage

| Floor | SF Avail | Floor Contig | Bldg Contig | Price | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|---|----------|--------------|-------------|-------|------------------|-----------|------|--------|
| P 1st / Suite L | 2,520 | 2,520 | 2,520 | No | \$14.00/nnn | Vacant | 1 yr | Direct |
| Prudential Commerical Real Estate FL / John W. Trost (386) 253-8565 | | | | | | | | |



Location: Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Class B Office

Status: Built 2006
 Stories: 1

RBA: 21,810 SF
 Typical Floor: 21,810 SF

Total Avail: 16,442 SF
 % Leased: 51.5%

Landlord Rep: Prudential Commerical Real Estate FL
 Developer: -
 Management: -

Recorded Owner: Paul F Holub Investments Jr

Expenses: 2011 Tax @ \$0.27/sf, 2010 Est Tax @ \$0.30/sf; 2010 Est Ops @ \$0.32/sf

Parcel Number: 4229-13-00-0140

Parking: 62 free Surface Spaces are available; Ratio of 2.84/1,000 SF

Amenities: Signage

| Floor | SF Avail | Floor Contig | Bldg Contig | Price | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|---|----------|--------------|-------------|-------|--------------------|-----------|-------|------|
| P 1st / Suite B | 1,142 | 4,095 | 4,095 | No | \$9.50-\$13.00/nnn | Vacant | 5 yrs | New |
| Prudential Commerical Real Estate FL / John W. Trost (386) 253-8565 | | | | | | | | |
| P 1st / Suite C | 1,144 | 4,095 | 4,095 | No | \$9.50/nnn | Vacant | 5 yrs | New |
| Prudential Commerical Real Estate FL / John W. Trost (386) 253-8565 | | | | | | | | |
| P 1st / Suite D | 1,809 | 4,095 | 4,095 | No | \$9.50/nnn | Vacant | 5 yrs | New |
| Prudential Commerical Real Estate FL / John W. Trost (386) 253-8565 | | | | | | | | |
| P 1st / Suite G | 1,197 | 1,197 | 1,197 | No | \$9.50/nnn | Vacant | 5 yrs | New |
| Prudential Commerical Real Estate FL / John W. Trost (386) 253-8565 | | | | | | | | |

Building Notes

New Office Building in Ormond Beach
 1,142 to 4,095 SF
 Great Hand Avenue location
 Building and Monument Signage available



Location: Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Class B Office

Status: Built 1974

Stories: 1

RBA: 9,650 SF

Typical Floor: 9,650 SF

Total Avail: 2,390 SF

% Leased: 75.2%

Landlord Rep: Coldwell Banker Commercial Benchmark

Developer: -

Management: -

Recorded Owner: 550 Memorial Circle Condo Asso

Parcel Number: 4241-34-0A-0002

Parking: Ratio of 4.00/1,000 SF

| Floor | SF Avail | Floor Contig | Bldg Contig | Price | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|-----------------|----------|--------------|-------------|-----------|------------------|-----------|---------|--------|
| P 1st / Suite N | 2,390 | 2,390 | 2,390 | \$167,300 | \$7.00/nnn | Vacant | 3-5 yrs | Direct |

Coldwell Banker Commercial Benchmark / Ed Schwarz (386) 672-8530 x1006 / G.G. Galloway (386) 672-8530 x1003



Location: Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Class C Office

Status: Built 1978

Stories: 1

RBA: 2,446 SF

Typical Floor: 2,446 SF

Total Avail: 2,446 SF

% Leased: 0%

Landlord Rep: Realty Pros Assured
 Developer: -
 Management: -
 Recorded Owner: Sunbelt Partnership

Expenses: 2010 Tax @ \$2.70/sf
 Parcel Number: 4241-01-01-0069
 Parking: 18 free Surface Spaces are available; Ratio of 7.36/1,000 SF

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|---|----------|--------------|-------------|------------------|-----------|------------|--------|
| E 1st | 2,446 | 2,446 | 2,446 | \$8.00/fs | Vacant | Negotiable | Direct |
| Realty Pros Assured / Carl Lentz (386) 566-3726 | | | | | | | |



Location: Ormond Beach Cluster
Ormond Beach Submarket
Volusia County
Ormond Beach, FL 32174

Building Type: Class B Office/Medical

Status: Built 1985

Stories: 3

RBA: 23,200 SF

Typical Floor: 7,733 SF

Total Avail: 5,253 SF

% Leased: 77.4%

Landlord Rep: Coldwell Banker Commercial Benchmark

Developer: -

Management: -

Recorded Owner: Baranest Developers Llc

Expenses: 2012 Tax @ \$0.87/sf; 2012 Ops @ \$2.63/sf

Parcel Number: 4241-01-01-0065

Parking: 100 free Surface Spaces are available; Ratio of 4.30/1,000 SF

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|---|----------|--------------|-------------|------------------|-----------|---------|--------|
| P 1st / Suite 103 | 2,093 | 2,093 | 2,093 | \$10.50/nnn | Vacant | 3-5 yrs | Direct |
| Coldwell Banker Commercial Benchmark / Ed Schwarz (386) 672-8530 x1006 / G.G. Galloway (386) 672-8530 x1003 | | | | | | | |
| P 2nd / Suite 230 | 1,310 | 1,310 | 1,310 | \$10.50/nnn | Vacant | 3-5 yrs | Direct |
| Coldwell Banker Commercial Benchmark / Ed Schwarz (386) 672-8530 x1006 / G.G. Galloway (386) 672-8530 x1003 | | | | | | | |
| P 3rd / Suite 310 | 1,850 | 1,850 | 1,850 | \$10.50/nnn | Vacant | 3-5 yrs | Direct |
| Coldwell Banker Commercial Benchmark / Ed Schwarz (386) 672-8530 x1006 / G.G. Galloway (386) 672-8530 x1003 | | | | | | | |



Location: Park Plaza Professional Center
 Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Class B Office/Medical

Status: Built 1978

Stories: 2

RBA: 39,774 SF

Typical Floor: 16,567 SF

Total Avail: 17,661 SF

% Leased: 55.6%

Landlord Rep: Del Sol Rentals

Developer: -

Management: Commercial Properties of Volusia Co

Recorded Owner: Park Plaza

Expenses: 2011 Tax @ \$0.38/sf

Parcel Number: 4217-00-00-0100

Parking: 136 Surface Spaces are available; Ratio of 4.80/1,000 SF

Amenities: Atrium, On Site Management, Property Manager on Site

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|--|-------------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st | 120 - 6,661 | 6,661 | 6,661 | \$10.00/fs | Vacant | 1-3 yrs | Direct |
| Weichert Realtors Hallmark Pro / Jack Kirakossian (386) 944-1080 | | | | | | | |
| P 1st | 1,000 | 1,000 | 1,000 | \$12.00/mg | Vacant | 1-5 yrs | Direct |
| Del Sol Rentals / Mary Jamidar (386) 453-5585 | | | | | | | |
| P 2nd | 10,000 | 10,000 | 10,000 | \$12.00/mg | Vacant | Negotiable | Direct |
| Del Sol Rentals / Mary Jamidar (386) 453-5585 | | | | | | | |



Location: Ormond Beach Cluster
Ormond Beach Submarket
Volusia County
Ormond Beach, FL 32174

Building Type: Retail/(Strip Center)
Bldg Status: Built 1988
Building Size: 38,859 SF
Typical Floor Size: 53,468 SF
Stories: 1
Land Area: 3.50 AC
Total Avail: 27,767 SF
% Leased: 28.5%
Total Spaces Avail: 12
Smallest Space: 979 SF
Bldg Vacant: 27767

Landlord Rep: Realty Capital
Developer: -
Management: -

Recorded Owner: RealtyFund LLC III

Expenses: 2010 Tax @ \$1.66/sf, 2012 Est Tax @ \$1.66/sf; 2010 Ops @ \$4.55/sf, 2012 Est Ops @ \$1.84/sf

Parcel Number: 4221-07-00-0010
CAM: \$4.55

Amenities: Pylon Sign

Street Frontage: 402 feet on S Nova Rd(with 1 curb cut)

Parking: 70 Surface Spaces are available; Ratio of 1.80/1,000 SF

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|---|----------|--------------|-------------|------------------|-----------|---------|--------|
| P 1st / Suite 431 | 1,392 | 1,392 | 1,392 | \$10.00/nnn | Vacant | 1-3 yrs | Direct |
| Realty Capital / Charles R. Frederick (407) 843-7070 x120 | | | | | | | |
| P 1st / Suite 433 | 1,324 | 1,324 | 1,324 | \$10.00/nnn | Vacant | 1-3 yrs | Direct |
| Realty Capital / Charles R. Frederick (407) 843-7070 x120 | | | | | | | |
| P 1st / Suite 443 | 2,914 | 2,914 | 2,914 | \$10.00/nnn | Vacant | 1-3 yrs | Direct |
| Realty Capital / Charles R. Frederick (407) 843-7070 x120 | | | | | | | |
| P 1st / Suite 447 | 1,441 | 1,441 | 1,441 | \$10.00/nnn | Vacant | 1-3 yrs | Direct |
| Realty Capital / Charles R. Frederick (407) 843-7070 x120 | | | | | | | |
| P 1st / Suite 469 | 2,101 | 2,101 | 2,101 | \$10.00/nnn | Vacant | 1-3 yrs | Direct |
| Realty Capital / Charles R. Frederick (407) 843-7070 x120 | | | | | | | |
| P 1st / Suite 471 | 1,420 | 1,420 | 1,420 | \$10.00/nnn | Vacant | 1-3 yrs | Direct |
| Realty Capital / Charles R. Frederick (407) 843-7070 x120 | | | | | | | |
| P 1st / Suite 473 | 1,421 | 1,421 | 1,421 | \$10.00/nnn | Vacant | 1-3 yrs | Direct |
| Realty Capital / Charles R. Frederick (407) 843-7070 x120 | | | | | | | |
| P 1st / Suite 475 | 2,943 | 2,943 | 2,943 | \$10.00/nnn | Vacant | 1-3 yrs | Direct |
| Realty Capital / Charles R. Frederick (407) 843-7070 x120 | | | | | | | |
| P 1st / Suite 483 | 3,985 | 3,985 | 3,985 | \$10.00/nnn | Vacant | 1-3 yrs | Direct |
| Realty Capital / Charles R. Frederick (407) 843-7070 x120 | | | | | | | |
| P 1st / Suite 485 | 979 | 979 | 979 | \$10.00/nnn | Vacant | 1-3 yrs | Direct |
| Realty Capital / Charles R. Frederick (407) 843-7070 x120 | | | | | | | |

431 S Nova Rd - Renaissance Center(cont'd)

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|---|----------|--------------|-------------|------------------|-----------|---------|--------|
| P 1st / Suite 487 | 2,518 | 2,518 | 2,518 | \$10.00/nnn | Vacant | 1-3 yrs | Direct |
| Realty Capital / Charles R. Frederick (407) 843-7070 x120 | | | | | | | |

Building Notes

Great exposure directly on six lane Nova Road; Proven Location for 20+ years; Below market lease rate; Recently renovated center; Substantial amount of parking



Location: Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Class B Office

Status: Built 1988

Stories: 1

RBA: 16,714 SF

Typical Floor: 16,714 SF

Total Avail: 8,202 SF

% Leased: 50.9%

Landlord Rep: Realty Capital

Developer: -

Management: Realty Capital

Recorded Owner: Realtyfund Llc li

Expenses: 2010 Tax @ \$2.89/sf, 2012 Est Tax @ \$2.89/sf; 2012 Est Ops @ \$0.61/sf

Parcel Number: 4221-07-00-0010

Parking: 70 free Surface Spaces are available; Ratio of 4.19/1,000 SF

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|---|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st / Suite 106 | 6,132 | 6,132 | 6,132 | \$10.00/nnn | Vacant | Negotiable | Direct |
| Realty Capital / Charles R. Frederick (407) 843-7070 x120 | | | | | | | |
| P 1st / Suite 107 | 2,070 | 2,070 | 2,070 | \$10.00/nnn | Vacant | Negotiable | Direct |
| Realty Capital / Charles R. Frederick (407) 843-7070 x120 | | | | | | | |



Location: Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Class B Office/Medical

Status: Built 1981, Renov 1988

Stories: 2

RBA: 8,000 SF

Typical Floor: 13,541 SF

Total Avail: 7,350 SF

% Leased: 53.1%

Landlord Rep: Pine Cone Developers

Developer: -

Management: -

Recorded Owner: Patel Vipin K & G V

Expenses: 2008 Tax @ \$2.72/sf

Parcel Number: 4241-01-07-0072

Parking: 60 free Surface Spaces are available; Ratio of 7.50/1,000 SF

Amenities: 24/7 Building Access, A/C, Bus Line, Property Manager on Site, Signage

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|---|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st / Suite A Pine Cone Developers / Don Miller (386) 295-5770 | 1,250 | 3,750 | 3,750 | \$16.00/fs | Vacant | Negotiable | Direct |
| P 1st / Suite B Pine Cone Developers / Don Miller (386) 295-5770 | 1,250 | 3,750 | 3,750 | \$16.00/fs | Vacant | Negotiable | Direct |
| P 1st / Suite C Pine Cone Developers / Don Miller (386) 295-5770 | 1,250 | 3,750 | 3,750 | \$16.00/fs | Vacant | Negotiable | Direct |
| P 2nd / Suite G Pine Cone Developers / Don Miller (386) 295-5770 | 3,600 | 3,600 | 3,600 | \$16.00/fs | 30 Days | Negotiable | Direct |



Location: Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Class C Office/Medical

Status: Built 1983
 Stories: 1

RBA: 11,240 SF
 Typical Floor: 11,240 SF

Total Avail: 4,092 SF
 % Leased: 63.6%

Landlord Rep: Realty Pros Assured
 Developer: -
 Management: -
 Recorded Owner: Kings Road Condo Assoc

Expenses: 2011 Tax @ \$1.53/sf
 Parcel Number: 4221-04-00-0001, 4221-04-00-0010, 4221-04-00-0020, 4221-04-00-0030, 4221-04-00-0040, 4221-04-00-0050, 4221-04-00-0060
 Parking: 20 free Surface Spaces are available; Ratio of 1.78/1,000 SF
 Amenities: Signage

| Floor | SF Avail | Floor Contig | Bldg Contig | Price | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|---|----------|--------------|-------------|-------|------------------|-----------|------------|--------|
| P 1st | 2,046 | 2,046 | 2,046 | No | \$13.00/nnn | Vacant | Negotiable | Direct |
| Realty Pros Assured / Carl Lentz (386) 566-3726 | | | | | | | | |



Location: Building 6
 Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Class C Warehouse
 Status: Built 1986
 Tenancy: Multiple Tenant

Land Area: 3.21 AC
 Stories: 1
 RBA: 18,000 SF

Landlord Rep: Cotton Enterprises
 Management: -
 Recorded Owner: Ormond Business Park LLC

Total Avail: 7,500 SF
 % Leased: 58.3%

Ceiling Height: 14'0"
 Column Spacing: -
 Drive Ins: 2 - 10'0" w x 12'0" h
 Loading Docks: None
 Power: 400a 3p

Crane: None
 Rail Line: None
 Cross Docks: -
 Const Mat: Masonry
 Utilities: Heating - Electric, Lighting - Fluorescent, No Gas, Sewer - City, Water - City

Expenses: 2011 Tax @ \$0.48/sf; 2012 Ops @ \$1.38/sf
 Parcel Number: 4241-01-07-0040
 Parking: 100 free Surface Spaces are available; Ratio of 5.56/1,000 SF
 Amenities: Signage

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|---|----------|-------------|------------------|-----------|------|----------|
| P 1st / Suite B | 7,500 | 7,500 | \$5.50/nnn | Vacant | 1 yr | Direct |
| Cotton Enterprises / Mike Cotton (386) 257-5599 | | | | | | |



Location: Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Retail/(Strip Center)
 Bldg Status: Built 2006
 Building Size: 14,720 SF
 Typical Floor Size: 14,720 SF
 Stories: 1
 Land Area: 3.78 AC
 Total Avail: 1,840 SF
 % Leased: 87.5%
 Total Spaces Avail: 1
 Smallest Space: 1,840 SF
 Bldg Vacant: 1840

Landlord Rep: Adams Cameron & Co. Realtors
 Developer: -
 Management: -
 Recorded Owner: Underwood Enterprises Inc

Expenses: 2011 Tax @ \$1.16/sf, 2010 Est Tax @ \$1.19/sf; 2010 Est
 Ops @ \$2.51/sf

Parcel Number: 4241-01-10-0060
 CAM: \$3.75

Loading Docks: -

Ceiling Height: 15'-20'

Street Frontage: 260 feet on N Orchard St(with 2 curb cuts)

Parking: 72 free Surface Spaces are available; Ratio of 4.90/1,000 SF

| Floor | SF Avail | Floor Contig | Bldg Contig | Price | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|-----------------|----------|--------------|-------------|-----------|--------------------|-----------|------|--------|
| P 1st / Suite 8 | 1,840 | 1,840 | 1,840 | \$340,400 | \$9.50-\$12.50/nnn | Vacant | 1 yr | Direct |

Adams Cameron & Co. Realtors / Gordon Phifer (386) 673-2100

Building Notes

New office, retail units for sale in prime Ormond Beach location. Units are 1840 SF each or you can combine units if you need larger SF. Standard with the units are three phase power, firewall, concrete floors, and quality construction and design. Units are ready for your customers' interior build-out. Few opportunities remain in the Ormond Beach market.



Location: Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Class B Office/Medical

Status: Built 1985

Stories: 1

RBA: 5,930 SF

Typical Floor: 5,930 SF

Total Avail: 2,112 SF

% Leased: 64.4%

Landlord Rep: Prudential Commerical Real Estate FL
 Developer: -
 Management: -
 Recorded Owner: Dhand Arun

Expenses: 2011 Tax @ \$0.52/sf
 Parcel Number: 4241-21-00-0040
 Parking: 16 free Surface Spaces are available; Ratio of 2.70/1,000 SF

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|---|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st / Suite A | 2,112 | 2,112 | 2,112 | \$10.00/nnn | Vacant | Negotiable | Direct |
| Prudential Commerical Real Estate FL / Ron Frederick (386) 334-8997 | | | | | | | |



Location: Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Retail/Freestanding
 Bldg Status: Built 1987
 Building Size: 6,264 SF
 Typical Floor Size: 6,264 SF
 Stories: 1
 Land Area: 0.57 AC
 Total Avail: 2,800 SF
 % Leased: 100%
 Total Spaces Avail: 1
 Smallest Space: 1,440 SF
 Bldg Vacant: -

Landlord Rep: Adams Cameron & Co. Realtors
 Developer: -
 Management: -
 Recorded Owner: Grant Allen
 Expenses: 2012 Tax @ \$1.04/sf

Parcel Number: 4222-02-02-0030

Amenities: Bus Line, Pylon Sign, Signage

Street Frontage: 134 feet on S Yonge St(with 1 curb cut)

Parking: 24 free Surface Spaces are available; Ratio of 3.83/1,000 SF

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|-------|---------------|--------------|-------------|------------------|------------|------------|--------|
| P 1st | 1,440 - 2,800 | 2,800 | 2,800 | \$15.00/nnn | Negotiable | Negotiable | Direct |

Adams Cameron & Co. Realtors / Dick McNerney (386) 252-3120



Location: Ormond Beach Cluster
 Ormond Beach Submarket
 Volusia County
 Ormond Beach, FL 32174

Building Type: Class B Office/Medical

Status: Built 1978
 Stories: 1

RBA: 4,611 SF
 Typical Floor: 4,611 SF

Total Avail: 1,200 SF
 % Leased: 74.0%

Landlord Rep: Prudential Commerical Real Estate FL
 Developer: -
 Management: -
 Recorded Owner: Van Diepen P Gail

Expenses: 2012 Tax @ \$1.22/sf
 Parcel Number: 4222-02-04-0030
 Parking: 40 free Surface Spaces are available; Ratio of 7.30/1,000 SF
 Amenities: Bus Line, Security System, Signage

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|--|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st | 1,200 | 1,200 | 1,200 | \$12.00/mg | Vacant | Negotiable | Direct |
| Prudential Commerical Real Estate FL / Claude Gardner (386) 846-4135 | | | | | | | |

TUSCANY SHOPPES OF ORMOND

1185 W. Granada Boulevard
Ormond Beach, Florida 32174



Property Summary

Property: Tuscany Shoppes of Ormond Shopping Center

Status: For Lease

Size: Suite 3 - 1,915 SF, former bank branch
Suite 10B - 2,990 SF, with covered outdoor seating
Suite 11 - 4,802 SF, may be divided

Price: **Suite 3 - \$19.00 NNN**
Suite 10B - \$22.00 NNN
Suite 11 - \$11.00 NNN
Estimated CAM, Real Estate taxes and Insurance \$4.75 per SF

Zoning: PBD 'Planned Business Development'

Year Built: 2005

| | | | |
|---------------------|---------------------------|----------------------------|----------------------------|
| Population (est.): | <u>1 MILE</u> 5,320 | <u>3 MILES</u> 38,994 | <u>5 MILES</u> 85,466 |
| Average HHI (est.): | <u>1 MILE</u> \$66,728 | <u>3 MILES</u> \$58,690 | <u>5 MILES</u> \$56,346 |

Traffic Count: 33,000 vehicles per day - Granada Boulevard



- Property Highlights:
- Tuscany Shoppes is a 36,268 SF, Two-Story Retail Center in the heart of Ormond Beach
 - Suite 9 - 1,915 SF, former bank branch
 - Suite 10 - 2,990 SF, with covered outdoor seating on eastside of the building
 - Suite 11 - 4,802 SF, may be divided 1,352 SF and 3,450 SF, see proposed floor plan herein
 - Landlord may provide some tenant improvements
 - Mediterranean Design and well Landscaped
 - Join National and Regional Tenants: Mango Sun, Pet Supermarket, AT&T, Subway, Space Coast Credit Union, Elite Eyecare, Amaris Day Spa and others

Rock Solid in Commercial Real Estate

John W. Trost, PA, CCIM
(386) 253-8565 Ext.115 Office
(386) 295-5723 Mobile
JTROST@CCIM.NET

www.JohnTrost.com

Information contained herein is believed to be accurate, but not guaranteed and may change without notice.

NOVA SHOPPES OF ORMOND

175 S. Nova Road
Ormond Beach, FL 32174

Property Summary

Property: Nova Shoppes
 Status: For Lease
 Size: Unit 5a - 1,260 SF
 Unit 5b - 1,349 SF
 Unit 6b - 1,305 SF
 Unit 7 - 1,260 SF, former pizza restaurant
 2,609 SF contiguous space

Price: **\$14.00 NNN**
Estimated CAM, Real Estate Taxes & Insurance \$4.75 per SF

Year Built: 2006

Zoning: PBD 'Planned Business Development'

| | | | |
|------------|---------------|----------------|----------------|
| Population | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
| (est.): | 8,494 | 46,959 | 91,598 |

| | | | |
|-------------|---------------|----------------|----------------|
| Average HHI | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
| (est.): | \$48,824 | \$55,491 | \$54,557 |

Traffic Count: 28,500 vehicles per day - Nova Road

- Property Highlights:
- Nova Shoppes of Ormond
 - 1,260 SF - 2,609 SF available for lease
 - Great tenant mix including: Firehouse Subs, First Crush, Tokyo Japanese Steakhouse, Blau Mediterranean Grill and several others
 - High Traffic Nova Road location just south of Granada Boulevard
 - Pylon signage included



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ATTACHMENT 4

- Retail & Office Space Inventory
and Analysis

Retail Space Availability

| | Address | # Spaces Available | Bldg Size | Rental Rate | Space Available | Type | Reported Vacancy Rate | Calculated Vacancy Rate |
|----|---|--------------------|-----------|-------------|-----------------|---------------|-----------------------|-------------------------|
| 1 | 767 S. Nova Road (Tomoka Plaza) | 2 | 72,331 | \$7.25 | 2,150 | Retail | 17% | 3% |
| | | | | \$9.00 | 10,500 | | | |
| 2 | 1435-1439 N. US 1 Highway | 5 | 9,562 | \$10.00 | 1,366 | Retail | 76% | 14% |
| | | | | | 2,732 | | | |
| 3 | 187 S. Yonge Street | 1 | 6,264 | \$15.00 | 2,800 | Retail | 45% | 45% |
| 4 | 1185 W. Granada (Tuscany Shoppes) | 4 | 36,024 | \$11.00 | 13,583 | Retail | 38% | 38% |
| 5 | 431 S. Nova Road (Renaissance Ctr) | 10 | 53,468 | \$10.00 | 27,767 | Retail/Office | 63% | 52% |
| 6 | 393 W. Granada (Winn Dixie SC) | 2 | 80,539 | \$8.50 | 5,040 | Retail | 8% | 6% |
| 7 | 775 W. Granada Boulevard (Kings Crossing) | 3 | 11,352 | \$16.00 | 4,112 | Office/Retail | | 36% |
| 8 | 287 South Yonge | 2 | 5,200 | \$8.93 | 800 | Retail | | 15% |
| | | | | \$10.43 | 2,400 | | | |
| 9 | 1433 N. US 1 Highway (MBA Bus Ctr) | 1 | 43,712 | \$10.00 | 9,562 | Retail | 22% | 22% |
| 10 | 333 W. Granada | 1 | 250,246 | \$6.00 | 4,348 | Retail | | 2% |
| 11 | 1425 W. Granada Boulevard | 1 | 20,824 | \$18.00 | 1,200 | Retail | 6% | 6% |
| 12 | 175 S. Nova (Nova Shoppes) | 3 | 22,085 | \$14.00 | 5,714 | Retail | 24% | 26% |
| 13 | 101 E. Granada Boulevard | 1 | 26,640 | \$13.00 | 26,640 | Retail | 100% | 100% |
| 14 | 110 S. Nova (Rivergate | 3 | 76,523 | \$17.00 | 12,970 | Retail | 13% | 17% |
| 15 | 216-348 N. Nova Road | 9 | | \$23.00 | 15,731 | Retail | 12% | |
| 16 | 201 E. Granada (Granada Plaza) | 6 | 106,580 | \$8.00 | 12,841 | Retail | 12% | 12% |
| | | | | \$20.00 | | | | |
| 17 | 300 W. Granada | 1 | 2,750 | \$14.00 | 1,266 | Retail | 50% | 46% |
| 18 | 1302 W. Granada | | 25000 | | 25,000 | Retail | 100% | 100% |
| 19 | 150 North Nova | 2 | 28,500 | \$14.00 | 2,280 | Retail | 8% | 8% |
| | | 57 | 877,600 | \$12.53 | 190,802 | | 37% | 22% |

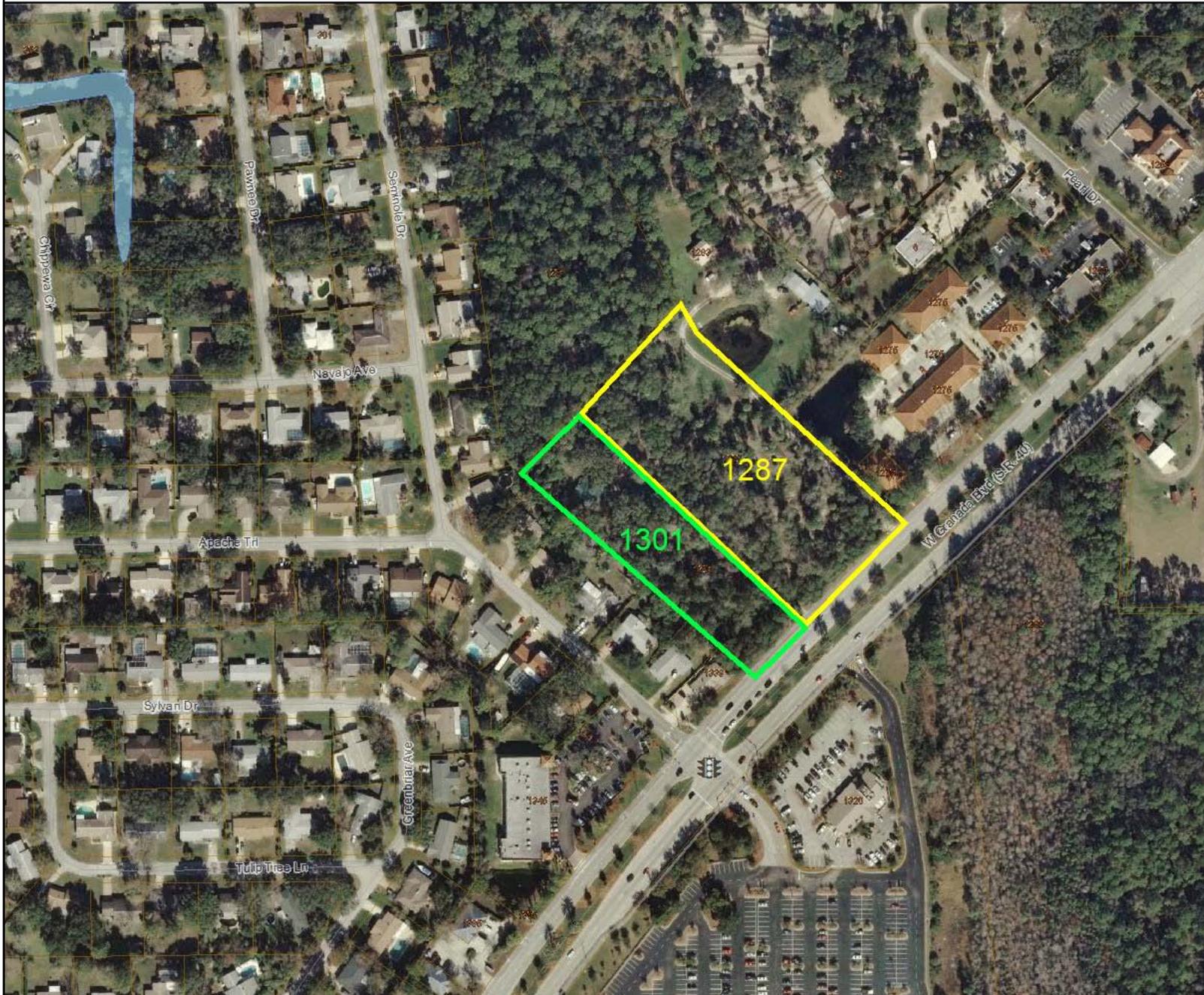
Office Space Availability

| Address | # Spaces Available | Bldg Size | Rental Rate | Space Available | Type | Calculated Vacancy Rate |
|------------------------------|--------------------|----------------|----------------|-----------------|---------------|-------------------------|
| 1 265 Clyde Morris Blvd | 2 | 14,985 | \$16.25 | 6,084 | Office | 41.0% |
| 2 290 Clyde Morris Blvd | 1 | 4,000 | \$10.00 | 2,400 | Office | 54.5% |
| 3 555 W. Granada Blvd A & B | 2 | 32,751 | \$12.00 | 5,109 | Office | 9.0% |
| 4 555 W. Granadav Blvd - H | 2 | 13,757 | \$16.00 | 3,555 | Office | 26.0% |
| 5 725 W. Granada Blvd | 4 | 27,000 | \$18.00 | 5,940 | Office | 22.0% |
| 6 775 W. Granada Blvd | 3 | 11,655 | \$16.00 | 4,122 | Office | 40.0% |
| 7 780 W. Granada Blvd | 2 | 33,980 | \$15.00 | 3,480 | Office | 10.0% |
| 8 801 W. Granada Blvd | 5 | 22,584 | \$9.00 | 6,546 | Office | 71.0% |
| 9 1200 W. Granada Blvd | 2 | 9,082 | \$17.50 | 6,883 | Office | 0.0% |
| 10 1265 W. Granada Boulevard | 1 | 8,024 | \$12.50 | 4,495 | Office | 0.0% |
| 11 1450 W. Granda Boulevard | 1 | 9,349 | \$17.95 | 6,500 | Office | 0.0% |
| 12 326-362 Hand Avenue | 1 | 7,327 | \$8.19 | 7,327 | Office | 0.0% |
| 13 1400 Hand Avenue | 1 | 14,000 | \$14.00 | 3,559 | Office | 25.0% |
| 14 1425 Hand Avenue | 4 | 21,810 | \$9.50 | 16,442 | Office | 48.5% |
| 15 550 Memorial Circle | 1 | 9,650 | \$7.00 | 2,390 | Office | 25.0% |
| 16 565 Memorial Circle | 1 | 2,446 | \$8.00 | 2,446 | Office | 100.0% |
| 17 570 Memorial Circle | 3 | 23,200 | \$10.50 | 5,253 | Office | 23.0% |
| 18 533 N. Nova Road | 3 | 39,774 | \$10.00 | 17,661 | Office | 44.0% |
| 19 495 S. Nova Road | 2 | 16,714 | \$10.00 | 8,202 | Office | 49.0% |
| 20 55 N. Old Kings Road | 4 | 8,000 | \$16.00 | 7,350 | Office | 47.0% |
| 21 106 n. Old Kings Road | 1 | 11,240 | \$13.00 | 4,092 | Office | 36.0% |
| 22 136 N. Orchard St | 1 | 14,720 | \$9.50 | 1,840 | Office | 12.5% |
| 23 800 Sterthaus Drive | 1 | 5,930 | \$10.00 | 2,112 | Office | 36.0% |
| 24 187 S. Yonge Street | 1 | 6,264 | \$15.00 | 2,800 | Office | 100.0% |
| 25 279 S. Yonge Street | 1 | 4,611 | \$12.00 | 1,200 | Office | 26.0% |
| | 50 | 372,853 | \$12.52 | 137,788 | Office | 33.8% |

