



A G E N D A

ORMOND BEACH PLANNING BOARD

Regular Meeting

January 8, 2015

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. ADMINISTRATIVE ITEMS

- A. Election of Chairperson and Vice Chairperson
- B. Adoption of 2015 Rules of Procedures
- C. Adoption of 2015 Planning Board Calendar

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. 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).

VI. APPROVAL OF THE MINUTES: December 11, 2014

VII. PLANNING DIRECTOR'S REPORT

VIII. PUBLIC HEARINGS

A. LUPA 2015-032: 240 Williamson Boulevard – Small-Scale Land Use Map Amendment

This is a City initiated request, to change the Future Land Use designation of a ±1.91-acre property located at 240 Williamson Boulevard from the existing land use designation of Volusia County "Commercial" to City of Ormond Beach "Low Intensity Commercial" located at 240 Williamson Boulevard as the result of an annexation.

B. LUPA 2015-033: 240 Williamson Boulevard – Zoning Map Amendment

This is an administrative request to amend the City's Official Zoning Map for a ±1.91 acre parcel of land from the existing zoning designation of Volusia County B-4 (Commercial) to City of Ormond Beach B-7 (Highway Tourist Commercial) at 240 Williamson Boulevard.

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

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

November 13, 2014

7:00 PM

City Commission Chambers

22 South Beach Street
Ormond Beach, FL 32174

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

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

I. ROLL CALL

Members Present

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

Staff Present

Laureen Kornel, AICP, Senior Planner
Randy Hayes, City Attorney
Melanie Nagel, Recording Technician

II. INVOCATION

Doug Wigley led the invocation.

III. PLEDGE OF ALLEGIANCE

IV. NOTICE REGARDING ADJOURNMENT

NEW ITEMS WILL NOT BE HEARD BY THE PLANNING BOARD 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. MINUTES

November 13, 2014

Mr. Briley moved to approve the November 13, 2014 Minutes. Mr. Jorczak seconded the motion. Vote was called, and the motion unanimously approved.

VI. PLANNING DIRECTOR'S REPORT

Mr. Goss, Planning Director, asked Ms. Kornel to let the committee know that the non-conforming determination of the Ocean Shore properties has been completed, and they were found non-conforming. City Attorney, Randy Hayes, stated that this will not be coming to the Planning Board at all. The non-conforming determination is an administrative determination by the Planning Director, and the determination was that the rentals originated at the time the condominiums were constructed in 1969 – 1971, and was a lawful conforming use under the zoning that was in place all the way up until 2006. In 2006 it became a non-conforming use. Under the Land Development Code, parties or people who believe they are adversely affected by written determination of city officials, including the Planning Director, can take an appeal to the City Commission. The Planning Director's determination is going to be appealed to the City Commission. The two matters that were before this Board, the Comp Plan Amendment and Zoning, have been delayed pending the resolution of the non-conforming use combination.

VII. PUBLIC HEARINGS

A. LDC 14-103: LDC Amendment – Adding R-6, Multifamily Medium-High Density Zoning District to Section 2-02, Future Land Use Map Designations and Compatible Zoning Districts

Ms. Lauren Kornel, Senior Planner, City of Ormond Beach, stated this is an amendment to the Land Development Code to add the R-6 zoning district to the MDR Land Use category. Staff discovered an inconsistency between Land Use and Zoning on properties shown on the map. Most of the properties are already developed, and currently the R-6 zoning district is not allowed under the MDR land use category. To correct this inconsistency, rather than re-zoning the subject properties, Staff is proposing to add the R-6 zoning district to the MDR Land Use category in the Land Development Code. There are about 706 properties listed on the map. By adding the R-6 zoning district under the MDR Land Use category, the subject 706 properties will be consistent with their assigned MDR Land Use designation. In the event of a catastrophe, the allowed density would be 12 units per acre, because the MDR Land Use is capped at 12 units per acre. Without the amendment, the subject properties could potentially be re-developed at 32 units per acre, under the R-6 multifamily zoning district. In the analysis, the R-5 and R-6 zoning districts are essentially the same, except for the density and height of the multifamily. Adding the R-6 zoning district to the MDR land use category ensures a maximum density of 12 units per acre, in the event of a catastrophe, because Land Use supersedes the zoning. These properties are already developed with an average density of 10 units per acre. This is a matter of internal housekeeping to keep consistency between the city's Comprehensive Plan and the Land Development Code. Staff recommends approval of LDC 14-103.

Mr. Wigley questioned that in the event that there was a hurricane and there was mass destruction, and a developer wanted to come in and rebuild, with the MDR they could put in 12 units per acre instead of 10. Ms. Kornel stated no, because under MDR the cap is 12 units per acre, but they certainly could have the option to request a Land Use amendment to the HDR which would allow up to 32 units per acre. This is just an inconsistency and staff is trying to correct it.

Chairman Thomas asked the people in the audience if they had any questions. Ms. Cheryl Osborne, 136 Seville St, stated that the city of Ormond Beach had tried to annex them at one time, but they are hoping to stay in the county. Ms. Osborne saw notices in the paper about land use amendments, and they were hoping that they weren't involved in them. Chairman Thomas explained that the changes being discussed apply to The Trails and Tomoka Meadows, which are off of Nova.

Mr. Ron Houser, 136 Seville St, stated that he was just wondering about the annexing, and that is why he is attending the meeting. Ms. Kornel took contact information for both Ms. Osborne and Mr. Houser and stated that she would look into their inquiry, and let them know what is going on with their property.

Mr. Briley moved to approve LDC 14-103 LDC Amendment adding R-6, Multifamily Medium-High Density Zoning District to Section 2-02, Future Land Use Map Designations and Compatible Zoning Districts. Mr. Jorczak seconded the motion. Vote was taken and the motion carried unanimously (4-0).

B. MM 14-138: 2014 Capital Improvements Element (CIE) Annual Update

Ms. Kornel stated that this is the Capital Improvements Element annual update that is done every year. The schedules are required by legislation to be updated, and it will not be submitted as a Comprehensive Plan amendment, because it is no longer required. The purpose of the amendment is to identify capital improvements needed to implement the Comprehensive Plan to ensure the City is meeting previously determined levels of service standards. No goals, objectives or policies of the Comprehensive Plan have changed as a result of this update. The only level of service we are not meeting is the solid waste. Staff recommends approval of the 2014 CIE update.

Mr. Jorczak asked what the solid waste was at. Ms. Kornel stated that the solid waste collections average around 5.11, which are slightly down from last year at 5.19. Recycling collections average 6.87, and the actual level for service standards is 4.0.

Mr. Wigley moved to approve MM 14-138, 2014 Capital Improvements Element (CIE) Annual Update. Mr. Briley seconded the motion. The motion carried unanimously (4-0).

OTHER BUSINESS

None.

VIII. MEMBER COMMENTS

Mr. Jorczak wished everyone a merry Christmas and a safe and happy holiday season. He also thanked everyone for serving on the Board, and is looking forward to a very busy 2015.

Mr. Briley also wished everyone a happy holiday and thanked the Staff for their hard work throughout the year. He also thanked everyone on the Board, and stated it was a pleasure to work with them.

Chairman Thomas thanked Staff for the wonderful job they do. The Board appreciates all the work that is put into everything.

Chairman Thomas asked who was working on the old hospital building site. He thinks the site would be a perfect place for City Hall.

Chairman Thomas wished everyone a great holiday.

IX. ADJOURNMENT

The meeting was adjourned at 7:24 p.m.

Respectfully submitted,

Lauren Kornel, AICP, Senior Planner

ATTEST:

Doug Thomas, Chair

Minutes transcribed by Melanie Nagel.

CITY OF ORMOND BEACH

FLORIDA

PLANNING

MEMORANDUM

TO: Planning Board Members

FROM: Steven Spraker, AICP, Senior Planner

DATE: December 30, 2014

SUBJECT: Planning Board Administrative Items

This is the first meeting of the Planning Board for the year 2015. The City Commission shall appoint Planning Board members on January 6, 2015. This packet is being sent to the current Board members.

There are three administrative items on the agenda including:

1. The election of the chairperson/vice-chairperson;
2. Adoption of the 2015 Calendar; and
3. Adoption of the rules of procedures.

Section 1-15.B.3 of the Land Development Code states at the first meeting of the Board each year, the secretary shall call the meeting to order and shall then call for nominations for chairperson. There have been no changes made to the 2014 Rules of Procedure. If there are any questions, I can be contacted at 676.3341 or by e-mail at Steven.Spraker@ormondbeach.org. Thank you.

2015 Planning Board Public Hearing Schedule

Deadline for Submittal to SPRC	SPRC Meeting: Projects are Determined on/ off Agenda	15 Sets of Site Plans for PB	Post Property (by applicant) 14 Days Prior to Meeting	PB Mail Notification and NJ advertisement by staff	Final Staff Reports and Agenda sent to PB	Planning Board Meeting Date	Packet to City Attorney's Office	City Commission – 1 st Reading	City Commission – 2 nd Reading
Nov 25	Dec 9	Dec 18	Dec 24	Dec 23	Dec 29	January 8	Jan 21	Feb 17	Mar 3
Dec 30	Jan 13	Jan 22	Jan 29	Jan 28	Feb 2	February 12	Feb 18	Mar 17	Apr 7
Jan 27	Feb 10	Feb 19	Feb 26	Feb 25	Mar 2	March 12	Mar 18	Apr 21	May 5
Feb 24	Mar 10	Mar 19	Mar 26	Mar 25	Mar 30	April 9	Apr 22	May 19	Jun 2
Mar 31	Apr 14	Apr 23	Apr 30	Apr 29	May 4	May 14	May 20	Jun 16	Jul 7
Apr 28	May 12	May 21	May 28	May 27	Jun 1	June 11	Jun 17	Jul 21	Aug 4
May 26	Jun 9	Jun 18	Jun 25	Jun 24	Jun 29	July 9	Jul 22	Aug 18	Sep 1
Jun 30	Jul 14	Jul 23	Jul 30	Jul 29	Aug 3	August 13	Aug 19	Sept 15	Oct 6
Jul 28	Aug 11	Aug 20	Aug 27	Aug 26	Aug 31	September 10	Sep 16	Oct 20	Nov 3
Aug 25	Sep 8	Sep 17	Sep 24	Sep 23	Sep 28	October 8	Oct 21	Nov 17	Dec 1
Sep 29	Oct 13	Oct 22	Oct 29	Oct 28	Nov 2	November 12	Nov 18	Dec 15	Jan 5
Oct 27	Nov 10	Nov 19	Nov 25	Nov 24	Nov 30	December 10	Dec 16	Jan 19	Feb 2

**RULES OF PROCEDURE
OF THE
PLANNING BOARD
FOR THE
CITY OF ORMOND BEACH**

The Planning Board of the City of Ormond Beach, Florida shall be governed by the terms of the Charter, the Code of Ordinances, and the Land Development Code of the City of Ormond Beach, and the Rules of Procedure set forth herein and adopted by the Board.

