



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

October 9, 2014

7:00 PM

City Commission Chambers
22 South Beach Street
Ormond Beach, FL

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

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

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

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

- V. APPROVAL OF THE MINUTES: July 10, 2014**
- VI. PLANNING DIRECTOR'S REPORT**
- VII. PUBLIC HEARINGS**

A. LUPA 14-133: Interlocal Service Boundary Agreement Comprehensive Plan Amendment

This is an administrative request to amend the City of Ormond Beach Comprehensive Plan's Future Land Use and Intergovernmental Coordination Elements and amend the Future Land Use Map to implement the terms of the Interlocal Service Boundary Agreement (ISBA) between the City of Ormond Beach and Volusia County pursuant to Chapter 171, Part II, Florida Statutes, as amended.

B. LDC 14-130: Personal Service use, addition of beer and wine as a conditional use, Land Development Code Amendment

This is a request by Michael O. Sznajstajler, Esquire of Cobb and Cole, to amend the Land Development Code to allow the sale and consumption on premise of beer and wine within the personal service use category under certain conditions. The Land Development Code amendment proposes the following changes:

1. Amend Chapter 2, District and General Regulations, Article II, District Regulations, Sections 2-25(C) and (D), B-4, Central Business zoning district, 2-26(C) and (D), B-5, Service Commercial zoning district, 2-28(C) and (D), B-7, Highway Tourist Commercial zoning district, and 2-29(C) and (D), B-8, Commercial zoning district to delete the personal services use from a permitted use and add the personal services use as a conditional use; and
2. Amend Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Conditional Uses and Special Exceptions, to include criteria for the sale and consumption on premise of beer and wine within the personal services use.

C. PBD 14-117: 1301 West Granada Boulevard, Planned Business Development Rezoning

This is a request by Paul F. Holub Jr., 1301 West Granada Boulevard Investors, LLC, for a rezoning from SR (Suburban Residential) to (PBD) Planned Business Development and issuance of a development order at 1301 West Granada Boulevard. The application seeks to construct a shopping center of approximately 12,000 square feet and associated site improvements.

D. CP 14-136: Comprehensive Plan Amendment, "Residential, Office, Retail (ROR)" land use category

This is an administrative request to rename the existing "Office Professional (O/P)" land use category to the "Residential, Office, Retail (ROR)" land use category within the Future Land Use Element and allow restaurants, retail sales, and personal services as principal uses within the "Residential, Office, Retail" land use category with a maximum floor area ratio of 0.2. The amendments are proposed to amend all references from the "Office Professional (O/P)" land use category to the "Residential, Office, Retail (ROR)" land use category within the Comprehensive Plan.

E. LDC 14-134: LDC Amendment, pool screen enclosure

It is requested that this item be continued to allow Planning staff additional time to work with the Board of Adjustment and Appeals on the text language of this Land Development Code.

VIII. OTHER BUSINESS

IX. MEMBER COMMENTS

X. ADJOURNMENT

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

July 10, 2014

7:00 PM

City Commission Chambers

22 South Beach Street

Ormond Beach, FL 32174

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I. ROLL CALL

Members Present

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

Staff Present

Ric Goss, AICP, Planning Director
Steven Spraker, AICP, Senior Planner
Ann-Margret Emery, Deputy City Attorney
Melanie Nagel, Recording Technician

Recording Technician, Melanie Nagel called the meeting to order, and asked for nominations from Board members for an Acting Chair for the evening, due to the absence of both the Chair and Vice Chair. Ms. Press made a motion to nominate Mr. Jorczak for the position, seconded by Mr. Heaster. Vote was called, and the motion unanimously approved.

II. INVOCATION

Mr. Wigley led the invocation.

III. PLEDGE OF ALLEGIANCE

IV. NOTICE REGARDING ADJOURNMENT

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V. MINUTES

June 12, 2014

Ms. Press moved to approve the June 12, 2014 Minutes. Mr. Wigley seconded the motion. Vote was called, and the motion unanimously approved.

VI. PLANNING DIRECTOR'S REPORT

Mr. Goss reported that a 1st reading was done on the Interlocal Boundary Agreement at the City Commissioner's meeting on June 17. It was decided to amend the map to add more area, so the 1st reading will be repeated on July 29, with the 2nd reading on August 19. Mr. Goss explained that there were a couple of areas that were covered in the agreement, but they had not been added to the maps.

VII. PUBLIC HEARINGS

A. SE #14-093: 867 South Atlantic Avenue, Outdoor Activity, Special Exception

Mr. Spraker stated this is a Special Exception to allow outdoor music at the Beach Bucket, 867 South Atlantic Avenue. Mr. Spraker explained the location, orientation, and characteristics of the property, and presented the staff report, two letters of objection from the Aliko Atrium, and played two video clips supplied by Mr. Kraslawsky, who lives in the Aliko Atrium. Mr. Spraker stated staff is recommending approval of the application.

Ms. Behnke asked if the sound test was done at street level or higher up. Mr. Spraker replied at street level and there was no access to the adjoining properties. Mr. Spraker also stated that it is the responsibility of the property owner and business owner, how they operate the outdoor music.

Mr. Heaster questioned if this Special Exception would mirror the requirements for Riptides. Mr. Spraker reiterated the hours allowed for Riptides live music, and said that the Beach Bucket has requested different hours for live music.

Mr. Jorczak asked if there were any comments from the public. Charles Wilkes, 67 Hernandez Ave, stated that he has been surfing at the Harvard beach approach for 50 years, and recently it has become a real mess at the approach. Mr. Wilkes stated that there are cigarette butts and beer bottles, and he doesn't feel it is right for the county to have to clean up after a business.

Ms. Press stated that she feels this is a legitimate request as far as the cleanup of the approach, and no matter what the Board decides about the music, this cleanup information needs to be passed on to the City Manager. Ms. Press then questioned Mr. Scott Studner, owner of the Beach Bucket, if breakfast is served at the restaurant. Mr. Studner replied that the Beach Bucket opens at 7:00 a.m. and starts playing recorded music at 9:00 a.m.

Ms. Behnke commented that the sound test was done with only one performer, but should have been done with two performers. Mr. Studner stated that he will normally only use one performer.

Mr. Clark Rohmer, 843 Marvin Road, stated that he hears the music and the loud speaker announcements, but he is also very concerned about the beach approach. Mr. Rohmer was at the beach that afternoon, and there were maybe two dozen people on the beach and about half a dozen available parking spots. He has been complaining about this approach for ten years. If he talks to the city, they say he should talk to the county. If he talks to the county, they say the problem is the city's. Mr. Rohmer concluded someone needs to clean up that part of the beach every morning.

Mr. Studner, applicant, owner of the Beach Bucket, is also concerned about the beach approach. He has placed numerous calls to the police over the years, about the high school kids who park there every single day and drink beer and smoke pot and cigarettes. Mr. Studner strongly objects to anyone associating the problems with trash to his business. The people who drink on his property are not allowed to leave the property with anything. The Beach Bucket is not a package store. There are people parking on that approach and doing a lot of bad things, and he strongly supports anything that can be done to clean up the approach, but it has nothing to do with the Beach Bucket.

Mr. Studner explained that the Beach Bucket was primarily set up to cater to locals, not the tourists. There is no signage, they don't advertise, and he wants to attract mature locals. When Mr. Studner became aware of the fact that Mr. Kraslawsky had a problem with the live music, Mr. Studner began to immediately take steps to address it. Mr. Kraslawsky did not have a problem until a speaker was moved up on the platform where the entertainer is located, which projected the sound up toward the condo. The speaker has since then been moved to a different location, which should minimally impact Mr. Kraslawsky.

Mr. Studner wants to make this a win-win. As soon as he was aware of the problem, he addressed the situation, and will continue to address it. The video clips that were shown, were made when the speaker was up on the platform. Mr. Studner also emphasized that his business closes at 9:00 p.m. He wants a business where people can carry on a conversation while they are eating, and enjoy the ocean. His mature crowd likes to talk to each other, and so he will keep his volume low.

Mr. Studner's goal is to have live music on two or three days only. Mr. Jorczak asked if the platform was built for the entertainment. Mr. Studner stated that the platform was built for raised visibility for when the association at Ocean's Edge is playing bingo, or if the Beach Bucket has a wedding. Mr. Jorczak also questioned the relocation of the speakers to the floor level, and were they pointing toward the building. Mr. Studner stated the speakers are actually against the building and pointing toward the ocean.

Mr. Heaster asked Mr. Studner when was he made aware that he needed to get the Special Exception to have live music. Mr. Studner replied that when Riptides went before the Planning Board, the owner then came to him and told him that the Beach Bucket having live music had been mentioned during the meeting. Soon after that, Mr. Studner received a notice concerning his live music. Mr. Heaster also questioned where the speakers were at for the sound test. Mr. Studner commented that the speakers were up on the platform when the two video clips were made, but for the sound test they had already been taken down from the platform to the lower level. Since then, the speakers have been moved up against the building, facing out to the ocean.

Mr. Wigley asked if there was access to the restaurant from the approach. Mr. Spraker pointed out on the presentation where the pass-through goes to the Beach Bucket. Mr. Wigley stated that some of the customers could be parking on the approach. Mr. Wigley also stated that years ago the Oceans East used to be a Quality Inn, and there has always been a restaurant on that corner. Mr. Wigley feels Mr. Studner has done a wonderful job, has a wonderful restaurant, and it is an asset to have a place to go and eat on the ocean front. Mr. Studner stated it is a pleasure to have an enterprise where you have local people coming into your establishment over and over.

Ms. Behnke questioned if the police have ever been called out to the Beach Bucket because of the loud music. Mr. Studner replied never for the music. He has on occasion called the police to have people trespassed off of his property. Ms. Behnke feels it would be unfair to give one business special hours for their music, so she can agree to approving this with the same hours as Dimitri's and Riptide's.

Mr. Studner would like to be able to play music earlier on Sunday. He has a lot of people come for Sunday brunch and dinner and would like the music to start earlier. Mr. Heaster explained how the Planning Board is trying to stay consistent with all of the venues, which makes it easier for enforcement.

Mr. Wigley stated that he understands the Board trying to do a one size fits all, but he feels this is a totally different situation, an oceanfront restaurant with a different type of crowd. The River Grille and Riptides are more for night time entertainment, and Mr. Wigley doesn't feel like the Beach Bucket should be locked in to the same specific times, but should be a little more flexible.

Mr. Heaster explained that if the other businesses in close proximity to the Beach Bucket feel they need the times changed, then they can come back to the Board and propose something different. But at this time, Mr. Heaster feels that a few months ago the Board decided that they wanted to be consistent with the live music, and they need to stay with the times they established.

Mr. Heaster moved to approve SE #14-093 Special Exception as submitted, keeping the allowable times consistent with Riptides and Dimitris. Ms. Behnke seconded the motion. Vote was called. Mr. Heaster for; Mr. Jorczak for; Ms. Press for; Mr. Wigley against (because he doesn't agree with the time restraints); Ms. Behnke for. The motion carried (4-1).

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

Mr. Spraker stated that the Deer Creek subdivision has been under construction since 2005, and they need to get approval from the Planning Board before they begin construction in the next phase. Mr. Spraker explained the location, orientation, and characteristics of the property, and stated that Staff is recommending approval.

Mr. Jorczak asked how long it would take to build this out, based on the past history. Mr. Spraker stated that it would be done in August.

Ms. Press asked if everyone in the subdivision would be exiting onto Airport Road. Mr. Spraker stated that there is only one entrance into the subdivision, and that is off Airport Road. Ms. Press also wanted to know if there were sidewalks along Airport Road leading to the school, and Mr. Spraker stated yes there were sidewalks.

Mr. Wigley moved to approve PP #14-105 Deer Creek, Phase 4B, Preliminary Plat, as submitted. Mr. Heaster seconded the motion. Vote was called, and the motion unanimously approved (5-0).

OTHER BUSINESS

None.

VIII. MEMBER COMMENTS

Mr. Jorczak requested a hard copy of the Land Development Report be given to Board members twice a year.

Mr. Heaster wanted to comment on the Waste Pro contract. Mr. Heaster knows someone who is in the garbage business, and this person commented that the City of Ormond Beach will have some real concerns dealing with Waste Pro. There may be a lot of upset residents. This company has had violations, and problems with customer service and the way the company is run. Mr. Heaster hopes the information he has been given is wrong.

Mr. Jorczak commented that the PAL basketball league won the national championship, and he thinks that is a major accomplishment and they are to be congratulated for it. Again, it is indicative of the sports programs in the City of Ormond Beach.

Mr. Jorczak 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,

Ric Goss, AICP, Planning Director

ATTEST:

Al Jorczak, Acting Chair

Minutes transcribed by Melanie Nagel.

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: October 9, 2014

SUBJECT: Interlocal Service Boundary Agreement
Comprehensive Plan Amendment

APPLICANT: City Initiated

NUMBER: LUPA 14-133

PROJECT PLANNER: Becky Weedo, AICP, Senior Planner

INTRODUCTION: This is an administrative request to amend the City of Ormond Beach Comprehensive Plan's Future Land Use and Intergovernmental Coordination Elements to implement the terms of the Interlocal Service Boundary Agreement (ISBA) between the City of Ormond Beach and Volusia County pursuant to Chapter 171, Part II, Florida Statutes, as amended. A copy of the ISBA is attached as Exhibit A.

BACKGROUND: The City Commission adopted the North US 1 Interlocal Service Boundary Agreement on August 19, 2014 per Ordinance 2014-27. Concurrently, the Volusia County Council adopted the Interlocal Service Boundary Agreement on August 21, 2014 by Volusia County Ordinance 2014-12.

The ISBA requires the City to amend its Comprehensive Plan within six months of the date that the ISBA was recorded by the Clerk of Circuit Court (August 28, 2014), to incorporate the following revisions:

Future Land Use Element:

- Add Goal 9 implementing the terms of the ISBA between the City and the County of Volusia consistent with section 171.202(11), Florida Statutes;
- Add Objective 9.1 establishing the extraterritorial authority of the City to apply the City's Comprehensive Land Use Plan and Zoning Map categories over unincorporated parcels, to administer the codes and regulations, and provide for the enforcement codes pursuant to the ISBA;
- Add Policy 9.1.1 the MSA and the intent to coordinate the planning and delivery of services;
- Add Policy 9.1.2 exempting the MSA from the contiguity requirements of Goal 5, Policy 5.1.4 and preventing conflict;
- Add Policy 9.1.3 authorizing the amendment of the City's zoning map within the MSA after the City land use designation has been adopted;

- Add Policy 9.1.4 establishing the future land use designations for the MSA to include density and intensity limitations to ensure consistency and limit impacts on facilities and services; and
- Amend the Future Land Use Map to include Figure 11, the proposed MSA Future Land Uses.

Intergovernmental Coordination Element

- Add Policy 1.11.6 adopting the ISBA by reference;
- Add Policy 1.11.7 referencing the Municipal Service Area and the coordination of planning and delivery services in advance of annexation; and
- Add Policy 1.11.8 establishing the authority pursuant to Florida Statute 171.203 to annex properties within the MSA that would not normally be eligible for annexation.

The relevant pages from each affected element of the Comprehensive Plan have been included as Exhibit B.

The Comprehensive Plan Amendments are being processed pursuant to the Expedited State Review process, Section 163.3184(3) and (5), Florida Statutes. The tentative schedule is as follows:

Action/Board	Date
Planning Board Land Use and Zoning Proposed Map Amendments	October 9, 2014
City Commission 1 st Reading Comprehensive Plan Amendments	December 2, 2014
Transmit to Florida Department of Economic Opportunity (DEO), State agencies, Volusia County Growth Management Commission, and adjoining jurisdictions.	December 7, 2014
City Commission 2 nd Reading FLU Amendment	January 20, 2015
Send adopted Comprehensive Plan package to DEO	Within 10 days of City Commission Adoption Date.
Amendment Adoption Date (if no challenge is received by DEO)	31 days after State Land Planning Agency determines package is complete
Amendment Adoption Date (if a challenge is received by DEO)	The date the State or Administration Commission, respectively, issues a final order determining that the adopted amendment is in compliance (No challenge is expected).

Until the land use plan amendment process is completed, Volusia County's comprehensive plan, zoning and land development regulations apply to the MSA subject to the ISBA.

Subsequent actions once the City's Comprehensive Plan Amendments have been approved are:

- Approval of the City's Zoning designations to the MSA with public hearings scheduled tentatively to the Planning Board December 11, 2014 and the City Commission for 1st reading January 2015.
- The City's Land Development Code will be concurrently amended to incorporate the proposed Itinerant Merchant Vendor provisions of the ISBA. Public hearing before the Planning Board tentatively scheduled December 11, 2014 and before the City Commission for 1st reading January 20, 2015.

ANALYSIS:

The Municipal Service Area (MSA) synonymous to the Joint Planning Area is defined as the unincorporated land within the Interlocal Service Boundary Agreement. The ISBA includes language that allows an alternative annexation process in which the creation of enclaves is no longer prohibited and contiguity is no longer required. Therefore, all parcels within the MSA that have annexation agreements will be annexed and all parcels receiving utility service after the 1991 Agreement that did not execute a document to annex shall be annexed by the City under the theory of "implied consent".

The proposed administrative amendments seek to add the MSA to the City Comprehensive Plan and change the land use designations from unincorporated Volusia County to the City of Ormond Beach on the future land use map. Section 171.203 (11) requires that the MSA include the population projections and data and analysis supporting the provision of public facilities for the MSA.

MSA Population Projections:

Currently, there are approximately 207 unincorporated parcels within the ISBA that make up the MSA boundary. According to the Volusia County Property Appraiser's records, there are about 74 single-family residential dwelling units in the MSA. Destination Daytona includes several mixed use condominium units with an estimate of 46 single-family condominium units used as vacation homes and rentals during special events. Table 1 below shows the MSA estimated and projected population using the current property building data from the Volusia County Property Appraisers, average persons per household from the U.S. Census Bureau for Volusia County (2.31) and the growth factor from the Bureau of Economic Business Research for the City of Ormond Beach (2.9% from 2010 through 2014 or .72 annually).

<u>Table 1 - North US 1 MSA Population Projection</u>			
<u>Year</u>	<u>Residents</u>	<u>Seasonal</u>	<u>Combined Total</u>
2014	171	106	277
2020	178	111	289

Data and Analysis Supporting the Municipal Service Area and Future Land Use Map

The Municipal Service Area and the Future Land Use Map amendments were reviewed pursuant to the requirements of Chapter 171, Part II, Florida Statutes, the adopted Interlocal Service Boundary Agreement (ISBA), between the City of Ormond Beach and the County of Volusia, and in accordance with the City’s Comprehensive Plan. Below is the analysis of the criteria of Policy 2.5.2 which includes the provision of public facilities required for the MSA:

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

The Future Land Use Map amendment to include the Municipal Service Area land uses proposes to change ±787.50 acres of unincorporated property from the existing County land uses to the City of Ormond Beach designations to implement the terms of the ISBA. The most similar City land uses were chosen and depicted in Table 2 below for comparison purposes:

Table 2 - Existing County Land Use Designations and Proposed City Land Use Amendments	
County Land Use	City Land Use
<p><u>Industrial (I)</u></p> <p>This designation accommodates the full range of industrial activities. Quarrying activities and ancillary uses may also be approved in areas designated Industrial where compatible with the surrounding area and the environment. The specific range and intensity of uses appropriate for a particular Industrial area varies as a function of location, availability of public services, adequate access, and compatibility with surrounding uses. The maximum Floor Area Ratio for the Industrial land use designation is sixty percent (0.60 FAR), however through the zoning review process, use of particular sites or areas may be limited to something less than the maximum when consistent with the underlying zoning classification standards and land development regulations.</p>	<p><u>Light Industrial/Utilities (LI/U)</u></p> <p>Purpose: To provide for the location of light industrial operations and similar uses and would generally include the I-1 (Light Industrial) type of development as stipulated in the zoning district regulations. This land use category also includes areas of the City which will be used for public utilities such as water and wastewater treatment plants, water tanks, and power stations and transit.</p> <p>Density: Not permitted.</p> <p>Maximum FAR: 0.8</p>
<p><u>Mixed Use (MXZ)</u> - An area that contains a variety of land uses that are normally located within one development or a small geographical area. This designation allows for two distinct types of mixed use zones; Existing and Planned.</p> <p>(a) Existing - An area that provides for a mixture of primarily commercial and industrial development with many different property owners. The uses are usually so intermixed and interrelated it becomes hard to distinguish between what is industrial and what is "heavy" commercial.</p> <p>The intermixture of these uses also presents a mapping problem. If an attempt was made to place individual designations on the Future Land Use Map, the scale of the map would make those areas indistinguishable. The mixture of industrial and commercial uses has</p>	<p><u>Low Intensity Commercial (LIC)</u></p> <p>Purpose: A multi-use land use category to depict those areas of the city that are now developed, or appropriate to be developed, for retail, office and professional services, residential, and restaurants consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas. For projects that propose a mixture of residential and nonresidential uses, the minimum FAR should be 0.2.</p> <p>Density: Maximum 10 units per acre.</p>

<p>commonly been developed along "Truck Routes" or arterials in a strip fashion. In some instances, small clusters will exist that again have an indistinguishable mixture of commercial, residential and industrial. These zones have developed over time because of the faint distinction between what is considered industrial, warehousing and "heavy" commercial uses. Retail commercial, office use, and even some residential normally make up a minor part in each zone. The associated impacts, such as noise, dust, and odors, can make these areas somewhat undesirable for the less than "heavy" uses. This designation was initially applied on the Future Land Use Map to areas that currently contain the above characteristics and typically contain areas less than fifteen (15) acres in size.</p> <p>An Existing Mixed Use Zone may retain the zoning classifications that exist at the time of adoption of the Comprehensive Plan. A change in zoning must be consistent with the future land use designation, however, if existing zoning is more intense than the future land use designation, a change to a similar intensity zoning classification may be permitted.</p> <p>(b) Planned - Planned mixed use developments shall require a mix of both residential and nonresidential uses. This type of project should functionally and physically integrate a mix of commercial (office and retail), industrial, if desirable, residential (including affordable housing), and recreational uses. Large projects should provide land for public/semipublic uses. Mixed use projects should contain high levels of internal capture of trips and encourage pedestrian and bicycle traffic. A Comprehensive Plan amendment will be required to designate such areas as a Mixed Use Zone. The actual mix of land uses should produce approximately twenty percent (20%) internal capture for daily trips. The amount of internal capture of trips shall be determined through a traffic impact analysis.</p> <p>In order to provide the appropriate mix of uses the land uses should fall within the following ranges:</p> <p>Residential: up to 90% of acreage of entire project</p> <p>Multi-Family: 10% to 50% of residential (Density up to 16 du/ac)</p> <p>Single-Family: up to 90% (Density: up to 5 du/ac)</p> <p>Nonresidential: 10% to 90% of acreage of entire project</p> <p>Retail: up to 75% of nonresidential (0.50 FAR)</p> <p>Other: up to 60% of nonresidential (0.80 FAR)</p>	<p>Maximum FAR: 0.6</p>
<p><u>Agricultural Resource (AR)</u></p> <p>This designation consists of lands suited for intensive cultivation, ranching, aquaculture, and timber farming. The criteria used to identify these areas include the soil quality, existing or potential value of production, existing agricultural uses, parcel size, ownership patterns, and investment in farming. In order to protect the agricultural industry, it is important that uses incompatible with agriculture, and</p>	<p><u>Rural Estate/Agricultural (REA)</u></p> <p>Purpose: To protect the rural character of certain sections of the City where lands are environmentally sensitive, and also to protect those areas where it is the desire of the property owners to maintain their exurban character.</p>

<p>uses and facilities that support or encourage urban development are not allowed. In addition, to facilitate a diversification of land uses within AR areas, non-agricultural uses, such as agri-tourism, recreation,</p> <p>disposal and extractive uses may be allowed. However, to protect the viability of agriculture, such uses should be ancillary to the primary agricultural use of the property.</p> <p>(1) The maximum residential density shall not exceed one (1) dwelling unit per ten (10) acres.</p> <p>(2) The maximum Floor Area Ratio shall not exceed ten percent (0.10 FAR).</p>	<p>Limited agricultural uses, such as kennels and veterinarians, and institutional uses may be permitted in accordance with the maximum floor area ratio.</p> <p>Density: 1 unit per five acres</p> <p>Maximum FAR: 0.2</p>
<p><u>Commercial (C)</u></p> <p>This designation accommodates the full range of sales and service activities. These uses may occur in self-contained centers, multi-story structures, campus parks, municipal central business districts, or along arterial highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and design will depend on locational factors, particularly compatibility with adjacent uses, availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be located to protect adjacent residential use from such impacts as noise or traffic. In wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous or toxic material or waste or petroleum products. Intensity shall be no more than a fifty-five percent Floor Area Ratio (0.55 FAR) consistent with the applicable underlying zoning classification standards and land development regulations.</p> <p>Commercial development in newly developing areas is designated in nodes at major thoroughfare intersections. Primarily new development should be designed to utilize the shopping center concept and not designed to encourage strip style commercial development. The various types of shopping centers are described in Chapter 20, Definitions under Shopping Centers. However, the Plan recognizes existing strip commercial development along many arterial roadways may remain. These areas are identified on the Future Land Use Map and if the designation is shown on only one side of a roadway, this specifically provides that particular side is intended for commercial use and is not to suggest that the opposite side is also included. Future extension of the strip commercial beyond that shown on the Plan Map shall require a Plan amendment.</p>	<p><u>Low Intensity Commercial (LIC)</u></p> <p>Purpose: A multi-use land use category to depict those areas of the city that are now developed, or appropriate to be developed, for retail, office and professional services, residential, and restaurants consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas. For projects that propose a mixture of residential and nonresidential uses, the minimum FAR should be 0.2.</p> <p>Density: Maximum 10 units per acre.</p> <p>Maximum FAR: 0.6</p>
<p><u>Urban Medium Intensity (UMI)</u></p> <p>Areas that contain residential development at a range of greater than four (4) to eight (8) dwelling units per acre. The types of housing typically found in areas designated urban medium intensity include single family homes, Urban townhouses and low-rise apartments. The UMI designation is primarily a residential designation but may allow neighborhood business areas (see Shopping Center definition in</p>	<p><u>Low Intensity Commercial (LIC)</u></p> <p>Purpose: A multi-use land use category to depict those areas of the city that are now developed, or appropriate to be developed, for retail, office and professional services, residential, and restaurants consistent with the</p>

<p>Chapter 20) and office development that meet the Comprehensive Plan's location criteria. The commercial intensity shall be no more than a fifty percent Floor Area Ratio (0.50 FAR) and shall be limited in a manner to be compatible with the allowable residential density. In order to be considered compatible, the commercial development should reflect similar traffic patterns, traffic generation, building scale, landscaping and open space, and buffers. More intensive commercial use, other than neighborhood business areas, shall be reserved to areas designated for Commercial.</p>	<p>surrounding uses, transportation facilities and natural resource characteristics of such areas. For projects that propose a mixture of residential and nonresidential uses, the minimum FAR should be 0.2.</p> <p>Density: Maximum 10 units per acre.</p> <p>Maximum FAR: 0.6</p>
<p><u>Low Impact Urban (LIU)</u></p> <p>This designation consists of lands which are determined to be suitable for urban type development, and are adjacent to existing urban development. Lands designated LIU serve as a transition between highly protected natural resource areas and existing urban development. The LIU is primarily a residential designation but may allow limited commercial development. Sites within this designation may be determined to be suitable for urban type development only if they meet the following criteria:</p> <ol style="list-style-type: none"> (1) The Planned Unit Development zoning process will be used to implement the LIU provisions. (2) The site is serviced by central utilities at the time of application for development approval. (3) The gross residential density does not exceed one (1) dwelling unit per acre. (4) At least twenty percent (20%) of the total development site is set aside for the preservation of upland habitat sited in an ecologically strategic manner (e.g., adjacent to wetlands). (5) Encroachment into wetlands and wetland buffers shall be avoided to the maximum extent practicable. (6) Residential developments are clustered and individual residential lots in subdivisions cannot exceed one (1) acre in size. (7) Low intensity, commercial development may be allowed in the LIU designation only if it meets the following additional criteria: <ol style="list-style-type: none"> (a) The development does not exceed a Floor Area Ratio of thirty-five percent (0.35 FAR). (b) The proposed use is ancillary to residential development in the immediate area. Nonresidential developments intended to serve the community or regional market area (see Shopping Center definition in Chapter 20) are not allowed in the LIU. (c) The buildings within the development are clustered. (8) In order to protect environmental resources and ensure neighborhood compatibility, commercial development proposals may also be required to: <ol style="list-style-type: none"> (a) Use stricter lot coverage or impervious surface ratios. 	<p><u>Low Intensity Commercial (LIC)</u></p> <p>Purpose: A multi-use land use category to depict those areas of the city that are now developed, or appropriate to be developed, for retail, office and professional services, residential, and restaurants consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas. For projects that propose a mixture of residential and nonresidential uses, the minimum FAR should be 0.2.</p> <p>Density: Maximum 10 units per acre.</p> <p>Maximum FAR: 0.6</p>

<p>(b) Provide increased landscaped buffers and/or open space requirements.</p> <p>(c) Reduce the amount of parking on-site either through adjusted parking ratios or reduced parking space size.</p> <p>(d) Limit the type of commercial uses allowed.</p>	
<p><u>Urban Low Intensity (ULI)</u></p> <p>Areas for low density residential dwelling units with a range of two-tenths (0.2) to four (4) dwelling units per acre. In reviewing rezoning requests, the specific density will depend on locational factors, particularly compatibility with adjacent uses and availability of public facilities. This residential designation is generally characterized by single family type housing, e.g., single family detached and attached, cluster and zero lot line. This designation will allow existing agricultural zoning and uses to continue. The ULI designation is primarily a residential designation but may also allow neighborhood convenience uses (see Shopping Center definition in Chapter 20) and individual office buildings as transitional uses that meet the Comprehensive Plan's location criteria. The commercial intensity shall be limited to no more than a fifty percent Floor Area Ratio (0.50 FAR) and in a manner to be compatible with the allowable residential density. In order to be considered compatible, the commercial development should be oriented to serve adjacent neighborhoods, reflect comparable traffic generation, similar traffic patterns, building scale, landscaping and open space and buffers. Due to the nature of some of the commercial uses, additional landscaping and visual screening shall be provided through the BPUD process when adjacent to low density residential in order to preserve the character of the neighborhood. More intensive neighborhood commercial use shall be reserved to areas designated for Commercial.</p> <p>All requests for nonresidential uses within one-quarter (1/4) mile of another jurisdiction shall require notification to that jurisdiction.</p>	<p><u>Low Intensity Commercial (LIC)</u></p> <p>Purpose: A multi-use land use category to depict those areas of the city that are now developed, or appropriate to be developed, for retail, office and professional services, residential, and restaurants consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas. For projects that propose a mixture of residential and nonresidential uses, the minimum FAR should be 0.2.</p> <p>Density: Maximum 10 units per acre.</p> <p>Maximum FAR: 0.6</p>

To ensure consistency between Volusia County unincorporated land use designations and the City's classifications and to prevent additional impacts to state, county, or city facilities and services, the following land use map density and intensity limitations are proposed:

Table 4 - Existing Future Land Use and Proposed City Future Land Use with Limitations		
Existing Volusia County Land Use	Proposed City Land Use	City Map Annotation
Industrial (I)	Light Industrial/Utilities (LI/U)	Max. FAR shall not exceed 0.60
Agricultural Resource (AR)	Rural Estate/Agricultural (REA)	Density shall not exceed one (1) dwelling unit per 10 acres. Max. FAR shall not exceed 0.10
Mixed Use (MXZ)	Low Intensity Commercial (LIC)	Density shall not exceed 8 dwelling units per acre Maximum FAR shall not exceed 0.50 for Retail or 0.55 for all other Nonresidential uses.
Commercial (C)	Low Intensity Commercial (LIC)	See Annotation above for LIC
Urban Medium Intensity (UMI)	Low Intensity Commercial (LIC)	See Annotation above for LIC
Low Impact Urban (LIU)	Low Intensity Commercial (LIC)	See Annotation above for LIC
Urban Low Intensity (ULI)	Low Intensity Commercial (LIC)	See Annotation above for LIC

Based on the land use map limitations and the infrastructure analysis provided in Table 5, it was determined that the proposed Ormond Beach land uses are the most suitable for existing developments and uses in the MSA. Following are specific Goals, Objectives, and Policies that are applicable to the administrative amendment:

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

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

The City’s Comprehensive Plan and Florida Statutes establish the process, including required advertising for all future land use map amendments. The amendment includes the data and analysis in this report. Additionally, three public hearings will be conducted to receive any public comments and shall be reviewed by the Volusia Growth Management Commission and state agencies. Planning staff concludes that the amendment meets or exceeds the criteria established in the Comprehensive Plan and Florida Statute.

3. Whether the land uses are appropriate uses of the land.

The North US 1 Municipal Service Area is a mixed commercial, industrial, and tourist oriented corridor adjacent to residential developments that have access to US 1. The proposed Ormond Beach land use designations will ensure consistency as required by the City’s adopted Comprehensive Plan and will reinforce development of vacant land for nonresidential purposes. The uses are appropriate and compatible with uses adjacent to the subject property.

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

The analysis of infrastructure needs for a comprehensive plan amendment is different from a concurrency review for a site plan. Under Florida Statutes, the City is required to analyze the proposed land use change based on the maximum allowable density and intensity under the proposed land use category. The assumptions for the maximum scenario analyzed in Table 5 were:

Existing County Future Land Use	County Maximum Density	County Maximum Intensity	Proposed City Future Land Use	City Maximum Density with Land Use Limitations	City Maximum Intensity with Land Use Limitations
Industrial (I)	0	0.60 FAR	Light Industrial/ Utilities (LI/U)	0	0.60 FAR
Agricultural Resource (AR)	1 DU per 10 acres	0.10 FAR	Rural Estate/Agricultural (REA)	1 DU per 10 acres	0.10 FAR
Mixed Use (MXZ)	50% up to 16 MF DU per acre	The other 50% Retail at 0.50 FAR	Low Intensity Commercial (LIC)	50% up to 8 MF DU per acre	The other 50% Retail at 0.50 FAR
Commercial (C)	0	0.55 FAR Retail	Low Intensity Commercial (LIC)	8 DU per acre	0.50 FAR Retail
Urban Medium Intensity (UMI)	8 DU per acre	0.50 FAR Retail	Low Intensity Commercial (LIC)	8 DU per acre	0.50 FAR Retail
(1) Low Impact Urban (LIU)	1 DU per acre	0.35 FAR Retail	Low Intensity Commercial (LIC)	8 DU per acre	0.50 FAR Retail
Urban Low Intensity (ULI)	4 DU per acre	0.50 FAR Retail	Low Intensity Commercial (LIC)	8 DU per acre	0.50 FAR Retail

Note: (1) The property in Volusia County that is designated as Low Impact Urban (LIU) is currently developed as Phase II of Destination Daytona with a Mixed Planned Unit Development Order. Since the site is already developed with retail, residential, and other non residential uses, the LIU land use designation was removed from the maximum scenario analysis. If the site ever redevelops, it will be required to meet the City standards and a concurrency analysis will be necessary.