ATTACHMENT 5

- Maps, aerials and pictures

1287 & 1301 West Granada Boulevard location map



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

266 ft



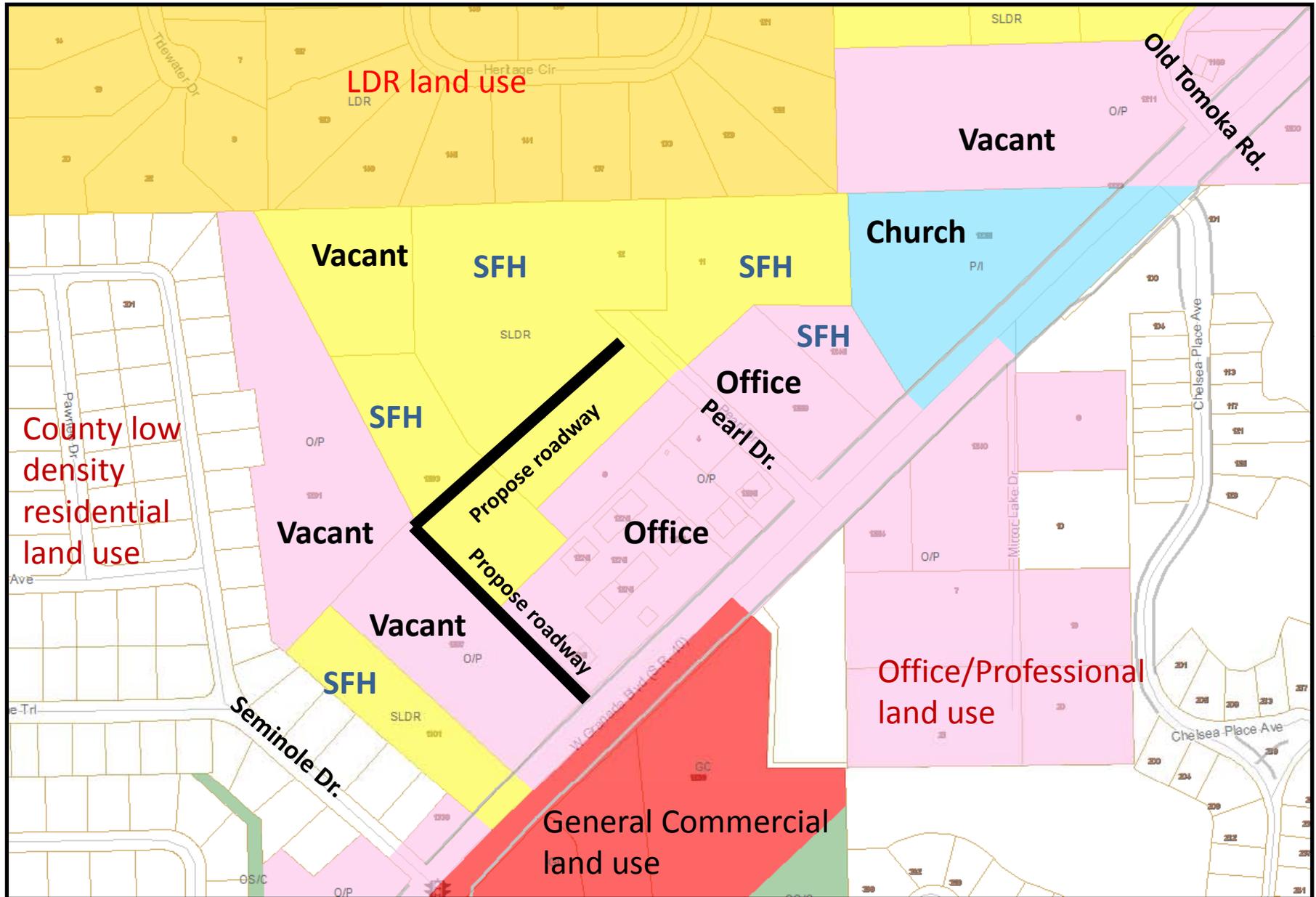
GIS data is provided on an "as is" basis. The accuracy or reliability of the data is not guaranteed or warranted in any way. The City of Ormond Beach specifically disclaims any warranty either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for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

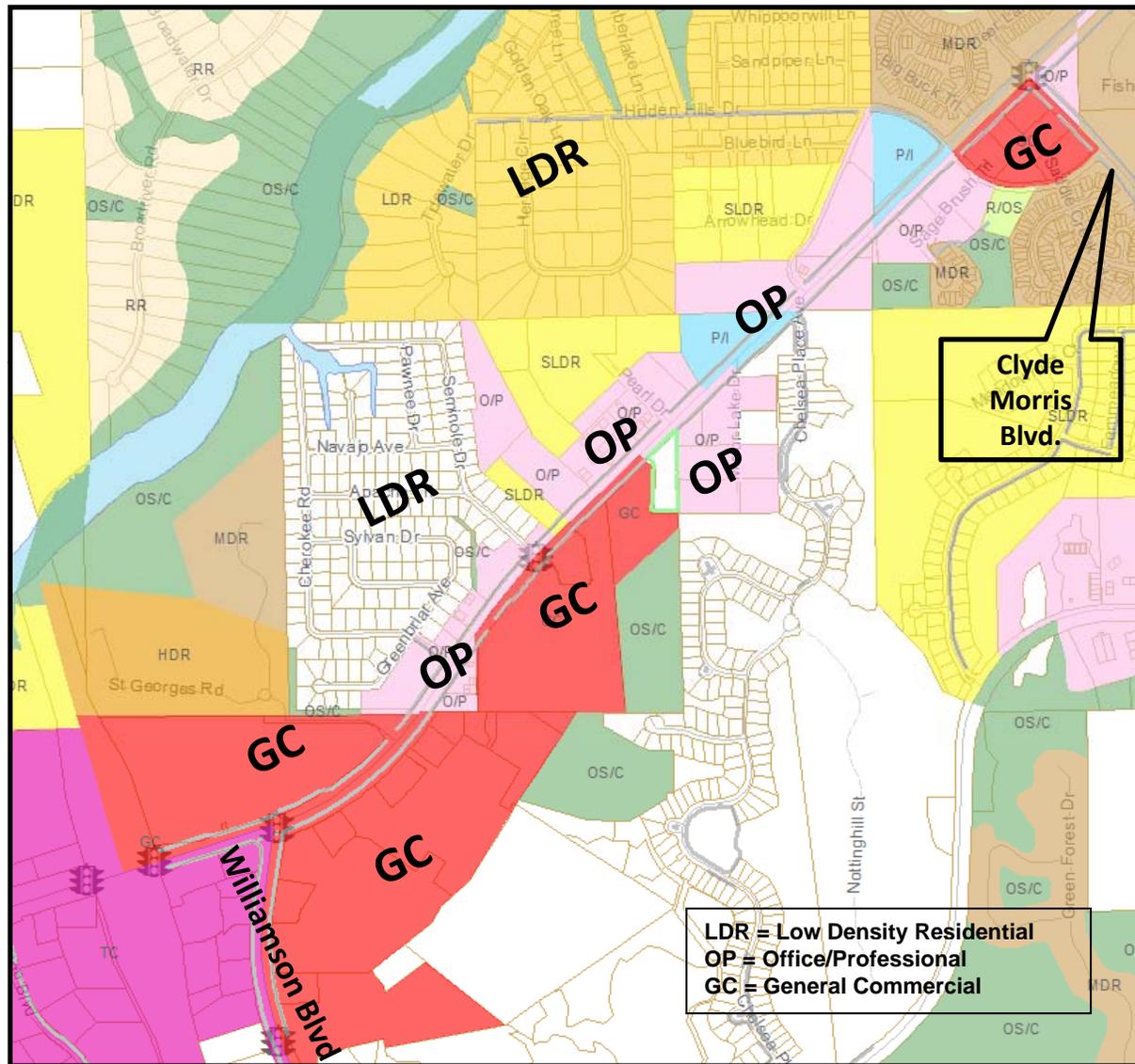


Site location shown on aerial view



Future land use map exhibit with uses identified- from Old Tomoka Road to Seminole Drive





Picture of subject property



Source: Google maps

Picture of Granada Boulevard street, just east of subject property



Source: Google maps

Picture of single family residential abutting west property line of
1301 West Granada Boulevard



Source: Google maps

ATTACHMENT 6

- Strategic Economic Development Plan
Excerpts, Pages 21-26

Economic Development Plan full report is at:
(<http://www.ormondbeach.org/DocumentCenter/Home/View/6185>)

H. Hospitality Sector

The City's hospitality industry has remained stable since the last SEDP. The City's inventory of hotel/motel rooms is 1,400 rooms as shown in Table 17. There are numerous condominium properties, i.e. Royal Floridian, that provide additional short term hospitality visitor accommodations. One of the City's new SEDP objectives is to attract a hotel with large conferencing facilities.

Table 17. Hospitality Inventory, 2011

| Hotel/Motel | Number of Rooms |
|------------------------------------|-----------------|
| AQUA TERRACE | 37 |
| A1A TRAVEL INN | 12 |
| BEST WESTERN CASTILLO DEL SOL | 147 |
| COMFORT INN | 50 |
| COMFORT SUITES | 65 |
| CORAL BCH MOTEL | 97 |
| CORAL SANDS INN & SEASIDE COTTAGES | 103 |
| CORVETTE MOTEL | 14 |
| COVE ON ORMOND BEACH | 54 |
| DRIFTWOOD RESORT | 37 |
| ECONO LODGE INN | 70 |
| HAMPTON INN | 84 |
| JAMESON INN | 67 |
| LA BREEZE HOTEL | 40 |
| MAKAI BEACH RESORT | 110 |
| MAINSAIL INN & SUITES | 43 |
| MAVERICK CONDO HOTEL | 140 |
| ORMOND INN | 14 |
| QUALITY INN | 46 |
| SCOTTISH INNS | 60 |
| SLEEP INN | 83 |
| TRAVEL INN | 11 |
| VANGUARD MOTEL | 16 |
| TOTAL ROOM COUNT | 1,400 |

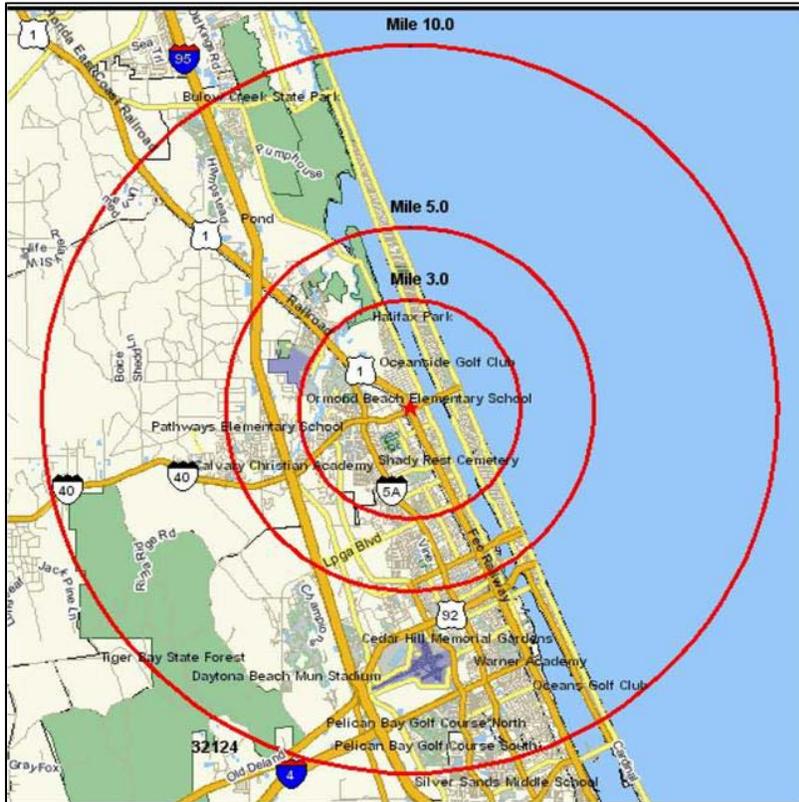
Source: City of Ormond Beach, 2011

I. Retail Sector

This SEDP addresses the need for increased retail, both new construction and to fill existing vacancies. A detailed analysis for possible retail gaps was prepared for the downtown (3 mile radius) and for the entire city (5 and 10 mile radii). A 3 mile radius is a typical market area for neighborhood oriented retail which usually includes a grocery store as an anchor. The larger 5 and 10 mile radii delineate the primary and secondary

markets for general retail activities other than regional retail which can draw upon a 20 to 30 mile market area.

Figure 4. Map of Retail Service Areas



Source: Claritas, Inc., Strategic Planning Group, Inc. 2011

In order to determine the existing retail market supply and demand, SPG commissioned Claritas, Inc. to prepare a proprietary retail gap analysis of the City. Claritas, Inc. is part of The Nielsen Company, one of the largest providers of retail and marketing statistics in the Country. Most of the major retailers use Claritas data in their site selection studies. The Claritas retail gap study identifies total retail expenditures for retail goods (demand) as well as quantifying retail store sales within specified geographic markets (in this case radii). The difference between expenditures (demand) and store sales (supply) indicated that there is a potential for additional store types or that there is a potential surplus of stores in the market area. Detailed retail demand/supply Tables are provided in the appendices.

Table 18, starting on page 27, shows the results of the retail opportunity analysis. Data in red indicate that there are more store sales than local market (radii) demand. This means that the retail stores are attracting customers beyond the immediate markets.

As shown in Table 18, total retail activity (including eating and drinking) is negative for all three markets (i.e. that existing store sales exceed the demand). This can be

explained in a number of ways; the most significant is that retail expenditures come from tourist and other customers from outside the City. An example of the later would be that Wal-Mart attracts buyers from the region not just City residents.

It is important to note that while total retail activity may exceed local demand, individual niche retail demand may have unmet need. The retail sectors in black indicate potential retail opportunities within the three individual market areas (3, 5, 10 mile radii). In some cases there may be a gap (potential for more sales) at the three mile market while a surplus (red) exists at the five mile market. This usually means that stores located within the five mile market are capturing the demand from the smaller three mile market.

It should be noted these are only “potential” opportunities. The gap analysis is only a part of a full retail analysis used by the retail sector. The location and successes of other competitive retails is also an important part of an overall site specific retail analysis. For example, some types of retailer have the ability to cannibalize (or take sales away from existing stores) by virtue of reputation, advertising, lower costs, service, visibility etc.

Based on the Claritas retail gap analysis, there are limited existing retail opportunities without taking sales from existing retails. The top five opportunities (gap) identified at the five digit commodity/store code are¹:

Three (3) Mile Market Area

1. Gasoline Stations with Convenience Store (44711) - \$17.97 million gap
2. Pharmacy/Drugstore (44611) - \$13.52 million gap
3. Other Gas Stations (44719) - \$12.59 million gap
4. Nursery and Garden Centers (44422) - \$5.03 million gap
5. Office Supplies and Stationery Stores (45321) - \$4.06 million gap

Five (5) Mile Market Area

1. Pharmacy/Drugstore (44711) - \$27.13 million gap
2. Other Gas Stations (44719) - \$20.04 million gap
3. Home Centers - \$8.79 million gap
4. Nursery and Garden Centers - \$7.88 million gap
5. Hardware Stores - \$5.79 million gap

Ten (10) Mile Market Area

1. Pharmacy/Drugstore (44611) - \$33.07 million gap
2. Nursery and Garden Centers (44422) - \$14.28 million gap
3. Hardware Stores (44413) - \$8.72
4. Home Centers (44411) - \$6.46 million gap
5. Sports Goods (45111) - \$5.45 million gap

The summary of the retail analysis (shown by 3 digit commodity/store type code) is shown on the next page. The data which form the basis of this Table are found in the Appendix.

¹ This list does not include non store retailers (i.e. catalog, internet based retail, etc.)

Table 18. Retail Opportunity Gap Analysis, 2010

| | Opportunity | Opportunity | Opportunity |
|---|---------------------|----------------------|----------------------|
| | Gap/Surplus | Gap/Surplus | Gap/Surplus |
| | 3 mile | 5 mile | 10 mile |
| Total Retail Sales Incl Eating and Drinking Places | (24,046,095) | (294,033,049) | (892,230,233) |
| Motor Vehicle and Parts Dealers-441 | 62,742,239 | (169,527,940) | (182,622,121) |
| Automotive Dealers-4411 | 62,723,866 | (150,655,094) | (139,428,395) |
| Other Motor Vehicle Dealers-4412 | 2,105,926 | (12,988,197) | (29,751,447) |
| Automotive Parts/Accsrs, Tire Stores-4413 | (2,087,554) | (5,884,648) | (13,442,278) |
| Furniture and Home Furnishings Stores-442 | (11,391,933) | (9,592,055) | (26,555,318) |
| Furniture Stores-4421 | (12,534,900) | (12,561,457) | (21,799,440) |
| Home Furnishing Stores-4422 | 1,142,968 | 2,969,402 | (4,755,879) |
| Electronics and Appliance Stores-443 | 6,521,425 | (1,215,061) | (60,065,885) |
| Appliances, TVs, Electronics Stores-44311 | 4,025,111 | (4,143,819) | (59,791,810) |
| Household Appliances Stores-443111 | 2,410,223 | (5,487,931) | (12,037,907) |
| Radio, Television, Electronics Stores-443112 | 1,614,889 | 1,344,112 | (47,753,903) |
| Computer and Software Stores-44312 | 1,855,798 | 3,205,260 | 1,275,529 |
| Camera and Photographic Equipment Stores-44313 | 640,516 | (276,503) | (1,549,603) |
| Building Material, Garden Equip Stores -444 | (11,205,842) | (1,123,532) | 1,526,174 |
| Building Material and Supply Dealers-4441 | (16,385,001) | (9,603,931) | (13,991,831) |
| Home Centers-44411 | (5,556,508) | 8,785,572 | 6,461,306 |
| Paint and Wallpaper Stores-44412 | (847,469) | 185,261 | (8,055,440) |
| Hardware Stores-44413 | 3,155,755 | 5,778,557 | 8,720,296 |
| Other Building Materials Dealers-44419 | (13,136,779) | (24,353,321) | (21,117,991) |
| Building Materials, Lumberyards-444191 | (4,965,681) | (9,246,751) | (7,395,442) |
| Lawn, Garden Equipment, Supplies Stores-4442 | 5,179,160 | 8,480,398 | 15,518,004 |
| Outdoor Power Equipment Stores-44421 | 149,597 | 595,833 | 1,230,538 |
| Nursery and Garden Centers-44422 | 5,029,561 | 7,884,565 | 14,287,465 |
| Food and Beverage Stores-445 | (96,675,294) | (80,199,191) | (101,469,948) |
| Grocery Stores-4451 | (96,474,979) | (80,661,159) | (105,352,879) |
| Supermarkets, Grocery (Ex Conv) Stores-44511 | (95,782,111) | (77,900,410) | (100,326,440) |
| Convenience Stores-44512 | (692,868) | (2,760,748) | (5,026,439) |
| Specialty Food Stores-4452 | 524,545 | 220,463 | (53,946) |
| Beer, Wine and Liquor Stores-4453 | (724,860) | 241,505 | 3,936,877 |
| Health and Personal Care Stores-446 | 10,622,831 | 19,939,635 | 22,116,826 |
| Pharmancies and Drug Stores-44611 | 13,518,102 | 27,128,610 | 33,068,836 |
| Cosmetics, Beauty Supplies, Perfume Stores-44612 | 1,299,106 | 1,513,008 | 1,227,044 |
| Optical Goods Stores-44613 | 690,698 | 1,048,373 | (2,046,920) |
| Other Health and Personal Care Stores-44619 | (4,885,076) | (9,750,355) | (10,132,135) |
| Gasoline Stations-447 | 30,563,157 | 8,879,468 | 32,980,544 |
| Gasoline Stations With Conv Stores-44711 | 17,972,886 | (11,473,907) | (6,486,790) |
| Other Gasoline Stations-44719 | 12,590,270 | 20,353,376 | 39,467,334 |

Source: Claritas, Inc.; Strategic Planning Group, Inc. 2011

Table 18. Retail Opportunity Gap Analysis, 2010, continued

| | Opportunity Gap/Surplus | Opportunity Gap/Surplus | Opportunity Gap/Surplus |
|--|----------------------------|----------------------------|----------------------------|
| | 3 mile | 5 mile | 10 mile |
| Clothing and Clothing Accessories Stores-448 | (10,319,254) | (11,008,655) | (101,114,854) |
| Clothing Stores-4481 | (11,178,568) | (9,348,162) | (86,256,097) |
| Men's Clothing Stores-44811 | 588,008 | 462,862 | (893,373) |
| Women's Clothing Stores-44812 | 807,292 | 2,300,379 | (38,771) |
| Childrens, Infants Clothing Stores-44813 | 910,799 | 1,753,241 | 985,693 |
| Family Clothing Stores-44814 | (12,477,360) | (8,812,504) | (76,656,408) |
| Clothing Accessories Stores-44815 | (179,840) | (975,952) | (1,904,738) |
| Other Clothing Stores-44819 | (827,466) | (4,076,189) | (7,748,500) |
| Shoe Stores-4482 | 703,063 | 2,601,478 | (4,045,572) |
| Jewelry, Luggage, Leather Goods Stores-4483 | 156,250 | (4,261,970) | (10,813,185) |
| Jewelry Stores-44831 | 947,441 | 2,124,666 | (3,987,732) |
| Luggage and Leather Goods Stores-44832 | (791,190) | (6,386,636) | (6,825,453) |
| Sporting Goods, Hobby, Book, Music Stores-451 | 4,138,975 | 6,555,235 | (7,410,786) |
| Sportng Goods, Hobby, Musical Inst Stores-4511 | 1,051,918 | 5,343,660 | 1,700,065 |
| Sporting Goods Stores-45111 | 2,542,894 | 4,663,650 | 5,453,075 |
| Hobby, Toys and Games Stores-45112 | 1,963,762 | 3,110,143 | (1,333,688) |
| Sew/Needlework/Piece Goods Stores-45113 | 92,095 | 537,554 | 1,066,562 |
| Musical Instrument and Supplies Stores-45114 | (3,546,831) | (2,967,685) | (3,485,885) |
| Book, Periodical and Music Stores-4512 | 3,087,057 | 1,211,573 | (9,110,850) |
| Book Stores and News Dealers-45121 | 2,639,543 | 907,472 | (9,827,186) |
| Book Stores-451211 | 2,475,446 | 626,359 | (10,362,931) |
| News Dealers and Newsstands-451212 | 164,098 | 281,113 | 535,744 |
| Prerecorded Tapes, CDs, Record Stores-45122 | 447,514 | 304,101 | 716,337 |
| General Merchandise Stores-452 | (2,299,392) | (7,106,943) | (285,980,899) |
| Department Stores Excl Leased Depts-4521 | 8,206,432 | 25,957,762 | (30,185,462) |
| Other General Merchandise Stores-4529 | (10,505,823) | (33,064,705) | (255,795,437) |
| Miscellaneous Store Retailers-453 | 4,921,544 | (7,315,380) | (43,776,396) |
| Florists-4531 | 740,847 | 1,339,681 | 1,894,548 |
| Office Supplies, Stationery, Gift Stores-4532 | 657,308 | (14,947,384) | (41,483,169) |
| Office Supplies and Stationery Stores-45321 | 4,056,905 | (9,260,000) | (26,418,592) |
| Gift, Novelty and Souvenir Stores-45322 | (3,399,597) | (5,687,384) | (15,064,577) |
| Used Merchandise Stores-4533 | (339,933) | (1,294,045) | (1,552,075) |
| Other Miscellaneous Store Retailers-4539 | 3,863,322 | 7,586,368 | (2,635,701) |
| Non-Store Retailers-454 | 47,240,389 | 61,331,038 | 90,770,787 |
| Foodservice and Drinking Places-722 | (58,904,943) | (103,649,670) | (230,628,356) |
| Full-Service Restaurants-7221 | (32,421,227) | (45,755,332) | (99,942,520) |
| Limited-Service Eating Places-7222 | (30,247,338) | (46,612,906) | (107,614,528) |
| Special Foodservices-7223 | 3,320,588 | (669,656) | (2,627,407) |
| Drinking Places -Alcoholic Beverages-7224 | 443,036 | (10,611,775) | (20,443,901) |

Source: Claritas, Inc.; Strategic Planning Group, Inc. 2011

Claritas also generates data on retail activity sold in department stores (as opposed to store specific retail). These department store retail activities are referred to as GAFO sales and include general merchandise, clothing and clothing accessories, furniture and “other” sales. These figures are not included in those figures contained in Table 18.

The GAFO potential opportunities identified by Claritas include electronics, and sporting goods, hobby, book and music sales.

Table 19. Retail Opportunity Gap Analysis, 2010, continued

| | Opportunity | Opportunity | Opportunity |
|---|--------------|--------------|---------------|
| | Gap/Surplus | Gap/Surplus | Gap/Surplus |
| | 3 mile | 5 mile | 10 mile |
| GAFO * | (12,692,869) | (37,314,863) | (522,610,909) |
| General Merchandise Stores-452 | (2,299,392) | (7,106,943) | (285,980,899) |
| Clothing and Clothing Accessories Stores-448 | (10,319,254) | (11,008,655) | (101,114,854) |
| Furniture and Home Furnishings Stores-442 | (11,391,933) | (9,592,055) | (26,555,318) |
| Electronics and Appliance Stores-443 | 6,521,425 | (1,215,061) | (60,065,885) |
| Sporting Goods, Hobby, Book, Music Stores-451 | 4,138,975 | 6,555,235 | (7,410,786) |
| Office Supplies, Stationery, Gift Stores-4532 | 657,308 | (14,947,384) | (41,483,169) |
| * GAFO (General merchandise, Apparel, Furniture and Other) represents sales at stores that sell merchandise normally sold in department stores. This category is not included in Total Retail Sales Including Eating and Drinking Places. | | | |

Source: Claritas, Inc.; Strategic Planning Group, Inc. 2011

J. Economy Summary

- Ormond Beach’s local economy has been, and is forecast to remain, relatively stable during the near future. The positive impact of Ormond Crossings was not felt due to the extended time required for the development to secure all its permits. These permits are either in place or should be in place within the next six months.
- The City has a strong existing manufacturing base to build on.
- The hospitality industry plays a major role in both the Volusia County and City of Ormond Beach economies. According to State statistics there has been a slight increase in overall lodging rooms within the City.
- There are limited but still significant retail opportunities for the downtown area as well as the City as a whole.
- As of 2011, the City of Ormond Beach had the third lowest operating tax millage rate and the lowest monthly utility fees in the County.