SECTION 1. OFFICERS, MEMBERS AND DUTIES

1.1 Chairman. A Chairman shall be elected by the Board, in accordance with Subsection 1-15:B3 of the Land Development Code. The Chairman shall decide upon all points of order and procedure subject to these rules, unless otherwise directed by a majority of the Board in session at the time. The Chairman shall appoint any subcommittee found necessary to investigate matters before the Board. The Chairman shall sign all minutes of the Board and all pertinent correspondence.

1.2 Vice-Chairman. A Vice-Chairman shall be elected by the Board, in accordance with Section 1-15:B3 of the Land Development Code. The Vice-Chairman shall serve as Acting Chairman in the absence of the Chairman and, at such times, shall have the same powers and duties as the Chairman.

1.3 Secretary. The Secretary shall be the Director of Planning or the designee of the said Director. The Secretary shall keep all records, shall conduct all correspondence of the Board, shall cause to be given the required legal notice of each public hearing and shall generally take charge of the clerical work of the Board. The Secretary shall take, or cause to be taken, the minutes of every meeting of the Board. These shall show the record of all important facts pertaining to each meeting and hearing, every resolution acted upon by the Board, and all votes of members of the Board upon any resolution or upon the final determination of any questions, in dictating the names of members absent or failing to vote. The Secretary shall endeavor to present the final copy of the minutes to the Chairman for signature not later than five (5) days before the next regular meeting. The Secretary shall keep all records open to the public at all times during normal business hours (8:00 AM-5:00 PM), but shall in no event relinquish the original of any record to any person, unless such authority is granted by the Chairman of the Board.

1.4 Members. As required by the Land Development Code Subsection 1-15:B1, members of the Board shall be appointed by the City Commission. Terms and conditions of appointment shall be governed by Article I, inclusive. Members shall provide the Secretary with their current home address and home and/or office telephone number, unless such information is made confidential by law. Such information shall be kept current by the members. In the event that a member of the Board shall be unable to attend a regularly scheduled meeting, the member shall notify the Secretary of the member's expected absence no later than five (5) days before that meeting. The five (5)

days notice of absence shall not apply to emergency absences beyond the member's control, nor to special meetings described in Subsection 2.2 below.

- 1.5 Viewing. The Board members shall make every effort to view any site being considered for recommendation. The Secretary shall provide each member with a map showing the subject site.
- 1.6 Schedule of Meetings. Pursuant to Subsection 4-03:C of the Land Development Code, the Board members shall approve a yearly calendar of meetings at its inaugural meeting each year. This schedule of meetings will establish timeframes for application submittal and SPRC review.

SECTION 2. MEETINGS

2.1 Regular Meetings. Regular meetings of the Planning Board shall be held generally on the second Thursday of each month, at 7:00 PM, in the City Hall Commission Chambers. If the Chambers are not available, an alternate location shall be noted on the agenda and in all related advertising and noticing. The time and place of the regular monthly meeting may be changed by affirmative vote of a majority of the Board.

2.2 Special Meetings. Special meetings of the Board may be called at any time by the Chairman, or at the direction of any three (3) members of the Board. At least seventy-two (72) hours advance notice of the time and place of special meetings shall be given by the Secretary or Chairman to each member of the Board.

2.3 Cancellation of Meetings. Whenever there is no business for the Board, or whenever so many members notify the Secretary of inability to attend that a quorum will not be available, the Chairman may dispense with the regular meeting by instructing the Secretary to give written or oral notice to all members not less than twenty-four (24) hours prior to the time set for the meeting.

2.4 Quorum. A quorum shall consist of four (4) members for the transaction of business.

2.5 Conduct of Meeting. All meetings shall be open to the public. The order of business at regular meetings shall be as follows:

- a. Roll Call
- b. Invocation
- c. Pledge of Allegiance
- d. Notice Relative to Adjournment
- e. Approval of the Minutes
- f. Planning Director's Report
- g. Public Hearings
- h. Other Business and Discussion Items
- i. Member Comments
- j. Adjournment

2.6 Continued Meetings. The Board may continue a regular or special meeting if all business cannot be disposed of on the day set, and no further public notice shall be necessary for resuming such a meeting if the time and place of its resumption is stated at the time of continuance and is not thereafter changed.

2.7 Adjournment. New items will not be heard by the Board 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 a date and time certain, or to the next regular meeting, as determined by affirmative vote of the majority of the Board members present.

SECTION 3. VOTING

3.1 Vote. The affirmative vote of a majority of the members present and legally entitled to vote at any meeting shall be necessary to make any recommendation on any matter coming before the Board. The Chairman shall have one (1) vote on all issues voted upon by the Board.

3.2 Voting Conflict of Interest. No member of the Board shall participate in any matter which would inure to the member's special private gain or loss, which the member knows would inure to the special private gain or loss of any principal by whom the member is retained, or to the parent organization or subsidiary of a corporate principal by which the member is retained; or which the member knows would inure to the special private gain or loss of a relative or business associate of the member without first disclosing the nature of the member's interest in the matter.

Such disclosure, indicating the nature of the conflict, shall be made in a written memorandum filed with the Secretary prior to the meeting in which consideration of the matter will take place, and shall be incorporated in the minutes. Any such memorandum shall become a public record upon filing, shall immediately be provided to the other members of the Board, and shall be read publicly at the next meeting held subsequent to the filing of this written memorandum.

In the event that disclosure has not been made prior to the meeting, or that any conflict is unknown prior to the meeting, the disclosure shall be made orally at the meeting when it becomes known that a conflict exists. A written memorandum disclosing the nature of the conflict shall then be filed within fifteen (15) days after the oral disclosure with the Secretary and shall be incorporated into the minutes of the meeting at which the oral disclosure was made. Any such memorandum shall become a public record upon filing, shall immediately be provided to the other members of the Board, and shall be read publicly at the next meeting held subsequent to the filing of this written memorandum.

Any member of the Board who, after written notice and public hearing, is found to have violated the provisions listed above, shall have the member's membership on the Board immediately terminated.

3.3 Abstention. All members of the Board shall vote in favor of, or in opposition to, all matters coming before the Board for vote, and such vote shall be recorded in the official records of the Board. However, no member shall vote upon any matter which would inure to the member's special private gain or loss; which the member knows would inure to the special private gain or loss of any principal by whom the member is retained or to the parent organization or subsidiary of a corporate principal by which the member is retained, other than an agency as defined in Florida Statutes, Section 112.312(2); or which the member knows would inure to the special private gain or loss of a relative or business associate of the member. Any member so required to abstain shall, prior to the vote being taken, publicly state to the assembly the nature of the member's interest in the matter from which the member is abstaining from voting and, within fifteen (15) days after the vote occurs, disclose the nature of the member's interest as a public record in a memorandum filed with the Secretary, who shall incorporate the memorandum in the minutes.

3.4 Policy. It shall be the policy of the Board to provide sufficient findings of fact in making a recommendation for denial, approval or approval with conditions. All findings of fact shall be based on the applicable standards and regulations contained in the Land Development Code, the information provided by the applicant, Planning staff's review of the application and appropriate information or evidence and testimony presented at the public hearing.

SECTION 4. ATTENDANCE

Attendance of the Planning Board members shall be subject to the standards contained in the Code of Ordinances, Chapter 2 Administration, Article VI Boards, Commissions, Committees and Other Agencies, Division 1. Generally, Section 2-202, Attendance of Members, as amended.

SECTION 5. RESIDENCY REQUIREMENTS

All Board members must be residents of the City of Ormond Beach. A member who, after appointment or selection to the Board, ceases to be a resident of the city shall promptly tender a resignation, which shall be effective immediately upon its tender. Failure to resign shall result in the person's membership on the Board being terminated by the City Commission. A member who locates his permanent residence outside of the zone from which he was appointed shall also be required to tender a resignation from the Board. Failure to tender the resignation, with continuous residency outside the zone from which he was appointed for more than sixty (60) days, shall be presumed to constitute residency outside the zone and the membership shall be terminated by the City Commission. Upon request of the person involved and upon a showing of good cause, the City Commission may extend such time.

SECTION 6. APPLICATIONS

All applications for Board action shall be complete and filed in the manner provided for in the Land Development Code.

SECTION 7. CONDUCT OF HEARINGS

The applicant may appear in person or by agent or by attorney at the hearing. The order of procedure for each hearing shall be as follows:

7.1 The Chairman, the Chairman's designee, shall present a summary explanation of the application;

7.2 The staff shall present its analysis and recommendations regarding the application;

7.3 The applicant or the applicant's agent shall be afforded the opportunity to speak in behalf of the application;

7.4 Any Board member, with permission of the Chairman, may request additional staff input or question the application or his agent;

7.5 The Chairman shall direct persons wishing to speak in favor of, or in opposition to, the application shall be allowed to do so after signing in and stating their name and address - such presentation shall be made at the podium. The Chairman shall ensure that there is sufficient time allocated to the staff, applicant and public to provide comments and to address questions, comments and recommendations raised by the Planning Board members in their discussion of the application;

7.6 In order to allow the meeting to proceed in an orderly fashion, the Board, by motion, may limit the time allowed for remarks concerning a specific agenda item to a maximum of thirty (30) minutes for City staff, the designated representative of the applicant and the designated representative of any organized group and to five (5) minutes for members of organizations and other individual speakers. Additional time shall be allowed to respond to questions from the Board. The Chairman may also direct speakers to limit their comments to issues which have not been previously stated;

7.7 Arguments between the parties shall not be permitted - all remarks shall be addressed to the Chair;

7.8 Where there is no opposition to an application, the Chairman, by consensus of the Board and upon confirmation that all Board members have read the staff report, may waive the staff analysis (Section 7.2);

7.9 Members shall at all times speak directly into the microphones to facilitate the recording of the meetings; and

7.10 Copies of any and all letters, exhibits, or any information not otherwise provided prior to the meeting are required to be presented to the recording secretary for inclusion in the Board minutes.

SECTION 8. DECISIONS

8.1 Time. Decisions by the Board shall be made in the form of a motion upon completion of the hearing.

8.2 Notification. The Secretary shall send a copy of the Board's recommendations to the City Commission and to the applicant within fifteen (15) days of the date of decision by the Board. A copy of the Board's recommendation shall be inserted in the applicant's file.

SECTION 9. AGENDA

Each matter shall be placed upon the agenda of the Board by the Secretary. The order shall be set by the Chairman with emphasis placed on anticipated audience interest. There may be a cut-off date established by the Board after which no further matters shall be added to the agenda. The agenda of matters to be heard shall be mailed or delivered to each member of the Board at least five (5) days before the regular meeting.

SECTION 10. RECONSIDERATION

Once a motion has been adopted, the Board may reconsider that matter at the same meeting, provided a motion to reconsider is made by a member who voted with the prevailing side.

SECTION 11. AMENDMENTS

These Rules of Procedures may be amended or modified by an affirmative vote of not less than four (4) members of the Board, provided that such amendment be presented in writing at a regular meeting and action taken thereon at a subsequent regular meeting.

SECTION 12. MOTIONS

Every motion shall require an affirmative vote of the majority of the Board members present and voting. Prior to polling the board, the Chairman shall announce the movant and the second.

SECTION 13. ROBERT'S RULES OF ORDER

Any point of procedure not otherwise addressed by these Rules shall be governed by the current edition of Robert's Rules of Order, Newly Revised.