An analysis of the existing and proposed changes with the land use limitations is shown in Table 5 below:

Table 5-MSA Maximum Scenario Analysis of Existing County FLU and Proposed City FLU With Land Use Limitations

REF #	Estimated Acreage	Existing FLU (County)	Proposed MSA FLU (City)	Residential			Nonresidential		
				Existing Density (DU)	Potential Density w/ Limitations (DU)	Change in Potential Density (DU)	Existing Intensity (SF)	Potential Intensity w/ Limitations (SF)	Change in Potential Intensity (SF)
1	24.68	I	I/U	0	0	0	645089	645089	0
2	134.34	MXZ	LIC	1075	537	-537	1462963	1462963	0
3	16.15	MXZ	LIC	129	65	-65	175895	175895	0
4	38.72	I	I/U	0	0	0	1011908	1011908	0
5	7.80	AR	REA	1	1	0	33977	33977	0
6	6.82	I	I/U	0	0	0	178300	178300	0
7	7.33	I	I/U	0	0	0	191525	191525	0
8	14.97	I	I/U	0	0	0	391334	391334	0
9	34.83	ULI	LIC	139	279	139	758597	758597	0
10	40.91	ULI	LIC	164	327	164	891020	891020	0
11	5.22	ULI	LIC	21	42	21	113604	113604	0
12	6.29	C	LIC	0	50	50	150672	136974	-13697
13	3.00	ULI	LIC	12	24	12	65340	65340	0
14a	12.80	C	LIC	0	102	102	306662	278784	-27878
14b	55.79	ULI	LIC	223	446	223	1215106	1215106	0
14c	2.251	ULI	LIC	9	18	9	49027	49027	0
15	6.79	ULI	LIC	27	54	27	147886	147886	0
16	5.33	C	LIC	0	43	43	127624	116022	-11602
18	51.90	C	LIC	0	415	415	1243348	1130317	-113032
19a	2.753	C	LIC	0	22	22	65956	59960	-5996
19b	1.805	C	LIC	0	14	14	43244	39313	-3931
20	4.243	C	LIC	0	34	34	101654	92413	-9241
21	4.571	C	LIC	0	37	37	109512	99556	-9956
22	3.756	C	LIC	0	30	30	89986	81806	-8181
23	14.898	C	LIC	0	119	119	356926	324478	-32448
24	4.498	C	LIC	0	36	36	107763	97966	-9797
25	0.952	C	LIC	0	8	8	22808	20735	-2073
26	1.504	C	LIC	0	12	12	36033	32757	-3276
27	14.898	C	LIC	0	119	119	356926	324478	-32448
28	0.327	C	LIC	0	3	3	7834	7122	-712
29	0.318	C	LIC	0	3	3	7619	6926	-693
30	0.349	C	LIC	0	3	3	8361	7601	-760
31a	0.335	C	LIC	0	3	3	8026	7296	-730
31b	1.376	C	LIC	0	11	11	32966	29969	-2997
32	0.166	C	LIC	0	1	1	3977	3615	-362

REF #	Estimated Acreage	Existing FLU (County)	Proposed MSA FLU (City)	Residential			Nonresidential		
				Existing Density (DU)	Potential Density w/ Limitations (DU)	Change in Potential Density (DU)	Existing Intensity (SF)	Potential Intensity w/ Limitations (SF)	Change in Potential Intensity (SF)
33	1.119	C	LIC	0	9	9	26809	24372	-2437
34	0.243	C	LIC	0	2	2	5822	5293	-529
35	0.814	C	LIC	0	7	7	19502	17729	-1773
36	1.690	C	LIC	0	14	14	40489	36808	-3681
37	1.263	C	LIC	0	10	10	30259	27508	-2751
38	1.287	C	LIC	0	10	10	30834	28031	-2803
39	0.201	C	LIC	0	2	2	4816	4378	-438
40	0.342	C	LIC	0	3	3	8194	7449	-745
41	0.419	C	LIC	0	3	3	10038	9126	-913
42	5.186	C	LIC	0	41	41	124246	112951	-11295
43	6.215	UMI	LIC	50	50	0	135363	135363	0
44	0.805	UMI	LIC	6	6	0	17533	17533	0
45	4.915	UMI	LIC	39	39	0	107049	107049	0
46	15.701	I	I/U	0	0	0	410361	410361	0
47	6.079	I	I/U	0	0	0	158881	158881	0
48	1.350	I	I/U	0	0	0	35284	35284	0
48	2.785	ULI	LIC	11	22	11	60657	60657	0
49	7.504	I	I/U	0	0	0	196125	196125	0
50	1.738	I	I/U	0	0	0	45424	45424	0
51	5.144	I	I/U	0	0	0	134444	134444	0
52	0.885	I	I/U	0	0	0	23130	23130	0
53	1.723	I	I/U	0	0	0	45032	45032	0
54	1.711	C	LIC	0	14	14	40992	37266	-3727
55	0.848	C	LIC	0	7	7	20316	18469	-1847
56	0.841	C	LIC	0	7	7	20149	18317	-1832
57	0.860	C	LIC	0	7	7	20604	18731	-1873
58	2.514	I	I/U	0	0	0	65706	65706	0
59	1.731	I	I/U	0	0	0	45241	45241	0
60	0.810	I	I/U	0	0	0	21170	21170	0
61	1.086	I	I/U	0	0	0	28384	28384	0
62	0.571	I	I/U	0	0	0	14924	14924	0
63	2.617	C	LIC	0	21	21	62698	56998	-5700
64	2.648	I	I/U	0	0	0	69208	69208	0
65	0.802	I	I/U	0	0	0	20961	20961	0
66	0.866	UMI	LIC	7	7	0	18861	18861	0
67	0.869	UMI	LIC	7	7	0	18927	18927	0

REF #	Estimated Acreage	Existing FLU (County)	Proposed MSA FLU (City)	Residential			Nonresidential		
				Existing Density (DU)	Potential Density w/ Limitations (DU)	Change in Potential Density (DU)	Existing Intensity (SF)	Potential Intensity w/ Limitations (SF)	Change in Potential Intensity (SF)
68	0.901	UMI	LIC	7	7	0	19624	19624	0
69	0.769	C	LIC	0	6	6	18424	16749	-1675
70	0.888	C	LIC	0	7	7	21275	19341	-1934
71	0.865	C	LIC	0	7	7	20724	18840	-1884
72	1.708	C	LIC	0	14	14	40920	37200	-3720
73	4.975	I	I/U	0	0	0	130027	130027	0
74	0.800	I	I/U	0	0	0	20909	20909	0
75	0.847	I	I/U	0	0	0	22137	22137	0
76a	0.047	I	I/U	0	0	0	1228	1228	0
76b	0.047	I	I/U	0	0	0	1228	1228	0
76c	0.047	I	I/U	0	0	0	1228	1228	0
76d	0.047	I	I/U	0	0	0	1228	1228	0
76e	0.047	I	I/U	0	0	0	1228	1228	0
76f	0.047	I	I/U	0	0	0	1228	1228	0
76g	0.047	I	I/U	0	0	0	1228	1228	0
76h	0.047	I	I/U	0	0	0	1228	1228	0
76i	0.141	I	I/U	0	0	0	3685	3685	0
76j	0.047	I	I/U	0	0	0	1228	1228	0
76k	0.047	I	I/U	0	0	0	1228	1228	0
76l	0.047	I	I/U	0	0	0	1228	1228	0
76m	1.750	I	I/U	0	0	0	45738	45738	0
77	1.681	C	LIC	0	13	13	40273	36612	-3661
78	2.605	C	LIC	0	21	21	62411	56737	-5674
79	0.863	C	LIC	0	7	7	20676	18796	-1880
80	1.698	C	LIC	0	14	14	40681	36982	-3698
81	0.822	C	LIC	0	7	7	19693	17903	-1790
82	1.736	C	LIC	0	14	14	41591	37810	-3781
83	2.744	C	LIC	0	22	22	65741	59764	-5976
84	1.761	I	I/U	0	0	0	46025	46025	0
85	1.576	I	I/U	0	0	0	41190	41190	0
86	0.832	I	I/U	0	0	0	21745	21745	0
87	1.668	I	I/U	0	0	0	43595	43595	0
88	0.225	C	LIC	0	2	2	5391	4901	-490
89	0.830	C	LIC	0	7	7	19885	18077	-1808
90	0.143	C	LIC	0	1	1	3426	3115	-311
91	0.151	C	LIC	0	1	1	3617.7	3288.8	-328.9

REF #	Estimated Acreage	Existing FLU (County)	Proposed MSA FLU (City)	Residential			Nonresidential		
				Existing Density (DU)	Potential Density w/ Limitations (DU)	Change in Potential Density (DU)	Existing Intensity (SF)	Potential Intensity w/ Limitations (SF)	Change in Potential Intensity (SF)
92	0.859	I	I/U	0	0	0	22451	22451	0
93	2.311	C	LIC	0	18	18	55367	50334	-5033
94	0.782	C	LIC	0	6	6	18735	17032	-1703
94	0.235	ULI	LIC	1	2	1	5118	5118	0
95	0.946	C	LIC	0	8	8	22664	20604	-2060
95	0.055	ULI	LIC	0	0	0	1198	1198	0
96	0.747	C	LIC	0	6	6	17897	16270	-1627
97	1.167	C	LIC	0	9	9	27959	25417	-2542
98a	5.542	C	LIC	0	44	44	132775	120705	-12070
98b	7.300	UMI	LIC	58	58	0	158994	158994	0
99a	0.188	C	LIC	0	2	2	4504	4095	-409
99b	0.160	ULI	LIC	1	1	1	3485	3485	0
	672.63			1,988	3,449	1,461	13,961,964	13,565,756	-396,209

Transportation: Reynolds, Smith, and Hill, Incorporated, completed an I-95/US 1 Interchange Concept Report in February 2011. The study for the City of Ormond Beach was to identify the need for access and mobility improvements in the I-95 and US 1 interchange area. The study analyzed peak hour traffic for 2016 (opening), 2026 (interim), and 2036 (design). The study revealed capacity deficiencies along the I-95 mainline in 2026 and 2036. Ramp merge and diverge analysis indicated that the US 1 ramps fail by 2036. The US 1 at I-95 southbound ramp terminal intersection fails by the year 2016. By 2026, the US 1 at Pine Tree Drive intersection fails, and the US 1 at I-95 northbound ramp terminal intersection fails by 2036. Ormond Crossing, however, will be completing intersection improvements at the Pine Tree/US 1 Intersection to include signalized bridge crossing and ramp improvements to the interchange.

The analysis in Table 5 indicates that applying the maximum development scenario could potentially increase the number of dwelling units by 1,461. However, the non residential square footage under the maximum development scenario could decrease by 396,209 square feet. The most intense non residential land use for both the County and the City designations is considered to be shopping center. The most intense residential use is single-family. Below is the analysis based on the ITE Trip Generation Rate, 9th edition:

ITE Code	Expected Units	Daily	AM Hour	PM Hour
820 Shopping Center	-396.0 KSF2	-16,909	(380)	(1,469)
210 Single Family	1,461 DUs	13,909	1,096	1,461
Total Trips		(3,000)	716	(8)

Based upon the traffic analysis, it appears there could be a potential decrease of 3,000 daily trips along the north US 1 corridor and therefore no additional traffic impacts on US 1 or the interchanges projected to fail. If any of the property owners choose to redevelop in the future, a concurrency analysis will be required for the US 1 road segments and the I-95/US 1 and US 1/Pine Tree interchanges.

Schools: Due to existing developments, the underlying zoning districts, the individual parcel acreages, and the code requirements for development, additional dwelling units are not planned for the Municipal Service Area. Thus, there will be no additional impacts to schools at this time. If any of the property owners choose to redevelop in the future, a concurrency analysis will be required.

Water and Sewer: The City of Ormond Beach operates a single water treatment plant with a rated capacity of 12 million gallons per day (MGD). The current committed capacity is 6 MGD. The permitted capacity of the wastewater treatment plant is 8 MGD with a committed capacity of 4 MGD. The MSA has been located in the North US 1 utility service area of the City of Ormond Beach since 1991 and will not generate an increase in demand.

Stormwater: In accordance with the Interlocal Service Boundary Agreement, the County shall continue to administer and enforce its regulations regarding county stormwater conveyance systems within the boundaries of the MSA. New development will be subject to City review. The City shall not permit any construction, additions, renovations, or alterations of any improvements to real property, in a manner that is inconsistent or conflicts with County policy unless specific written approval is received from the County Engineer. The County shall continue to accept stormwater runoff and maintain stormwater conveyance systems when County predevelopment conditions related to stormwater are met.

Other Services: There are existing mutual aid agreements between Volusia County and the City of Ormond Beach for fire and emergency medical services as well as the provision of police and fire dispatch services for this area. The City will continue to honor the agreements in coordination with the County in the provision of emergency services.

5. Whether the proposed map amendment impacts surrounding jurisdictions.

The proposed Future Land Use Map Amendment is to assign a similar City land use designations to implement the Interlocal Service Boundary Agreement. The proposed amendment will not impact surrounding jurisdictions.

RECOMMENDATION: It is recommended that the Planning Board recommend **APPROVAL** of the proposed Comprehensive Plan amendments to the Future Land Use Element, the Intergovernmental Coordination Element, and the Future Land Use Map (FLUM) to implement the terms of the Interlocal Service Boundary Agreement.

Attachments: Exhibit A: Adopted ISBA Agreement

Exhibit B: Relevant pages of the Future Land Use and Intergovernmental Coordination Elements.

Exhibit C: MSA Future Land Use Map with limitations

EXHIBIT A

Interlocal Service Boundary Agreement

City of Ormond Beach and County of Volusia

EXHIBIT A

**Interlocal Service Boundary Agreement
City of Ormond Beach and County of Volusia**

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**INTERLOCAL SERVICE BOUNDARY AGREEMENT
BETWEEN THE CITY OF ORMOND BEACH AND
COUNTY OF VOLUSIA**

This Interlocal Service Boundary Agreement (“ISBA”), inclusive of Sub-Agreements (collectively referred to as “the Agreement”) is made and entered into this 28th day of August, 2014, by and between the City of Ormond Beach (“City”) and County of Volusia (“County”), sometimes herein referred to as “Party” or “Parties” as the context requires.

WHEREAS, the City possesses Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution, Chapter 166, Florida Statutes, and Article I, of the City of Ormond Beach Charter; and

WHEREAS, the County possesses powers of self government and home rule as provided by the Volusia County Charter and Chapter 125, Part II, Florida Statutes; and

WHEREAS, the City and County entered into an interlocal agreement dated September 12, 1991, establishing a utility service area for the U.S. 1 corridor (“1991 U.S. 1 Interlocal Service Area Agreement”); and

WHEREAS, in furtherance of the 1991 U.S. 1 Interlocal Service Area Agreement, the City and County also entered into a Joint Project Agreement dated July 16, 1992 (“1992 JPA”), establishing terms and conditions for the extension of water and sewer lines, and providing terms for the reimbursement of development fees for development projects in the unincorporated territory of the County; and

WHEREAS, the Parties agreed, in paragraph 10 of the 1991 U.S. 1 Interlocal Service Area Agreement, to continue to study the feasibility of future expansion of the municipal service area described in that agreement; and

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, Florida Statutes, recognizes the use of interlocal service boundary agreements and joint planning agreements as a means to coordinate planning and delivery of services related to future land use, public facilities and services, and protection of natural resources in advance of annexation; and

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes, requires that counties and cities include in their respective planning efforts intergovernmental coordination and particularly, mechanisms for identifying and implementing joint planning areas; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local governments to cooperate with one another on matters of mutual interest and advantage, and provides for interlocal agreements between local governments on matters such as annexation, joint planning, and the delivery of services; and

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WHEREAS, the City and the County wish to identify lands that are logical candidates for future annexations, the appropriate land uses and infrastructure needs and the provider for such lands, and to ensure protection of natural resources; and

WHEREAS, Sections 163.3171(4), 171.203(6)(f) and (7) , Florida Statutes, allows an interlocal service boundary agreement to establish a process for land use decisions consistent with part II of Chapter 163, including those which may allow a municipality to adopt land use changes consistent with part II of Chapter 163 for areas that are scheduled to be annexed within the term of an interlocal agreement; and

WHEREAS, Section 171.204, Florida Statutes, allows a municipality to annex land that is not contiguous to the municipality, creates an enclave or is not reasonably compact when a county and municipality enter into a joint planning agreement under Section 163.3171; and

WHEREAS, Section 171.207, Florida Statutes, expressly authorizes a county to transfer its powers, over lands that are in the unincorporated territory of a county, to a municipality; and section 171.208, Florida Statutes, expressly authorizes a municipality to exercise its powers, extraterritorially, over such lands; and

WHEREAS, Sections 163.3171(4), 171.207 and 171.208, Florida Statutes, authorizes a municipality, in accordance with an interlocal agreement, to amend its comprehensive plan to include lands that are situated in the unincorporated territory of a county, prior to the annexation of those lands; and authorizes a municipality to exercise extrajurisdictional authority over such lands, in advance of annexation; and

WHEREAS, the extension of City and County facilities and services, and the annexation of lands, are most efficiently provided if the process and timing of long range planning, annexation, and development review processes by the City and County are clearly identified and part of a coordinated joint effort, and the commitment by the City and County to do so are material inducements to the parties for entering into this Agreement; and

WHEREAS, the City and the County find that the benefits of intergovernmental communications and coordination will accrue to both Parties; and

WHEREAS, an interlocal service boundary agreement may, under section 171.203, Florida Statutes, address any issue concerning service delivery, fiscal responsibilities, or adjustment of territorial boundaries, which may include but are not necessarily limited to:

1. Identification of a Municipal Service Area (“MSA”), which for purposes of this Agreement is defined (consistent with section 171.202(11), Florida Statutes) as being unincorporated land depicted in Map 1 attached to this Agreement that:

- a. may receive municipal services from the City, and/or
- b. may be annexed by the City;

2. Delivery or funding of various services for public safety; fire, emergency, medical, and water and wastewater; the construction, maintenance and ownership of roads;

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conservation, parks, and recreation; stormwater management and drainage; and various other services;

3. Providing a process and schedule for the annexation of lands in a MSA;
4. Establishing procedures for the adoption of comprehensive plan amendments, land use changes, administering land development regulations, and issuing development orders consistent with Chapter 163, Part II, Florida Statutes;
5. Addressing other service delivery issues, such as those related to itinerant vendor activities;
6. Land use planning; and

WHEREAS, an interlocal service boundary agreement that addresses responsibilities for land use planning must establish procedures for adopting comprehensive plan amendments, administration of land development regulations, and the issuance of development orders consistent with Chapter 163, Florida Statutes; and must, in accordance with section 171.204, Florida Statutes, include a joint planning agreement under section 163.3171, Florida Statutes, which is to be adopted into a municipal comprehensive plan; and

WHEREAS, the City adopted initiating Resolution No. 2010-131 on September 7, 2010, and the County adopted responding Resolution No. 2010-196 on October 7, 2010, in accordance with Section 171.203, Florida Statutes, for the purpose of negotiating and entering into an interlocal service boundary agreement; and

WHEREAS, the elected officials of the City and the County have met and negotiated in good faith to resolve issues related to annexation and joint planning, and coordinating the provision of public services and infrastructure, and the Parties wish to memorialize their understanding in this Agreement; and

WHEREAS, this Agreement is entered into pursuant to the authority of Article VIII of the Florida Constitution and Chapters 125, 163, 166, 171, and 180, Florida Statutes.

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree as follows:

1. *Incorporation of Recitals.* The recitals above are true and correct and are incorporated into this ISBA and all Sub-Agreements, as if fully set forth herein, as the legislative findings of the City and County.

2. *Incorporation of Sub-Agreements and Map 1.* The following Sub-Agreements and Map 1 attached hereto are fully incorporated as if fully set forth herein:

EXHIBIT A

- a. Planning and Services Delivery Sub-Agreement
- b. Map 1 (depicting the interlocal boundary service area, joint planning area, and municipal service area)
- c. Any Sub-Agreement that may be approved and executed after the approval and effective date of this Agreement
- d. 1992 Joint Project Agreement (regarding water and sewer line extension and development fee reimbursement)

3. Term and Effective Date of Agreement. The ISBA and all attached Sub-Agreements shall become effective when filed with clerk of court for Volusia County Circuit Court, in accordance with section 163.01(11), Florida Statutes. The initial term of the Agreement and all attached Sub-Agreements shall be ten (10) years from the effective date of the Agreement. At the end of the fifth year, the County and City shall review the effectiveness and performance of this Agreement. Based upon the review, this Agreement, including any or all Sub-Agreements, may continue for the remainder of the initial term, be amended as the parties desire, or be terminated in accordance with paragraph 5 of this Agreement.

4. Renewal of Agreement. The City and County shall, in the event the Parties desire to extend the initial term of the Agreement, initiate negotiations in accordance with section 171.203(12), Florida Statutes, no later than eighteen months prior to the termination of the initial term.

5. Termination of Agreement. The County or City may terminate this Agreement or any Sub-Agreement at anytime upon written notice of termination to the other Party delivered no later than May 1st in order for termination to be effective on December 31st of the same calendar year. A Party delivering such notice of termination may, in such Party's sole discretion, revoke such notice of termination at any time prior to the termination date. Lands that have been annexed prior to termination of any agreement and services provided to said lands shall not be affected by the termination. Jurisdiction over any affected transportation facilities including roadways, parks, and other public facilities shall not be affected, except though a separate agreement in writing that has been approved by both Parties.

6. Dispute Resolution. The County and City agree to resolve any dispute related to the interpretation or performance of this Agreement in the manner described in this section. Either Party may initiate the dispute resolution process by providing written notice to the other Party. Initiation of the dispute resolution process shall operate as a stay of the action which is the subject of the dispute.

- a. Notwithstanding the foregoing, in the event that either Party determines in its sole discretion and good faith that it is necessary to file a lawsuit or other formal challenge in order to meet a jurisdictional time deadline, to obtain a temporary injunction, or otherwise to preserve a legal or equitable right related to this Agreement, such lawsuit or challenge may be filed, but upon the filing and any other act necessary to preserve the legal or equitable right or to obtain the temporary injunction, the Parties shall thereafter promptly file a joint motion with the reviewing court or administrative law judge requesting that the case be abated in order to afford the Parties an opportunity to pursue the dispute resolution

EXHIBIT A

procedures set forth herein. If the abatement is granted, the Parties shall revert to and pursue the dispute resolution procedures set forth herein.

- b. Within ten (10) days of the abatement order, the allegedly aggrieved Party shall then effect the transmittal of a notice of conflict, in the form of a certified letter, to all governmental bodies involved in the dispute at issue. Upon receipt of the notice, which shall specify the areas of disagreement, the Parties agree to conduct a conflict assessment meeting at a reasonable time and place, as mutually agreed upon, within thirty (30) days of receipt of the notice of conflict.
 - c. If discussions between the Parties at the conflict resolution meeting fail to resolve the dispute, within forty (40) days of the receipt of the notice described in subparagraph a, above, the Parties shall conduct mediation in the presence of a neutral third party mediator. If the Parties are unable to agree upon a mediator, the County shall request appointment of a mediator by the Chief Judge of the Circuit Court in and for Volusia County, Florida. The mediation contemplated by this section is intended to be an informal and non-adversarial process with the objective of helping the Parties reach a mutually acceptable and voluntary agreement. The decision-making shall rest solely with the Parties. The mediator shall assist the Parties in identifying issues, fostering joint problem-solving and exploring settlement alternatives.
 - d. If the Parties are unable to reach a mediated settlement, within fifty (50) days of the receipt of the initial notice of conflict, the Parties shall hold a joint intergovernmental meeting. If the joint intergovernmental meeting does not successfully resolve the issues identified in the notice of conflict, the entities participating in the dispute resolution procedures described herein may avail themselves of any otherwise available rights, including the suspension of abatement of existing actions.
 - e. The Parties agree this dispute resolution procedure is intended to satisfy the requirements of section 163.01(5)(p), section 171.212, Florida Statutes, and Chapter 164, Florida Statutes.
7. Duplication of Services. In furtherance of the purpose of this Agreement, the City and County shall not undertake any action that will result in the overlapping, duplication, or competition of services or exercise of powers provided herein without the prior written consent of the other Party, which consent shall not be unreasonably withheld.
8. Notice. All notices, consents, approvals, waivers, and elections that either Party requests or gives under this Agreement shall be in writing and shall be provided by certified mail, return receipt requested; or by hand delivery for which a receipt is obtained. Notices shall be mailed or delivered to the addresses set forth below or as either Party may otherwise designate in writing.

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If to the County: County of Volusia
Attn: County Manager
Copy to: County Attorney
123 West Indiana Avenue
DeLand, FL 32720

If to the City: City of Ormond Beach
Attn: City Manager
Copy to: City Attorney
22 South Beach Street
Ormond Beach, FL 32174

Notices, consents, approvals, waivers, and elections will be deemed given when received by the Party for whom intended.

9. Sole Benefit. This Agreement is solely for the benefit of the County and City, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party. Nothing in this Agreement, either expressed or implied, is intended or shall be construed to confer upon or give any person, corporation or governmental entity other than the Parties any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, and all of the provisions, representations, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties and their respective representatives, successors and assigns.

10. Authority. The County and City each represent and warrant to the other its respective authority to enter into this Agreement, acknowledge the validity and enforceability of this Agreement. The County and City hereby represents, warrants and covenants this Agreement constitutes a legal, valid and binding contract enforceable by the Parties in accordance with its terms, and that the enforceability hereof is not subject to any impairment by the applicability of any public policy or police powers.

11. Enforcement. This Agreement shall be enforceable by the Parties hereto by whatever remedies are available in law or equity, including but not limited to injunctive relief and specific performance. Failure to insist upon strict compliance with any of the terms, covenants, or conditions hereof shall not be deemed as a waiver (or continuing waiver) of such terms, covenants, or conditions; nor shall any waiver or relinquishment of any right or power hereunder be deemed to be a waiver or relinquishment of such right or power at any other time.

12. Defense. If this Agreement or any portion hereof is challenged by any judicial, administrative, or appellate proceeding (each Party hereby agreeing with the other not to initiate or acquiesce to such challenge or not to appeal any decision invalidating any portion of this Agreement), the Parties collectively and individually agree, at their individual sole cost and expense, to defend in good faith its validity through to a final judicial determination, unless both Parties mutually agree in writing not to defend such challenge or not to appeal any decision invalidating any portion of this Agreement.

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13. Amendments. Amendments to the Agreement may be offered by either Party at any time. Proposed amendments shall be in writing and must be approved by a majority of the governing bodies of each Party. No amendment shall be effective until approved by the governing bodies of the City and County.

14. Supremacy. The Parties agree and covenant, having given and received valuable consideration for the promises and commitments made herein, it is their desire, intent and firm agreement to be bound by and observe the terms of this Agreement. Except as otherwise provided by this Agreement or by law, in the event the terms of this Agreement conflict with previous agreements between the Parties, the terms of this Agreement shall control.

15. Entire Understanding. Except as otherwise specifically set forth herein or in any subagreement, this Agreement embodies and constitutes the entire understanding of the Parties with respect to the subject matters addressed herein, and all prior agreements, understandings, representations and statements, oral or written, are superseded by this Agreement. The City and County further acknowledge that they each participated in drafting this Agreement, and in the event of a dispute regarding the Agreement, it shall not be construed by a court of competent jurisdiction or other tribunal more or less favorably on behalf of either Party on the basis of a claim that a Party did not participate in drafting the Agreement or any part thereof.

16. Governing Law and Venue. The laws of the State of Florida shall govern this Agreement, and venue for any action to enforce the provisions of this Agreement shall only be in the Circuit Court in and for Volusia County, Florida. Federal Jurisdiction and venue, if applicable shall only be in the Middle District of Florida, Orlando Division. If circumstances arise which cause a conflict between this paragraph and paragraph 6 (“Dispute Resolution”) paragraph 6 shall control.

17. Severability. Any term or provision of this Agreement that is invalid or unenforceable in any situation in any jurisdiction shall not affect the validity or enforceability of the remaining terms and provision hereof or the validity or enforceability of the offending term or provision in any other situation or in any other jurisdiction.

18. Compliance with Chapter 171, Part II, Florida Statutes. The Parties agree that this Agreement meets the requirements of Chapter 171, Part II, Florida Statutes. The Parties intend for this Agreement to be broadly construed to effectuate the purposes and provisions set forth herein, specifically those provisions that provide for the transfer of powers over lands within the JPA/MSA by the County to the City; and the authority by the City to exercise powers extraterritorially over said lands, including but not necessarily limited to the application and enforcement of the codes described in paragraph 4,c of the Planning and Services Delivery Sub-Agreement.

19. Amendment of Intergovernmental Coordination Element of Comprehensive Plans. Consistent with Section 171.203(9), Florida Statutes, the Parties, within six (6) months of the effective date of this Agreement, shall amend their respective Intergovernmental Coordination Elements of their adopted Comprehensive Plans to establish consistency and compliance with this Agreement.

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20. Adoption by County. The County shall adopt this Agreement by ordinance in accordance with Sections 171.203(14) and 125.66, Florida Statutes.

21. Adoption by City. The City shall adopt this Agreement by ordinance in accordance with Sections 171.203(14) and 166.041, Florida Statutes.

22. 1991 U.S. 1 Interlocal Agreement. The interlocal service area agreement dated September 12, 1991, between the City and County establishing a utility service area for the U.S. 1 corridor shall be deemed terminated on the effective date of this ISBA and Planning and Services Delivery Sub-Agreement, and shall be superseded and replaced by the ISBA and Planning and Services Delivery Sub-Agreement.

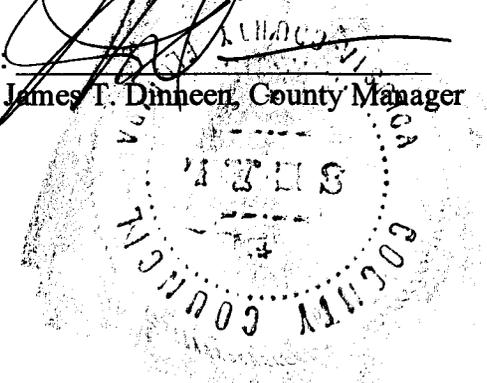
IN WITNESS WHEREOF, each of the undersigned has executed this Agreement on behalf of the respective party set forth below, pursuant to the authority granted to each of the undersigned in the resolution by which each party approved and adopted this Agreement.

COUNTY OF VOLUSIA

By: [Signature]
Jason P. Davis, County Chair

Attest: [Signature]
James T. Dinneen, County Manager

Approved by: [Signature]
County Attorney's Office



STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 28th day of August, 2014, by Jason P. Davis and James T. Dinneen, as County Chair and County Manager, respectively, on behalf of the County of Volusia, who acknowledge that they are duly authorized to execute the foregoing Agreement on behalf of the county. They are personally known to me, or have produced _____ as identification.

[Signature]
Notary Public, State of Florida at Large
Printed, typed or stamped name, commission and Expiration
of commission term:

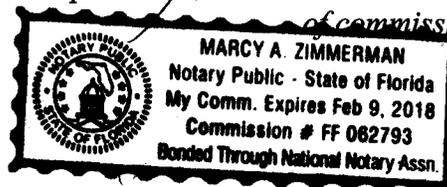


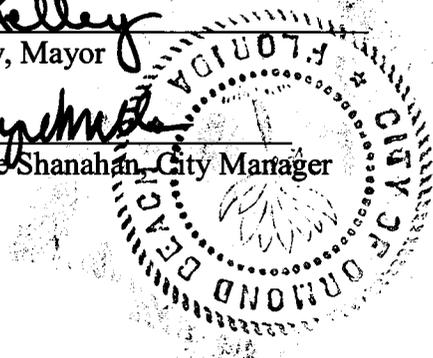
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CITY OF ORMOND BEACH

By: Ed Kelley
Ed Kelley, Mayor

Attest: Joyce Shanahan
Joyce Shanahan, City Manager

Approved by: Randall A. Hayes
City Attorney



STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 26TH day of AUGUST, 2014, by Ed Kelley and Joyce Shanahan, as Mayor and City Manager, respectively, on behalf of the City of Ormond Beach, who acknowledge that they are duly authorized to execute the foregoing Agreement on behalf of the county. They are [] personally known to me, or [] have produced _____ as identification.

J. Scott McKee
Notary Public, State of Florida at Large
Printed, typed or stamped name, commission and Expiration of commission term:



J SCOTT MCKEE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF089334
Expires 2/3/2018

Planning and Services Delivery Sub-Agreement

This Planning and Services Delivery Sub-Agreement is made and entered into this 28th day of August, 2014, by and between the City of Ormond Beach ("City") and Volusia County ("County").

WHEREAS, this Sub-Agreement is made and entered into in furtherance of the Interlocal Service Boundary Agreement ("ISBA"), and it is a material part of the ISBA; and

WHEREAS, this Sub-Agreement is intended to satisfy the requirements of Chapter 171 (Parts I & II), Florida Statutes, and Chapter 163 (Part II), Florida Statutes; and

WHEREAS, the "Whereas" recitals in the ISBA are incorporated herein by reference.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, the receipt and sufficiency of which are hereby acknowledged, the City and the County enter into this Sub-Agreement as follows:

1. *Incorporation of recitals as legislative findings; purpose.* The recitals stated in the ISBA and this Sub-Agreement are incorporated herein by reference as the legislative findings of the City and County. This Sub-Agreement is intended to satisfy the requirements of Chapter 171 (Parts I & II), Florida Statutes, and Chapter 163 (Part II), Florida Statutes, specifically sections 171.203, 171.204 and 163.3171.

2. *Incorporation of Map 1.* The unincorporated area depicted in Map 1 attached to the ISBA shall constitute the Joint Planning Area ("JPA") and Municipal Service Area ("MSA"), which terms may herein be used synonymously and interchangeably as the context requires.

3. *Planning Process and Implementation.*

a. The City and the County shall amend the Intergovernmental Coordination Element of their respective comprehensive land use plans in accordance with Section 171.203(9), Florida Statutes, within six months of the effective date of the ISBA, by adopting a policy referencing said agreement. The County's policy shall read as follows, and shall be inserted in Chapter 14 of the county comprehensive plan:

14.1.2.13 Pursuant to Chapter 171, Part II, Florida Statutes, Volusia County and the City of Ormond Beach have established an Interlocal Service Boundary Agreement (ISBA) adopted on August 28, 2014. The agreement allows the City to annex properties within the Joint Planning Area that would not otherwise be eligible for annexation subject to the provisions established in the ISBA.

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- b. The City shall adopt a Municipal Service Area (“MSA”), as that term is defined in Section 171.202(11), Florida Statutes, as an amendment to its comprehensive land use plan within six months of the effective date of the ISBA, in accordance with Section 171.203 (11), Florida Statutes. The MSA shall include the area depicted in Map 1, population projections for the MSA, and data and analysis supporting the provision of public facilities for the MSA.
 - c. Section 171.207, Florida Statutes, expressly authorizes a county to transfer its powers to a municipality over lands that are within a JPA/MSA; and section 171.208, Florida Statutes, expressly authorizes a municipality to exercise its powers, extraterritorially, over such lands. In accordance with Sections 163.3171(4) and 171.203(6)(f), Florida Statutes, the County comprehensive plan, zoning, and land development regulations shall apply to all lands in the JPA/MSA until the City annexes the land at issue or amends its comprehensive plan with respect to those lands. The City is authorized and empowered, pursuant to section 163.3171(4), Florida Statutes, to amend and apply its comprehensive plan to the lands within the JPA/MSA in advance of the annexation of those lands. In addition, the City’s codes and regulations shall apply in advance of annexation upon the adoption by the City of a comprehensive plan amendment; and the City shall be authorized and empowered, pursuant to sections 163.3171(4), 171.207 and 171.208, Florida Statutes, to exercise extraterritorial powers over such lands.
 - d. The City shall serve as the single point of service for building permitting, inspections, and enforcement (including Flood Hazard Management).
4. Planning, Development and Administrative Authority. The City shall have sole and singular authority within the boundaries of the JPA to apply the City’s Comprehensive Land Use Plan and Zoning Map categories over unincorporated parcels, to administer the codes and regulations described in paragraph 4,c below, and to provide for the enforcement of codes:
- a. Land Use Designations. The City shall be authorized to amend its future land use map for the purpose of governing any and all unincorporated lands within the JPA. The City shall coordinate the amendment with the County prior to processing it by submitting a copy of the proposed amendment to the County no less than thirty (30) calendar days prior to the initial hearing. In the event the County desires to object to the proposed amendment, it must file a written objection, stating a good faith basis for same, with the City no later than fifteen (15) days prior to the initial hearing on the amendment. The Parties shall make a good faith effort to resolve a dispute regarding a proposed amendment. If the Parties are not able to resolve a dispute regarding a proposed amendment, the County may pursue available remedies under applicable law.
 - b. Zoning Classifications. The City shall be authorized to amend the City’s zoning map for all unincorporated lands within the JPA after a City land use designation has been adopted.

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- c. Application of Codes. The following codes and ordinances (as may be approved or amended from time to time) shall apply in their entirety to unincorporated land in the JPA:
 - i. City Charter,
 - ii. City Code of Ordinances,
 - iii. City Comprehensive Land Use Plan,
 - iv. City Land Development Code,
 - v. Non-codified City ordinances, resolutions, and regulations, and
 - vi. Florida Building Code.

- d. Stormwater Conveyance Services. The County shall continue to administer and enforce its regulations regarding county stormwater conveyance systems within the boundaries of the JPA. The City will review and approve all new development in the JPA with regard to stormwater conveyance systems including but not limited to water quality, discharge volume and flow rate, as well as storm attenuation and flood control. The City shall not permit any construction, additions, renovations, or alterations of any improvements to real property, in a manner that is inconsistent or conflicts with County policy unless specific written approval is received from the County Engineer, which approval shall not be unreasonably delayed or withheld. The County shall continue to accept stormwater runoff and maintain stormwater conveyance systems when County predevelopment conditions related to stormwater are met.

- e. Itinerant Vendor and Merchant Activities. The City shall have sole and complete jurisdiction over itinerant vendor and merchant activities, and outdoor entertainment activities, within the boundaries of the JPA/MSA, including the issuance of licenses and permits.

- f. Roads; transfer of jurisdiction. This paragraph is intended to satisfy the requirements of section 335.0415(3), Florida Statutes.
 - i. County Thoroughfare Roads. The County shall retain jurisdiction, ownership and control of the entire length of County Thoroughfare Roads within the JPA/MSA regardless of any parcel annexations by the City, including the existing thoroughfare roads listed below and subsequent revisions to the County's thoroughfare roadways as illustrated in Figure 2-1, Volusia County Comprehensive Plan:
 - (1) Broadway Avenue, from Tymber Creek Road to US 1.
 - (2) Airport Road, from the Florida East Coast Railroad to US 1.

 - ii. Non-thoroughfare Roads. The permanent transfer within the JPA/MSA of non-thoroughfare roadway maintenance responsibilities from the County to the City shall occur as follows:
 - (1) For purposes of this agreement, "road segment" shall mean the portion of a County road between two intersecting roads.

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- (2) Except for those roads identified in paragraph f,i above, non-thoroughfare county roads within or adjacent to the existing City boundary shall become roads under the City's jurisdiction and maintenance responsibility when at least fifty-one percent (51%) of the road segment is either within or adjacent to the existing City.
- (3) All County non-thoroughfare roads within the MSA shall transfer to the City's jurisdiction and maintenance responsibility by segment upon the annexation of at least fifty-one percent (51%) of a road segment.
- (4) The 51% segment ratio shall be calculated based on the frontage of annexed parcels on each side of the road segment between two intersecting roads.
- (5) Once 51% or more of a segment is annexed, the entire road segment between the two intersecting roads will be deemed annexed into the City and transferred to the City's jurisdiction, and ownership; and the City will be fully responsible for all maintenance and other responsibilities.
- (6) As the City accepts jurisdiction and responsibility over a road segment, it shall have the same right of access for purposes of maintenance as the County, to the fullest extent the County is able to grant such right.
- (7) Any County or City agreements for road improvements with other governmental or private entities existing at the time of the approval of this Sub-Agreement, if any, shall remain in full force and effect; except in the event of a conflict with this Sub-Agreement, in which case the terms of this Sub-Agreement shall prevail. It is the intention of the parties that no additional "mutual agreements" shall be necessary to effect road segment annexation. This Sub-Agreement is intended to convey the will of the parties concerning all road segments within the JPA/MSA.

iii. Transportation Planning and Coordination.

- (1) The City and County agree to use the adopted Volusia Transportation Planning Organization (TPO) Transportation Impact Analysis (TIA) Guidelines to coordinate the review and mitigation of development impacts on road, transit, bicycle and pedestrian systems based upon a mutually agreed upon TIA methodology. The TIA Guidelines shall utilize the latest adopted level of service standards and transportation plans within the

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impacted jurisdiction's comprehensive plans including the adopted Volusia TPO Long Range Transportation Plan.

- (2) In the event the standards or plans may be different, the TIA methodology and/or mitigation plan shall address coordination. When necessary, comprehensive plans shall be updated to reflect the latest coordination plans. In the event the TIA Guidelines are ever repealed or become no longer applicable, the City and County agree to continue to utilize the latest adopted version for the purpose of plan review and mitigation coordination.
- iv. Funding. The City and County agree to work together to obtain funding sources for capital transportation improvements, including capital and operating expenses for the provision of transit service, within the JPA/MSA.
- v. Maintenance. The City and County may enter into maintenance agreements for certain segments of permanent County roads within the JPA/MSA. The County agrees that the City shall be justly compensated for any and all maintenance responsibilities that may be transferred to the City through a maintenance agreement.
- vi. Continuing jurisdiction. All roads over which jurisdiction is transferred to the City under the terms of this Sub-Agreement shall be maintained by the City unless otherwise agreed to in a separate maintenance agreement. If a road is transferred to the City, to the extent available, the County shall provide all as-builts, surveys, maintenance maps and GIS files that identify County maintenance responsibilities. Road transfers include associated roadway drainage and right-of-way infrastructure that includes but is not limited to sidewalks, guardrails, signs and multi-use trails.
- g. Land Development and Planning. The City shall provide site plans and subdivision plans to the County for review and comment. The County shall have thirty (30) days from receipt of plans to submit its comments or recommendations to the City. The City shall notify the County of the date and time at which a proposed site plan will be presented to the city's local planning agency (i.e., planning board) for its review and recommendation to the city commission, as well as the date and time at which a proposed site plan will be presented to the city commission for final action. The County's comments or recommendation shall be included in any city staff analysis that is presented to the city planning board and city commission. The County may submit or present its comments or recommendations directly to the city planning board and city commission, regardless whether or not they have been incorporated into the site plan.
- h. Enforcement of Codes. The City shall enforce City or County codes within the JPA/MSA, whichever may apply.

EXHIBIT A

5. Joint Planning Area (“JPA”). The following additional findings are intended to satisfy the requirements of Section 171.204(2), Florida Statutes:

- a. Urban in Character. The unincorporated area in the JPA as depicted in Map 1 is anticipated for municipal annexation because it is “urban in character”, as that term is defined by section 171.031(8), Florida Statutes.
- b. Comprehensive Plan Amendment and Future Land Uses to be Established by the City. The City may, in accordance with section 163.3171(4), Florida Statutes, amend its comprehensive land use plan, including its future land use map, for lands in the JPA in advance of annexation.
- c. Transportation: as may be addressed in a separate sub-agreement.
- d. Annexation as a Condition to Receiving Water and Sewer Services.
 - i. Annexation as a condition of municipal utility connection has long been and continues to be authorized by Section 180.02(3), Florida Statutes, and the home rule constitutional and proprietary powers of the City. The City and County entered into an interlocal agreement dated September 12, 1991, establishing a utility service area for the U.S. 1 corridor (“1991 U.S. 1 Interlocal Service Area Agreement”) described as being “those lands lying 660 feet east and 660 feet west of the right-of-way lines of U.S. 1, including the hinterlands under single development control lying beyond that point referred to as the Service Area.” The 1991 Interlocal Service Area Agreement conferred to the City the exclusive right to extend water and/or sewer facilities and provide utility service within the designated Service Area in accordance with the City’s water and sewer connection policy, which policy required and continues to require the consent of a property owner to annex into the City as a condition to connecting to the City’s water and/or sewer facilities. Connection to the City’s water and/or sewer facilities constitutes express or implied consent by a property owner to the annexation of the land benefitting from the receipt of such services. The City’s annexation and utility provision policies and regulations are set forth in Chapter 3, Article V, Section 3-61(B)(2)(b) and (c), of the Ormond Beach Land Development Code (formerly Ordinance 91-33 adopted on August 20, 1991).
 - ii. The City may require, in accordance with section 171.204, Florida Statutes, and the City’s annexation and utility provision policies and regulations, the annexation of land in the JPA/MSA regardless of whether the land is contiguous, creates an enclave or is not reasonably compact at the time of annexation.
 - iii. In accordance with section 171.204, Florida Statutes, before the annexation of land that is not contiguous to the City, or that will create an enclave, or land that is not being served by water or sewer utilities at the

EXHIBIT A

time of the proposed annexation, the City shall transmit for review to the state Department of Economic Opportunity a comprehensive land use plan amendment for the lands that are to be annexed. After considering the DEO's review, the City may approve concurrently, through separate and distinct actions, the annexation and comprehensive land use plan amendment.

iv. With respect to land that is contiguous to the City, that does not create an enclave or pocket, and is being served water or sewer services by the City at the time of the proposed annexation, the City agrees to process a Future Land Use Map ("FLUM") amendment to its comprehensive land use plan prior to or concurrent with the annexation. The FLUM amendment and annexation must be accomplished as separate and distinct actions.

e. School Facilities. The JPA shall be served by the schools zoned by the Volusia County School District and shall not conflict with the Interlocal Agreement between Volusia County and the Volusia County School District, as amended. The City agrees to work with the Volusia County School District to further the requirements and goals of the School Interlocal Agreement between the County and the School District.