ATTACHMENT 7

- 2012-2025 Roadway Assessment

CITY OF ORMOND BEACH - Current, Mid and Long Term Roadway Assessment - 2012-2025

| Roadway Segment | Evac Route | Transit Route | Distance (miles) | Adopted LOS ¹ | 2012 | | | | 2020 | | | | 2025 | | | | Constrained Facility Comments | Transportation Improvement Program or Capital Improvement Program |
|-----------------------------------|------------|-------------------|------------------|--------------------------|----------|--------------------------------|------------------------|---------------|----------|-------------------|-----------|---------------|----------|-------------------|-----------|---------------|-------------------------------|---|
| | | | | | 2012 LOS | 2012 LOS Capacity ² | 2012 AADT ³ | 2012 VC Ratio | 2020 LOS | 2020 LOS Capacity | 2020 AADT | 2020 VC Ratio | 2025 LOS | 2025 LOS Capacity | 2025 AADT | 2025 VC Ratio | | |
| SRA1A | | | | | | | | | | | | | | | | | | |
| Highbridge Rd. to OM | yes | | 6.1 | C | C | 21,300 | 16,400 | 0.77 | E | 21,300 | 19,600 | 0.92 | F | 21,300 | 21,600 | 1.01 | ROW constrained | |
| OM to Neptune | yes | | 2.8 | C | C | 21,300 | 16,800 | 0.79 | C | 21,300 | 16,400 | 0.77 | C | 21,300 | 16,200 | 0.76 | ROW constrained | |
| Neptune to SR 40 | yes | | 1.2 | C | C | 21,300 | 16,200 | 0.76 | B | 21,300 | 14,400 | 0.68 | B | 21,300 | 13,300 | 0.62 | ROW constrained | |
| SR 40 to Harvard | yes | Rt # 1a; #18 | 2 | C | A | 35,700 | 17,500 | 0.49 | A | 35,700 | 15,400 | 0.43 | A | 35,700 | 14,000 | 0.39 | ROW constrained/TCEA | |
| US1 | | | | | | | | | | | | | | | | | | |
| Flagler Co. to I-95 | yes | no | 1.5 | C | A | 61,800 | 17,900 | 0.29 | A | 61,800 | 22,600 | 0.37 | A | 61,800 | 25,500 | 0.41 | | |
| I-95 to Airport Rd. | yes | Rt# 3a, 3c | 2.5 | C | B | 35,700 | 23,100 | 0.65 | C | 35,700 | 27,100 | 0.76 | D | 35,700 | 29,500 | 0.83 | | |
| Airport Rd. to Nova Rd. | yes | Rt# 3a, 3c | 1.1 | C | C | 35,700 | 26,700 | 0.75 | C | 35,700 | 28,100 | 0.79 | F | 29,000 | 31,600 | 1.09 | Resolution 99-40/TCEA | |
| Nova Rd. to SR 40 | yes | Rt# 3a, 3c | 1.75 | C | A | 35,700 | 17,600 | 0.49 | A | 35,700 | 17,100 | 0.48 | A | 35,700 | 16,800 | 0.47 | Resolution 99-40/TCEA | |
| SR 40 to Hand Ave. | yes | Rt# 3 | 0.85 | C | B | 35,700 | 21,500 | 0.60 | A | 35,700 | 18,900 | 0.53 | A | 35,700 | 16,700 | 0.47 | Resolution 99-40/TCEA | |
| Hand Ave. to LPGA Blvd. | yes | Rt# 3 | 2.8 | C | C | 35,700 | 25,100 | 0.70 | B | 35,700 | 21,700 | 0.61 | A | 35,700 | 19,500 | 0.55 | Resolution 99-40/TCEA | |
| NOVA ROAD (SR5A) | | | | | | | | | | | | | | | | | | |
| US 1 to Wilmette Ave. | no | | 1 | C | A | 35,700 | 13,400 | 0.38 | A | 35,700 | 14,800 | 0.41 | A | 35,700 | 15,400 | 0.43 | | |
| Wilmette Ave. to SR 40 | no | Rt# 6 | 0.5 | C | A | 53,500 | 23,800 | 0.44 | A | 53,500 | 24,900 | 0.47 | A | 53,500 | 25,500 | 0.48 | | |
| SR 40 to Hand Ave. | no | Rt# 6 | 1.1 | C | A | 53,500 | 27,600 | 0.52 | A | 53,500 | 32,000 | 0.60 | B | 53,500 | 34,100 | 0.64 | | |
| Hand Ave. to LPGA Blvd. | no | Rt# 6 | 1.3 | C | A | 53,500 | 29,400 | 0.55 | B | 53,500 | 32,600 | 0.61 | B | 53,500 | 34,200 | 0.64 | | |
| GRANADA BLVD. (SR40) | | | | | | | | | | | | | | | | | | |
| Rima Ridge to Tymber Creek Rd. | yes | | 6.25 | C - SIS | B | 41,790 | 26,200 | 0.63 | D | 41,790 | 36,800 | 0.88 | F | 41,790 | 43,500 | 1.04 | | |
| Tymber Creek Rd. to I-95 | yes | | 0.8 | C - SIS | B | 41,790 | 29,000 | 0.69 | C | 41,790 | 31,700 | 0.76 | C | 41,790 | 33,400 | 0.80 | | |
| I-95 to Clyde Morris Blvd. | yes | #18,#19, #6 | 1.5 | C | E | 41,790 | 38,100 | 0.91 | E | 41,790 | 41,900 | 1.00 | >F | 41,790 | 47,400 | 1.13 | TCEA | |
| Clyde Morris Blvd. to Nova Rd. | yes | #18,#19, #6 | 1 | C | D | 41,790 | 34,800 | 0.83 | D | 41,790 | 35,200 | 0.84 | D | 41,790 | 35,500 | 0.85 | TCEA | |
| Nova Rd. to US 1 | yes | #18,#19, #6 | 1.25 | C | C | 39,800 | 30,400 | 0.76 | C | 39,800 | 29,500 | 0.74 | C | 39,800 | 28,900 | 0.73 | ROW constrained/TCEA | |
| US 1 to Halifax | yes | #18,#19, #6 | 1 | C | E | 34,020 | 33,500 | 0.98 | D | 34,020 | 29,800 | 0.88 | D | 34,020 | 27,500 | 0.81 | ROW constrained/TCEA | |
| Halifax to SR A1A | yes | #18,#19, #6 | 0.5 | C | B | 34,020 | 21,900 | 0.64 | B | 34,020 | 21,200 | 0.62 | B | 34,020 | 20,800 | 0.61 | ROW constrained/TCEA | |
| AIRPORT ROAD | | | | | | | | | | | | | | | | | | |
| SR 40 to TCR | | | | | | | | | | | | | | | | | | |
| Tymber Creek Rd. to Pineland Trl. | no | | 2.05 | D | A | 22,320 | 5,300 | 0.24 | A | 22,320 | 5,100 | 0.23 | A | 22,320 | 5,000 | 0.22 | | |
| Pineland Trl. To Sunshine | no | | 1.4 | D | A | 22,320 | 4,800 | 0.22 | A | 22,320 | 4,800 | 0.22 | A | 22,320 | 4,900 | 0.22 | | |
| Sunshine to US 1 | no | #3C | 0.1 | D | A | 22,320 | 7,100 | 0.32 | A | 22,320 | 7,000 | 0.31 | A | 22,320 | 6,900 | 0.31 | | |
| BEACH STREET | | | | | | | | | | | | | | | | | | |
| Pine Tree Drive to Inglesa Ave. | no | | 1.1 | D | A | 12,710 | 2,400 | 0.19 | A | 12,710 | 2,800 | 0.22 | A | 12,710 | 3,000 | 0.24 | Constrained | |
| Inglesa Ave. to Wilmette Ave | no | | 2.55 | D | A | 12,710 | 6,000 | 0.47 | A | 12,710 | 5,700 | 0.45 | A | 12,710 | 5,500 | 0.43 | Constrained | |
| Wilmette Ave. to SR40 | no | #3B | 0.7 | D | C | 12,710 | 9,200 | 0.72 | C | 12,710 | 9,500 | 0.75 | C | 12,710 | 9,700 | 0.76 | Constrained | |
| SR 40 to Division Ave. | no | | 0.6 | D | B | 12,710 | 8,000 | 0.63 | B | 12,710 | 8,000 | 0.63 | B | 12,710 | 8,000 | 0.63 | Constrained | |
| Division Ave. to LPGA | no | | 0.86 | D | A | 12,710 | 5,500 | 0.43 | A | 12,710 | 5,300 | 0.42 | A | 12,710 | 5,100 | 0.40 | Constrained | |
| CLYDE MORRIS BLVD. | | | | | | | | | | | | | | | | | | |
| SR 40 to Hand Ave. | no | | 0.8 | D | A | 31,590 | 13,000 | 0.41 | A | 31,590 | 11,400 | 0.36 | A | 31,590 | 10,300 | 0.33 | | |
| Hand Ave. to LPGA ⁽¹³⁾ | no | | 0.21 | D | A | 31,590 | 13,900 | 0.44 | A | 31,590 | 14,300 | 0.45 | A | 31,590 | 14,500 | 0.46 | | |
| HALIFAX | | | | | | | | | | | | | | | | | | |
| JAD to Neptune | no | #1A | 1.35 | C | A | 9,180 | 3,300 | 0.36 | A | 9,180 | 2,200 | 0.24 | A | 9,180 | 1,600 | 0.17 | | |
| Neptune Ave. to SR 40 | no | #1A | 0.7 | C | B | 9,180 | 6,100 | 0.66 | A | 9,180 | 5,300 | 0.58 | A | 9,180 | 4,800 | 0.52 | | |

| Roadway Segment | Evacuatio Route | Transit Route | Distance (miles) | Adopted LOS ¹ | 2012 LOS | 2012 LOS Capacity ² | 2012 AADT ³ | 2012 VC Ratio | 2020 LOS | 2020 LOS Capacity | 2020 AADT | 2020 VC Ratio | 2025 LOS | 2025 LOS Capacity | 2025 AADT | 2025 VC Ratio | Constrained Facility | TIP or CIP |
|--------------------------------------|-----------------|---------------|------------------|--------------------------|----------|--------------------------------|------------------------|---------------|----------|-------------------|-----------|---------------|----------|-------------------|-----------|---------------|----------------------|--|
| HAND AVENUE | | | | | | | | | | | | | | | | | | |
| Williamson Blvd. to CMD | no | #6 | 1.25 | D | A | 15,890 | 8,800 | 0.55 | B | 15,890 | 10,800 | 0.68 | C | 15,890 | 12,000 | 0.76 | | |
| Clyde Morris Blvd. to Shangri La Dr. | no | #6 | 0.75 | D | >F | 12,710 | 15,000 | 1.18 | >F | 12,710 | 17,900 | 1.41 | >F | 12,710 | 19,700 | 1.55 | | Under Construction 2LD facility |
| Shangri La Dr. to Nova Rd. | no | #6 | 0.25 | D | A | 35,010 | 16,700 | 0.48 | A | 35,010 | 20,300 | 0.58 | B | 35,010 | 22,600 | 0.65 | | |
| Nova to US 1 | no | | | C | B | 12,710 | 8,000 | 0.63 | A | 12,710 | 6,800 | 0.54 | A | 12,710 | 6,100 | 0.48 | | |
| JOHN ANDERSON | | | | | | | | | | | | | | | | | | |
| Lynnhurst to Halifax | no | | 0.85 | C | A | 12,710 | 5,500 | 0.43 | A | 12,710 | 4,300 | 0.34 | A | 12,710 | 3,500 | 0.28 | | |
| Halifax Dr. to Neptune | no | | 1.5 | C | A | 12,710 | 3,800 | 0.30 | A | 12,710 | 3,000 | 0.24 | A | 12,710 | 2,400 | 0.19 | Policy constrained | |
| Neptune to SR 40 | no | | 0.7 | C | A | 12,710 | 6,300 | 0.50 | A | 12,710 | 6,300 | 0.50 | A | 12,710 | 6,400 | 0.50 | Policy constrained | |
| PINE TREE DRIVE | | | | | | | | | | | | | | | | | | |
| US 1 to Addison Dr. | no | | 2 | D | A | 9,180 | 2,800 | 0.31 | A | 9,180 | 3,000 | 0.33 | A | 9,180 | 3,100 | 0.34 | | |
| Addison Dr to Old Dixie Hwy | no | | | D | A | 9,180 | 1,400 | 0.15 | A | 9,180 | 1,000 | 0.11 | A | 9,180 | 800 | 0.09 | | |
| TYMBER CREEK ROAD | | | | | | | | | | | | | | | | | | |
| Broadway Ave. to Airport Road | no | | 4.2 | D | A | 12,710 | 1,900 | 0.15 | A | 12,710 | 2,800 | 0.22 | A | 12,710 | 3,400 | 0.27 | | |
| Airport Rd. to Tymber Run | no | | 0.9 | D | A | 15,890 | 9,300 | 0.59 | B | 15,890 | 11,100 | 0.70 | C | 15,890 | 12,200 | 0.77 | | Under Design for 4LD only |
| Tymber Run to SR 40 | no | | 0.5 | D | E | 15,890 | 14,700 | 0.93 | A | 32,800 | 17,600 | 0.54 | A | 32,800 | 19,400 | 0.59 | | 2LUD to 4LD from SR 40 to Puruvian Lane - Under Construction |
| SR 40 to Riverbend Rd. | no | | 0.45 | D | A | 12,710 | 800 | 0.06 | A | 12,710 | 700 | 0.06 | A | 12,710 | 700 | 0.06 | | |
| WILLIAMSON BLVD. | | | | | | | | | | | | | | | | | | |
| SR 40 to Hand | no | #18,#19, #6 | 0.6 | D | A | 35,010 | 19,900 | 0.57 | A | 35,010 | 20,500 | 0.59 | A | 35,010 | 20,900 | 0.60 | | |
| Hand Ave. to LPGA | no | #18, #19 | 0.13 | D | D | 15,890 | 13,900 | 0.87 | E | 15,890 | 14,900 | 0.94 | E | 15,890 | 15,600 | 0.98 | | |

NOTES:

| |
|--|
| 1) Adopted LOS from Comprehensive Plan, Transportation Element, Objective 1.2. Adopted LOS for state roads established by FDOT. |
| 2) Maximum Capacity: Capacities shown are from 2011 Volusia County Traffic counts, unless otherwise noted below. |
| 3) AADT: Average annual daily traffic. Traffic data is provided by Volusia County Traffic Engineering for county roads and FDOT for state roads. |
| 4) Traffic Flow Characteristics: VC <=.60 = A; .61-.70 = B; .71-.80 = C; .81-.90 = D; .91 - 1.00 = E; 1.01 - 1.10 = F; >1.10 = >F |
| 5) 2020 and 2025 AADT derived from FDOT's Traffic Trends Analysis Tool |

ATTACHMENT 8

- Ormond Beach Occupations and Wages

Targeted Industry¹

- Motorcycle parts
- Companies that manufacture energy related products
- Aviation/avionics
- Custom manufacturing equipment builders
- Aluminum casting

Ormond Beach¹

11.4% in the Food and Service Sector
13.5% in the Retail & Sales Sector
8% in the Construction Sector

¹ 2013 Ormond Beach Economic Development Strategic Plan

**Deltona-Daytona Beach-Ormond Beach, FL May 2012 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Estimates
Compared to Ormond Beach Work Force Characteristics**

| Occupation code | Occupation title | Employment | Employment RSE | Employment per 1,000 jobs | Location quotient | Median hourly wage | Mean hourly wage | Annual mean wage | Mean wage RSE | % of Ormond Beach 16,647 Work Force ¹ | Occupational Sectors that = Mean Wage |
|-----------------|--|------------|----------------|---------------------------|-------------------|--------------------|------------------|------------------|---------------|--|---------------------------------------|
| 29-0000 | Healthcare Practitioners and Technical Occupations | 11050 | 0.068 | 72.83 | 1.24 | \$24.87 | \$31.45 | \$65,430 | 0.036 | 25.5% | Yes |
| 31-0000 | Healthcare Support Occupations | 6380 | 0.055 | 42.033 | 1.4 | \$11.66 | \$13.03 | \$27,110 | 0.02 | | No |
| 35-0000 | Food Preparation and Serving Related Occupations | 18390 | 0.018 | 121.181 | 1.37 | \$9.06 | \$10.37 | \$21,560 | 0.02 | 11.4% | No |
| 39-0000 | Personal Care and Service Occupations | 4330 | 0.048 | 28.566 | 0.98 | \$9.37 | \$11.51 | \$23,930 | 0.035 | | No |
| 27-0000 | Arts, Design, Entertainment, Sports, and Media Occupations | 1480 | 0.105 | 9.752 | 0.73 | \$18.39 | \$22.20 | \$46,170 | 0.062 | | Yes |
| 11-0000 | Management Occupations | 3730 | 0.042 | 24.618 | 0.5 | \$39.90 | \$44.99 | \$93,570 | 0.017 | 11.3% | Yes |
| 17-0000 | Architecture and Engineering Occupations | 1420 | 0.071 | 9.39 | 0.52 | \$25.14 | \$27.57 | \$57,340 | 0.028 | | Yes |
| 23-0000 | Legal Occupations | 1190 | 0.087 | 7.828 | 1 | \$23.19 | \$33.18 | \$69,020 | 0.133 | | Yes |
| 43-0000 | Office and Administrative Support Occupations | 27000 | 0.029 | 177.961 | 1.09 | \$12.88 | \$14.03 | \$29,190 | 0.008 | | No |
| 41-0000 | Sales and Related Occupations | 21080 | 0.034 | 138.961 | 1.31 | \$10.72 | \$14.79 | \$30,770 | 0.024 | 13.5% | No |
| 13-0000 | Business and Financial Operations Occupations | 5670 | 0.056 | 37.389 | 0.76 | \$23.75 | \$26.65 | \$55,440 | 0.026 | 8.7% | Yes |
| 47-0000 | Construction and Extraction Occupations | 5,360 | 4.70% | 35.359 | 0.93 | \$15.11 | \$16.11 | \$33,510 | 2.20% | 8.0% | No |
| 49-0000 | Installation, Maintenance, and Repair Occupations | 6730 | 0.06 | 44.38 | 1.14 | \$16.08 | \$18.09 | \$37,630 | 0.05 | 5.0% | No |
| 33-0000 | Protective Service Occupations | 4020 | 0.018 | 26.474 | 1.08 | \$15.89 | \$16.80 | \$34,950 | 0.024 | | No |
| 37-0000 | Building and Grounds Cleaning and Maintenance Occupations | 6410 | 0.045 | 42.261 | 1.3 | \$9.73 | \$11.14 | \$23,180 | 0.02 | | No |
| 51-0000 | Production Occupations | 7370 | 0.059 | 48.554 | 0.74 | \$13.07 | \$14.46 | \$30,080 | 0.019 | 4.8% | No |
| 19-0000 | Life, Physical, and Social Science Occupations | 560 | 0.155 | 3.679 | 0.43 | \$21.34 | \$24.05 | \$50,020 | 0.031 | 4.2% | Yes |
| 53-0000 | Transportation and Material Moving Occupations | 5860 | 0.054 | 38.628 | 0.57 | \$11.38 | \$13.59 | \$28,280 | 0.035 | 2.8% | No |
| 15-0000 | Computer and Mathematical Occupations | 1760 | 0.072 | 11.584 | 0.42 | \$24.38 | \$26.07 | \$54,230 | 0.023 | 1.4% | Yes |
| | | 139,790 | | | | | \$20.53 | \$42,705.79 | | 97% | |

¹ 2013 Ormond Beach Economic Development Strategic Plan

Retail & Sales Sector
A location quotient greater than one indicates the occupation has a higher share of employment than average

Food and Service Sector
Location quotient greater than one indicates the occupation has a higher share of employment than average

May 2012 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Estimates

Jeltona-Daytona Beach-Ormond Beach, FL ¹

| Occupation code | Occupation title | Employment | Employment RSE | Employment per 1,000 jobs | Location quotient | Median hourly wage | Mean hourly wage | Annual mean wage | Mean wage RSE |
|-----------------|--|--------------|----------------|---------------------------|-------------------|--------------------|------------------|------------------|---------------|
| 00-0000 | All Occupations | 151,720 | 1.70% | 1000 | 1 | \$13.46 | \$17.34 | \$36,070 | 1.20% |
| 11-0000 | Management Occupations | 3,730 | 4.20% | 24.618 | 0.5 | \$39.90 | \$44.99 | \$93,570 | 1.70% |
| 11-1011 | Chief Executives | 160 | 13.40% | 1.038 | 0.53 | \$64.66 | \$76.06 | \$158,200 | 5.10% |
| 11-1021 | General and Operations Managers | 1,070 | 6.00% | 7.084 | 0.49 | \$40.13 | \$45.94 | \$95,560 | 2.50% |
| 11-1031 | Legislators | 60 | 8.40% | 0.408 | 0.94 | (8) | (8) | (8) | (8) |
| 11-2021 | Marketing Managers | 90 | 21.00% | 0.567 | 0.43 | \$63.19 | \$64.34 | \$133,820 | 9.60% |
| 11-2022 | Sales Managers | 210 | 19.30% | 1.405 | 0.53 | \$46.01 | \$56.44 | \$117,400 | 5.10% |
| 11-3011 | Administrative Services Managers | 190 | 10.40% | 1.23 | 0.61 | \$45.86 | \$47.79 | \$99,390 | 4.00% |
| 11-3021 | Computer and Information Systems Managers | 90 | 8.30% | 0.616 | 0.26 | \$45.71 | \$54.39 | \$113,130 | 5.40% |
| 11-3031 | Financial Managers | 200 | 9.90% | 1.294 | 0.35 | \$48.96 | \$51.86 | \$107,860 | 4.00% |
| 11-3051 | Industrial Production Managers | 80 | 10.10% | 0.547 | 0.44 | \$44.06 | \$46.79 | \$97,330 | 3.60% |
| 11-3071 | Transportation, Storage, and Distribution Managers | 30 | 23.40% | 0.229 | 0.3 | \$44.90 | \$42.08 | \$87,520 | 4.70% |
| 11-3121 | Human Resources Managers | 50 | 8.60% | 0.357 | 0.47 | \$42.70 | \$45.30 | \$94,220 | 4.20% |
| 11-9021 | Construction Managers | 270 | 25.00% | 1.786 | 1.12 | \$29.80 | \$38.29 | \$79,650 | 7.30% |
| 11-9032 | Education Administrators, Elementary and Secondary School | 90 | 2.20% | 0.625 | 0.36 | (4) | (4) | \$85,770 | 3.90% |
| 11-9033 | Education Administrators, Postsecondary | 60 | 39.10% | 0.397 | 0.42 | \$47.92 | \$51.97 | \$108,100 | 8.50% |
| 11-9041 | Architectural and Engineering Managers | 60 | 10.70% | 0.421 | 0.29 | \$50.99 | \$49.38 | \$102,710 | 3.30% |
| 11-9051 | Food Service Managers | 200 | 17.30% | 1.289 | 0.89 | \$26.45 | \$27.25 | \$56,670 | 7.10% |
| 11-9111 | Medical and Health Services Managers | 190 | 10.40% | 1.276 | 0.57 | \$41.10 | \$47.41 | \$98,620 | 5.70% |
| 11-9141 | Property, Real Estate, and Community Association Managers | 280 | 16.70% | 1.848 | 1.51 | \$21.66 | \$25.72 | \$53,510 | 6.40% |
| 11-9151 | Social and Community Service Managers | 60 | 12.80% | 0.401 | 0.45 | \$28.94 | \$34.11 | \$70,960 | 5.60% |
| 11-9199 | Managers, All Other | 120 | 27.00% | 0.803 | 0.31 | \$34.54 | \$40.20 | \$83,610 | 4.10% |
| 13-0000 | Business and Financial Operations Occupations | 5,670 | 5.60% | 37.389 | 0.76 | \$23.75 | \$26.65 | \$55,440 | 2.60% |
| 13-1022 | Wholesale and Retail Buyers, Except Farm Products | 50 | 31.70% | 0.303 | 0.36 | \$27.11 | \$28.86 | \$60,020 | 9.70% |
| 13-1023 | Purchasing Agents, Except Wholesale, Retail, and Farm Products | 180 | 8.10% | 1.208 | 0.56 | \$22.04 | \$23.12 | \$48,100 | 1.90% |
| 13-1031 | Claims Adjusters, Examiners, and Investigators | 160 | 9.50% | 1.037 | 0.51 | \$20.54 | \$23.20 | \$48,260 | 2.70% |
| 13-1041 | Compliance Officers | 100 | 6.00% | 0.684 | 0.39 | \$19.44 | \$20.40 | \$42,430 | 2.10% |
| 13-1051 | Cost Estimators | 250 | 21.80% | 1.625 | 1.08 | \$20.82 | \$22.13 | \$46,030 | 7.10% |
| 13-1071 | Human Resources Specialists | 410 | 12.90% | 2.683 | 0.89 | \$20.46 | \$22.36 | \$46,510 | 2.40% |
| 13-1075 | Labor Relations Specialists | 50 | 8.70% | 0.319 | 0.55 | \$25.97 | \$26.60 | \$55,320 | 5.50% |
| 13-1111 | Management Analysts | 390 | 10.30% | 2.577 | 0.62 | \$27.03 | \$42.43 | \$88,240 | 16.90% |
| 13-1121 | Meeting, Convention, and Event Planners | 60 | 10.10% | 0.389 | 0.72 | \$22.86 | \$30.88 | \$64,240 | 22.40% |
| 13-1141 | Compensation, Benefits, and Job Analysis Specialists | 60 | 21.30% | 0.369 | 0.56 | \$22.84 | \$25.35 | \$52,720 | 3.80% |
| 13-1151 | Training and Development Specialists | 210 | 20.60% | 1.364 | 0.82 | \$23.05 | \$24.85 | \$51,680 | 12.30% |
| 13-1161 | Market Research Analysts and Marketing Specialists | 230 | 14.80% | 1.521 | 0.5 | \$24.41 | \$26.17 | \$54,430 | 3.80% |
| 13-1199 | Business Operations Specialists, All Other | 1,190 | 13.00% | 7.863 | 1.1 | \$24.94 | \$25.21 | \$52,440 | 3.10% |

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|----------------|---|--------------|---------------|---------------|-------------|----------------|----------------|-----------------|--------------|
| 13-2011 | Accountants and Auditors | 1,060 | 5.00% | 6.968 | 0.8 | \$28.77 | \$30.78 | \$64,030 | 3.30% |
| 13-2021 | Appraisers and Assessors of Real Estate | 170 | 29.20% | 1.122 | 2.46 | \$23.46 | \$25.55 | \$53,150 | 11.20% |
| 13-2031 | Budget Analysts | 40 | 11.30% | 0.289 | 0.65 | \$26.77 | \$27.72 | \$57,650 | 2.80% |
| 13-2051 | Financial Analysts | 70 | 32.40% | 0.441 | 0.24 | \$27.86 | \$31.04 | \$64,570 | 6.90% |
| 13-2052 | Personal Financial Advisors | 130 | 31.00% | 0.829 | 0.62 | \$18.40 | \$25.99 | \$54,050 | 13.80% |
| 13-2071 | Credit Counselors | 100 | 24.80% | 0.64 | 3.02 | \$19.38 | \$22.56 | \$46,930 | 5.40% |
| 13-2072 | Loan Officers | 300 | 36.60% | 1.968 | 0.89 | \$22.46 | \$25.62 | \$53,290 | 9.50% |
| 13-2081 | Tax Examiners and Collectors, and Revenue Agents | 80 | 0.00% | 0.5 | 0.99 | \$16.98 | \$21.25 | \$44,200 | 2.50% |
| 13-2082 | Tax Preparers | 110 | 25.90% | 0.751 | 1.6 | \$8.60 | \$8.58 | \$17,840 | 1.50% |
| 13-2099 | Financial Specialists, All Other | 210 | 21.00% | 1.389 | 1.23 | \$18.00 | \$22.49 | \$46,770 | 10.50% |
| 15-0000 | Computer and Mathematical Occupations | 1,760 | 7.20% | 11.584 | 0.42 | \$24.38 | \$26.07 | \$54,230 | 2.30% |
| 15-1121 | Computer Systems Analysts | 160 | 5.60% | 1.044 | 0.28 | \$34.38 | \$35.73 | \$74,320 | 3.20% |
| 15-1131 | Computer Programmers | 190 | 14.70% | 1.274 | 0.52 | \$23.54 | \$25.82 | \$53,700 | 5.90% |
| 15-1132 | Software Developers, Applications | 150 | 14.60% | 0.973 | 0.22 | \$26.30 | \$27.49 | \$57,190 | 3.20% |
| 15-1133 | Software Developers, Systems Software | 80 | 23.90% | 0.498 | 0.17 | \$33.38 | \$33.11 | \$68,870 | 6.50% |
| 15-1134 | Web Developers | 140 | 33.30% | 0.914 | 1.16 | \$23.16 | \$26.35 | \$54,810 | 16.30% |
| 15-1141 | Database Administrators | 60 | 18.10% | 0.369 | 0.43 | \$33.97 | \$36.56 | \$76,040 | 4.70% |
| 15-1142 | Network and Computer Systems Administrators | 190 | 14.70% | 1.25 | 0.46 | \$29.35 | \$31.30 | \$65,090 | 2.00% |
| 15-1143 | Computer Network Architects | 180 | 9.90% | 1.186 | 1.12 | \$25.14 | \$26.36 | \$54,820 | 3.50% |
| 15-1151 | Computer User Support Specialists | 380 | 14.00% | 2.473 | 0.61 | \$17.15 | \$17.81 | \$37,040 | 4.30% |
| 15-1152 | Computer Network Support Specialists | 90 | 34.20% | 0.594 | 0.46 | \$15.23 | \$17.09 | \$35,540 | 5.10% |
| 15-2031 | Operations Research Analysts | 110 | 12.40% | 0.747 | 1.41 | \$24.86 | \$26.07 | \$54,220 | 2.20% |
| 17-0000 | Architecture and Engineering Occupations | 1,420 | 7.10% | 9.39 | 0.52 | \$25.14 | \$27.57 | \$57,340 | 2.80% |
| 17-1022 | Surveyors | 50 | 12.90% | 0.355 | 1.15 | \$23.53 | \$25.08 | \$52,180 | 4.10% |
| 17-2051 | Civil Engineers | 220 | 12.70% | 1.476 | 0.75 | \$33.34 | \$36.59 | \$76,110 | 6.60% |
| 17-2071 | Electrical Engineers | 60 | 10.30% | 0.422 | 0.34 | \$34.75 | \$34.23 | \$71,190 | 4.70% |
| 17-2072 | Electronics Engineers, Except Computer | 30 | 43.60% | 0.199 | 0.19 | \$37.11 | \$35.10 | \$73,010 | 7.40% |
| 17-2081 | Environmental Engineers | 110 | 5.50% | 0.755 | 1.94 | \$22.57 | \$24.30 | \$50,540 | 6.50% |
| 17-2112 | Industrial Engineers | 240 | 9.40% | 1.595 | 0.94 | \$30.50 | \$30.43 | \$63,290 | 3.10% |
| 17-2141 | Mechanical Engineers | 60 | 17.50% | 0.382 | 0.2 | \$35.52 | \$34.74 | \$72,270 | 5.60% |
| 17-2199 | Engineers, All Other | 40 | 34.90% | 0.262 | 0.28 | \$33.14 | \$34.22 | \$71,190 | 6.30% |
| 17-3011 | Architectural and Civil Drafters | 100 | 20.40% | 0.632 | 0.99 | \$21.91 | \$21.74 | \$45,220 | 6.00% |
| 17-3013 | Mechanical Drafters | 30 | 25.40% | 0.216 | 0.45 | \$18.54 | \$21.35 | \$44,410 | 6.10% |
| 17-3022 | Civil Engineering Technicians | 70 | 10.30% | 0.43 | 0.79 | \$21.22 | \$21.65 | \$45,030 | 5.50% |
| 17-3023 | Electrical and Electronics Engineering Technicians | 120 | 22.60% | 0.819 | 0.74 | \$14.66 | \$16.56 | \$34,440 | 5.80% |
| 17-3026 | Industrial Engineering Technicians | 70 | 33.30% | 0.45 | 0.87 | \$19.70 | \$19.71 | \$41,000 | 3.20% |
| 17-3031 | Surveying and Mapping Technicians | 70 | 13.20% | 0.458 | 1.27 | \$15.53 | \$17.44 | \$36,280 | 4.20% |
| 19-0000 | Life, Physical, and Social Science Occupations | 560 | 15.50% | 3.679 | 0.43 | \$21.34 | \$24.05 | \$50,020 | 3.10% |
| 19-3051 | Urban and Regional Planners | (8) | (8) | (8) | (8) | \$28.65 | \$28.54 | \$59,360 | 1.90% |
| 19-4031 | Chemical Technicians | 130 | 46.70% | 0.887 | 1.89 | \$18.14 | \$19.39 | \$40,320 | 2.80% |
| 19-4099 | Life, Physical, and Social Science Technicians, All Other | 40 | 12.40% | 0.293 | 0.67 | \$17.83 | \$17.78 | \$36,990 | 2.50% |
| 21-0000 | Community and Social Service Occupations | 2,500 | 7.00% | 16.499 | 1.14 | \$17.00 | \$18.82 | \$39,150 | 4.10% |
| 21-1011 | Substance Abuse and Behavioral Disorder Counselors | 80 | 3.50% | 0.527 | 0.86 | \$20.76 | \$21.42 | \$44,560 | 1.30% |
| 21-1012 | Educational, Guidance, School, and Vocational Counselors | 280 | 7.90% | 1.877 | 1.03 | \$25.53 | \$26.90 | \$55,950 | 5.30% |
| 21-1013 | Marriage and Family Therapists | (8) | (8) | (8) | (8) | \$13.34 | \$13.83 | \$28,770 | 4.10% |
| 21-1014 | Mental Health Counselors | 140 | 7.10% | 0.91 | 1.03 | \$18.32 | \$19.85 | \$41,280 | 6.90% |
| 21-1015 | Rehabilitation Counselors | 160 | 33.90% | 1.06 | 1.33 | \$18.01 | \$19.16 | \$39,850 | 6.50% |