PRESENTED IN WRITING at a regular meeting of the Board on January 8, 2015.

STAFF REPORT

City of Ormond Beach
Department of Planning

DATE: December 29, 2014

SUBJECT: 240 Williamson Boulevard – Small-Scale Land Use Map Amendment

APPLICANT: Administrative

NUMBER: LUPA 2015-032

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION: This is a City initiated request, to change the Future Land Use designation of a ± 1.91 -acre property located at 240 Williamson Boulevard from the existing land use designation of Volusia County “Commercial” to City of Ormond Beach “Low Intensity Commercial” located at 240 Williamson Boulevard as the result of an annexation.

BACKGROUND: The property located at 240 Williamson Boulevard, is owned by Launch Federal Credit Union and is a vacant parcel of land. The subject property is part of a three lot master commercial subdivision titled the West Williamson Commercial Park. The lot to the south of the property has been developed into a Tire Kingdom and the lot to the north is a sit down restaurant. There is a master stormwater retention area that separates the subject property and the Interstate I-95 right-of-way. Since the subject property is annexing, the City is required by policy to assign a similar land use and zoning in terms of density and intensity as in the County. Until a City future land use designation and zoning classification are adopted, the property maintains its County land use and zoning classifications.

Site aerial:



Source: Google maps

The purpose of this land use amendment is to assign a similar City land use to the property as the Volusia County “Commercial” designation based on the required annexation. Subsequent to Planning Board review, the amendment will be submitted to the Volusia County Growth Management Commission for review, followed by review by the City Commission for final action. Along with the land use application, a zoning amendment is being processed to assign a City B-7 (Highway Tourist Commercial) zoning designation to the property.

The Volusia County Comprehensive Plan states the following for the “Commercial” land use category:

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

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

City staff is requesting an amendment to the City’s “Low Intensity Commercial” land use category. The Future Land Use Element of the City’s Comprehensive Plan states the following for the “Low Intensity Commercial” category:

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

Density: Maximum 10 units per acre.

Maximum FAR: 0.6.”

The tentative schedule is as follows:

Action/Board	Date
Planning Board	January 8, 2015
Transmit to Volusia County Growth Management Commission and adjoining jurisdictions	January 9, 2015
City Commission 1 st Reading	February 17, 2015
City Commission 2 nd Reading	March 3, 2015
Transmit to Florida Department of Economic Opportunity	March 6, 2015

ANALYSIS:

The proposed land use amendment seeks to change the land use designation of the subject property from unincorporated Volusia County to the City of Ormond Beach on the future land use map. The existing use is consistent with the both the existing County land use and the proposed City land use designation.

Policy 2.5.2. of the Future Land Use Element of the City's Comprehensive Plan provides the review criteria for land use map amendments. The policy states:

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

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

Staff’s review of the criteria listed above is provided below:

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

The proposed amendment is consistent with the Goals, Objectives, and Policies of the Comprehensive plan. The City’s Comprehensive Plan has five potential commercial land use categories as follows:

Category	Maximum Density (units per acre)	Maximum FAR (Floor Area Ratio)	Existing Areas
General Commercial	32	0.7	Nova Road, US1 (Nova Road to Wilmette Avenue)
Heavy Commercial	18	0.8	US1 (Granada Blvd. to Hand Avenue)
Tourist Commercial	32	1.5	South Atlantic Avenue, Interchange Blvd., Granada Blvd. and I-95, and US1 and I-95
Office/Professional	15	0.5	Granada Boulevard, Clyde Morris Blvd., Hand Avenue
Low Intensity Commercial	10	0.6	North US1

The existing County land use allows a 0.55 FAR. This area of Williamson Boulevard is in close proximity to I-95 and is not appropriate for office style uses allowed in the “Office Professional” land use category or the automotive sales and repair style uses permitted in the “Heavy Commercial” land use category. Given the location and size of the subject property as well as the adjacent land uses, the “Tourist Commercial” and “Commercial” land uses were also examined as possible designation options. However, those land use categories were identified as having relatively higher densities and intensities and it is staff’s intention to apply a similar land use. It was determined that the “Low Intensity Commercial” was the most suitable designation because it is the least intense City floor area ratio available.

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

<p>GOAL 1 Future Land Use Element</p>	<p>FUTURE DEVELOPMENT AND REDEVELOPMENT ACTIVITIES SHOULD BE DIRECTED IN APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP TO MEET THE LAND USE NEEDS OF THE ANTICIPATED POPULATION, IN A MANNER CONSISTENT WITH SOUND PLANNING PRINCIPLES, THE GOALS, OBJECTIVES AND POLICIES CONTAINED HEREIN, AND THE DESIRED COMMUNITY CHARACTER.</p> <p>THE FUTURE LAND USE PLAN ELEMENT SHOULD ALLOW LIMITED COMMERCIAL EXPANSION, PROMOTE INDUSTRIAL USE, AND MAINTAIN CURRENT RESIDENTIAL DENSITIES IN THE CORE AREA WHILE ESTABLISHING LOWER DENSITIES IN THE PERIMETER AREAS, FOCUSING REDEVELOPMENT IN THE DOWNTOWN COMMUNITY REDEVELOPMENT AREA, US1, AND SRA1A, AND PROVIDING FOR A CONTINUED HIGH LEVEL OF OPEN SPACE. SPECIFIC GOALS AND POLICIES ARE LISTED BELOW FOR EACH TYPE OF LAND USE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.</p>
<p>OBJECTIVE 1.2. COMMERCIAL LAND USE Future Land Use Element</p>	<p>Ensure that adequate amounts of land are available to meet the commercial land use needs of the community.</p>
<p>GOAL 5 Annexation Future Land Use Element</p>	<p>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.</p>
<p>Policy 5.1.1. Future Land Use Element</p>	<p>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.</p>

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

COMPREHENSIVE PLAN

Amendment of adopted comprehensive plan:

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

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

The subject property is ±1.91 acres (less than 10 acres).

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

The proposed small-scale amendment complies with this requirement and will be the first amendment for the calendar year 2015.

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

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

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

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

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

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

Land Use and Zoning Designations of Adjacent Property			
	Current Land Uses	Future Land Use Designation	Zoning
North	Restaurant	Volusia County "Commercial"	Volusia County B-4 (Commercial)
South	Tire Kingdom	"General Commercial"	PBD - Planned Business Development
East	Movie Theater & vacant land	"Commercial" and Volusia County "Commercial"	B-8 (Commercial) and Volusia County B-4 (Commercial)
West	Master stormwater retention area	Volusia County "Commercial"	Volusia County B-4 (Commercial)

The subject property is located along the Williamson Boulevard corridor in close proximity to Interstate I-95. The "Low Intensity Commercial" land use was specifically designed for properties that have been annexed into the City. The land use allows a variety of commercial uses that are appropriate at the intersection of major commercial roadways.

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

Infrastructure: Impact analysis examines the maximum expected impacts of the current designation versus the requested designation based on a preliminary development scenario. This analysis is not meant to replace or contradict the findings of a Concurrency Management Review. However, the relative differences between designations can provide useful information in the long-range planning process. This analysis is based on ±1.91 developed acres to be assigned the City "Low Intensity Commercial" land use.

Transportation: The City land use of "Low Intensity Commercial" allows a 0.60 FAR and the Volusia County "Commercial" land use allows a 0.55 FAR, so there is a .05 increase in the maximum FAR allowed. The maximum development scenario for traffic is as follows:

Lot area = 83,199.60	City	County
Maximum FAR	0.60	0.55
Maximum building square footage based on FAR	49,920	45,760
ITE #820 (shopping center) per 1,000 SF of building area	42.94	42.94
Total maximum # of trips at FAR	2,144	1,965

The maximum development scenario would result in an increase of traffic of 179 average daily trips based upon the differences in the City and Volusia County floor area ratios. The maximum FAR for both the existing and proposed land uses are difficult to achieve based on the land development regulations, particularly to City Greenbelt and Gateway Preservation Overlay District. For the purpose of this amendment, staff considered a bank with four drive thru lanes which would generate 557 average daily trips under ITE use #912. Traffic impacts shall be reviewed during the site redevelopment.

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

Stormwater Management: The site is currently vacant and part of a master designed commercial subdivision that includes the provision of a common stormwater management system.

Solid Waste: There is adequate capacity to provide solid waste service to the subject property.

Schools: The site is developed as a non-residential use and there will be no impacts to schools as a result of the subject land use amendment.

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

5. Whether the proposed map amendment impacts surrounding jurisdictions.

The property is located along Williamson Boulevard and there are no impacts expected to any surrounding jurisdiction. There are lands within Volusia County and Daytona Beach within the general area, but the amendment is not anticipated to impact the surrounding jurisdictions.

RECOMMENDATION: It is expected that the application will be reviewed by the City Commission at the February 17, 2015 and March 3, 2015 public meetings. The land use application is the result of annexation and it is necessary to assign City land use and zoning. It is staff's determination that the land use amendment:

1. Is consistent with the Goals, Objectives, and Policies established in the City's Comprehensive Plan;
2. Is consistent with state requirements;
3. Is an appropriate use of the land;
4. Has adequate infrastructure to serve the proposed land use; and
5. Does not impact surrounding jurisdictions.

Based on this review, staff recommends that the Planning Board recommend **APPROVAL** of the Future Land Use map amendment for ±1.91 acres from the existing land use designation of Volusia County “Commercial” to City of Ormond Beach “Low Intensity Commercial” at 240 Williamson Boulevard.

Attachments:

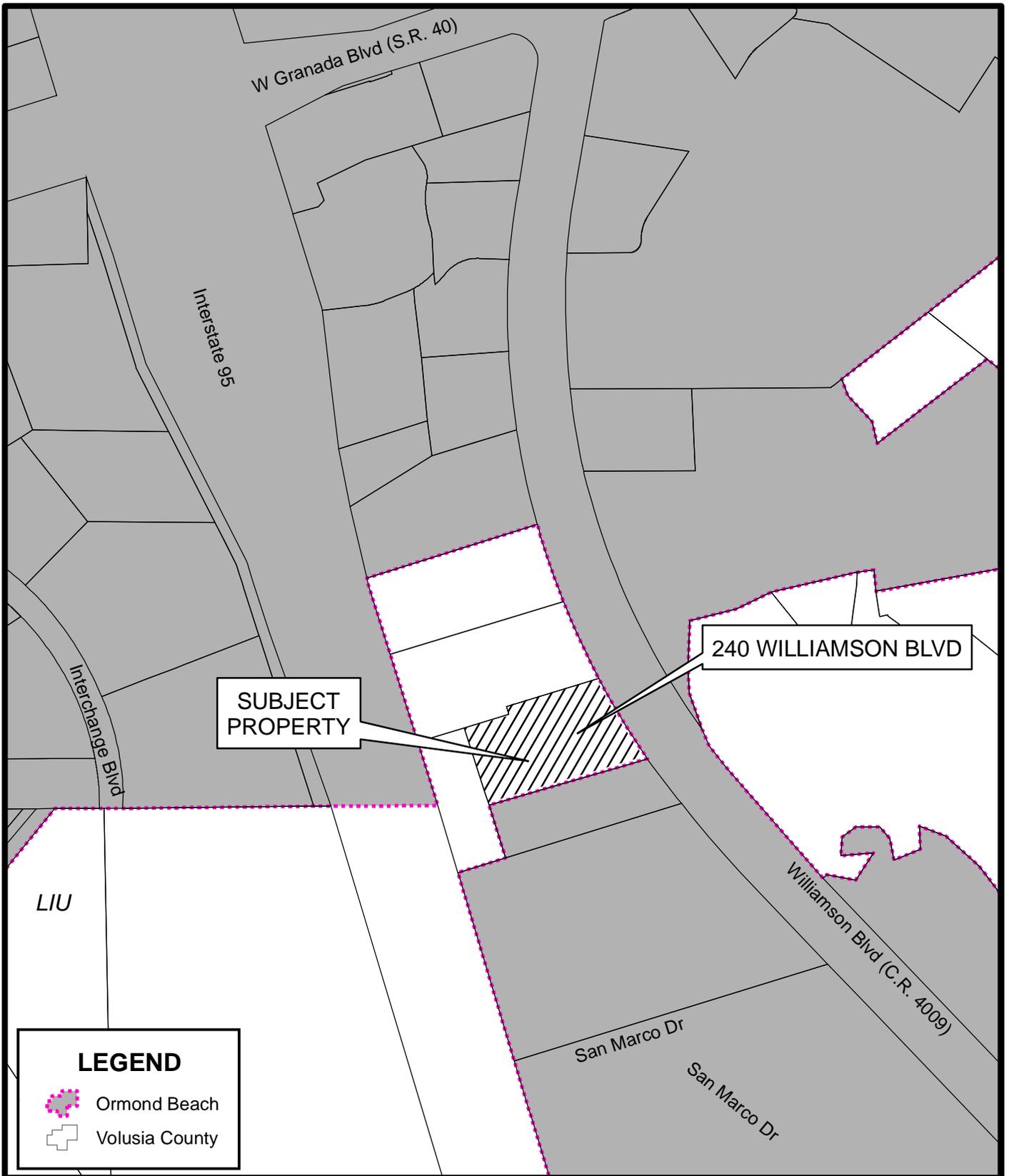
Attachment 1: Location Maps and site pictures

Attachment 2: Future Land Use Map

Attachment 3: Legal Description and Sketch

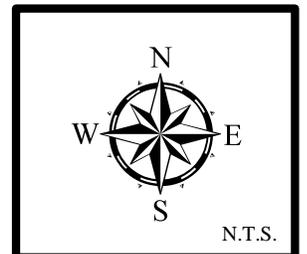
Attachment 1

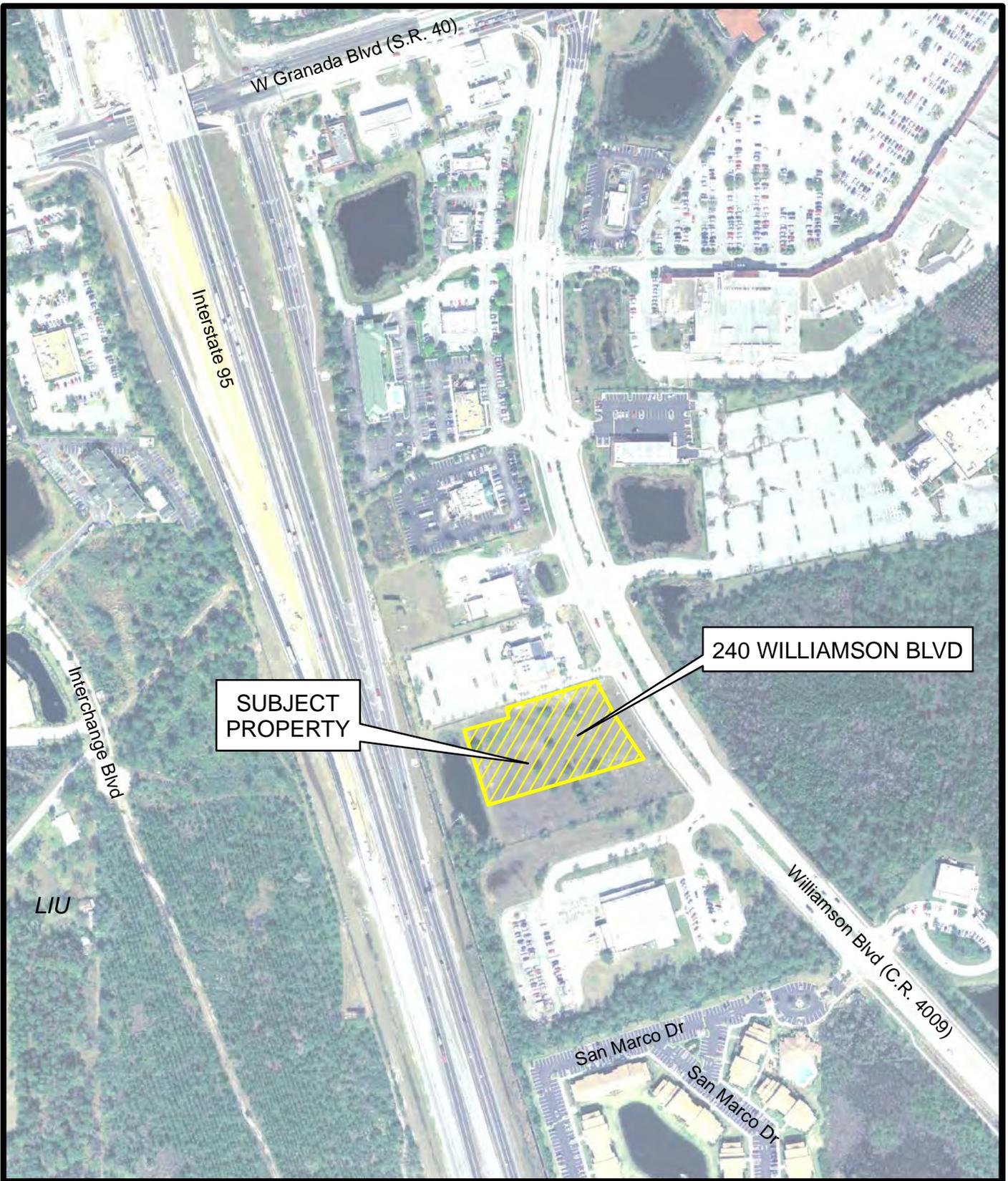
Location Maps,
survey, site pictures



240 WILLIAMSON BLVD
LOCATION MAP

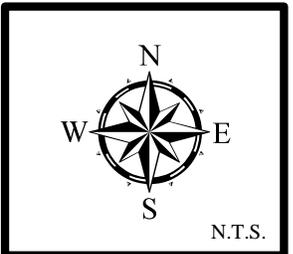
The City of Ormond Beach G.I.S. Deaprtment
 Prepared By: Eric Dickens 12/4/2014



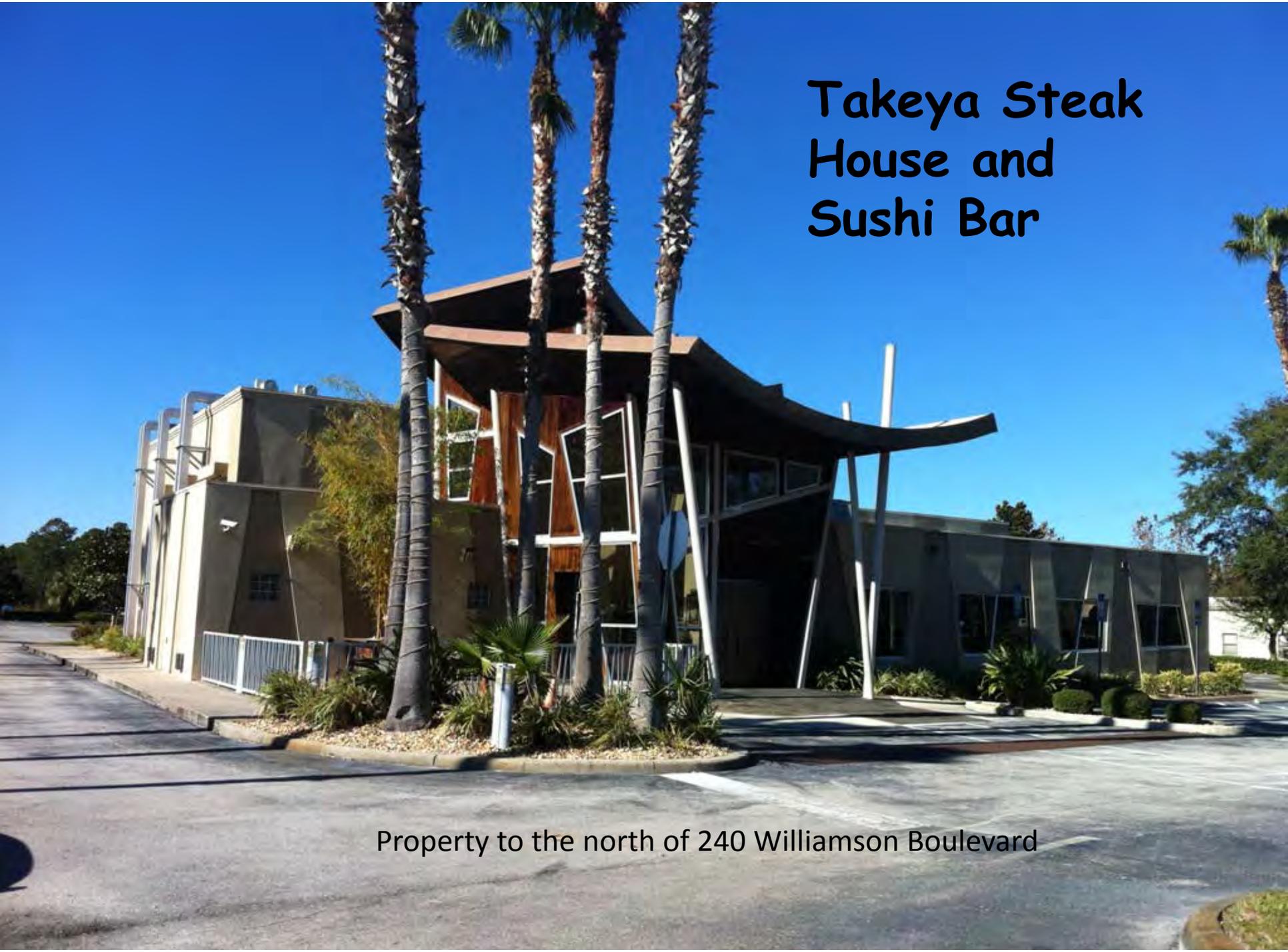


AERIAL MAP
240 WILLIAMSON BLVD (4230-13-00-0020)