IN WITNESS WHEREOF, each of the undersigned has executed this Sub-Agreement on behalf of the respective party set forth below, pursuant to the authority granted to each of the undersigned in the ordinance by which each party approved and adopted this Agreement.

COUNTY OF VOLUSIA

By: [Signature]
Jason F. Davis, County Chair

Attest: [Signature]
James J. Dinneen, County Manager

Approved by: [Signature]
County Attorney's Office



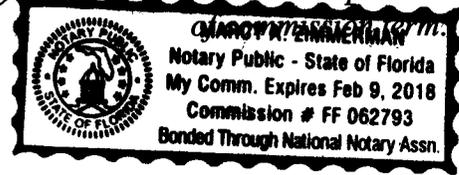
EXHIBIT A

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 28th day of August, 2014, by Jason P. Davis and James T. Dinneen, as County Chair and County Manager, respectively, on behalf of the County of Volusia, who acknowledge that they are duly authorized to execute the foregoing Agreement on behalf of the county. They are [] personally known to me, or [] have produced _____ as identification.

[Handwritten Signature]

Notary Public, State of Florida at Large
Printed, typed or stamped name, commission and Expiration

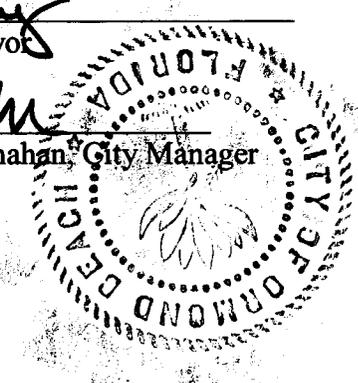


CITY OF ORMOND BEACH

By: *[Handwritten Signature]*
Ed Kelley, Mayor

Attest: *[Handwritten Signature]*
Joyce Shanahan, City Manager

Approved by: *[Handwritten Signature]*
City Attorney

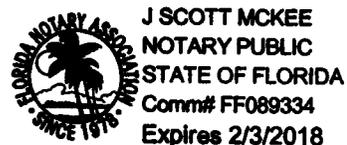


STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 26TH day of AUGUST, 2014, by Ed Kelley and Joyce Shanahan, as Mayor and City Manager, respectively, on behalf of the City of Ormond Beach, who acknowledge that they are duly authorized to execute the foregoing Agreement on behalf of the county. They are [] personally known to me, or [] have produced _____ as identification.

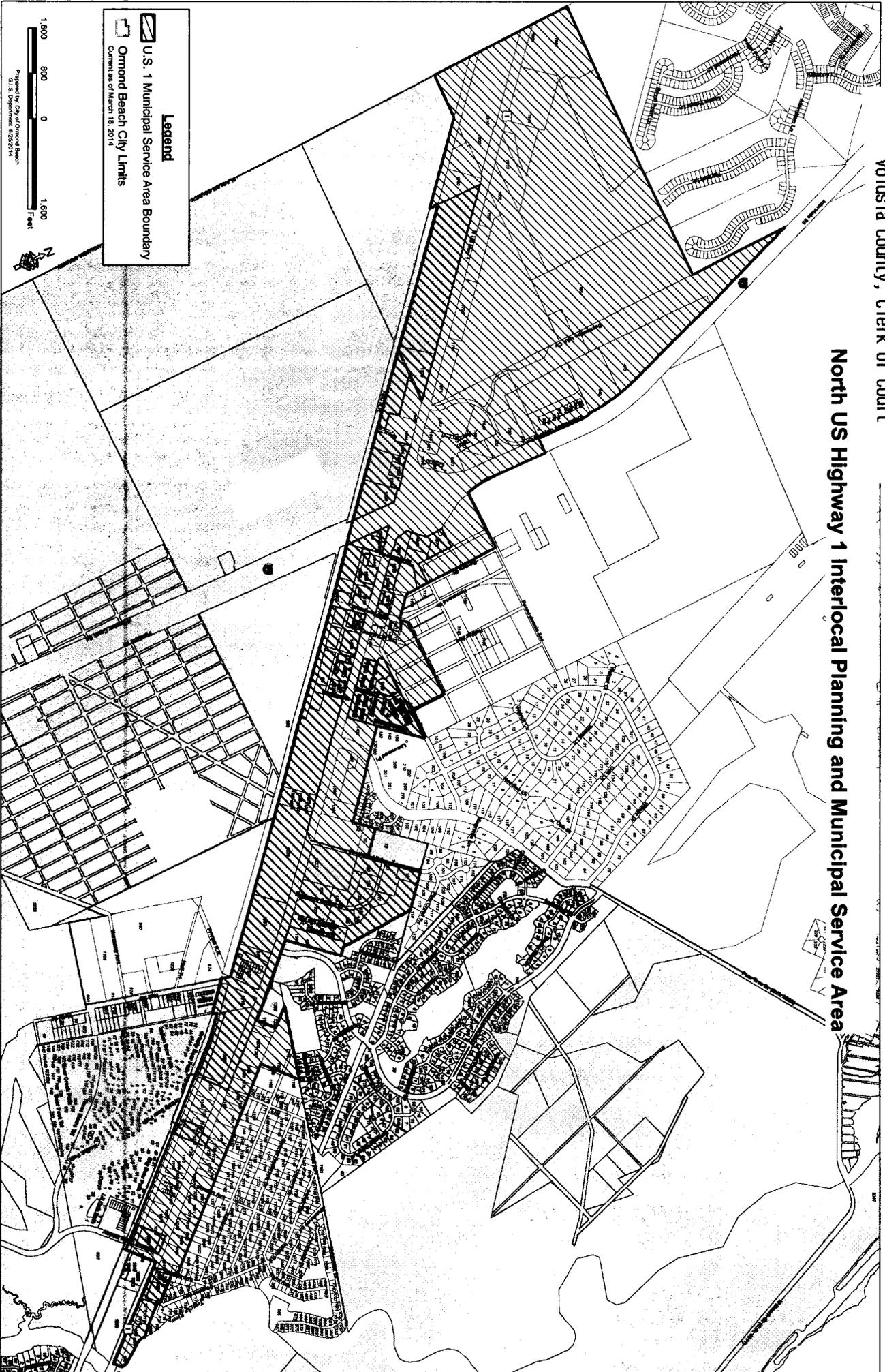
[Handwritten Signature]
Notary Public, State of Florida at Large

Printed, typed or stamped name, commission and Expiration of commission term:



Instrument# 2014-155369 # 20
Book : 7026
Page : 895
Diane M. Matousek
Volusia County, Clerk of Court

North US Highway 1 Interlocal Planning and Municipal Service Area



Legend

- U.S. 1 Municipal Service Area Boundary
- Ormond Beach City Limits

Current as of March 16, 2014

1,600 800 0 1,600 Feet

Prepared by City of Ormond Beach
GIS Department, 6/27/2014

EXHIBIT B

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**FUTURE LAND USE ELEMENT
GOALS OBJECTIVES AND POLICIES**

GOAL 9. NORTH US 1 MUNICIPAL SERVICE AREA (MSA)

TO IMPLEMENT THE PLANNING, DEVELOPMENT AND ADMINISTRATIVE AUTHORITY OF THE INTERLOCAL SERVICE BOUNDARY AGREEMENT (ISBA) BETWEEN THE CITY AND THE COUNTY OF VOLUSIA PURSUANT TO CHAPTER 171, PART II, FLORIDA STATUTES, AS AMENDED.

OBJECTIVE 9.1. NORTH US 1 MSA PLANNING, DEVELOPMENT AND ADMINISTRATIVE AUTHORITY

The City shall have sole and singular authority within the boundaries of the MSA to apply the City's Comprehensive Land Use Plan and Zoning Map categories over unincorporated parcels, to administer the codes and regulations, and provide for the enforcement codes pursuant to the Interlocal Service Boundary Agreement (ISBA) adopted by the City of Ormond Beach Commission on August 19, 2014 and by the Volusia County Council on August 21, 2014, as amended.

POLICY 9.1.1.

The North US 1 Municipal Service Area (MSA), consistent with its related policies of the Intergovernmental Coordination Element, is hereby established between the City and Volusia County as a means to coordinate planning and delivery of services related to future land use, public facilities and services, and protection of natural resources in advance of annexation.

POLICY 9.1.2

Pursuant to the ISBA, the City may annex noncontiguous parcels and create enclaves within the MSA notwithstanding Policy 5.1.4.

POLICY 9.1.3.

The City shall be authorized to amend the City's zoning map for all unincorporated lands within the MSA after a City land use designation has been adopted.

POLICY 9.1.4.

The City's future land uses on Figure 11 are described under "Goal 1. Land Use Distribution" of the current adopted Comprehensive Plan. For the purposes of the MSA, the City and County future land use categories shall be considered equal with the land use restrictions as described by map annotation in Table 4.

**FUTURE LAND USE ELEMENT
GOALS OBJECTIVES AND POLICIES**

TABLE 4
North US 1 MSA Future Land Use Categories

<u>Existing Volusia County Land Use</u>	<u>Proposed City Land Use</u>	<u>City Map Annotation</u>
<u>Industrial (I)</u>	<u>Light Industrial/Utilities (LI/U)</u>	<u>Max. FAR shall not exceed 0.60</u>
<u>Agricultural Resource (AR)</u>	<u>Rural Estate/Agricultural (REA)</u>	<u>Density shall not exceed one (1) dwelling unit per 10 acres. Max. FAR shall not exceed 0.10</u>
<u>Mixed Use (MXZ)</u>	<u>Low Intensity Commercial (LIC)</u>	<u>Density shall not exceed 8 dwelling units per acre Maximum FAR shall not exceed 0.50 for Retail or 0.55 for all other Nonresidential uses.</u>
<u>Commercial (C)</u>	<u>Low Intensity Commercial (LIC)</u>	<u>See Annotation above for LIC</u>
<u>Urban Medium Intensity (UMI)</u>	<u>Low Intensity Commercial (LIC)</u>	<u>See Annotation above for LIC</u>
<u>Low Impact Urban (LIU)</u>	<u>Low Intensity Commercial (LIC)</u>	<u>See Annotation above for LIC</u>
<u>Urban Low Intensity (ULI)</u>	<u>Low Intensity Commercial (LIC)</u>	<u>See Annotation above for LIC</u>

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**INTERGOVERNMENTAL COORDINATION ELEMENT
GOALS, OBJECTIVES AND POLICIES**

POLICY 1.9.3.

The City shall continue to provide solid waste collection in cooperation with DEP and Volusia County.

POLICY 1.9.4.

The City and the County shall work in cooperation to implement the hazardous waste management program.

POLICY 1.9.5.

The City shall coordinate and cooperate with adjacent jurisdictions to participate in basin-wide stormwater management studies for the Halifax River and Tomoka River.

POLICY 1.9.6.

The City shall participate in drainage studies for the Halifax River and Tomoka River basins, when available or through direct coordination with affected entities.

OBJECTIVE 1.10. CONFLICT RESOLUTION

Maintain and increase the use of intergovernmental planning agencies for discussion and resolution of multi-jurisdictional issues. This objective shall be achieved through the implementation of the policies associated with this objective.

POLICY 1.10.1.

Continue active membership and support of intergovernmental planning agencies to resolve issues and disputes through mechanisms such as VCOG, MPO, VGMC, ECFRPC and the Florida Growth Management Conflict Resolution Consortium.

POLICY 1.10.2

Support the efforts to plan for the regional management of water resources.

POLICY 1.10.3.

Work with VGMC to ensure coordination of all planning activities mandated by the Comprehensive Plan.

OBJECTIVE 1.11. JOINT PLANNING AREAS

Identify, implement, and coordinate joint planning areas for annexation and service provision.

**INTERGOVERNMENTAL COORDINATION ELEMENT
GOALS, OBJECTIVES AND POLICIES**

POLICY 1.11.1.

The City will continue to coordinate with the Volusia Council of Governments, VGMC, Volusia County, the Cities of Holly Hill and Daytona Beach, and other jurisdictions when annexations occur.

POLICY 1.11.2.

The City will provide a copy of its published or posted notice of annexation, to the Volusia County Council as required by Florida Statutes as amended.

POLICY 1.11.3.

The City will continue to provide potable water and sewer service within its identified service boundary areas.

POLICY 1.11.4.

The City will continue to coordinate procedures through interlocal agreements with Volusia County and other adjoining jurisdictions, as appropriate, on the review of development orders and guaranteed compliance with the City of Ormond Beach Land Development Code for projects requesting City utility services.

POLICY 1.11.5.

The City will promote sound growth management by providing city services to contiguous areas before non-contiguous areas.

POLICY 1.11.6.

The Interlocal Service Boundary Agreement adopted by the City of Ormond Beach Commission by Ordinance No. 2014-27, as amended, and the Volusia County Council by Ordinance 2014-12, as amended, is hereby adopted within the comprehensive plan by reference.

POLICY 1.11.7.

A Municipal Service Area (MSA) is hereby established between the City and Volusia County as a means to coordinate planning and delivery of services related to future land use, public facilities and services, and protection of natural resources in advance of annexation.

POLICY 1.11.8.

The City of Ormond Beach may annex properties within the Municipal Service Area that would not be eligible for annexation subject to the provisions of the Interlocal Service Boundary Agreement.

**INTERGOVERNMENTAL COORDINATION ELEMENT
GOALS, OBJECTIVES AND POLICIES**

POLICY 1.11.8.

The City is authorized and empowered, pursuant to section 163.3171(4), Florida Statutes, to amend and apply its comprehensive plan to the lands within the MSA in advance of the annexation of those lands.

**OBJECTIVE 1.12. JOINT PROCESSES FOR COLLABORATIVE PLANNING AND
DECISION MAKING**

Identify and describe joint processes for collaborative planning on population projections, school siting, facilities subject to concurrency, facilities with countywide significance, and problematic land uses.

POLICY 1.12.1.

The City will continue to coordinate with the Volusia County Growth Management Department, the Volusia Council of Governments, the MPO, the University of Florida Bureau of Economic and Business Research, and other agencies in order to develop citywide and countywide population projections that include expected growth shown in the comprehensive plan for the City. In addition, the City will use these mutually agreed upon and coordinated population figures in the comprehensive plan.

POLICY 1.12.2.

City staff will coordinate annually, or more often as needed, with Volusia County staff for the purpose of determining future unincorporated area needs for water and sewer within each respective unincorporated area served by the county.

POLICY 1.12.3.

The City will forward requests for access to County or State maintained roadways to each respective agency for comment concerning their respective plans and policies.

POLICY 1.12.4.

The City will coordinate with service providers that have no regulatory authority over the use of land in the City to develop recommendations that address ways to improve coordination of the City's concurrency management methodologies and systems, and levels-of-service.

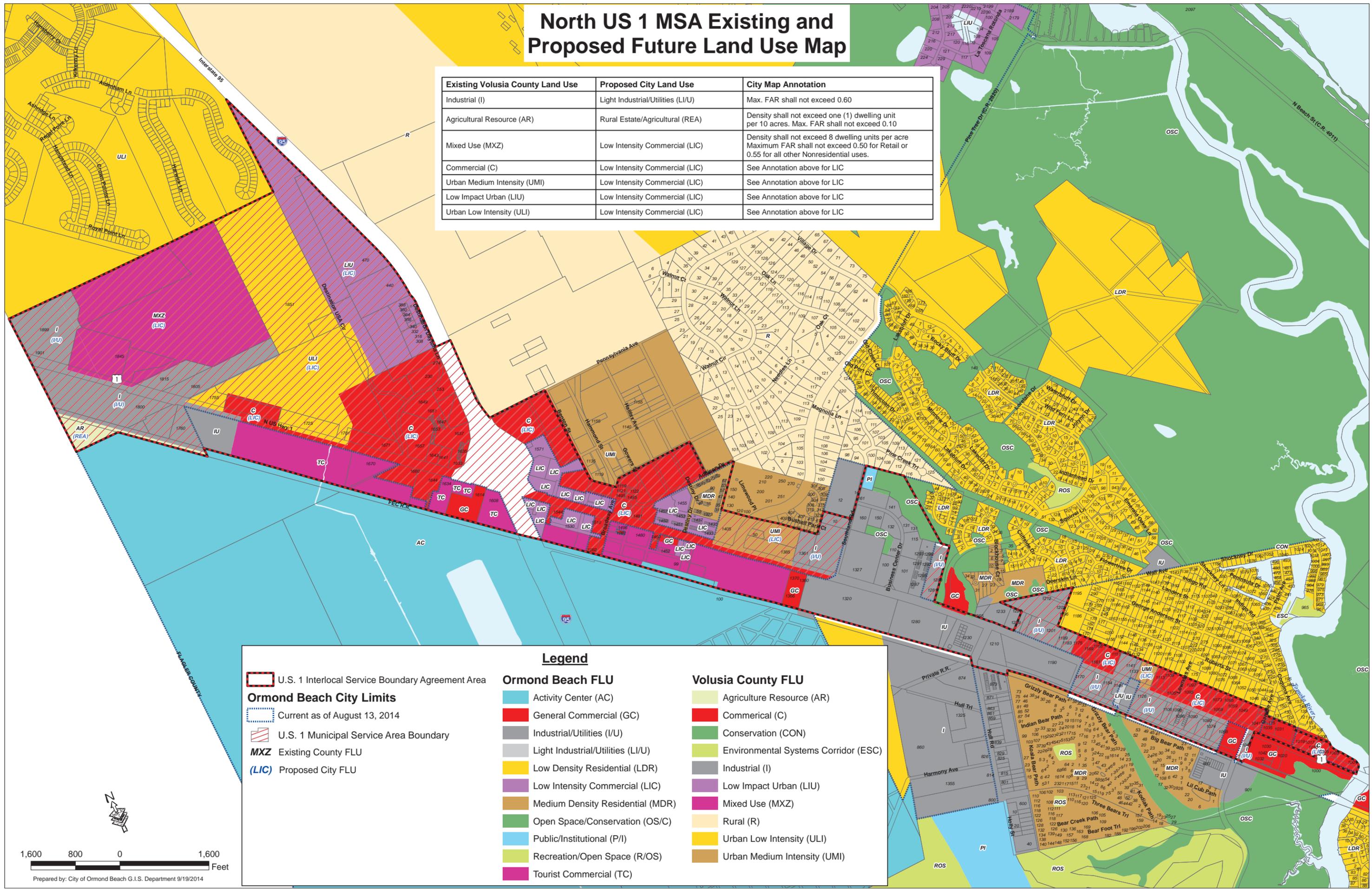
POLICY 1.12.5.

The City will enter into an interlocal agreement with Volusia County for joint projects identified in the City's Stormwater Management Plan and the County's Stormwater Management Plan.

POLICY 1.12.6.

North US 1 MSA Existing and Proposed Future Land Use Map

Existing Volusia County Land Use	Proposed City Land Use	City Map Annotation
Industrial (I)	Light Industrial/Utilities (LI/U)	Max. FAR shall not exceed 0.60
Agricultural Resource (AR)	Rural Estate/Agricultural (REA)	Density shall not exceed one (1) dwelling unit per 10 acres. Max. FAR shall not exceed 0.10
Mixed Use (MXZ)	Low Intensity Commercial (LIC)	Density shall not exceed 8 dwelling units per acre Maximum FAR shall not exceed 0.50 for Retail or 0.55 for all other Nonresidential uses.
Commercial (C)	Low Intensity Commercial (LIC)	See Annotation above for LIC
Urban Medium Intensity (UMI)	Low Intensity Commercial (LIC)	See Annotation above for LIC
Low Impact Urban (LIU)	Low Intensity Commercial (LIC)	See Annotation above for LIC
Urban Low Intensity (ULI)	Low Intensity Commercial (LIC)	See Annotation above for LIC



Legend

U.S. 1 Interlocal Service Boundary Agreement Area	Ormond Beach FLU	Volusia County FLU
Ormond Beach City Limits	Activity Center (AC)	Agriculture Resource (AR)
Current as of August 13, 2014	General Commercial (GC)	Commercial (C)
U.S. 1 Municipal Service Area Boundary	Industrial/Utilities (I/U)	Conservation (CON)
Existing County FLU	Light Industrial/Utilities (LI/U)	Environmental Systems Corridor (ESC)
Proposed City FLU	Low Density Residential (LDR)	Industrial (I)
	Low Intensity Commercial (LIC)	Low Impact Urban (LIU)
	Medium Density Residential (MDR)	Mixed Use (MXZ)
	Open Space/Conservation (OS/C)	Rural (R)
	Public/Institutional (P/I)	Urban Low Intensity (ULI)
	Recreation/Open Space (R/OS)	Urban Medium Intensity (UMI)
	Tourist Commercial (TC)	

1,600 800 0 1,600 Feet
Prepared by: City of Ormond Beach G.I.S. Department 9/19/2014

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: October 1, 2014

SUBJECT: Personal Service use, addition of beer and wine as a conditional use, Land Development Code Amendment

APPLICANT: Michael O. Sznajstajler, Esquire of Cobb and Cole

NUMBER: LDC 2014-130

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION: This is a request by Michael O. Sznajstajler, Esquire of Cobb and Cole, to amend the Land Development Code to allow the sale and consumption on premise of beer and wine within the personal service use category under certain conditions. The Land Development Code amendment proposes the following changes:

1. Amend Chapter 2, District and General Regulations, Article II, District Regulations, Sections 2-25(C) and (D), B-4, Central Business zoning district, 2-26(C) and (D), B-5, Service Commercial zoning district, 2-28(C) and (D), B-7, Highway Tourist Commercial zoning district, and 2-29(C) and (D), B-8, Commercial zoning district to delete the personal services use from a permitted use and add the personal services use as a conditional use; and
2. Amend Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Conditional Uses and Special Exceptions, to include criteria for the sale and consumption on premise of beer and wine within the personal services use.

BACKGROUND: The applicant represents Topsy Nails and Spa, LLC which is located within the Trails Shopping Center. The applicant's request letter states Topsy Nails is a specialty beauty salon, which provides nail care and skin services including manicures, pedicures, nail enhancements, and facials. The applicant has stated that the allowance of beer and wine would create a more relaxing environment and a better customer experience. The applicant has proposed to delete the personal service use from the B-8 (Commercial) zoning district as a permitted use and create the personal service use as a conditional use. A permitted use is allowed as a staff approval with no conditions required to be met. The conditional use would remain a staff approval, but the use would be required to comply with certain regulations prior to the issuance of a Business Tax Receipt.

In staff's review of the application, there was concern that the application proposed to allow beer and wine sales as a conditional use for personal services only within the B-8 (Commercial) zoning district. It is understood that the

applicant is solely concerned with the location of their business. Staff believes that if allowed in only one zoning district that the application would be confusing and not easily understood by other personal service uses. Based upon this concern, the draft Land Development Code amendment has been written to include the B-4 (Central Business), B-5 (Service Commercial), B-7 (Highway Tourist Commercial).

LDC AMENDMENT: Itemized below (and also illustrated in Appendix A) are the proposed amendments:

Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception

(59) *Pawn shop. No change to existing text*

(60) ~~Petroleum products storage.~~ Personal Services

- a. Personal services shall be the principle use of the establishment.
- b. The Personal Services use may sell, serve, dispense beer and wine only (2-COP license).
- c. The service area for consumption, including any bar area, shall be limited to 25% of the floor area for the principle use.
- d. The hours of operation for the sale, service, or dispensing of beer and wine shall be limited to those for the principal use.
- e. No live indoor or outdoor entertainment is allowed.
- f. No outside advertising or signage is allowed beyond what is allowed for the principle use.

(61) ~~Pool halls/billiards.~~ Petroleum products storage. *No change to existing text.*

(62) ~~Public facilities/utilities.~~ Pool halls/billiards. *No change to existing text.*

(63) ~~Recreation facilities, indoor.~~ Public facilities/utilities. *No change to existing text.*

(64) ~~Recreation facilities, outdoor.~~ Recreation facilities, indoor. *No change to existing text.*

(65) ~~Recreational vehicles/boat storage.~~ Recreation facilities, outdoor. *No change to existing text.*

(66) ~~Riding stables, horse.~~ Recreational vehicles/boat storage. *No change to existing text.*

(67) ~~Restaurant types.~~ Riding stables, horse. *No change to existing text.*

(68) ~~Reserved.~~ Restaurant types. *No change to existing text.*

(69) *Reserved. No change to existing text.*

Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-25: B-4, Central Business Zoning District

Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-26. B-5, Service Commercial Zoning District

Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-28. B-7, Highway Tourist Commercial Zoning District

Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-29. B-8, Commercial Zoning District

1. Delete Personal Services from the permitted use category.
2. Add Personal Services to the conditional use category.

ANALYSIS: The Land Development Code defines personal services as “a beauty parlor, shop or salon, barbershop, tanning salon and similar uses.” Personal services are a permitted use in the B-4, B-5, B-7, and B-8 zoning districts and a conditional use in the B-9 and B-10 zoning districts (under specialty retail sales). The applicant has considered the proposed Land Development Code amendment for several months and has discussed the text of the amendment with City staff. The goal of the amendment is to allow beer and wine sales in association with the salon and spa experience which are available to customers.

City staff has reviewed the proposed amendment and have no objection to the addition of beer and wine sales within the personal services use category with the conditions proposed. One concern is that personal services could act as a bar type use. The conditions proposed by the applicant ensure that the alcohol sales shall remain as an accessory use to the principal use.

CONCLUSION:

There are certain criteria that must be evaluated before adoption of an amendment according to the LDC, the Planning Board must consider the following criteria when making their recommendation.

- 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.**

No specific development is proposed. The intent of the proposed amendment is to allow beer and wine sales within the personal services use under certain conditions. The proposed amendment will not adversely affect public health, safety, welfare or quality of life and will provide a needed service to Ormond Beach residents.

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

The proposed Land Development Code amendment is consistent with the 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.

Not applicable.

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

This proposed amendment is not anticipated to have a significant impact on adjacent properties within the zoning districts where personal services are allowed.

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.

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

10. The testimony provided at public hearings.

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

RECOMMENDATION:

It is recommended that the Planning Board **APPROVE** LDC 2014-136, to amend the Land Development Code to allow the sale and consumption on premise of beer and wine within the personal service use category under certain conditions. The Land Development Code amendment proposes the following changes:

1. Amend Chapter 2, District and General Regulations, Article II, District Regulations, Sections 2-25(C) and (D), B-4, Central Business zoning district, 2-26(C) and (D), B-5, Service Commercial zoning district, 2-28(C) and (D), B-7, Highway Tourist Commercial zoning district, and 2-29(C) and (D), B-8, Commercial zoning district to delete the personal services use from a permitted use and add the personal services use as a conditional use; and
2. Amend Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Conditional Uses and Special Exceptions, to include criteria for the sale and consumption on premise of beer and wine within the personal services use.

Attachments:

1. Proposed Land Development Code Amendments.
2. Applicant provided information.

ATTACHMENT 1

Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception

(59) *Pawn shop. No change to existing text*

(60) ~~Petroleum products storage.~~ Personal Services

- a. Personal services shall be the principle use of the establishment.
- b. The Personal Services use may sell, serve, dispense beer and wine only (2-COP license).
- c. The service area for consumption, including any bar area, shall be limited to 25% of the floor area for the principle use.
- d. The hours of operation for the sale, service, or dispensing of beer and wine shall be limited to those for the principal use.
- e. No live indoor or outdoor entertainment is allowed.
- f. No outside advertising or signage is allowed beyond what is allowed for the principle use.

(61) ~~Pool halls/billiards.~~ Petroleum products storage. *No change to existing text.*

(62) ~~Public facilities/utilities.~~ Pool halls/billiards. *No change to existing text.*

(63) ~~Recreation facilities, indoor.~~ Public facilities/utilities. *No change to existing text.*

(64) ~~Recreation facilities, outdoor.~~ Recreation facilities, indoor. *No change to existing text.*

(65) ~~Recreational vehicles/boat storage.~~ Recreation facilities, outdoor. *No change to existing text.*

(66) ~~Riding stables, horse.~~ Recreational vehicles/boat storage. *No change to existing text.*

(67) ~~Restaurant types.~~ Riding stables, horse. *No change to existing text.*

(68) ~~Reserved.~~ Restaurant types. *No change to existing text.*

(69) *Reserved. No change to existing text.*

Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-25: B-4, Central Business Zoning District

C. PERMITTED USES

1. Adult Day Care Center
2. Assisted Living Facility
3. Business and Professional Services
4. Business Service
5. Clubs and Fraternal Organization
6. Convenience Store, Type “A”
7. Financial Institution
8. Medical Supply and Rental
9. Mixed Use Development
10. Nursing Home
11. ~~Personal Services~~
- ~~12.~~ Retail Sales and Services
- ~~13.~~ School of Art
- ~~14.~~ School, Public
- ~~15.~~ Transient Lodging
- ~~16.~~ Veterinarian

D. CONDITIONAL USES

- | | |
|-------------------------------------|--|
| 1. Auction Business | 16. Parks and Recreation Facilities, Private |
| 2. Bar | 17. Parks and Recreation Facilities, Public |
| 3. Child Care Facility | 18. Public Facilities <u>Personal Services</u> |
| 4. Community Residential Home | 19. Public Utilities <u>Public Facilities</u> |
| 5. Convenience Store, Type “B” | 20. Recreational Facilities, Indoor <u>Public Utilities</u> |
| 6. Convenience Store, Type “C” | 21. Restaurant, Type “A” <u>Recreational Facilities, Indoor</u> |
| 7. Dwelling, Multi-Family | 22. Restaurant, Type “B” <u>Restaurant, Type “A”</u> |
| 8. Family Day Care Home | 23. Restaurant, Type “C” <u>Restaurant, Type “B”</u> |
| 9. Farmer’s Market | 24. Restaurant, Type “D” <u>Restaurant, Type “C”</u> |
| 10. Garden Center & Nursery | 25. School, Private <u>Restaurant, Type “D”</u> |
| 11. Historic Preservation Mixed Use | 26. Shopping Center <u>School, Private</u> |
| 12. House of Worship | 27. Theater <u>Shopping Center</u> |
| 13. Nightclub | 28. Vehicle Repair, Type “A” <u>Theater</u> |
| 14. Parking Lot | 29. Wind Energy System <u>Vehicle Repair, Type “A”</u> |
| 15. Parking Garage | 30. Wine, Beer or Liquor Store <u>Wind Energy System</u> |
| | 31. <u>Wine, Beer or Liquor Store</u> |

Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-26. B-5, Service Commercial Zoning District

C. PERMITTED USES

1. Adult Day Care Center
2. Assisted Living Facility
3. Business and Professional Services
4. Business Service
5. Clubs and Fraternal Organization
6. Convenience Store, Type "A"
7. Financial Institution
8. Funeral Home
9. Medical Supply and Rental
10. Nursing Home
11. ~~Personal Services~~
12. Retail Sales and Services
13. School of Art
14. School, Public
15. Veterinarian
16. Warehouse, Business
17. Warehouse, Storage

D. CONDITIONAL USES

- | | |
|---|---|
| 1. Bar | 18. Public Utilities <u>Public Facilities</u> |
| 2. Bingo Parlor | 19. Recreational Facilities, Indoor <u>Public Utilities</u> |
| 3. Bowling Center | 20. Restaurant, Type "A" <u>Recreational Facilities, Indoor</u> |
| 4. Child Care Facility | 21. Restaurant, Type "B" <u>Restaurant, Type "A"</u> |
| 5. Community Residential Home | 22. Restaurant, Type "C" <u>Restaurant, Type "B"</u> |
| 6. Convenience Store, Type "B" | 23. Shopping Center <u>Restaurant, Type "C"</u> |
| 7. Convenience Store, Type "C" | 24. Skating Center <u>Shopping Center</u> |
| 8. Dwelling, Multi-Family | 25. Tattoo Parlor <u>Skating Center</u> |
| 9. Family Day Care Home | 26. Telecommunications Towers, Camouflaged <u>Tattoo Parlor</u> |
| 10. House of Worship | 27. Vehicle Rental <u>Telecommunications Towers, Camouflaged</u> |
| 11. Outdoor Storage | 28. Vehicle Repair, Type "A" <u>Vehicle Rental</u> |
| 12. Parking Lot | 29. Vehicle Sales <u>Vehicle Repair, Type "A"</u> |
| 13. Parking Garage | 30. Vehicle Washing or Detailing <u>Vehicle Sales</u> |
| 14. Parks and Recreation Facilities, Private | 31. Warehouse, Mini-Rental <u>Vehicle Washing or Detailing</u> |
| 15. Parks and Recreation Facilities, Public | 32. Wind Energy System <u>Warehouse, Mini-Rental</u> |
| 16. Pool Hall/Billiards <u>Personal Services</u> | 33. Wine, Beer or Liquor Store <u>Wind Energy System</u> |
| 17. Public Facilities <u>Pool Hall/Billiards</u> | 34. <u>Wine, Beer or Liquor Store</u> |

Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-28. B-7, Highway Tourist Commercial Zoning District

C. PERMITTED USES

1. Adult Day Care Center
2. Assisted Living Facility
3. Business and Professional Services
4. Business Service
5. Clubs and Fraternal Organization
6. Convenience Store, Type “A”
7. Financial Institution
8. Funeral Home
9. ~~Personal Services~~
10. Retail Sales and Services
11. School of Art
12. School, Public
13. Transient Lodging
14. Veterinarian

D. CONDITIONAL USES

- | | |
|--|--|
| 1. Bar | 14. Parks and Recreation Facilities, Public |
| 2. Community Residential Home | 15. Public Facilities <u>Personal Services</u> |
| 3. Convenience Store, Type “B” | 16. Public Utilities <u>Public Facilities</u> |
| 4. Convenience Store, Type “C” | 17. Recreational Facilities, Indoor <u>Public Utilities</u> |
| 5. Dwelling, Multifamily | 18. Restaurant, Type “A” <u>Recreational Facilities, Indoor</u> |
| 6. Family Day Care Home | 19. Restaurant, Type “B” <u>Restaurant, Type “A”</u> |
| 7. Golf Course, Contoured | 20. Restaurant, Type “C” <u>Restaurant, Type “B”</u> |
| 8. Hospital | 21. School, Private <u>Restaurant, Type “C”</u> |
| 9. House of Worship | 22. Shopping Center <u>School, Private</u> |
| 10. Nightclub | 23. Telecommunications Towers, Camouflaged <u>Shopping Center</u> |
| 11. Parking Lot | 24. Theater <u>Telecommunications Towers, Camouflaged</u> |
| 12. Parking Garage | 25. Wind Energy System <u>Theater</u> |
| 13. Parks and Recreation Facilities, Private | 26. <u>Wind Energy System</u> |

Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-29. B-8, Commercial Zoning District

C. PERMITTED USES

1. Adult Day Care Center
2. Assisted Living Facility
3. Business and Professional Services
4. Business Service
5. Clubs and Fraternal Organization
6. Convenience Store, Type “A”
7. Financial Institution
8. Nursing Home
9. ~~Personal Services~~
10. Retail Sales and Services
11. ~~School of Art~~
12. ~~School, Public~~
13. ~~Sexually Oriented Business~~
14. ~~Veterinarian~~

D. CONDITIONAL USES

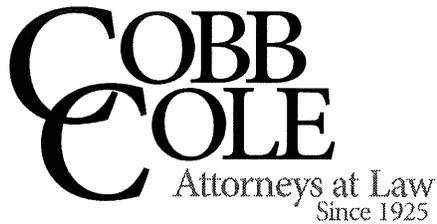
- | | |
|---|--|
| 1. Bowling Center | 12. Public Utilities <u>Public Facilities</u> |
| 2. Child Care Facility | 13. Recreational Facilities, Indoor <u>Public Utilities</u> |
| 3. Community Residential Home | 14. Restaurant, Type “A” <u>Recreational Facilities, Indoor</u> |
| 4. Convenience Store, Type “B” | 15. Restaurant, Type “B” <u>Restaurant, Type “A”</u> |
| 5. Convenience Store, Type “C” | 16. Restaurant, Type “C” <u>Restaurant, Type “B”</u> |
| 6. Dwelling, Multifamily | 17. School, Private <u>Restaurant, Type “C”</u> |
| 7. Family Day Care Home | 18. Shopping Center <u>School, Private</u> |
| 8. House of Worship | 19. Telecommunications Towers, Camouflaged <u>Shopping Center</u> |
| 9. Parks and Recreation Facilities, Private | 20. Theater <u>Telecommunications Towers, Camouflaged</u> |
| 10. Parks and Recreation Facilities, Public | 21. Wind Energy System <u>Theater</u> |
| 11. Public Facilities <u>Personal Services</u> | 22. <u>Wind Energy System</u> |

ATTACHMENT 2

Applicant's submittal letter

William M. Cobb
(1881-1939)
Thomas T. Cobb
(1916-2004)
W. Warren Cole, Jr.
(1926-2008)

Harold C. Hubka
Scott W. Cichon
Robert A. Merrell III
Bruce A. Hanna
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September 3, 2014

VIA ELECTRONIC AND U.S. MAIL

City of Ormond Beach
Attn: Mr. Steven Spraker, AICP
22 South Beach Street
Room 104
Ormond Beach, FL 32175

Re: Tipsy Nails and Spa, LLC - Land Development Code Change

Dear Mr. Spraker:

As you know, Cobb Cole has the pleasure of representing Tipsy Nails and Spa, LLC ("Tipsy Nails), which is located at 228 North Nova Road in Ormond Beach (within the Trails Shopping Center). Tipsy Nails is a specialty beauty salon, which provides nail care and skin services including manicures, pedicures, nail enhancements, and facials. Under the City of Ormond Beach's Land Development Code, Tipsy Nails' use is characterized as a Personal Services business.

Please accept this letter as Tipsy Nails' formal request for an amendment to the City of Ormond Beach's Land Development Code to allow the sale and service of beer and wine as a conditional use for Personal Services businesses within the B-8, Commercial Zoning District. The purpose of this request is to allow Personal Services businesses to enhance the salon experience for their customers by creating a more relaxing environment. Tipsy Nails believes that being able to provide such an environment will increase business for the City's Personal Services uses.

Tipsy Nails provides the following proposed conditions for a Personal Services use looking to sell or serve alcoholic beverages:

1. Personal Services shall be the principle use of the establishment;
2. The Personal Services Use may sell, serve, or dispense beer and wine only (2-COP license);

City of Ormond Beach
September 3, 2014
Page 2

3. The service area for consumption, including any bar area, shall be limited to 25% of the floor area for the principle use;
4. The hours of operation for the sale, service, or dispensing of beer and wine shall be limited to those for the principle use;
5. No live indoor or outdoor entertainment is allowed; and
6. No outside advertising or signage is allowed beyond what is allowed for the principle use.