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|----------------|---|--------------|--------------|---------------|-------------|----------------|----------------|-----------------|---------------|
| 21-1019 | Counselors, All Other | 130 | 20.60% | 0.876 | 4.19 | \$14.64 | \$16.39 | \$34,090 | 6.10% |
| 21-1021 | Child, Family, and School Social Workers | 260 | 21.00% | 1.682 | 0.8 | \$14.38 | \$16.26 | \$33,810 | 8.30% |
| 21-1022 | Healthcare Social Workers | 110 | 10.70% | 0.742 | 0.69 | \$18.67 | \$18.78 | \$39,060 | 4.00% |
| 21-1023 | Mental Health and Substance Abuse Social Workers | 110 | 4.60% | 0.734 | 0.87 | \$18.93 | \$19.29 | \$40,130 | 2.90% |
| 21-1029 | Social Workers, All Other | 60 | 15.20% | 0.404 | 0.9 | \$25.28 | \$25.47 | \$52,980 | 3.40% |
| 21-1091 | Health Educators | 80 | 17.00% | 0.534 | 1.26 | \$19.26 | \$20.45 | \$42,540 | 6.90% |
| 21-1093 | Social and Human Service Assistants | 330 | 14.60% | 2.166 | 0.8 | \$13.81 | \$15.17 | \$31,550 | 4.40% |
| 21-1094 | Community Health Workers | 30 | 10.10% | 0.229 | 0.78 | \$13.18 | \$14.42 | \$29,990 | 6.10% |
| 21-1099 | Community and Social Service Specialists, All Other | 270 | 12.10% | 1.775 | 2.32 | \$18.76 | \$20.15 | \$41,910 | 3.70% |
| 21-2011 | Clergy | 50 | 11.30% | 0.355 | 1.05 | \$19.22 | \$17.80 | \$37,010 | 6.40% |
| 21-2021 | Directors, Religious Activities and Education | 40 | 27.90% | 0.254 | 1.81 | \$17.58 | \$18.50 | \$38,480 | 6.00% |
| 21-2099 | Religious Workers, All Other | (8) | (8) | (8) | (8) | \$13.53 | \$13.79 | \$28,680 | 4.10% |
| 23-0000 | Legal Occupations | 1,190 | 8.70% | 7.828 | 1 | \$23.19 | \$33.18 | \$69,020 | 13.30% |
| 23-1011 | Lawyers | 620 | 8.50% | 4.111 | 0.92 | \$32.16 | \$43.64 | \$90,780 | 22.00% |
| 23-2011 | Paralegals and Legal Assistants | 320 | 13.60% | 2.112 | 1.03 | \$17.27 | \$17.93 | \$37,300 | 7.10% |
| 23-2093 | Title Examiners, Abstractors, and Searchers | 60 | 46.00% | 0.369 | 0.97 | \$17.55 | \$19.70 | \$40,970 | 6.70% |
| 23-2099 | Legal Support Workers, All Other | 90 | 34.50% | 0.573 | 1.59 | \$18.80 | \$19.40 | \$40,350 | 9.10% |
| 25-0000 | Education, Training, and Library Occupations | 9,250 | 6.70% | 60.968 | 0.95 | \$20.03 | \$21.22 | \$44,150 | 2.70% |
| 25-1011 | Business Teachers, Postsecondary | 150 | 30.90% | 0.96 | 1.52 | (4) | (4) | \$63,950 | 8.60% |
| 25-1021 | Computer Science Teachers, Postsecondary | 60 | 25.00% | 0.389 | 1.47 | (4) | (4) | \$62,480 | 6.00% |
| 25-1022 | Mathematical Science Teachers, Postsecondary | 110 | 10.40% | 0.726 | 1.77 | (4) | (4) | \$56,350 | 3.00% |
| 25-1032 | Engineering Teachers, Postsecondary | 90 | 0.00% | 0.56 | 2.15 | (4) | (4) | \$90,530 | 2.10% |
| 25-1042 | Biological Science Teachers, Postsecondary | (8) | (8) | (8) | (8) | (4) | (4) | \$89,000 | 14.90% |
| 25-1054 | Physics Teachers, Postsecondary | 40 | 6.30% | 0.236 | 2.22 | (4) | (4) | \$69,130 | 4.60% |
| 25-1066 | Psychology Teachers, Postsecondary | 50 | 38.10% | 0.311 | 1.06 | (4) | (4) | \$64,840 | 2.80% |
| 25-1069 | Social Sciences Teachers, Postsecondary, All Other | 30 | 19.50% | 0.228 | 2.85 | (4) | (4) | \$84,430 | 9.70% |
| 25-1071 | Health Specialties Teachers, Postsecondary | 130 | 40.80% | 0.881 | 0.75 | (4) | (4) | \$56,360 | 3.20% |
| 25-1072 | Nursing Instructors and Teachers, Postsecondary | 120 | 39.10% | 0.771 | 1.79 | (4) | (4) | \$59,810 | 5.10% |
| 25-1081 | Education Teachers, Postsecondary | (8) | (8) | (8) | (8) | (4) | (4) | \$56,840 | 2.50% |
| 25-1113 | Social Work Teachers, Postsecondary | (8) | (8) | (8) | (8) | (4) | (4) | \$57,670 | 4.20% |
| 25-1121 | Art, Drama, and Music Teachers, Postsecondary | 70 | 32.60% | 0.477 | 0.67 | (4) | (4) | \$71,290 | 5.10% |
| 25-1122 | Communications Teachers, Postsecondary | 60 | 30.00% | 0.369 | 1.6 | (4) | (4) | \$56,180 | 4.00% |
| 25-1123 | English Language and Literature Teachers, Postsecondary | 100 | 17.40% | 0.681 | 1.22 | (4) | (4) | \$55,700 | 4.30% |
| 25-1126 | Philosophy and Religion Teachers, Postsecondary | (8) | (8) | (8) | (8) | (4) | (4) | \$61,760 | 3.50% |
| 25-1194 | Vocational Education Teachers, Postsecondary | 110 | 28.90% | 0.724 | 0.78 | \$23.05 | \$23.40 | \$48,680 | 8.20% |
| 25-1199 | Postsecondary Teachers, All Other | 310 | 1.20% | 2.011 | 1.28 | (4) | (4) | \$47,040 | 7.00% |
| 25-2011 | Preschool Teachers, Except Special Education | 200 | 30.10% | 1.343 | 0.51 | \$9.02 | \$9.75 | \$20,270 | 6.50% |
| 25-2021 | Elementary School Teachers, Except Special Education | 1,850 | 3.80% | 12.19 | 1.17 | (4) | (4) | \$45,750 | 2.20% |
| 25-2022 | Middle School Teachers, Except Special and Career/Technical Educ | 540 | 1.20% | 3.549 | 0.74 | (4) | (4) | \$45,730 | 2.50% |
| 25-2031 | Secondary School Teachers, Except Special and Career/Technical Ec | 630 | 1.90% | 4.149 | 0.56 | (4) | (4) | \$47,530 | 2.20% |
| 25-3021 | Self-Enrichment Education Teachers | 110 | 28.40% | 0.736 | 0.53 | \$12.01 | \$16.94 | \$35,240 | 21.40% |
| 25-3098 | Substitute Teachers | 1,490 | 0.00% | 9.83 | 2.07 | \$12.11 | \$11.95 | \$24,860 | 3.70% |
| 25-3099 | Teachers and Instructors, All Other, Except Substitute Teachers | 260 | 8.00% | 1.699 | 0.81 | (4) | (4) | \$54,830 | 7.60% |
| 25-4021 | Librarians | 200 | 12.10% | 1.345 | 1.25 | \$25.86 | \$26.95 | \$56,060 | 3.30% |
| 25-4031 | Library Technicians | 80 | 25.50% | 0.496 | 0.65 | \$15.42 | \$15.14 | \$31,480 | 2.50% |
| 25-9031 | Instructional Coordinators | 100 | 14.70% | 0.649 | 0.63 | \$27.55 | \$28.32 | \$58,910 | 3.90% |
| 25-9041 | Teacher Assistants | 660 | 7.00% | 4.324 | 0.48 | (4) | (4) | \$23,290 | 2.50% |

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|----------------|---|---------------|---------------|--------------|-------------|----------------|----------------|-----------------|--------------|
| 25-9099 | Education, Training, and Library Workers, All Other | 150 | 18.10% | 0.983 | 1.25 | \$22.85 | \$25.04 | \$52,090 | 4.00% |
| 27-0000 | Arts, Design, Entertainment, Sports, and Media Occupations | 1,480 | 10.50% | 9.752 | 0.73 | \$18.39 | \$22.20 | \$46,170 | 6.20% |
| 27-1023 | Floral Designers | (8) | (8) | (8) | (8) | \$12.62 | \$12.62 | \$26,250 | 3.80% |
| 27-1024 | Graphic Designers | 210 | 16.40% | 1.383 | 0.94 | \$16.99 | \$18.57 | \$38,630 | 3.30% |
| 27-1026 | Merchandise Displayers and Window Trimmers | 40 | 32.40% | 0.27 | 0.48 | \$12.33 | \$12.82 | \$26,660 | 4.80% |
| 27-2012 | Producers and Directors | 50 | 32.90% | 0.35 | 0.52 | \$30.91 | \$30.86 | \$64,180 | 4.20% |
| 27-2022 | Coaches and Scouts | 220 | 18.30% | 1.418 | 0.92 | (4) | (4) | \$42,160 | 4.20% |
| 27-3022 | Reporters and Correspondents | 40 | 6.10% | 0.275 | 0.79 | \$21.47 | \$22.70 | \$47,210 | 6.70% |
| 27-3031 | Public Relations Specialists | 180 | 14.90% | 1.204 | 0.78 | \$21.54 | \$21.39 | \$44,480 | 4.00% |
| 27-3041 | Editors | 50 | 13.90% | 0.301 | 0.4 | \$30.34 | \$31.83 | \$66,220 | 2.40% |
| 27-3043 | Writers and Authors | 50 | 33.90% | 0.308 | 0.96 | \$21.79 | \$20.84 | \$43,350 | 11.70% |
| 27-4021 | Photographers | 70 | 17.50% | 0.43 | 1 | \$11.18 | \$14.62 | \$30,420 | 15.20% |
| 29-0000 | Healthcare Practitioners and Technical Occupations | 11,050 | 6.80% | 72.83 | 1.24 | \$24.87 | \$31.45 | \$65,430 | 3.60% |
| 29-1011 | Chiropractors | 40 | 35.50% | 0.231 | 1.09 | (8) | (8) | (8) | (8) |
| 29-1021 | Dentists, General | 50 | 36.90% | 0.308 | 0.43 | \$53.83 | \$62.04 | \$129,040 | 27.60% |
| 29-1031 | Dietitians and Nutritionists | 70 | 18.50% | 0.462 | 1.03 | \$22.21 | \$24.12 | \$50,170 | 4.10% |
| 29-1041 | Optometrists | 40 | 45.90% | 0.266 | 1.19 | (8) | (8) | (8) | (8) |
| 29-1051 | Pharmacists | 410 | 10.60% | 2.694 | 1.25 | \$52.16 | \$50.53 | \$105,110 | 4.70% |
| 29-1062 | Family and General Practitioners | 110 | 24.40% | 0.754 | 0.89 | (5) | \$99.87 | \$207,730 | 11.30% |
| 29-1063 | Internists, General | (8) | (8) | (8) | (8) | (5) | \$98.16 | \$204,170 | 15.20% |
| 29-1065 | Pediatricians, General | (8) | (8) | (8) | (8) | \$68.58 | \$83.12 | \$172,890 | 14.00% |
| 29-1067 | Surgeons | (8) | (8) | (8) | (8) | (5) | (5) | (5) | 16.30% |
| 29-1069 | Physicians and Surgeons, All Other | 310 | 20.70% | 2.045 | 0.86 | (5) | \$100.63 | \$209,320 | 9.80% |
| 29-1071 | Physician Assistants | 130 | 34.50% | 0.853 | 1.33 | \$46.90 | \$45.99 | \$95,670 | 5.10% |
| 29-1122 | Occupational Therapists | 130 | 22.00% | 0.884 | 1.09 | \$41.58 | \$41.58 | \$86,490 | 4.40% |
| 29-1123 | Physical Therapists | 310 | 20.40% | 2.038 | 1.39 | \$43.66 | \$44.84 | \$93,270 | 5.80% |
| 29-1124 | Radiation Therapists | 30 | 16.30% | 0.205 | 1.47 | \$35.81 | \$36.54 | \$76,000 | 3.00% |
| 29-1126 | Respiratory Therapists | 190 | 24.10% | 1.273 | 1.42 | \$22.44 | \$22.86 | \$47,550 | 2.30% |
| 29-1127 | Speech-Language Pathologists | 180 | 22.00% | 1.201 | 1.29 | \$40.43 | \$39.48 | \$82,110 | 4.30% |
| 29-1129 | Therapists, All Other | (8) | (8) | (8) | (8) | \$26.85 | \$31.22 | \$64,940 | 19.50% |
| 29-1131 | Veterinarians | 60 | 29.20% | 0.395 | 0.92 | \$43.80 | \$48.13 | \$100,120 | 8.20% |
| 29-1141 | Registered Nurses | 3,960 | 11.70% | 26.088 | 1.29 | \$26.30 | \$29.19 | \$60,720 | 6.40% |
| 29-1171 | Nurse Practitioners | 60 | 31.70% | 0.399 | 0.49 | \$42.01 | \$58.12 | \$120,880 | 18.60% |
| 29-1199 | Health Diagnosing and Treating Practitioners, All Other | 90 | 15.20% | 0.597 | 2.54 | \$25.84 | \$26.79 | \$55,720 | 2.00% |
| 29-2011 | Medical and Clinical Laboratory Technologists | 170 | 16.80% | 1.147 | 0.93 | \$25.88 | \$26.11 | \$54,310 | 1.80% |
| 29-2012 | Medical and Clinical Laboratory Technicians | 100 | 17.50% | 0.654 | 0.54 | \$23.32 | \$21.98 | \$45,720 | 3.50% |
| 29-2021 | Dental Hygienists | 190 | 27.30% | 1.223 | 0.84 | \$27.93 | \$28.36 | \$58,990 | 7.70% |
| 29-2031 | Cardiovascular Technologists and Technicians | 130 | 13.70% | 0.871 | 2.24 | \$13.80 | \$17.17 | \$35,720 | 10.90% |
| 29-2032 | Diagnostic Medical Sonographers | 110 | 31.70% | 0.745 | 1.68 | \$28.67 | \$28.22 | \$58,700 | 1.70% |
| 29-2033 | Nuclear Medicine Technologists | 40 | 26.80% | 0.235 | 1.49 | \$27.67 | \$27.92 | \$58,070 | 1.90% |
| 29-2034 | Radiologic Technologists | 290 | 18.80% | 1.931 | 1.29 | \$23.75 | \$23.97 | \$49,860 | 2.00% |
| 29-2035 | Magnetic Resonance Imaging Technologists | 110 | 24.80% | 0.744 | 3.28 | \$27.27 | \$27.26 | \$56,700 | 2.40% |
| 29-2041 | Emergency Medical Technicians and Paramedics | 300 | 38.20% | 1.973 | 1.1 | \$13.42 | \$13.65 | \$28,400 | 3.40% |
| 29-2052 | Pharmacy Technicians | 490 | 16.30% | 3.255 | 1.2 | \$13.52 | \$13.84 | \$28,790 | 4.80% |
| 29-2053 | Psychiatric Technicians | 120 | 11.70% | 0.782 | 1.5 | \$10.62 | \$11.48 | \$23,880 | 5.80% |
| 29-2055 | Surgical Technologists | 230 | 22.50% | 1.503 | 2.02 | \$17.60 | \$18.40 | \$38,260 | 3.90% |
| 29-2056 | Veterinary Technologists and Technicians | 220 | 35.50% | 1.482 | 2.32 | \$12.09 | \$12.45 | \$25,900 | 4.60% |

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|----------------|--|---------------|--------------|----------------|-------------|----------------|----------------|-----------------|--------------|
| 29-2061 | Licensed Practical and Licensed Vocational Nurses | 1,400 | 8.40% | 9.23 | 1.67 | \$18.47 | \$18.73 | \$38,950 | 1.70% |
| 29-2071 | Medical Records and Health Information Technicians | 250 | 9.50% | 1.642 | 1.17 | \$16.01 | \$16.22 | \$33,740 | 3.10% |
| 29-2081 | Opticians, Dispensing | 100 | 41.70% | 0.687 | 1.38 | \$11.63 | \$14.91 | \$31,020 | 12.90% |
| 29-2099 | Health Technologists and Technicians, All Other | (8) | (8) | (8) | (8) | \$23.22 | \$21.56 | \$44,850 | 14.70% |
| 29-9011 | Occupational Health and Safety Specialists | 50 | 46.00% | 0.356 | 0.78 | \$29.29 | \$30.10 | \$62,600 | 5.30% |
| 29-9091 | Athletic Trainers | 30 | 42.60% | 0.221 | 1.39 | (4) | (4) | \$42,560 | 5.10% |
| 31-0000 | Healthcare Support Occupations | 6,380 | 5.50% | 42.033 | 1.4 | \$11.66 | \$13.03 | \$27,110 | 2.00% |
| 31-1011 | Home Health Aides | 1,510 | 18.20% | 9.968 | 1.55 | \$9.74 | \$11.21 | \$23,320 | 5.90% |
| 31-1014 | Nursing Assistants | 2,630 | 10.30% | 17.312 | 1.59 | \$11.22 | \$11.50 | \$23,920 | 1.10% |
| 31-1015 | Orderlies | (8) | (8) | (8) | (8) | \$9.79 | \$10.03 | \$20,860 | 2.60% |
| 31-2011 | Occupational Therapy Assistants | 70 | 33.20% | 0.435 | 1.92 | \$30.44 | \$30.12 | \$62,650 | 5.90% |
| 31-2021 | Physical Therapist Assistants | 150 | 16.70% | 0.997 | 1.86 | \$32.06 | \$31.26 | \$65,020 | 2.50% |
| 31-9011 | Massage Therapists | 100 | 39.10% | 0.635 | 1.16 | \$9.44 | \$17.14 | \$35,640 | 28.70% |
| 31-9091 | Dental Assistants | 340 | 11.80% | 2.248 | 0.98 | \$16.29 | \$16.28 | \$33,850 | 3.60% |
| 31-9092 | Medical Assistants | 860 | 21.90% | 5.659 | 1.33 | \$15.39 | \$15.12 | \$31,440 | 3.10% |
| 31-9093 | Medical Equipment Preparers | 220 | 35.90% | 1.426 | 3.7 | \$11.48 | \$11.94 | \$24,830 | 3.00% |
| 31-9094 | Medical Transcriptionists | 160 | 19.30% | 1.059 | 1.84 | \$14.29 | \$14.75 | \$30,680 | 6.70% |
| 31-9095 | Pharmacy Aides | 40 | 24.20% | 0.292 | 0.89 | \$8.91 | \$9.06 | \$18,840 | 3.80% |
| 31-9096 | Veterinary Assistants and Laboratory Animal Caretakers | (8) | (8) | (8) | (8) | \$11.11 | \$10.93 | \$22,740 | 8.30% |
| 31-9097 | Phlebotomists | 140 | 23.20% | 0.894 | 1.16 | \$12.80 | \$13.02 | \$27,090 | 2.10% |
| 33-0000 | Protective Service Occupations | 4,020 | 1.80% | 26.474 | 1.08 | \$15.89 | \$16.80 | \$34,950 | 2.40% |
| 33-1099 | First-Line Supervisors of Protective Service Workers, All Other | 40 | 17.20% | 0.291 | 0.61 | \$22.37 | \$23.92 | \$49,750 | 3.10% |
| 33-2011 | Firefighters | 550 | 2.50% | 3.625 | 1.59 | \$16.82 | \$17.89 | \$37,210 | 2.20% |
| 33-3021 | Detectives and Criminal Investigators | 130 | 5.40% | 0.848 | 1.01 | \$22.89 | \$24.06 | \$50,050 | 1.50% |
| 33-9021 | Private Detectives and Investigators | (8) | (8) | (8) | (8) | \$17.38 | \$20.44 | \$42,510 | 5.90% |
| 33-9032 | Security Guards | 940 | 7.50% | 6.227 | 0.78 | \$10.12 | \$10.38 | \$21,600 | 1.90% |
| 33-9093 | Transportation Security Screeners | 40 | 0.00% | 0.283 | 0.78 | \$17.90 | \$17.87 | \$37,160 | (8) |
| 33-9099 | Protective Service Workers, All Other | 90 | 2.80% | 0.61 | 0.98 | \$13.45 | \$13.90 | \$28,900 | 2.10% |
| 35-0000 | Food Preparation and Serving Related Occupations | 18,390 | 1.80% | 121.181 | 1.37 | \$9.06 | \$10.37 | \$21,560 | 2.00% |
| 35-1011 | Chefs and Head Cooks | 80 | 24.80% | 0.533 | 0.71 | \$25.63 | \$25.16 | \$52,340 | 9.10% |
| 35-1012 | First-Line Supervisors of Food Preparation and Serving Workers | 1,580 | 9.70% | 10.434 | 1.66 | \$15.97 | \$16.96 | \$35,270 | 3.60% |
| 35-2011 | Cooks, Fast Food | 430 | 36.90% | 2.844 | 0.73 | \$8.67 | \$8.74 | \$18,190 | 2.50% |
| 35-2012 | Cooks, Institution and Cafeteria | 260 | 9.40% | 1.745 | 0.58 | \$11.42 | \$11.83 | \$24,610 | 2.30% |
| 35-2014 | Cooks, Restaurant | 2,260 | 9.10% | 14.895 | 1.94 | \$10.15 | \$10.74 | \$22,340 | 3.80% |
| 35-2015 | Cooks, Short Order | 140 | 48.50% | 0.931 | 0.75 | \$12.22 | \$11.66 | \$24,260 | 5.40% |
| 35-2021 | Food Preparation Workers | 880 | 11.10% | 5.789 | 0.96 | \$9.84 | \$10.25 | \$21,320 | 2.20% |
| 35-3011 | Bartenders | 900 | 15.50% | 5.902 | 1.43 | \$9.23 | \$10.58 | \$22,000 | 4.90% |
| 35-3021 | Combined Food Preparation and Serving Workers, Including Fast Fc | 3,760 | 10.10% | 24.778 | 1.1 | \$8.67 | \$8.95 | \$18,610 | 2.70% |
| 35-3022 | Counter Attendants, Cafeteria, Food Concession, and Coffee Shop | 270 | 21.40% | 1.811 | 0.54 | \$8.72 | \$9.36 | \$19,460 | 4.20% |
| 35-3031 | Waiters and Waitresses | 5,100 | 6.00% | 33.642 | 1.88 | \$8.84 | \$9.67 | \$20,120 | 3.80% |
| 35-3041 | Food Servers, Nonrestaurant | 410 | 16.50% | 2.702 | 1.48 | \$8.72 | \$8.94 | \$18,600 | 2.00% |
| 35-9011 | Dining Room and Cafeteria Attendants and Bartender Helpers | 540 | 15.20% | 3.549 | 1.17 | \$8.62 | \$8.68 | \$18,040 | 1.90% |
| 35-9021 | Dishwashers | 1,210 | 14.40% | 7.964 | 2.07 | \$8.89 | \$9.21 | \$19,150 | 2.40% |
| 35-9031 | Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop | 520 | 10.40% | 3.415 | 1.3 | \$9.00 | \$9.38 | \$19,510 | 2.90% |
| 35-9099 | Food Preparation and Serving Related Workers, All Other | 40 | 26.20% | 0.236 | 0.83 | (8) | (8) | (8) | (8) |
| 37-0000 | Building and Grounds Cleaning and Maintenance Occupations | 6,410 | 4.50% | 42.261 | 1.3 | \$9.73 | \$11.14 | \$23,180 | 2.00% |
| 37-1011 | First-Line Supervisors of Housekeeping and Janitorial Workers | 200 | 29.40% | 1.327 | 1.01 | \$15.39 | \$15.73 | \$32,730 | 5.70% |

