



# A G E N D A

## ORMOND BEACH PLANNING BOARD

### Regular Meeting

July 10, 2014

7:00 PM

**Ormond Beach Training Room**  
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:** June 12, 2014
- VI. **PLANNING DIRECTOR'S REPORT**
- VII. **PUBLIC HEARINGS**

**A. SE # 14-93: 867 South Atlantic Avenue, Outdoor Activity, Special Exception.**

This is a request submitted by Scott Studner, owner of the Beach Bucket, for a Special Exception to authorize an outdoor activity use. The requested outdoor activity is to allow outside live music under certain conditions at 867 South Atlantic Avenue which includes both the Ocean East Resort and the Beach Bucket. The subject property is zoned B-6 (Oceanfront Tourist Commercial).

**B. PP # 14-105: Deer Creek, Phase 4B, Preliminary Plat.**

This is a request by Sean Manson, P.E., on behalf of the property owner, KB Home Gold Coast, LLC, for preliminary plat approval of 49 lots within Phase 4B of the Deer Creek subdivision of the Hunter's Ridge Development of Regional Impact.

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

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

June 12, 2014

7:00 PM

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

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

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**

Members Present

Doug Thomas, Chair  
Harold Briley, Vice Chair  
Rita Press  
Al Jorczak  
Lewis Heaster (absent)  
Doug Wigley (absent)  
Pat Behnke (absent)

Staff Present

Ric Goss, AICP, Planning Director  
Becky Weedo, AICP, Senior Planner  
Randy Hayes, City Attorney  
Melanie Nagel, Recording Technician

**II. INVOCATION**

Harold Briley led the invocation.

**III. PLEDGE OF ALLEGIANCE**

**IV. NOTICE REGARDING ADJOURNMENT**

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**V. MINUTES**

**May 8, 2014**

**Mr. Briley moved to approve the May 8, 2014 Minutes. Mr. Jorczak seconded the motion. Vote was called, and the motion unanimously approved (4-0).**

## VI. PLANNING DIRECTOR'S REPORT

None.

## VII. PUBLIC HEARINGS

A. **LUPA 14-079: 815, 855, 915 and 935 Ocean Shore Boulevard Condominium Associations, Small Scale Comprehensive Plan Amendment**

B. **RZ 14-080: 815, 855, 915 and 935 Ocean Shore Boulevard Condominium Associations, Amendment to Official Zoning Map**

Ms. Weedo noted that an email was received, stating they would like to continue these items again. Mr. Hayes stated that due to a scheduling conflict in July, 60 days would be more appropriate. One motion can be done for both items.

**Mr. Briley moved to continue LUPA 14-079 and RZ 14-080 to the August 14, 2014 Planning Board meeting. Mr. Jorczak seconded the motion. The motion carried unanimously (4-0).**

C. **Case #14-086: Interlocal Service Boundary Agreement between the City of Ormond Beach and Volusia County for unincorporated lands located within the Municipal Service District located on US 1 North from approximately 600 feet east and west from Airport Road to 1901 US 1 North**

Mr. Goss stated this is an Interlocal Agreement covering an area from Airport Road to 1901 US 1 North. The agreement is between Volusia County Council and the City of Ormond Beach with regards to a municipal service district. Planning staff has been working on this agreement since 2010. It only applies to commercial properties within 600 feet of US 1, and follows the same boundary as the sewer and water agreement from 1991. It gives the City full land use and regulatory authority over all land unincorporated along the US 1 corridor.

The agreement also permits the City to do a land use plan amendment prior to annexation of properties. A land use plan map will be done for all of the properties in unincorporated Volusia County. This should take about 4-6 months to complete, and when properties are annexed, land use won't have to be done, since it will already be approved by both the VGMC and DEO. It requires all parcels, if they want sewer and water, to annex. The agreement authorizes the City to have sole and complete jurisdiction over Itinerant Vendor licensing. It also establishes an alternative dispute resolution process.

Mr. Goss explained the Itinerant Vendor Criteria, even though it's not part of the agreement. The criteria establishes definitions governing the administration of Itinerant Vendors; distinguishes between category of use; provides a rationale for proposed categorization of use; establishes a five year amortization on lands that are classified as High Impact Use on Vacant or Unimproved Lands; details specific provisions for which a Master Vendor and Itinerant Vendor permit will be issued; permits will be administratively approved both for unincorporated and City lands for consistency and fairness; provides provision for which an Outdoor Entertainment Activity permit will be issued; and Outdoor Entertainment Activity permits will be administratively approved for both city and unincorporated lands for consistency and fairness purposes.

Mr. Goss explained that there are a number of things that need to begin as subsequent actions. Once the agreement is executed, the City will meet with Volusia County to discuss the proposed land uses, along with the zoning. Text amendments to the Inter-government Coordination Element need to be done to ensure this agreement is included.

Mr. Jorczak questioned how many properties were involved. Mr. Goss stated there are about 30-35 properties that are unincorporated that are within the 600 feet boundaries. Mr. Jorczak then asked if any non-conforming buildings will be brought in. Mr. Goss replied that there are probably some uses where a PBD would need to be done.

Ms. Press asked where the service boundaries were at from north to south. Mr. Goss explained the boundaries were from Airport Road to 1901 North US 1. Mr. Thomas stated that it goes up past Destination Daytona, and will give the City a lot of control over its own destiny. Mr. Goss stated that the idea is to ensure that what gets developed on US 1 is compatible with what we've always articulated our vision to be for US 1.

Ms. Press asked how this would help the eyesore when you come off I-95. Mr. Goss stated that the agreement isn't designed to eliminate these businesses. The agreement is to ensure that as it gets developed, it is developed to the City's standards for what is allowed in the zoning districts. The idea of the agreement is to ensure that all new development, and all existing development that might go through redevelopment, comply with our standards.

Ms. Press wanted to clarify information from a meeting with the City Manager that the DOT was giving \$500,000 for the median landscaping, and where that was taking place. Mr. Goss believes DOT provided the city a landscaping grant for their road, and it may be from Hull Road north to I-95.

Mr. Jorczak asked about the area around WyoTech, and someday would that be an area for the City to develop, all the way up to the county line. Mr. Goss stated that the only way the city can grow is to the north, and if someone outside the 600 feet wants sewer and water, we still have to annex them in. There are provisions in the agreement that allow both parties to evaluate what they did, how it's going, it can be discontinued by the parties, or it can be amended to include other areas. Mr. Jorczak feels that if the industrial area in the Crossings gets developed between US 1 and I-95, then it is almost a natural that the access off of the I-95 interchange would be a great place for additional industrial facilities.

Mr. Goss stated that this agreement will go to City Commission on June 17 for the first reading, and then the second reading and public hearing will be July 29. There is no Commission meeting the first half of July. In summary, Staff is recommending the Board support this agreement.

Mr. Thomas questioned Mr. Hayes about this being a ten-year agreement that can be broken at any time by either party for any reason. Mr. Hayes stated that the statute allows this type of agreement to have a term not to exceed 20 years. There are requirements that the parties sit down periodically to review the effectiveness of the agreement. Theoretically either party could get out of the agreement, but it would be difficult to do given the nature of what we are dealing with. More than likely the parties will sit down and evaluate how the agreement has been administered, and improve it where it needs to be improved, and will serve the county well.

Jim Morris, on behalf of Sally Stevens and the Iron Horse Saloon, questioned if Exhibit C is up for hearing. Mr. Goss stated no, it is the ISBA and Planning Agreement, and those agreements basically state that the City has sole authority over the Itinerant Vendor. Mr. Morris stated that Exhibit C has significant impact for the Iron Horse. Looking at the Administrative Process, which is the process one goes through to get a permit, and then looking at what one can and can't do under Exhibit C raises a lot of questions.

Mr. Hayes commented that the Planning Board had been given a complete package of what has been worked on between the City and County over the last couple of years. The Itinerant Vendor will not be approved as a regulation at the time the agreement is approved. They won't become regulations until the City goes through the process of doing a comp plan, and then land use, and then the amendment to the Land Development Code. If the criteria needs to be modified to some degree, there will be some flexibility to do that.

Sally Stevens, owner of the Iron Horse saloon, stated she has been dealing with the county on all of the regulations, and they had finally gotten to a point where everything is in compliance and is workable. Ms. Stevens is now concerned about what will be different with the City. Ms. Stevens was surprised that the businesses that are being affected weren't asked to participate in any kind of workshop. The county, when applying for an outdoor entertainment permit, specified that it was for a gathering of 500 or more people. Ms. Stevens doesn't see any such wording in the criteria, so it is unclear to her.

Another concern of Ms. Stevens is that they have always had five days to set up for a special event, and the new criteria would give them three days. They also get three days to tear everything down at the end of the event, and they would now have eight hours. Volusia County allowed them to do a yearly permit listing all of their events for the year, as opposed to filling out all of the forms every time there was an event. Ms. Stevens is trying to protect the events as a whole, not just what is being done on their property.