The proposed conditions are designed to ensure that Personal Services remain the primary focus of the business receiving the conditional use and eliminate any potential for disruption of other businesses.

Enclosed with this letter please find a check made payable to the City of Ormond Beach in the amount \$3,100.00 for the application fee associated with this request.

Should you have any questions or concerns, please do not hesitate to contact me. We look forward to working with the City on this matter.

Sincerely,



Michael O. Sznajstajler

Direct Dial (386) 323-9222
Michael.Sznajstajler@CobbCole.com
Fax (386) 944-7963

Enclosure

cc: Topsy Nails and Spa, LLC
Randy Hayes, Esquire
(each without enclosure)

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: October 1, 2014

SUBJECT: 1301 West Granada Boulevard, PBD Rezoning

APPLICANT: Paul F. Holub Jr., 1301 West Granada Boulevard Investors, LLC

NUMBER: PBD 2014-117

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION:

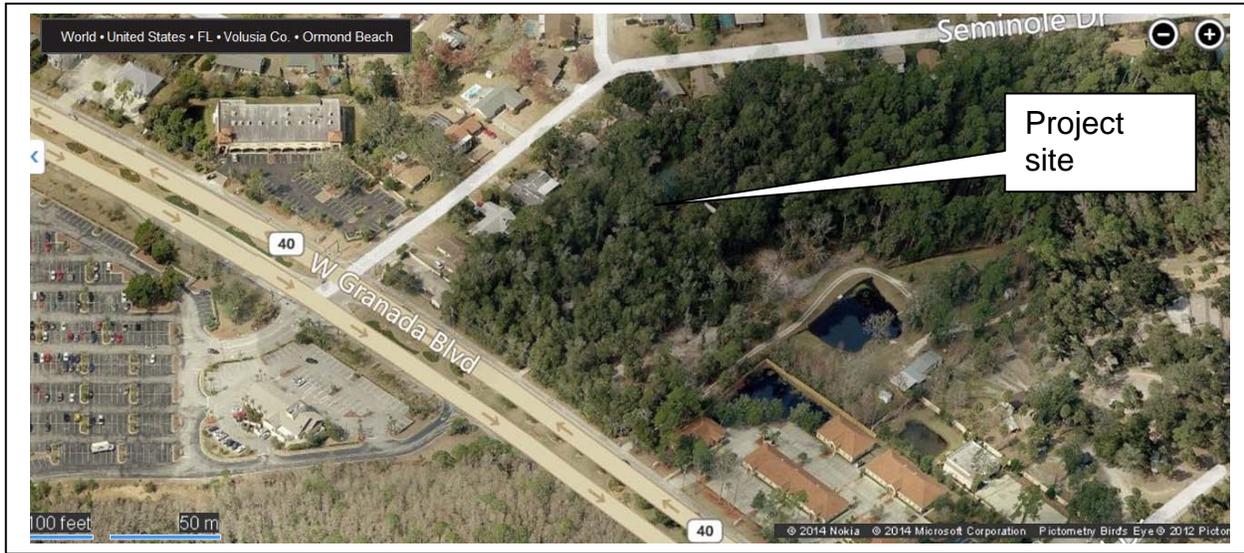
This is a request by Paul F. Holub Jr., 1301 West Granada Boulevard Investors, LLC, for a rezoning from SR (Suburban Residential) to (PBD) Planned Business Development and issuance of a development order at 1301 West Granada Boulevard. The application seeks to construct a shopping center of approximately 12,000 square feet and associated site improvements.

BACKGROUND:

The subject property is designated as “Low Intensity Commercial” on the City’s Future Land Use Map (FLUM), and is classified as SR (Suburban Residential) on the City’s Official Zoning Map. The SR (Suburban Residential) zoning is inconsistent with the “Low Intensity Commercial” land use and a re-zoning is required. Site maps are included in ATTACHMENT A. The adjacent Future Land Use Map designations and zoning classifications are illustrated in the following table:

	Current Land Uses	Future Land Use Designation	Zoning
North	Vacant land	“Office/Professional”	Suburban Low Density Residential
South	Dustin’s & Lowes	“Commercial”	B-8 (Commercial)
East	Proposed Zaxby’s	“Low Intensity Commercial”	B-8 (Commercial)
West	Single-Family Residence	Volusia County “Urban Low Density”	R-4

Site aerial:



PROJECT DESCRIPTION:

The property at 1301 West Granada Boulevard has an existing single-family house on-site and there are no other site improvements. On July 29, 2014, the City Commission approved Ordinance 2014-26 that approved a land use amendment that changed the future land use designation of the properties at 1287 and 1301 West Granada Boulevard from “Office/Professional” to “Low Intensity Commercial” with the following conditions:

1. The floor area ratio shall be limited for each parcel at 0.12.
2. Prohibit the following uses:
 - a. Assisted Living Facility;
 - b. Convenience stores (types A, B, and C);
 - c. School, Public;
 - d. House of Worship;
 - e. Sexually Oriented Business;
 - f. Theater;
 - g. Outdoor Storage;
 - h. Warehouse, mini-rental; and
 - i. Residential, any type.

At the time of rezoning of the properties at 1287 and 1301 West Granada Boulevard, the applicant agreed to undergo a Planned Business Development zoning designation based on the property’s location next to single-family residential lots.

The site plan for this property displays the following:

1. One building of 11,995 square feet with six units shown. The site plan also shows an alternative layout of two buildings 5,935 square feet with a building separation of 10’;
2. A drive thru for the end cap unit on the western end of the building;
3. A 36’ greenbelt landscape planting area;
4. A single access point from Granada Boulevard through a shared drive aisle with the project to the east of the property, Zaxby’s (1287 West Granada Boulevard);
5. Along the western property boundary, the site plan shows a 186’ six foot high masonry screen wall and a 273’ six foot high white PVC vinyl fence;
6. Along the western property boundary, the site plan shows a 13.6’ landscape buffer for a portion of the property;
7. The project stormwater is designed to provide all stormwater on-site;
8. The project would incorporate the City’s B-8 (Commercial) zoning designation as well as the land use Ordinance (Ordinance 2014-26);
9. There are two historic oak trees that are located on-site that have been protected and no impacts are proposed;
10. Sanitary sewer service shall be provided with a lift station constructed in association with the Zaxby’s project; and
11. The project has selected the neo-eclectic architectural style.

The applicant conducted a neighborhood meeting on September 25, 2014 where four residents were in attendance. The primary concern was how the project would interface with the existing residential uses located in unincorporated Volusia County along the western property boundary. One resident expressed concern regarding the drive thru along the western property boundary including potential sound and visual impacts. The requested landscape buffer waiver, from the required 20’ to 13.6’, was also discussed. The applicant proposed two conditions at the neighborhood meeting:

1. Any drive thru would not be permitted to have a external intercom system and the drive thru window would only be call ahead pickup, touchpad ordering or interaction at the window; and
2. If a restaurant was constructed within the western unit of the building, an 8’ high masonry screen wall would be constructed instead of the required 6’ high masonry screen wall abutting lot 26, 108 Seminole Drive, the Hoffman residences.

The applicant also indicated that a bank with drive thru(s) is interested in the subject property and that the site plan may be amended based upon the bank use. The resident stated that they had worked with the applicant on past projects and did not object to the project, but wanted to ensure that there was adequate protection for noise and light impacts.

ANALYSIS:

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

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

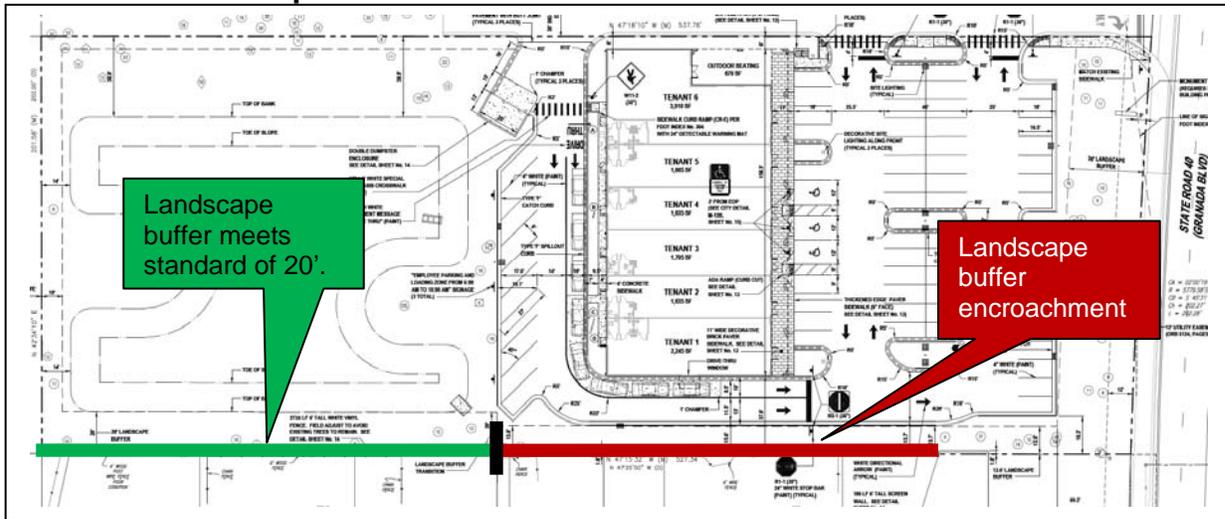
One goal of the Planned Business Development is to “provide for a coherent and visually attractive physical environment through the creation of focal points and vistas, as well as coordination and consistency of architectural styles, landscaping designs and other elements of the building environment.”

Overall, the project complies with the Land Development Code with two issues that need specific review. The two issues are both related to the western property boundary abutting the single-family residential and are summarized as follows:

1. Western landscape buffer request. The Land Development Code requires a 20' landscape buffer where a commercial land use abuts a low density residential land use. The first 80' of the western property boundary abuts an “Office/Professional” land use and the landscape buffer requirement is 6'. The site plan shows there is a 230' distance where the landscape buffer is less than 20' and is primarily at a width of 13.6'. The remaining 227' along the property boundary behind the building meets the 20' landscape buffer.

The Site Plan Review Committee has identified the buffer encroachment in its review and the applicant is seeking to allow the encroachment through the Planned Business Development process. The applicant's landscape plan is designed to install the same amount of landscape material in the 13.6' buffer as what would be required for landscape material in the 20' wide buffer. At the neighborhood meeting an abutting neighbor identified concerns regarding potential noise and visual impacts of the project. One method to ensure additional screening is to increase the buffer width of the plantable area between the single-family homes and the commercial development. Requiring the project to meet the 20' landscape buffer would require either a reduction in the building square footage or the loss of the drive-thru lane. The graphic below shows the landscape buffer encroachment and where the landscape buffer is met.

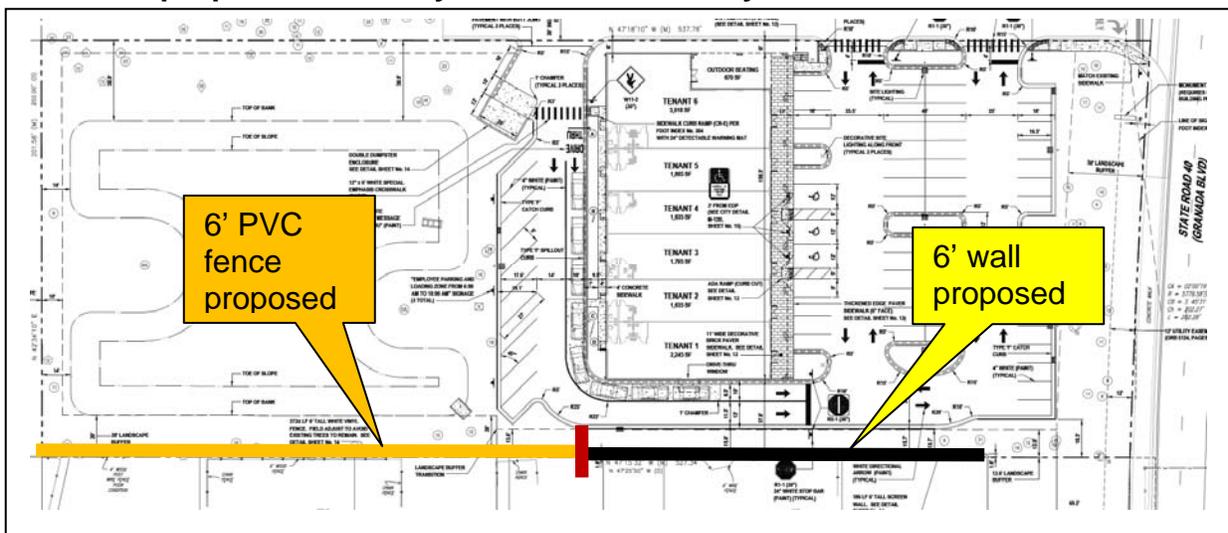
Western landscape buffer width.



It is staff's recommendation that the 20' landscape buffer be required and to deny the applicant's request to reduce the landscape buffer to less than 20' where the project abuts a residential use.

2. Wall waiver request. Section 2-50(14)(a) of the Land Development Code requires a masonry wall where a commercial use abuts a residential use. The masonry wall is designed to provide a visual screen and a reduction in noise. In addition, the masonry wall is also a permanent structure with less maintenance responsibilities than a fence. The plans show a masonry wall proposed for a distance of approximately 185' and a PVC vinyl fence for a distance of approximately 270'. The below graphic illustrates the limits of the wall and fencing:

Areas of proposed PVC vinyl fence and masonry wall.



Section 2-50(14)(a) of the Land Development Code states,

Where noted as SPRC, the requirement for a wall may be waived by the site plan review committee or a wooden fence may be allowed in lieu of a wall where there are large areas of natural vegetation to remain or other distinct topographical features such as waterways, wetlands, stormwater retention areas, bridges, highways or sharp changes in elevation which would make construction of walls difficult and not necessary for the reduction of noise or increased privacy. In all other situations, wall requirements may be waived through the special exception process based on the same findings as noted in this subsection.

The applicant's letter states:

1. The use of commercial grade vinyl fencing shall allow the project to avoid impacting existing trees that are located along the property boundary;
2. There has been no objection to the request to the vinyl fencing from adjoining property owners;
3. There is a large dry stormwater retention facility that includes two historic trees which involves no commercial activity.
4. The natural vegetation and topographical features of the stormwater facility including the historic tree canopies, does not necessitate the need for the masonry wall.

Staff's review of the request to allow a PVC vinyl fence is as follows:

5. The project area beyond the PVC vinyl fence is a stormwater retention area. This area shall be cleared of the majority of existing trees and graded into a dry stormwater retention area;
6. The site plan shows a number of trees along the property line and it is believed that these trees can be preserved by the shifting of the wall or a lintel design over the tree roots; and
7. The wall is proposed to end in the middle of lot 25 of the abutting residential uses where commercial activities are occurring.

Planning staff has historically recommended against wall waiver requests for multiple reasons including a lack of vegetation and future maintenance issues of the fence. If a wall waiver to a PVC vinyl fence were to be approved, staff would recommend ending the wall at the western edge of lot 24, where the stormwater area abuts the residential uses rather than in the middle of a lot 25.

Public Benefits:

Section 2-36.H.3 of the Land Development Code states the following:

Applications for a PBD rezoning shall provide a minimum of two of the listed public benefits listed below or propose alternative public benefits which are acceptable to the City Commission. For each variance requested, an additional two public benefit items shall be required

The application has provided a letter detailing how the project provides public benefits

which is attached in ATTACHMENT B. In summarizing the applicant's letter, the following are listed as public benefits:

1. An outdoor seating area for the easterly building unit that includes a canvas awnings matched to the building colors;
2. Hardscape features using stamped concrete or pavers for portions of the sidewalk that abuts the front entry to each tenant space; and
3. An interior electrical room to the building for all meters and disconnects that avoids exposure if mechanical devices affixed to the exterior of the building.

CONCLUSION:

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

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

The proposed building utilizes the Neo Eclectic architectural style and the site for the architectural features is provided by the applicant in ATTACHMENT D. The site plan shows an outdoor seating area and a drive thru for the unit on the western end of the building.

- b) Landscaping and related site amenities.**

The project complies or exceeds the landscaping requirements with the exception of the western buffer as detailed in the staff report above. The project will need to either be granted a landscape waiver or redesign the building to allow additional landscape buffer width.

- c) Mitigation of off-site impacts.**

The applicant has met with abutting property owners and conducted a neighborhood meeting in accordance with the Land Development Code. The key public concern is the off-site impacts to the single-family uses along the western buffer. The applicant has agreed to limit the use of the drive thru to a pick up window only with no audible order box.

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

Within ATTACHMENT D there is a site lighting plan that complies with the Land Development Code. The lighting shall not negatively impact surrounding property owners.

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

The application provides a unified signage plan that incorporates architectural elements of the building and canopy construction.

CRITERIA FOR APPROVAL: There are certain criteria that must be evaluated before a Planned Business Development amendment can be approved. According to Chapter 1, Article I, Section 1-15.C.3 of the Land Development Code, the Planning Board shall consider the following when making its decision:

- 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 proposed development conforms to the standards of the Land Development Code and is requesting site flexibility as permitted under the Planned Business Development process. The development is consistent with the development patterns in this corridor 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. Staff recommends that the landscape buffer along the western property boundary not be less than 20' and that the masonry wall be required against the single-family lots.

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

The property is designated as "Low Intensity Commercial" on the City's Future Land Use Map (FLUM). Ordinance 2014-26 approved a land use amendment with conditions and the proposed site plan is consistent with the approved land use. The proposed development is consistent with the Comprehensive Plan.

- 3. The proposed development will not adversely impact 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 property does not have any wetlands or protected animal species on-site. The property has been developed to provide total retention on-site and no adverse environmental impacts are anticipated.

- 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.**

The proposed development is similar to existing projects along Granada Boulevard, including the Seminole Center. The proposed project will provide businesses and restaurants and will enhance the Granada Boulevard corridor. The project's neighborhood meeting had four residents in attendance who identified concerns but were supportive of the project overall and were interested in how the existing residences would be buffered. The project will not permanently depreciate the value of surrounding property.

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

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

There are adequate public facilities to serve the proposed development, including water, wastewater, roads, public safety, and stormwater. The project is located within the Transportation Concurrency Exception Area along Granada Boulevard.

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

There is adequate access to the subject property. The project is being planned and constructed in association with the project at 1287 West Granada Boulevard with one access point to Granada Boulevard to serve both properties.

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

The proposed site plan is functional and provides building architecture that exceeds the adopted architectural regulations.

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

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

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

The building and material will not adversely impact the aesthetics of the area and is designed in the Neo Eclectic architectural style.

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

This application has not been heard and no public testimony has been provided.

RECOMMENDATION:

It is recommended that the Planning Board recommend **APPROVAL** of PBD 2014-117 for a rezoning from SR (Suburban Residential) to (PBD) Planned Business Development and issuance of a development order at 1301 West Granada Boulevard to construct a shopping center of approximately 12,000 square feet and associated site improvements, subject to:

1. The outstanding comments from the Site Plan Review Committee;
2. The applicant requests a waiver of the 20' landscape buffer requirement along the western property boundary of 6.4'. The same amount of landscaping that would be required in a 20' buffer shall be installed in the reduced buffer width. Staff recommends maintaining the 20' landscape buffer width.

3. The applicant requests a wall waiver as shown in ATTACHMENT B and C. Staff recommends that a masonry wall be required along the western property boundary.
4. Any drive thru would not be permitted to have a external intercom system and the drive thru window would only be call ahead pickup, touchpad ordering or interaction at the window; and
5. If a restaurant was constructed within the western unit of the building, an 8' high masonry screen wall would be constructed instead of the required 6' high masonry screen wall abutting lot 26, 108 Seminole Drive, the Hoffman residences.
6. If a bank with drive thru is proposed, the amendment would be considered a minor amendment and would require a neighborhood meeting per the requirements of the Land Development Code.
7. There are no outstanding Site Plan Review Committee comments.
8. Incorporate the uses and dimensional standards of the B-8 (Commercial) zoning district.
9. The Planned Business Development shall include the restrictions contained in Ordinance 2014-26 that:
 - a. Limit the FAR to 0.12.
 - b. Prohibit the following uses:
 1. Assisted Living Facility;
 2. Convenience stores (types A, B, and C);
 3. School, Public;
 4. House of Worship;
 5. Sexually Oriented Business;
 6. Theater;
 7. Outdoor Storage;
 8. Warehouse, mini-rental; and
 9. Residential, any type.

Attachments:

Attachment A: Site maps

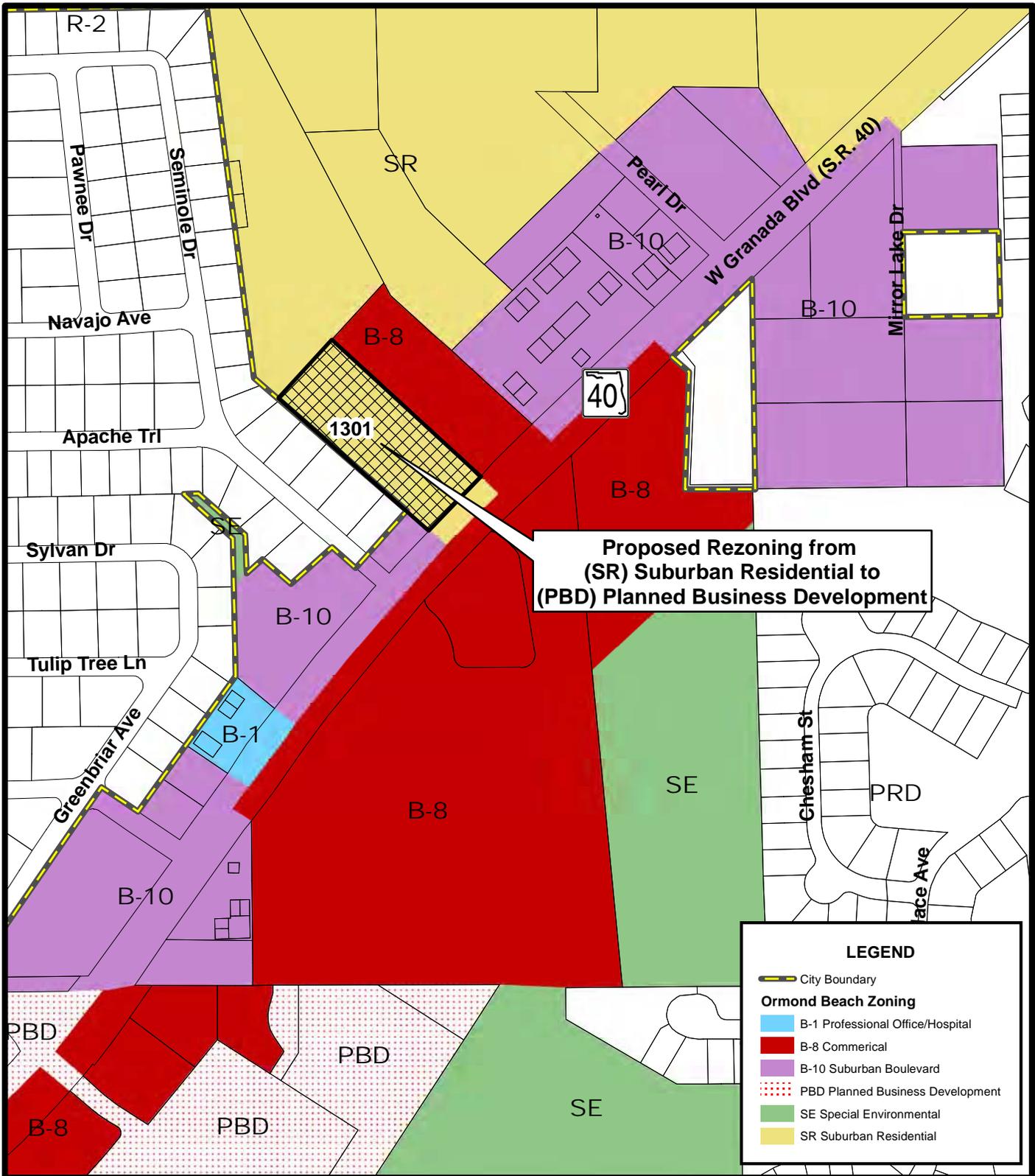
Attachment B: Applicant provided letters

Attachment C: Wall waiver and landscape buffer sheets

Attachment D: Site plans

ATTACHMENT A

Site Maps



**Proposed Rezoning from
(SR) Suburban Residential to
(PBD) Planned Business Development**

LEGEND

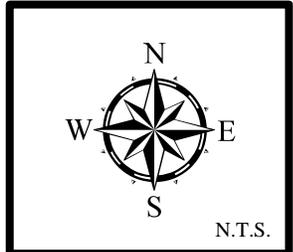
- City Boundary
- Ormond Beach Zoning**
- B-1 Professional Office/Hospital
- B-8 Commerical
- B-10 Suburban Boulevard
- PBD Planned Business Development
- SE Special Environmental
- SR Suburban Residential



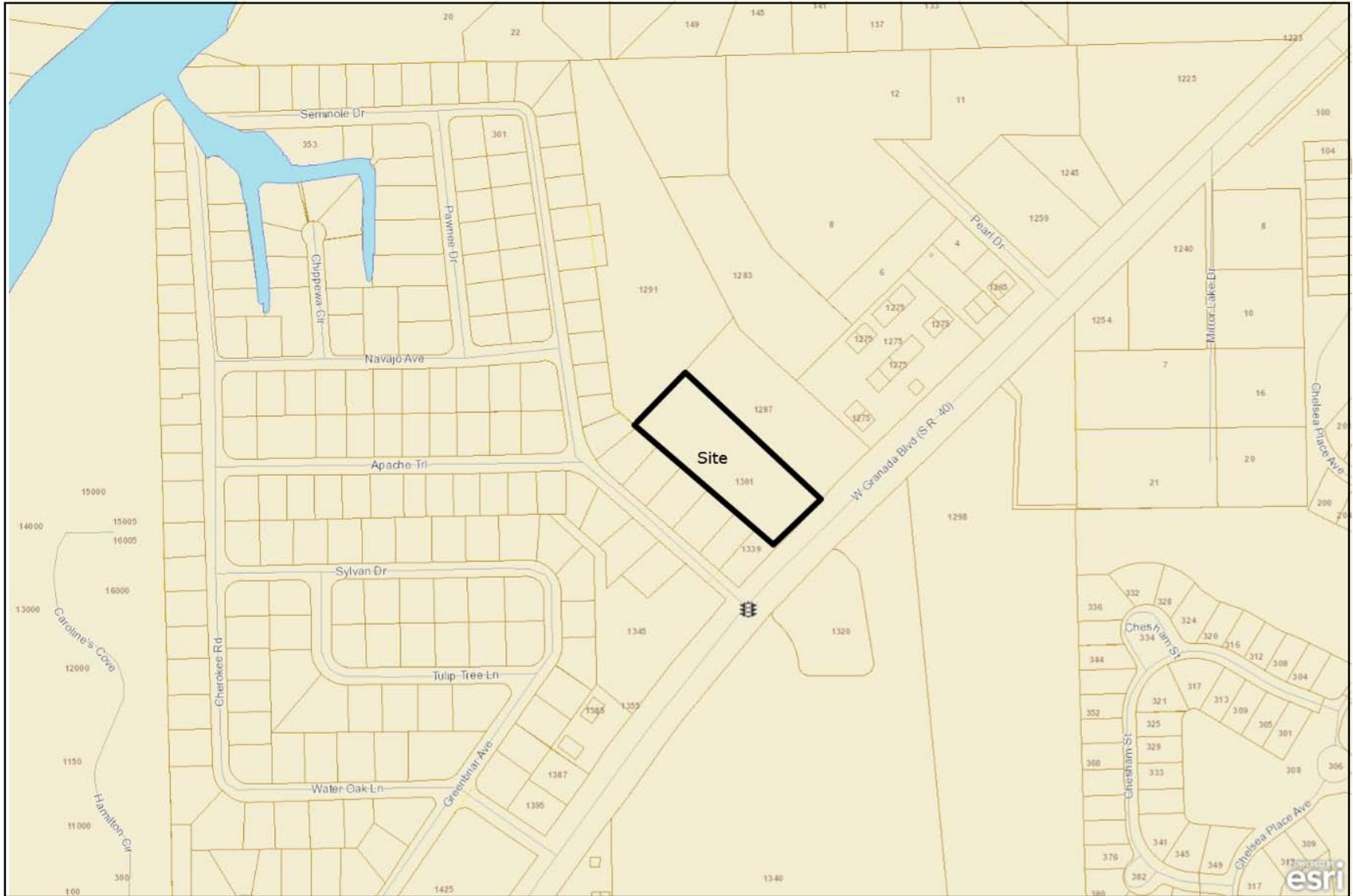
PROPOSED ZONING MAP

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

Prepared By: The City of Ormond Beach
G.I.S. Department - September 29, 2014



1301 West Granada Boulevard location map



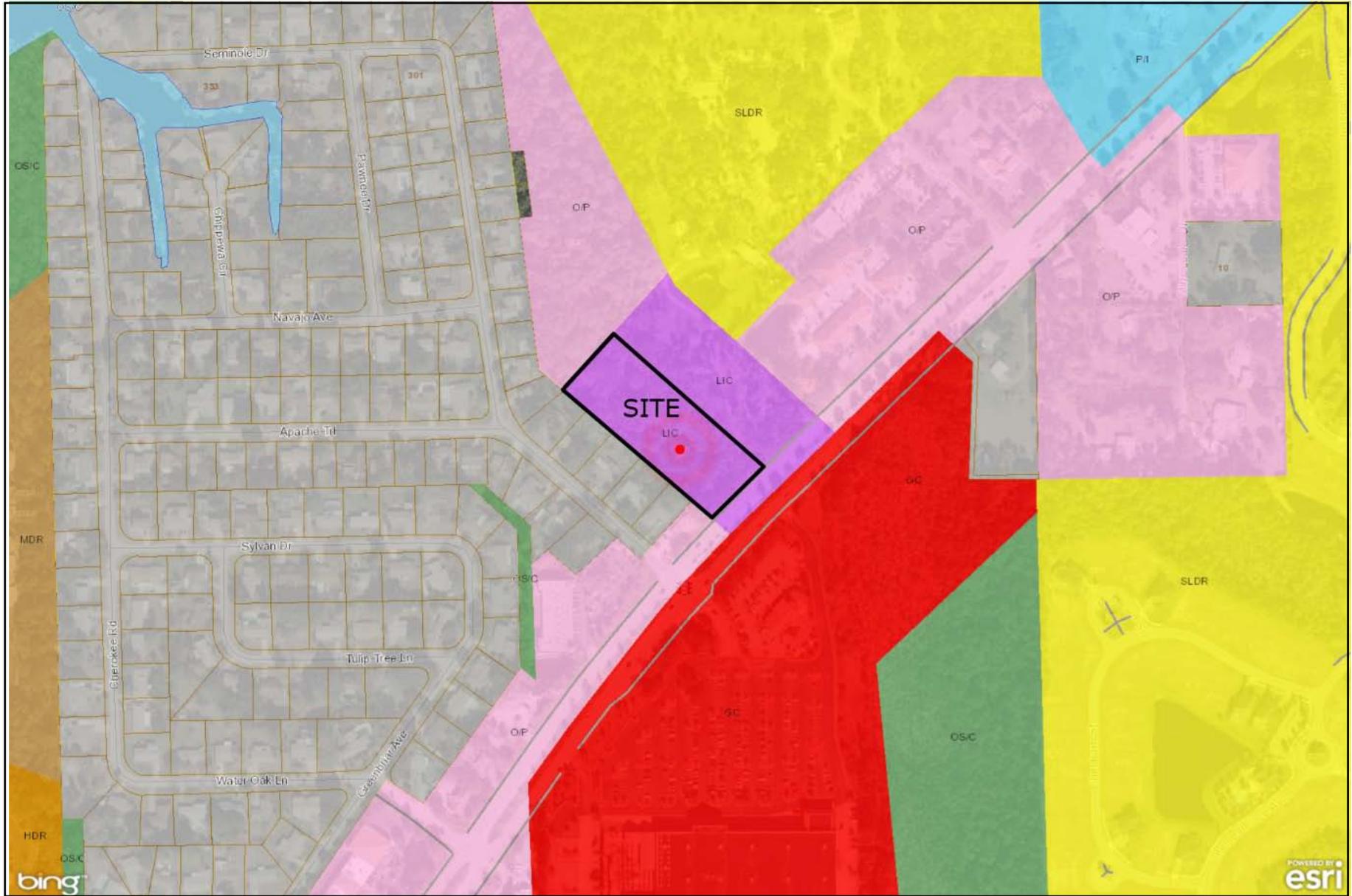
464 ft



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.



1301 West Granada Boulevard Land Use Map



430 ft



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Powered by
VANTAGEPOINTS

1301 West Granada Boulevard



Source: Bing maps

1301 West Granada Boulevard



Source: Bing maps

ATTACHMENT B

Applicant provided letters



HOLUB

DEVELOPMENT

VIA EMAIL: steven.spraker@ormondbeach.org

September 30, 2014

Steven Spraker AICP
Senior Planner
Planning Department
City of Ormond Beach
22 South Beach Street
Ormond Beach, FL 32175

RE: 1301 West Granada Boulevard – Planned Business Development Rezoning

Dear Steven:

Please accept this correspondence in support of our request for the one (1) variance under the pending PBD application. Please also consider applicants request to utilize commercial vinyl fence in lieu of a masonry wall for a portion of the project that abuts the residential neighborhood.

1. Applicant requests that a variance be approved for the 6' 6" reduction to the side yard buffer (westerly side yard) that abuts the residential property. In support of the requested variance, applicant proposes the following public benefits that are incorporated into this project:
 - A. Applicant has provided an outdoor seating area for the easterly endcap space that will include a covered overhang utilizing canvas awnings matched to the building colors. In addition, the outdoor seating area shall include hardscape features utilizing stampcrete or pavers for the exterior patio area.
 - B. Applicant shall provide hardscape features using stampcrete or pavers for portions of the sidewalk that abuts the front entry to each tenant space. In addition, applicant shall provide architectural canvas canopies placed over the rear access door to each unit.



- C. Applicant shall provide an electrical room interior to the building for all meters and disconnects avoiding the unsightly exposure of mechanicals affixed to the exterior of the building.

Commercial Vinyl Fence in lieu of masonry wall:

Applicant requests that SPRC approve the use of commercial vinyl fence in lieu of a masonry wall for the area depicted on the site plan, which basically covers the dry stormwater retention pond. Use of the commercial grade vinyl fence shall allow the applicant to avoid impacts to existing trees that are situated along the property boundary.

Furthermore, there has been no objection to the vinyl fence being used from adjoining residential owners. A vinyl fence or wood fence has been approved in the past for projects such as Nova Shoppes and Seminole Centre. The vinyl fence proposed is commercial grade, which has a twenty (20) year warranty. The area that is being screened is a very large dry stormwater retention facility that includes two historic oak trees. There will be no commercial activity in this area nor will there be any future development.

The natural vegetation and topographical features of the stormwater facility including the historic trees canopies, does not necessitate the need for a masonry wall. Reduction of noise or increased privacy in this area is not an issue.

In the event that Staff does not support the applicant's requested waiver, applicant requests that the same is considered by the City Commission.

If you need any additional information in support of our request for the side yard buffer variance and wall waiver, please contact me at your convenience.

With kind regards I remain.

Sincerely,

Paul F. Holub Jr.
Manager

1301 West Granada Investors, LLC



HOLUB DEVELOPMENT

VIA EMAIL: steven.spraker@ormondbeach.org

September 30, 2014

Steven Spraker AICP
Senior Planner
Planning Department
City of Ormond Beach
22 South Beach Street
Ormond Beach, FL 32175

**RE: Boulevard Shoppes – 1301 West Granada Boulevard
Planned Business Development Additional Covenants – Drive Thru Facility**

Dear Steven:

As you are aware, we had a neighborhood meeting that was attended by Mr. and Mrs. Allen Gilbert and Mr. and Mrs. Harley Hoffman. There were no other residents or property owners from the surrounding area that attended the meeting.

Prior to and during that meeting I discussed with Mr. and Mrs. Hoffman in detail the proposed drive thru facility that may be constructed with this project. The Hoffman's property is most affected by the drive thru facility.

I have voluntarily offered to Mr. and Mrs. Hoffman that I would provide the following enhancements and restrictions to the property in the event the drive thru facility is constructed and used for restaurant purposes.

- A. Increase the masonry wall at the rear of the Hoffman residence from 6' to 8' in height.
- B. Prohibit all external intercom systems for the drive thru lane. The drive thru window shall be used for pick up/convenience orders that are either called in or placed via the internet in advance.



- C. In the event communication is required between the customer and the business it shall be done with a touch screen operation or by cell phone from the vehicle to the interior of the business operation.

These restrictions and enhancements are being offered only in the event that the drive thru lane is constructed and being used for restaurant purposes. In the event there is another type of business (such as a bank) that utilizes the drive thru facility these provisions would not apply.

Please advise if you have a PBD template that I can utilize to incorporate these revisions.

With kind regards I remain.

Sincerely,

Paul F. Holub Jr.
Manager

1301 West Granada Investors, LLC

c: Mr. & Mrs. Harley Hoffman

ATTACHMENT C

Wall waiver and
landscape buffer sheets

SCALE: 1" = 20'

- PAVEMENT MARKING NOTES:**
1. PAINTED PAVEMENT MARKINGS SHALL BE APPLIED AFTER PAVEMENT SURFACE HAS CURED. SURFACE SHALL BE FREE OF FINE SAND AND DEBRIS PRIOR TO APPLICATIONS.
 2. APPLY PAINTED PAVEMENT MARKINGS AT LAST STAGE OF CONSTRUCTION AFTER LANDSCAPE PLANTINGS ARE INSTALLED.
 3. PAINT SHALL BE SHERWIN WILLIAMS LOW-VOC ACRYLIC PRO PARK PAINT, APPLY PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DRAWINGS FOR LOCATIONS OF SPECIFIC COLORS.
 4. ALL REFLECTIVE PAVEMENT MARKERS ARE TO BE PLACED IN ACCORDANCE WITH FOOT STANDARD INDEX NO. 17302.
 5. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH INDEX NO. 17301 AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
 6. LOCATION OF SIGNS IS APPROXIMATE ONLY AND IS SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER.
 7. FOR ADDITIONAL DETAILS SEE INDEX NO. 11860, 11863, 17302, 17344 AND 17346.
 8. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM .08 GA ALUMINUM BLANKS. ALL 36"x48" SIGNS SHALL BE .100 GA MINIMUM AND SHALL BE INSTALLED USING 3"x12" ROUND ALUMINUM POST. ALL STOP SIGNS SHALL BE 30" OCTAGON INSTALLED ON 12.3 LBS/FT "U" CHANNEL POST RAIL STEEL ONLY OR 3"x12" ROUND ALUMINUM POSTS. "U" CHANNEL POSTS MAY BE USED FOR SIGNS SMALLER THAN 36"x36". ALL SPEED LIMIT SIGNS SHALL BE 24"x30".

- GENERAL NOTES:**
1. ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
 2. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION OR GPS. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR'S RISK.
 3. THE CONTRACTOR SHALL COORDINATE WITH THE EXISTING ADJACENT BUSINESSES TO ENSURE THERE IS NO DISRUPTION TO THEIR RESPECTIVE OPERATIONS.
 4. THE CONTRACTOR AT ITS OWN DISCRETION SHALL MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.
 5. SOIL ALL DISTURBED AREAS IN RIGHT-OF-WAY WITH BAHIA SOD.
 6. BUILD TYPE 2B / NON SPRINKLED.
 7. IF RESTAURANT TENANT IS DETERMINED OVER 100 OCCUPANTS BUILDING WILL BE SPRINKLED.