The City of Ormond Beach G.I.S. Deaprtment
Prepared By: Eric Dickens 12/4/2014



Takeya Steak House and Sushi Bar



Property to the north of 240 Williamson Boulevard

Tire Kingdom

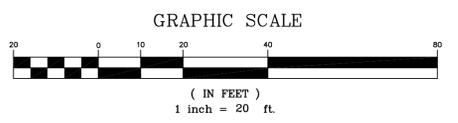
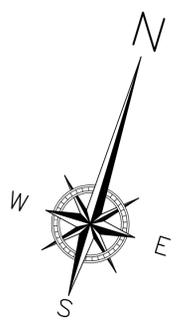
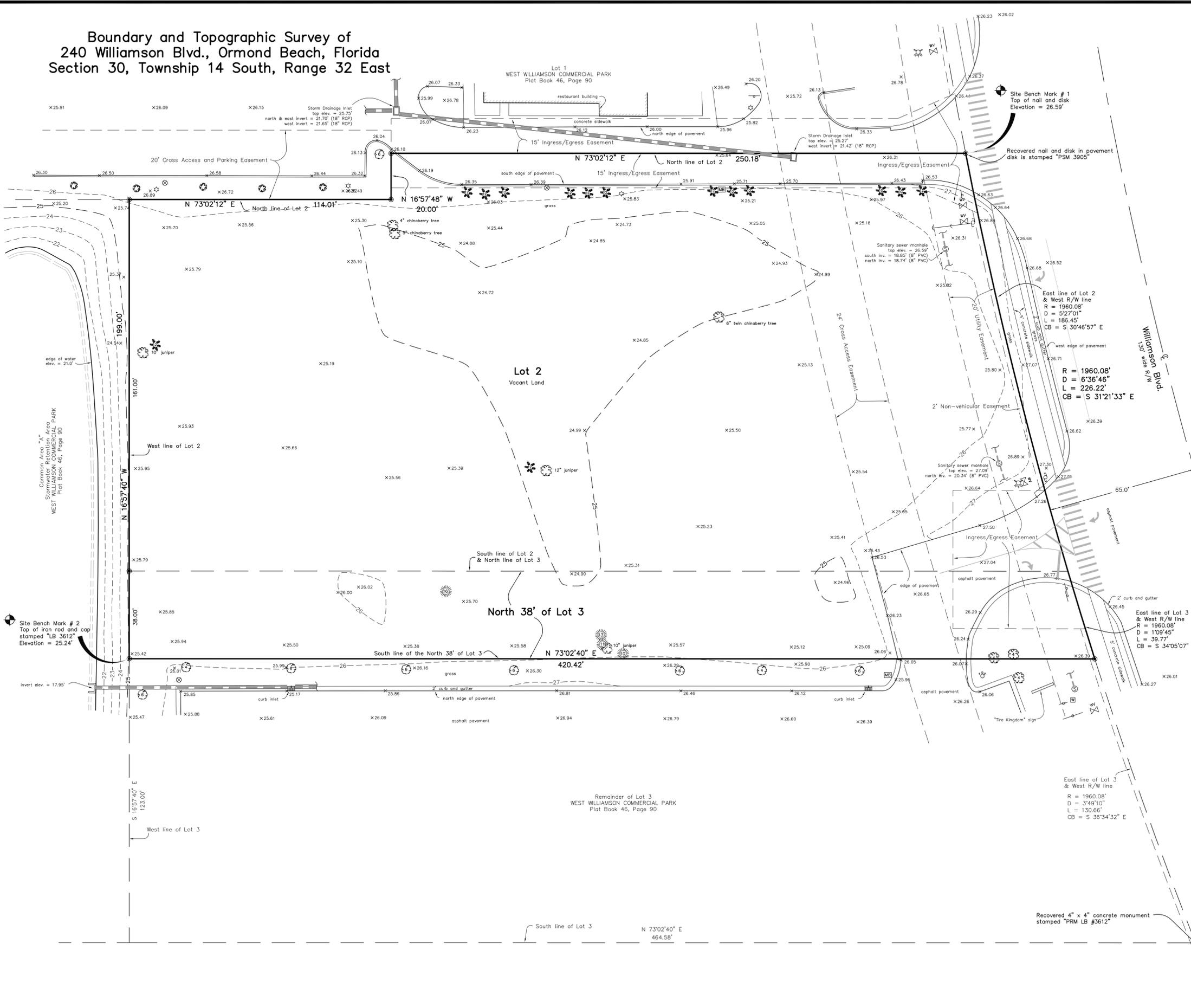


Property to the south of 240 Williamson Boulevard

240 Williamson Boulevard - vacant land



**Boundary and Topographic Survey of
240 Williamson Blvd., Ormond Beach, Florida
Section 30, Township 14 South, Range 32 East**



Property Description
Lot 2 and the North 38 feet of Lot 3 WEST WILLIAMSON COMMERCIAL PARK, according to the map or plat thereof as recorded in Plat Book 46, Page 90, Public Records of Volusia County, Florida.

Surveyor's Report

- Bearings shown hereon are based on the North line of Lot 2 being assumed as North 73°02'12" East per plat of West Williamson Commercial Park, according to the map or plat recorded in Plat Book 46, Page 90, Public Records of Volusia County, Florida.
- Elevations shown hereon are based on the Florida Department of Transportation vertical control network. Specifically, benchmark designation number H8790042, being 4" x 4" concrete monument with a brass disk. Published elevation is 22.45 feet, relative to the National Geodetic Vertical Datum (NGVD) of 1929.
- This Survey was prepared with the benefit of a title insurance commitment issued by Old Republic National Title Insurance Company, file number 5359-006, dated July 22, 2014. This firm relied on said commitment and did not search the public records for easements or restrictions of record.
- Subject property contains 1.909 acres, more or less and is vacant land.
- This Survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.
- Only the aboveground evidence of underground utilities are shown, underground improvements were not located.
- Subject property lies within Zone X, area determined to be outside the 0.2 % annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map number 12127C0213J, dated February 19, 2014.
- The feature symbols depicted on this survey and in the legend are shown for graphic purposes and may not be drawn to scale.
- This survey meets the Standard of Practice set forth in Florida Administrative Code Rule 5J-17, pursuant to Florida Statute Chapter 472.
- This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

- Abbreviations and Legend**
- R/W - denotes right-of-way
 - LB - denotes licensed business
 - PSM - denotes Professional Surveyor and Mapper
 - PRM - denotes permanent reference monument
 - NGVD '29 - denotes National Geodetic Vertical Datum of 1929
 - NAVD '88 - denotes North American Vertical Datum of 1988
 - RCP - denotes reinforced concrete pipe
 - PVC - denotes polyvinyl chloride pipe
 - inv. - denotes invert
 - elev. - denotes elevation
 - WV - denotes water valve
 - WM - denotes water meter
 - FD - denotes fire hydrant
 - WLFV - denotes water line back flow valve
 - PP - denotes power pole
 - AWA - denotes guy wire anchor for power pole
 - OU - denotes overhead utility line
 - TS - denotes "stop" sign or traffic sign
 - LP - denotes light pole
 - MB - denotes mailbox
 - ICVB - denotes irrigation control valve box
 - SM - denotes sanitary manhole
 - SE - denotes spot elevation
 - CE - denotes contour line and elevation
 - IR - denotes recovered 5/8" iron rod with plastic cap stamped "LB 3612", unless otherwise noted
 - OT - denotes oak tree and size at breast height in inches
 - CM - denotes crepe myrtle tree
 - PT - denotes pine tree and size at breast height in inches
 - MT - denotes magnolia tree and size at breast height in inches, unless otherwise noted

Benchmark Surveying & Mapping, LLC
Certificate of Authorization Number - LB-7874
Post Office Box 771065, Winter Garden, Florida 34777-1065
3110 Red Fox Run, Kissimmee, Florida 34746
(407) 654-6183
www.benchmarksurveyingandmapping.com

Prepared For: Rhodes Building Company
Prepared By: Billy Joe Jenkins, Jr.
Professional Surveyor and Mapper
Florida Licensed # 5205

Boundary and Topographic Survey of 240 Williamson Blvd, Ormond Beach, Florida Section 30, Township 14 South, Range 32 East

Project Number	Field Date	Scale	Revision
915.05	95/16	1" = 20'	

August 25, 2014
Field Date

915.05
Project Number

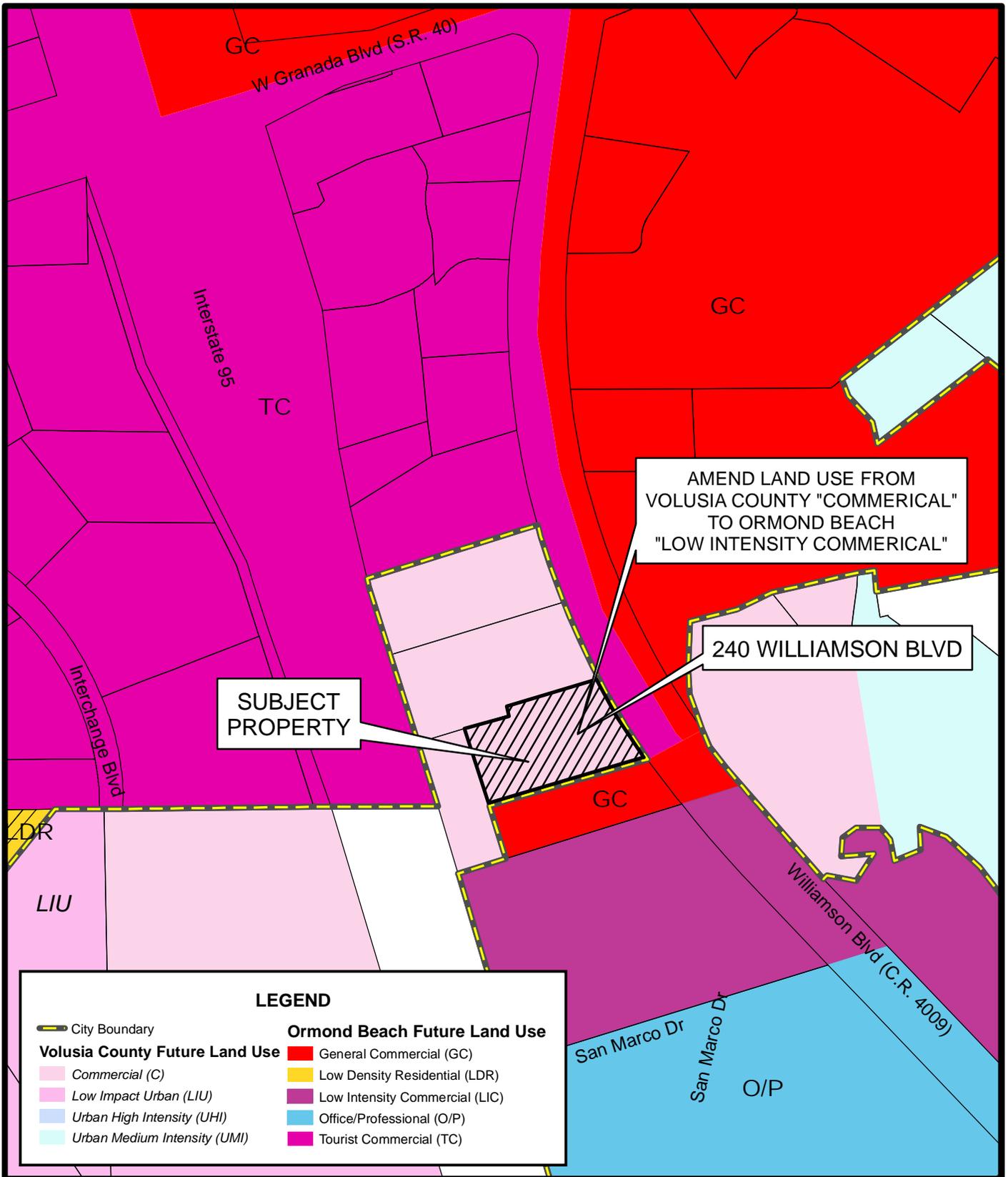
1" = 20'
Scale

95/16
Field Book/Page

Sheet 1 of 1

Attachment 2

Future Land Use Map



PROPOSED FUTURE LAND USE MAP
240 WILLIAMSON BLVD
(4230-13-00-0020)