Mr. Morris realizes there is time to work with Staff on Exhibit C, and that is what Ms. Stevens is concerned about. As far as the Interlocal Agreement, Mr. Morris thinks it is a good idea. Mr. Morris added that he also feels the annual permit vs. the event permit gives everybody, City and applicant, the opportunity to have a year-long plan for what they're going to do, in particular for police officers and sheriff's department employees, who provide the security.

Mr. Thomas asked if there were any more comments.

Ms. Peggy Farmer, North US 1 Coalition of Ormond Beach, wanted to give an update on where they are with the beautification efforts for north US 1. There are 25 businesses involved with the Coalition, and their main goal is a beautiful gateway into Ormond Beach and Volusia County. The Coalition feels the Interlocal Agreement is the first step to getting a handle on the standards in this area, and feels it is great process for providing fire, emergency, and public safety in an effective manner.

Ms. Farmer continued that the Coalition is presently working on a public/private joint venture to install nine landscape medians from I-95 to Hull Road. The Coalition has raised from the private sector \$20,000, and they would like to go to the County and ask them to match the funds. At the CIP workshop last week, \$10,000 was given to start the

process. The first median on US 1, off I-95, will be getting a “Welcome to Ormond Beach” sign. The Coalition is hoping to have the next two medians started. Next year, in the CIP’s budget, the City has put in \$100,000 to get water to the other six medians. The \$500,000 landscaping grant will kick in then. The only thing not covered in the grant is the irrigation, and that is why money is being raised to bring water to the medians.

The last thing Ms. Farmer wanted to mention was the fact the when someone uses the GPS system in their car, coming from the north and wanting to go to Ocean Center, the GPS will have people get off I-95 at US 1. This further proves the importance of having a beautiful gateway in the north end of our city and county.

Ms. Press wanted to applaud the efforts that the Coalition is doing, and the businesses that are also working on this.

Mr. Jorczak wanted to know once the agreement is signed by the City and County, at that point will the Ormond Police and Fire have jurisdiction in that area. Mr. Goss stated by mutual agreement Ormond Fire is already there. With regard to the Police, the Sheriff’s Department will still be taking care of the unincorporated area.

Mr. Briley stated that he appreciates Mr. Morris and Ms Stevens’ comments, and working together on this can only be a positive for the City.

Mr. Thomas stated that he is glad to see something happening on US 1. It has been a long time coming. He also appreciates Mr. Morris and Ms. Stevens involvement and comments, and in his opinion they have some legitimate requests.

**Mr. Jorczak moved to approve Case #14-086 Interlocal Service Boundary Agreement as submitted. Ms. Press seconded the motion. Vote was called, and the motion unanimously approved (4-0).**

## **OTHER BUSINESS**

None.

## **VIII. MEMBER COMMENTS**

Ms. Press questioned if there were any plans to put in some kind of road back to the Ormond Crossings planned development with some signs, so if someone is really interested in looking, that they actually see something there. Mr. Goss stated that a road can’t be built until there is money. The money comes from the CRA. For the CRA there have to be buildings, and the buildings won’t go there without access, so it causes a round robin, and that’s the quandary the developer is in.

Mr. Jorczak understands that there is a marketing plan, and the City will be involved with the developer, and in addition to that exploring some kind of funding mechanism for how to get the development started. Mr. Goss stated that once again it is up to the developer. There needs to be a bridge put in; the bridge is dependent on money from the CRA and that comes from development, and there needs to be infrastructure. The city was looking at putting infrastructure underneath the railroad. We thought we would get the utilities in, and the agreement with Ormond Crossings is that sewer and water would be part of the bridge. So, sewer and water can’t go on the bridge until the bridge is built, and the

bridge can't be built until there is enough money. Mr. Goss is not any part of the marketing plan, but he is sure they are looking for a way to find money to start it off. He is sure they are looking at getting grants from the state to put in part of the infrastructure.

Mr. Jorczak asked if Mr. Goss was aware of anything else going on relative to the Florida East Coast double tracking. Mr. Goss stated there is nothing going on at TPO.

Mr. Briley asked if there was any new information on CVS going into the vacant Texaco station. Mr. Goss stated that information was sent to someone two weeks ago. Mr. Goss also had another inquiry about the site the previous day. So, there is interest in the site.

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

## **IX. ADJOURNMENT**

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

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Ric Goss, AICP, Planning Director

ATTEST:

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Doug Thomas, Chair

*Minutes transcribed by Melanie Nagel.*

# STAFF REPORT

## City of Ormond Beach Department of Planning

**DATE:** June 27, 2014

**SUBJECT:** 867 South Atlantic Avenue, Special Exception for Outdoor Activity

**APPLICANT:** Scott Studner, owner of the Beach Bucket

**NUMBER:** SE 14-093

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

**INTRODUCTION:** This is a request submitted by Scott Studner, owner of the Beach Bucket, for a Special Exception to authorize an outdoor activity use. The requested outdoor activity is to allow outside live music under certain conditions at 867 South Atlantic Avenue which includes both the Ocean East Resort and the Beach Bucket. 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



Source: Bing maps

**Surrounding Uses with Land Use and Zoning Designations:**

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

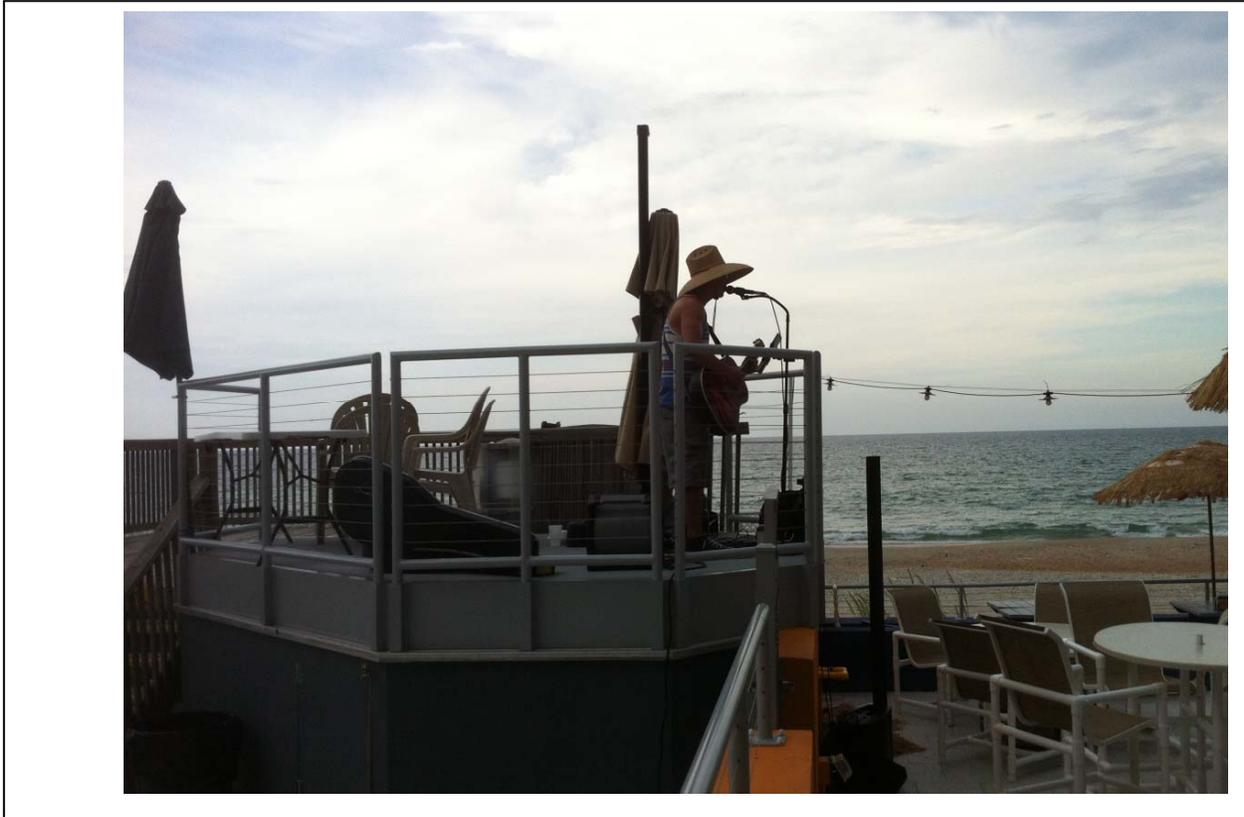
**PROJECT DESCRIPTION:** The applicant is representing both the Beach Bucket and the Ocean East Resort and is requesting the ability to have outdoor live entertainment on the outside deck abutting the beach. The area where outdoor music is located serves both the transient lodging use of Ocean East Resort and the Beach Bucket restaurant. The property also includes the Riptides Bar and Grill which was recently approved for outdoor music under certain conditions. The applicant has provided a letter requesting to play live music from 10:00 a.m to 9:00 p.m. each day. The applicant has indicated that both the Ocean East Resort and the Beach Bucket provide outdoor music.