- DRIVE THRU KEY:**
- (A) HEIGHT RESTRICTION BAR
 - (B) DRIVE THRU PRE-MENU
 - (C) SPEAKER POST / ORDER CONFIRMATION
 - (D) DRIVE THRU ORDER MENU BOARD

BUILDING DATA TABLE

1. FLORIDA BUILDING CODE TYPE CONSTRUCTION = V
2. NUMBER OF STORIES = 1
3. TOTAL SQUARE FOOT = 12,685
4. FINISH FLOOR ELEVATION = 26.35

- LEGEND**
- 24" DETECTABLE WARNING MAT
 - SITE LIGHTING (2 TOTAL) SEE SHEET No. 12 FOR DETAIL
 - SITE LIGHTING (2 TOTAL)
 - DECORATIVE SITE LIGHTING (2 TOTAL)
 - TYPE 'F' SPILLOUT CURB
 - TYPE 'F' CATCH CURB

- PAVING LEGEND**
- ASPHALT PAVEMENT: 1.5" SP-9.5 WITH TACK COAT PER FOOT SPECIFICATIONS; 6" LIMEROCK BASE (LBR-100) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" LFTS); 12" STABILIZED SUBBASE (LBR-40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION); *ALTERNATE LIMEROCK BASE COURSE: 6" CRUSHED CONCRETE (LBR-130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" LFTS)
 - CONCRETE PAVEMENT: 6" CONCRETE (3,000 P.S.I. AT 28 DAYS); 12" STABILIZED SUBGRADE (LBR-40) MIN OF 98% MODIFIED PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (8" LFTS) SEE CITY DETAIL R-11A, SHEET No. 14
 - CONCRETE SIDEWALK: 4" THICK CONCRETE (MIN.) 3,000 PSI CONCRETE SEE CITY DETAIL M-3, SHEET No. 14 AND SIDEWALK DETAIL SHEET No. 12
 - BRICK PAVEMENT SIDEWALK: DECORATIVE BRICK PAVEMENT SIDEWALK WITH 12" CONCRETE RIBBON SEE SHEET No. 12 FOR DETAIL

REVISIONS

DATE	DESCRIPTION
9/2	CITY COMMENTS

NEWKIRK ENGINEERING

1378 North US1, Suite 204
Ormond Beach, Florida 32174
Phone (386) 290-7599
Harry@Newkirk-Engineering.com

Certificate of Authorization
No. 30219
©2013

Civil Engineering
Land Development
Construction Engineering & Inspection

HOLUB DEVELOPMENT

1185 GRANADA BLVD.
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FAX: (386) 677-7530

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SITE LAYOUT PLAN
BOULEVARD SHOPPES
1301 WEST GRANADA BOULEVARD
ORMOND BEACH, FL 32174

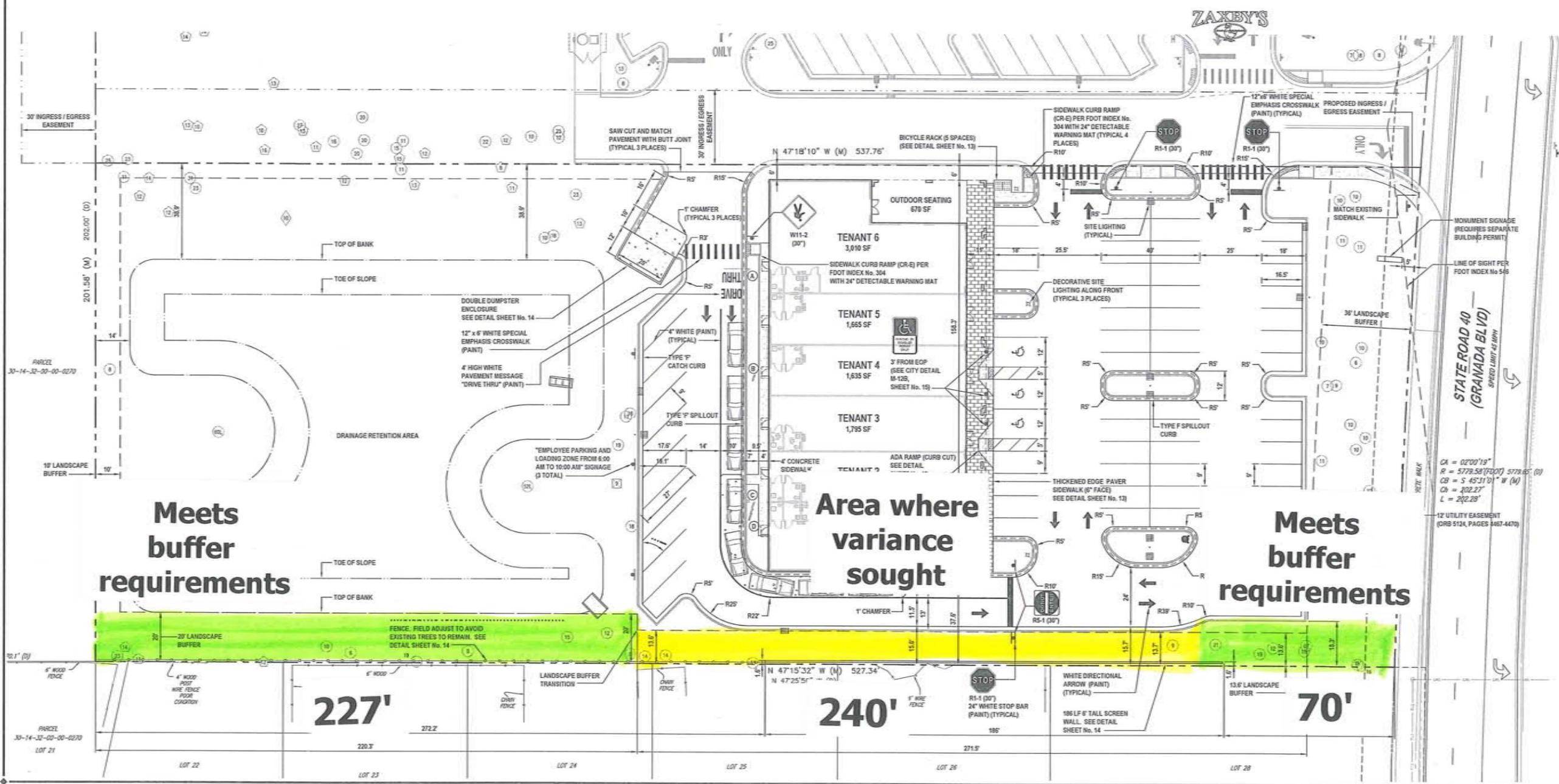
NEWKIRK ENGINEERING
HARRY NEWKIRK
NO. 62971
9/02/2014
FLORIDA
PROFESSIONAL ENGINEER

NOT VALID UNLESS SIGNED AND SEALED

PROJECT No.: 2014-68
DATE: JULY 2014
DESIGN BY: HHN
DRAWN BY: DAB
CHECKED BY: HHN
SCALE: 1" = 20'
DRAWING NUMBER

7

Landscape Exhibit



SCALE: 1" = 20'

- PAVEMENT MARKING NOTES:**
- PAINTED PAVEMENT MARKINGS SHALL BE APPLIED AFTER PAVEMENT SURFACE HAS CURED. SURFACE SHALL BE FREE OF FINE SAND AND DEBRIS PRIOR TO APPLICATIONS.
 - APPLY PAINTED PAVEMENT MARKINGS AT LAST STAGE OF CONSTRUCTION AFTER LANDSCAPE PLANTINGS ARE INSTALLED.
 - PAINT SHALL BE SHERWIN WILLIAMS LOW-VOC ACRYLIC PRO PARK PAINT, APPLY PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DRAWINGS FOR LOCATIONS OF SPECIFIC COLORS.
 - ALL REFLECTIVE PAVEMENT MARKERS ARE TO BE PLACED IN ACCORDANCE WITH FOOT STANDARD INDEX NO. 17352.
 - ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH INDEX NO. 17304 AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
 - LOCATION OF SIGNS IS APPROXIMATE ONLY AND IS SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER.
 - FOR ADDITIONAL DETAILS SEE INDEX NO. 11869, 11863, 17302, 17344 AND 17346.
 - ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3/16 BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM .08 GA ALUMINUM BLANKS. ALL 36"x48" SIGNS SHALL BE 100 GA MINIMUM AND SHALL BE INSTALLED USING 3"x12" ROUND ALUMINUM POST. ALL STOP SIGNS SHALL BE 36" OCTAGON INSTALLED ON 12.3 LBS/FT "U" CHANNEL POST RAIL STEEL ONLY OR 3"x12" ROUND ALUMINUM POSTS. "U" CHANNEL POSTS MAY BE USED FOR SIGNS SMALLER THAN 36"x36". ALL SPEED LIMIT SIGNS SHALL BE 24"x36".

- GENERAL NOTES:**
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 - THE CONTRACTOR AT ITS OWN DISCRETION SHALL MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.
 - SOD ALL DISTURBED AREAS IN RIGHT-OF-WAY WITH BAHIA SOD.
 - BUILD TYPE 2B / NON SPRINKLED.
 - IF RESTAURANT SPRINKLE

- DRIVE THRU KEY:**
- (A) HEIGHT RESTRICTION BAR
 - (B) DRIVE THRU PRE-MENU
 - (C) SPEAKER POST / ORDER CONFIRMATION
 - (D) DRIVE THRU ORDER MENU BOARD
- BUILDING DATA TABLE**
- FLORIDA BUILDING CODE TYPE CONSTRUCTION = V
 - NUMBER OF STORIES = 1

- LEGEND**
- 24" DETECTABLE WARNING MAT
 - SITE LIGHTING (2 TOTAL) SEE SHEET No. 12 FOR DETAIL
 - SITE LIGHTING (2 TOTAL)
 - DECORATIVE SITE LIGHTING (3 TOTAL)
 - TYPE 'F' SPILLOUT CURB
 - TYPE 'F' CATCH CURB

- PAVING LEGEND**
- ASPHALT PAVEMENT: 1.5" SP-9.5 WITH TACK COAT PER FOOT SPECIFICATIONS; 6" LIME ROCK BASE (LBR-100) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-190 (4" LIFTS); 12" STABILIZED SUBBASE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-190 (TYPE B STABILIZATION); *ALTERNATE LIME ROCK BASE COURSE: 6" CRUSHED CONCRETE (LBR-130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-190 (4" LIFTS)
 - CONCRETE PAVEMENT: 6" CONCRETE (3,000 P.S.I. AT 28 DAYS); 12" STABILIZED SUBGRADE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-190 (6" LIFTS); SEE CITY DETAIL R-11A, SHEET No. 14
 - CONCRETE SIDEWALK: 4" THICK CONCRETE (MIN) 3,000 PSI CONCRETE; SEE CITY DETAIL M-3, SHEET No. 14 AND SIDEWALK DETAIL SHEET No. 12
 - BRICK PAVEMENT SIDEWALK: DECORATIVE BRICK PAVEMENT SIDEWALK WITH 12" CONCRETE RIBBON; SEE SHEET No. 12 FOR DETAIL

REVISIONS

DATE	DESCRIPTION
9/2	CITY COMMENTS

NEWKIRK ENGINEERING

1370 North US1, Suite 204
Ormond Beach, Florida 32174
Phone (386) 290-7599
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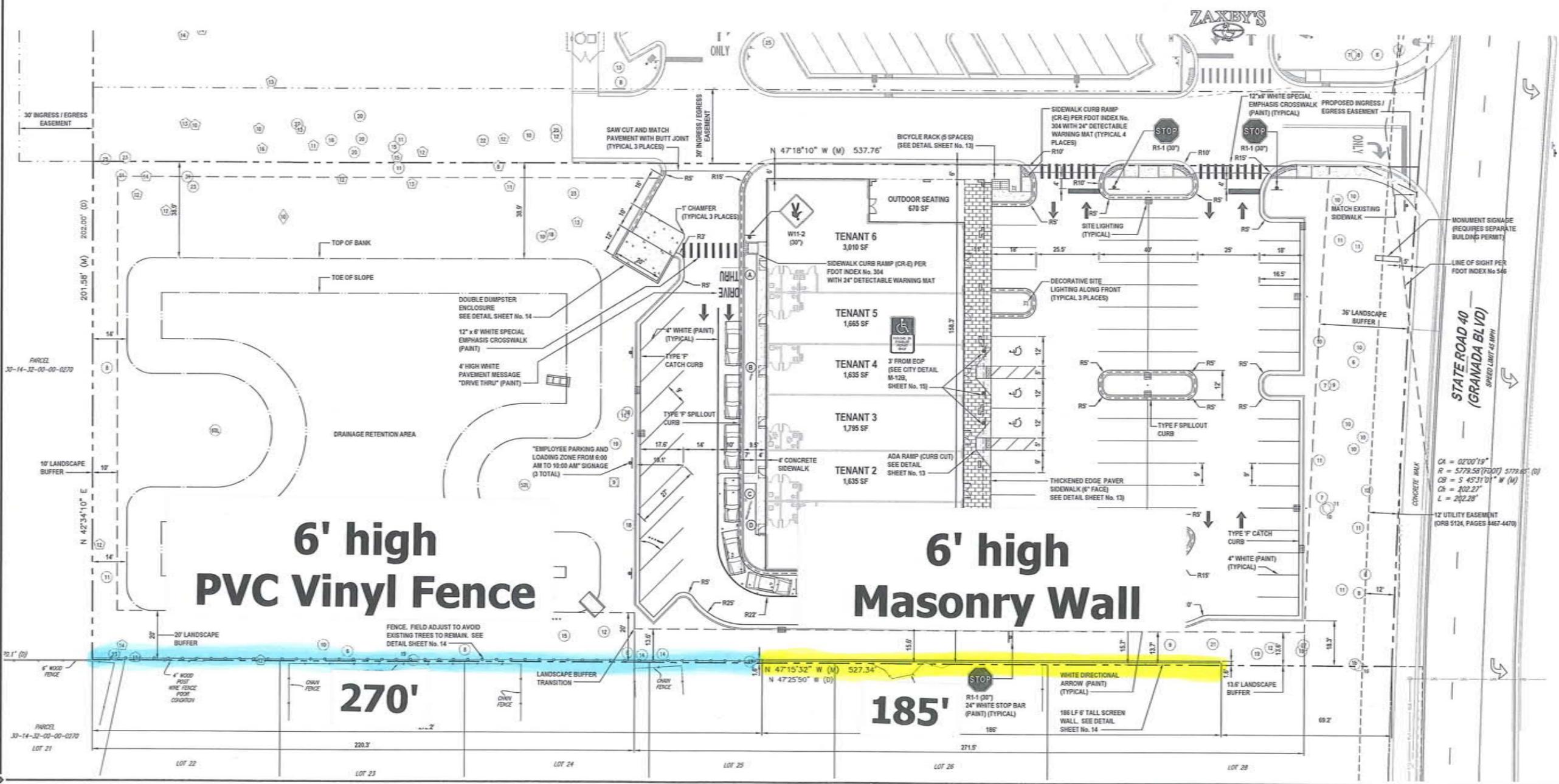
SITE LAYOUT PLAN
BOULEVARD SHOPPES
1301 WEST GRANADA BOULEVARD
ORMOND BEACH, FL 32174

NOT VALID UNLESS SIGNED AND SEALED

PROJECT No: 2014-68
DATE: JULY 2014
DESIGN BY: HNN
DRAWN BY: DAB
CHECKED BY: HNN
SCALE: 1" = 20'
DRAWING NUMBER

7

Wall & Fence Exhibit



ATTACHMENT D

Site Plans

INDEX OF SHEETS	
DWG.NO.	DESCRIPTION
1	COVER
2	BOUNDARY AND TOPOGRAPHIC SURVEY
3	DEVELOPMENT INFORMATION
4	DEMOLITION, TREE REMOVAL AND SWPPP PLAN
5	SWPPP DETAILS AND NOTES
6	OVERALL DEVELOPMENT PLAN
7	SITE LAYOUT PLAN
8	DRAINAGE PLAN
9	GRADING PLAN
10	CROSS SECTIONS
11	UTILITY PLAN
12	UTILITY DETAILS AND NOTES
13	MISCELLANEOUS DETAILS
14	MISCELLANEOUS DETAILS
15	CITY OF ORMOND BEACH DETAILS AND NOTES
16	CITY OF ORMOND BEACH DETAILS AND NOTES
17	MAINTENANCE OF TRAFFIC DETAILS
18	LANDSCAPE PLAN
19	IRRIGATION PLAN
20	LANDSCAPE AND IRRIGATION DETAILS

SITE CONSTRUCTION PLANS FOR BOULEVARD SHOPPES

SECTION 30, TOWNSHIP 14 S, RANGE 32 E
4230-00-00-0290

1301 WEST GRANADA BOULEVARD
ORMOND BEACH, FL 32174

JULY 2014

REVISED SEPTEMBER 2, 2014

PROJECT TEAM

PROPERTY OWNER: MARY THOMPSON SCHMIDT
1301 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA 32174
PHONE: (386) 547-4981

APPLICANT: 1301 WEST GRANADA INVESTORS, LLC
1185 WEST GRANADA BOULEVARD, SUITE 12
ORMOND BEACH, FL 32174
PHONE: (386) 677-7617
FAX: (386) 677-7630
EMAIL: H0LUBDEV@AOL.COM

ENGINEER/
LEAD DESIGNER: NEWKIRK ENGINEERING, INC.
1370 NORTH HIGHWAY 1, SUITE 204
ORMOND BEACH, FL 32174
PHONE: (386) 290-7599
EMAIL: HARRY@NEWKIRK-ENGINEERING.COM

ARCHITECT: BPF DESIGN INCORPORATED
207 FAIRVIEW AVENUE
DAYTONA BEACH, FL 32114
PHONE: (386) 257-0502
FAX: (386) 257-1050
EMAIL: BPFDESIGN@CFL.RR.COM

SURVEYOR: A1A GEO, INC.
1370 NORTH US HIGHWAY 1, SUITE 204
ORMOND BEACH, FL 32174
PHONE: (386) 405-6797
EMAIL: A1AGEOINC@GMAIL.COM

LANDSCAPE
ARCHITECT: RICHARD L. POORE, LA
300 GATEWOOD COURT
ORMOND BEACH, FL 32174
PHONE: (386) 212-8491
EMAIL: THEPOORES@BELLSOUTH.NET

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EMAIL: BPOHL@UNIVERSALENGINEERING.COM

LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST; THENCE WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 124.87 FEET TO A CROSS IN A CONCRETE DRAINAGE THROUGH; THENCE SOUTH 30 DEGREES 43 MINUTES 50 SECONDS EAST A DISTANCE OF 882.27 FEET TO A POINT WHICH IS 10 FEET NORTH AND 10 FEET WEST OF A WELL; THENCE SOUTH 47 DEGREES 25 MINUTES 31 SECONDS EAST A DISTANCE OF 553.69 FEET TO A POINT IN THE NORTHERLY LINE OF TOMOKA ROAD, ALSO KNOWN AS STATE ROAD 4) (A 100 FOOT RIGHT OF WAY) THENCE SOUTH 47 DEGREES 11 MINUTES 22 SECONDS WEST ALONG SAID NORTH 1/4 RIGHT OF WAY LINE OF STATE ROAD 40 A DISTANCE OF 135.49 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 5779.65; THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY OF SAID STATE ROAD 40 PASSING THROUGH A CENTRAL ANGLE OF 00 DEGREES 39 MINUTES 54 SECONDS AND HAVING AN ARC LENGTH OF 67.08 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE ALONG THE ARC OF SAID CURVE TO THE LEFT AND THE NORTHERLY RIGHT OF WAY OF SAID STATE ROAD 40 HAVING A RADIUS OF 5779.65 AND PASSING THROUGH A CENTRAL ANGLE OF 2 DEGREES 00 MINUTES 19 SECONDS AND HAVING AN ARC LENGTH OF 202.28 FEET; THENCE DEPARTING SAID RIGHT OF WAY RUN NORTH 47 DEGREES 25 MINUTES 50 SECONDS WEST A DISTANCE OF 527.34 FEET; THENCE NORTH 42 DEGREES 34 MINUTES 10 SECONDS EAST A DISTANCE OF 202.00 FEET; THENCE RUN SOUTH 47 DEGREES 25 MINUTES 50 SECONDS EAST A DISTANCE OF 537.76 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.47 ACRES MORES OR LESS.

PROJECT STATEMENT

CONSTRUCT A SIX (6) TENANT, 1-STORY, 11,995 SF BUILDING WITH 670 SF COVERED OUTDOOR SEATING AND DRIVE-THRU WINDOW. PARKING WILL BE PROVIDED BY 67 PARKING SPACES (3 HANDICAP AND 64 STANDARD), 5 BICYCLE SPACES AND 1 LOADING ZONE. THE PROPOSED SITE CONSISTS OF 2.47 ACRES WITH 1.05 ACRES IMPERVIOUS SURFACE. SITE WORK WILL CONSIST OF PAVING, GRADING, DRAINAGE, UTILITY AND LANDSCAPE IMPROVEMENTS.

JURISDICTIONAL AGENCY

CITY OF ORMOND BEACH (DEVELOPMENT ORDER)
FDEP 10/2 SELF-CERTIFICATION (STORMWATER)
FDEP (NOI)
FDOT (DRAINAGE)

PERMIT No.

2014-110
0329024001EG
FLR
2014-D-591-032

THE GENERAL CONTRACTOR SHALL ENSURE THAT ANY SUBCONTRACTOR HAS A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR ITS RESPECTIVE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTORS ONLY UTILIZING INDIVIDUAL DRAWINGS FOR ITS WORK WHERE ADDITIONAL INFORMATION MAY BE CONTAINED ON OTHER DRAWINGS WITHIN THE SET.

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LOCATION MAP

SCALE: 1" = 800'



FLOOD ZONE MAP

SCALE: 1" = 800'

FLOOD ZONE "X"



ZONING MAP

SCALE: 1" = 300'

ZONING DISTRICTS: PBD - PLANNED BUSINESS DEVELOPMENT
SR - SUBURBAN RESIDENTIAL



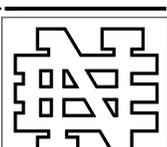
SOILS MAP

SCALE: 1" = 200'

SOIL TYPES: (1) APOPKA FINE SAND, TYPE 'A' SOILS
(32) MYAKKA FINE SAND, TYPE 'B/D' SOILS
(63) TAVARES FINE SAND, TYPE 'A' SOILS



Know what's below.
Call before you dig.



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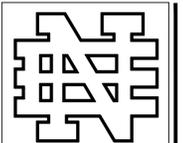
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REVISIONS

DATE	DESCRIPTION
9/2	CITY COMMENTS



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DEMOLITION, TREE REMOVAL AND SWPPP PLAN
BOULEVARD SHOPPPES
1301 WEST GRANADA BOULEVARD
ORMOND BEACH, FL 32174



PROJECT No: 2014-68
DATE: JULY 2014
DESIGN BY: HHN
DRAWN BY: DAB
CHECKED BY: HHN
SCALE: 1" = 20'
DRAWING NUMBER

4

DEMOLITION AND SWPPP NOTES:

- ALL EROSION CONTROL DEVICES AND VISIBLE BARRICADES SHALL BE INSTALLED AND APPROVED BY THE ENGINEER PRIOR TO THE START OF CLEARING AND GRUBBING.
- THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY AS SPECIFIED PRIOR TO START OF CONSTRUCTION. THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DEBRIS WITHIN THE APPROXIMATE LIMITS OF CLEARING AS INDICATED ON THE DRAWING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY OF ORMOND BEACH UTILITY DEPARTMENT, FLORIDA SUNSHINE AND EMERGENCY SERVICES FOR RESPECTIVE UTILITY LOCATIONS AND "NOTICE" OF CONSTRUCTION ACTIVITY.
- ALL REMOVED MATERIAL SHALL BE HAULED OFF-SITE TO AN APPROVED LANDFILL. TREES MAY BE LOGGED OR MULCHED FOR OFF-SITE DISPOSAL AT THE CONTRACTOR'S DISCRETION.
- ALL EROSION CONTROL DEVICES SHALL BE PLACED PRIOR TO THE START OF WORK AND REMAIN IN PLACE UNTIL ALL WORK IS COMPLETE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION AND REMOVAL OF DEBRIS AND SILT BEHIND EROSION CONTROL DEVICES.
- ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION BY INLET PROTECTION MEASURES TO PREVENT SILTATION IN THE DRAINAGE SYSTEM (SEE DETAILS THIS DRAWING). THE ENTIRE DRAINAGE SYSTEM SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.
- ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY RESTORED TO PRIOR CONDITION UPON COMPLETION OF WORK.
- SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, BLOWING SAND AND THE IMPACT TO NEIGHBORING PROPERTIES.
- THE CONTRACTOR SHALL PROVIDE THE ENGINEER, CITY A MOT PLAN AT PRECONSTRUCTION MEETING. TRAFFIC SHALL BE ALLOWED TO CONTINUE DURING WORK. PROVIDE MEASURES TO DETOUR TRAFFIC AROUND OPEN EXCAVATION WITH ADEQUATE BARRICADES, SIGNAGE AND FLAGPERSON TO DIRECT TRAFFIC. EMERGENCY SERVICES SHALL BE NOTIFIED 48 HOUR IN ADVANCE.
- EXISTING DRIVEWAYS SHOWN ADJACENT TO OR OUTSIDE LIMITS OF CONSTRUCTION SHALL REMAIN IN-SERVICE. EXISTING UTILITIES AND DRIVEWAYS SHALL NOT BE REMOVED UNLESS OTHERWISE NOTED.
- IF ANY DEWATERING IS TO OCCUR DURING ANY PHASE OF CONSTRUCTION THEN DEWATERING ACTIVITY SHALL ADHERE TO CHAPTER 40C-22 FAC MORE SPECIFICALLY AS FOLLOWS. PER 40C-22.03(6) A "NOTICED GENERAL SHORT-TERM DEWATERING PERMIT" IS REQUIRED "ONLY IF" DEWATERING EXCEEDS 4 MILLION GALLONS PER DAY, EXCEPT DURING THE FIRST 120 HOURS OF DEWATERING WHEN THE DAILY AND INSTANTANEOUS PUMPAGE RATES SHALL NOT EXCEED 6 MILLION GALLONS PER DAY. AVERAGE DAILY WITHDRAWAL SHALL NOT EXCEED 2 MILLION GALLONS PER DAY FOR THE FIRST 60 DAYS OF THE DEWATERING ACTIVITY AND SHALL NOT EXCEED ONE MILLION GALLONS PER DAY OF A 180 DAY DURATION. EACH SPECIFIC DEWATERING PROJECT SHALL NOT EXCEED 180 DAYS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ANY DEWATERING ACTIVITY IS BELOW THE SPECIFIED THRESHOLD. OTHERWISE A PERMIT WILL BE REQUIRED AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL FAMILIARIZE ITSELF WITH CHAPTER 40C-22 FAC AND BE SOLELY RESPONSIBLE FOR OBTAINING AND SUBMITTING FORM RDS-50 TO SRWMD A MINIMUM OF 10 DAYS PRIOR TO ANY DEWATERING ACTIVITY. SUBMITTAL OF FORM RDS-50 IS NOT REQUIRED IF DEWATERING IS 300,000 GALLONS PER DAY OR LESS AND WILL NOT EXCEED 30 DAYS IN DURATION.

EROSION CONTROL NOTES:

- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE SWPPP DURING CONSTRUCTION OPERATIONS.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
- THE CONTRACTOR SHALL POST "NO TRESPASSING" SIGNAGE AT ALL SITE ENTRANCES PRIOR TO CONSTRUCTION.
- MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
- GENERAL CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTOR.
- NO TURBID WATER SHALL BE DISCHARGED OFF-SITE FROM THE DEWATERING OPERATION. CONTRACTOR SHALL TAKE MEASURES TO CONTROL TURBIDITY.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OF NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- PROVIDE DUST CONTROL FOR ALL EARTHWORK OPERATIONS. COVER AREA WITH LIGHT COATING OF WATER OR OTHER APPROVED METHOD.

SWPPP INSPECTIONS AND RECORD KEEPING:

INSPECTIONS ARE REQUIRED AT LEAST EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL EVENT OF ONE-HALF (1/2) OF AN INCH OF RAINFALL OR GREATER AND SHALL CONTINUE UNTIL THE SITE COMPLIES WITH FINAL STABILIZATION (NOTICE OF TERMINATION). INSPECTIONS MUST BE CONDUCTED BY A "QUALIFIED" INSPECTOR. "QUALIFIED" IS DEFINED AS A PERSON THAT A. HAS SUCCESSFULLY COMPLETED AND MET ALL REQUIREMENTS NECESSARY TO BE FULLY CERTIFIED THROUGH THE FDPD STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM; B. HAS SUCCESSFULLY COMPLETED AN EQUIVALENT FORMAL TRAINING PROGRAM OR C. THAT IS QUALIFIED BY OTHER TRAINING OR PRACTICAL EXPERIENCE IN THE FIELD OF STORMWATER POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL. EACH INSPECTION MUST BE FOLLOWED UP BY A REPORT DOCUMENTING THE INSPECTOR'S FINDINGS AND REQUEST THE REQUIRED MAINTENANCE AND/OR REPAIR FOR THE EROSION AND SEDIMENTATION CONTROL MEASURES. THESE RECORDS ARE USED TO PROVE THAT THE REQUIRED INSPECTION AND MAINTENANCE WERE PERFORMED AND SHALL BE PLACED IN THE SWPPP LEDGER. IN ADDITION TO INSPECTION AND MAINTENANCE REPORTS, RECORDS SHOULD BE KEPT OF CONSTRUCTION ACTIVITIES THAT OCCUR ON THE SITE. THE CONTRACTOR SHALL RETAIN COPIES OF THE SWPPP, ALL REPORTS AND DATA FOR A MINIMUM OF FIVE (5) YEARS AFTER THE PROJECT IS COMPLETE IN PAPER AND CD FORMAT.

LAND ALTERATION / TREE PRESERVATION NOTES:

- ALL TREES TO REMAIN MUST BE PROTECTED BY TREE PRESERVATION BARRICADES MEETING THE MINIMUM STANDARDS. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED.
- ALL TRIMMING SHALL BE UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
- OAK TREES LARGER THAN 36-INCHES AND ABOVE (HISTORIC) PRUNING SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS. THE ARBORIST SHALL UNDERSTAND THAT THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 PRUNING STANDARDS IS A STANDARD OF DIVISION 4.0.
- ALL TREE ROOTS EXISTING WITHIN APPROVED IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE, SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA WHERE INDICATED ON THIS PLAN.

LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL SHEET No. 5)
- TP PROPOSED TREE BARRICADE (SEE DETAIL SHEET No. 5)
- PROPOSED AGGREGATE
- EXISTING TREE (No. INDICATES SIZE)
- TREE TO BE REMOVED
- APPROXIMATE LIMITS OF EXISTING STRUCTURES
5B87CB7F9F0F9AC1569182 +* - G L

TREE LEGEND :

	SITE EXISTING	SITE REMOVED
CEDAR TREE	3	1
ELM TREE	4	3
MAGNOLIA TREE	1	0
MULBERRY TREE	1	1
OAK TREE	146	96
PALM TREE	57	40
PINE TREE	1	1
	211	142

SPECIMEN TREE LEGEND:

	SITE EXISTING	SITE REMOVED
CEDAR TREE	3	1
ELM TREE	0	0
MAGNOLIA TREE	0	0
OAK TREE	66	45
PALM TREE	0	0
PINE TREE	0	0
	67	46

HISTORIC TREE LEGEND:

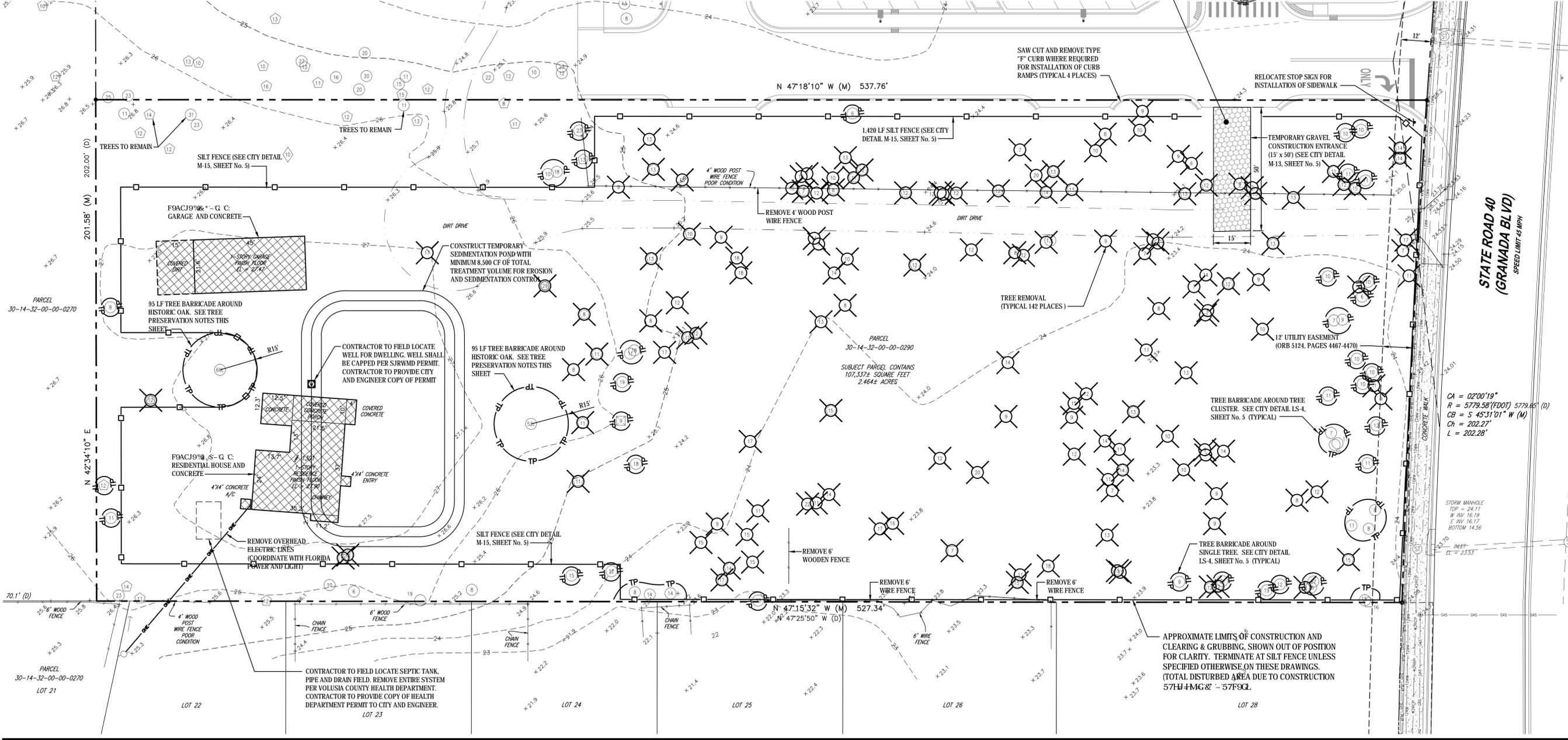
	EXISTING	REMOVED
LIVE OAK (36" OR GREATER)	2	0

SCALE: 1" = 20'



WARNING !!
Know what's below. Call before you dig.

CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.



CONSTRUCTION ENTRANCE
MAINTAIN DAILY TO REMOVE FINES AND SAND FROM ROADWAY.
SEE SHEET No. 5 FOR DETAILS.

