AGENDA

ORMOND BEACH
BOARD OF ADJUSTMENT AND APPEALS

August 6, 2014
ORMOND BEACH TRAINING ROOM **7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF THE MINUTES

A. July 9, 2014

III. NEW BUSINESS

A. Case No. V2014-106: 1190 North US Highway 1, Energizer-Playtex Manufacturing, rear yard setback.

This is a request from Ron Neal, Energizer-Playtex Manufacturing (applicant) for a variance at 1190 North US Highway 1, Playtex Manufacturing to allow a steel building over new boilers on an existing concrete slab within the rear yard setback. The property at 1190 North US Highway 1 is zoned I-1 (Light Industrial). Section 2-32(B)(9)(b) of the Land Development Code requires a 20' rear yard setback. The applicant is requesting to allow a building (25' by 16') over two steam generators on an existing hard surface area at a setback of 9.45' abutting the Railroad Street right-of-way, requiring a variance of 10.55' to the required 20' rear yard setback.

IV. OTHER BUSINESS

V. ADJOURNMENT

M I N U T E S

BOARD OF ADJUSTMENT

July 9, 2014 **7:00 p.m.**

City Hall Training Room
22 South Beach Street
Ormond Beach, Florida

I. ROLL CALL

Members Present	Staff Present
Dennis McNamara	Steven Spraker, Senior Planner
Tony Perricelli	Ann-Margret Emery, Deputy City Attorney
Ryck Hundredmark	Melanie Nagel, Minutes Technician
Norman Lane	
Jean Jenner (absent)	

II. APPROVAL OF THE MINUTES

A. June 4, 2014 Minutes

Mr. Perricelli moved to approve the June 4, 2014 Minutes as submitted. Mr. Hundredmark seconded the motion. Vote was called, and the motion was unanimously approved.

III. NEW BUSINESS

A. Case No. V2014-091: 11 Kingsbridge Crossing Drive, waterfront yard setback

Mr. Spraker, Senior Planner, City of Ormond Beach stated this is an application for a waterfront yard setback variance for a hard roof screen enclosure at 11 Kingsbridge Crossing Drive. Mr. Spraker explained the location, orientation, and characteristics of the subject property and presented the staff report. Mr. Spraker stated staff is recommending denial.

Mr. Lane asked about the neighbors with screened porches, which are supposed to have a 10' setback, but they appear to be around 5'.

Mr. Kevin Kesselring, 835 Candlewood Circle, Ormond Beach, who is representing the homeowner, Mrs. Alosia, stated that he had measured the other enclosures and they all have about a 5' setback. Mr. Kesselring went on to say that he has been friends with the homeowners, and this is a project they have wanted to do for a long time. Mrs. Alosia cannot sit outside due to the sun and rain, and she has health issues which do not allow her to sit out in the sun. Mrs. Alosia asked Mr. Kesselring to construct the screen enclosure, and told him that she had all of the paperwork approving the construction.

After construction had been started, Chris Mason (Neighborhood Improvement) stopped by and told Mrs. Alosia that she needed to have a building permit. Mrs. Alosia thought that since she had paperwork from the Homeowners Association approving the project, she was permitted to do the project. All work was stopped and Mr. Kesselring explained to her that she needed a permit from the City.

Mr. Perricelli asked who built the enclosure. Mr. Kesselring stated that he had built it. Mr. Lane asked Mr. Kesselring if he was a general contractor. Mr. Kesselring answered that he is a specialty structure contractor, but hasn't kept his license active since he has been going to school. Mr. Lane stated that if Mrs. Alosia had tried to get a permit, she would have needed to bring the drawing plans to the City. Did she have drawings? Mr. Kesselring stated that he knows how to build this type of structure, so he constructed it.

Mr. Hundredmark asked if Mr. Kesselring had given the owner a set of drawings to obtain a permit, or did he take drawings and get a permit. Mr. Kesselring stated that he thought the homeowner had gotten the permit. Mr. Hundredmark asked if Mr. Kesselring had an active license, and Mr. Kesselring replied that it was not active at the present time. Mr. Hundredmark stated that as a construction company, Mr. Kesselring should have known to pull a permit.

Mr. McNamara stated that if he were a contractor and a homeowner said the permits were approved, he would ask them to see the plans in order to get material. Mr. McNamara asked Mr. Kesselring how he bought material for the project. Mr. Kesselring stated that he has done this type of construction for many years and a project like this was pretty simple. Mr. McNamara commented on item #8 on page 4 of the application, where the homeowner wants the same opportunity as the neighbor. Mr. Spraker explained that the homeowner is having difficulty distinguishing between a screen enclosure and a hard roof enclosure.

Mr. Lane asked if the homeowner could put some kind of fabric roof on the enclosure. Mr. Spraker stated that it would still be considered a hard roof. Mr. Perricelli asked if the homeowner gets rid of the hard roof, would the enclosure be acceptable. Mr. Spraker said that it would.