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|----------------|--|---------------|--------------|----------------|-------------|----------------|----------------|-----------------|--------------|
| 37-1012 | First-Line Supervisors of Landscaping, Lawn Service, and Groundskeep | 140 | 20.80% | 0.906 | 1.19 | \$25.01 | \$25.65 | \$53,340 | 9.00% |
| 37-2011 | Janitors and Cleaners, Except Maids and Housekeeping Cleaners | 1,940 | 6.60% | 12.799 | 0.8 | \$9.70 | \$10.33 | \$21,500 | 2.60% |
| 37-2012 | Maids and Housekeeping Cleaners | 1,780 | 11.20% | 11.713 | 1.71 | \$8.79 | \$9.11 | \$18,960 | 1.40% |
| 37-2021 | Pest Control Workers | 260 | 18.90% | 1.739 | 3.69 | \$15.17 | \$14.12 | \$29,370 | 10.00% |
| 37-3011 | Landscaping and Groundskeeping Workers | 1,930 | 11.30% | 12.737 | 2 | \$10.95 | \$11.74 | \$24,420 | 3.80% |
| 37-3012 | Pesticide Handlers, Sprayers, and Applicators, Vegetation | 40 | 17.40% | 0.274 | 1.51 | \$15.70 | \$15.56 | \$32,360 | 5.20% |
| 37-3013 | Tree Trimmers and Pruners | (8) | (8) | (8) | (8) | \$11.48 | \$12.45 | \$25,900 | 3.20% |
| 39-0000 | Personal Care and Service Occupations | 4,330 | 4.80% | 28.566 | 0.98 | \$9.37 | \$11.51 | \$23,930 | 3.50% |
| 39-1021 | First-Line Supervisors of Personal Service Workers | 190 | 12.30% | 1.24 | 1.14 | \$18.54 | \$18.98 | \$39,470 | 4.20% |
| 39-2011 | Animal Trainers | 80 | 48.60% | 0.518 | 6.04 | \$15.99 | \$15.74 | \$32,730 | 7.60% |
| 39-2021 | Nonfarm Animal Caretakers | 180 | 24.60% | 1.215 | 1.05 | \$8.98 | \$10.01 | \$20,820 | 5.50% |
| 39-3031 | Ushers, Lobby Attendants, and Ticket Takers | 160 | 35.70% | 1.071 | 1.31 | \$8.79 | \$9.49 | \$19,740 | 6.20% |
| 39-3091 | Amusement and Recreation Attendants | 430 | 16.00% | 2.848 | 1.45 | \$8.77 | \$9.20 | \$19,130 | 2.20% |
| 39-5012 | Hairdressers, Hairstylists, and Cosmetologists | 360 | 13.00% | 2.359 | 0.86 | \$10.13 | \$11.00 | \$22,890 | 6.10% |
| 39-5092 | Manicurists and Pedicurists | (8) | (8) | (8) | (8) | \$9.36 | \$9.66 | \$20,090 | 4.60% |
| 39-6011 | Baggage Porters and Bellhops | 90 | 35.50% | 0.598 | 1.93 | \$9.84 | \$9.71 | \$20,200 | 3.80% |
| 39-9011 | Childcare Workers | 900 | 14.00% | 5.914 | 1.23 | \$9.06 | \$9.61 | \$19,990 | 2.70% |
| 39-9021 | Personal Care Aides | 210 | 22.10% | 1.378 | 0.18 | \$9.16 | \$9.72 | \$20,220 | 3.30% |
| 39-9031 | Fitness Trainers and Aerobics Instructors | 380 | 11.30% | 2.48 | 1.38 | \$13.56 | \$18.70 | \$38,890 | 14.50% |
| 39-9032 | Recreation Workers | 640 | 10.80% | 4.238 | 1.78 | \$8.98 | \$10.40 | \$21,620 | 2.20% |
| 39-9041 | Residential Advisors | 170 | 15.20% | 1.099 | 1.71 | \$10.53 | \$10.77 | \$22,400 | 2.20% |
| 39-9099 | Personal Care and Service Workers, All Other | 120 | 46.60% | 0.758 | 1.48 | \$9.45 | \$10.94 | \$22,750 | 7.80% |
| 41-0000 | Sales and Related Occupations | 21,080 | 3.40% | 138.961 | 1.31 | \$10.72 | \$14.79 | \$30,770 | 2.40% |
| 41-1011 | First-Line Supervisors of Retail Sales Workers | 2,130 | 4.40% | 14.06 | 1.51 | \$18.07 | \$20.37 | \$42,370 | 3.50% |
| 41-1012 | First-Line Supervisors of Non-Retail Sales Workers | 230 | 11.20% | 1.536 | 0.82 | \$33.60 | \$42.37 | \$88,140 | 9.00% |
| 41-2011 | Cashiers | 5,740 | 7.20% | 37.845 | 1.49 | \$8.90 | \$9.26 | \$19,250 | 1.40% |
| 41-2021 | Counter and Rental Clerks | 540 | 17.50% | 3.542 | 1.07 | \$10.35 | \$10.97 | \$22,810 | 3.50% |
| 41-2022 | Parts Salespersons | 330 | 30.60% | 2.184 | 1.3 | \$13.57 | \$14.48 | \$30,110 | 4.60% |
| 41-2031 | Retail Salespersons | 7,130 | 9.40% | 46.98 | 1.41 | \$9.85 | \$11.76 | \$24,450 | 3.20% |
| 41-3011 | Advertising Sales Agents | 360 | 13.80% | 2.365 | 2.12 | \$13.24 | \$16.59 | \$34,510 | 13.00% |
| 41-3021 | Insurance Sales Agents | 420 | 10.50% | 2.739 | 1.06 | \$18.75 | \$23.60 | \$49,100 | 7.20% |
| 41-3031 | Securities, Commodities, and Financial Services Sales Agents | 210 | 29.00% | 1.37 | 0.54 | \$25.40 | \$29.20 | \$60,730 | 16.50% |
| 41-3041 | Travel Agents | 160 | 14.50% | 1.034 | 2.08 | \$12.85 | \$13.45 | \$27,970 | 6.10% |
| 41-3099 | Sales Representatives, Services, All Other | 860 | 11.10% | 5.661 | 1.1 | \$17.79 | \$22.89 | \$47,610 | 5.40% |
| 41-4011 | Sales Representatives, Wholesale and Manufacturing, Technical an | 230 | 15.00% | 1.53 | 0.55 | \$15.94 | \$29.01 | \$60,350 | 18.90% |
| 41-4012 | Sales Representatives, Wholesale and Manufacturing, Except Techn | 1,590 | 12.70% | 10.481 | 0.97 | \$23.69 | \$26.85 | \$55,850 | 6.60% |
| 41-9011 | Demonstrators and Product Promoters | (8) | (8) | (8) | (8) | \$9.01 | \$11.01 | \$22,910 | 19.90% |
| 41-9022 | Real Estate Sales Agents | 570 | 18.90% | 3.757 | 3.01 | \$13.85 | \$16.66 | \$34,660 | 7.50% |
| 41-9041 | Telemarketers | 320 | 7.50% | 2.11 | 1.12 | \$9.36 | \$10.10 | \$21,000 | 4.90% |
| 41-9099 | Sales and Related Workers, All Other | 130 | 10.60% | 0.874 | 0.89 | \$11.91 | \$12.64 | \$26,300 | 3.50% |
| 43-0000 | Office and Administrative Support Occupations | 27,000 | 2.90% | 177.961 | 1.09 | \$12.88 | \$14.03 | \$29,190 | 0.80% |
| 43-1011 | First-Line Supervisors of Office and Administrative Support Worker | 1,600 | 7.20% | 10.537 | 1.01 | \$21.13 | \$22.21 | \$46,200 | 2.00% |
| 43-2011 | Switchboard Operators, Including Answering Service | 180 | 10.80% | 1.167 | 1.21 | \$10.30 | \$10.89 | \$22,640 | 4.60% |
| 43-3011 | Bill and Account Collectors | 370 | 16.60% | 2.464 | 0.83 | \$14.73 | \$15.60 | \$32,440 | 3.00% |
| 43-3021 | Billing and Posting Clerks | 600 | 12.30% | 3.963 | 1.05 | \$13.86 | \$14.31 | \$29,770 | 1.90% |
| 43-3031 | Bookkeeping, Accounting, and Auditing Clerks | 1,660 | 6.50% | 10.91 | 0.88 | \$14.50 | \$15.57 | \$32,390 | 2.00% |
| 43-3051 | Payroll and Timekeeping Clerks | 70 | 9.20% | 0.491 | 0.37 | \$17.02 | \$17.03 | \$35,430 | 2.40% |

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|----------------|--|--------------|--------------|---------------|-------------|----------------|----------------|-----------------|--------------|
| 43-3061 | Procurement Clerks | 40 | 27.60% | 0.263 | 0.49 | \$17.14 | \$17.27 | \$35,910 | 3.60% |
| 43-3071 | Tellers | 750 | 10.00% | 4.914 | 1.18 | \$11.81 | \$12.29 | \$25,550 | 2.80% |
| 43-4051 | Customer Service Representatives | 3,200 | 4.10% | 21.079 | 1.19 | \$11.47 | \$12.57 | \$26,140 | 3.70% |
| 43-4061 | Eligibility Interviewers, Government Programs | 40 | 7.00% | 0.233 | 0.23 | \$16.21 | \$17.00 | \$35,350 | 6.60% |
| 43-4071 | File Clerks | 440 | 9.00% | 2.921 | 2.4 | \$11.71 | \$12.10 | \$25,170 | 1.70% |
| 43-4081 | Hotel, Motel, and Resort Desk Clerks | 630 | 7.80% | 4.149 | 2.36 | \$9.62 | \$11.07 | \$23,020 | 10.80% |
| 43-4111 | Interviewers, Except Eligibility and Loan | 420 | 7.90% | 2.737 | 1.81 | \$12.91 | \$13.02 | \$27,090 | 1.50% |
| 43-4131 | Loan Interviewers and Clerks | (8) | (8) | (8) | (8) | \$13.14 | \$14.00 | \$29,120 | 8.50% |
| 43-4151 | Order Clerks | 170 | 18.00% | 1.113 | 0.69 | \$12.76 | \$13.05 | \$27,140 | 2.80% |
| 43-4161 | Human Resources Assistants, Except Payroll and Timekeeping | 160 | 10.20% | 1.043 | 0.98 | \$14.29 | \$15.40 | \$32,020 | 2.30% |
| 43-4171 | Receptionists and Information Clerks | 1,900 | 7.80% | 12.5 | 1.69 | \$11.56 | \$11.79 | \$24,520 | 1.80% |
| 43-4181 | Reservation and Transportation Ticket Agents and Travel Clerks | 50 | 33.10% | 0.361 | 0.35 | \$9.35 | \$10.53 | \$21,900 | 4.60% |
| 43-4199 | Information and Record Clerks, All Other | 240 | 18.80% | 1.606 | 1.17 | \$14.20 | \$14.79 | \$30,770 | 1.60% |
| 43-5021 | Couriers and Messengers | 60 | 14.80% | 0.414 | 0.7 | \$9.41 | \$10.25 | \$21,330 | 5.00% |
| 43-5032 | Dispatchers, Except Police, Fire, and Ambulance | 120 | 14.30% | 0.772 | 0.54 | \$14.33 | \$15.61 | \$32,470 | 4.20% |
| 43-5041 | Meter Readers, Utilities | 40 | 20.50% | 0.268 | 0.88 | \$14.75 | \$15.15 | \$31,510 | 5.70% |
| 43-5051 | Postal Service Clerks | 100 | 0.00% | 0.646 | 1.21 | \$25.53 | \$24.93 | \$51,860 | -8 |
| 43-5052 | Postal Service Mail Carriers | 520 | 0.00% | 3.454 | 1.47 | \$27.16 | \$25.36 | \$52,750 | -8 |
| 43-5053 | Postal Service Mail Sorters, Processors, and Processing Machine Op | 40 | 0.00% | 0.244 | 0.24 | \$25.52 | \$23.54 | \$48,960 | -8 |
| 43-5061 | Production, Planning, and Expediting Clerks | 120 | 21.90% | 0.82 | 0.38 | \$14.70 | \$17.21 | \$35,800 | 2.50% |
| 43-5071 | Shipping, Receiving, and Traffic Clerks | 630 | 12.60% | 4.183 | 0.79 | \$12.33 | \$12.93 | \$26,890 | 2.00% |
| 43-5081 | Stock Clerks and Order Fillers | 2,580 | 10.60% | 16.988 | 1.23 | \$10.48 | \$11.06 | \$23,010 | 1.60% |
| 43-5111 | Weighers, Measurers, Checkers, and Samplers, Recordkeeping | (8) | (8) | (8) | (8) | \$13.25 | \$13.13 | \$27,300 | 3.20% |
| 43-6011 | Executive Secretaries and Executive Administrative Assistants | 880 | 13.20% | 5.78 | 0.94 | \$18.07 | \$19.01 | \$39,540 | 1.70% |
| 43-6012 | Legal Secretaries | 300 | 48.20% | 1.984 | 1.19 | \$15.36 | \$15.31 | \$31,840 | 4.90% |
| 43-6013 | Medical Secretaries | 420 | 18.00% | 2.764 | 0.71 | \$11.86 | \$12.48 | \$25,960 | 2.20% |
| 43-6014 | Secretaries and Administrative Assistants, Except Legal, Medical, ar | 4,120 | 5.80% | 27.18 | 1.7 | \$13.29 | \$13.76 | \$28,630 | 1.60% |
| 43-9011 | Computer Operators | 30 | 29.20% | 0.206 | 0.37 | \$14.63 | \$16.98 | \$35,320 | 6.10% |
| 43-9021 | Data Entry Keyers | 330 | 11.80% | 2.143 | 1.35 | \$11.10 | \$11.91 | \$24,780 | 3.50% |
| 43-9031 | Desktop Publishers | 30 | 26.90% | 0.21 | 1.72 | \$14.01 | \$14.80 | \$30,790 | 9.60% |
| 43-9041 | Insurance Claims and Policy Processing Clerks | 260 | 48.50% | 1.712 | 0.99 | \$11.45 | \$13.10 | \$27,250 | 9.60% |
| 43-9051 | Mail Clerks and Mail Machine Operators, Except Postal Service | 50 | 10.30% | 0.357 | 0.45 | \$11.44 | \$11.77 | \$24,480 | 2.00% |
| 43-9061 | Office Clerks, General | 3,080 | 10.80% | 20.287 | 0.94 | \$12.14 | \$12.62 | \$26,260 | 1.70% |
| 43-9071 | Office Machine Operators, Except Computer | (8) | (8) | (8) | (8) | \$12.28 | \$12.82 | \$26,660 | 6.70% |
| 45-0000 | Farming, Fishing, and Forestry Occupations | 170 | 12.20% | 1.106 | 0.34 | \$8.68 | \$9.47 | \$19,690 | 3.70% |
| 45-2092 | Farmworkers and Laborers, Crop, Nursery, and Greenhouse | 140 | 13.70% | 0.931 | 0.48 | \$8.57 | \$8.92 | \$18,550 | 4.50% |
| 47-0000 | Construction and Extraction Occupations | 5,360 | 4.70% | 35.359 | 0.93 | \$15.11 | \$16.11 | \$33,510 | 2.20% |
| 47-1011 | First-Line Supervisors of Construction Trades and Extraction Worke | 440 | 12.40% | 2.898 | 0.83 | \$24.66 | \$25.26 | \$52,550 | 3.10% |
| 47-2031 | Carpenters | 680 | 19.70% | 4.504 | 1.03 | \$16.07 | \$16.32 | \$33,940 | 5.80% |
| 47-2051 | Cement Masons and Concrete Finishers | 220 | 16.20% | 1.445 | 1.39 | \$15.65 | \$15.17 | \$31,550 | 5.90% |
| 47-2061 | Construction Laborers | 720 | 11.00% | 4.765 | 0.76 | \$12.97 | \$13.76 | \$28,630 | 4.40% |
| 47-2071 | Paving, Surfacing, and Tamping Equipment Operators | 40 | 41.60% | 0.241 | 0.58 | \$13.52 | \$15.26 | \$31,740 | 2.90% |
| 47-2073 | Operating Engineers and Other Construction Equipment Operators | 210 | 12.90% | 1.393 | 0.54 | \$15.70 | \$16.45 | \$34,210 | 2.00% |
| 47-2081 | Drywall and Ceiling Tile Installers | 200 | 31.20% | 1.333 | 2.29 | \$17.48 | \$17.44 | \$36,270 | 5.50% |
| 47-2111 | Electricians | 610 | 13.20% | 3.99 | 1 | \$18.98 | \$19.71 | \$41,000 | 3.70% |
| 47-2121 | Glaziers | (8) | (8) | (8) | (8) | \$14.88 | \$13.85 | \$28,810 | 18.80% |
| 47-2141 | Painters, Construction and Maintenance | 360 | 36.00% | 2.372 | 1.68 | \$13.93 | \$13.68 | \$28,460 | 2.80% |

| | | | | | | | | | |
|----------------|---|--------------|--------------|---------------|-------------|----------------|----------------|-----------------|--------------|
| 47-2151 | Pipelayers | 150 | 30.10% | 0.965 | 2.88 | \$16.31 | \$16.35 | \$34,010 | 3.20% |
| 47-2152 | Plumbers, Pipefitters, and Steamfitters | 60 | 46.90% | 0.393 | 0.15 | \$17.78 | \$18.72 | \$38,940 | 3.40% |
| 47-2161 | Plasterers and Stucco Masons | (8) | (8) | (8) | (8) | \$10.85 | \$11.54 | \$23,990 | 8.80% |
| 47-2181 | Roofers | 330 | 17.10% | 2.149 | 2.87 | \$10.71 | \$11.50 | \$23,920 | 14.00% |
| 47-2211 | Sheet Metal Workers | (8) | (8) | (8) | (8) | \$11.84 | \$12.62 | \$26,240 | 9.00% |
| 47-2221 | Structural Iron and Steel Workers | 100 | 48.60% | 0.665 | 1.52 | \$11.39 | \$12.48 | \$25,960 | 4.10% |
| 47-3013 | Helpers--Electricians | 150 | 29.10% | 0.969 | 2.12 | \$11.62 | \$12.47 | \$25,930 | 6.90% |
| 47-4011 | Construction and Building Inspectors | 140 | 25.70% | 0.941 | 1.37 | \$21.15 | \$20.77 | \$43,210 | 7.10% |
| 47-4099 | Construction and Related Workers, All Other | 280 | 21.50% | 1.855 | 7.86 | \$15.84 | \$16.36 | \$34,030 | 4.20% |
| 49-0000 | Installation, Maintenance, and Repair Occupations | 6,730 | 6.00% | 44.38 | 1.14 | \$16.08 | \$18.09 | \$37,630 | 5.00% |
| 49-1011 | First-Line Supervisors of Mechanics, Installers, and Repairers | 410 | 10.70% | 2.67 | 0.83 | \$26.05 | \$29.17 | \$60,670 | 4.10% |
| 49-2011 | Computer, Automated Teller, and Office Machine Repairers | 80 | 36.80% | 0.496 | 0.57 | \$14.36 | \$14.85 | \$30,890 | 3.00% |
| 49-2022 | Telecommunications Equipment Installers and Repairers, Except Lin | 460 | 13.00% | 3.058 | 1.91 | \$17.53 | \$19.64 | \$40,850 | 9.70% |
| 49-2097 | Electronic Home Entertainment Equipment Installers and Repairers | (8) | (8) | (8) | (8) | \$16.01 | \$14.39 | \$29,930 | 5.00% |
| 49-2098 | Security and Fire Alarm Systems Installers | (8) | (8) | (8) | (8) | \$16.55 | \$16.73 | \$34,790 | 3.80% |
| 49-3011 | Aircraft Mechanics and Service Technicians | 120 | 23.50% | 0.787 | 0.86 | \$23.97 | \$22.67 | \$47,160 | 6.40% |
| 49-3021 | Automotive Body and Related Repairers | 130 | 17.00% | 0.885 | 0.85 | \$16.91 | \$16.64 | \$34,610 | 8.60% |
| 49-3023 | Automotive Service Technicians and Mechanics | 1,030 | 9.80% | 6.769 | 1.48 | \$17.58 | \$18.77 | \$39,030 | 6.90% |
| 49-3031 | Bus and Truck Mechanics and Diesel Engine Specialists | 100 | 13.60% | 0.688 | 0.39 | \$16.37 | \$17.32 | \$36,020 | 4.70% |
| 49-3042 | Mobile Heavy Equipment Mechanics, Except Engines | 40 | 33.00% | 0.262 | 0.31 | \$15.16 | \$14.41 | \$29,970 | 3.70% |
| 49-3051 | Motorboat Mechanics and Service Technicians | (8) | (8) | (8) | (8) | \$9.33 | \$11.72 | \$24,380 | 17.10% |
| 49-3052 | Motorcycle Mechanics | (8) | (8) | (8) | (8) | \$15.74 | \$16.37 | \$34,040 | 8.40% |
| 49-3053 | Outdoor Power Equipment and Other Small Engine Mechanics | 70 | 18.80% | 0.434 | 2.07 | \$11.58 | \$12.74 | \$26,490 | 8.60% |
| 49-3093 | Tire Repairers and Changers | (8) | (8) | (8) | (8) | \$9.22 | \$9.62 | \$20,010 | 5.60% |
| 49-9012 | Control and Valve Installers and Repairers, Except Mechanical Door | 60 | 45.50% | 0.364 | 1.18 | \$22.63 | \$23.26 | \$48,380 | 8.50% |
| 49-9021 | Heating, Air Conditioning, and Refrigeration Mechanics and Installers | 1,110 | 27.20% | 7.291 | 3.95 | \$18.09 | \$21.95 | \$45,660 | 19.40% |
| 49-9041 | Industrial Machinery Mechanics | 100 | 29.70% | 0.671 | 0.29 | \$18.75 | \$19.64 | \$40,850 | 4.70% |
| 49-9043 | Maintenance Workers, Machinery | 60 | 28.30% | 0.396 | 0.58 | \$14.26 | \$15.69 | \$32,640 | 5.10% |
| 49-9051 | Electrical Power-Line Installers and Repairers | 160 | 25.90% | 1.043 | 1.21 | \$21.92 | \$21.99 | \$45,750 | 9.80% |
| 49-9071 | Maintenance and Repair Workers, General | 1,680 | 4.50% | 11.04 | 1.17 | \$13.76 | \$14.50 | \$30,160 | 2.10% |
| 49-9091 | Coin, Vending, and Amusement Machine Servicers and Repairers | (8) | (8) | (8) | (8) | \$8.96 | \$9.13 | \$18,990 | 5.50% |
| 49-9094 | Locksmiths and Safe Repairers | (8) | (8) | (8) | (8) | \$12.31 | \$12.58 | \$26,170 | 4.70% |
| 49-9098 | Helpers--Installation, Maintenance, and Repair Workers | 90 | 21.20% | 0.622 | 0.65 | \$10.33 | \$10.44 | \$21,720 | 2.80% |
| 49-9099 | Installation, Maintenance, and Repair Workers, All Other | 230 | 28.90% | 1.523 | 1.54 | \$12.85 | \$13.24 | \$27,550 | 6.00% |
| 51-0000 | Production Occupations | 7,370 | 5.90% | 48.554 | 0.74 | \$13.07 | \$14.46 | \$30,080 | 1.90% |
| 51-1011 | First-Line Supervisors of Production and Operating Workers | 600 | 10.80% | 3.955 | 0.91 | \$24.41 | \$25.49 | \$53,010 | 2.20% |
| 51-2022 | Electrical and Electronic Equipment Assemblers | 520 | 18.70% | 3.452 | 2.28 | \$10.65 | \$11.77 | \$24,470 | 4.90% |
| 51-2023 | Electromechanical Equipment Assemblers | 260 | 8.50% | 1.739 | 4.53 | \$17.04 | \$17.54 | \$36,490 | 3.60% |
| 51-2041 | Structural Metal Fabricators and Fitters | 90 | 17.80% | 0.584 | 0.97 | \$12.97 | \$13.42 | \$27,920 | 4.90% |
| 51-2091 | Fiberglass Laminators and Fabricators | 110 | 31.80% | 0.695 | 5.15 | \$16.33 | \$16.81 | \$34,970 | 6.00% |
| 51-2092 | Team Assemblers | 1,270 | 8.50% | 8.383 | 1.08 | \$11.76 | \$12.46 | \$25,910 | 3.10% |
| 51-2099 | Assemblers and Fabricators, All Other | 310 | 17.00% | 2.066 | 0.99 | \$10.32 | \$10.61 | \$22,060 | 3.30% |
| 51-3011 | Bakers | 210 | 19.00% | 1.364 | 1.13 | \$10.73 | \$11.02 | \$22,920 | 2.60% |
| 51-3021 | Butchers and Meat Cutters | 170 | 14.00% | 1.09 | 1.06 | \$13.82 | \$13.57 | \$28,220 | 3.20% |
| 51-3022 | Meat, Poultry, and Fish Cutters and Trimmers | 80 | 20.20% | 0.55 | 0.45 | \$12.29 | \$12.72 | \$26,450 | 6.80% |
| 51-4011 | Computer-Controlled Machine Tool Operators, Metal and Plastic | 60 | 41.40% | 0.393 | 0.37 | \$15.59 | \$15.27 | \$31,770 | 5.70% |
| 51-4012 | Computer Numerically Controlled Machine Tool Programmers, Metal | 40 | 26.90% | 0.273 | 1.48 | \$13.54 | \$13.83 | \$28,770 | 3.90% |

| | | | | | | | | | |
|----------------|---|--------------|--------------|---------------|-------------|----------------|----------------|-----------------|--------------|
| 51-4031 | Cutting, Punching, and Press Machine Setters, Operators, and Tend | 170 | 41.40% | 1.132 | 0.81 | \$11.55 | \$12.37 | \$25,740 | 5.70% |
| 51-4033 | Grinding, Lapping, Polishing, and Buffing Machine Tool Setters, Ope | 40 | 30.40% | 0.264 | 0.5 | \$16.80 | \$17.16 | \$35,700 | 3.50% |
| 51-4041 | Machinists | 130 | 14.00% | 0.848 | 0.28 | \$14.62 | \$15.75 | \$32,760 | 4.20% |
| 51-4072 | Molding, Coremaking, and Casting Machine Setters, Operators, and | 40 | 2.00% | 0.275 | 0.29 | \$17.34 | \$16.51 | \$34,350 | 6.10% |
| 51-4081 | Multiple Machine Tool Setters, Operators, and Tenders, Metal and | 30 | 14.10% | 0.216 | 0.33 | \$10.84 | \$11.02 | \$22,910 | 3.30% |
| 51-4111 | Tool and Die Makers | 40 | 40.20% | 0.28 | 0.48 | \$21.99 | \$21.78 | \$45,310 | 2.80% |
| 51-4121 | Welders, Cutters, Solderers, and Brazers | 260 | 13.60% | 1.691 | 0.67 | \$14.24 | \$14.56 | \$30,290 | 1.40% |
| 51-5111 | Prepress Technicians and Workers | 60 | 17.40% | 0.391 | 1.23 | \$18.16 | \$18.71 | \$38,920 | 3.90% |
| 51-5112 | Printing Press Operators | 180 | 21.70% | 1.173 | 0.88 | \$12.19 | \$12.52 | \$26,050 | 8.20% |
| 51-5113 | Print Binding and Finishing Workers | 40 | 43.50% | 0.279 | 0.69 | \$12.35 | \$12.37 | \$25,740 | 7.70% |
| 51-6011 | Laundry and Dry-Cleaning Workers | 310 | 8.90% | 2.029 | 1.33 | \$9.08 | \$9.54 | \$19,840 | 2.30% |
| 51-6021 | Pressers, Textile, Garment, and Related Materials | 40 | 32.50% | 0.244 | 0.6 | \$9.17 | \$9.23 | \$19,200 | 3.40% |
| 51-6031 | Sewing Machine Operators | 210 | 22.50% | 1.374 | 1.26 | \$12.23 | \$12.74 | \$26,510 | 2.90% |
| 51-7011 | Cabinetmakers and Bench Carpenters | 80 | 10.20% | 0.552 | 0.92 | \$10.98 | \$12.73 | \$26,490 | 9.50% |
| 51-7042 | Woodworking Machine Setters, Operators, and Tenders, Except Sa | 60 | 27.80% | 0.386 | 0.82 | \$14.13 | \$14.31 | \$29,760 | 4.20% |
| 51-8031 | Water and Wastewater Treatment Plant and System Operators | 150 | 4.20% | 0.974 | 1.17 | \$20.58 | \$20.94 | \$43,550 | 1.30% |
| 51-9023 | Mixing and Blending Machine Setters, Operators, and Tenders | 60 | 26.10% | 0.384 | 0.43 | \$15.66 | \$16.17 | \$33,630 | 2.70% |
| 51-9061 | Inspectors, Testers, Sorters, Samplers, and Weighers | 340 | 14.40% | 2.271 | 0.65 | \$13.54 | \$13.40 | \$27,870 | 6.10% |
| 51-9082 | Medical Appliance Technicians | 40 | 19.70% | 0.29 | 3.09 | \$22.05 | \$23.08 | \$48,010 | 6.90% |
| 51-9111 | Packaging and Filling Machine Operators and Tenders | 140 | 19.50% | 0.894 | 0.32 | \$9.84 | \$10.96 | \$22,800 | 3.40% |
| 51-9121 | Coating, Painting, and Spraying Machine Setters, Operators, and Te | 90 | 31.20% | 0.577 | 0.94 | \$15.04 | \$15.13 | \$31,460 | 4.10% |
| 51-9122 | Painters, Transportation Equipment | (8) | (8) | (8) | (8) | \$12.37 | \$13.56 | \$28,200 | 8.70% |
| 51-9123 | Painting, Coating, and Decorating Workers | (8) | (8) | (8) | (8) | \$13.26 | \$13.49 | \$28,070 | 2.50% |
| 51-9151 | Photographic Process Workers and Processing Machine Operators | 90 | 33.70% | 0.584 | 1.66 | \$10.79 | \$11.55 | \$24,020 | 3.80% |
| 51-9195 | Molders, Shapers, and Casters, Except Metal and Plastic | 50 | 25.90% | 0.354 | 1.49 | \$10.27 | \$11.26 | \$23,410 | 4.00% |
| 51-9198 | Helpers--Production Workers | 70 | 15.40% | 0.487 | 0.15 | \$9.88 | \$10.90 | \$22,670 | 4.60% |
| 51-9199 | Production Workers, All Other | 110 | 42.00% | 0.693 | 0.41 | \$11.28 | \$12.31 | \$25,600 | 6.70% |
| 53-0000 | Transportation and Material Moving Occupations | 5,860 | 5.40% | 38.628 | 0.57 | \$11.38 | \$13.59 | \$28,280 | 3.50% |
| 53-1021 | First-Line Supervisors of Helpers, Laborers, and Material Movers, H | 170 | 14.70% | 1.122 | 0.87 | \$14.65 | \$18.64 | \$38,770 | 9.00% |
| 53-1031 | First-Line Supervisors of Transportation and Material-Moving Mach | 110 | 13.90% | 0.703 | 0.46 | \$21.99 | \$23.21 | \$48,280 | 3.20% |
| 53-2012 | Commercial Pilots | 80 | 20.80% | 0.522 | 1.94 | (4) | (4) | \$52,060 | 11.10% |
| 53-3022 | Bus Drivers, School or Special Client | 270 | 1.10% | 1.756 | 0.47 | \$13.12 | \$13.13 | \$27,300 | 3.50% |
| 53-3031 | Driver/Sales Workers | 480 | 23.40% | 3.135 | 1.04 | \$14.01 | \$14.85 | \$30,880 | 7.50% |
| 53-3032 | Heavy and Tractor-Trailer Truck Drivers | 820 | 10.90% | 5.433 | 0.45 | \$14.80 | \$15.71 | \$32,670 | 3.10% |
| 53-3033 | Light Truck or Delivery Services Drivers | 760 | 11.70% | 5.036 | 0.85 | \$12.63 | \$15.20 | \$31,620 | 9.50% |
| 53-3041 | Taxi Drivers and Chauffeurs | 140 | 29.80% | 0.92 | 0.72 | \$8.94 | \$9.15 | \$19,040 | 3.90% |
| 53-3099 | Motor Vehicle Operators, All Other | 70 | 4.60% | 0.455 | 0.99 | \$8.63 | \$9.06 | \$18,840 | 8.70% |
| 53-5022 | Motorboat Operators | 30 | 31.70% | 0.206 | 8.81 | \$10.41 | \$10.58 | \$22,000 | 5.40% |
| 53-6031 | Automotive and Watercraft Service Attendants | (8) | (8) | (8) | (8) | \$9.22 | \$9.89 | \$20,570 | 4.90% |
| 53-7051 | Industrial Truck and Tractor Operators | 170 | 13.90% | 1.146 | 0.3 | \$11.62 | \$12.06 | \$25,080 | 4.70% |
| 53-7061 | Cleaners of Vehicles and Equipment | 480 | 23.20% | 3.166 | 1.36 | \$8.88 | \$9.29 | \$19,330 | 3.10% |
| 53-7062 | Laborers and Freight, Stock, and Material Movers, Hand | 1,330 | 10.10% | 8.768 | 0.53 | \$10.56 | \$11.12 | \$23,130 | 2.10% |
| 53-7064 | Packers and Packagers, Hand | 450 | 16.50% | 2.988 | 0.59 | \$8.66 | \$8.74 | \$18,180 | 2.10% |
| | | (1) | (3) | | (9) | | | (2) | (3) |

¹ US Department of Labor, Bureau of Labor Statistics

(1) Estimates for detailed occupations do not sum to the totals because the totals include occupations not shown separately. Estimates do not include self-employed workers.