**Aerial picture of proposed location of outdoor music**



Source: Bing maps

## Proposed location of outdoor music –sound test picture, June 24, 2014



**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).

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

(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

City staff is aware of a concern presented by a resident at the Alike Atrium multi-family immediately south of the Harvard beach approach (see ATTACHMENT 2). Staff was made aware of the outdoor music at Ocean East Resort and The Beach Bucket with the Riptides Bar and Grill Special Exception application at the April 10, 2014 Planning Board meeting. The resident of the Alike Atrium expressed concerns with the volume of outdoor music and the hours when outdoor music would be permitted. Since the Planning Board meeting, the Neighborhood Improvements division has made contact with the owner of the Beach Bucket and informed them that a Special Exception is required for outdoor music.

The applicant has contacted the resident of the Alike Atrium and attempted to adjust the method in which the outdoor music is played as the result of the concerns presented. On May 31, 2014, Planning staff received an e-mail from the Alike Atrium resident that states,

“The bottom line is that, as retired residents of the Alike Atrium with balconies facing the Beach Bucket, we cannot afford to sell our condo and do not want to spend the rest of our retirement years annoyed by Beach Front live music day and night, 10 AM to 9 PM, with the accompanying crowds of young beachgoers attracted to the free live beachfront entertainment.

If you do approve the special exemption in spite of this objection, then please hold Mr. Studner to his word by limiting Beach Bucket music to 60-69 decibels, exactly as he affirms in the first 3 bullets of his attached “BB music” email to me.”

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 subject property fourteen days prior to the event. On Monday, June 23, 2014, a sound test was conducted at 6:15 pm. The City’s Neighborhood Improvement Manager performed sound readings and stated, “The noise readings taken were never above the allowable for commercially zoned property. The majority of the noise was not a result of the music being played. It was mostly background noise from the wind, ocean waves and thunder. In fact there was no musical noise detected at the fence line of the parking lot for the facility.”

Staff observations of the sound test are as follows:

1. There was one performer with the speakers facing towards the subject 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. Based on the concern of the Aliko Atrium resident, staff performed sound readings at the property line of the Aliko Atrium and the music did not exceed adopted limits and was not audible.
4. The night of the sound test there was an approaching thunderstorm and the waves and thunder were the dominant sounds. As has been stated previously in outdoor music applications, the direction of the wind and environmental conditions can influence the range of hearing the live music.

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

<b>Project</b>	<b>No more than two live performers</b>	<b>Code enforcement provision</b>	<b>Location of music</b>	<b>Hours</b>	<b>Other</b>
<b>River Grille</b> (Ord. 2008-03)	X	X	X	10:00 p.m., Monday through Thursday, and until 11:00 p.m., Friday through Sunday	
<b>Caffeine’s</b> (Resolution 2012-72)	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	

Project	No more than two live performers	Code enforcement provision	Location of music	Hours	Other
<b>Dimitri's</b> (Resolution 2013-193)	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
<b>Riptides</b> (Resolution 2014-65)	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. 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; and
2. No outside karaoke; and
3. No more than two performers be permitted; and
4. The outdoor music shall be located in the area of the sound test with the speakers facing the building at 867 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 pool deck/outdoor seating area 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 June 23, 2014 in association with the neighborhood meeting. 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 have been two other applications at 790 South Atlantic Avenue, Dimitri's restaurant and 869 South Atlantic Avenue, Riptides Bar and Grill, 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 Planning Board has approved the same hours of operation for the Riptides and Dimitri's applications. The applicant has requested the ability to have outdoor music daily from 10:00 a.m. to 9:00 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 in 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 Ocean East Resort or the Beach Bucket could violate the decibel limits established by the Land Development Code.

**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 August 19, 2014. It is recommended that the Planning Board **APPROVE** the application for the outdoor activity of music at Ocean East Resort and the Beach Bucket located at 867 South Atlantic Avenue with the following conditions:

1. Applicant's request: Hours of live music daily between 10:00 a.m. to 9:00 p.m.
2. Staff recommendation: 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 867 South Atlantic Avenue.

### Attachments:

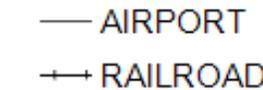
1. Maps/Pictures.
2. Correspondence with resident at Alike Atrium.
3. Applicant letter and location of outdoor music.
4. Sound test result e-mail

# ATTACHMENT 1

## Map & Pictures

# Location Map - 867 South Atlantic Avenue



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

178 ft



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# Site aerial of 867 South Atlantic Avenue (Ocean East Resort and The Beach Bucket)



Aerial source: Bing maps

Looking west from beach



Aliki Atrium







# Ocean East Resort



# ATTACHMENT 2

Correspondence with  
resident at Alik  
Atrium

## Spraker, Steven

---

**From:** Walter Kraslawsky [walterkras@comcast.net]  
**Sent:** Wednesday, April 30, 2014 7:44 PM  
**To:** sstudner@yahoo.com  
**Subject:** FW: Code Enforcement  
**Attachments:** IMG\_1407.mov; IMG\_1408.mov

Dear Mr. Studner,

Thank you for your call this evening.

As we discussed, I had not intended to file any "formal" complaint against Beach Bucket, though it might have incorrectly been interpreted as such. I only expressed concern that outdoor entertainment hours for Beach Bucket would end up being extended to 11 PM on weekends due to the prior precedents for Dimitri's and Riptides.

Please play the two short videos, which I recorded earlier this month. This might help you assess your audio system volume settings and loudspeaker positioning to reduce the competition we experience between your public outdoor entertainment and our private indoor home entertainment.

Best Regards,  
Walter Kraslawsky

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**From:** Walter Kraslawsky [<mailto:walterkras@comcast.net>]  
**Sent:** Monday, April 21, 2014 9:15 PM  
**To:** 'joanne.naumann@ormondbeach.org'  
**Subject:** Code Enforcement

Dear Ms. Naumann,

I attended the recent meeting regarding the application by Riptide to play outdoor entertainment, and spoke against approval due to concern a similar approval would then be granted for the Beach Bucket, unaware that a precedent had already been set by approval for Dimitri up the street.

If I misunderstood what was approved, please advise, because I thought Riptide was approved to entertain outdoors until 8 PM on Sunday-Thursday and until 11 PM Friday-Saturday. Otherwise please remind them, since Riptide had not stopped their outdoor entertainment by 8 PM this evening.

To be clear, I am not especially bothered by the Riptide program. Although I am literally next door to Riptide and can look down on them from my Alike Atrium balcony, their music is rarely audible due to the angle with them being off the edge of my balcony.

Rather, my concern is the establishment of precedents and expectations for my more serious problem with the music coming from the Beach Bucket behind Riptide. My balcony does not face towards Riptide, but it does face directly towards the Beach Bucket and vice versa, such that it is difficult to enjoy a quiet evening at home when they are playing. I am attaching two compressed 3MB videos from my iPhone showing the problem. If your volume is set loud enough to hear my TV it should also be loud enough to hear the Beach Bucket music and audience enthusiasm.

I suppose I have no hope that Beach Bucket will be denied approval for outdoor entertainment. However I can at least hope that the expected approval for Beach Bucket will at least be modified to terminate at 8 PM every evening Sunday-Saturday during turtle season since they are directly on the beach.

Best Regards,  
Walter Kraslawsky  
901 S Atlantic Ave PH 1  
Ormond Beach, FL 32176  
757-870-0210

## Spraker, Steven

---

**From:** Scott Studner [sstudner@yahoo.com]  
**Sent:** Wednesday, May 07, 2014 5:37 PM  
**To:** Walter Kraslawsky  
**Subject:** BB music

Hi Walter,

Thank you again for taking the time to talk with me and review my efforts to moderate the sound levels emanating from The Beach Bucket. To review:

- I received your videos which clearly demonstrate that music from The Beach Bucket can be heard on your balcony/inside your home, if played too loudly.
- I explained our marketing strategy is to play music as background music, at such a level that adults can have conversation while seated on my deck without having to raise their voice. I am confident that music played at such a level would not be heard on your balcony.
- I explained that we have a common goal since if the music can be heard on your balcony, I assume it is probably too loud for guests on my deck.
- I explained we do not play music after 8:55 PM. This is because we close at 9 PM and it is a condition of our lease. We have not interest in playing music or being open past 9 PM.
- We are working with our musical acts to play at levels and position their speakers such that we are not a nuisance to you and are appropriate for the environment we want to offer our guests.
- We are considering purchasing speakers that our musical guests would use in place of their own equipment. This would enable us to use more speakers at lower individual decibel levels.
- If we cannot consistently meet our specifications for sound levels; we are prepared to eliminate live music.
- We are screening our musical acts to remove entertainers who modulate their voices and make it impossible to ensure music decibels are below a certain level. We also are "weeding out" entertainers who attract listeners who "whoop it up" at end of songs.