Mr. Hundredmark asked that if someone had come to get a permit, that they would not have been able to get a permit without a variance. Mr. Spraker stated that was correct. Mr. Hundredmark then asked Mr. Spraker if he thought that the applicant knew she had to get a permit. Mr. Spraker stated that in his opinion, the applicant was not cognoscente of the process.

Mr. Lane asked what would be involved to take the hard roof off, and change it to a screened roof. Mr. Kesselring stated that the enclosure would have to be re-engineered, and would involve different uprights and beams.

Mr. Hundredmark asked Mr. Spraker if the enclosure was constructed properly to this point. Mr. Spraker replied yes. Mr. Hundredmark then asked Mr. Spraker that if there had been a permit issued, and then an inspection done, in his opinion would it have passed inspection. Mr. Spraker replied yes.

Mr. McNamara stated that he has trouble with the fact that an elderly lady relied on a contractor who should have had a permit.

Mr. Spraker stated that if the structure hadn't been built yet, and the homeowner had the HOA and adjoining property owners supporting it, how would the board view the application based on the geography of the land and the distance they have. Mr. Perricelli stated that there is no hardship and the Board probably would not have approved it. Mr. Perricelli stated that the worse that could happen is that the roof would have to come off. The structure could stay, but the roof would have to be changed.

Following discussion, Mr. Perricelli moved to deny the variance for the waterfront yard setback, as submitted. Mr. Lane seconded the motion. Vote was called: Mr. Lane for; Mr. Perricelli for; Mr. Hundredmark against; Mr. McNamara for. The motion for denial carried.

V. OTHER BUSINESS

None.

VI. ADJOURNMENT

As there was no other business, the meeting was adjourned at 7:38 p.m.

Respectfully submitted,

_____
Steven Spraker, AICP, Senior Planner

ATTEST:

_____
Dennis McNamara, Chair

Minutes prepared by Melanie Nagel.

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

All persons appealing to the board of adjustment must be present, or represented at the public hearing scheduled for the consideration of his request. Failure to be present or to be represented, results in the automatic refusal by this board to grant permission for any variance. In order to allow the meeting to proceed in an orderly fashion, the board,

by motion, may limit the time allowed for remarks concerning a specific agenda item to a maximum of thirty (30) minutes for city staff, the designated representative of the applicant and the designated representative of any organized group and to five (5) minutes for members of organizations and other individual speakers. Additional time shall be allowed to respond to questions from the board.

Persons with a disability, such as a vision, hearing or speech impairment, or persons needing other types of assistance and who wish to attend city commission meetings or any other board of committee meeting may contact the city clerk in writing, or may call 677-0311 for information regarding available aids and services.

STAFF REPORT

City of Ormond Beach
Department of Planning

DATE: July 28, 2014

SUBJECT: 1190 North US Highway 1, Energizer-Playtex Manufacturing

APPLICANT: Ron Neal, Energizer-Playtex Manufacturing

FILE NUMBER: V2014-106

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION:

This is a request from Ron Neal, Energizer-Playtex Manufacturing (applicant) for a variance at 1190 North US Highway 1, Playtex Manufacturing to allow a steel building over new boilers on an existing concrete slab within the rear yard setback. The property at 1190 North US Highway 1 is zoned I-1 (Light Industrial). Section 2-32(B)(9)(b) of the Land Development Code requires a 20' rear yard setback. The applicant is requesting to allow a building (25' by 16') over two steam generators on an existing hard surface area at a setback of 9.45' abutting the Railroad Street right-of-way, requiring a variance of 10.55' to the required 20' rear yard setback.

BACKGROUND:

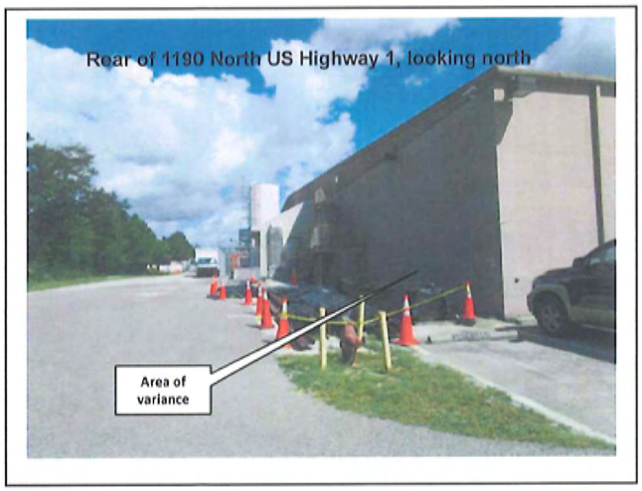
The property is designated as "Light Industrial/Utilities" on the City's Future Land Use Map (FLUM) and is zoned I-1 (Light Industrial) on the City's Official Zoning Map. The property is the former Hawaiian Tropic use that is now the Energizer-Playtex Manufacturing use. The surrounding uses, land use, and zoning designations are as follows:

	Current Land Uses	Future Land Use Designation	Zoning
North	Vacant land	"Industrial/Utilities"	I-1 (Light Industrial)
South	Single family house and vacant	VC "Industrial"	VC I-1 (Industrial)
East	Vacant and industrial uses	VC "Industrial" and "Commercial"	VC I-1 (Industrial) VC B-4 (Commercial)
West	Across Railroad Street and Railroad ROW Bear Creek	"Medium Density Residential"	T-1 (Manufacture/Mobile Home Community)

Site aerial:

Source: Bing maps

Area where variance is sought:



Source: Bing maps

The property at 1190 North US Highway 1 was contracted in 1973 per the Volusia County Property Appraiser's office. The site was formerly the Hawaiian Tropic building that is recently used by Energizer and Playtex for manufacturing. The property is located north of Wall Street and east of the Railroad Street right-of-way. Railroad Street is a 50' right-of-way that is not improved. The west of Railroad Street is the FEC Railroad (100') and then the Bear Creek development. The subject request is to construct a hard roof covered structure over two steam generators at the rear of the existing building.

ANALYSIS:

The property at 1190 North US Highway 1 is zoned I-1 (Light Industrial). Section 2-32(B)(9)(b) of the Land Development Code requires a 20' rear yard setback. The applicant is requesting to allow a building (25' by 16') over two steam generators on an

existing hard surface area at a setback of 9.45' abutting the Railroad Street right-of-way, requiring a variance of 10.55' to the required 20' rear yard setback. The property at 1190 North US Highway 1 is a manufacturing use and the rear of the building has many improvements that aid in the manufacturing of raw good into finished products. The rear of the building abuts a 50' unimproved (not open to the public) right-of-way that abuts the FEC Railroad. There are no residential uses immediately abutting the property. The closest residential use is Bear Creek.

CONCLUSION:

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

Potential Alternatives, Waterfront Setback Encroachment:

1. Grant the applicant's request for a 10.55' variance for the hard roof structure with a resulting 9.45' setback from the required 20' rear yard setback.
2. Deny the request.

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

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

   Argument for the variance: The setback of the existing building prevents the necessary accessory use additions to allow the manufacturing uses to continue and expand. The property abuts an unopened 50' right-of-way.

   Argument against the variance: The existing building is conforming to the requirements of the Land Development Code. The applicant should seek a right-of-way vacation to gain the additional land area for improvements.

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

   Argument for the variance: The special conditions and circumstances are not the actions of the applicant. The applicant did not plat the lot or construct the location of the building.

   Argument against the variance: None. The current property owners did not construct the building and are attempting to modernize the manufacturing use of the building.

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

   Argument for the variance: The applicant states, the selected location "is the only feasible location for the building structure (which will house 2 steam generators). The steam generators are needed to support the existing (and future) liquid filling operations located in the main facility, and significant negative business will be imposed, if this variance is not approved.

   Argument against the variance: The location of the building and the desire to maintain the use at this location has created the need for setback encroachments in order to modernize the existing building.

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

   Argument for the variance: Based on the location of the existing building, there are no other alternatives for a hard roof structure. The applicant has stated that the steam generators need to be located as close as possible to the equipment that they are designed to serve. The steam generators are required to be screened from outdoor elements.

   Argument against the variance: None.

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

   Argument for the variance: The variance is not sought solely to reduce the cost of the construction of the project.

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

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

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

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

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

   Argument for the variance: The proposed variance is in harmony of the use of the area and the characteristics of the manufacturing facility. Other similar

accessory use encroachments exists and have not negatively impacted surrounding properties. The closest development, Bear Creek, is buffered by the FEC Railroad and the Railroad Street ROW.

Argument against the variance: The variance will not diminish property values or negatively impact adjoining properties.

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

Argument for the variance: The purpose of the variance process is to confer rights that are denied to a particular applicant because of a special condition or unique circumstance for their property. Denial would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the zoning regulations.