(2) Annual wages have been calculated by multiplying the hourly mean wage by a "year-round, full-time" hours figure of 2,080 hours; for those occupations where there is not an hourly mean wage published, the annual wage has been directly calculated from the reported

(3) The relative standard error (RSE) is a measure of the reliability of a survey statistic. The smaller the relative standard error, the more

(4) Wages for some occupations that do not generally work year-round, full time, are reported either as hourly wages or annual salaries depending on how

(5) This wage is equal to or greater than \$90.00 per hour or

(8) Estimates not released.??

(9) The location quotient is the ratio of the area concentration of occupational employment to the national average concentration. A location quotient greater than one indicates the occupation has a higher share of employment than average, and a location quotient less than one indicates the occupation is less prevalent in the area than average.

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: April 4, 2014

SUBJECT: 1287 and 1301 West Granada Boulevard Zoning Map Amendment

APPLICANT: Paul F. Holub Jr., authorized representative of the property owners

NUMBER: Z 2014-034

PROJECT PLANNER: Steven Spraker, Senior Planner, AICP

INTRODUCTION:

This is a request submitted by Paul F. Holub Jr., authorized representative of the property owners, for a Zoning Map amendment as follows:

1. Amend the existing zoning designation of the 2.53 acre parcel at 1287 West Granada Boulevard from PBD (Planned Business Development) to B-8 (Commercial)”; and
2. Amend the existing zoning designation of the 2.47 acre parcel at 1301 West Granada Boulevard from SR (Suburban Residential) to B-8 (Commercial).

BACKGROUND:

The applicant has also applied for a land use amendment to:

1. Amend the existing land use designation of the 2.53 acre parcel at 1287 West Granada Boulevard from “Office/Professional” to “Low Intensity Commercial”; and
2. Amend the existing land use designation of the 2.47 acre parcel at 1301 West Granada Boulevard from “Suburban Low Density Residential” to “Low Intensity Commercial”.

The result of the land use application shall directly determine which zoning category is consistent with the approved land use. The two land use options of “Low Intensity Commercial” or “Office Professional” would both be consistent with the Planned Business Development zoning designation. The Planned Business Development zoning designation requires review by the Site Plan Review Committee, a neighborhood meeting, Planning Board hearing, and City Commission review. Staff is recommending denial of the requested B-8 zoning district amendment and requiring a rezoning to PBD for the subject properties.

The applicant has stated a desire to construct a drive thru restaurant on one parcel and a commercial building on the other with the potential for an end-cap drive thru restaurant. The applicant is representing both property owners and the two properties would be site planned and developed as a coordinated project. The applicant's land use amendment proposes certain restrictions to limit potential intensity on the property as follows:

1. Limit the floor area ration for each parcel at 0.12; and
2. Prohibit the following uses:
 - Assisted Living Facility;
 - Convenience stores (types A, B, and C);
 - School, Public;
 - House of Worship;
 - Sexually Oriented Business;
 - Theater;
 - Outdoor Storage;
 - Warehouse, mini-rental; and
 - Residential, any type.

Below is a summary of each parcel:

1287 West Granada Boulevard

- This property is owned by Maurice Thompson and Harvey Brown and is 2.53 acres.
- Site aerial:



- The property is currently vacant.

- There is an existing 50' ingress/egress easement on this property to provide access to other properties in the area.
- The property is owned by Maurice Thompson and Harvey Brown and is 2.53 acres.
- On November 23, 2004, the Site Plan Review Committee approved a lot split from the master parcel of 5.00 acres at 1301 West Granada Boulevard that created the subject property.
- On July 15, 2008, the property was granted a land use change from "Suburban Low Density Residential" to "Office Professional" with Ordinance 2008-22 with the following conditions:
 1. The maximum number of trips permitted on the site shall not exceed 900 average daily trips as calculated by the ITE Trip Generation Manual;
 2. A traffic study will be required at time of site development for intersection analysis and to confirm concurrency on affected roadways;
 3. The site development and rezoning shall be through the Planned Business Development process (allowing Planning Board review of the site plan);
 4. The 50' ingress easement shall be dedicated as a public right-of-way and constructed at time of site development by the property owner; and
 5. No residential uses shall be permitted on the property.
- On September 6, 2011, the City Commission approved Ordinance 2011-31 (ATTACHMENT 2) that authorized a rezoning from SR (Suburban Residential) to PBD (Planned Business Development). The Planned Business Development rezoning approved a 9,225 square foot building and associated site improvements. The site plan had a future phase two with no development plans approved.
- The last site plan submittal for the project was June 7, 2011.

1301 West Granada Boulevard

- This property is owned by Mary Thompson Schmidt and is 2.47 acres.
- The property currently has a single-family residence located on-site.
- On November 23, 2004, the Site Plan Review Committee approved a lot split that created 1287 West Granada Boulevard from the master parcel at 1301 West Granada Boulevard that created the subject property.
- The property abuts single-family residential uses located in unincorporated Volusia County to the west property line.

- Site aerial:



ANALYSIS:

The subject property consists of 1287 and 1301 West Granada Boulevard. The property at 1287 West Granada Boulevard is zoned Planned Business Development, Ordinance 2011-31 which approved a 9,225 square foot building. Section 2-36 of the Land Development Code states,

“The objective of this zoning district is to establish regulatory standards for controlling the location of comprehensively planned business centers accessible to arterial roadways. The PBD is intended to incorporate a flexible management policy which incorporates urban design amenities, including streetscape improvements, and fosters innovative master planning in the design and development of commercial centers. The PBD district provides a diversified mix of permitted, conditional, and special land uses and higher standards of land planning and site design than are available under conventional zoning categories. All Planned Business Developments shall be designed and administered consistent with the criteria and administrative procedures in the LDC.

The Planned Business Development incorporated the uses of the B-10 (Boulevard) zoning district. Section 2-31 of the Land Development Code states the purpose of the B-10 zoning district is:

“to provide for the maintenance of the character of relatively large and extensively wooded areas abutting the City’s major transportation routes. The district provides for large lot uses having setbacks adequate to preserve noticeable amounts of the natural amenities and, at the same time, provide for architecturally significant uses within the district that project a lower intensity suburban environment. The district is particularly suitable for use along major entrance routes where it is in the interest to minimize access cuts in order to promote safety and avoid traffic congestion.”

The uses allowed in the B-10 zoning district are as follows:

| C. PERMITTED USES | D. CONDITIONAL USES | E. SPECIAL EXCEPTION USES |
|---|--|---|
| <ol style="list-style-type: none"> 1. Adult Day Care Center 2. Assisted Living Facility 3. Business/ Professional Services 4. Business Services 5. Clubs and Fraternal Organization 6. Nursing Home 7. School, Public 8. Veterinarian | <ol style="list-style-type: none"> 1. Community Residential Home 2. Dwelling, Multi-Family 3. Family Day Care Home 4. House of Worship 5. Parks and Recreation Facilities, Private 6. Parks and Recreation Facilities, Public 7. Public Facilities 8. Public Utilities 9. Recreational Facilities, Indoor 10. Restaurant, Type "A" 11. Retail Sales, Specialty 12. School, Private 13. Telecommunication Tower, Camouflaged 14. Wind Energy System | <ol style="list-style-type: none"> 1. Child Care Facility 2. Funeral Home 3. Outdoor Activity 4. Outdoor Storage 5. Recreational Facilities, Outdoor |

The property at 1301 West Granada Boulevard is zoned as SR (Suburban Residential) Section 2-11 of the Land Development Code states the purpose of the SR district as follows:

“is to implement the Suburban Low Density Residential (SLDR) Comprehensive Land Use Plan category with emphasis on a site-specific holding capacity and design parameters leading to the preservation of wetland vegetative communities and natural drainage and retention systems. The district is intended to promote and encourage creative design by allowing a variety of residential structures and a diversity of building arrangements and lot configurations, and to assure privacy, safety and promote on-site amenities and encourage internal capture of vehicle trips. The added purpose of this district is to allow limited agricultural activities on properties equal to or greater than five acres in size, located west of Interstate 95 and north of State Road 40. In order to achieve the goals of the Suburban Low Density Residential land use category, as provided in the Future Land Use Element of the Comprehensive Plan, all developments other than single-family rural subdivisions with a density of one unit per acre or higher shall only be allowed if submitted and approved as a Planned Residential Development (PRD) pursuant to PRD district regulations in LDC §2-35.”

The uses allowed in the SR zoning district are as follows:

| C. PERMITTED USES | D. CONDITIONAL USES | E. SPECIAL EXCEPTION USES |
|--|---|---|
| <ol style="list-style-type: none"> 1. Community Residential Home 2. Dwelling, Single Family – Detached 3. School, Public | <ol style="list-style-type: none"> 1. Adult Day Care Center 2. Adult Family Care Center 3. Agricultural Use, Minor 4. Assisted Living Facility 5. Family Day Care Home 6. Foster Home 7. Garden Center/Nursery 8. Group Home 9. Parks and Recreation Facilities, Private 10. Parks and Recreation Facilities, Public 11. Public Facilities 12. Public Utilities 13. Telecommunication Tower, Camouflaged 14. Wind Energy System | <ol style="list-style-type: none"> 1. Child Care Facility 2. Houses of Worship 3. School, Private |

The applicant seeks to amend the zoning designations of both 1287 and 1301 West Granada Boulevard to B-8 (Commercial). Section 2-29 of the Land Development Code states the purpose of the B-8 zoning district is to:

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

The uses allowed in the B-8 zoning district are shown below:

| C. PERMITTED USES | D. CONDITIONAL USES | E. SPECIAL EXCEPTION USES |
|---|--|--|
| <ol style="list-style-type: none"> 1. Adult Day Care Center 2. Assisted Living Facility 3. Business/Professional Services 4. Business Services 5. Clubs and Fraternal Organizations 6. Convenience Store, Type "A" 7. Financial Institution 8. Nursing Home 9. Personal Services 10. Retail Sales and Services 11. School of Art 12. School, Public 13. Veterinarian | <ol style="list-style-type: none"> 1. Bowling Center 2. Child Care Facility 3. Community Residential Home 4. Convenience Store, Type "B" 5. Convenience Store, Type "C" 6. Dwelling, Multi-Family 7. Family Day Care Home 8. House of Worship 9. Parks and Recreation Facilities, Private 10. Parks and Recreation Facilities, Public 11. Public Facilities 12. Public Utilities 13. Recreational Facilities, Indoor 14. Restaurant, Type "A" 15. Restaurant, Type "B" 16. Restaurant, Type "C" 17. School, Private 18. Sexually Oriented Business 19. Shopping Center 20. Telecommunication Tower, Camouflaged 21. Theater 22. Wind Energy System | <ol style="list-style-type: none"> 1. Automatic Amusement Center 2. Outdoor Activity 3. Outdoor Storage 4. Recreational Facilities, Outdoor 5. Warehouse, Mini-rental |

Uses in ~~strike through~~ text are prohibited based on the land use amendment

The applicant has requested a B-8 (Commercial) zoning designation and has proposed to prohibit certain uses. Any site development shall require a neighborhood meeting. The B-8 zoning designation would be consistent with the "Low Intensity Commercial" land use, if approved. The following other zoning districts would also be consistent with the "Low Intensity Commercial" land use:

- B-1, Professional Office—Hospital;
- B-4, Central Business;
- B-5, Service Commercial;

- B-6, Oceanfront Tourist Commercial;
- B-7, Highway Tourist Commercial;
- B-9, Boulevard;
- B-10, Suburban Boulevard; and
- PBD, Planned Business Development

Staff recommends requiring a PBD (Planned Business Development) zoning designation. The Planned Business Development zoning designation provides an opportunity for interested individuals, the Planning Board, and City Commission to review the proposed project, similar to what was previously done for 1287 West Granada Boulevard.

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.**

It is staff's determination that the B-8 zoning district would allow an intensification of the allowed uses on the subject property which could impact the quality of life for surrounding properties. Whether the property's land use is amended to "Low Impact Commercial" or to "Office/Professional", the Planned Business Development zoning designation would provide the opportunity for public review of the proposed development.

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

As stated in the land use application, staff does not recommend approval of the "Low Intensity Commercial" land use or the B-8 (Commercial) zoning designation. Primary reasons for this recommendation include, existing traffic infrastructure, impacts to surrounding properties, potential intensification of uses, and aesthetics. The selection of the zoning designation is required to be consistent with the land use assigned. Staff recommends requiring the Planned Business Development zoning 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 zoning amendment application does not propose any site development. Any site development in the future would be required to comply with all applicable regulations regarding environmentally sensitive lands and protected animal species.

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

Staff has concerns regarding potential uses allowed in the B-8 zoning districts and impacts to surrounding properties. It is recommended that the project be required to obtain a Planned Business Development zoning designation.

- 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 zoning map amendment does not propose any site development. Public facilities shall be reviewed with any site development.

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

The zoning map amendment does not propose any specific site development. Traffic impacts and patterns shall be reviewed with any site development.

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

The zoning map amendment does not propose any specific site development. Any site development shall be reviewed by the City's Site Plan Review Committee.

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

The zoning map amendment does not propose any specific site development. Any site development shall be reviewed by the City's Site Plan Review Committee.

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

The zoning map amendment does not propose any specific site development. Any site development shall be reviewed by the City's Site Plan Review Committee.

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

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

RECOMMENDATION:

Staff recommends that the Planning Board recommend **DENIAL** to the City Commission of the following zoning map amendments:

1. The 2.53 acre parcel at 1287 West Granada Boulevard from PBD (Planned Business Development) to B-8 (Commercial)”; and
2. The 2.47 acre parcel at 1301 West Granada Boulevard from SR (Suburban Residential) to B-8 (Commercial).

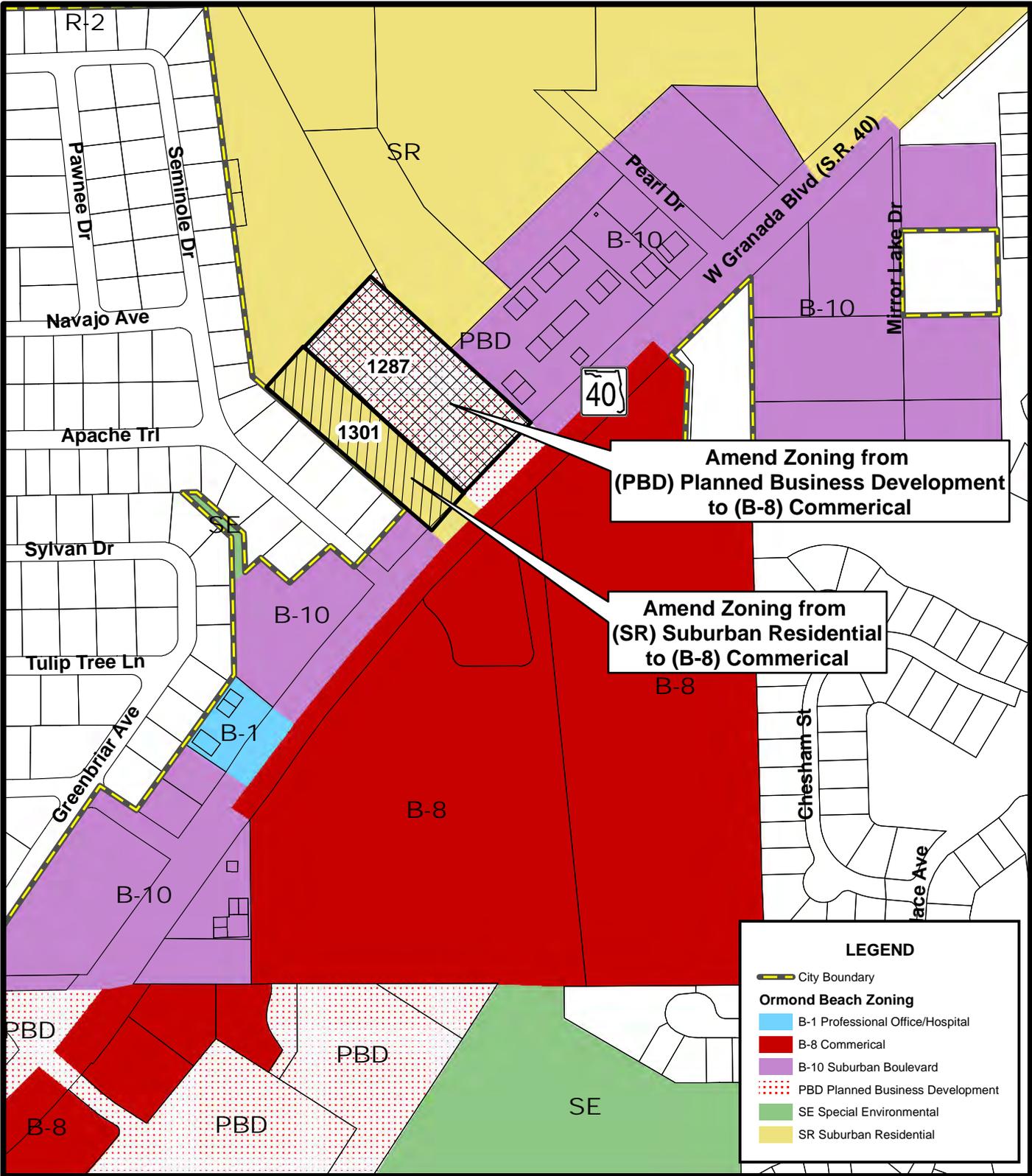
Regardless of the final land use approval of “Low Intensity Commercial” or “Office Professional”, staff recommends that a Planned Business Development with review by the Site Plan Review Committee, a neighborhood meeting, Planning Board hearing, and City Commission review and approval be required.

Attachments:

- Attachment 1: Zoning Map, Legal Descriptions and Sketches
Attachment 2: Ordinance 2011-31, Brown & Thompson PBD, 1287 West Granada Boulevard
Attachment 3: Section 2-29 of the LDC, B-8 zoning district

ATTACHMENT 1

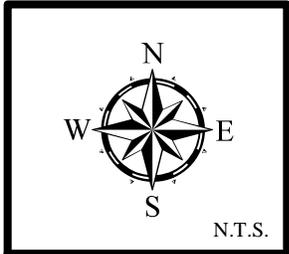
- Zoning Map Amendment
- Sketch and Legal Description for 1287
West Granada Boulevard
- Sketch and Legal Description for 1301
West Granada Boulevard



PROPOSED ZONING MAP

1287 WEST GRANADA BLVD (4230-00-00-0291)
1301 WEST GRANADA BLVD (4230-00-00-0290)

Prepared By: The City of Ormond Beach
G.I.S. Department - April 1, 2014



**II. LEGAL DESCRIPTIONS OF THE PROPERTIES
FOR THE SMALL SCALE LAND USE AMENDMENT:**

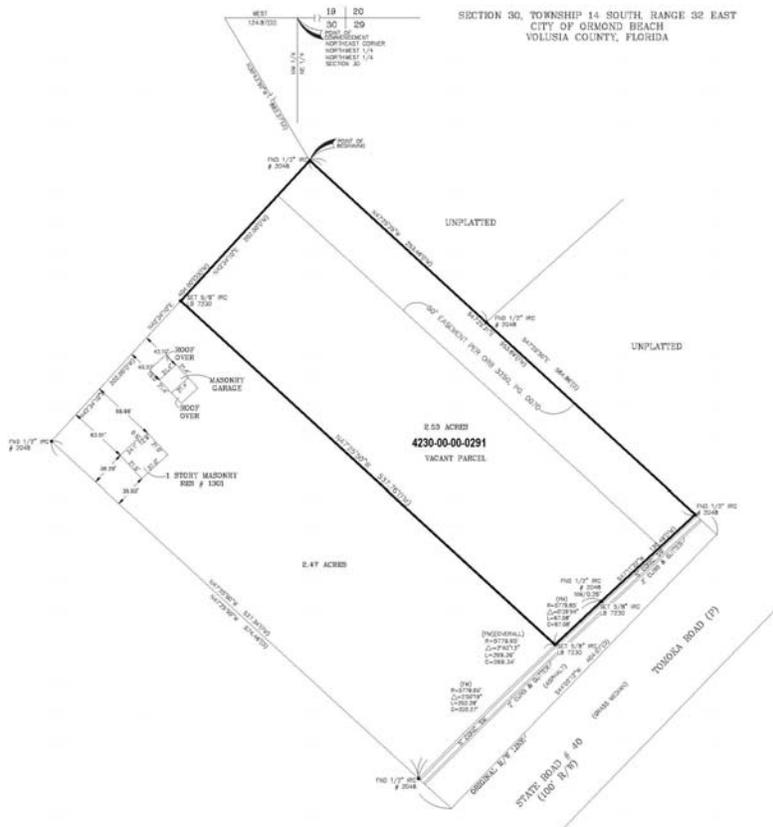
1.a.

Exhibit A

Legal Description 2.53 Acres (1287 W. Granada Boulevard):

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST; THENCE WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 124.87 FEET TO A CROSS IN A CONCRETE DRAINAGE THROUGH; THENCE SOUTH 30 DEGREES 43 MINUTES 50 SECONDS EAST A DISTANCE OF 882.27 FEET TO A POINT WHICH IS 10 FEET NORTH AND 10 FEET WEST OF A WELL AND THE POINT OF BEGINNING; THENCE SOUTH 47 DEGREES 25 MINUTES 31 SECONDS EAST A DISTANCE OF 553.69 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF TOMOKA ROAD, ALSO KNOWN AS STATE ROAD 40 (A 100 FOOT RIGHT OF WAY) THENCE SOUTH 47 DEGREES 11 MINUTES 22 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 40 A DISTANCE OF 135.49 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 5,779.65 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY OF SAID STATE ROAD 40 PASSING THROUGH A CENTRAL ANGLE OF 00 DEGREES 39 MINUTES 54 SECONDS AND HAVING AN ARC LENGTH OF 67.08 FEET; THENCE DEPARTING SAID RIGHT OF WAY RUN NORTH 47 DEGREES 25 MINUTES 50 SECONDS WEST A DISTANCE OF 537.76 FEET; THENCE NORTH 42 DEGREES 34 MINUTES 10 SECONDS EAST A DISTANCE OF 202.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2.53 ACRES MORES OR LESS.



EFIRD SURVEYING GROUP, INC.
 237 NORTH WOODLAND BOULEVARD
 DELAND, FLORIDA 32720
 PHONE: (386) 740-4144 FAX: (386) 740-4156
 E-MAIL: info@bellsouth.net
 Certification Of Authorization Licensed Business Number 7230

ATTACHMENT 2

- 1287 West Granada Boulevard Planned
Business Development
Ordinance 2011-31

ORDINANCE NO. 2011-31

AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, ARTICLE I, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF THE *LAND DEVELOPMENT CODE*, BY REZONING A 2.53-ACRE PARCEL OF REAL PROPERTY LOCATED AT 1287 WEST GRANADA BOULEVARD, FROM SR (SUBURBAN RESIDENTIAL) TO PBD (PLANNED BUSINESS DEVELOPMENT), AUTHORIZING REVISION OF THE OFFICIAL ZONING MAP; AND APPROVING A DEVELOPMENT ORDER FOR A PLANNED BUSINESS DEVELOPMENT TO BE KNOWN AS "BROWN/THOMPSON COMMERCIAL SITE"; ESTABLISHING CONDITIONS; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, Harvey L. Brown and Maurice Thompson, the property owners of that parcel of real property located at 1287 West Granada Boulevard (Parcel ID # 4230-00-00-0291), (the "Applicants"), have initiated this Ordinance which rezones that specific parcel of privately-owned real property hereinafter described, and

WHEREAS, the property consists of approximately 2.53-acres (the "Property"), to be rezoned from SR (Suburban Residential) to PBD (Planned Business Development), as hereinafter provided, and

WHEREAS, the Property to be rezoned involves less than ten (10) contiguous acres, and

WHEREAS, the Applicants have also submitted an application for a Development Order for a Planned Business Development (the “Project”) pertaining to the Property, and

WHEREAS, the proposed Project consists of a proposed 9,225 square-foot building to be developed to allow a mixture of permitted uses on the subject property, and

WHEREAS, the proposed Project shall incorporate the zoning uses and dimensional standards of Section 2-31, Suburban Boulevard (B-10) zoning district classification of the *Land Development Code*, and

WHEREAS, the Planning Board held a public hearing regarding this matter in accordance with Chapter 1, Article II, Section 1-15D and E, of the *Land Development Code*, following which it recommended the approval of the application for rezoning and Planned Business Development of the property, and

WHEREAS, the City Commission held a public hearing regarding this matter in accordance with Section 166.041(3)(a) and (c)(1), *Florida Statutes*, and

WHEREAS, all applicable legal notice requirements have been complied with, and

WHEREAS, the City Commission finds, based on substantial competence evidence, that the application to rezone the Property from SR (Suburban Residential) to PBD (Planned Business Development) to be consistent with the Future Land Use Element, the Future Land Use Map of the City’s adopted *Comprehensive Land Use Plan*, the City’s *Land Development Code*, and with the general laws of Florida, and

WHEREAS, the City Commission has considered the following:

- (1) The report and recommendations of the Planning Board;
- (2) The report and recommendations of the Site Plan Review Committee; and
- (3) The comments of governmental agencies, utility corporations and individuals, as received, and
- (4) The testimony of the City's planning staff, the Applicant, expert witnesses, persons that may be affected as a result of the application, and documentary evidence pertaining thereto, if any, and

WHEREAS, the City Commission further finds that with respect to the application for the issuance of a Development Order for a Planned Business Development, that there is competent substantial evidence to support the following:

- (1) The proposed land use is expressly provided for in the Planned Business Development zoning district and is conforms to the standards and requirements of the *Land Development Code* and is consistent with all elements of the *Comprehensive Land Use Plan*;
- (2) The proposed land use will not create undue crowding beyond the conditions normally permitted in the Planned Business Development zoning district, or adversely affect the public health, safety, welfare or quality of life;
- (3) The proposed land use 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;
- (4) The proposed land 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;

- (5) Public facilities, such as roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds will not be unduly burdened and are adequate to serve the proposed land use;
- (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 as proposed;
- (7) The proposed land use is functional in the use of space and aesthetically acceptable;
- (8) The proposed land use provides for the safety of occupants and visitors;
- (9) The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area; and
- (10) The testimony provided at public hearings, and

WHEREAS, the City Commission in accordance with Chapter 2, District and General Regulation, of Article II, District Regulations, of Section 2-36 Planned Business Development (PBD), of the *Land Development Code*, may base its conditions of approval or denial of the issuance of a development order on the extent to which the development offers site amenities above that normally found for permitted uses in the district with regard to the following:

- (1) Building form, architecture and appropriateness of materials with regard to long-term maintenance, relation to the

surrounding neighborhood and aesthetics, architectural drawings shall be approved as part of the Development Order and adhere to in all development phases;

- (2) Landscaping and related site amenities including fountains, plazas, benches, and the like;
- (3) Mitigation of off-site impacts;
- (4) Overall lighting plan, particularly in relation to aesthetics and glare reduction; and
- (5) Overall signage plans, particularly in relation to aesthetics and readability, now therefore,

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

SECTION ONE. The request of Harvey L. Brown and Maurice Thompson, the property owners, to rezone the Property is hereby granted, and Paragraph C, Official Zoning Map, of Section 2-01, Establishment of Zoning Districts and Official Zoning Map, of Article I, Establishment of Zoning Districts and Official Zoning Map, of Chapter 2, District and General Regulations, of the *Land Development Code* of the City of Ormond Beach, Florida is hereby amended by amending the Official Zoning Map, which is a part of the said *Land Development Code*, by changing the zoning classification for the Property, consisting of approximately 2.53-acres and is more particularly described and depicted on Exhibit "A" attached hereto and incorporated herein by reference, from SR (Suburban Residential) to PBD (Planned Business Development).

SECTION TWO. The City Commission does hereby approve, authorize, and direct the revision of the City's Official Zoning Map to show the classification for the area as PBD (Planned Business Development).

SECTION THREE. The City Commission further approves a Development Order for a Planned Business Development to be known as "Brown/Thompson Commercial Site", in accordance with that development order attached hereto and incorporated herein by reference, authorizing the development of a 9,225 square-foot commercial building.

SECTION FOUR. The Mayor and the City Manager are authorized and directed to execute and issue the attached Development Order for the Planned Business Development.

SECTION FIVE. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION SIX. This Ordinance shall take effect immediately upon its adoption.

PASSED UPON at the first reading of the City Commission, this 16th day of August, 2011.

PASSED UPON at the second and final reading of the City Commission this 6th
day of September, 2011.



ED KELLEY
Mayor

ATTEST:

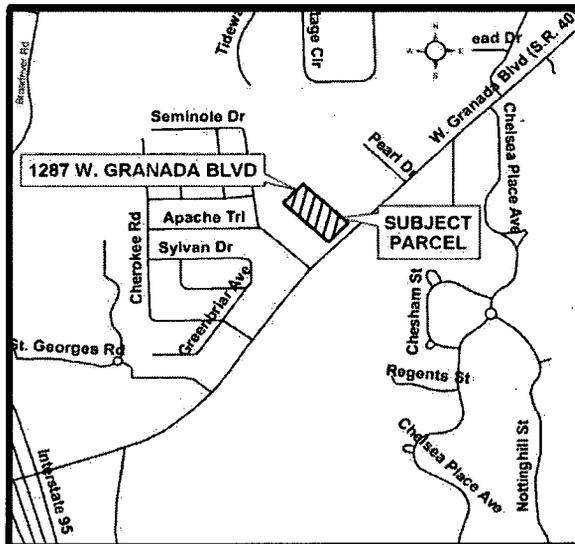


JOSHUA FRUECHT
City Clerk

EXHIBIT "A"
PAGE 1 OF 2

LEGAL DESCRIPTION
&
LOCATION MAP

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST; THENCE WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 124.87 FEET TO A CROSS IN A CONCRETE DRAINAGE THROUGH; THENCE SOUTH 30 DEGREES 43 MINUTES 50 SECONDS EAST A DISTANCE OF 882.27 FEET TO A POINT WHICH IS 10 FEET NORTH AND 10 FEET WEST OF A WELL AND THE POINT OF BEGINNING; THENCE SOUTH 47 DEGREES 25 MINUTES 31 SECONDS EAST A DISTANCE OF 553.69 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF TOMOKA ROAD, ALSO KNOWN AS STATE ROAD 40 (A 100 FOOT RIGHT OF WAY) THENCE SOUTH 47 DEGREES 11 MINUTES 22 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 40 A DISTANCE OF 135.49 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 5779.65; THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY OF SAID STATE ROAD 40 PASSING THROUGH A CENTRAL ANGLE OF 00 DEGREES 39 MINUTES 54 SECONDS AND HAVING AN ARC LENGTH OF 67.08 FEET; THENCE DEPARTING SAID RIGHT OF WAY RUN NORTH 47 DEGREES 25 MINUTES 50 SECONDS WEST A DISTANCE OF 537.76 FEET; THENCE NORTH 42 DEGREES 34 MINUTES 10 SECONDS EAST A DISTANCE OF 202.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.53 ACRES MORES OR LESS.