Your concerns are very legitimate and you have been very gracious in dealing with me while I address this issue. You indicated that since we first conversed on this issue you cannot immediately remember an evening where our music was audible; this is great and a sign of progress on our part.

My contact information is below. Please note the cell phone number, which is best for you to use.

Thank you again for your help and your patronage as a Beach Bucket guest.

Scott

Scott Studner  
IHOP & The Beach Bucket  
www.thebeachbucket.com  
Sstudner@yahoo.com  
386 868 4327 386 673 3021 (fax)  
**Cell Phone (best for you to use) 386-214-8094**

---

**From:** Walter Kraslawsky <walterkras@comcast.net>  
**To:** sstudner@yahoo.com  
**Sent:** Wednesday, April 30, 2014 7:43 PM  
**Subject:** FW: Code Enforcement

Dear Mr. Studner,

Thank you for your call this evening.

As we discussed, I had not intended to file any "formal" complaint against Beach Bucket, though it might have incorrectly been interpreted as such. I only expressed concern that outdoor entertainment hours for Beach Bucket would end up being extended to 11 PM on weekends due to the prior precedents for Dimitri's and Riptides.

Please play the two short videos, which I recorded earlier this month. This might help you assess your audio system volume settings and loudspeaker positioning to reduce the competition we experience between your public outdoor entertainment and our private indoor home entertainment.

Best Regards,  
Walter Kraslawsky

**Error! Hyperlink reference not valid.**

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**From:** Walter Kraslawsky [mailto:walterkras@comcast.net]  
**Sent:** Monday, April 21, 2014 9:15 PM  
**To:** 'joanne.naumann@ormondbeach.org'  
**Subject:** Code Enforcement

Dear Ms. Naumann,

I attended the recent meeting regarding the application by Riptide to play outdoor entertainment, and spoke against approval due to concern a similar approval would then be granted for the Beach Bucket, unaware that a precedent had already been set by approval for Dimitri up the street.

If I misunderstood what was approved, please advise, because I thought Riptide was approved to entertain outdoors until 8 PM on Sunday-Thursday and until 11 PM Friday-Saturday. Otherwise please remind them, since Riptide had not stopped their outdoor entertainment by 8 PM this evening.

To be clear, I am not especially bothered by the Riptide program. Although I am literally next door to Riptide and can look down on them from my Aliko Atrium balcony, their music is rarely audible due to the angle with them being off the edge of my balcony.

Rather, my concern is the establishment of precedents and expectations for my more serious problem with the music coming from the Beach Bucket behind Riptide. My balcony does not face towards Riptide, but it does face directly towards the Beach Bucket and vice versa, such that it is difficult to enjoy a quiet evening at home when they are playing. I am attaching two compressed 3MB videos from my iPhone showing the problem. If your volume is set loud enough to hear my TV it should also be loud enough to hear the Beach Bucket music and audience enthusiasm.

I suppose I have no hope that Beach Bucket will be denied approval for outdoor entertainment. However I can at least hope that the expected approval for Beach Bucket will at least be modified to terminate at 8 PM every evening Sunday-Saturday during turtle season since they are directly on the beach.

Best Regards,  
Walter Kraslawsky  
901 S Atlantic Ave PH 1  
Ormond Beach, FL 32176  
757-870-0210

## Spraker, Steven

---

**From:** Walter Kraslawsky [walterkras@comcast.net]  
**Sent:** Saturday, May 31, 2014 9:15 PM  
**To:** Spraker, Steven  
**Cc:** Naumann, Joanne  
**Subject:** Beach Bucket Music  
**Attachments:** FW: Code Enforcement; BB music; BeachBucketNotice.pdf

Dear Mr. Spraker,

With regrets for currently being out of town and unable to attend any public demonstrations or hearings, I am respectfully submitting this formal response in opposition to an application by Beach Bucket for a special exemption to play live music at the Beach Bucket, per the attached "Beach Bucket Notice" we received today.

Scott Studner reached out to me personally to find a resolution for the concerns we expressed in the attached 4/30/2014 email to him, "FW: Code Enforcement." However, in spite of his attached 5/07/2014 "BB music" reply, we found that any efforts to control live music volume were unreliable. As I reported to him subsequently on 5/21/2014, there continued to be a problem with numerous occasions when his music could still be heard on our balcony and in our home.

The bottom line is that, as retired residents of the Aliko Atrium with balconies facing the Beach Bucket, we cannot afford to sell our condo and do not want to spend the rest of our retirement years annoyed by Beach Front live music day and night, 10 AM to 9 PM, with the accompanying crowds of young beachgoers attracted to the free live beachfront entertainment.

If you do approve the special exemption in spite of this objection, then please hold Mr. Studner to his word by limiting Beach Bucket music to 60-69 decibels, exactly as he affirms in the first 3 bullets of his attached "BB music" email to me. (Reference <http://www.audiology.org/practice/resources/PublishingImages/NoiseChart85x11.pdf>.)

Best Regards,  
Walter Kraslawsky  
757-870-0210

901 S Atlantic Ave PH 1  
Ormond Beach, FL 32176

# ATTACHMENT 3

Applicant letter and  
outdoor music  
location

To The Planning Board, distinguished members of the City Council , and The Mayor of Ormond Beach:

Scott's Beach Shack, Inc. DBA The Beach Bucket is requesting Special Exception permitting up to play live music on our outside deck.

The Beach Bucket is located on the southeast corner of the Timeshare Resort Ocean East. The Beach Bucket is a restaurant and bar catering mostly to Ormond residents older than 30 years of age. An integral part of our marketing strategy is to play recorded and live music at decibel levels quiet enough to allow for normal conversation amongst our guests. To date, we have only once advertised to the general public. We have no signage on A1A. If you don't know about us, you don't know about us. Word of mouth helps us stay focused on local residents.

Based on the feedback from our Ormond Beach resident guests, we are a place to take a break from the world. We serve good, basic food, while playing music that allows conversation, while offering our guests one of the best ocean views in Florida.

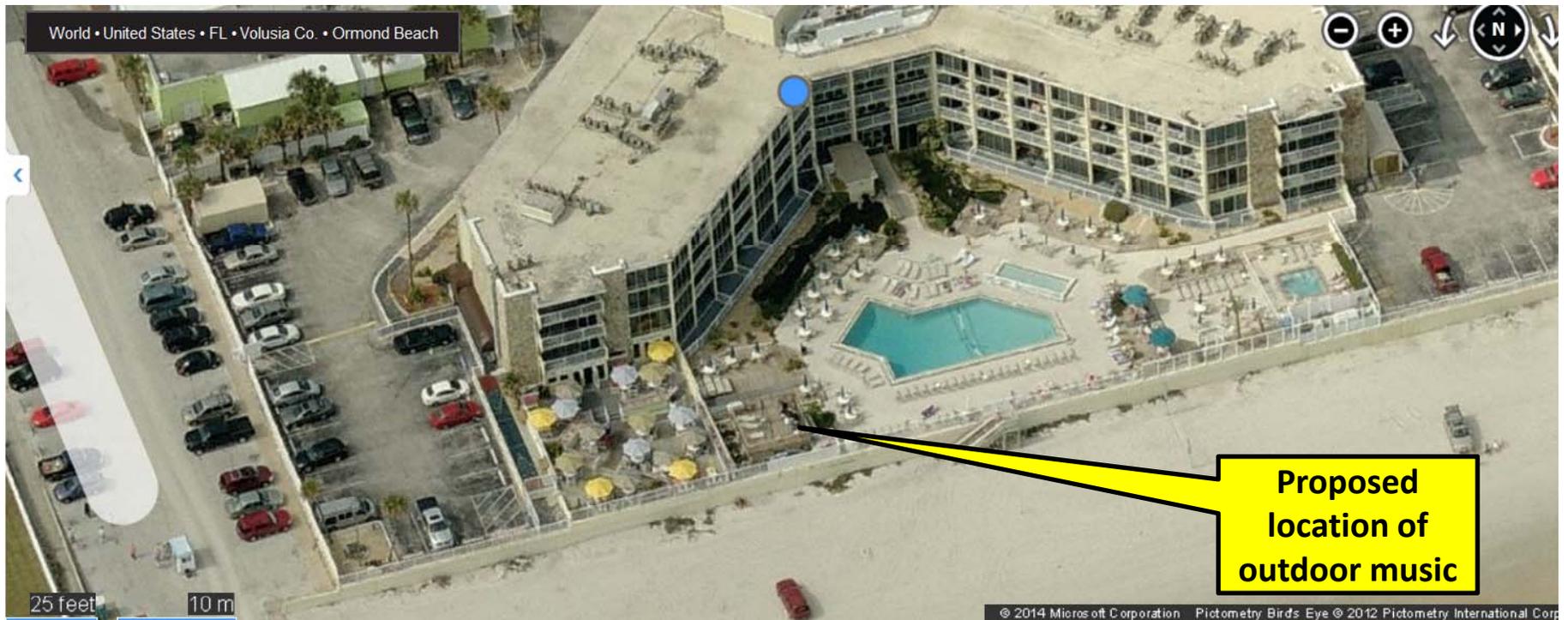
We have been open since 2002. Initially, we closed at 4PM each day. Around 2006, our landlord allowed us to stay open till 9 PM. Our lease states we are to close each day at 9 PM.