The City of Ormond Beach G.I.S. Deaprtment
 Prepared By: Eric Dickens 12/12/2014

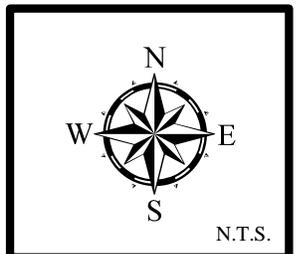


Exhibit 3

Legal Description and Sketch

LEGAL DESCRIPTION

A PARCEL LOCATED IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST LYING WESTERLY OF WILLIAMSON BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF COMMENCEMENT, BEGIN AT THE NORTHWEST CORNER OF WEST WILLIAMSON COMMERCIAL PARK AS RECORDED IN MAP BOOK 46, PAGE 90, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA; THENCE S16°57'40"E ALONG THE WESTERLY LINE OF SAID WEST WILLIAMSON COMMERCIAL PARK A DISTANCE OF 204.00 FEET TO A POINT OF INTERSECTION WITH COMMON AREA "A" AS SHOWN IN THE PLAT OF THE AFORESAID WEST WILLIAMSON COMMERCIAL PARK, THENCE DEPARTING SAID WESTERLY LINE, RUN N73°02'12"E ALONG THE NORTHERLY LINE OF SAID COMMON AREA "A" A DISTANCE OF 117.99 FEET TO A POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF LOT 2, OF SAID WEST WILLIAMSON COMMERCIAL PARK, SAID POINT BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUE N73°02'12"E A DISTANCE OF 114.02 FEET; THENCE N16°57'48"E A DISTANCE OF 20.00 FEET; THENCE N73°02'12"E A DISTANCE OF 250.18 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID WILLIAMSON BOULEVARD (A 130 FOOT RIGHT-OF-WAY AS NOW OCCUPIED AND ESTABLISHED), SAID POINT BEING ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1960.78 FEET, A CENTRAL ANGLE OF 6°36'45", A CHORD BEARING OF S14°23'18"E, A CHORD DISTANCE OF 226.08 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 226.21 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY OF WILLIAMSON BOULEVARD S73°02'10"W A DISTANCE OF 420.40 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF THE AFORESAID COMMON AREA "A"; THENCE N16°57'40"W ALONG SAID EASTERLY LINE A DISTANCE OF 198.99 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING 83,136 SQ.FT. OR 1.91 ACRES MORE OR LESS

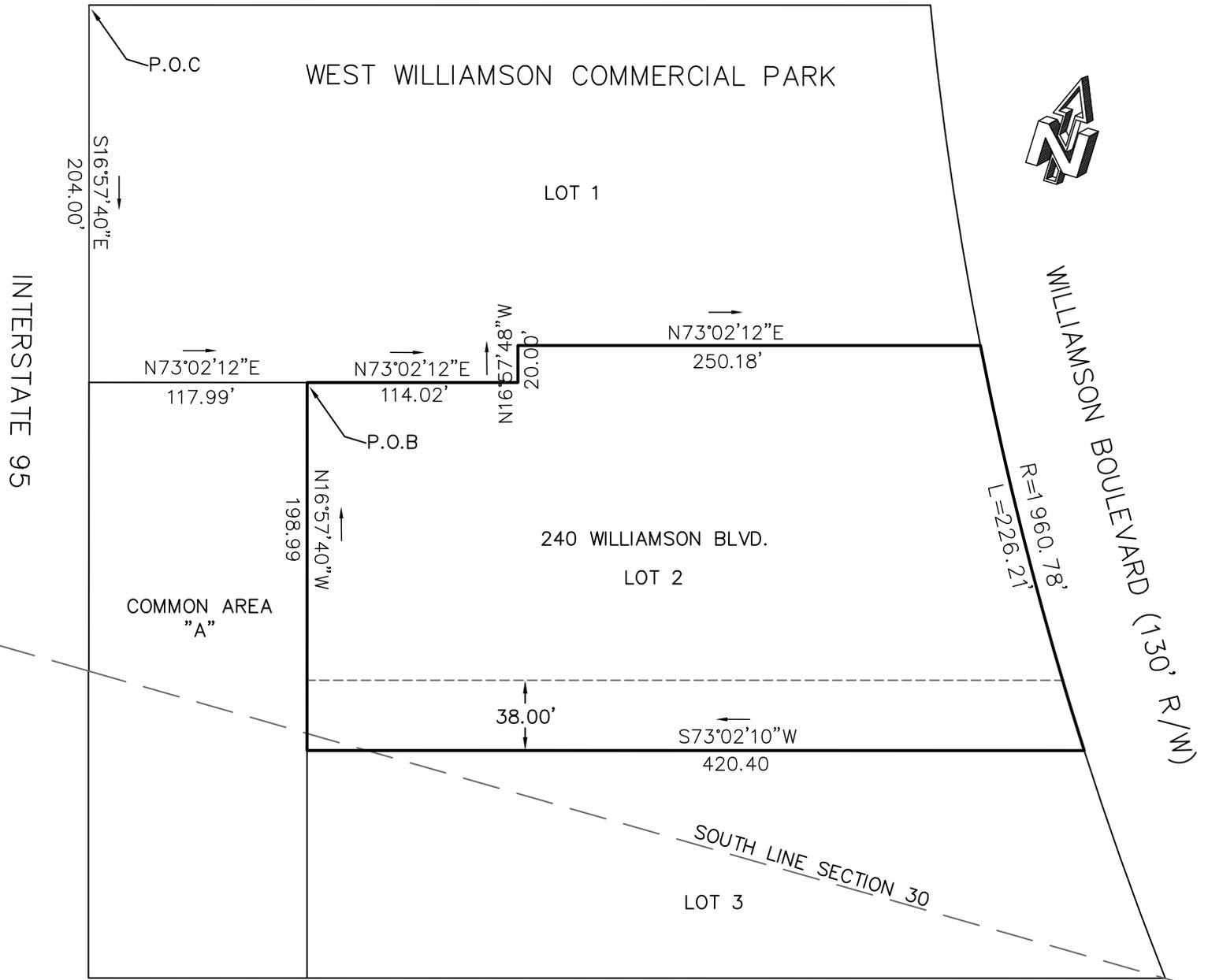
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

City of Ormond Beach
Engineering Division

240 WILLIAMSON BLVD

DATE: 12/19/14	EXHIBIT "A"
SCALE: N.T.S.	FILE NAME:
SHEET: 1 OF 2	DRAWN BY: ENGINEERING

SKETCH OF DESCRIPTION



SEE SHEET 1 FOR LEGAL DESCRIPTION

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: December 30, 2014

SUBJECT: 240 Williamson Boulevard
Amendment to Official Zoning Map

APPLICANT: Administrative

NUMBER: RZ 2015-033

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION:

This is an administrative request to amend the City's Official Zoning Map for a ±1.91 acre parcel of land from the existing zoning designation of Volusia County B-4 (Commercial) to City of Ormond Beach B-7 (Highway Tourist Commercial) at 240 Williamson Boulevard.

BACKGROUND: The property located at 240 Williamson Boulevard, is owned by Launch Federal Credit Union and is a vacant parcel of land. The subject property is part of a three lot master commercial subdivision titled the West Williamson Commercial Park. The lot of the south of the property has been developed into a Tire Kingdom and the lot to the north is a sit down restaurant. There is a master stormwater retention area that separates the subject property and the Interstate I-95 right-of-way. Since the subject property is annexing, the City is required by policy to assign a similar land use and zoning in terms of density and intensity as in the County. Until a City future land use designation and zoning classification are adopted, the property maintains its County land use and zoning classifications.

Site aerial:



Source: Google maps

Until a City land use designation and zoning classification is adopted, the property maintains its County land use and zoning classifications. The City is presently processing a separate land use amendment from Volusia County “Commercial” to Ormond Beach “Low Intensity Commercial”. The proposed rezoning from Volusia County B-4 (Commercial) to Ormond Beach B-7 (Highway Tourist Commercial) is contingent upon adopting the land use change. Subsequent to Planning Board review, the rezoning will be reviewed by the City Commission for final action.

ANALYSIS: The existing Volusia County zoning classification for the subject property is B-4 (Commercial). The Volusia County Land Development Code states the purpose and intent for the B-4 zoning is as follows:

“The purpose and intent of the B-4 General Commercial Classification is to encourage the development of intensive commercial areas providing a wide range of goods and services, and located adjoining at least one major collector or arterial road. The B-4 classification is intended to be applied to existing or developing strip retail areas which, because of the nature of existing development, are not appropriate for inclusion in the B-3 Shopping Center Classification.”

Below is a list of the permitted (staff approval) and Special Exception (County Council approval) uses for the existing zoning district.