PROPERTY OWNERS: Harvey L. Brown and Maurice Thompson
LOCATION: 1287 West Granada Boulevard, Ormond Beach, Volusia County, Florida
PARCEL ID NO.: 4230-00-00-0291

**BEFORE THE
CITY COMMISSION
OF THE
CITY OF ORMOND BEACH**

IN RE: Application of Harvey L. Brown and Maurice Thompson
RZ 06-35
“Brown/Thompson Commercial Site”
1287 West Granada Boulevard
Parcel ID No.: 4230-00-00-0291

DEVELOPMENT ORDER

This matter having come on for public hearing before the City Commission of the City of Ormond Beach, Florida, on August 16, 2011 and September 6, 2011, and the City Commission having considered those items as required by Section 1-18(E) of the *Land Development Code*, and having heard testimony and evidence from all affected persons, the City Commission hereby finds that:

1. The proposed land use is expressly provided for in the Planned Business Development zoning district and is conforms to the standards and requirements of the *Land Development Code* and is consistent with all elements of the *Comprehensive Land Use Plan*;
2. The proposed land use will not create undue crowding beyond the conditions normally permitted in the Planned Business Development zoning district, or adversely affect the public health, safety, welfare or quality of life;
3. The proposed land use 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;
4. The proposed land 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;

5. Public facilities, such as roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds will not be unduly burdened and are adequate to serve the proposed land use;

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 as proposed;

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

8. The proposed land use provides for the safety of occupants and visitors;

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

10. The testimony provided at public hearings.

Thereupon and in consideration thereof, the City Commission hereby orders

that:

A. The application of Harvey L. Brown and Maurice Thompson, the property owners of 2.53-acres of real property located at 1287 West Granada Boulevard (the "Property"), for a Development Order for a Planned Business Development to be known as the "Brown/Thompson Commercial Site" regarding the construction of a 9,225 square-foot building to be developed to allow a mixture of permitted uses, on that Property more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by reference, is hereby granted, subject to the following conditions:

1. All applicable provisions of Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-36, Planned Business Development, of the City of Ormond Beach *Land Development Code*, except as otherwise specifically modified hereby, shall at all times be strictly complied with;

2. The comments of the Site Plan Review Committee set forth on Exhibit "B" attached hereto and incorporated by reference shall be complied with prior to the issuance of any construction permits.

3. Incorporates the uses and dimensional standards of the B-10 (Suburban Boulevard) zoning district.

B. The final plans for the development project shall be consistent with all of the conditions listed in this Development Order and depicted in the plans attached hereto as Exhibit "C" and incorporated herein by reference.

C. No material change shall be made to the final plan for the development project without further review by the Planning Board and approval by the City Commission in accordance with the procedures for the approval or modification of development orders.

D. All site construction activity shall be performed in strict compliance with the terms and conditions of this Development Order approved for this development project, and of the *Land Development Code*.

E. If the final plan approval lapses under the provisions of Section 1-14(C)(2) of the *Land Development Code* before the planned development permit can be established, a new application for a Planned Business Development Order must be submitted for consideration in accordance with the requirements of the *Land Development Code*.

F. In the event the use of the land approved by this Planned Business Development Order is abandoned for a period of two (2) years or, if construction activity has not commenced during that period, any permit issued hereunder this Planned Business Development Order shall automatically become void, a Notice of Final Plan Revocation shall be filed under the provisions of Section 1-14(C)(2) of the *Land Development Code*, and a new application for a Planned Business Development Order must be submitted for consideration in accordance with the requirements of the *Land Development Code*.

G. The Neighborhood Improvement Officer shall semi-annually prepare a report indicating which planned developments are not in compliance with Section 1-14, or with the conditions provided in the Planned Business Development Order. In the event a Neighborhood Improvement Officer determines there to be any violation, such Officer shall initiate appropriate code enforcement action for hearing before the City's Special Master.

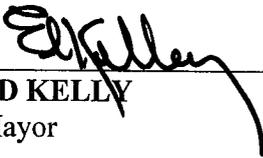
H. In the event a building permit has not been issued with sixty (60) months from the date of the City Commission approval of this Development Order, which date shall be **September 6, 2016**; then this Development Order shall automatically become void and shall

have no further legal effect per Chapter 1, Article II, Section 1-14(C)(2), of the Land Development Code.

I. This Development Order shall be recorded in the public records of Volusia County, Florida, at the expense of Harvey L. Brown and Maurice Thompson, the property owners; and shall be binding upon the Harvey I. Brown and Maurice Thompson, the property owners, including its successors and assigns; and shall run with the real property legally described in Exhibit "A" attached hereto and incorporated herein by reference. (Parcel ID No.: 4230-00-00-0291)

ORDERED this 6th day of September, 2011.

**CITY COMMISSION
CITY OF ORMOND BEACH**, a Florida
municipal corporation

By: 
ED KELLY
Mayor

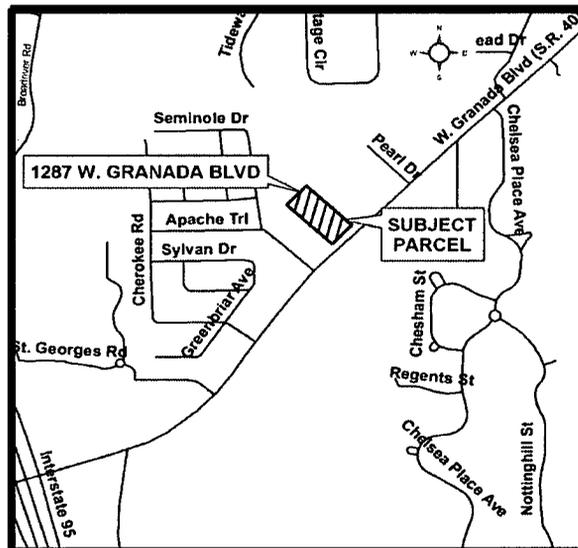
(CITY SEAL)

Attest: 
JOYCE A. SHANAHAN
City Manager

EXHIBIT "A"
PAGE 1 OF 2

**LEGAL DESCRIPTION
AND LOCATION MAP**

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST; THENCE WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 124.87 FEET TO A CROSS IN A CONCRETE DRAINAGE THROUGH; THENCE SOUTH 30 DEGREES 43 MINUTES 50 SECONDS EAST A DISTANCE OF 882.27 FEET TO A POINT WHICH IS 10 FEET NORTH AND 10 FEET WEST OF A WELL AND THE POINT OF BEGINNING; THENCE SOUTH 47 DEGREES 25 MINUTES 31 SECONDS EAST A DISTANCE OF 553.69 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF TOMOKA ROAD, ALSO KNOWN AS STATE ROAD 40 (A 100 FOOT RIGHT OF WAY) THENCE SOUTH 47 DEGREES 11 MINUTES 22 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 40 A DISTANCE OF 135.49 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 5779.65; THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY OF SAID STATE ROAD 40 PASSING THROUGH A CENTRAL ANGLE OF 00 DEGREES 39 MINUTES 54 SECONDS AND HAVING AN ARC LENGTH OF 67.08 FEET; THENCE DEPARTING SAID RIGHT OF WAY RUN NORTH 47 DEGREES 25 MINUTES 50 SECONDS WEST A DISTANCE OF 537.76 FEET; THENCE NORTH 42 DEGREES 34 MINUTES 10 SECONDS EAST A DISTANCE OF 202.00 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 2.53 ACRES MORES OR LESS.



PROPERTY OWNERS: Harvey L. Brown and Maurice Thompson

LOCATION: 1287 West Granada Boulevard, Ormond Beach, Volusia County, Florida

PARCEL ID NO.: 4230-00-00-0291

EXHIBIT "B"
PAGE 1 OF 10



**Ormond Beach
Site Plan Review Committee (SPRC)
Request for Additional Information**

| | |
|-----------------------------|---|
| Project Name: | Brown/Thompson Commercial Site |
| Project Number: | 08-2500037 |
| Site Address: | 1287 West Granada Boulevard |
| Review: | 3 rd Review (1 st 12.16.2008, 2 nd - 01.04.11) |
| Review Date: | June 7, 2011 |
| Project Description: | 9,225 square foot building and associated site improvements |
| Project Contacts: | danjohns@djengineers.com |

Please find below the Site Plan Review Committee (SPRC) comments for your project below. The SPRC meets every Wednesday, beginning at 9:00 am, with sign-up beginning at 8:00 am. There are twenty minute time slots available for discussion of projects. The sign-up process requires an individual to come to City Hall, Room 104 to sign in for a slot and staff cannot accept telephone reservations. Applicants should arrive five minutes prior to their time slot. There will be no time slots between 11:40am and 1:00pm. Once there are no individuals left on the sign-up sheet, the SPRC will adjourn. The applicant may utilize the time slot to address major issues and discuss design solutions for projects.

General Comments (no response required)

1. When responding to the SPRC comments, a response letter (one copy per each plan submitted) addressing each comment in writing is required, indicating sheet numbers where revisions were made.
2. For resubmittal, the following is required:
 - a. 9 sets of all plans (1 signed and sealed, the others may be copies).
 - b. 1 set (11" by 17") of all plans.
 - c. 1 CD of all plan pages, reports, and responses in a PDF FormatFor final sign-off, the above is required, with all plan sets required to be signed and sealed by the appropriate design professional.
3. All outside agency permits (hard copy and on CD) are required to be provide prior to final SPRC approval.

EXHIBIT "B"
PAGE 2 OF 10

4. Prior to construction, the project will need to provide cost estimates, including landscaping, that will be the basis of the engineering inspection fee as follows 1.5% of the first \$100,000 of site improvements and 0.5% over \$100,000 up to \$500,000; minimum of \$250.
5. Per Section 4-05.B. of the Land Development Code, "Applicants shall respond to SPRC written comments within 180 calendar days of the issuance date or the project shall be considered withdrawn. All projects that do not respond within the allotted time shall be required to submit a new application and SPRC review fees. Applicants may request a maximum of two 90-calendar-day extensions with a written request to the Planning Director detailing the reason for the delay in responding to the SPRC comments."

Steven Spraker, AICP, Senior Planner, 386.676.3341

6. Note: This site plan submittal removed the second building (phase 2) and proposes only one 9,225 square foot building.
7. Note: While there are a number of outstanding SPRC comments, it is staff's determination that the comments will not significantly alter the site and the project is ready for public hearing at the July 14, 2011 Planning Board meeting. The City Commission dates would be August 16, 2011 and September 6, 2011.

Informational

8. It is the Applicant's responsibility to post the property in accordance with the requirements of the City's Land Development Code (1 sign per each 200 feet of lot frontage). Applicants must place a four-foot by four-foot sign on the property describing the request. The sign shall be installed fourteen (14) days prior to the public hearing and shall contain the following language:

PUBLIC NOTICE
PBD Rezoning

"A public hearing for a PBD Rezoning on this property will be held by the Planning Board of the City of Ormond Beach on July 14 at 7:00 PM in the Commission Chambers at City Hall, 22 South Beach Street. Interested parties can contact the City of Ormond Beach Planning Department at (386) 676-3238 for further information."

The application type and date shall be a minimum of six (6) inches in height. Signs shall be posted on the property facing all road frontages and set back ten (10) feet from the property line. A dated photograph or photograph with notarized affidavit shall be submitted to the Planning Department prior to the hearing as evidence of meeting the posting requirements. **This needs to be done on or before June 29, 2011.**

-
9. Please provide 10 sets of 11" by 17" plan sets for the Planning Board packets (detail sheets are not necessary) **on or before June 27, 2011.**

EXHIBIT "B"
PAGE 3 OF 10

Ownership and Rights of Way

10. Based on the changes to the site plan, the ROW dedication for the 50' area shall not be required until the completion of phase 2. The project shall be required to provide an access and utilities easement to the City prior to an Engineering Permit (construction). This shall require a sketch and legal description of this area to be accepted by the City Commission.
11. Prior to the issuance of the Engineering Permit, there will need to be either a Release of Easement or Quit Claim deed from Ms. Mary Schmidt releasing all interest in existing access easement. The City can not permit structures over valid access easements.
12. The site plan sheet demonstrates that 25 feet of the right-of-way proposed for dedication is on the abutting property to the west (Mary Schmidt). Prior to the issuance of the Engineering Permit, provide evidence that you have the authorization of this property owner to include their land in the proposed easement dedication. As stated above, an easement would be required prior to a Certificate of Occupancy.
13. The site plan proposes stormwater off the property boundaries. Prior to the issuance of the Engineering Permit, please detail how this will occur with easements and the fact that authorization exists.

Public Hearing Items

14. The previous comment stated: *Section 2-50.M of the LDC states, "In order to promote privacy and reduce noise, glare, and visual impacts when non-residential uses abut residential uses, a minimum six-foot (6') high wall with decorative columns shall be constructed along the property line of any side or rear yard buffer". This requirement would be applicable along the western and a portion of the eastern border of the property. Please detail how the application intends to satisfy this requirement or if it proposed to be waived with the PBD re-zoning.*

Thank you for the response comment – please provide a letter detailing why the wall requirements should be waived on or before June 27, 2011 for inclusion in the Planning Board packet.

15. The building setbacks shown on the site plan and cover sheet are not correct. The site plan calls out a 75.80' front yard setback and the side corner calls out a 77.64' setback. The measurements do not include the porch and roof overhang portion of the building. Please provide the distance to the porch overhangs and clearly call out these areas on the site plan. You will need to revise the cover sheet to reflect the actual setback to the porch overhang.

Section 2-36.D.2 of the Land Development Code states: "Building setback requirements may be reduced by up to 20% of the required setback in order to achieve site design objectives related to architectural form and visual amenity, provided that such reduction will not have an adverse impact on abutting properties or vehicular safety, nor jeopardize the

EXHIBIT "B"
PAGE 4 OF 10

safety." Please provide the distance that is required to be reduced for the architectural form of the building.

16. **Planned Business Development. Please provide a letter on or before June 27th discussing the project in letter format.** List the public benefits associated with the project. Section 2-36.H.3 of the Land Development Code states:

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

- a. Increase landscaping requirements either by density (25% above the required minimum) or through more mature landscaping as measured by increased caliper of tree (25% above minimum standard).
- b. Increase the number of optional architectural attributes (2 or more over and above the required minimum of three optional attributes).
- c. Reduce the minimum parking requirement by 10% or more and utilize this area for landscaping, reserving this area for parking if necessary.
- d. Provide a sheltered bus stop (applicable only if an existing bus stop exists on site and VOTRAN provides approval).
- e. Provide elements which enhance the pedestrian walking zones such as arcades, overhangs, awnings, landscape and pedestrian amenities such as outdoor art, benches, tables and umbrellas. For restaurants, provide outdoor dining areas, particularly cafe style.
- f. Provide parking to the side or rear of the building with the building facing the public ROW.
- g. Where feasible and practical, provide stormwater treatment for parking lot runoff using bioretention areas, filter strips, and/or other LID practices that can be integrated into required landscaping areas and interior landscaped islands.
- h. Increase the street frontage buffer by 25% above the minimum requirement.
- i. Direct rooftop runoff to pervious areas such as required yards, vegetated areas, or to underground vaults for reuse irrigation.
- j. Incorporate monument signage into enhanced landscaping berms using retaining walls.
- k. Provide a combination of walls, berms, and landscaping to define perimeter of the site.
- l. In lieu of a monument sign, provide only wall signage.
- m. Provide monument or walls signs which are 25% smaller than the signs permitted based upon lot or occupancy frontage.

EXHIBIT "B"
PAGE 5 OF 10

- n. Provide loft apartments above ground floor commercial space.
- o. Adopt a transit route that is closest to the site in question by contributing funds to offset the operating costs of the route as determined in the PBD.
- p. Attach dumpsters to primary buildings and integrate the enclosure into the selected architectural theme.

The response comments did not address what the project benefits would be. Staff's assessment of potential public benefits is as follows:

- **Item a:** Increase landscaping requirements either by density (25% above the required minimum) or through more mature landscaping as measured by increased caliper of tree (25% above minimum standard). Provide analysis that the landscaping designed is 25% more than required.
- **Item f:** Provide parking to the side or rear of the building with the building facing the public ROW. The parking is located to the rear and side of the building. Discuss the design of the project in the letter.
- **Item H:** Increase the street frontage buffer by 25% above the minimum requirement. Please provide calculation in the letter.
- **Other:** Construction of roadway and master planning of access for future development and other properties.

17. **Note:** The City's mobility fee Land Development Code amendment is in progress. The applicant, at time of building permits, will be required to pay either the Volusia County Impact fee or the mobility (one or the other, not both).

Paul MacDonald, City Landscape Architect, 386.676.3269

General Notes:

- 18. Has anyone verified the genus and species and health of the 37" and 55" oaks yet?
- 19. Sheets 3 and 4 have a lot of floating or incomplete information shown. Make sure all proposed symbols are shown in the legend.
- 20. Please coordinate the site lighting with the proposed Live Oaks as there are still proposed lighting symbols under oak canopies.

EXHIBIT "B"
PAGE 6 OF 10

Tree Removal Plan: (please update for next submittal)

21. Tree Mitigation and Minimum Tree requirements are as follows:

2.5" protected mitigation is 26 credits

4.5" specimen mitigation is 74 credits

Greenbelt requires 35 tree credits

Site minimum is 89 tree credits

Note: The above are the requirements under the old design.

Landscape Plan:

22. Please finish all LDC requirements for next submittal. Please demonstrate how the proposed greenbelt planting is beyond LDC minimums

Irrigation Plan:

23. The proposed irrigation plan must meet the County design guidelines and include the following:

- a.. Sleeving, mainline and laterals sized;
- b. Zones labeled;
- c. Water source, valve, controller, rain sensor locations;
- d. Head location with nozzle size; and
- e. Specifications and details.

Shawn Finley, P.E., Civil Engineer, 386.615.7047

24. Previous Comments

- a. *Previous Comment 35a/b: The proposed ROW appears to involve dual ownerships. Written agreement from the adjacent owner(s) will be required to verify that the dedication from their parcel will be acceptable. – Response acknowledged, please provide draft easement legal description and depiction along with agreement / documentation from adjacent owners, final documents will be required prior to the issuance of an Engineering Permit.*
- b. *Previous Comment 35c: Provide a topographic drawing showing spot elevations extending to at least 50' on the east and north adjacent properties, at least 75' on the west adjacent property and at least to the median on the adjacent SR 40. – The provided exhibit appears to do an adequate job of showing the flow path of the discharge, however It does not appear to include information related to the offsite drainage patterns. Sufficient information may be found on the St. Johns river Water management District's website for Boulevard 1275.*

EXHIBIT "B"
PAGE 7 OF 10

- c. *Previous Comment 35e: The proposed private drainage and access easement area around the existing pond is required to be defined (bearings and distances). Secure Drainage and Access Easement to the City of Ormond Beach for public use of the pond. – Please Include draft easement documents.*
- d. *Previous Comment 35f: Provide a Drainage and Access easement to the adjacent owner where the pond encroaches on the site or modify the pond to eliminate the encroachment. – Please Include draft easement documents.*
- e. *Previous Comment 35g: Please provide a small scale drawing detail showing the approx. path of the existing discharge ditch from the pond to the Tomoka River. Verify that the size and condition of the ditch is adequate for the 25-year design flows. – Thank you for providing the survey showing the flow path; some additional information regarding the headwall at the outfall would be appreciated, specifically the size of the hole in the headwall and information regarding the ownership/maintenance of the headwall.*
- f. *Previous Comment 35i: Please provide the following adjustments to the roadway work in the ROW to comply with City of Ormond Beach requirements:*
 - i. *Provide a roadway baseline with stations and roadway crown elevations spaced at max. 100' and locate the roadway ridge line at the north edge of the SR 40 ROW. – The plan and profile sheet for this construction should be drawn to scale and reflect a corresponding view of the plan. This should be dimensioned and contain an accurate depiction of all utility crossings / conflicts including sanitary sewer, potable water, and storm sewer. Please review and revise.*
 - ii. *Adjust all roadway inlets to provide max. 300' gutter flow. Comply with Standard Storm Inlet Detail Index ST-3 for all roadway inlets. Eliminate the 18 inch RCP tie between Inlets #5 and # 3 and extend the storm water pipe system north and east in the proposed 50' ROW on the Landau parcel to the existing pond. A written agreement will be required from the owners of the Landau parcel for use of their property prior to the ROW dedication. Coordination with the Landau Medical roadway drainage design will be required. – The stormwater collection of the driveway (future roadway) should be reconsidered and revised.*
 - 1. *It is not acceptable for runoff to flow from the gutter at the end of the roadway to the inlet spaced away from the road. Either move the inlets, lengthen the road, or provide details for the connection for the temporary*

EXHIBIT "B"
PAGE 8 OF 10

conveyance (flume with swale) to provide for the collection of roadway runoff.

2. How will water be collected on the east side of the road once the crowned roadway is extended?
 - g. *Previous Comment 35z: Show all existing utilities on the north side of SR 40. Include the existing 12" water main, the existing 4" force main, the existing 42" storm water pipe, the existing gutter inlet and the existing power pole locations. Note possible conflict between the existing inlet and the proposed roadway curb cut. – Revise Plan and profile sheet to show formcmain, storm, and potable water in the profile view.*
 - h. *Previous Comment 99: Provide typical sections at each property line. At the existing west property line, provide one section for the roadway cut condition and one for the roadway fill condition. – No sections appear to have been provided, please provide as well as depiction on plan view.*

Sheet 2

25. *Previous Comment #39 - Please provide plan and profile sheets for the public roadway construction; show stationing, road grades at regular intervals, proposed and existing grade, underground utilities, etc. – Please review and revise to show a true plan and profile sheet that reflect one another and show all conflicts/crossings in the profile view, include stationing, dimensions, inverts, and other notes as applicable.*
26. Remove the extra line shown parallel to the easement.
27. Call out all sidewalk widths.
28. Columns on the building do not allow for the required two foot overhang at parking spaces 37 and 38, please address.
29. Show wheel stops in handicapped spaces.
30. Tactile warning, where provided, should be on the ramp, not in the access aisle (asphalt).
31. Maximum slope for a flared ramp is 12:1, review the location/depiction on plans. The minimum width of the ramp and flares is 6' (see detail) the columns appear that they may interfere with this construction.

Sheet 3

32. Previous comment # 55 requested additional information regarding the downspout connection from the rear (Northeast side) of the building, although it is acknowledged that the building will not have downspouts, it is unclear where the swale will be directed. Please address.
33. *Previous Comment # 57: Provide additional detail (surveyed) for outfall from the site. How does outfall from existing wet detention pond (1275*

EXHIBIT "B"
PAGE 9 OF 10

West Granada) discharge through the site. – This item does not seem to be addressed , please provide survey information regarding the over flow from Boulevard 1275, and the how its directed overflow will tie into the bypass system.

34. Per previous comment it does not appear that the inlet(s) in the driveway to Granada (future roadway) are located in the best location to address the capture of runoff from the access easement, please modify to allow for a cleaner collection and conveyance of runoff.
35. The offsite easement (proposed access for Thompson and Brown should also provide for Utilities and Drainage for those items constructed offsite in benefit of this development.
36. The water meters should either be relocated to the right-of-way line or, the on-site Access Easement for Maurice Brown should also include Utility maintenance rights to the City of Ormond Beach.

Sheet 4

37. *Previous Comment # 62: Given the anticipated vacation of the 50' access easement at the east side of the property, how will the property dependent upon this easement / dirt driveway access their property upon completion of Phase 1, prior to development of Phase 2? – It is unclear how the transition will be made from paved surface to (stabilized) dirt access drive, including grading, structural section, etc.; please address.*
38. *Previous Comment # 65: Provide contours / grading information that shows the transition from finished grade of Phase 1 to natural grade in the Phase 2 area. This will assist in determination of the extent of clearing. – What are the existing grades at the south – southwest of the existing drive, further elaborate showing transition.*

Calculations

39. *Previous Comment #72: Provide site specific soils boring at the location of the proposed wet detention pond. – Please provide soils work.*

Tom Griffith, Plans Examiner, 386.676.3351

40. Acceptable as submitted.

Mike Dunn, Public Utilities Manager – 386 - 676-3583

41. Sheet 3 – Composite Utility Map

- a. Change the north stub out elevation at the temporary lift station to 16.00.
- b. Add an 8-inch stub out at the temporary lift station to serve the adjacent lot.
- c. Change the force main exit from the temporary lift station so it does not interfere with the added stub out requested in Item 1b.

EXHIBIT "B"
PAGE 10 OF 10

- d. Identify the fittings shown on the force main.
 - e. Show the limits of the 2-inch and 4-inch force mains.
 - f. Move the terminal manhole towards SR 40 so the building connects to the gravity sewer using a wye connection instead of directly into the manhole.
 - g. Add a water main stub out to the adjacent lot.
42. Sheet 4 – Entrance Drive Detail
- a. Revise the water main crossing at SR 40 detail to show the existing force main in the same location as depicted on the plan view.
43. Sheet 7 – Construction Details
- a. Delete or cross through Indices W-6B and W-6C since they are not used.
44. Sheet 8 – Construction Details
- a. Delete or cross through Index W-6E since it is not being used.
45. Sheet 9 – Construction Details
- a. Delete or cross through Index S-8 since it is not being used.
46. Sheet 10 – Construction Details
- a. Delete or cross through Indices S-10A and S-11 since they are not used.
47. Sheet 13 – Lift Station
- a. Show the details of the pump control panel that is being provided
 - b. Indicate that the pump station uses HOA switches for the pumps, a phase monitor is provided and the alternators are equipped with manual on off switches
 - c. A minimum 3-inch emergency pump out is required.
 - d. Delete the note pertaining to filling the lift station with concrete in the future.
 - e. Calculations are required for the pump station.

Kevin Gray, Environmental Systems Manager, 386. 676.3577

48. Acceptable as submitted.

Lloyd Cornelius, Police Department, 386.676.3526

49. Acceptable as submitted.

EXHIBIT "C"
PAGE 1 OF 10

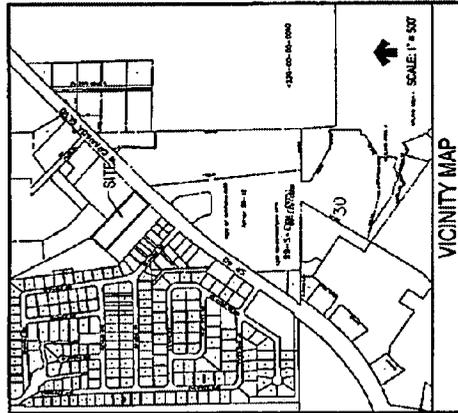
SITE DEVELOPMENT PLAN OF:

**BROWN/THOMPSON
COMMERCIAL SITE**

ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

SITE DATA

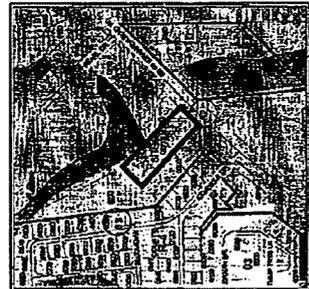
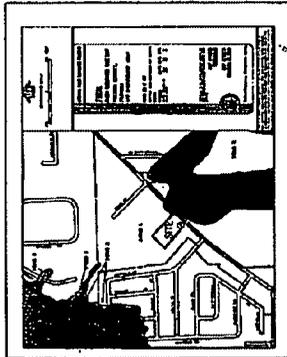
TOTAL DEVELOPED AREA = 3.68 ACRES
 SITE AREA = 2.93 ACRES
 ADDITIONAL LAND IN ROAD = 0.31 AC, RETENTION = 0.24 AC
 PHASE 1
 BUILDING AREA = 9225 S.F. = 0.21 AC = 8%
 PARKING, ROAD AND SIDEWALK AREA = 27,214 S.F. = 0.62 AC
 IMPERVIOUS SURFACE COVERAGE = 0.83 AC = 33%
 OPEN AREA = 1.70 AC = 67%
 LANDSCAPED AREA COVERAGE = 0.64 AC = 22%
 AREA TO REMAIN AT NATURAL GRADE = 0.18 AC = 7%
 PARKING PROVIDED = 48 SPACES
 BIKE PARKING PROVIDED = 4 SPACES
 PERMETER BUILDING SETBACKS: ALONG GRANADA 75'
 ALL OTHER SIDES = 25'
 REQUIRED PERIMETER LANDSCAPE BUFFERS:
 NORTH = 20', SOUTH = 35', EAST = 10', WEST = 10'
 PROPOSED PROPERTY USE IS THE SAME AS THE B10
 ZONING DISTRICT WITH AN EXPIRATION DATE OF 2016
 EXISTING ZONING = SR
 PROPOSED ZONING = PLANNED BUSINESS DEVELOPMENT PBD
 TAX PARCEL 4230-00-00-0291



OUTSIDE AGENCY ZONING GENERAL USE

1. General Information, All Agency General Use
2. All Agency General Use Construction/Construction Permit
3. All Agency General Use Construction/Construction Permit
4. All Agency General Use Construction/Construction Permit
5. All Agency General Use Construction/Construction Permit
6. All Agency General Use Construction/Construction Permit
7. All Agency General Use Construction/Construction Permit
8. All Agency General Use Construction/Construction Permit
9. All Agency General Use Construction/Construction Permit
10. All Agency General Use Construction/Construction Permit

DATE: 08-25-2000
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 08-250000338



Drawing Index

| Sheet # | Description |
|---------|------------------------------------|
| 1 | Vicinity Map |
| 2 | Site Plan |
| 3 | Composite Utility Map |
| 4 | Entrance Road Detail |
| 5-13 | Construction Details & Lin Station |
| 14 | Clearing Plan |
| 15 | Landscapes Plan |
| 18-19 | Architectural Plans |
| 20-21 | Surveys |

CITY PROJECT NUMBER 08-250000338
 ADDRESS: 1207 W. GRANADA

Daniel Johns, P.E.
 CIVIL ENGINEER
 1207 W. GRANADA
 ORMOND BEACH, FLORIDA 32136

**BROWN/THOMPSON
COMMERCIAL SITE**
 Ormond Beach, Volusia County, FL 32136

1. The information on this plan was prepared by the engineer on the basis of field notes, surveys, and other data furnished to him by the client. The engineer assumes no responsibility for the accuracy of the information furnished to him by the client.