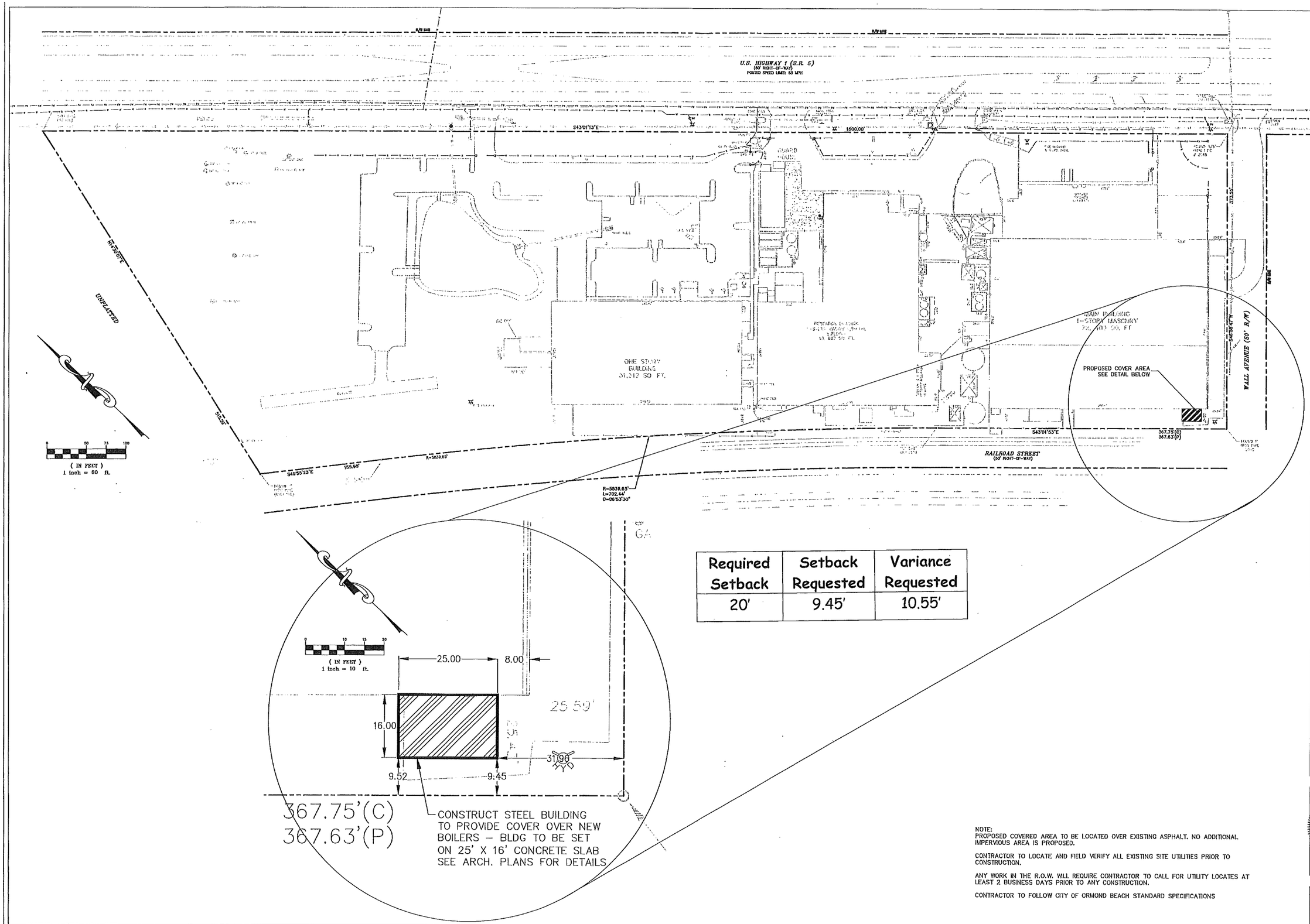
Argument against the variance: None.

RECOMMENDATION:

It is recommended that the Board of Adjustment and Appeals **APPROVE** a variance of 10.55' to the required 20' rear yard setback, with a final setback of 9.45' to allow the construction of a building (25' by 16') over two steam generators on an existing hard surface area at 1190 North US Highway 1.

Exhibit A

Variance Exhibit



Required Setback	Setback Requested	Variance Requested
20'	9.45'	10.55'

NOTE:
PROPOSED COVERED AREA TO BE LOCATED OVER EXISTING ASPHALT. NO ADDITIONAL IMPERVIOUS AREA IS PROPOSED.

CONTRACTOR TO LOCATE AND FIELD VERIFY ALL EXISTING SITE UTILITIES PRIOR TO CONSTRUCTION.

ANY WORK IN THE R.O.W. WILL REQUIRE CONTRACTOR TO CALL FOR UTILITY LOCATES AT LEAST 2 BUSINESS DAYS PRIOR TO ANY CONSTRUCTION.

CONTRACTOR TO FOLLOW CITY OF ORMOND BEACH STANDARD SPECIFICATIONS

ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CERTIFICATE No. E05479
680 AIRPORT ROAD, SUITE 113
DAYTONA BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

ENERGIZER - PERSONAL CARE
HAWAIIAN TROPIC COMPANY
ORMOND BEACH, FL
SITE PLAN FOR NEW BOILER

NO.	DATE	REVISION	BY

DESIGNER KAB	FILE 1313-1	DATE 3/11/14
DRAWN BY MRZ	PROJECT 1313.1	SCALE 1"=20'