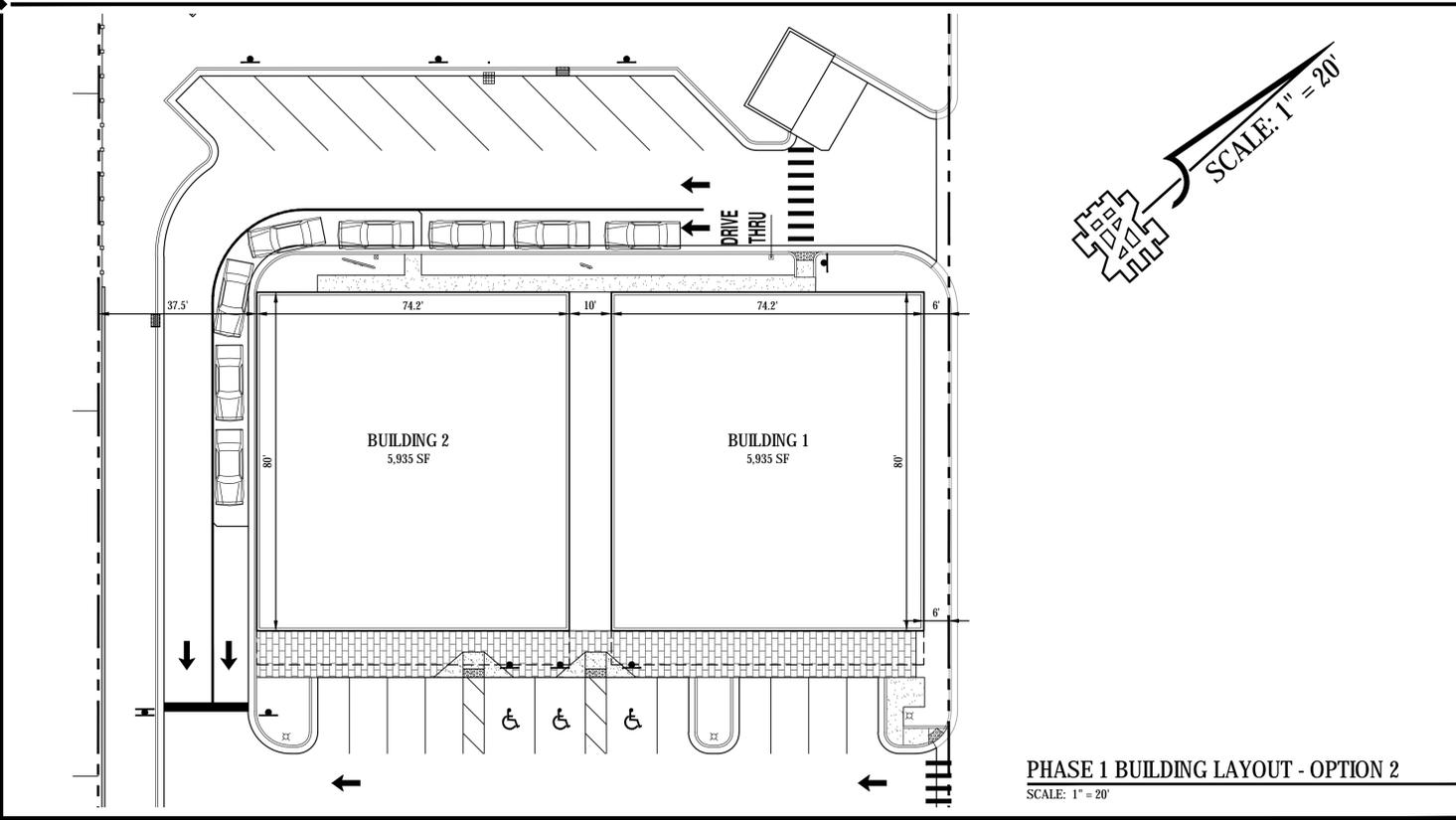


STATE ROAD 40
(GRANADA BLVD)
SPEED LIMIT 45 MPH

CA = 02°00'19"
R = 5779.58'(FOOT) 5779.65' (D)
CB = S 45°31'01" W (M)
Ch = 202.27'
L = 202.28'

STORM MANHOLE
TOP = 24.11
W INV 16.19
E INV 16.17
BOTTOM 14.56

APPROXIMATE LIMITS OF CONSTRUCTION AND CLEARING & GRUBBING. SHOWN OUT OF POSITION FOR CLARITY. TERMINATE AT SILT FENCE UNLESS SPECIFIED OTHERWISE ON THESE DRAWINGS.
(TOTAL DISTURBED AREA DUE TO CONSTRUCTION 5744+MG& - 57F9CL)



B-8, COMMERCIAL ZONING:

PERMITTED USES

1. ADULT DAY CARE CENTER
2. BUSINESS AND PROFESSIONAL OFFICE
3. BUSINESS SERVICE
4. CLUBS AND FRATERNAL ORGANIZATION
5. FINANCIAL INSTITUTION
6. NURSING HOME
7. PERSONAL SERVICE
8. RETAIL SALES AND SERVICES
9. SCHOOL OF ART
10. SCHOOL, PUBLIC
11. VETERINARIAN

SPECIAL EXCEPTION USES

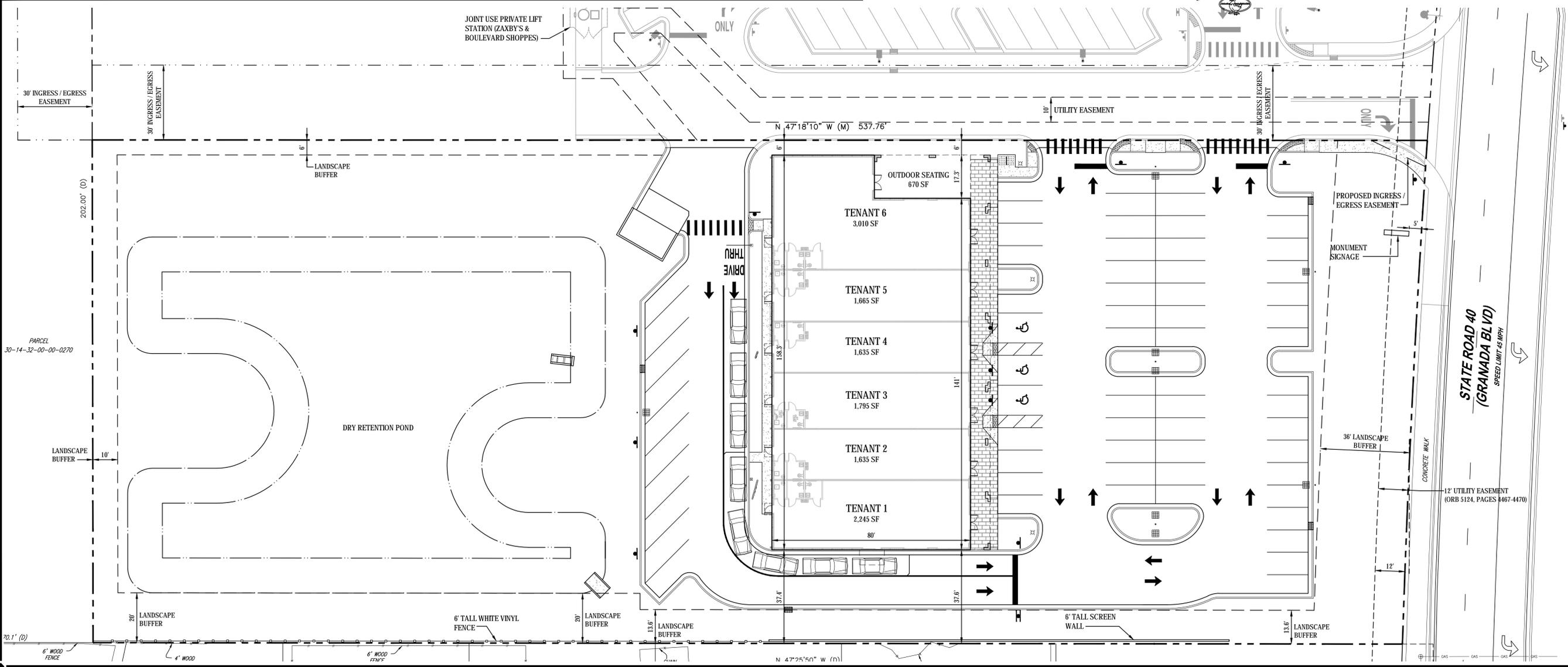
1. AUTOMATIC AMUSEMENT CENTER
2. OUTDOOR ACTIVITY
3. RECREATIONAL FACILITIES, OUTDOOR

PROHIBITED USES

1. ASSISTED LIVING FACILITY
2. CONVENIENCE STORES (TYPES A, B AND C)
3. SCHOOL, PUBLIC
4. HOUSE OF WORSHIP
5. SEXUALLY ORIENTED BUSINESS
6. THEATER
7. OUTDOOR STORAGE
8. WAREHOUSE, MINI-RENTAL
9. RESIDENTIAL, ANY TYPE

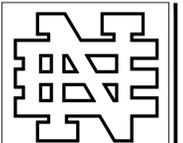
CONDITIONAL USES

1. BOWLING CENTER
2. CHILD CARE FACILITY
3. COMMUNITY RESIDENTIAL HOME
4. FAMILY DAY CARE HOME
5. PARKS AND RECREATION FACILITIES, PRIVATE
6. PARKS AND RECREATION FACILITIES, PUBLIC
7. PUBLIC FACILITIES
8. PUBLIC UTILITIES
9. RECREATION FACILITIES, INDOOR
10. RESTAURANT, TYPE "A"
11. RESTAURANT, TYPE "B"
12. RESTAURANT, TYPE "C"
13. SCHOOL, PRIVATE
14. SHOPPING CENTER
15. TELECOMMUNICATION TOWER, CAMOUFLAGED
16. WIND ENERGY SYSTEM



REVISIONS

DATE	DESCRIPTION
9/2	CITY COMMENTS



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OVERALL DEVELOPMENT PLAN
BOULEVARD SHOPPES
1301 WEST GRANADA BOULEVARD
ORMOND BEACH, FL 32174



NOT VALID UNLESS SIGNED AND SEALED

PROJECT No:	2014-68
DATE:	JULY 2014
DESIGN BY:	HHN
DRAWN BY:	DAB
CHECKED BY:	HHN
SCALE:	1" = 20'
DRAWING NUMBER	

6

SCALE: 1" = 20'

PAVEMENT MARKING NOTES:

- PAINTED PAVEMENT MARKINGS SHALL BE APPLIED AFTER PAVEMENT SURFACE HAS CURED. SURFACE SHALL BE FREE OF FINE SAND AND DEBRIS PRIOR TO APPLICATIONS.
- APPLY PAINTED PAVEMENT MARKINGS AT LAST STAGE OF CONSTRUCTION AFTER LANDSCAPE PLANTINGS ARE INSTALLED.
- PAIN SHALL BE SHERWIN WILLIAMS LOW-VOC ACRYLIC PRO PARK PAINT. APPLY PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DRAWINGS FOR LOCATIONS OF SPECIFIC COLORS.
- ALL REFLECTIVE PAVEMENT MARKERS ARE TO BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 17352.
- ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH INDEX NO. 17301 AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
- LOCATION OF SIGNS IS APPROXIMATE ONLY AND IS SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER.
- FOR ADDITIONAL DETAILS SEE INDEX NO. 11860, 11863, 17302, 17344 AND 17346.
- ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM .08 GA ALUMINUM BLANKS. ALL 36"x48" SIGNS SHALL BE .100 GA MINIMUM AND SHALL BE INSTALLED USING 3"x12" ROUND ALUMINUM POST. ALL STOP SIGNS SHALL BE 36" OCTAGON INSTALLED ON 12.3 LBS/FT "U" CHANNEL POST RAIL. STEEL ONLY OR 3"x12" ROUND ALUMINUM POSTS. "U" CHANNEL POSTS MAY BE USED FOR SIGNS SMALLER THAN 36"x36". ALL SPEED LIMIT SIGNS SHALL BE 24"x30".

GENERAL NOTES:

- ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
- ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION OR GPS. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR'S RISK.
- THE CONTRACTOR SHALL COORDINATE WITH THE EXISTING ADJACENT BUSINESSES TO ENSURE THERE IS NO DISRUPTION TO THEIR RESPECTIVE OPERATIONS.
- THE CONTRACTOR AT ITS OWN DISCRETION SHALL MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.
- SOD ALL DISTURBED AREAS IN RIGHT-OF-WAY WITH BAHIA SOD.
- BUILD TYPE 2B / NON SPRINKLED.
- IF RESTAURANT TENANT IS DETERMINED OVER 100 OCCUPANTS BUILDING WILL BE SPRINKLED.

DRIVE THRU KEY:

- (A) HEIGHT RESTRICTION BAR
- (B) DRIVE THRU PRE-MENU
- (C) SPEAKER POST / ORDER CONFIRMATION
- (D) DRIVE THRU ORDER MENU BOARD

BUILDING DATA TABLE

- FLORIDA BUILDING CODE TYPE CONSTRUCTION = V
- NUMBER OF STORIES = 1
- TOTAL SQUARE FOOT = 12,665
- FINISH FLOOR ELEVATION = 26.36
- BUILDING HEIGHT = 20'-0"

LEGEND

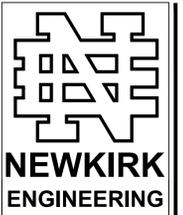
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PAVING LEGEND

- ASPHALT PAVEMENT: 1.5" SP-9.5 WITH TACK COAT PER FDOT SPECIFICATIONS; 6" LMEROCK BASE (LBR-100) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4' LIFTS); 12" STABILIZED SUBBASE (LBR-40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION)
- *ALTERNATE LMEROCK BASE COURSE: 6" CRUSHED CONCRETE (LBR-130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4' LIFTS)
- *ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT
- CONCRETE PAVEMENT: 6" CONCRETE (3,000 P.S.I. AT 28 DAYS); 12" STABILIZED SUBGRADE (LBR-40) MIN OF 98% MODIFIED PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (6" LIFTS); SEE CITY DETAIL R-11A, SHEET No. 14
- CONCRETE SIDEWALK: 4" THICK CONCRETE (MIN.) 3,000 PSI CONCRETE; SEE CITY DETAIL M-3, SHEET No. 14 AND SIDEWALK DETAIL SHEET No. 12
- BRICK PAVER SIDEWALK: DECORATIVE BRICK PAVER SIDEWALK WITH 12" CONCRETE RIBBON; SEE SHEET No. 12 FOR DETAIL

REVISIONS

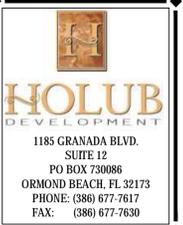
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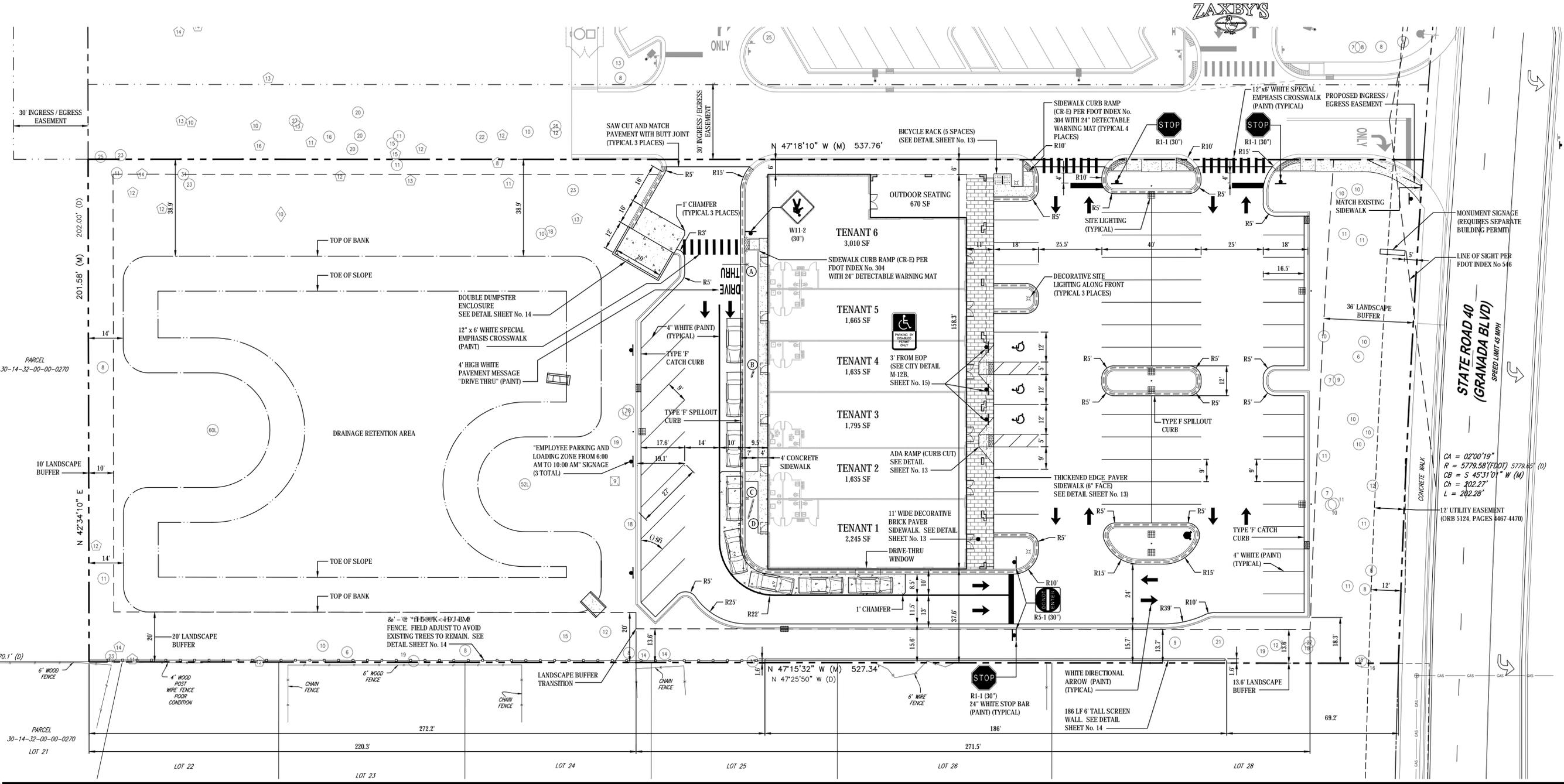
SITE LAYOUT PLAN
BOULEVARD SHOPPES
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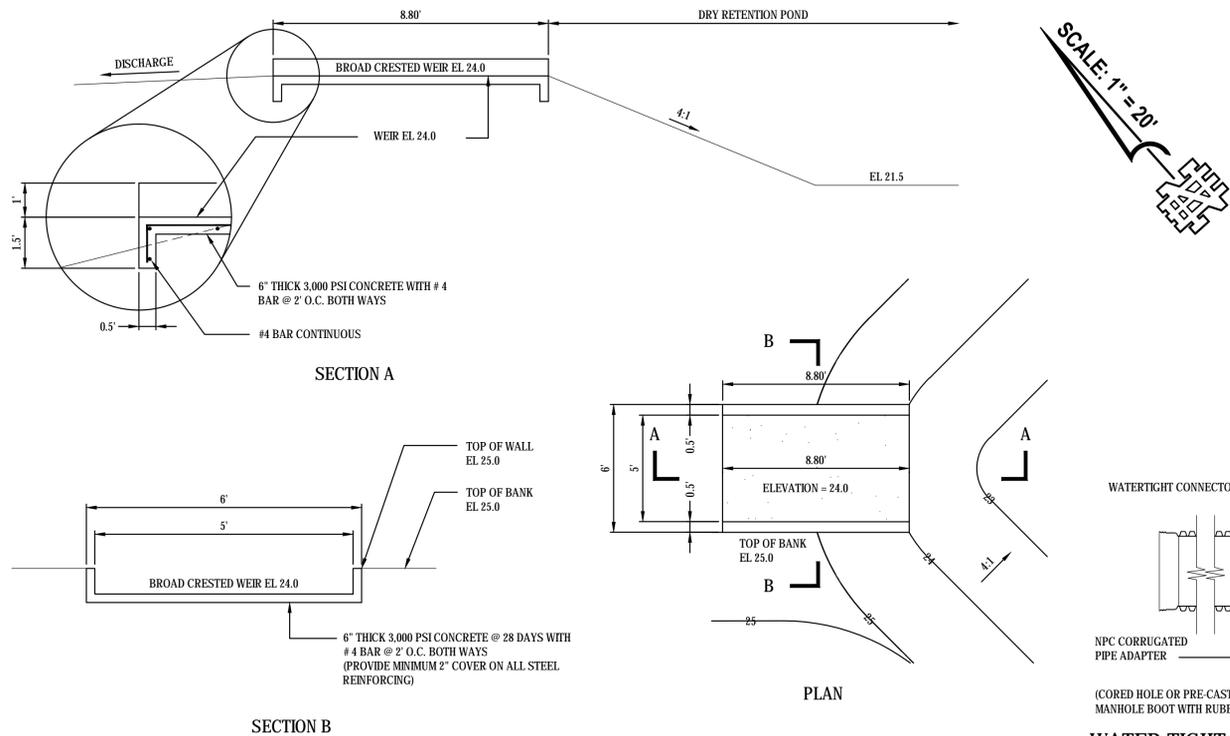


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7



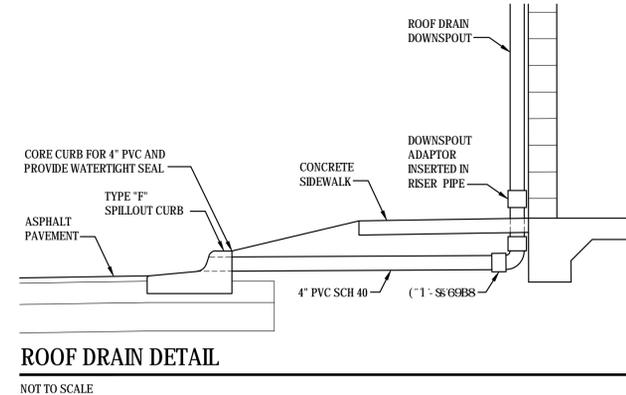
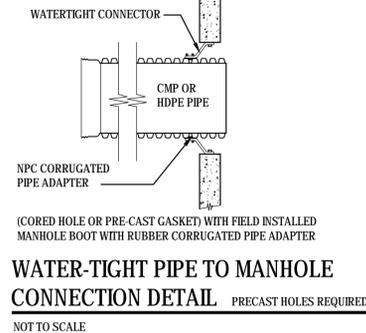


SPILLWAY DETAIL
NOT TO SCALE

SUMMARY OF DRAINAGE:

THE MINIMUM WATER QUALITY TREATMENT VOLUME REQUIRED IS EQUAL TO 1.25-INCHES OVER THE IMPERVIOUS SURFACE PLUS 0.5-INCHES OF RUNOFF OVER THE DRAINAGE BASIN. STORMWATER TREATMENT IS PROVIDED BY DRY RETENTION POND. THE TREATMENT SYSTEM IS DESIGNED SO THAT THE POST DEVELOPMENT DISCHARGE RATE AND VOLUME DOES NOT EXCEED THE PRE-DEVELOPMENT DISCHARGE RATE AND VOLUME FOR THE MEAN ANNUAL AND 25 YEAR, 24 HOUR STORM EVENTS.

	RAINFALL (INCHES)		DISCHARGE RATE (CFS)				DISCHARGE VOLUME (CF)				POND (N-1) PEAK STAGE (FT)
	PRE-1	POST-1	PRE-2	POST-2	PRE-1	POST-1	PRE-2	POST-2			
MEAN ANNUAL, 24 HOUR	5.0	0.30	0.00	0.38	0.00	4,360	0	3,205	2	21.75	
25 YEAR, 24 HOUR	9.0	1.80	0.00	1.40	0.02	18,364	0	10,171	295	22.87	
100 YEAR, 24 HOUR	11.0	2.80	0.00	1.99	0.07	18,364	0	14,211	588	23.52	
	TREATMENT VOLUME REQUIRED (CF)		TREATMENT VOLUME PROVIDED (CF)		TREATMENT VOLUME RECOVERY (HOURS)						
POND (N-1)	27,348		27,348		67.6						



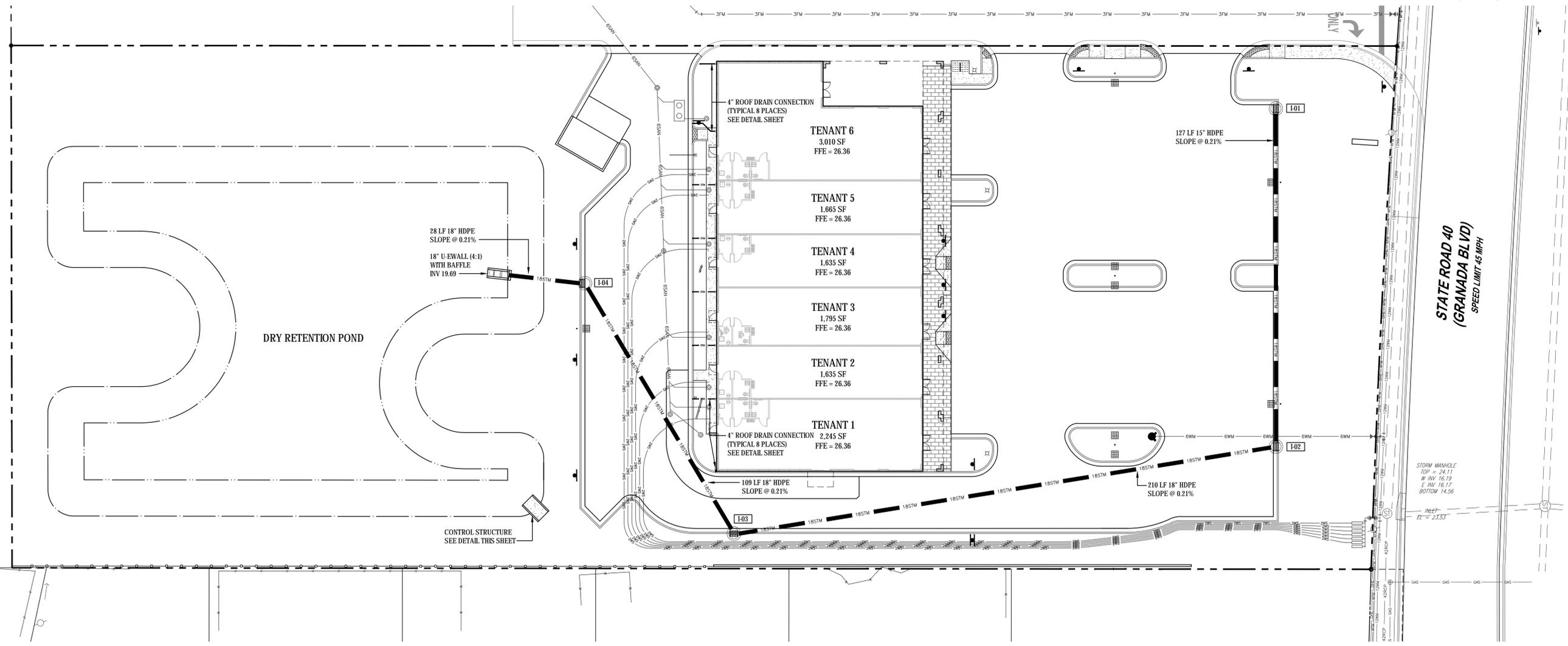
GENERAL DRAINAGE NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO DRAINAGE SYSTEM AND SHALL RESTORE ANY DAMAGED STRUCTURES.
- ALL PIPE FROM THE BUILDING DRAINS SHALL BE SMOOTH INTERIOR CORRUGATED EXTERIOR (SIC) HDPE OR PVC SCH 40.
- ALL STORM PIPE SHALL BE CONSTRUCTED OF HDPE (SIC) PIPE WITH CERTIFIED WATERTIGHT JOINTS BY THE MANUFACTURER. ACCEPTABLE HDPE PIPE SHALL BE HANCOR SUR-LOK WT. ADS SERIES 35, ADS N-12 WITH WT JOINT OR EQUAL.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIAL AND STRUCTURES TO THE ENGINEER (NEWKIRK ENGINEERING, INC.) FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING.
- CONTRACTOR TO PLACE FILTER FABRIC BETWEEN DRAINAGE STRUCTURES AND TOPS TO PREVENT SOIL INTRUSION. THE FABRIC SHALL BE PERIODICALLY CLEANED OF SAND A DEBRIS FABRIC SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE.
- ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING TREES, & ETC., WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFFSITE.
- ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST PER FDOT SPECIFICATIONS.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY PER FDOT STANDARD SPECIFICATIONS AND MANUFACTURES SPECIFICATIONS RESPECTIVELY.
- ALL DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OF SAND AT THE LAST STAGE OF CONSTRUCTION PRIOR TO THE FINAL INSPECTION.
- ALL STORM INLET GRATES SHALL BE STEEL (TRAFFIC RATED).

STORM STRUCTURE SCHEDULE

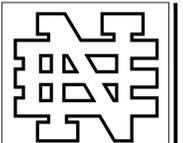
ID.	SIZE	TYPE BOT	TYPE TOP	TOP ELEV	BOT ELEV	N INV	S INV	E INV	W INV
I-01	4' DIA	P	9	24.20	19.70	---	---	---	20.70
I-02	4' DIA	P	9	24.20	19.43	20.43	---	20.43	---
I-03	4' DIA	P	9	25.00	18.98	19.98	19.98	---	---
I-04	4' DIA	P	9	24.00	18.75	19.75	19.75	---	---

- NOTES:**
- ROUND STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'A'.
 - SQUARE/RECTANGULAR STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'B'.
 - 4'-0" DIA AND SMALLER AND 3'-6" SQUARE STANDARD STRUCTURE BOTTOMS ARE FDOT TYPE DESIGNATED 'P' LARGER STANDARD STRUCTURE BOTTOMS ARE DESIGNATED TYPE 'J'.
 - INSTALL 12"x12" WEEP HOLE AT BOTTOM OF STRUCTURE WITH 18"x18"x12" THICK AGGREGATE BED WRAPPED WITH FILTER FABRIC (ALL INLETS).



REVISIONS

DATE	DESCRIPTION
9/2	CITY COMMENTS



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DRAINAGE PLAN
BOULEVARD SHOPPES
1301 WEST GRANADA BOULEVARD
ORMOND BEACH, FL 32174



PROJECT No: 2014-68
DATE: JULY 2014
DESIGN BY: HHN
DRAWN BY: DAB
CHECKED BY: HHN
SCALE: 1" = 20'
DRAWING NUMBER

SCALE: 1" = 20'

GRADING LEGEND:

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- 25.73 PROPOSED GRADE
- 25.08 ZAXBY'S ROADWAY GRADE
- TW 29.3 PROPOSED TOP OF WALL GRADE
- BW 23.3 PROPOSED BOTTOM OF WALL GRADE
- ~ DRAINAGE FLOW ARROW

GENERAL EARTHWORK NOTES:

1. IF ANY MUCK OR MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
2. ALL FILLING IS TO BE PERFORMED IN ONE-FOOT LIFTS. THE COMPACTION REQUIREMENT IS 98% FOR PAVED AREAS AND 95% FOR UNPAVED AREAS PER AASHTO T-180 MODIFIED PROCTOR TEST.
3. TEMPORARY FILL STOCKPILING IS NOT PERMITTED IN LIFTS GREATER THAN SIX FEET.
4. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES.
5. ONCE AN AREA IS SEEDED OR SODDED, IT MUST BE MAINTAINED TO ALLOW THE GRASS TO GROW.
6. ALL NON-PAVED AREAS MUST BE PLANTED, GRASSED, OR MULCHED.

GENERAL GRADING NOTES:

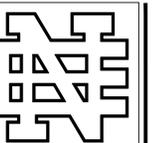
1. CROSS SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL NOT EXCEED 1:48 IN ACCORDANCE WITH SECTION 502.4 OF FACBC.
2. THE MAXIMUM ELEVATION CHANGE AT THE ENTRANCE DOOR MAY NOT EXCEED 1/2 INCH.
3. ALL SIDEWALK LANDINGS SHALL HAVE SLOPES NO GREATER THAN 1/8 INCH / 1 FOOT IN MANEUVERING SPACES AT ALL DOORWAYS.
4. ALL SIDEWALKS SHALL HAVE A 1 PERCENT CROSS SLOPE.
5. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEY OR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR.

BENCHMARK INFORMATION:

- #1 TOP OF STORM MANHOLE ELEVATION = 25.00
 - #2 TOP OF STORM MANHOLE ELEVATION = 24.11
- VERTICAL DATA
ELEVATIONS REFER TO (NAVD 88) NORTH AMERICA VERTICAL DATUM 1988. BENCHMARK REFERENCE NATIONAL GEODETIC SURVEY DESIGNATION F 477, PID DB6756, CONCRETE MONUMENT, ELEVATION = 24.55

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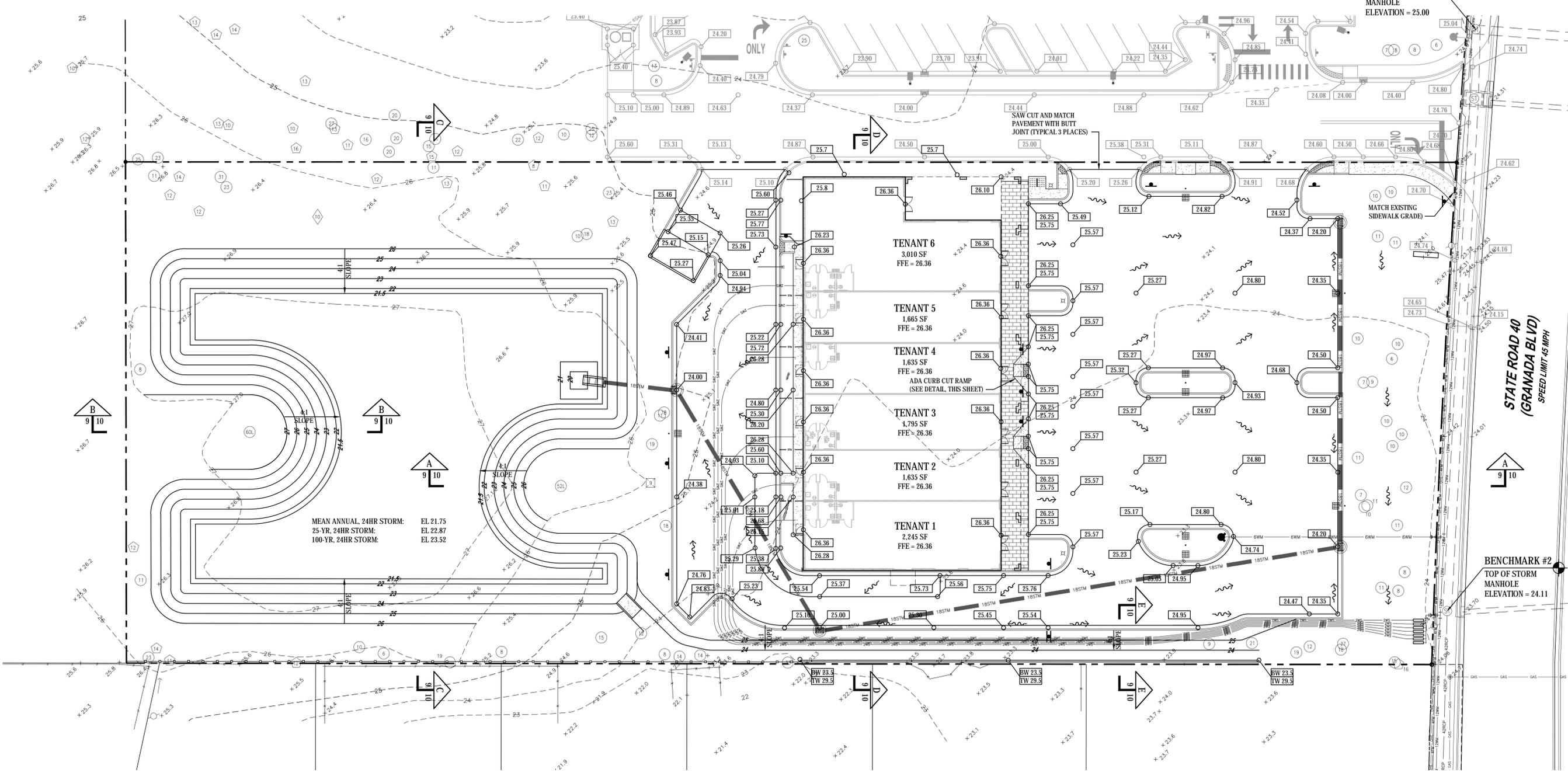
**GRADING PLAN
BOULEVARD SHOPPES**
1301 WEST GRANADA BOULEVARD
ORMOND BEACH, FL 32174



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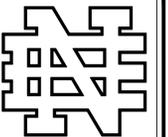
PROJECT No:	2014-68
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DESIGN BY:	HHN
DRAWN BY:	DAB
CHECKED BY:	HHN
SCALE:	1" = 20'
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CROSS SECTIONS
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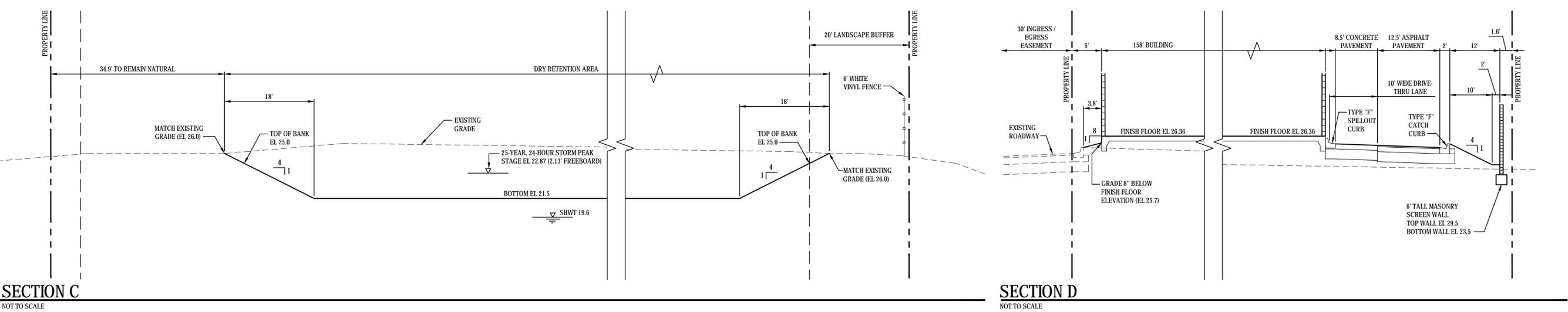
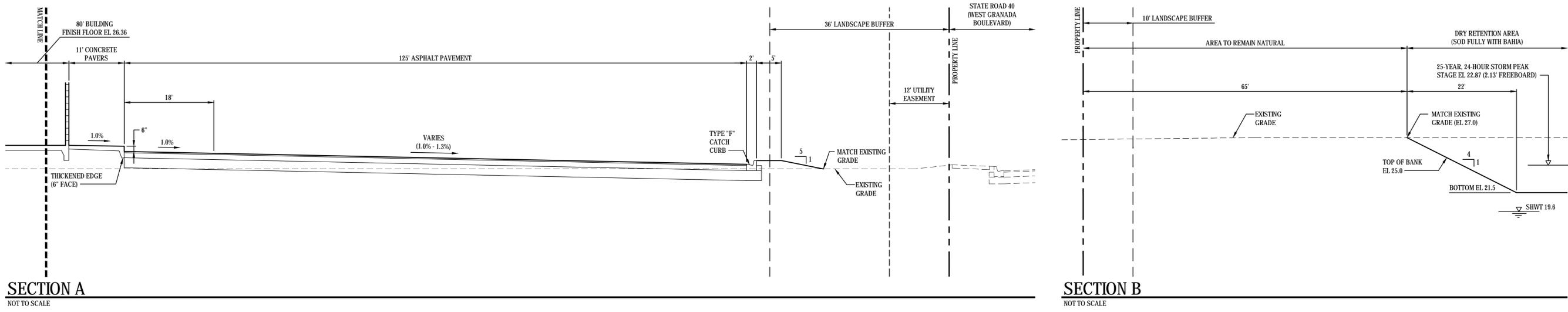
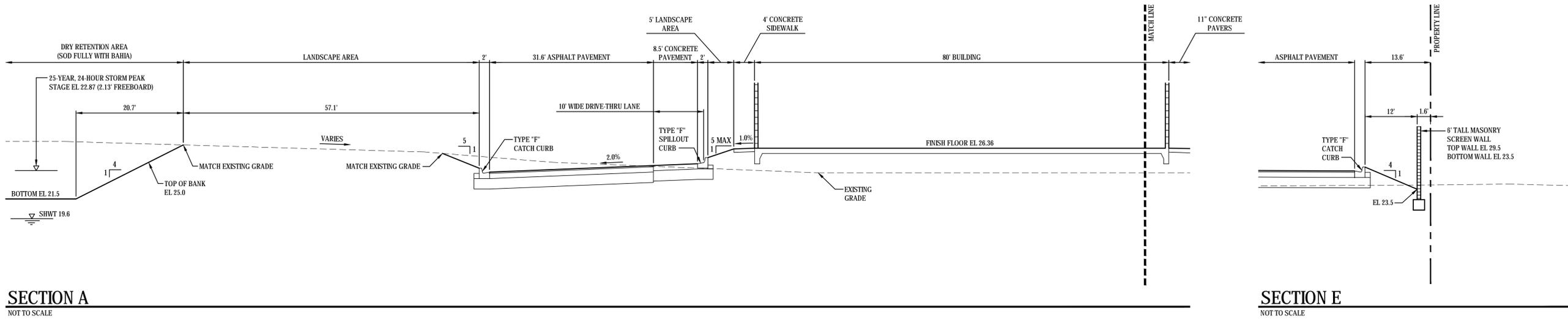


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PROJECT No: 2014-68
DATE: JULY 2014
DESIGN BY: HHN
DRAWN BY: DAB
CHECKED BY: HHN
SCALE: AS SHOWN

DRAWING NUMBER

10



SECTION A

NOT TO SCALE

SECTION E

NOT TO SCALE

SECTION A

NOT TO SCALE

SECTION B

NOT TO SCALE

SECTION C

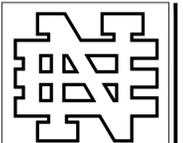
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SECTION D

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UTILITY PLAN
BOULEVARD SHOPPES
1301 WEST GRANADA BOULEVARD
ORMOND BEACH, FL 32174



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PROJECT No: 2014-68

DATE:	JULY 2014
DESIGN BY:	HHN
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GENERAL SEWER NOTES:

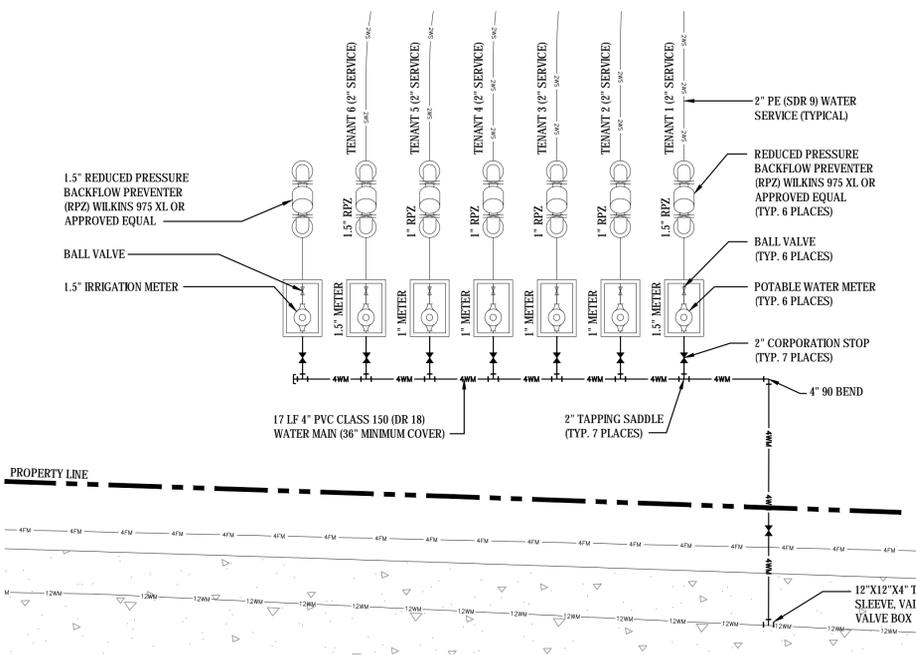
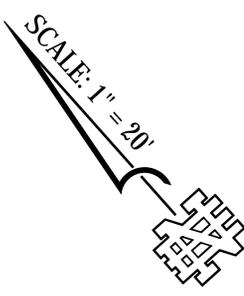
- CITY OF ORMOND BEACH SHALL BE NOTIFIED PRIOR TO ANY SEWER CONSTRUCTION.
- ALL SEWER CONSTRUCTION MUST COMPLY WITH FDEP REGULATIONS AND THE CITY OF ORMOND BEACH UTILITY DETAILS AND SPECIFICATIONS (LATEST EDITION).
- ALL SANITARY SEWER LINES SHALL BE PVC SDR 26 DUE TO THE MINIMUM AMOUNT OF COVER. WATER LINES, RECLAIMED LINES AND STORM DRAINAGE CROSSINGS SHALL FOLLOW THE C-900 OR CONCRETE ENCASUREMENT REQUIREMENT PER THESE STANDARDS AND AS FDEP REQUIREMENTS.
- SEWER LINE CONSTRUCTION SHALL BE ACCOMPLISHED BY THE USE OF A LASER INSTRUMENT UNLESS ANOTHER METHOD IS PREVIOUSLY APPROVED BY CITY OF ORMOND BEACH.
- THE CONTRACTOR SHALL, AT ALL TIMES, DURING PIPE LAYING, DEWATER THE GROUND SUFFICIENTLY TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6" BELOW THE PIPE BEING LAID WITHIN THE AREA OF THE TRENCH.
- ALL PIPES SHALL BE LAID ON A FIRM FOUNDATION. SOFT OR SPONGY BEDDING FOR PIPES WILL NOT BE ACCEPTED. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A DRY, COMPACTED, GRANULAR MATERIAL SATISFACTORY TO THE CITY OF ORMOND BEACH.
- SANITARY SEWER PIPE SHALL BE PVC SDR 26.
- EXCAVATION AND BACKFILL: THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING AND BRACING OF EXCAVATION WORK IN ORDER TO PROVIDE FOR THE SAFETY OF WORKMEN, AS WELL AS REPRESENTATIVES OF THE CITY OF ORMOND BEACH, THE DESIGN ENGINEER, AND THE DEVELOPER.
- ALL TRENCHES SHALL BE BACKFILLED WITH ACCEPTABLE MATERIAL AND COMPACTED TO MINIMUM COMPACTION OF (95) PERCENT OF THE OPTIMUM DENSITY OF THAT MATERIAL BASED ON THE AASHTO T-180 MODIFIED PROCTOR TEST.
- ALL TESTING REQUIRED BY THE CITY SHALL BE PAID FOR BY THE CONTRACTOR.
- GRAVITY MAINS MUST HAVE A TELEVIEWED INSPECTION. A VIDEO INSPECTION FORM MUST BE FAXED TO THE CITY OF ORMOND BEACH WASTEWATER COLLECTION DEPARTMENT 48 HOURS PRIOR TO VIDEO INSPECTION. A CITY INSPECTOR MUST BE PRESENT.
- SEWER CLEANOUT LOCATED ON PAVEMENT AND SIDEWALK AREA SHALL BE TRAFFIC BEARING FLAT TOP BRASS CAP.
- ALL GREASE TANKS SHALL HAVE A MINIMUM CAPACITY OF 1,250 GALLONS.
- PLUMBING CONTRACTOR SHALL INSTALL TANK AND COORDINATE PIPE INVERTS TO BUILDING WITH UTILITY CONTRACTOR.