2. The engineer has not conducted a field inspection of the site for the purpose of verifying the information furnished to him by the client.

3. The engineer has not conducted a field inspection of the site for the purpose of verifying the information furnished to him by the client.

4. The engineer has not conducted a field inspection of the site for the purpose of verifying the information furnished to him by the client.

5. The engineer has not conducted a field inspection of the site for the purpose of verifying the information furnished to him by the client.

6. The engineer has not conducted a field inspection of the site for the purpose of verifying the information furnished to him by the client.

7. The engineer has not conducted a field inspection of the site for the purpose of verifying the information furnished to him by the client.

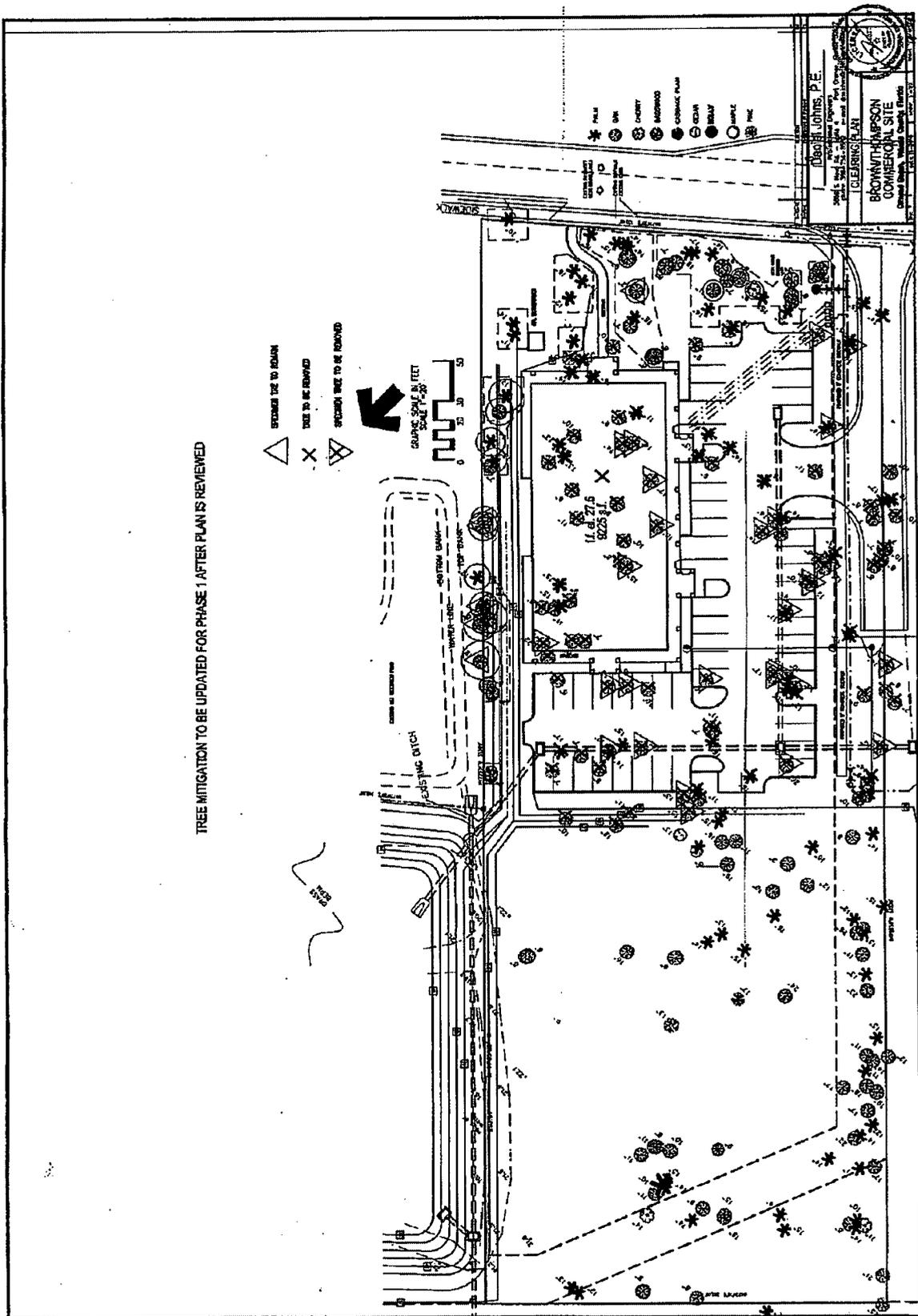
8. The engineer has not conducted a field inspection of the site for the purpose of verifying the information furnished to him by the client.

9. The engineer has not conducted a field inspection of the site for the purpose of verifying the information furnished to him by the client.

10. The engineer has not conducted a field inspection of the site for the purpose of verifying the information furnished to him by the client.

SOIL MAP
 SITE SIZE: 2.93 ACRES
 SCALE: 1" = 500'

EXHIBIT "C"
PAGE 6 OF 10



TREE MITIGATION TO BE UPDATED FOR PHASE 1 AFTER PLAN IS REVIEWED

EXHIBIT "C"
PAGE 8 OF 10

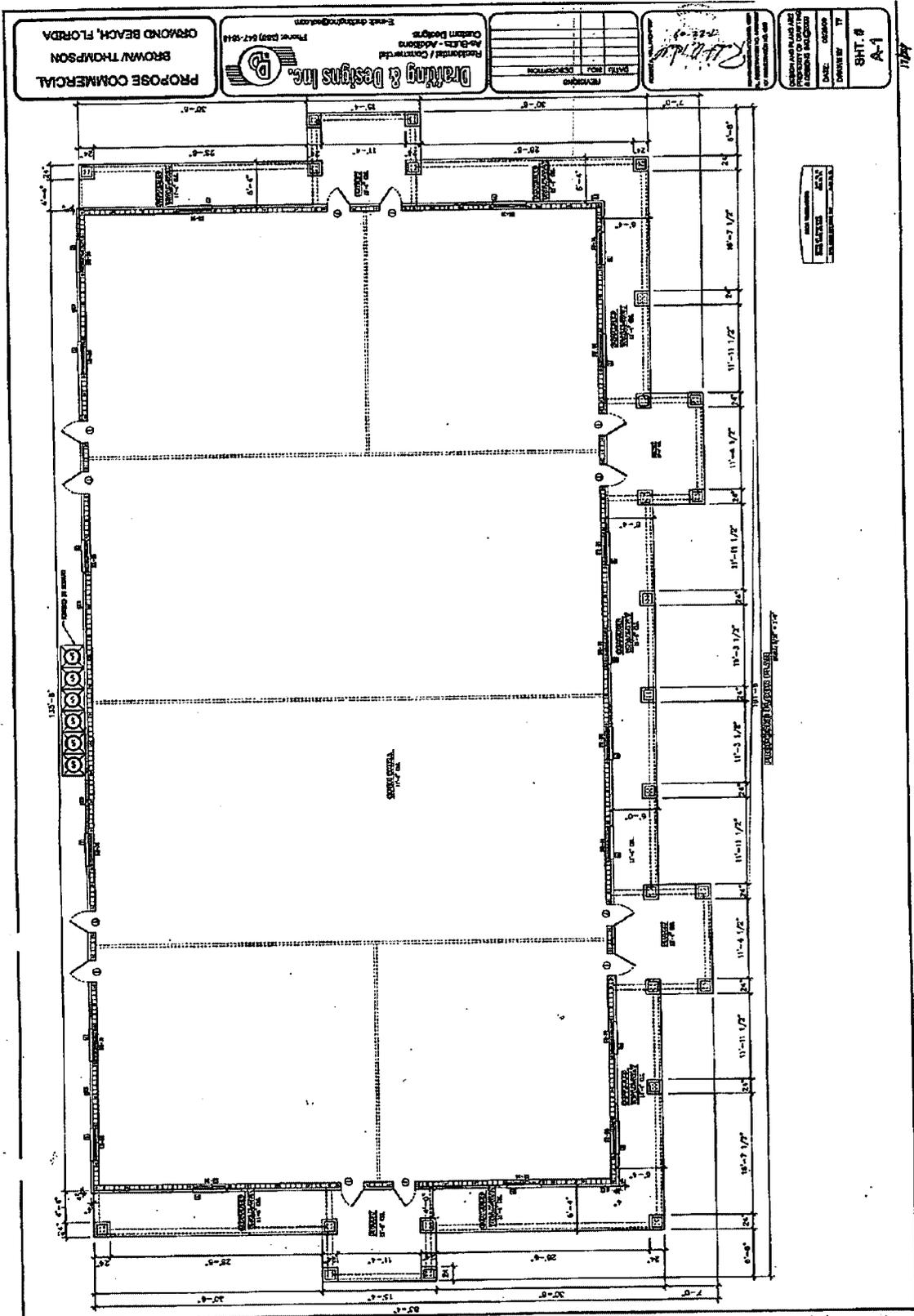


EXHIBIT "C"
PAGE 9 OF 10

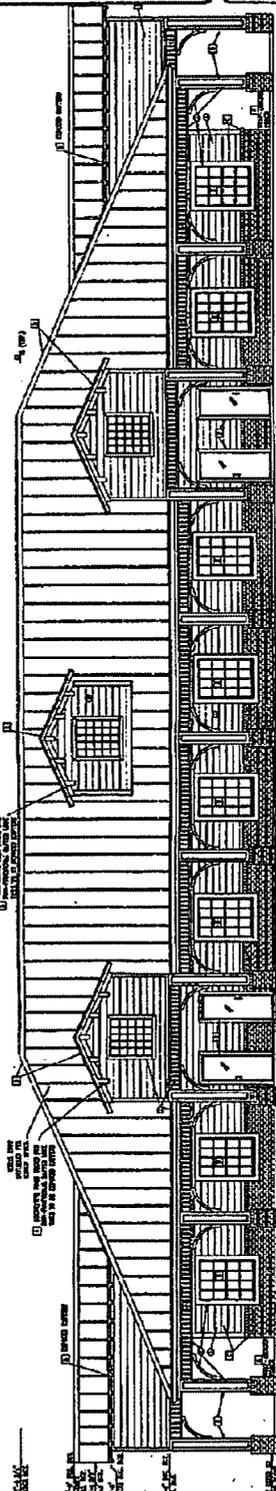
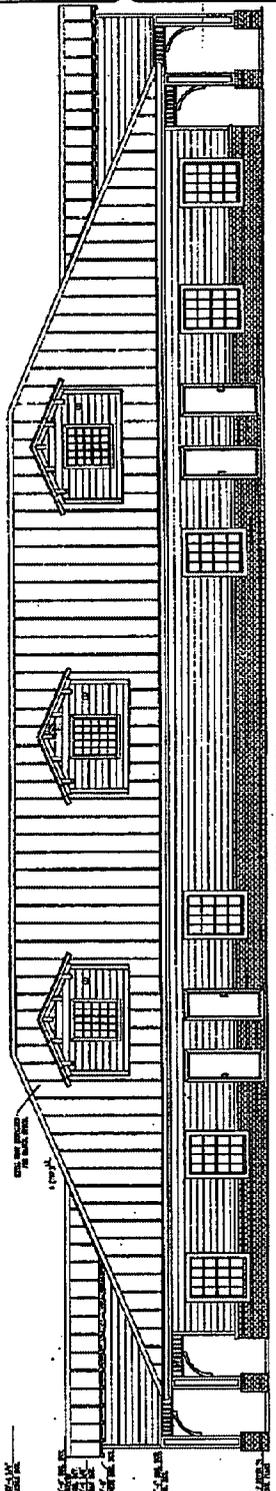
| | | | | |
|---|--|--|---------------------------------------|-----------------------|
| <p>PROPOSE COMMERCIAL BROWN/THOMPSON ORMOND BEACH, FLORIDA</p> |  <p>Drafting & Designs Inc. Residential / Commercial Custom Drawings Phone: (386) 342-1800 E-mail: ddr@ddi.com</p> | <p>DATE: 10/11/2011 REVISION:</p> | <p><i>[Handwritten Signature]</i></p> | <p>SHT. # A-2</p> |
| <p>GENERAL NOTES:</p> <p>1. THIS DRAWING IS THE PROPERTY OF DRAFTING & DESIGNS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DRAFTING & DESIGNS INC.</p> | | <p>REVISIONS:</p> <p>① CHANGE FROM 10/11/2011 TO 10/11/2011 ② CHANGE FROM 10/11/2011 TO 10/11/2011 ③ CHANGE FROM 10/11/2011 TO 10/11/2011</p> | | |
|  <p style="text-align: center;">SECTION A-A</p> |  <p style="text-align: center;">SECTION B-B</p> | <p>15/21</p> | | |

EXHIBIT "C"
PAGE 10 OF 10

| | | | | |
|---|---|--|--|---|
| <p style="text-align: center;">PROPOSE COMMERCIAL BROWN/ THOMPSON ORMOND BEACH, FLORIDA</p> | <p style="text-align: center;">Drafting & Designs Inc. Residential / Commercial Interior - Exterior Custom Designs E-mail: dtdesigns@gmail.com Phone: 386.642.1448</p> | <p style="text-align: center;">DATE: 10/11/2010 DESCRIPTION: [Blank]</p> | <p style="text-align: center;">[Handwritten Signature]</p> | <p style="text-align: center;">SHEET # A-3</p> |
|---|---|--|--|---|

ELEVATION - WEST SIDE

ELEVATION - EAST SIDE

ATTACHMENT 3

- Section 2-29 of the LDC, B-8 zoning district
- Section 2-36 of the LDC, Planned Business Development

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

| | | | | | | | | | | | | | | | | |
|--|----------------------------------|-------------------------|---------------------------|---|------------------|-------------------|-------------------|--|---|---|--|------------|----------------------|-------------------------|-----------------------|----------------------------------|
| <p>A. PURPOSE: The purpose of the B-8, Commercial Zoning District is to provide for the establishment of general commercial activities, other than automotive or heavy commercial uses, on properties that abut arterial roads. Due to the proximity of lands in the district to residential areas, these district regulations are intended to promote the preservation of natural vegetation, increase opportunities for beautification and provide extensive buffering between nonresidential and residential uses not otherwise separated from each other by a collector or arterial road. Multifamily, governmental and institutional uses are also encouraged in such corridors as a relief from extensive strip commercial development, and allowable uses are restricted to those most compatible with residential uses. When used in conjunction with the Planned Business Development District, these regulations are intended to encourage the establishment of totally planned, multiuse, community-level centers having a variety of retail, office, restaurant, recreation and institutional uses.</p> | | | | | | | | | | | | | | | | |
| <p>B. DIMENSIONAL STANDARDS</p> | | | | | | | | | | | | | | | | |
| 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. | 9. | | | | | | | | |
| Type | Density | Maximum Building Height | Maximum Building Coverage | Maximum Impervious Lot Coverage | Minimum Lot Size | Minimum Lot Width | Minimum Lot Depth | Setbacks | | | | | | | | |
| | | | | | | | | a. | b. | c. | d. | e. | | | | |
| | | | | | | | | Front | Rear | Side | Street Side/Corner | Waterfront | | | | |
| Nonresidential Uses | 36 (transient lodging) | 30' | 35% | 75% | 28,000 SF | 100' | N/A | 50' 20' for properties located on U.S. 1 adjacent to Dodson Creek | 20' 30' if abutting residential district; 5' additional combined side yard required for each story over 2 | 10' 20' when abutting a multifamily district; 25' when abutting a single-family district; 5' of additional combined yard area required for each story over 2 | 20' | 30' | | | | |
| Multifamily | 10 | 30' | 35% | 75% | 20,000 SF | 100' | N/A | 50' | 20' 30' if abutting residential district | 10'; 20' when abutting a multifamily district; 25' when abutting a single-family district | 20' | 30' | | | | |
| C. PERMITTED USES | | | | D. CONDITIONAL USES | | | | E. SPECIAL EXCEPTION USES | | | F. OTHER STANDARDS | | | | | |
| 1. Adult Day Care Center | | | | 1. Bowling Center | | | | 1. Automatic Amusement Center | | | All development must comply with the following requirements: | | | | | |
| 2. Assisted Living Facility | | | | 2. Child Care Facility | | | | 2. Outdoor Activity | | | 1. Wetlands (chapter 3, article II). | | | | | |
| 3. Business and Professional Office | | | | 3. Community Residential Home | | | | 3. Outdoor Storage | | | 2. Special corridors and buffer requirements (chapter 3, article I). | | | | | |
| 4. Business Service | | | | 4. Convenience Store, Type B | | | | 4. Recreational Facilities, Outdoor | | | 3. See conditional and special exception regulations (chapter 2, article IV). | | | | | |
| 5. Clubs and Fraternal Organization | | | | 5. Convenience Store, Type C | | | | 5. Warehouse, Mini-Rental | | | 4. Multifamily residential dwelling units shall have the following minimum square footage per bedroom: | | | | | |
| 6. Convenience Store, Type A | | | | 6. Dwelling, Multifamily | | | | | | | <table border="1"> <tr> <td>One Bedroom = 600 SF</td> <td>Three Bedrooms = 900 SF</td> </tr> <tr> <td>Two Bedrooms = 750 SF</td> <td>Each Additional Bedroom = 150 SF</td> </tr> </table> | | One Bedroom = 600 SF | Three Bedrooms = 900 SF | Two Bedrooms = 750 SF | Each Additional Bedroom = 150 SF |
| One Bedroom = 600 SF | Three Bedrooms = 900 SF | | | | | | | | | | | | | | | |
| Two Bedrooms = 750 SF | Each Additional Bedroom = 150 SF | | | | | | | | | | | | | | | |
| 7. Financial Institution | | | | 7. Family Day Care Home | | | | | | | 5. Sexually oriented business establishments shall comply with the applicable provisions set forth in Article XIV, Chapter 12 of the Code of Ordinances, including, but not limited to obtaining a sexually oriented business permit pursuant to Section 12-410 and a sexually oriented business license pursuant to Section 12-396 when applicable. | | | | | |
| 8. Nursing Home | | | | 8. House of Worship | | | | | | | | | | | | |
| 9. Personal Services | | | | 9. Parks and Recreation Facilities, Private | | | | | | | | | | | | |
| 10. Retail Sales and Services | | | | 10. Parks and Recreation Facilities, Public | | | | | | | | | | | | |
| 11. School of Art | | | | 11. Public Facilities | | | | | | | | | | | | |
| 12. School, Public | | | | 12. Public Utilities | | | | | | | | | | | | |
| 13. Sexually Oriented Business | | | | 13. Recreational Facilities, Indoor | | | | | | | | | | | | |
| 14. Veterinarian | | | | 14. Restaurant, Type A | | | | | | | | | | | | |
| | | | | 15. Restaurant, Type B | | | | | | | | | | | | |
| | | | | 16. Restaurant, Type C | | | | | | | | | | | | |
| | | | | 17. School, Private | | | | | | | | | | | | |
| | | | | 18. Shopping Center | | | | | | | | | | | | |
| | | | | 19. Telecommunications Towers, Camouflaged | | | | | | | | | | | | |
| | | | | 20. Theater | | | | | | | | | | | | |
| | | | | 21. Wind Energy System | | | | | | | | | | | | |
| <p>G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.</p> | | | | | | | | | | | | | | | | |

(Ord. No. 2012-03, § 7, 2-7-2012; Ord. No. 2013-38, § 3, 6-18-2013)

Sec. 2-36. PBD, Planned Business Development District.

- (a) *Purpose.* The objective of the PBD, Planned Business Development District Zoning District is to establish regulatory standards for controlling the location of comprehensively planned business centers accessible to arterial roadways. The PBD is intended to incorporate a flexible management policy which incorporates urban design amenities, including streetscape improvements, and fosters innovative master planning in the design and development of commercial centers. The PBD district provides a diversified mix of permitted, conditional, and special land uses and higher standards of land planning and site design than are available under conventional zoning categories. All planned business developments shall be designed and administered consistent with the criteria and administrative procedures in this Land Development Code.
- (1) Promote innovative site and building design and a high level of amenities, including traditional neighborhood developments.
 - (2) Provide efficient location and utilization of infrastructure through orderly and economical development, including a fully integrated network of streets and pedestrian/bicycle facilities.
 - (3) Establish open area set aside for the preservation of natural resources, significant natural features and vistas, and listed species habitats.
 - (4) Create usable and suitable located civic spaces, recreational facilities, open spaces and scenic areas; than would otherwise be provided within conventional zoning districts.
 - (5) Provide for a coherent and visually attractive physical environment through the creation of focal points and vistas, as well as coordination and consistency of architectural styles, landscaping designs and other elements of the building environment.
 - (6) Provide for other limitations, restrictions and requirements as deemed necessary by the city to ensure compatibility with adjacent neighborhoods and effectively reduce potential adverse impacts.
- (b) *Land use mix.* The specific land use mix within a PBD district development shall be determined by the underlying comprehensive plan future land use map designations.
- (c) *Permitted uses.* A PBD may incorporate any commercial or residential development allowed as permitted uses in the underlying zoning district designation, as well as any commercial or residential uses allowed under the Code for any district, provided the following findings are made:
- (1) The use is specifically shown on the site plan and includes a list of all proposed uses not permitted in the underlying zoning district (to the maximum extent known at the time of site plan submittal), a general description of the location, floor area to be occupied by such use, typical hours of operation and other relevant operation characteristics.
 - (2) The use, by virtue of its location, vehicular circulation pattern, noise and visual buffering, traffic generation rates and peak traffic hours, odor emission controls, lighting and use of materials will not have an adverse impact on surrounding land uses, particularly where the site abuts areas developed with or zoned primarily for single-family homes.
 - (3) Conversion of occupancy from a use approved under a PBD to a permitted use in the underlying district will not require an amendment to the PBD.
 - (4) The use does not exceed any size limitations, use restrictions or other requirements provided under article II of this chapter.
- (d) *Dimensional requirements.*

- (1) *Buffer areas.* Buffer areas may be reduced to a minimum of six feet (6'), based on a finding that due to the type of adjoining use, natural features (such as water bodies, retention ponds, conservation areas), architecture, fenestration and proposed landscaping and screening, such reduction will not have an adverse impact on any adjoining site or the subject site; provided, however, that a minimum buffer of six feet (6') shall be maintained except where there is a standing body of water.
 - (2) *Building setbacks.* Building setback requirements may be reduced by up to twenty percent (20%) of the required setback in order to achieve site design objectives related to architectural form and visual amenity, provided that such reduction will not have an adverse impact on abutting properties or vehicular safety, nor jeopardize the safety. The minimum setback may be reduced for sites where a bluff of ten feet (10') above the mean high-water mark exists along the Tomoka River or the Little Tomoka River.
 - (3) *Building height.* Height limits may exceed that allowed by district regulations by a maximum of fifteen feet (15'), provided that the structure is so located as to not have an adverse impact on adjoining properties, particularly single-family homes. This additional height allowance will not be awarded for any portion of a structure located within fifty feet (50') of a single-family home or for a vacant site in a zoning district designed primarily for such use. In no case shall any building height exceed seventy-five feet (75') when measured from the average median lot elevation to the highest point of any structure and/or attached services.
 - (4) *Distance between buildings.* The distance requirement between buildings may be reduced to that required by the building and fire prevention codes in order to achieve site design objectives related to architectural form.
 - (5) *Minimum parcel size.* The minimum parcel size shall be the same as for permitted uses within the zoning district in which the site is located. All contiguous properties under the same ownership shall either be included in the PBD or shall be subsequently added to and included in as part of the original PBD. Individual parcels within a planned business development may be exempt from the minimal parcel size requirement of the underlying zoning district subject to following conditions:
 - a. The area that is included within the planned business development is equal to or greater than the minimal dimensional and area requirements associated with the underlying zoning classification.
 - b. There is a property owners' association established to maintain common areas.
 - c. There are deed restrictions that require that all buildings within the PBD conform to a uniform design standard.
 - d. Reduction of the minimum parcel size will not create the need to request a waiver of buffers, building setbacks, building heights or minimum distance between parcels.
 - e. The site is developed to ensure safe access such that there are minimal driveway cuts onto rights-of-way and frontage roads/shared access is required.
 - f. Approval of subdivision in accordance with [chapter 4](#), article II of this Land Development Code.
 - g. In no case shall the minimum size of a parcel be less than three-fourths ($\frac{3}{4}$) of an acre.
- (e) *Landscaping and utility lines.*
- (1) All common open space, parking lot islands, and all land not otherwise developed shall be landscaped in a manner that enhances the appearance of the project.
 - (2) An underground irrigation system shall be installed in all landscaped areas of the planned development. After installation, the system shall be regularly used and maintained. Landscaped buffer areas shall be provided as required in [chapter 3](#), article I of this Code, if applicable.

- (f) *Parking.* All development plans shall provide for adequate off-parking and traffic flow as established in [chapter 3](#), article III of this Code. The availability of parking shall be determined based on the accessibility of these parking areas to the proposed business activity as measured by distance and ease of pedestrian access; the amount of surplus over the current and projected demand for parking; and, any other constraints that may affect the proposed business activity's ability to benefit from the designated parking area. The city commission may approve other standards for required parking subject to a parking study prepared by a registered engineer licensed to practice traffic engineering in the state; and subject to review and approval of the site plan review committee.
- (g) *Supplemental requirements.*
- (1) *Signs.* All signs shall comply with [chapter 3](#), article IV of this Code and shall be integrated with the total project in terms of placement, materials and design. A sign plan shall be required and reviewed with the final plan. The city commission may allow for deviations to maximum height, size or location of signs, if the sign plan and overall development plan indicate that the architectural standards of the buildings and site plan provide for sufficient upgrade above the minimum standards of this Land Development Code such that the requested sign waivers are justified.
 - (2) *Maintenance.* The person or entity with possessory interest in a site within the development must, at all times, keep the site, building, improvements and appurtenances in a safe, clean, wholesome condition and comply in all respects with all government, health and policy requirements. All landscaping and exterior portions of structures shall be maintained in order to keep an attractive appearance, including that portion of the street right-of-way between the paved portion of the street and the property lines.
 - (3) *Pedestrian circulation.* In areas where heavy pedestrian traffic is expected, protection from weather conditions shall be provided, to the maximum extent feasible, through the use of elements such as awnings, canopies, overhangs, covered walkways, trees, etc.
 - (4) *Accessibility.* Commercial business areas shall provide efficient, safe and pleasant accessibility for pedestrians coming from either residential areas within the same development or from the surrounding neighborhoods, to discourage the use of automobiles.
 - (5) *Unity of title.* Where there is more than one (1) principal building, a unity of title agreement or condominium association with covenants describing responsibilities is required.
- (h) *Application and review.*
- (1) A written application, consistent with the requirements of article IV of this chapter, for PBD shall be made to the planning department, using the application form provided by the city. The application shall be processed as required in [chapter 1](#), article II of this Code, administration and enforcement.
 - (2) Applications shall include the following:
 - a. Complete site plan submittal per [chapter 4](#), article I of this Code, except that final engineering and construction drawings may be withheld pending the issuance of a development order by the city commission.
 - b. Documentation, including written explanations, drawings, and illustrations, demonstrating conformance with subsection (g)(4) of this section.
 - c. Special studies including, but not limited to traffic impact study, environmental assessment report, and holding capacity analysis as required by this Land Development Code.
 - (3) Public benefit minimums. Applications for a PBD rezoning shall provide a minimum of two (2) of the listed public benefits listed below or propose alternative public benefits which are acceptable to the city commission. For each variance requested, an additional two (2) public benefit items shall be required:

- a. Increase landscaping requirements either by density (twenty-five percent (25%) above the required minimum standards) or through more mature landscaping as measured by increased caliper of tree (twenty-five percent (25%) above minimum standards).
 - b. Increase the number of optional architectural attributes (two (2) or more over and above the required minimum of three (3) optional attributes).
 - c. Reduce the minimum parking requirement by ten percent (10%) or more and utilize this area for landscaping, reserving this area for parking if necessary.
 - d. Provide a sheltered bus stop (applicable only if an existing bus stop exists on site and VOTRAN provides approval).
 - e. Provide elements which enhance the pedestrian walking zones such as arcades, overhangs, awnings, landscape and pedestrian amenities such as outdoor art, benches, tables and umbrellas. For restaurants, provide outdoor dining areas, particularly cafe style.
 - f. Provide parking to the side or rear of the building with the building facing the public right-of-way.
 - g. Where feasible and practical, provide stormwater treatment for parking lot runoff using bioretention areas, filter strips and/or other LID practices that can be integrated into required landscaping areas and interior landscaped islands.
 - h. Increase the street frontage buffer by twenty-five percent (25%) above the minimum requirement.
 - i. Direct rooftop runoff to pervious areas such as required yards, vegetated areas or to underground vaults for reuse irrigation.
 - j. Incorporate monument signage into enhanced landscaping berms using retaining walls.
 - k. Provide a combination of walls, berms and landscaping to define perimeter of the site.
 - l. In lieu of a monument sign, provide only wall signage.
 - m. Provide monument or walls signs which are twenty-five percent (25%) smaller than the signs permitted based upon lot or occupancy frontage.
 - n. Provide loft apartments above ground floor commercial space.
 - o. Adopt a transit route that is closest to the site in question by contributing funds to offset the operating costs of the route as determined in the PBD.
 - p. Attach dumpsters to primary buildings and integrate the enclosure into the selected architectural theme.
- (4) In considering an application for a PBD, the planning board may recommend approval, approval with conditions, or disapproval and the city commission may base its conditions of approval or denial of the issuance of a development order on the extent to which the development offers site amenities above that normally found for permitted uses in the district with regard to the following:
- a. Building form, architecture and appropriateness of materials with regard to long-term maintenance, relation to the surrounding neighborhood and aesthetics. Architectural drawings shall be approved as part of the development order and adhered to in all development phases.
 - b. Landscaping and related site amenities including fountains, plazas, decks, benches and the like.
 - c. Mitigation of off-site impacts.
 - d. Overall lighting plan, particularly in relation to aesthetics and glare reduction.
 - e. Overall signage plans, particularly in relation to aesthetics and readability.
- (i) *Adoption/amendments/expiration.* The PBD development order shall be adopted by the city commission in accordance with the provisions of [chapter 1](#), article II, of this Code.