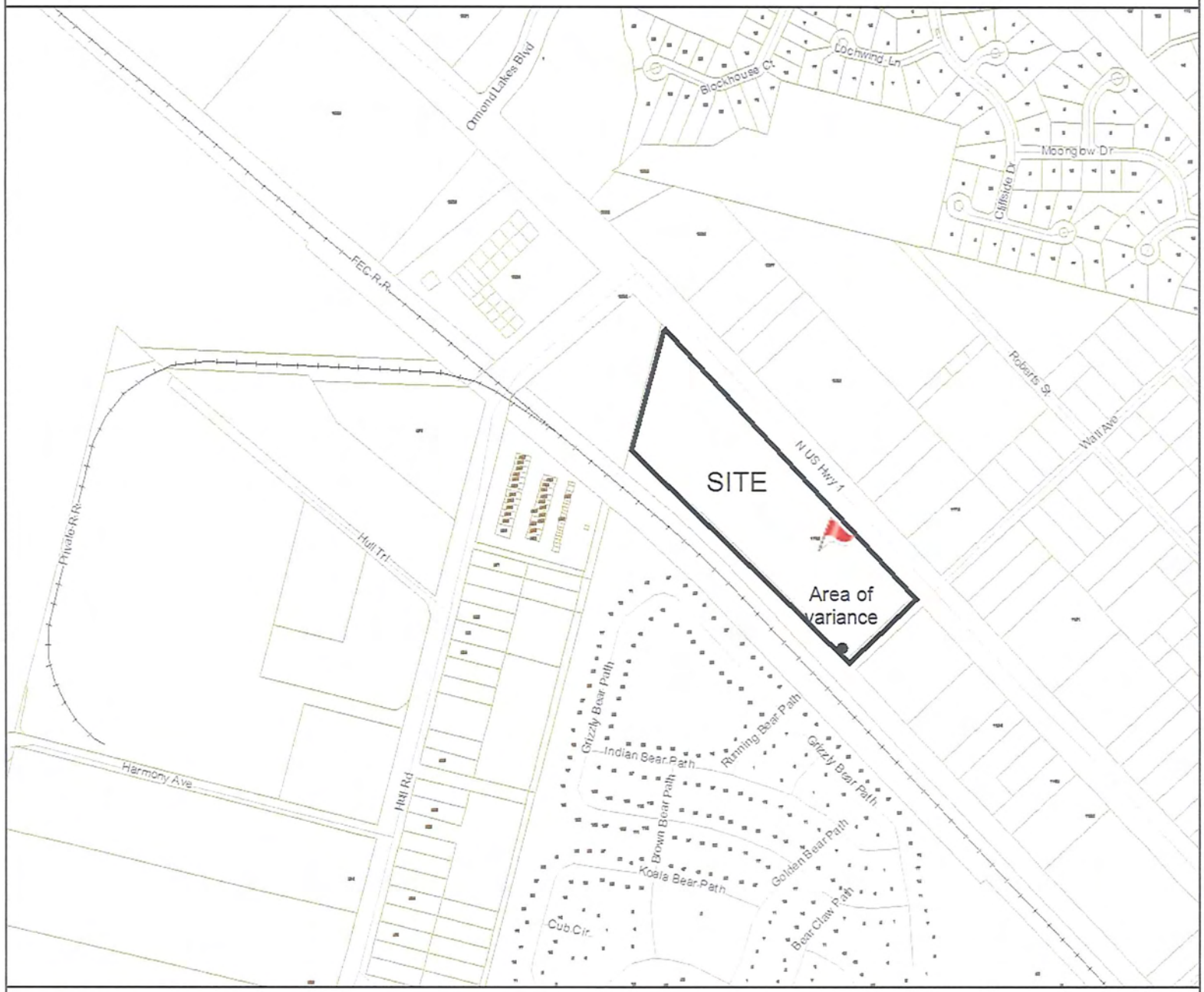
KIMBERLY ANN BUCK
LICENSE
No. 48585
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED & SEALED

SHEET
C1 OF 1

Exhibit B

Maps and pictures

1190 N US HWY 1 - Location Map



Address Points

Traffic Signals

Airport and Railroad

AIRPORT

RAILROAD

City Streets

DIRT

MAJOR

PAVED

Water Features

Property Lines

566 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.