We are requesting a Special Exception permitting us to play live music from 10 AM to 9 PM each evening every day of the week.

Thank you for your consideration in this matter,

Scott Studner  
Owner/President  
Scott's Beach Shack, Inc.  
DBA The Beach Bucket  
[sstudner@yahoo.com](mailto:sstudner@yahoo.com)  
386-214-8094

## Site aerial of 867 South Atlantic Avenue (Ocean East Resort and The Beach Bucket)



Aerial source: Bing maps





# ATTACHMENT 4

Sound test result  
e-mail

## Spraker, Steven

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**From:** Naumann, Joanne  
**Sent:** Tuesday, June 24, 2014 8:14 AM  
**To:** Goss, Ric  
**Cc:** Spraker, Steven  
**Subject:** Beach Bucket Noise Readings

This is to confirm that I was present at the Beach Bucket on Monday, June 23, 2014 at 6:10 p.m. through approximately 6:40 p.m. The noise readings taken were never above the allowable for commercially zoned property. The majority of the noise was not a result of the music being played. It was mostly background noise from the wind, ocean waves and thunder. In fact there was no musical noise detected at the fence line of the parking lot for the facility. Please let me know if you need anything further.

Joanne Naumann, Manager  
Neighborhood Improvement Division  
Ormond Beach Police Department  
170 W. Granada Blvd.  
Ormond Beach, FL 32174  
(386) 676-3352 (office)  
(386) 615-7074 (fax)  
email: [Joanne.Naumann@ormondbeach.org](mailto:Joanne.Naumann@ormondbeach.org)

# STAFF REPORT

## City of Ormond Beach

### Department of Planning

**DATE:** June 27, 2014

**SUBJECT:** Deer Creek, Phase 4B Preliminary Plat

**APPLICANT:** Sean Manson, P.E., on behalf of the property owner, KB Home Gold Coast, LLC

**NUMBER:** 2014-105

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

**INTRODUCTION:** This is a request by Sean Manson, P.E., on behalf of the property owner, KB Home Gold Coast, LLC, for preliminary plat approval of 49 lots within Phase 4B of the Deer Creek subdivision of the Hunter's Ridge Development of Regional Impact.

**BACKGROUND:** The Hunter's Ridge Development of Regional Impact includes 2,770.62 acres of which 1,237 acres lie within the City of Ormond Beach. Of the 1,237 acres, 910 acres will be developed, with the remaining 327 acres to be preserved as conservation area. The Hunter's Ridge Development Order permits up to 932 single-family and 50 multi-family residential units to be developed in the City. Since 2005, the Deer Creek subdivision of 346 lots has been under construction including subdivision improvements, platting, and construction of single-family homes. To date, phase 1 (48 lots), phase 2 (62 lots) and phase 3(89 lots), phase 4A (48 lots) have completed subdivision improvements and have recorded the plat for each phase.

Phase 4B of the Deer Creek subdivision is under construction and is expected to be complete in August. In order to plat the phase 4B parcel into single-family lots the applicant is required to perform a preliminary plat (reviewed by Planning Board and approved by the City Commission) and a final plat (reviewed and approved by the City Commission).

Phase four of the Deer Creek subdivision has the following development approvals:

- Resolution 2006-86, April 4, 2006, preliminary plat, Phase 1. The land area for phase 4B was included in this preliminary plat approval.
- Ordinance 2006-11, September 6, 2006, final plat, Phase 1. The land area for phase 4B was included in this final plat approval. The Phase 1 plat was recorded with Book 54, Pages 12-23.

- On August 19, 2009, the Site Plan Review Committee (SPRC) approved a minor modification to the Deer Creek Phase 4 construction plan that subdivided the fourth phase of 147 lots into three phases.
- Ordinance 2009-53, December 1, 2009, final plat, Phase 4A. The land area for phase 4B was included in this final plat approval. The Phase 4A plat was recorded with Book 55, Pages 93-100.

**ANALYSIS:** The property is designated as “Suburban Low Density Residential” on the City’s Future Land Use Map (FLUM) and is zoned SR (Suburban Residential) on the City’s Official Zoning Map. The Deer Creek subdivision is part of the Hunter’s Ridge Development of Regional Impact. The existing use of the property is consistent with the FLUM designation and zoning district.

The surrounding uses are shown below:

**Adjacent land uses and zoning:**

	Uses	Land Use designation	Zoning designation
<b>North</b>	Single-Family homes. Phase 4A	“Suburban Low Density Residential”	SR (Suburban Residential)
<b>South</b>	Conservation	“Open Space/Conservtaion”	SR (Suburban Residential)
<b>East</b>	Single-Family homes. Phase 2	“Suburban Low Density Residential”	SR (Suburban Residential)
<b>West</b>	Single-Family homes. Phase 4C	“Suburban Low Density Residential”	SR (Suburban Residential)

Below is an aerial picture of the site:



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

**CONCLUSION:**

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

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

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

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

The property is designated as “Suburban Low Density Residential” on the City’s Future Land Use Map (FLUM) and is zoned SR (Suburban Residential) on the City’s Official Zoning Map. The proposed Preliminary Plat is consistent with the land use designation and the zoning classification of the property.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**RECOMMENDATION:** It is recommended that the Planning Board **APPROVE** the preliminary plat for of 49 lots within Phase 4B of the Deer Creek subdivision of the Hunter's Ridge Development of Regional Impact.

Attachments:

- 1: Location Map
- 2: Proposed Plat

# ATTACHMENT 1

## Location Map

# Deer Creek, Phase 4B location map



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

599 ft



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**PHASING NOTES:**

**PHASE 1**

- CONSTRUCTION WILL CONSIST OF THE FOLLOWING:
1. ALL CONSTRUCTION WITHIN PHASE 1 BOUNDARIES.
  2. ALL SILT BARRIERS, SITE CLEARING, MASS GRADING, STORMWATER PONDS AND ASSOCIATED OUTFLOW STRUCTURES, HABITAT CREATION LAKES WITHIN PHASE 1, 2, 3 AND 4. LOTS WILL BE BROUGHT TO GRADE OF ADJACENT ROADS AT THIS STAGE. ALL POND SIDE SLOPES AND FILL SLOPES EXCEEDING 2% SLOPE WILL BE SODDED. ALL FILLED LOT AREAS WILL BE STABILIZED WITH SEEDING AND MULCHING UNTIL INDIVIDUAL HOUSE CONSTRUCTION.
  3. ALL UTILITY CONSTRUCTION WITHIN AIRPORT ROAD AND LEEWAY TRAIL.
  4. ADDITIONAL UTILITY AND STORMWATER IMPROVEMENTS INDICATED TO BE CONSTRUCTED WITH PHASE 1 SHOWN ON SHEETS 3 AND 9.
  5. IRRIGATION PUMP SYSTEM.

**PHASE 2**

- CONSTRUCTION WILL CONSIST OF THE FOLLOWING:
1. ALL REMAINING CONSTRUCTION EAST OF PHASE 1 BOUNDARY.

**PHASE 3**

- CONSTRUCTION WILL CONSIST OF THE FOLLOWING:
1. ALL CONSTRUCTION WITHIN PHASE 2 BOUNDARIES.
  2. ADDITIONAL UTILITY AND STORMWATER IMPROVEMENTS INDICATED TO BE CONSTRUCTED WITH PHASE 2 SHOWN ON SHEETS 4 AND 10.

**PHASE 4**

- CONSTRUCTION WILL CONSIST OF THE FOLLOWING:
1. ALL REMAINING CONSTRUCTION WEST OF PHASE 2 BOUNDARY.

**PHASE 4A**

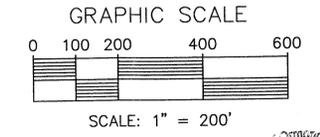
- CONSTRUCTION WILL CONSIST OF THE FOLLOWING:
1. ALL CONSTRUCTION WITHIN PHASE 4A BOUNDARIES.
  2. TEMPORARY STABILIZED ACCESS ROAD WITH TEMPORARY CULVERT.