GENERAL WATER NOTES:

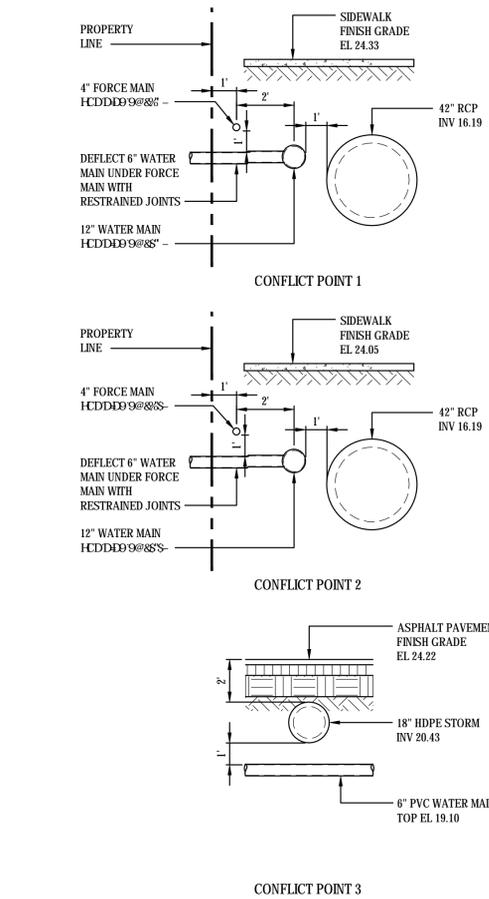
- THE CITY OF ORMOND BEACH WATER UTILITY DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION.
- ALL WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDEP REGULATIONS AND THE CITY OF ORMOND BEACH UTILITY DETAILS AND SPECIFICATIONS (LATEST EDITION).
- CONTRACTOR IS TO VERIFY THE LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES (UNDERGROUND AND OVERHEAD) PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER.
- CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ANY EXISTING PAVEMENT, SIDEWALK, CURBING, UTILITIES AND DRAINAGE SYSTEMS DAMAGED DURING CONSTRUCTION. ALL DAMAGED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.
- LOCATION OF TELEPHONE, T.V. CABLE AND ELECTRICAL SERVICE CONNECTIONS TO BE DETERMINED BY APPROPRIATE UTILITIES PERSONNEL IN COOPERATION WITH CONTRACTOR.
- ALL WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
- TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO THE CITY WITH A MINIMUM COMPACTION OF 98 PERCENT (AASHTO-T180).
- WATER SERVICES FROM 3/4" TO 2" POLYETHYLENE (ENDOTRACE) WITH 30" MINIMUM COVER.
- WATER MAIN FROM 4" TO 12" SHALL BE PVC CLASS 150 (DR 18) WITH 36" MINIMUM COVER.
- ALL WATER AND FIRE SERVICES ARE REQUIRED TO HAVE A HARD BODY GATE VALVE OFF THE MAIN LINE.
- ALL VALVES SHALL BE BOLTED TO TEES.
- ALL POTABLE WATER PIPE SHALL HAVE "NSF POTABLE WATER" IMPRINTED ON THE PIPE.
- ALL WATER MAIN FITTINGS 4 INCHES OR LARGER SHALL BE CEMENT LINED DIP.
- A TAPPING CONTRACTOR ACCEPTABLE TO THE CITY OF ORMOND BEACH WILL BE REQUIRED FOR TAPS.
- THE CONTRACTOR SHALL MAKE ALL ATTEMPTS TO LOCATE BURIED UTILITIES AND NOTIFY THE UTILITY COMPANIES 48 HR. PRIOR TO CONSTRUCTION.
- UTILITY TRENCH CONSTRUCTION SHALL CONFORM TO CITY OF ORMOND BEACH AND OSHA REQUIREMENTS.
- IN THE CASE WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE CITY OF ORMOND BEACH UTILITY DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED SOLVENT.

PROPOSED UTILITY LEGEND

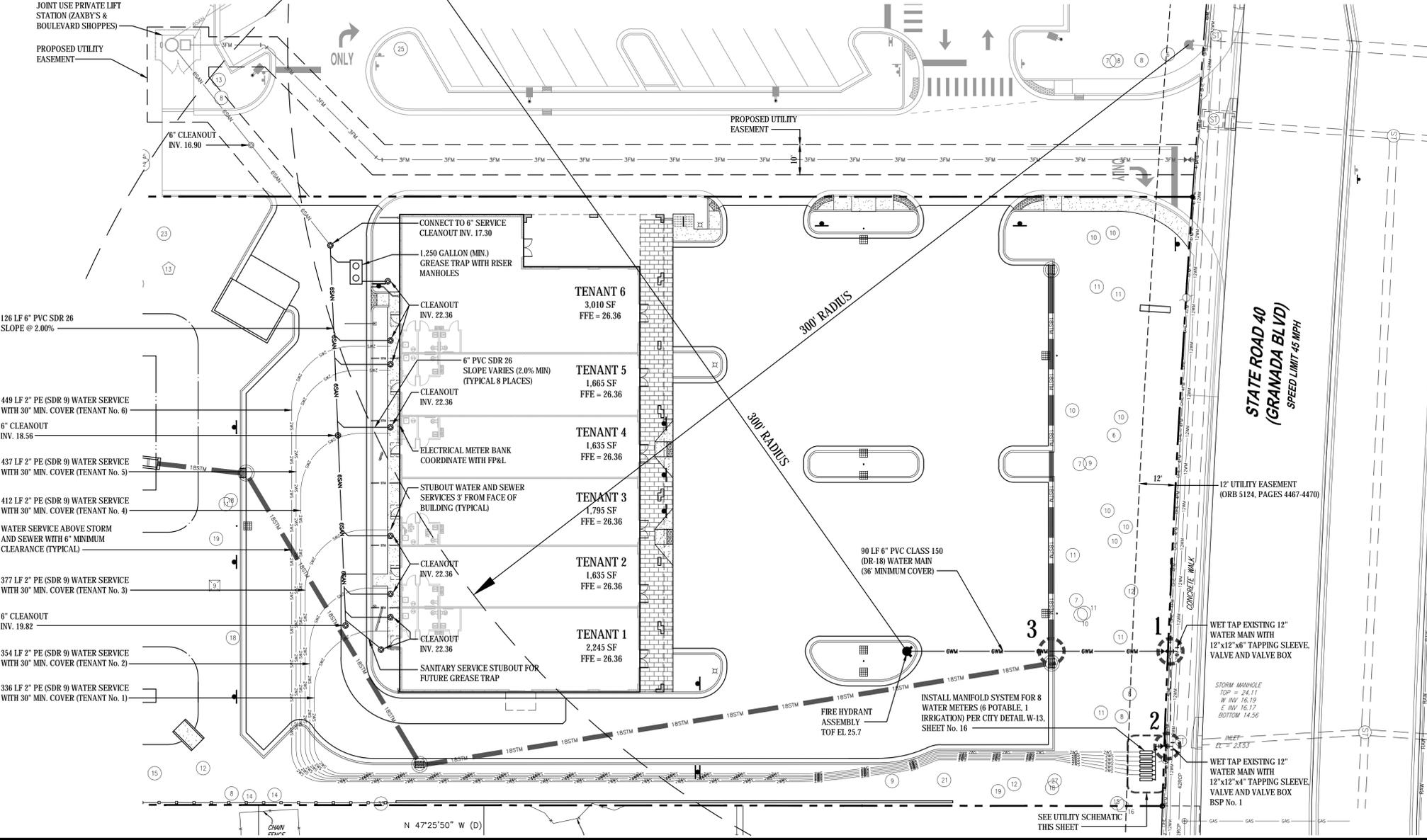
- FORCE MAIN (# INDICATES SIZE)
- SANITARY SEWER (# INDICATES SIZE)
- POLYETHYLENE WATER SERVICE (# INDICATES SIZE)
- WATER MAIN (# INDICATES SIZE)
- GAS SERVICE (# INDICATES SIZE)
- UNDERGROUND ELECTRICAL CONDUIT (# INDICATES SIZE)
- UTILITY CONFLICT (SEE DETAILS THIS SHEET)



UTILITY SCHEMATIC DETAIL
NOT TO SCALE



UTILITY CONFLICT DETAILS
NOT TO SCALE

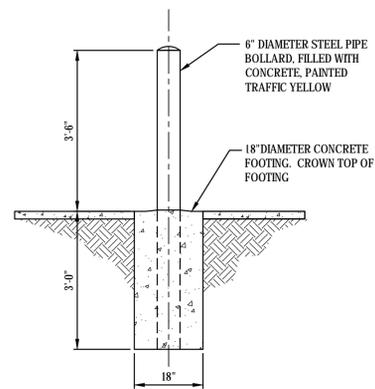


WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.



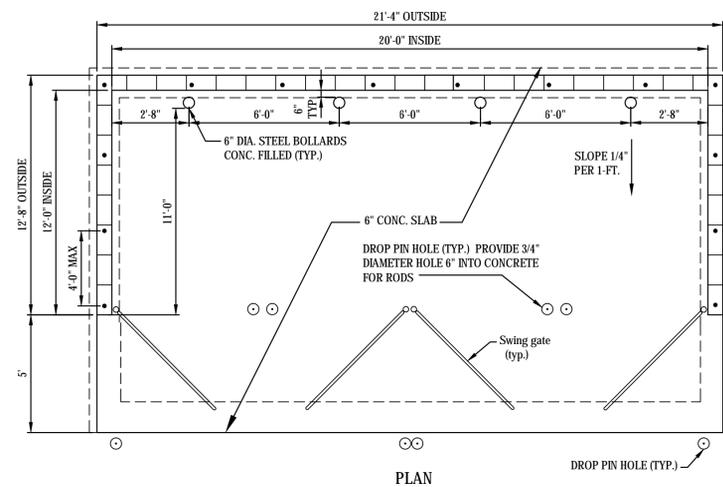
DUMPSTER ENCLOSURE NOTES

- WALLS
 - NEW CONSTRUCTION: MAXIMUM 6'-0" HIGH AND CONSTRUCTED OF CONCRETE BLOCK (8"x8"x16"). BLOCK MUST BE FINISHED WITH STUCCO OR SPLIT FACE BLOCK PAINTED TO MATCH BUILDING.
- FOOTINGS
 - 8"x16" CONCRETE W/2- #5 CONTINUOUS REBAR IMBEDDED.
- CONCRETE SLAB
 - MONOLITHIC, MIN. 6" THICKNESS, 3,000 P.S.I WITH FIBER MESH REINFORCING.
- CONCRETE FILLED CELLS
 - WITH 1-#5 VERTICAL REBAR TIED TO FOOTER STEEL AT EACH CORNER AND EVERY 4' O.C.
- GATES
 - CONSTRUCTED OF MIN. 1-1/2" DIAMETER GALVANIZED TUBULAR STEEL W/PRIVACY-TYPE SLATS INSERTED IN GALVANIZED STEEL MESH FABRIC, HINGE-MOUNTED ON MIN. 3" DIAMETER GALVANIZED STEEL POST. ALTERNATE TO STEEL IS PVC VINYL. (GATES AND POST CONSTRUCTED AND INSTALLED PER APPLICABLE BUILDING CODE BY LICENSED FENCE CONTRACTOR).
- DROP PIN
 - 1/2" DIA. 18" LONG METAL ROD GATE LATCH. PROVIDE 3/4" DIA. HOLE 6" INTO CONCRETE FOR RODS.
- SOIL
 - SOIL BEARING CAPACITY TO BE AT LEAST 2,500 P.S.F.
- BOLLARD
 - 3'-6" HIGH, 6" DIAMETER STEEL PIPE BOLLARD FILLED WITH CONCRETE, PAINTED TRAFFIC YELLOW, IMBEDDED 3'-0" DEEP IN 18" CONCRETE FOUNDATION. (SEE DETAIL THIS SHEET).

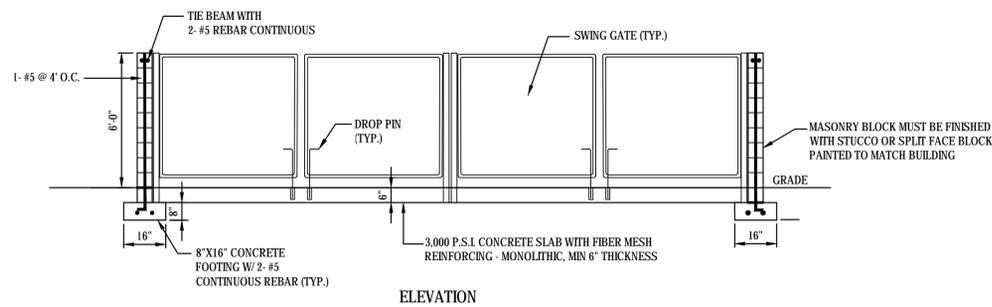


BOLLARD DETAIL

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PLAN



ELEVATION

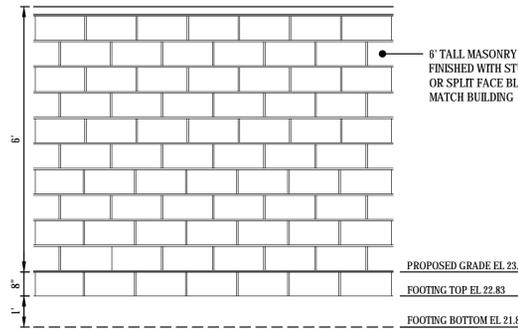
DOUBLE DUMPSTER ENCLOSURE DETAIL

NOT TO SCALE

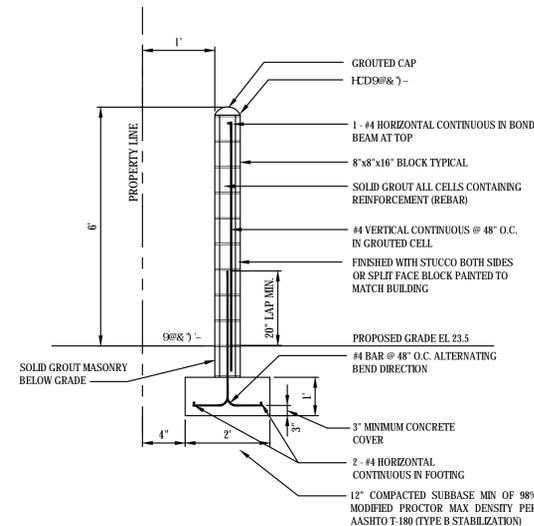
CONCRETE MASONRY WALL CONSTRUCTION

MATERIALS, CONSTRUCTION AND QUANTITY CONTROL OF MASONRY SHALL BE IN ACCORDANCE WITH 2010 FLORIDA BUILDING CODE AND UNIFORM BUILDING CODE (UBC), CHAPTER 24. GENERAL CONDITIONS AND CONSTRUCTION REQUIREMENTS SHALL BE APPLIED AS SPECIFIED IN UBC, SECTION 2404 (F), DURING GROUTED MASONRY WORK. WALL DESIGNED FOR EXPOSURE B. A ULTIMATE WIND LOAD OF 140 MPH AND A NOMINAL WIND SPEED OF 108 MPH. THE WALL DESIGN PRESSURE IS +/- 19.7 PSF.

- ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A-615, GRADE 60. VERTICAL REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL, AND SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM.
- IF A SLAB DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICALS (1:6).
- HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C-90, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,900 PSI.
- MORTAR SHALL BE TYPE M OR S, IN ACCORDANCE WITH ASTM C-270. PLACE ALL MASONRY IN RUNNING BOND WITH 3/8" MORTAR JOINTS. PROVIDE COMPLETE COVERAGE FACE SHELL, MORTAR BEDDING, HORIZONTAL AND VERTICAL.
- COARSE GROUT SHALL CONFORM TO ASTM C-476, WITH A MAXIMUM AGGREGATE SIZE OF 3/8", 8" TO 10" SLUMP, AND A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS.
- MINIMUM 3" X 3" CLEAN-OUT HOLES (SAW-CUT) ARE REQUIRED AT THE BOTTOM COURSE OF ALL CELLS TO VERIFY GROUT PLACEMENT. CLEAN-OUTS SHALL BE SEALED AFTER MASONRY INSPECTION-PROVIDED IN ACCORDANCE WITH ACI 531-4.6, AND BEFORE GROUTING.
- PRIOR TO GROUTING, THE GROUT SPACE SHALL BE CLEAN, WITH NO MORTAR PROJECTIONS GREATER THAN 1/2" MORTAR DROPPINGS OR OTHER FOREIGN MATERIAL. ALL CELLS SHALL BE IN VERTICAL ALIGNMENT, AND SHALL SOLIDLY BE FILLED WITH COARSE GROUT AS SPECIFIED.
- DURING PLACING, GROUT SHALL BE CONSOLIDATED WITH FLEXIBLE CABLE VIBRATOR. FIRST GROUT POUR SHALL BE STOPPED A MINIMUM OF 1'-1/2" BELOW THE TOP OF THE MIDDLE BOND BEAM MASONRY.



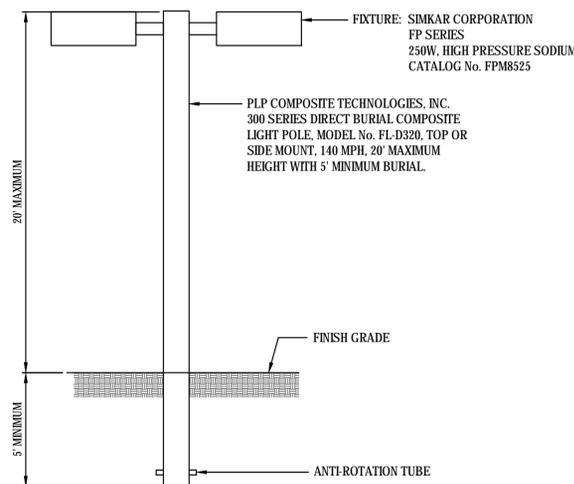
PROFILE



SECTION

SCREEN WALL DETAIL

NOT TO SCALE



- MAKE THE HOLE. GENERALLY HOLES SHALL BE ROUND WITH SMOOTH VERTICAL SIDES CONSISTING OF UNDISTURBED SOIL FOR BEST COMPACTION AND STABILITY OF POLES. DIAMETER OF POLE SHALL BE ABOUT TWICE THE DIAMETER OF THE POLE AT ITS BASE. HOLES SHALL BE AUGURED.
- WIRE THE POLE UTILIZING APPROVED METHODS.
- INSTALL THE POLE, IN MANY CASES COMPOSITE POLES CAN BE MANUALLY LIFTED INTO PLACE AND INSERTED INTO THE HOLE.
- ALIGN AND LEVEL THE POLE.
- BACKFILL THE HOLE, FILL AND TAMP EVERY 6 TO 8 INCHES OF BACKFILL. FREQUENT TAMPING IS IMPORTANT FOR INSTALLATION.

SITE LIGHTING DETAIL

NOT TO SCALE

MASONRY SCREEN WALL CONSTRUCTION NOTES:

- THE WALL IS DESIGNED TO CONFORM TO THE STRUCTURAL REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE FOR EXPOSURE B. A ULTIMATE DESIGN WIND LOAD OF 140 MPH AND A NOMINAL DESIGN WIND SPEED OF 108 MPH. THE WALL DESIGN PRESSURE IS +/- 19.7 PSF.
- DESIGN BASED ON A MINIMUM ALLOWABLE SOIL BEARING PRESSURE = 1,500 PSF AT (+) 1.5 FEET BELOW GRADE.

MASONRY BLOCK

- CONCRETE MASONRY UNITS SHALL BE OF SIZES ON DRAWINGS AND CONFORM TO ASTM C90 MEDIUM WEIGHT UNITS WITH MAXIMUM LINEAR SHRINKAGE OF 0.06%, $f_m = 1,500$ PSI GROUTED SOLID REINFORCED CELLS.
- ALL HEAD AND BED JOINTS SHALL BE 3/8" THICK. BED JOINTS OF THE PARTING COURSE OVER THE CONCRETE FOUNDATION MAY BE BETWEEN 1/4" AND 3/4".

CONCRETE MIX REQUIREMENTS

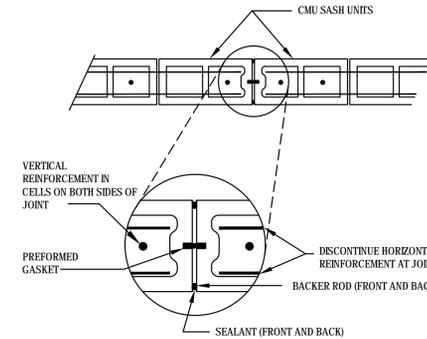
- THE CONCRETE MIX FOR FOOTINGS MUST HAVE A COMPRESSIVE STRENGTH OF AT LEAST $f_c = 3,000$ PSI IN 28 DAYS.
- THE MORTAR MIX MUST HAVE A COMPRESSIVE STRENGTH OF AT LEAST 1,800 PSI. MORTAR SHALL CONFORM TO ASTM C270.
- GROUT MUST HAVE A COMPRESSIVE STRENGTH OF AT LEAST 2,000 PSI IN 28 DAYS. GROUT SHALL CONFORM TO ASTM C476. UNITS SHALL BE LAID A MAXIMUM OF 4 FEET BEFORE GROUTING. ADD WATER UNTIL YOU ACHIEVE POURING CONSISTENCY WITHOUT SEGREGATING THE GROUT COMPONENTS. ROD OR VIBRATE IMMEDIATELY. RE-ROD OR RE-VIBRATE THE GROUT ABOUT 10 MINUTES AFTER POURING TO ENSURE PROPER CONSOLIDATION. WHEN THE GROUTING OF A SECOND LIFT IS TO BE CONTINUED AT LATER TIME, STOP THE GROUT PLACEMENT 2 INCHES FROM THE TOP OF THE MASONRY UNITS. ALL CELLS MUST BE FILLED SOLID WITH GROUT.

REINFORCING STEEL

- USE REINFORCING STEEL BARS WHICH CONFORM TO ASTM SPECIFICATIONS A615-85, GRADE 60. WHEN YOU CAN'T USE ON CONTINUOUS BAR, YOU MUST LAP OR SPLICE BARS A DISTANCE OF AT LEAST 40-BAR DIAMETERS (i.e. 15" FOR #3BARS, 20" FOR #4 BARS, 25" FOR #5BARS, 30" FOR #6 BARS, 35" FOR #7BARS). THE REQUIRED MINIMUM LAP SPLICE FOR BARS OF DIFFERENT SIZE MUST BE BASED ON THE DIAMETER OF THE LARGER SIZE BAR. BENDS IN THE REINFORCING STEEL MUST CONFORM TO THE MANUAL OF STANDARD PRACTICE OF THE AMERICAN CONCRETE INSTITUTE. BACKING FOR HOOKS MUST BE AT LEAST A DISTANCE EQUAL TO FOUR BAR DIAMETERS. ALL REQUIRED BAR EMBEDMENT DIMENSIONS ARE CLEAR DISTANCES TO OUTSIDE OF BAR. SPACING FOR PARALLEL BARS IS CENTER TO CENTER OF BARS.

JOINTS

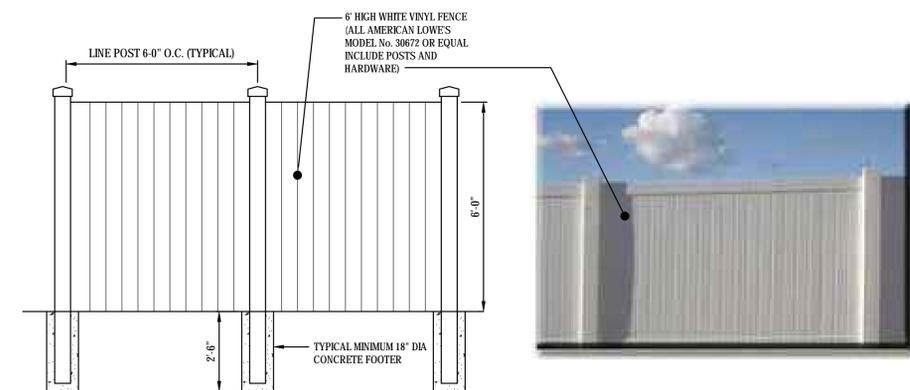
- VERTICAL CONTROL JOINTS ARE NEEDED AT INTERVALS OF NOT MORE THAN 20 FEET.
- VERTICAL EXPANSION JOINTS ARE NEEDED AT INTERVALS OF NOT MORE THAN 80 FEET.



NOTE: VERTICAL EXPANSION JOINTS ARE NEEDED AT INTERVALS OF NO MORE THAN 80 FEET.

TYPICAL SECTION - EXPANSION JOINT

NOT TO SCALE

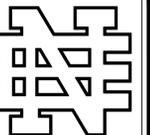


FENCE DETAIL

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
9/2	CITY COMMENTS



NEWKIRK ENGINEERING

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Certificate of Authorization
No. 30219
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Civil Engineering
Land Development
Construction Engineering & Inspection



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MISCELLANEOUS DETAILS AND NOTES
BOULEVARD SHOPPES
1301 WEST GRANADA BOULEVARD
ORMOND BEACH, FL 32174

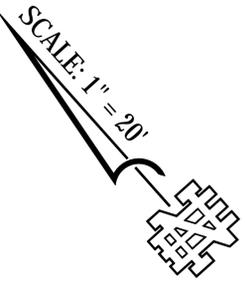


NOT VALID UNLESS SIGNED AND SEALED

PROJECT No: 2014-68
DATE: JULY 2014
DESIGN BY: HHN
DRAWN BY: DAB
CHECKED BY: HHN
SCALE: AS SHOWN

DRAWING NUMBER

14



BUFFER CALCULATIONS:

NORTH BUFFER: (10' WIDE x 170' - TYPE 2 - 3 TREES, 30 SHRUBS & 30 GC / 100)
 NORTH BUFFER TO REMAIN NATURAL VEGETATION
 5 TREES REQUIRED, 21 PROVIDED (3 EXISTING + 18 EXISTING 2"-4" CALIPER)
 51 SHRUBS REQUIRED (NATURAL VEGETATION TO REMAIN)
 51 GROUND COVER REQUIRED (NATURAL VEGETATION TO REMAIN)

SOUTH (FRONT) BUFFER: (36' WIDE x 190' - GREENBELT)
 20 TREES REQUIRED, 21 PROVIDED (21 EXISTING, 0 PLANTED)
 60% OR MORE NATIVE PLANTS REQUIRED, 65% PROVIDED
 40% OR LESS NON-NATIVE PLANTS REQUIRED, 35% PROVIDED

WEST BUFFER (20' WIDE x 500' - TYPE 3 - 4 TREES, 40 SHRUBS & 40 GC / 100)
 220' TO REMAIN NATURAL VEGETATION
 20 TREES REQUIRED, 48 PROVIDED (18 EXISTING, 20 EXISTING 2"-4" CALIPER, 10 PLANTED)
 200 SHRUBS REQUIRED, 110 PROVIDED + NATURAL VEGETATION TO REMAIN
 200 GROUND COVER REQUIRED, 110 PROVIDED + NATURAL VEGETATION TO REMAIN

EAST BUFFER: (6' WIDE x 500' - TYPE 1 - 2 TREES, 20 SHRUBS & 20 GC / 100)
 208' TO REMAIN NATURAL VEGETATION
 10 TREES REQUIRED, 21 PROVIDED (3 EXISTING, 10 EXISTING 2"-4" CALIPER, 8 PLANTED)
 100 SHRUBS REQUIRED, 110 PROVIDED
 100 GROUND COVER REQUIRED, 110 PROVIDED

PLANTING SCHEDULE:

QUANTITY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	XERIC
237	BF	BULBINE FRUTESCENS	BULBINE	1 GAL., 12" HGT., FULL	NO
3	CA	CRinum SSP	CRinum LILLY	7 GAL., 24" HGT., FULL	YES
134	DT	DIANELLA TASMANICA	BLUE BERRY FLAX LILLY	1 GAL., 12" HGT., FULL	NO
2	IC1	ILEX CASSINE	DAHOON HOLLY	12-14" HGT., 3.5" CAL. @ 6"	YES
8	IO	ILEX ATTENUATA	EAST PALATKA HOLLY	10-12" HGT., 2.5" CAL. @ 6"	YES
2	IO1	ILEX ATTENUATA	EAST PALATKA HOLLY	12-14" HGT., 3.5" CAL. @ 6"	YES
205	IVS	ILEX VOMITORIA NANA	DWARF YOUNG HOLLY	3 GAL., 16" HGT., FULL	YES
212	LEG	LIRIOPE MUSCARI EVERGREEN GIANT	EVERGREEN GIANT LIRIOPE	1 GAL., 12" HGT., FULL	YES
8	LI	LAGERSTROEMIA INDICA	CRAPE MYRTLE (PURPLE) SSP	10-12" HGT., FULL, 2.5" CAL. @ 6"	NO
2	LIG	LIGUSTRUM JAPONICA	LIGUSTRUM TREE STD.	8 HGT., 6" SPR.	YES
22	LJF	LIGUSTRUM JAPONICA	JACK FROST LIGUSTRUM	3 GAL., 18" HGT., 36" O.C.	YES
5	MGJ1	MAGNOLIA SSP.	LITTLE GEM MAGNOLIA	12-14" HGT., 3.5" CAL. @ 6"	YES
54	POM	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	3 GAL., 30" HGT., 30" O.C.	YES
6	QV	QUERCUS VIRGINIANA	LIVE OAK	12-14" HGT., FULL, 3.5" CAL.	YES
215	RI	RAPHIOLEPS INDICA	INDIAN HAWTHORNE	3 GAL., 16" HGT., FULL	YES
23	ROSA	ROSA SSP.	RED KNOCKOUT ROSE	10" - 12" HGT., FULL, 2.5" CAL. @ 6"	NO
4	TD	TAXODIUM DISTICHUM	BALD CYPRESS	3 GAL., 18" HGT., FULL, 30" O.C.	YES
120	VO	VIBURNUM ODERATISSIMUM	SWEET VIBURNUM	3 GAL., 18" HGT., FULL, 36" O.C.	YES
120	VS	VIBURNUM SUSPENSUM	SANDANKWA	3 GAL., 18" HGT., FULL, 36" O.C.	YES

NOTE:

- ALL TREES (NEW AND EXISTING) ARE TO HAVE A 3" DIAMETER MULCHED CIRCLE AROUND THE BASE UNLESS IT IS IN A PLANTING BED.
- 71% OF THE LANDSCAPE MATERIAL IS XERIC.

TREE PRUNING NOTE:

REMOVE ALL EXISTING UNDERBRUSH AND GROUND COVERS WITHIN LANDSCAPE BUFFERS. PRUNE ALL TREES TO REMAIN IN ACCORDANCE WITH ANSI A 300 PRUNING STANDARDS AS PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA).

LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 OR BETTER AS DESCRIBED IN THE CURRENT "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR THEIR CYPRESS AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- ANY EXISTING TREES CREEPING TOWARDS REQUIRED BUFFERS OR LANDSCAPE REQUIREMENTS REMOVED FOR ANY REASON SHALL BE REPLACED WITH TREES MEETING CITY APPROVAL WITH REGARDS TO SPECIES AND SIZE.
- ALL QUESTIONS CONCERNING THE PLAN AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (386) 672-9515.
- ALL SHADED TREES AND SINGLE TRUNK UNDERSTORY TREES SHALL BE STAKED USING ARBORGUY STAKING SYSTEM FOR SINGLE STEM TREE AND ALL MULTI-TRUNK UNDERSTORY TREES SHALL BE STAKED WITH ARBORGUY MULTI-TRUNK SYSTEM.
- ANY CHANGE IN STAKING SYSTEM MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT BEFORE BEING INSTALLED.
- ALL UNAPPROVED AREA NOT OTHERWISE PLANTED OR MULCHED SHALL BE SODDED WITH ST. AUGUSTINE FLORIMAT UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- PLANT MATERIAL SHALL BE CLEARLY IDENTIFIED AS FLORIDA #1 OR BETTER ON EITHER LABELS OR INVOICES.
- ALL PLANT MATERIAL SHALL BE GUARANTEED ONE YEAR AFTER ACCEPTANCE BY OWNER.
- ALL TREES IN SOD TO BE IN A (4) FOOT MINIMUM-MULCHED RING AROUND.
- TREES SHALL BE PLANTED SO THAT THE TRUNK FLARE IS EXPOSED AND TOPMOST ROOT IN THE ROOTBALL ORIGINATING FROM THE TRUNK IS AT SOIL SURFACE OR WITHIN THE TOP INCH OF SOIL ON THE ROOTBALL.
- ALL PLANT SPECIFICATIONS MUST BE MET OR EXCEEDED.
- PLANT TREE SO THAT ROOTBALL IS 1"-2" ABOVE FINISH GRADE.
- REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMESTONE, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASS, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND A MINIMUM OF 3" OF CLEAN SAND WITH A pH 5.5-6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
- FOR ALL NEW DEVELOPMENT, OR REDEVELOPMENT OF EXISTING PROPERTY, THE APPLICANT SHALL BE REQUIRED TO REMOVE ALL INVASIVE NONNATIVE PLANT SPECIES FROM THE PROPERTY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL EXISTING TREES AND PALMS WILL BE PROPERLY PRUNED AND CLEANED OF DEADWOOD, BROKEN BRANCHES, DEAD FROND AND VINES AS NEEDED.