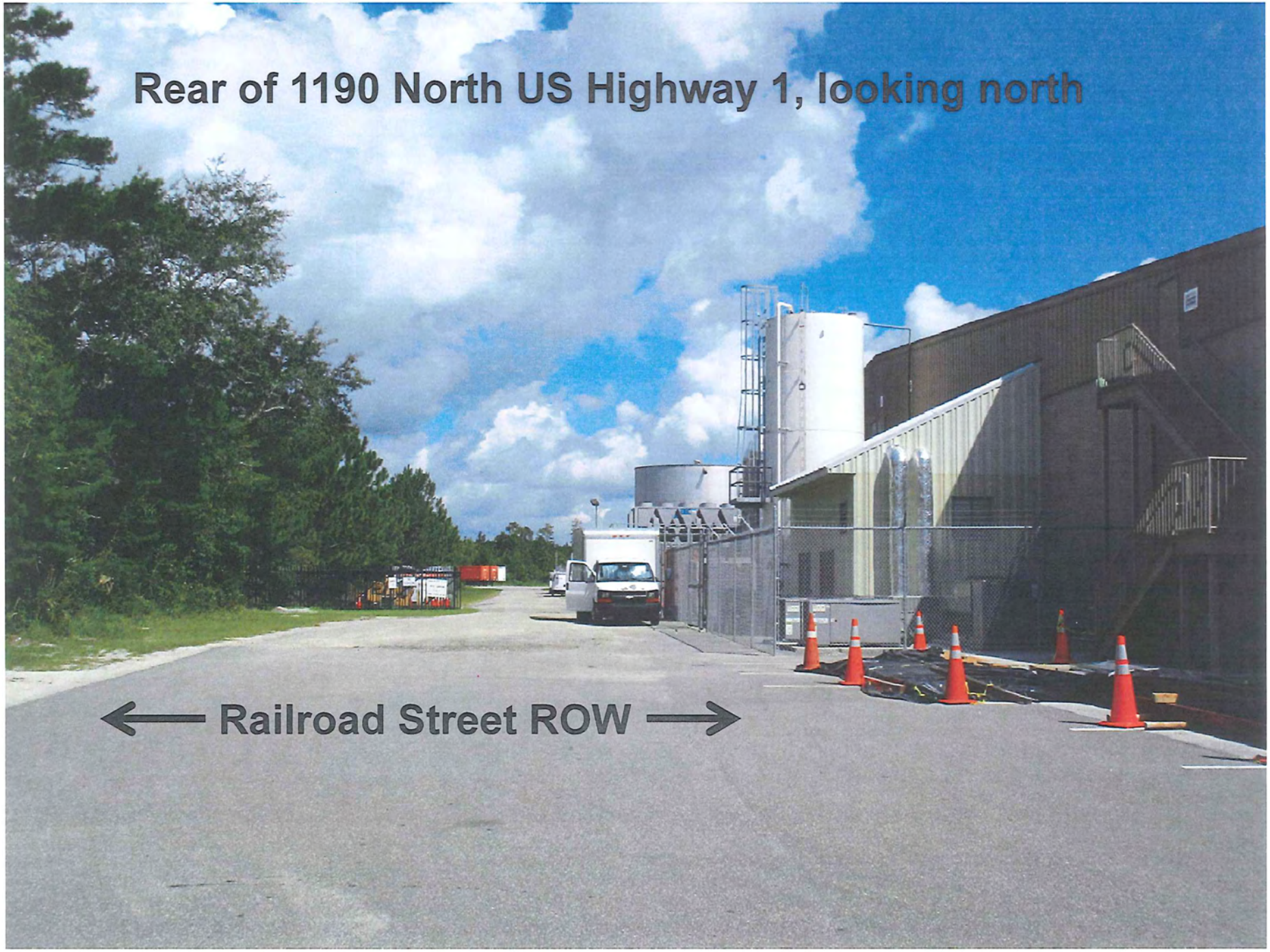
Aerial view of portion of 1190 North US Highway 1