**PHASE 4B**

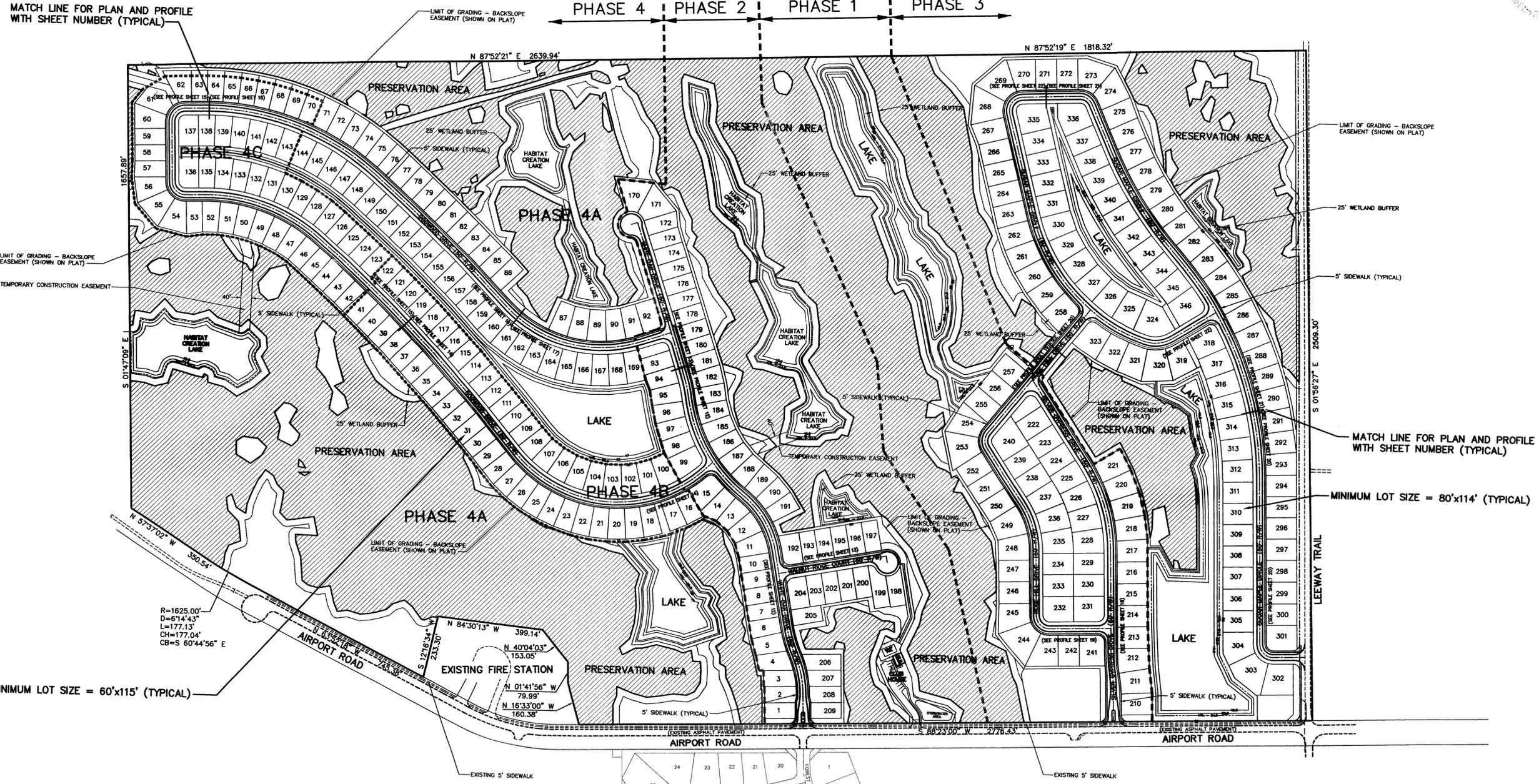
- CONSTRUCTION WILL CONSIST OF THE FOLLOWING:
1. ALL CONSTRUCTION WITHIN PHASE 4B BOUNDARIES.
  2. ADDITIONAL UTILITY IMPROVEMENTS INDICATED TO BE CONSTRUCTED WITH PHASE 4B SHOWN ON SHEET 11.

**PHASE 4C**

- CONSTRUCTION WILL CONSIST OF THE FOLLOWING:
1. ALL REMAINING CONSTRUCTION WITHIN PHASE 4C BOUNDARY.



MATCH LINE FOR PLAN AND PROFILE WITH SHEET NUMBER (TYPICAL)



- SIDEWALK NOTE:**
1. ALL SIDEWALKS ADJACENT TO LOTS SHALL BE CONSTRUCTED AT TIME OF INDIVIDUAL HOUSE CONSTRUCTION BY LOT BUILDER.
  2. ALL SIDEWALKS WHICH ABUT COMMON AREAS (NON LOT AREAS) SHALL BE CONSTRUCTED AT TIME OF SUBDIVISION CONSTRUCTION BY DEVELOPER.

REVISION		DATE		APPR.		NO.	
7	07-17-08	MSD	MSD	7	07-17-08	MSD	REVISD PHASE 4B AND 4C CONSTRUCTION
6	07-09-08	MSD	MSD	6	07-09-08	MSD	REVISD PHASE 4 CONSTRUCTION
5	02-02-06	MSD	MSD	5	02-02-06	MSD	REVISD PHASING
4	01-19-06	MSD	MSD	4	01-19-06	MSD	REVISD PHASING
3	12-12-05	MSD	MSD	3	12-12-05	MSD	GENERAL REVISION

MARK DOWST & ASSOCIATES, INC.		DATE: 04-01-05	
ENGINEERS * PLANNERS * SURVEYORS	LIB 4335	CHECKED: MSD	BY: JAY
536 N. HALIFAX AVENUE, SUITE # 100	DAYTONA BEACH, FLORIDA 32118	DESIGNED: MSD	DRAWN: JAY
SCALE: 1"=200'			

OVERALL PLAN	PROJECT NO. 990	NO. 2
DEER CREEK	990SITE2	OF 38 SHEETS
ORMOND BEACH, FLORIDA		

# ATTACHMENT 2

## Preliminary Plat

# DEER CREEK PHASE FOUR UNIT B OF HUNTER'S RIDGE SUBDIVISION

A REPLAT OF TRACT 4B, DEER CREEK PHASE FOUR UNIT A OF HUNTER'S RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 93-100 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA SECTION 23, TOWNSHIP 14 SOUTH, RANGE 31 EAST, CITY OF ORMOND BEACH, COUNTY OF VOLUSIA, FLORIDA

PREPARED BY:  
**WILLIAM MOTT LAND SURVEYING INC.**

3716 NORTH WICKHAM ROAD, SUITE 3  
MELBOURNE, FLORIDA 32935-2338  
PHONE (321) 751-4444 FAX (321) 751-4445  
PROJECT NUMBER: 214-0105  
DRAWING NAME: DEER CREEK PHASE FOUR UNIT B.DWG  
DRAWN BY: TYLYN BLANCHARD  
CHECKED BY: JONATHAN M. MOTT P.L.S. 5060

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

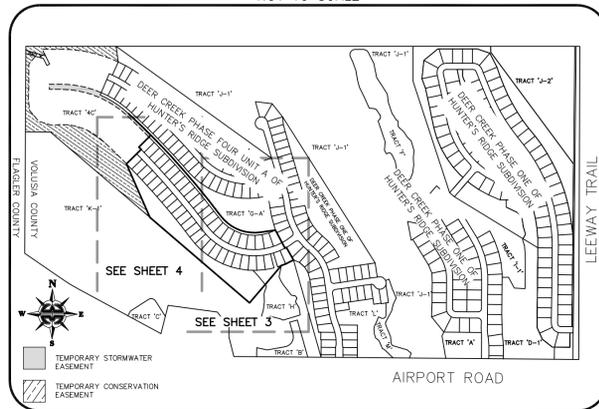
LEGAL DESCRIPTION: (BY SURVEYOR)  
(DEER CREEK PHASE FOUR UNIT B OF HUNTER'S RIDGE SUBDIVISION)

TRACT 4B, DEER CREEK PHASE FOUR UNIT A OF HUNTER'S RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 93-100, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

CONTAINING 14.592 ACRES OF LAND MORE OR LESS.