LEGEND

- ST. AUGUSTINE SOD
- BAHIA SOD
- 35 - QUANTITY OF PLANTS
- RI - PLANT CODE (SEE SCHEDULE)

TREE MITIGATION / REPLACEMENT SCHEDULE:

REQUIRED:

107,337 SF x 1 TREE / 1,500 SF OF PROPERTY = 72 TREES

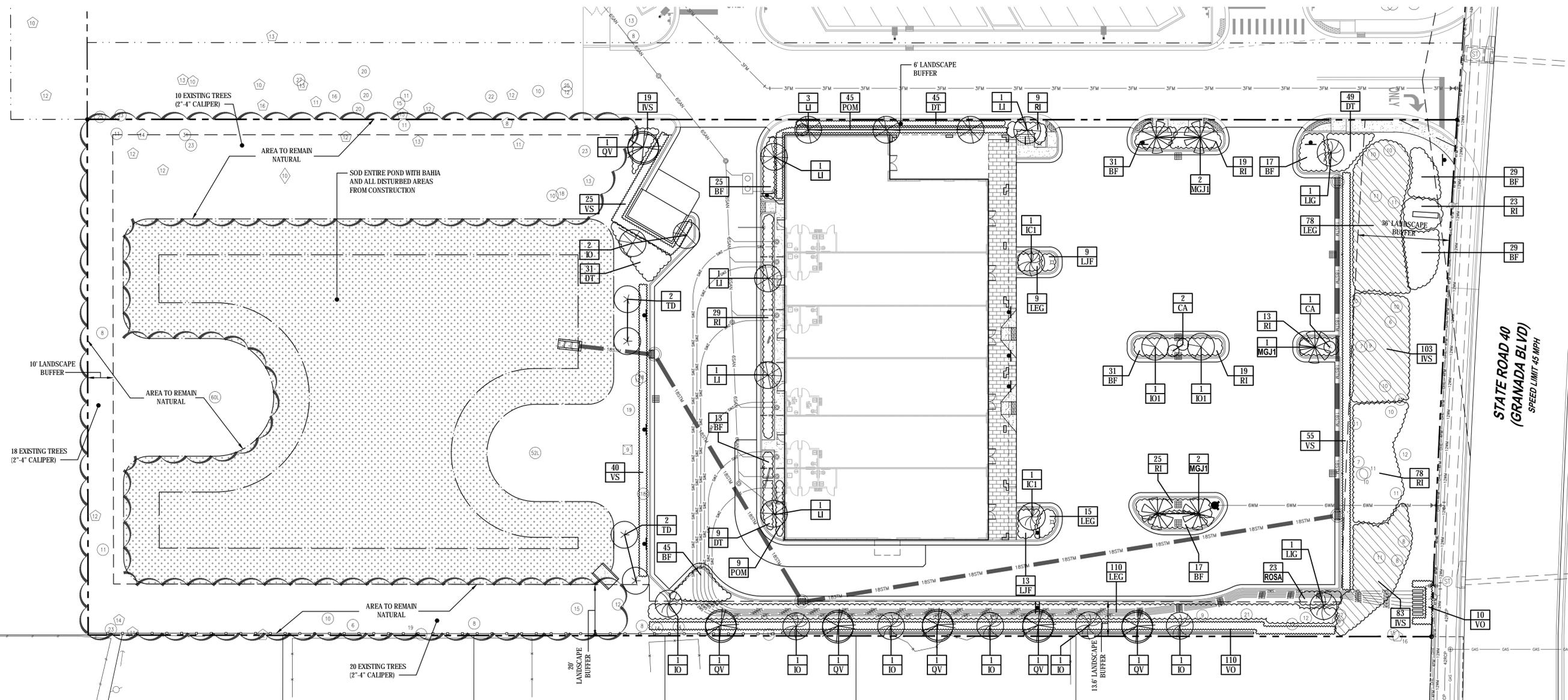
OR WHICHEVER IS GREATER

61,613 SF x 1 TREE / 400 SF LANDSCAPE AREA = 154 TREES

154 TREES REQUIRED

PROVIDED: 69 EXISTING (6" + CALIPER)
 48 EXISTING (2"-5" CALIPER)
 37 PROPOSED

154 TREES PROVIDED



REVISIONS

DATE	DESCRIPTION
9/2	CITY COMMENTS

RICHARD L. POORE, LA
 PLANNER & LANDSCAPE ARCHITECT
 390 GATEWOOD COURT - ORMOND BEACH, FLORIDA 32174
 CELL: (386) 212-8491 - RLA# 000553
 Y 2001

HOLUB DEVELOPMENT
 1185 GRANADA BLVD.
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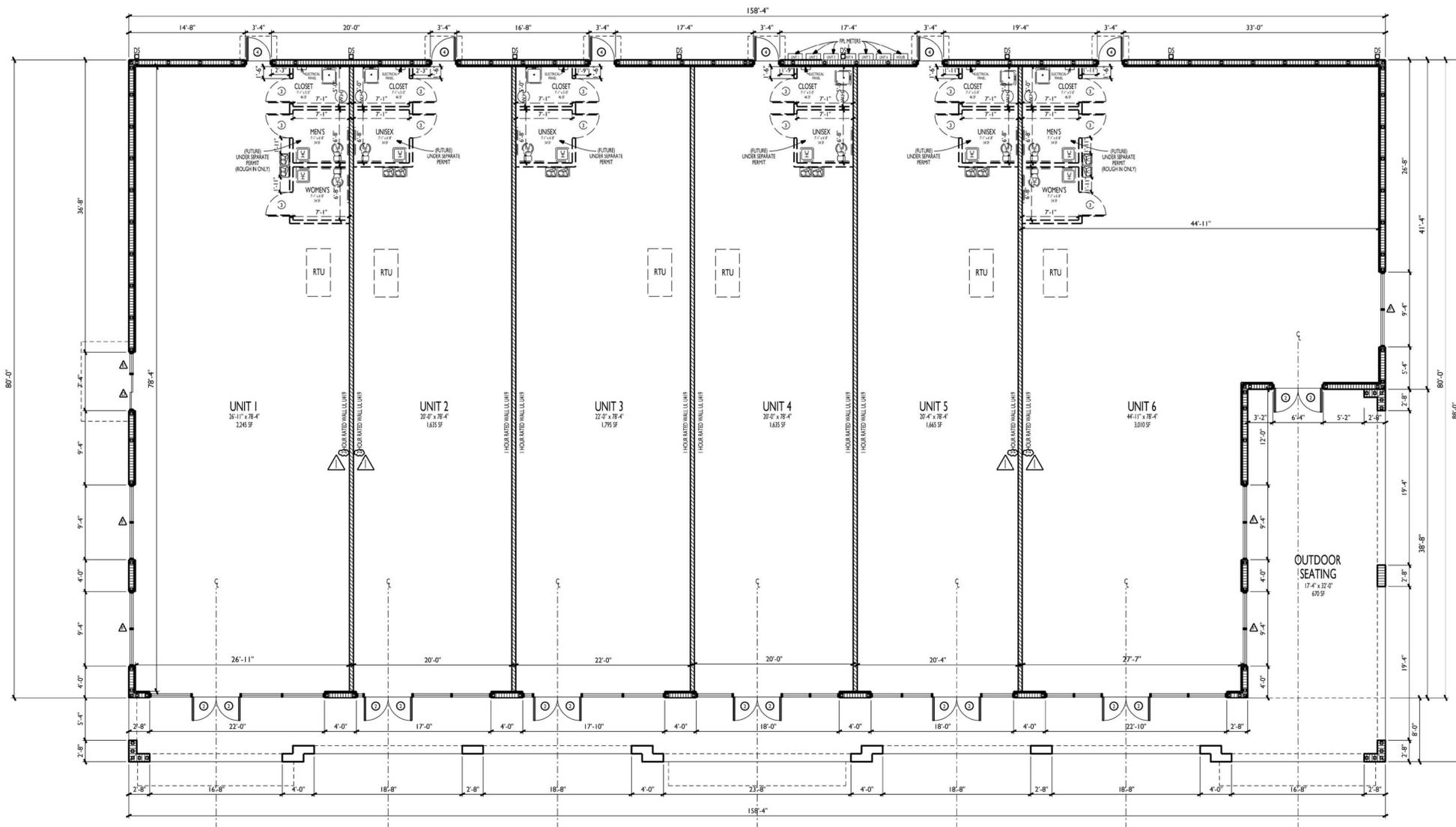
LANDSCAPE PLAN
BOULEVARD SHOPPES
 1301 WEST GRANADA BOULEVARD
 ORMOND BEACH, FL 32174

REGISTERED LANDSCAPE ARCHITECT
 RICHARD L. POORE
 9/02/2014
 LA533
 STATE OF FLORIDA

NOT VALID UNLESS SIGNED AND SEALED

PROJECT No:	2014-68
DATE:	JULY 2014
DESIGN BY:	RLP
DRAWN BY:	DAB
CHECKED BY:	RLP
SCALE:	AS SHOWN
DRAWING NUMBER	

18



A
A2 **PROPOSED FLOOR PLAN**
W/ INFORMATION SCALE: 1/8"=1'-0"

CONSTRUCTION TYPE
TYPE 2B / NON SPRINKLED

*** IF RESTURANT TENANT IS DETERMINED
OVER 100 OCCUPANTS BUILDING
WILL BE SPRINKLED.

WALL LEGEND

	INT. FULL HT. 1 HOUR RATED WALL NON BEARING GL. UNIF
	EXTERIOR 8" CMU WALL
	INT. NON BEARING NON RATED 1/2\"/>

BUILDING AREA CALCULATIONS

UNIT 1 AREA A/C:	2,245 SF
UNIT 2 AREA A/C:	1,635 SF
UNIT 3 AREA A/C:	1,795 SF
UNIT 4 AREA A/C:	1,635 SF
UNIT 5 AREA A/C:	1,665 SF
UNIT 6 AREA A/C:	3,010 SF
TOTAL BUILDING A/C:	11,985 SF
OUTDOOR SEATING AREA NON-A/C:	670 SF
TOTAL SF UNDER ROOF:	13,933 SF

GENERAL NOTES:

ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS.
ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS.
ALL WORK MUST COMPLY WITH THE 2010 EDITION (EXPOSURE "C")
OF THE FLORIDA BUILDING CODE SECT. 1609 / 137 MPH WIND LOAD
AND THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION
ALL DOOR & WINDOW OPENINGS TO MEET OR EXCEED DESIGN PRESSURE RANGE
AS SPECIFIED ON SHEET TBL
THE BUILDING RISK CATEGORY IS "I"
INTERNAL PRESSURE COEFFICIENT IS .18 IN ACCORDANCE WITH ASCE 7-10
ALL GLAZING IS TO BE IMPACT RESISTANT OR USE PROTECTIVE HURRICANE SHUTTERS

REVISIONS

1	CITY COMMENTS (8-18-14)

BOULEVARD SHOPPES - SHELL PACKAGE

OWNER/REP.: HOLLUB DEVELOPMENT COMPANY, PAUL HOLLUB, PRESIDENT PH: (386) 677-7617 FX: (386) 677-7630 MAILING ADDRESS: PO BOX 730086, ORMOND BEACH, FL 32173
PROJECT LOCATION: 1301 WEST GRANADA BOULEVARD, ORMOND BEACH, FL 32174
GENERAL CONTRACTOR: PRESTIQUE DEVELOPMENT COMPANY, PAUL F. HOLLUB JR., PRESIDENT, CB-C039155, P.O. BOX 730086, ORMOND BEACH, FL 32173-0086, PH: (386) 677-7617 FX: (386) 677-7630

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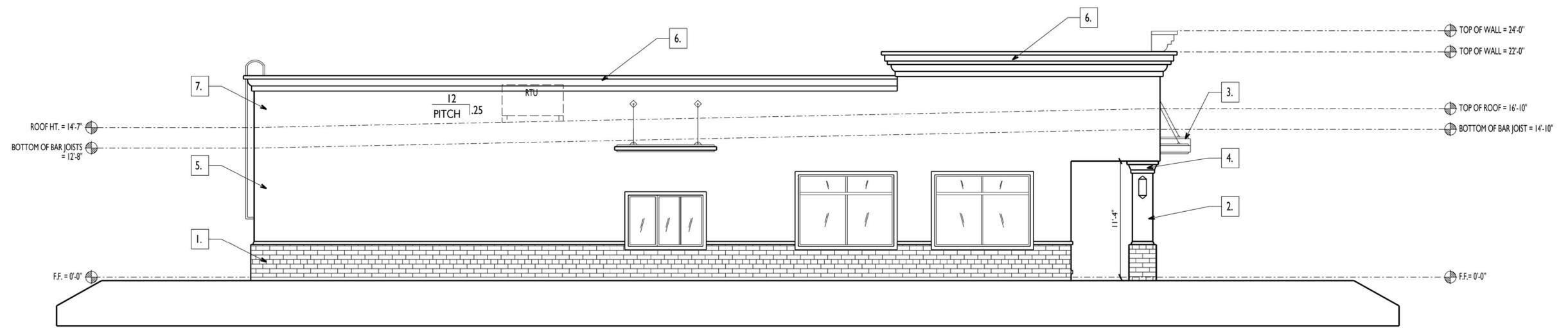
PROPOSED FLOOR PLAN

DATE: AUGUST 18, 2014
SCALE: 1/8"=1'-0"

SHT NO. A2

ARCHITECT'S / ENGINEER'S SEAL

REVISIONS	
△	CITY COMMENTS (8-18-14)



A
A4 BUILDING ELEVATION
W/ INFORMATION SCALE: 3/16"=1'-0"

TYPICAL BUILDING COLOR SCHEDULE	
BUILDING ELEMENT:	SHERWIN WILLIAMS COLOR WHEEL PAINTS
DECORATIVE CONC. CORNICE CAP	COLOR: LEMON MERINGUE - SW 7561
GALV. MTL. PANEL ROOF	COLOR: WHITE
5/8" THICK WALL STUCCO FINISH	COLOR: RESTRAINED GOLD - SW 6129
FPL METERS, PHONE BOX, AND ALL WALL MOUNTED EQUIPT	COLOR: RESTRAINED GOLD - SW 6129
DECORATIVE CONC. COLUMN TRIM, CAP	COLOR: LEMON MERINGUE - SW 7561
WINDOW TRIM, DOOR TRIM	COLOR: LEMON MERINGUE - SW 7561
STORE FRONT DOORS AND ALLUM. WINDOW FRAMES & GLASS	COLOR: SILVER
PRE-ENGINEERED AWNINGS	COLOR: BLACK
STONE FINISH	COLOR: FOSSIL REEF (CSV-354399)
CONC. BUILDING TRIM	COLOR: LEMON MERINGUE - SW 7561
EXTERIOR ROOF ACCESS LADDER	COLOR: RESTRAINED GOLD - SW 6129

- NEO CLASSICAL FEATURES PROVIDED**
- ROUGH STONE OR SPLIT FACE BLOCK BASE, FRONT & SIDES OF BUILDING
 - COLUMNS WITH FLAT ARCHWAYS
 - SHADE AWNINGS ON FRONT, REAR & SIDES OF BUILDING
 - DECORATIVE COLUMN CAPITALS
 - STUCCO WALLS WITH LIGHT TEXTURE AND EARTH TONE COLOR
 - DECORATIVE CORNICE DETAIL AT TOP OF WALL, FRONT, REAR AND SIDES
 - FULL PARAPET WALL ON REAR OF BUILDING TO HIDE MECHANICAL EQUIPMENT ON ROOF



A
A4 BUILDING ELEVATION
W/ INFORMATION SCALE: 3/16"=1'-0"

ARCHITECTURAL STYLE
NEO CLASSICAL

DOWNSPOUTS WILL BE LOCATED
ON THE INTERIOR OF BUILDING

GENERAL NOTES:
ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS.
ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS.
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OF THE FLORIDA BUILDING CODE SECT. 1609/ 137 MPH WIND LOAD
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AS SPECIFIED ON SHEET TBL
THE BUILDING RISK CATEGORY IS "I"
INTERNAL PRESSURE COEFFICIENT IS .18 IN ACCORDANCE WITH ASCE 7-10
ALL GLAZING IS TO BE IMPACT RESISTANT OR USE PROTECTIVE HURRICANE SHUTTERS

BOULEVARD SHOPPES - SHELL PACKAGE

OWNER/REP.: HOLLUB DEVELOPMENT COMPANY, PAUL HOLLUB, PRESIDENT PH: (386) 677-7617 FX: (386) 677-7630 MAILING ADDRESS: PO BOX 730086, ORMOND BEACH, FL 32173
PROJECT LOCATION: 1301 WEST GRANADA BOULEVARD, ORMOND BEACH, FL 32174
GENERAL CONTRACTOR: PRESTIQUE DEVELOPMENT COMPANY, PAUL F. HOLLUB JR., PRESIDENT, CB-C039155, P.O. BOX 730086, ORMOND BEACH, FL 32173-0086, PH:(386)677-7617 FX:(386)677-7630

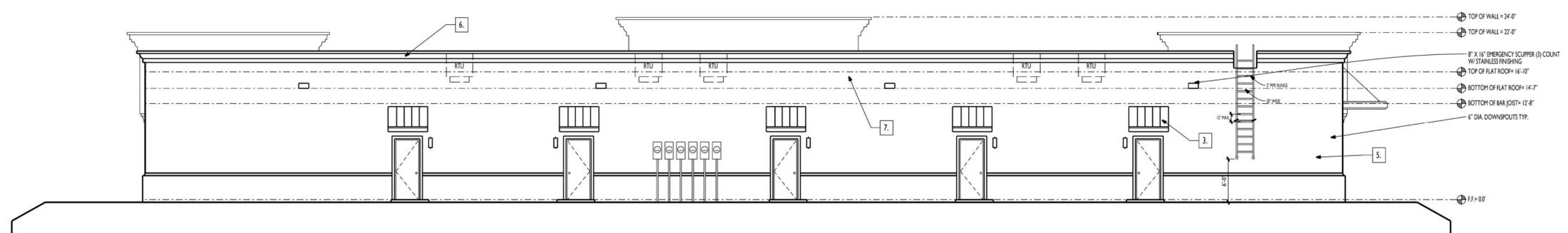
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AA 2601108
BRIAN P. FREDLEY, ASSOC. AIA, PROJECT MANAGER
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E-MAIL: bpfdesign@cdi.rr.com WEBSITE: bpfdesign.net

PROPOSED BUILDING ELEVATIONS

DATE: AUGUST 18, 2014	SHT NO. A4
SCALE: 1/8"=1'-0"	
0 12 8 4 16 10 12 20	

ARCHITECT'S / ENGINEER'S SEAL

REVISIONS	
△	CITY COMMENTS (8-18-14)



B
A3 BUILDING ELEVATION
NORTH WEST FACADE SCALE: 1/8"=1'-0"

TYPICAL BUILDING COLOR SCHEDULE	
BUILDING ELEMENT:	SHERWIN WILLIAMS COLOR WHEEL PAINTS
DECORATIVE CONC. CORNICE CAP	COLOR: LEMON MERINGUE - SW 7561
GALV. MTL. PANEL ROOF	COLOR: WHITE
5/8" THICK WALL STUCCO FINISH	COLOR: RESTRAINED GOLD - SW 6129
FR. METERS, PHONE BOX, AND ALL WALL MOUNTED EQUIPT	COLOR: RESTRAINED GOLD - SW 6129
DECORATIVE CONC. COLUMN TRIM, CAP	COLOR: LEMON MERINGUE - SW 7561
WINDOW TRIM, DOOR TRIM	COLOR: LEMON MERINGUE - SW 7561
STORE FRONT DOORS AND ALL W. WINDOW FRAMES & GLASS	COLOR: SILVER
PRE-ENGINEERED AWNINGS	COLOR: BLACK
STONE FINISH	COLOR: FOSSIL REEF (CV-334399)
CONC. BUILDING TRIM	COLOR: LEMON MERINGUE - SW 7561
EXTERIOR ROOF ACCESS LADDER	COLOR: RESTRAINED GOLD - SW 6129

- NEO CLASSICAL FEATURES PROVIDED**
- ROUGH STONE OR SPLIT FACE BLOCK BASE, FRONT & SIDES OF BUILDING
 - COLUMNS WITH FLAT ARCHWAYS
 - SHADE AWNINGS ON FRONT, REAR & SIDES OF BUILDING
 - DECORATIVE COLUMN CAPITALS
 - STUCCO WALLS WITH LIGHT TEXTURE AND EARTH TONE COLOR
 - DECORATIVE CORNICE DETAIL AT TOP OF WALL, FRONT, REAR AND SIDES
 - FULL PARAPET WALL ON REAR OF BUILDING TO HIDE MECHANICAL EQUIPMENT ON ROOF



A
A3 BUILDING ELEVATION
SOUTH EAST FACADE SCALE: 1/8"=1'-0"

ARCHITECTURAL STYLE
NEO CLASSICAL

DOWNSPOUTS WILL BE LOCATED
ON THE INTERIOR OF BUILDING

GENERAL NOTES:
 ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS.
 ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS.
 ALL WORK MUST COMPLY WITH THE 2010 EDITION (EXPOSURE "C")
 OF THE FLORIDA BUILDING CODE SECT. 1609/ 137 MPH WIND LOAD
 AND THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION
 ALL DOOR & WINDOW OPENINGS TO MEET OR EXCEED DESIGN PRESSURE RANGE
 AS SPECIFIED ON SHEET TBL
 THE BUILDING RISK CATEGORY IS "I"
 INTERNAL PRESSURE COEFFICIENT IS .18 IN ACCORDANCE WITH ASCE 7-10
 ALL GLAZING IS TO BE IMPACT RESISTANT OR USE PROTECTIVE HURRICANE SHUTTERS

BOULEVARD SHOPPES - SHELL PACKAGE

OWNER/REP.: HOLLUB DEVELOPMENT COMPANY, PAUL HOLLUB, PRESIDENT PH: (386) 677-7617 FX: (386) 677-7630 MAILING ADDRESS: PO BOX 730086, ORMOND BEACH, FL 32173
 PROJECT LOCATION: 1301 WEST GRANADA BOULEVARD, ORMOND BEACH, FL 32174
 GENERAL CONTRACTOR: PRESTIQUE DEVELOPMENT COMPANY, PAUL F. HOLLUB JR., PRESIDENT, CB-C039155, P.O. BOX 730086, ORMOND BEACH, FL 32173-0086, PH: (386) 677-7617 FX: (386) 677-7630

BPF
 DESIGN INCORPORATED
 ARCHITECTURE, DESIGN, & DRAWING SERVICES
 # AA 26001108
 BRIAN P. FREDLEY, ASSOC. AIA, PROJECT MANAGER
 DALLAS S. PEACOCK, AIA, ARCHITECT
 # AR 0009706
 207 FAIRVIEW AVENUE, DAYTONA BEACH, FL 32114
 PH: (386) 257-6502 FX: (386) 257-1050
 E-MAIL: bpfdesign@cll.rr.com WEBSITE: bpfdesign.net

PROPOSED BUILDING ELEVATIONS

DATE: AUGUST 18, 2014	SHT NO. A3
SCALE: 1/8"=1'-0"	



ARCHITECT'S / ENGINEER'S SEAL

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: October 1, 2014

SUBJECT: Comprehensive Plan Amendment, “Residential, Office, Retail (ROR)” land use category

APPLICANT: Administrative

NUMBER: 2014-136

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION:

This is an administrative request to rename the existing “Office Professional (O/P)” land use category to the “Residential, Office, Retail (ROR)” land use category within the Future Land Use Element and allow restaurants, retail sales, and personal services as principal uses within the “Residential, Office, Retail” land use category with a maximum floor area ratio of 0.2. The amendments are proposed to amend all references from the “Office Professional (O/P)” land use category to the “Residential, Office, Retail (ROR)” land use category within the Comprehensive Plan.

BACKGROUND:

The existing “Office/Professional” land use text within the Comprehensive Plan states,

D. Office/Professional (OP)

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

Density: Maximum: 15 units per acre.

Maximum FAR: 0.5

The “Office/Professional” land use and corresponding Land Development Code regulations were developed to require primarily office and multifamily residential uses. The text of land use category does allow accessory retail uses, but requires that retail uses be in conjunction and subordinate to the office use. For example, if a property had a building of 20,000 square feet, a total of 10,200 square feet or 51% of the floor area is

required to be office related uses and the remaining 9,800 square feet could consist of commercial uses.

Recent land development applications and inquiries have sought to allow restaurants, retail sales, and personal services as principal uses and not in association with an office use. With the previously adopted land use applications at 1287 and 1301 West Granada Boulevard, the City Commission amended the "Office/Professional" land use to "Low Intensity Commercial" with a floor area ratio limitation of 0.12. The purpose of this amendment is to allow retail uses within the existing "Office/Professional" land use category as a standalone use that does not require the construction or use of office building square footage.

ANALYSIS:

As stated above, the purpose of this land use text amendment is to allow restaurants, retail sales, and personal services as principal uses. In the analysis of the purpose of the text amendment, a key consideration was not to increase the maximum square footage of commercial uses to cause the public infrastructure (schools, roads, water and sewer) to fall below adopted level of services. Staff proposes the following amendment to the "Office/Professional" land use category (~~strikethrough is deleted text and~~ underlined text is proposed language):

D. Office/Professional (OP) Residential, Office, Retail (ROR)

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

Density: Maximum: 15 units per acre.

Maximum FAR: Restaurants, retail sales, and personal services shall not exceed a 0.2 FAR. All other uses shall not exceed 0.5.

The proposed text accomplishes the following:

1. Allows the principal use of restaurants, retail, and personal services where the existing text requires the use be in conjunction with an office use.
2. Maintains the 0.5 FAR for existing office complexes.
3. Allows a 0.2 FAR for restaurants, retail, and personal service uses.

The existing "Office/Professional" land use category totals approximately 450 acres of which, approximately 159 acres are vacant land. Attachment 1 includes a map of the location of the existing "Office/Professional" land use category and major areas include:

1. North side of New Britain Avenue in the Downtown Overlay District;

2. Area between Granada Boulevard and Wilmette Avenue from Old Kings Road to Orchard Street;
3. Intersection of Clyde Morris Boulevard and Hand Avenue;
4. San Marco Apartments; and
5. Along Granada Boulevard from Nova Road to Williamson Boulevard.

Below is a listing of some of the existing development within the “Office/Professional” land use category:

Address	Permitted File Name	Acres	Square Feet (SF) of Property	Existing building size	Existing FAR	Maximum Building SF at .5 FAR
1345 West Granada Boulevard	Seminole Center	1.98	86,249	13,920	0.16	43,124
1185 West Granada Boulevard	Tuscany	3.72	162,043	36,244	0.22	81,022
1200 West Granada Boulevard	Boulevard 1200	2.96	128,938	19,958	0.15	64,469
500 West Granada Boulevard		2.1	91,476	9,259	0.10	45,738
725 West Granada Boulevard	Fun Coast	3.31	144,184	27,135	0.19	72,092
8 Mirror Lake		1.31	57,064	10,030	0.18	28,532
1240 West Granada Boulevard	East Coast Community Bank	1.805	78,626	8,820	0.11	39,313
1259 West Granada Boulevard	Prosperity Bank	1.81	78,844	10,038	0.13	39,422
1425 West Granada Boulevard	Blockbuster Plaza	2.8	121,968	20,481	0.17	60,984
290 Clyde Morris Boulevard		5.51	240,016	17,600	0.07	120,008
265-285 Clyde Morris Boulevard	Root Executive park	6.58	286,625	42,190	0.15	143,312
305 & 315 Clyde Morris Boulevard	Medical Center at Clyde Morris and Hand	8.03	349,787	40,919	0.12	174,893
335 & 345 Clyde Morris Boulevard	Medical Center at Clyde Morris and Hand	8.04	350,222	48,500	0.14	175,111
400 Clyde Morris Boulevard	Philopatyr	3.43	149,411	25,602	0.17	74,705
1400 & 1410 Hand Avenue	Hand Avenue Center	9.22	401,623	61,500	0.15	200,812
1425 Hand Avenue		3.54	154,202	29,398	0.19	77,101
1545 Hand Avenue	Dr. Kohen & Ruben	9.49	413,384	20,000	0.05	206,692

A number of the existing developments have retail, restaurants and personal services as part of the overall building square footage. Examples include Seminole Center at 1345 West Granada Boulevard and 500 West Granada Boulevard.

The “Office/Professional” land use category has also been developed for multi-family residential uses and projects include:

Address	Permitted File Name	Acres	Units
570 Sterthaus Drive	Madison Glen	8.28	96
765 West Granada Boulevard	Olive Grove	18.03	88
875 Sterthaus Drive (proposed)	Ormond Renaissance Condo	27.607	286
1500 San Marco Drive	San Marco	18.7	260

The Ormond Renaissance Condo is a proposed project and has not been constructed.

MAXIMUM INFRASTRUCTURE IMPACTS

A key aspect of the text amendment is to ensure that the proposed use shall not negatively impact the City’s adopted level of services. Based upon the location of the “Office/Professional” land use category along Granada Boulevard, the proposed text amendment has been drafted to ensure no additional traffic or other infrastructure impacts. With the 2010 adoption of the City’s Evaluation and Appraisal Report, the City adopted a multi-modal strategy to provide alternative travel modes which are sufficient to accommodate the uses depicted on the Future Land Use Map and adopted Downtown Community Redevelopment Area Plan. According to Policy 1.6.1. of the Transportation Element of the Comprehensive Plan:

Multi-Modal Corridors shall be established for roadway corridors which have at least three of the following characteristics:

- a) Presence of transit;
- b) Opportunities for redevelopment or infill development;
- c) Downtown; and
- d) Constrained roadways.

The City has established Transportation Concurrency Exception Areas to further the multi-modal strategy. Development and redevelopment within designated TCEAs is exempt from traditional state-mandated transportation concurrency requirements.

The Office/Professional” land use category allows a maximum floor ratio of .5 and below is a maximum development scenario with the remaining 159 vacant acres. Existing maximum development scenarios:

Undeveloped acre in Office/Professional land use	159
Use	Office
Maximum FAR	0.5
Maximum building square footage	3,463,020
ITE Trip Generation, Medical Dental Office (720)	36.13
Maximum average daily trips with medical office use	125,119

The 159 acres of vacant land would have a theoretical maximum building square footage of 3,463,020 with a maximum of 125,119 average daily trips

The proposed ROR land use designation proposes a FAR limitation of 0.2 instead of the existing 0.5 FAR within the “Office/Professional” land use category. Based on the 0.2 FAR limitation the following theoretical maximum would occur:

Undeveloped acre in Office/Professional land use	159
Use	Retail
Maximum FAR	0.2
Maximum building square footage	1,385,208
ITE Trip Generation, Shopping Center (820)	42.94
Maximum average daily trips with medical office use	59,481

The FAR limitation would reduce the potential maximum building sizes to a total of 1,385,208 square feet and would result in a reduction of traffic impacts by 65,638 average daily trips to 59,481 if the remaining vacant land was developed for retail uses only. It is expected that the remaining vacant “Office/Professional” land would be developed for a combination of office, multifamily, and retail uses.

SUMMARY OF INFRASTRUCTURE IMPACTS

The floor area ratio limitation on retail uses shall ensure that the maximum building square shall be lower than office, resulting is less impacts for roads, water and sewer impacts. The proposed amendment would have no impact to the transportation analysis performed for the Transportation Concurrency Exception Area for Granada Boulevard based upon the reduction in theoretical trips. All aspects of the City’s multi-modal plan shall remain in place. School and parks and recreation shall not change based on the density remaining at 15 units per acre from the “Office/Professional” to

“Residential, Office, Retail” land use. It is important to note that the theoretical maximum impacts are used for land use planning and each property shall be reviewed for infrastructure impacts at time of site development.

CHANGES NEEDED FOR LAND USE NAME CHANGE ONLY – NO CHANGE IN TEXT OTHER THAN RE-NAMING LAND USE CATEGORY

FUTURE LAND USE ELEMENT - POLICY 2.5.1.

The intensity of use in non-residential categories shall be measured by five (5) parameters that are common to the type and character of development that generally prevails in each category. These include percentage of impervious surface or its converse, the amount of open space and landscaping; the height of buildings; the amount of traffic generation; visual impact in terms of aesthetic considerations; and external impacts in the form of odor, noise, glare, vibrations and air pollution. The following table has developed to measure intensity levels for non-residential uses.

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

FUTURE LAND USE ELEMENT

TABLE 2
DEVELOPED AND UNDEVELOPED LAND
ACCORDING TO LAND USE DESIGNATION

Land Use Classification	Developed Property		Undeveloped Property		Total (Acres)	% of Total
	Area (Acres)	% of Total	Area (acres)	% of Total		
Institutional	849	95%	49	5%	898	4%
Office Professional Residential, Office, Retail	263	62%	159	38%	421	2%
General Commercial	583	86%	92	14%	675	3%
Tourist Commercial	186	85%	34	15%	220	1%
Heavy Commercial	106	88%	14	12%	120	1%
Industrial/Utilities	371	59%	259	41%	630	3%
Activity Center	1,270	0%	1,825	100%	3,095	14%
High Density Residential	101	97%	3	3%	104	.5%
Medium Density Residential	1,027	81%	244	19%	1,271	6%
Low Density Residential	4,505	90%	519	10%	5,024	22%
Suburban Low Density Residential	1,152	77%	349	23%	1,501	7%
Rural Estate	795	70%	348	30%	1,143	5%
Rural Residential	139	89%	17	11%	156	1%
Recreation/Open Space	N/A	N/A	N/A	N/A	532	2%
Open Space/Conservation	N/A	N/A	N/A	N/A	5,005	22%
Water bodies/ROW	N/A	N/A	N/A	N/A	2,204	10%
CITY TOTAL AREA					22,919	

Source: City of Ormond Beach Planning Department

CONSERVATION ELEMENT

POLICY 5.4.1.

It is the policy of the City to require proper planning to avoid or minimize damage to wetlands; to require that activities not dependent upon a wetland location be located at upland sites; to allow wetland losses only where all practicable measures have been applied; to reduce those losses that are unavoidable and in the public interest; to require silviculture to comply with all requirements; to provide for mitigation in the form of wetland restoration, wetland creation or

upland preservation; to offset further losses; to promote economic development that creates long-term, value added jobs by allowing wetland impacts in excess of minimum requirements under certain conditions for commercial, industrial, and ~~office/professional~~ residential, office, retail, land uses, subject to applicable county, state and federal wetland regulations; and to provide for the protection of wetlands under the City's land development regulations to be adopted and implemented consistent with Section 163.3202, F.S.

CONSERVATION ELEMENT

POLICY 6.1.27.

Land use activities adjacent to the following areas:

- Open space/conservation areas and recreation/open space areas designated in the Future Land Use and Recreation/Open Space Elements;
- Tomoka Marsh Aquatic Preserve;
- Tomoka River Manatee Sanctuary;
- Tomoka River OFW;
- Tomoka State Park; and
- Wetlands,

shall be limited to non-intensive uses such as Environmental Systems Corridors, Agriculture, rural, or low density residential and ~~office/professional~~ residential, office, retail or neighborhood commercial. All proposed land use activities must ensure that such activities will not degrade the natural physical, biological, aesthetic, or recreational functions of such lands and shall provide for the preservation and protection of such areas in accordance with the appropriate standards including, but not limited to, setback requirements, buffers, wetland and floodplain policies.

CONCLUSION:

Policy 2.5.2 of the Comprehensive Plan provides criteria for reviewing amendments to the Comprehensive Plan and states:

POLICY 2.5.2.

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

1. Consistency with the Goals, Objectives, and Policies of this Plan.
2. Consistency with state requirements, including 9J-5 and Florida Statutes requirements.

3. If the amendment is a map amendment, is the proposed change an appropriate use of land.
4. If the amendment is a map amendment, the impacts on the Level of Service of public infrastructure including schools, roadways, utilities, stormwater, and park and recreation facilities.
5. If the amendment is a map amendment, impacts to surrounding jurisdictions.

The text amendments are consistent with the goals, objectives and policies of the City's Comprehensive Plan. The amendments seek to allow a broader range of uses for property owners to utilize. The amendments have been drafted to ensure that there are no new infrastructure impacts as discussed under the analysis section of this report. The amendments are not expected to have any impacts on surrounding jurisdictions.

RECOMMENDATION:

It is recommended that the Planning Board **APPROVE** the attached text amendments to the Comprehensive Plan as contained in Attachment 1.

Attachments:

Attachment 1: Proposed Comprehensive Plan amendments

FUTURE LAND USE ELEMENT

D. ~~Office/Professional (OP)~~ **Residential, Office, Retail (ROR)**

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

Density: Maximum: 15 units per acre.

Maximum FAR: Restaurants, retail sales, and personal services shall not exceed a 0.2 FAR. All other uses shall not exceed 0.5.

CHANGES NEEDED FOR LAND USE NAME CHANGE ONLY – NO CHANGE IN TEXT
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FIGURE 1 City of Ormond Beach Future Land Use Map (January October 20104)

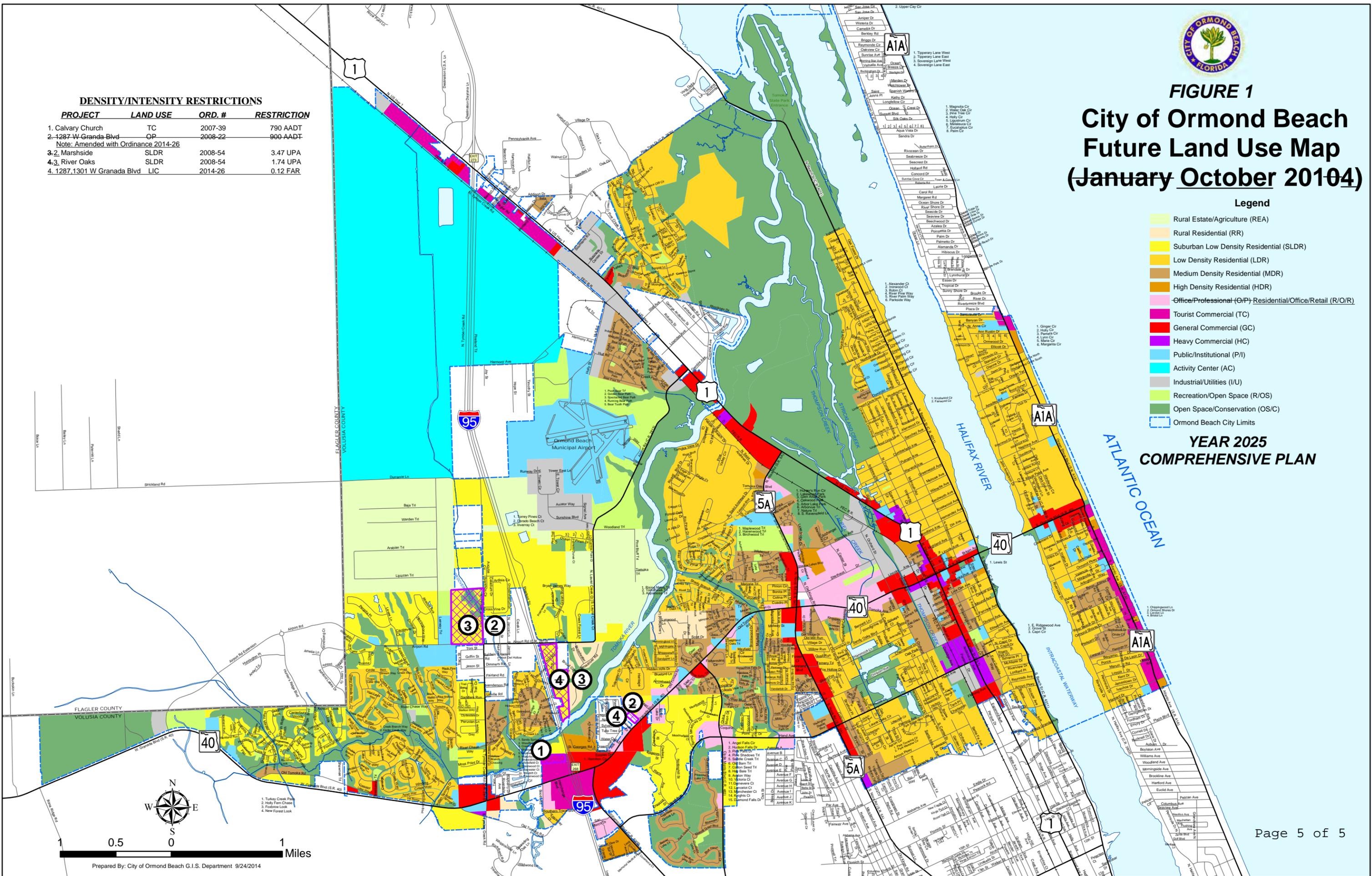
DENSITY/INTENSITY RESTRICTIONS

PROJECT	LAND USE	ORD. #	RESTRICTION
1. Calvary Church	TC	2007-39	790 AADT
2. 1287 W Granda Blvd	OP	2008-22	900 AADT
Note: Amended with Ordinance 2014-26			
3. 2. Marshside	SLDR	2008-54	3.47 UPA
4. 3. River Oaks	SLDR	2008-54	1.74 UPA
4. 1287,1301 W Granada Blvd	LIC	2014-26	0.12 FAR

Legend

- Rural Estate/Agriculture (REA)
- Rural Residential (RR)
- Suburban Low Density Residential (SLDR)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Office/Professional (O/P) Residential/Office/Retail (R/O/R)
- Tourist Commercial (TC)
- General Commercial (GC)
- Heavy Commercial (HC)
- Public/Institutional (P/I)
- Activity Center (AC)
- Industrial/Utilities (I/U)
- Recreation/Open Space (R/OS)
- Open Space/Conservation (OS/C)
- Ormond Beach City Limits

**YEAR 2025
COMPREHENSIVE PLAN**



CITY OF ORMOND BEACH

FLORIDA

PLANNING

MEMORANDUM

TO: Planning Board members

FROM: Steven Spraker, AICP, Senior Planner

DATE: October 2, 2014

SUBJECT: LDC Amendment, Pool Screen Enclosure Amendments

Planning Staff has met with the Board of Adjustments and Appeals at the September and October meetings regarding their request to review the pool and pool screen enclosure standards. It is requested that this item be continued to allow Planning staff additional time to work with the Board of Adjustment and Appeals on the text language of this Land Development Code.

If you have any questions or need additional information, please contact me at extension 3341. Thank you.