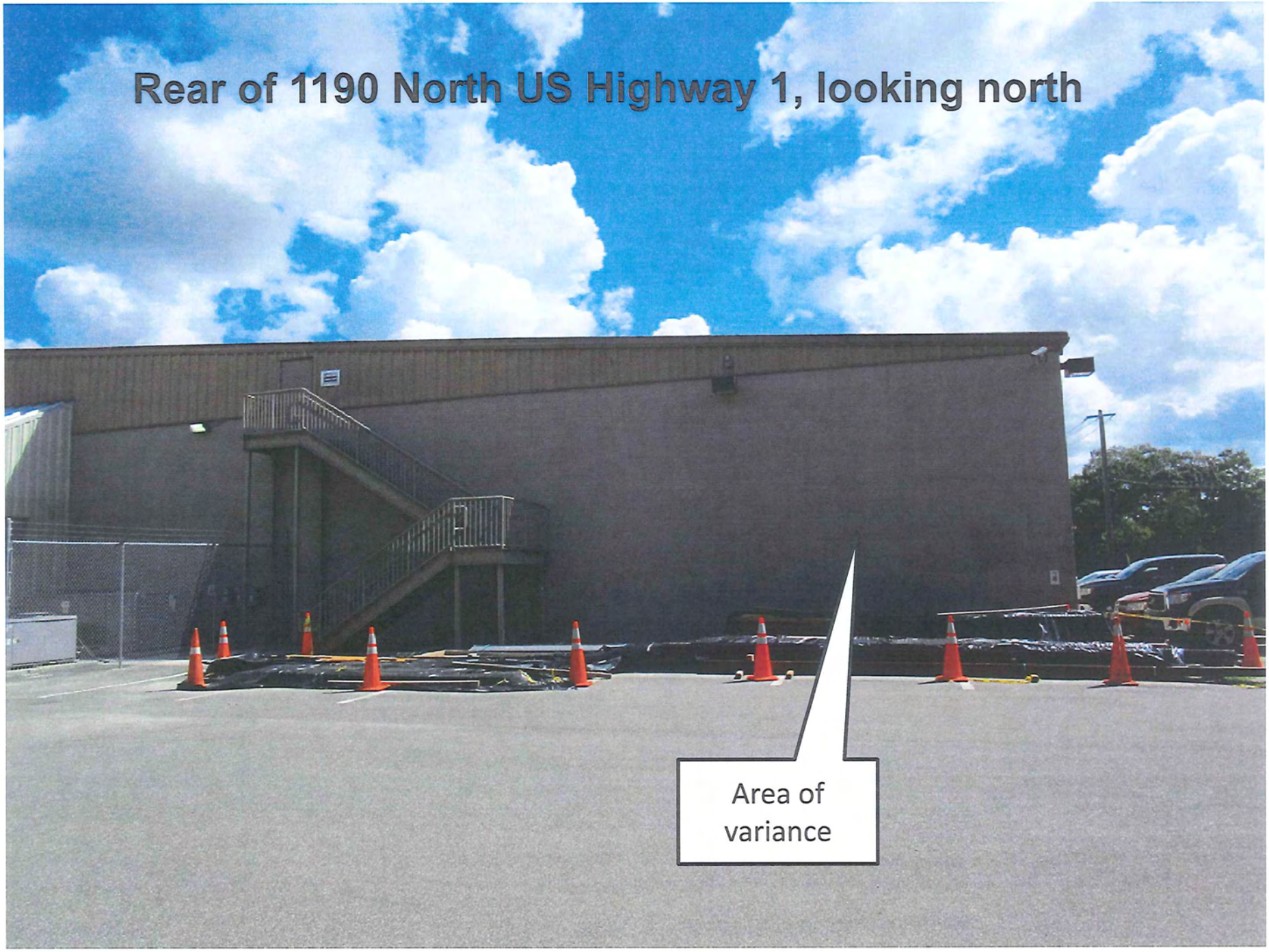
Source: Bing maps

Aerial view of portion of 1190 North US Highway 1

Source: Bing maps

Rear of 1190 North US Highway 1, looking north
Area of variance
RESERVED


Rear of 1190 North US Highway 1, looking north
Railroad Street ROW


Rear of 1190 North US Highway 1, looking north
Area of variance

Railroad Street ROW

RESERVED

Exhibit C

Variance Application

CITY OF ORMOND BEACH
Planning Department
22 South Beach Street, Ormond Beach, FL 32174
Tel: (386) 676-3238 www.ormondbeach.org comdev@ormondbeach.org

REC'D JUL 07 2014

v3.2013

14-106

VARIANCE - APPLICATION

For Planning Department Use

Application Number _____ *Date Submitted* July 7, 2014

APPLICATION TYPE AND FEES

	Application	Advertising Deposit for Advisory Board	Advertising Deposit for Commission	Total*
☑ Residential or Commercial	350	350	N/A	700
☐ After the Fact Residential or Commercial	700	350	N/A	1050

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

APPLICANT INFORMATION

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

Name: Playtex Manufacturing Inc.

Full Address: 1190 N. US Highway 1, Ormond Beach, FL 32174

Telephone: 386-677-9559, ext. 2224 Email: Ron.Neal@Energizer.com

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

PROPERTY OWNER INFORMATION***

Name: Same as applicant

Full Address:

Telephone: Email:

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

PROPERTY DETAILS

Full Address: 1190 N US Highway 1, Ormond Beach, FL 32174

Parcel ID Number: 4328-02-03-0010, alternate parcel key 3141628

Legal Description: Tomoka Estates Subdivision, property of Energizer Holdings Inc.

REQUEST

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

Request:

We request a variance on the property setback requirements, on the south edge of our property, for a 0 foot setback. See attached plot plan for additional information.

ABUTTING PROPERTY OWNERS

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

Signature	Street Address	For	Against
		☐	☐
		☐	☐
		☐	☐

CRITERIA: CONFORMING

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

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

This location is a manufacturing facility, and this property area is adjacent to a 50' railroad right of way. It does not impact any residential or commercial property otherwise.

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

This is the only feasible location for the building structure (which will house 2 steam generators). The steam generators are needed to support the existing (and future) liquid filling operations located within the main facility, and significant negative business limitations will be imposed, if this variance is not approved.

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

See condition 2 above.

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

There are no known practical alternatives that are cost effective.

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

This variance is needed to locate the steam generators as close as possible to the manufacturing equipment that they will support.

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

All of the proposed structure will be on the existing property, so it will not increase congestion.

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

We are not aware of any significant impact to property values, etc., based on the approval of this variance.

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

We are not aware of any special privileges that this variance will create.

CRITERIA: NONCONFORMING

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

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

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

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

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

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

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

CERTIFICATION

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

Signature: Ron Neal - Energizer/Play tex Atty.