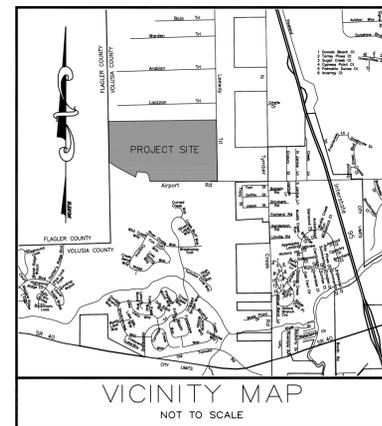
## KEY MAP

NOT TO SCALE



**LEGEND:**

□	= 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PRM LB 3608" (SET)	X	= DENOTES LINE BREAK/CHANGE IN DIRECTION
●	= 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PRM LB 3608" (FOUND), (UNLESS OTHERWISE SHOWN)	(R)	= RADIAL
○	= NAIL AND DISK MARKED "PCP LB 3608" (TO BE SET AT THE TIME OF FINAL PAVING)	(NR)	= NON-RADIAL
○	= NAIL AND DISK MARKED "PCP LB 3608" (FOUND)	ESMT.	= EASEMENT
▲	= NAIL AND DISK MARKED "PRM LB 3608" (SET)	PLS	= PROFESSIONAL LAND SURVEYOR
▲	= NAIL AND DISK MARKED "PRM LB 3608" (FOUND)	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
PU&DE	= PUBLIC UTILITIES AND DRAINAGE EASEMENT	R	= RADIUS
C##	= CURVE NUMBER FOR CURVE TABLE	D/Δ	= DELTA
L##	= LINE NUMBER FOR LINE TABLE	L	= LENGTH
R/W	= RIGHT-OF-WAY	CD/CH	= CHORD DISTANCE
P.B.	= PLAT BOOK	CB	= CHORD BEARING
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RP	= RADIUS POINT		
POL	= POINT-ON-LINE		
PDC	= POINT-ON-CURVE		
PI	= POINT-OF-INTERSECTION		
PT	= POINT-OF-TANGENCY		
PC	= POINT-OF-CURVATURE		
PRC	= POINT-OF-REVERSE CURVATURE		
PCC	= POINT-OF-COMPOUND CURVATURE		
P.O.B.	= POINT-OF-BEGINNING		
P.O.C.	= POINT-OF-COMMENCEMENT		
PRM	= PERMANENT REFERENCE MONUMENT		
PCP	= PERMANENT CONTROL POINT		



**Notes:**

- Bearings hereon are referred to an assumed value of South 01°47'09" East for the West line of Deer Creek Phase One, Said bearing is identical with the Plat of record.
- The following easements are hereby granted:
  - A 10 Foot wide Public utility easement, contiguous with and outside of the private and Public road rights-of-way dedicated by this Plat is reserved for the installation of utilities, unless otherwise noted.
  - A 5 Foot wide Public utility easement along all side Lot lines is reserved for the installation of utilities, unless otherwise noted by a private drainage easement.
  - An easement to the St. Johns River Water Management District over all drainage easements and Tracts for access to adjoining conservation tracts and conservation easements.
  - The term "utilities" as used on this Plat shall include, but not be limited to sewer, security, telephone, electric, cable television, potable water, reclaim water and drainage facilities.
- The drainage easements shown hereon shall be for the installation, operation and maintenance of, and access to the stormwater facilities within the Plat boundary. No fencing or other permanent structures will be allowed within the drainage easements within Lots, 101-102, 109-110 and 119-120.
- All platted easements, exclusive of private easements granted to or obtained by a particular electric gas, or other public utility, shall also be easements for the construction, installation, maintenance, and operation of cable television services, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other Public utility.
- The 10 ft wide utility easements shown hereon granted and conveyed to any public or private utility, are severable, non-exclusive easements, granting the right to construct, operate, and maintain and repair underground public utility systems, (including wires, cables, conduits and above ground appurtenant equipment), unless otherwise indicated.
- All Easements are Public unless shown otherwise.
- The 10' Private drainage easement shown hereon is hereby dedicated to the Deer Creek at Hunter's Ridge Homeowners Association, Inc.. The maintenance of the easement area within the lot is the responsibility of the lot owner.
- Survey monumentation within the subdivision shall be set in accordance with Florida Statutes Chapters 177.091(8) & 177.091(9).
- Tract G-B and H-2 are hereby conveyed to, controlled by and maintained by the Hunters Ridge Water, Environment and Wildlife Management Association, Inc., for stormwater management.
- Tract K-2 is hereby conveyed to, controlled by and maintained by the Hunters Ridge Water, Environment and Wildlife Management Association Inc., for conservation of wetlands and conservation of upland buffers. Said Tracts are subject to a private Backslope Easement in favor of Hunters Ridge Water, Environment and Wildlife Management Association, Inc., for the maintenance of slopes as shown shaded hereon.
- No alteration or filling is allowed within Conservation Tract K-2 and the conservation easements.
- Tract K-2 is subject to a Conservation Easement in favor of the St. Johns River Water Management District pursuant to Section 704.06, Florida Statutes.
- The temporary Public Access Easement within Tract 4B and lots 152 and 153 shall become null and void in the event Tract 4C is replatted.
- The reuse system shall be owned and maintained by the Deer Creek at Hunter's Ridge Homeowners Association, Inc. until such time that the City of Ormond Beach shall assume maintenance of the reuse system pending inspection of the reuse system, provided that all deficiencies identified by the City of Ormond Beach are corrected by the Deer Creek at Hunter's Ridge Homeowners Association, Inc..
- For protective covenants and deed restrictions see Official Records Book 3457, Page 1623-1676, of the Public Records of Volusia County, Florida; First Amendment to said Declaration at Official Records Book 3600, Pages 1212-1217, Public Records of Volusia County, Florida; Second Amendment to said Declaration at Official Records Book 3710, Pages 3559-3561, Public Records of Volusia County, Florida; Third Amendment to said Declaration at Official Records Book 3771, Pages 3128-3132, Public Records of Volusia County, Florida; Fourth Amendment to said Declaration at Official Records Book 4031, Pages 1727-1733, Public Records of Volusia County, Florida; Fifth Amendment to said Declaration at Official Records Book 4067, Pages 2967-2969, Public Records of Volusia County, Florida; Sixth Amendment to said Declaration at Official Records Book 4160, Page 4276, Public Records of Volusia County, Florida; Seventh Amendment to said Declaration at Official Records Book 4286, Page 4436, Public Records of Volusia County, Florida; First Eighth Amendment recorded in Official Records Book 4318, Page 2090-2093, Public Records of Volusia County, Florida; Second Eighth Amendment to said Declaration at Official Records Book 4551, Page 1550, Public Records of Volusia County, Florida; Ninth Amendment to said Declaration at Official Records Book 5099, Page 3685, Public Records of Volusia County, Florida; Tenth Amendment to said Declaration at Official Records Book 5259, Page 585, Public Records of Volusia County, Florida; and Eleventh Amendment to said Declaration at Official Records Book 5373, Page 958, Public Records of Volusia County, Florida; Twelfth Amendment to said Declaration at Official Records Book 5976, Page 4228, Public Records of Volusia County, Florida; Thirteenth Amendment to said Declaration at Official Records Book 6159, Page 2886, Public Records of Volusia County, Florida; Fourteenth Amendment to said Declaration at Official Records Book 6192, Page 1130, Public Records of Volusia County, Florida; and Fifteenth Amendment to said Declaration at Official Records Book 6225, Page 1958, Public Records of Volusia County, Florida; Fifteenth Amendment re-recorded at Official Records Book 6402, Page 3203, Public Records of Volusia County, Florida; Sixteenth Amendment to said Declaration at Official Records Book 6431, Page 4443, Public Records of Volusia County, Florida.
- Declaration of Covenants of Deer Creek at Hunter's Ridge Covenants see Official Records Book 6176, Page 2194 and for Supplement to Declaration of Covenants of Deer Creek at Hunter's Ridge Covenants see Official Records Book 6389, Page 4427, of the Public Records of Volusia County, Florida.
- Where more than one Lot or parts of one or more Lots are intended to be used as a single building site, the outside boundaries of that building site shall carry the side Lot line easements, provided that no utilities exist within said easement and proper verification has been made.
- This property is located in Federal Flood Zone X, areas determined to be outside the 0.2% annual chance flood plain as shown on Flood Insurance Rate Map Community No. 125136, panel 194, suffix J, effective date February 19, 2014.
- Site Data:  
The existing land use classification is SLDR (Suburban Low Density Residential) as defined in the City Land Development Code.  
Total Lots 49  
Average Lot size  
49 Lots 60' x 115'  
Minimum Yard Size and Setbacks:  
Front = 25'  
Rear = 20'  
Side = 10'  
Side Corner = 20'

Building setbacks must be verified with the City of Ormond Beach Zoning Department prior to construction of homes.

### CITY ENGINEER CERTIFICATE OF APPROVAL

This is to certify, that on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, this plat was approved.

By \_\_\_\_\_  
John Noble, City Engineer  
City of Ormond Beach, Florida

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 1 OF 4

SECTION 23 TWP. 14 S., RANGE 31 E.

### DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, That KB Home Gold Coast LLC, A Delaware Limited Liability Company (KB Home Gold Coast LLC) being the owner in fee simple of the lands located in Volusia County, Florida, described in the attached plat, entitled

## DEER CREEK PHASE FOUR UNIT A OF HUNTER'S RIDGE SUBDIVISION

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all streets, public drainage easements, public utility easements, rights of way, water and sewer utilities and easements for public use shown or described in the notes shown hereon to the perpetual use of the public. The drainage facilities within the subdivision are not dedicated to, or the responsibility of the City of Ormond Beach with the exception of public road right-of-way drainage. IN WITNESS WHEREOF, KB Home Gold Coast, LLC, A Delaware Limited Liability Company, has caused these presents to be signed by Todd Holder, its Division President, and affix its corporate seal hereto on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

KB Home Gold Coast LLC, A Delaware Limited Liability Company  
10475 Fortune Parkway, Suite 100  
Jacksonville, FL 32256

Witnesses:

Print name:

Print name:

BY: Todd Holder,  
Division President

STATE OF FLORIDA, COUNTY OF VOLUSIA

This is to certify that on this day before me personally appeared Todd Holder as Division President of KB Home Gold Coast LLC, A Delaware Limited Liability Company known to me to be the person described in and who executed the foregoing instrument and who acknowledged the execution thereof to be the free act and deed of said corporation for the uses and purposes herein expressed and affixed hereto the official seal of said corporation. He/she is personally known to me or produced \_\_\_\_\_ as identification and did/did not take an oath this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Print Name: \_\_\_\_\_

Commission No. \_\_\_\_\_

My Commission Expires \_\_\_\_\_

SEAL

STATE OF FLORIDA AT LARGE

### CERTIFICATE OF SURVEYOR

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

Registration No. 6189

Jonathan M. Mott, P.L.S.  
William Mott Land Surveying Inc.  
Baymeadows Commercial Center  
3716 North Wickham Road, Suite 3  
Melbourne, Florida 32935-2338  
Certificate of Authorization LB 3608

### CERTIFICATE OF CITY SURVEYOR

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

\_\_\_\_\_, Agent for the City of Ormond Beach,  
Professional Land Surveyor and Mapper Registration No. \_\_\_\_\_

Date: \_\_\_\_\_

### CERTIFICATE OF APPROVAL BY THE CITY OF ORMOND BEACH

This is to certify, that on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, the City of Ormond Beach approved the foregoing Plat.

By: \_\_\_\_\_, Mayor  
Ed Kelley

ATTEST: \_\_\_\_\_, City Clerk  
Scott McKee

### CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in for, with all the requirements of Chapter 177, Florida Statutes, and was filed on \_\_\_\_\_ day of \_\_\_\_\_, 2014.

By \_\_\_\_\_  
Clerk of Circuit Court, Volusia County, Florida

### CITY ATTORNEY CERTIFICATE OF APPROVAL

This is to certify, that on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, this plat was approved.

By \_\_\_\_\_  
Randal A. Hayes, City Attorney  
City of Ormond Beach, Florida



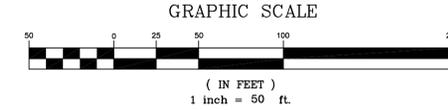
# DEER CREEK PHASE FOUR UNIT B OF HUNTER'S RIDGE SUBDIVISION

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 SHEET 3 OF 4  
 SECTION 23 TWP. 14 S., RANGE 31 E.

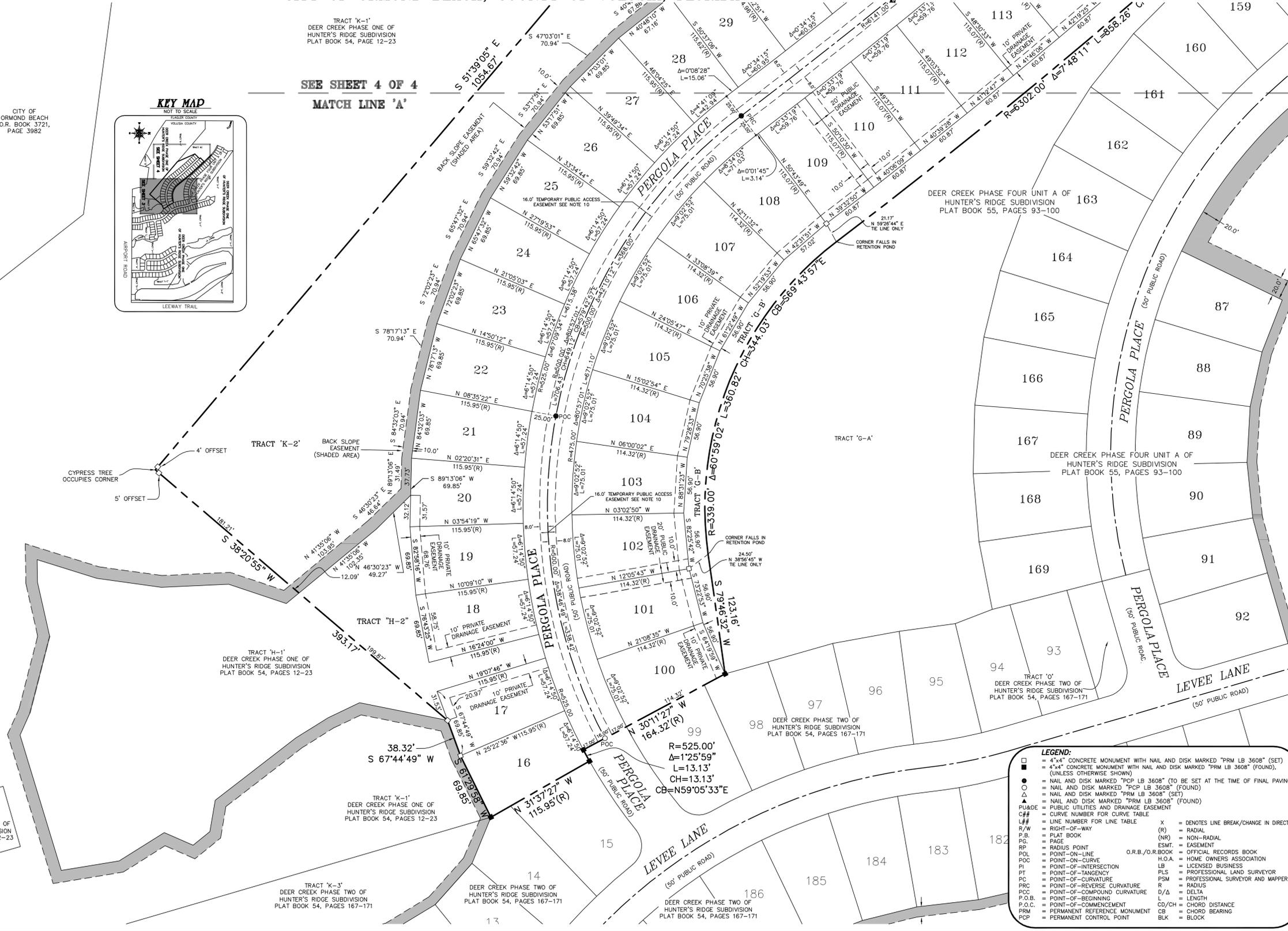
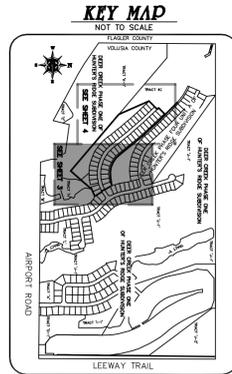
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 DRAWING NAME: DEER CREEK PHASE FOUR UNIT B.DWG  
 DRAWN BY: TYLYN BLANCHARD  
 CHECKED BY: JONATHAN M. MOTT P.L.S. 5060

A REPLAT OF TRACT 4B, DEER CREEK PHASE FOUR UNIT A  
 OF HUNTER'S RIDGE SUBDIVISION, ACCORDING TO THE PLAT  
 THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 93-100  
 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA  
 SECTION 23, TOWNSHIP 14 SOUTH, RANGE 31 EAST,  
 CITY OF ORMOND BEACH, COUNTY OF VOLUSIA, FLORIDA



CITY OF  
 ORMOND BEACH  
 O.R. BOOK 3721,  
 PAGE 3982



**LEGEND:**

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P.B.	= PLAT BOOK	(NR)	= NON-RADIAL
PG.	= PAGE	ESMT	= EASEMENT
RP	= RADIUS POINT	O.R.B./O.R. BOOK	= OFFICIAL RECORDS BOOK
POL	= POINT-ON-LINE	H.O.A.	= HOME OWNERS ASSOCIATION
POC	= POINT-ON-CURVE	LB	= LICENSED BUSINESS
PI	= POINT-OF-INTERSECTION	PLS	= PROFESSIONAL LAND SURVEYOR
PT	= POINT-OF-TANGENCY	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
PC	= POINT-OF-CURVATURE	R	= RADIUS
PRC	= POINT-OF-REVERSE CURVATURE	D/Δ	= DELTA
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