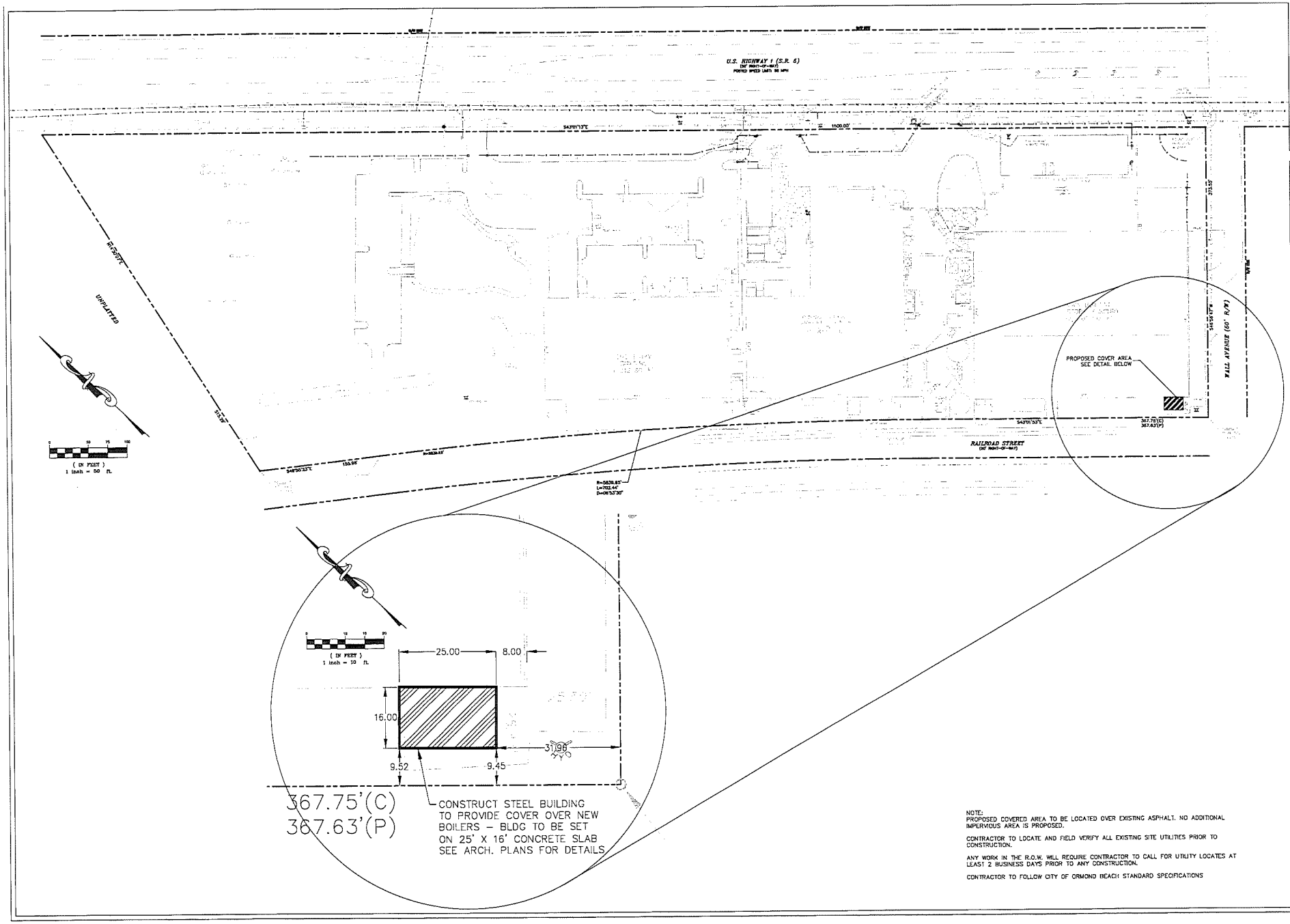
STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 4th day of June, 20 14, by TIJUANA Ron Neal, as Sr. Tech Services Mgr. (title*) for Energizer (name of corporation*), who (_) provided _____ as identification, or (✓) who is personally known to me.

Notary Public, State of Florida
My Commission Expires

MY COMMISSION EXPIRES August 18, 2015
NOTARY PUBLIC, STATE OF FLORIDA

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



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ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CERTIFICATE No. 18479
1630 W. IMPERIAL BLVD., SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-2649
FAX: (386) 673-3927

ENERGIZER - PERSONAL CARE
HAWAIIAN TROPIC COMPANY
ORMOND BEACH, FL
SITE PLAN FOR NEW BOILER

NO	DATE	REVISION	BY

DESIGNER KAB	FILE 13133	DATE 3/11/14
DRAWN BY MRZ	PROJECT 13133	SCALE 1"=50'

ALANN BUCK LICENSE No. 34824 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET C1 OF 1