Volusia County Permitted B-4 Uses

Art, dance, modeling and music schools	Dental laboratories	Home occupations, Class A	Publicly owned parks and recreational areas
Auction parlors	Employment agencies	Household moving center	Publicly owned or regulated water supply wells
Automobile, bicycle, boat, mobile home, motorcycle, recreational vehicle, trailer and light truck sales or rental establishments and the service thereof, when said service is performed as an accessory use to the principal use of sales or rental	Essential utility services	Houses of worship	Recycling collection center
Automobile driving schools	Exempt excavations	Laundry and dry-cleaning establishments	Restaurants, types A and B
Automobile service station, types A and C	Exempt landfills	Libraries	Retail plant nursery
Barber and beauty shops	Financial institutions	Medical and dental clinics	Retail sales and services
Bars and liquor stores	Fire stations	Museums	Retail specialty shops
Bowling alleys	Funeral homes	Nightclubs	Sweepstakes centers
Catering services	Game rooms or arcades for pool, billiards, pinball machines, jukeboxes or other coin-operated amusements	Outdoor entertainment event	Tailors

Volusia County Permitted B-4 Uses (continued)

Communication towers not exceeding 70 feet in height above ground level	General offices	Pawnshops	Taxicab stands
Convenience stores with more than eight vehicular service positions per fuel dispenser island	Government-sponsored civic centers	Pest exterminators	Theaters
Cultural art centers	Hardware/home improvement retail center	Private clubs	Travel agencies
Day care centers	Health clubs or spas	Public schools	Veterinary clinics

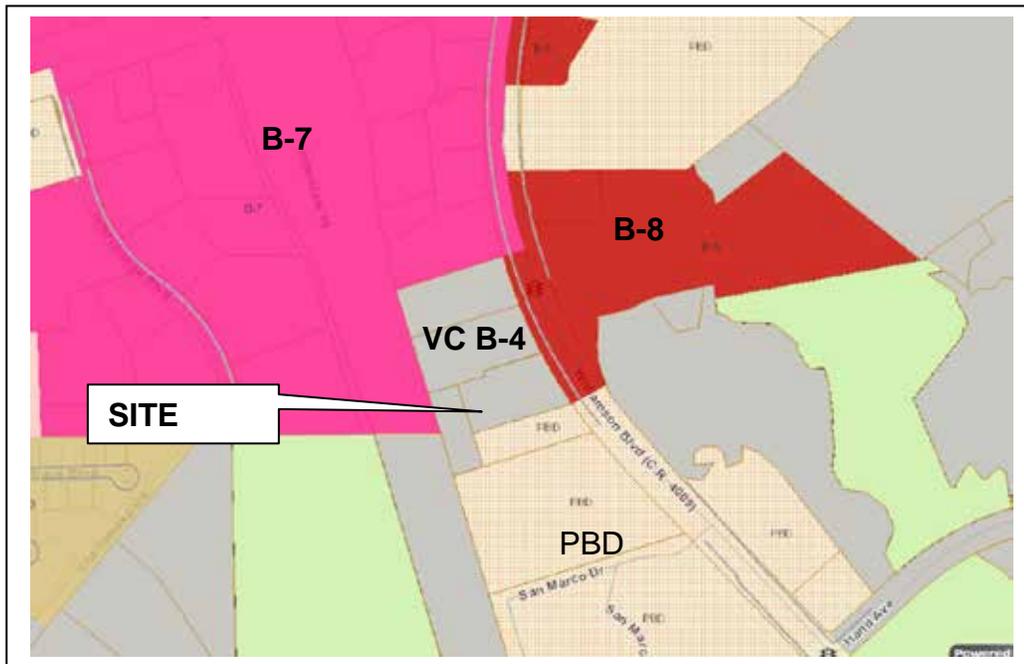
Volusia County Special Exception B-4 Uses

Communication towers exceeding 70 feet in height above ground level	Curb market	Mini-warehouses	Public uses not listed as a permitted principal use
Cemeteries	Excavations only for stormwater retention ponds for which a permit is required by this article	Nursing homes, boardinghouses approved by the appropriate state agency	Public utility uses and structures
Bicycle motorcross tracks	Group homes	Outdoor entertainment and recreational uses and structures	Schools, parochial or private
Bus stations	Hotel/motel	Professional or trade schools related to permitted uses	Only one single-family dwelling for the owner or manager of an existing permitted principal use
Car washes			

During staff's analysis the following points were considered:

1. The area of the subject property is located in the general area of the intersection of Interstate 95 and Granada Boulevard. Uses in this area include gas stations, restaurants, convenience stores, and large commercial shopping centers.
2. Several properties that have been annexed have been assigned a Planned Development zoning designation based upon the development approvals obtained with Volusia County.
3. There is B-8 (Commercial) zoning along the eastern boundary of Williamson Boulevard. There is B-7 zoning on the western boundary of Williamson Boulevard.
4. The goal of the zoning classification is to provide the most similar classification assigned by Volusia County

Ormond Beach Zoning Map of Williamson Boulevard



Staff analyzed the potential City zoning districts as follows:

Zoning District	Staff Review
Professional Office/Hospital (B-1)	Intended for office, medical, and institutional uses. Staff concluded this was not an appropriate zoning classification for the land around the interchange.
Central Business (B-4)	Intended for the existing core area of the City, such as the Community Redevelopment Area. Staff concluded this was not appropriate zoning classification for land located near the interchange.
Service Commercial (B-5)	Intended for automotive, construction materials, and warehousing. Staff concluded this was not an appropriate zoning classification for land near the interchange.
Oceanfront Tourist Commercial (B-6)	Intended for properties along the Atlantic Ocean with specialized design standards. Staff concluded this was not an appropriate zoning classification for the land around the interchange.

Zoning District	Staff Review
Highway Tourist Commercial (B-7)	<p>The City Land Development Code provides the following purpose and intent for the B-7 (Highway Tourist Commercial) zoning district:</p> <p>“The purpose of the Highway Tourist Commercial (B-7) zoning district is to provide for a variety of tourist facilities and tourist related support activities in an attractive setting which will promote pedestrian activity and reinforces positive visitor experience. This district is designed for use within or in close proximity to other districts within which major Transient Lodging development has occurred or is permitted.”</p>
Commercial (B-8)	<p>Intended for general commercial activities (other than automotive) along arterial roadways. Though this zoning district was considered as a strong zoning option, staff elected not to chose this classification based on two factors. The first factor was the existing zoning pattern with B-7 zoning established on the western boundary of Williamson Boulevard. The second factor was that the B-8 allows sexually oriented uses where the B-7 does not.</p>
Boulevard (B-9)	<p>Intended for office, medical, and institutional uses. This is not an appropriate zoning classification for land near the interchange.</p>
Suburban Boulevard (B-10)	<p>Intended for office, medical, and institutional uses. This is not an appropriate zoning classification for land near the interchange.</p>
Planned Business Development (PBD)	<p>Intended for individual sites that desire to negotiate certain site development standards, such as permitted uses, dimensional standards, or phasing.</p>

Staff concluded the B-7 (Highway Tourist Commercial) zoning district offers the most similar City zoning district to the Volusia County B-4 zoning classification. In addition, there are existing properties in this area zoned as B-7 (Highway Tourist Commercial).

Zoning Adjacent Land Use:

Adjacent land uses and zoning are as follows:

Land Use and Zoning Designations of Adjacent Property			
	Current Land Uses	Future Land Use Designation	Zoning
North	Restaurant	Volusia County "Commercial"	Volusia County B-4 (Commercial)
South	Tire Kingdom	"General Commercial"	PBD - Planned Business Development
East	Movie Theater & vacant land	"Commercial" and Volusia County "Commercial"	B-8 (Commercial) and Volusia County B-4 (Commercial)
West	Master stormwater retention area	Volusia County "Commercial"	Volusia County B-4 (Commercial)

CONCLUSION/CRITERIA FOR APPROVAL

Section 1-18 D.3. of the Land Development Code states that the Planning Board shall review non-planned development rezonings based on the Development Order criteria in Section 1-18.E. of the Land Development Code which are analyzed below:

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

No specific development is proposed and request based on a need to assign a City zoning classification to the property as the result of annexation. Site development shall require the review of the Site Plan Review Committee. The zoning map amendment will not adversely affect public health, safety, welfare or the quality of life.

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

There is a separate land use map amendment that proposes to assign a City "Low Intensity Commercial" designation to the property. Policy 5.1.1. of the Future Land Use Element states that properties annexed into the City of Ormond Beach shall be assigned similar land uses that they had in Volusia County. The subject property is planned for development and will be reviewed by the City Site Plan Review Committee. The requested B-7 (Highway Tourist Commercial) zoning district is consistent with the "Low Intensity Commercial" land use designation.

- 3. The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened**

plants and animal species or species of special concern, wellfields, and individual wells.

The property is currently vacant. The property is part of a commercial master subdivision and there are no environmentally sensitive lands on-site and future site development would not impact any environmentally protected animal species.

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

This proposed zoning map amendment is not anticipated to have a significant impact on adjacent properties and should be developed in a similar manner.

- 5. There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.**

Public facilities shall be reviewed with any site development by the Site Plan Review Committee.

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

The property is currently vacant. Proposed traffic patterns shall be reviewed at time of site development.

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

The application is solely to assign a City zoning designation and no development is proposed. The property is planned for development for a bank and shall be reviewed by the City Site Plan Review Committee.

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

The application is solely to assign a City zoning designation and no development is proposed. The property is planned for development for a bank and shall be reviewed by the City Site Plan Review Committee.

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

The application is solely to assign a City zoning designation and no development is proposed. The property is planned for development for a bank and shall be reviewed by the City Site Plan Review Committee.

10. The testimony provided at public hearings.

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

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

- The impacts on facilities and services will not change as a result of the requested zoning amendment from Volusia County B-4 (Commercial) to Ormond Beach B-7 (Highway Tourist Commercial).
- The proposed city zoning classification of B-7 is most consistent with the Volusia County zoning classification of B-4 and provides similar types of uses.
- The administrative request is consistent with the compatibility matrix outlined in the Land Development Code for the Future Land Use Plan Map designation of "Commercial".

RECOMMENDATION:

Staff recommends that the Planning Board recommend **APPROVAL** to the City Commission of the administrative request to amend the Official Zoning Map to change the zoning classification of 240 Williamson Boulevard from Volusia County B-4 (Commercial) to Ormond Beach B-7 (Highway Tourist Commercial).

Attachments:

Attachment 1: Photo, Survey and Location Aerial

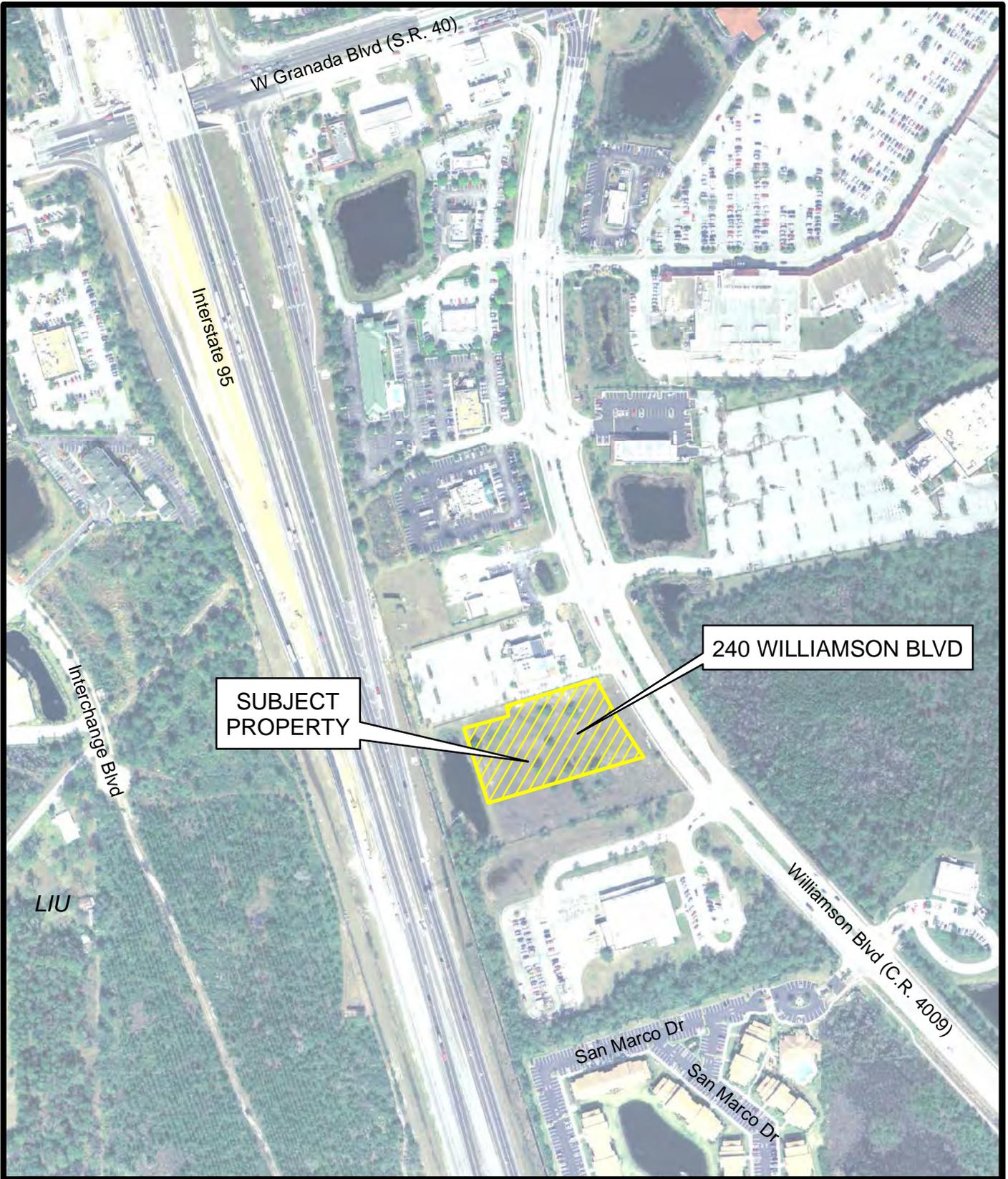
Attachment 2: Zoning Map

Attachment 3: Legal Description and Sketch

Attachment 4: Section 2-28 of the LDC, B-7 zoning district

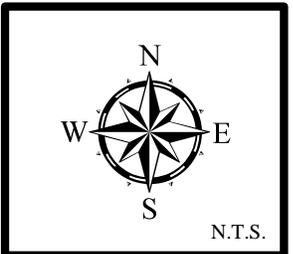
Attachment 1

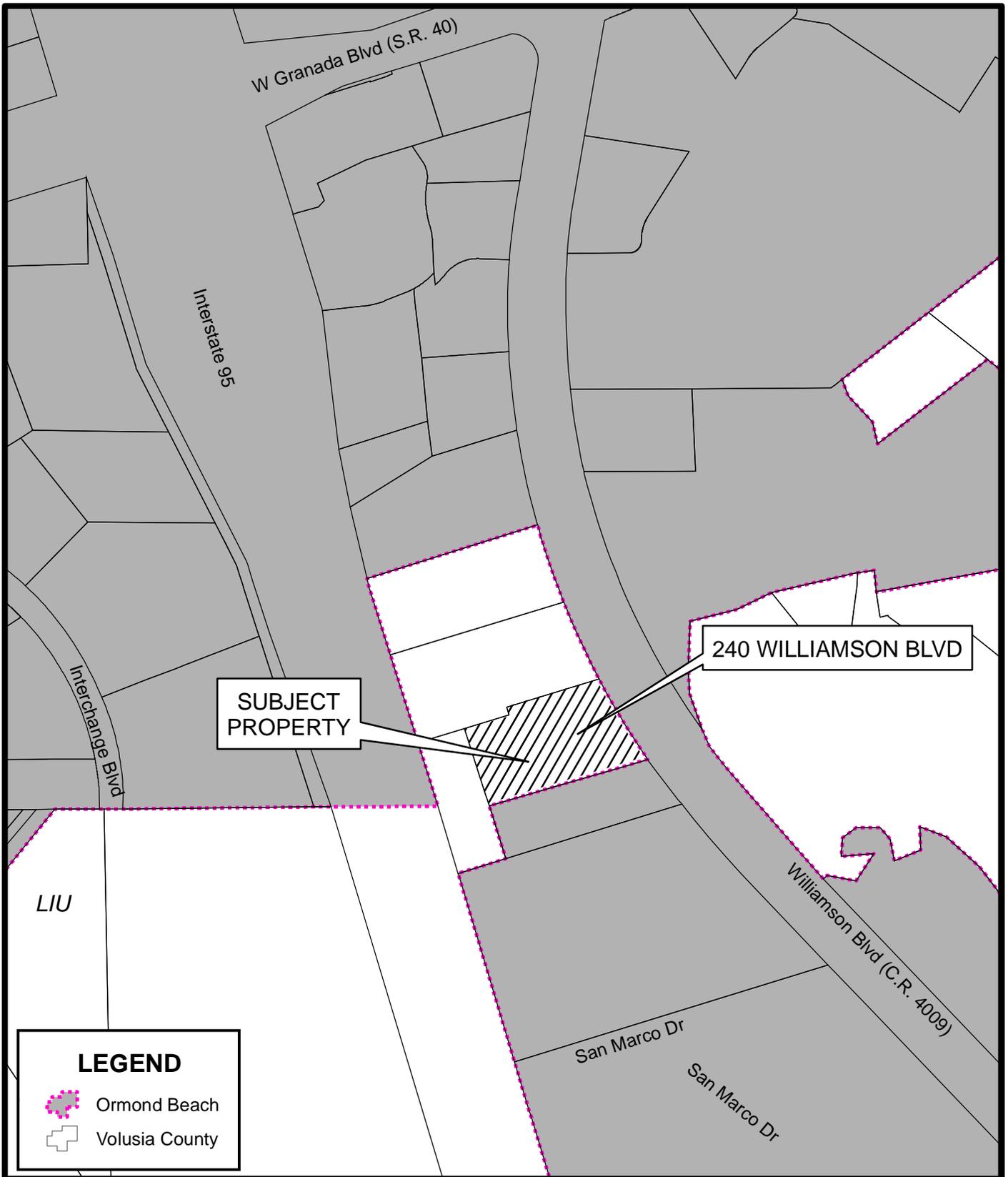
Location Maps,
survey, site pictures



AERIAL MAP
240 WILLIAMSON BLVD (4230-13-00-0020)

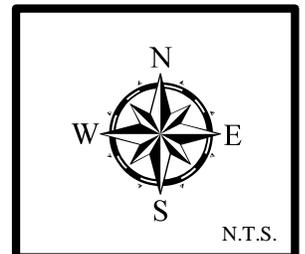
The City of Ormond Beach G.I.S. Department
Prepared By: Eric Dickens 12/4/2014





240 WILLIAMSON BLVD
LOCATION MAP

The City of Ormond Beach G.I.S. Deaprtment
 Prepared By: Eric Dickens 12/4/2014



Takeya Steak House and Sushi Bar

Property to the north of 240 Williamson Boulevard

Tire Kingdom

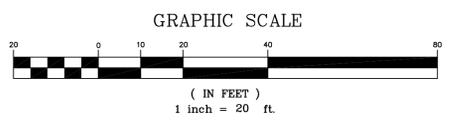
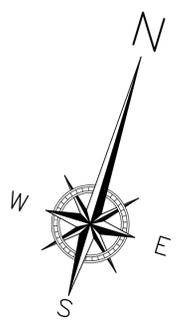
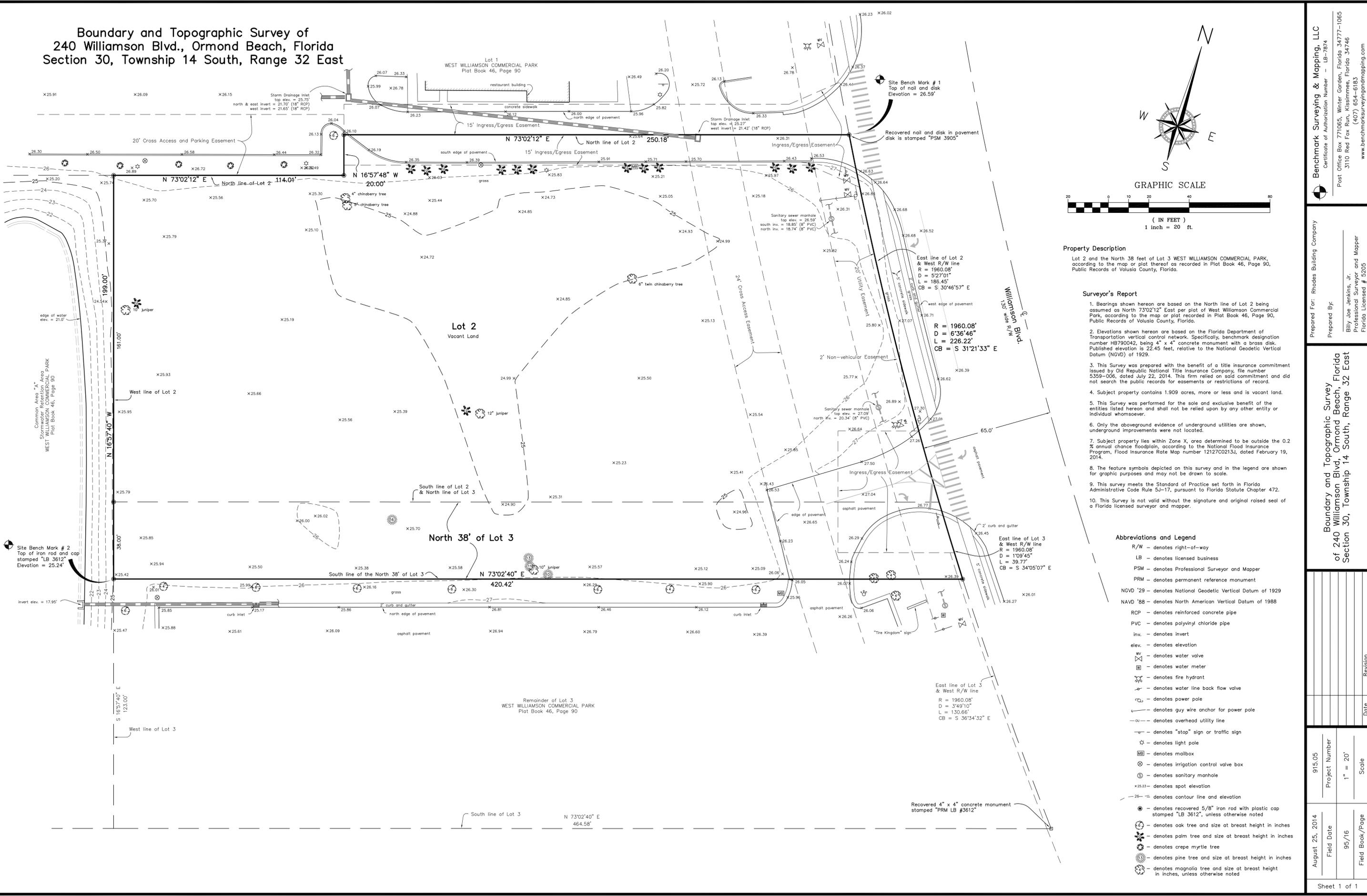


Property to the south of 240 Williamson Boulevard

240 Williamson Boulevard - vacant land



Boundary and Topographic Survey of
240 Williamson Blvd., Ormond Beach, Florida
Section 30, Township 14 South, Range 32 East



Property Description
Lot 2 and the North 38 feet of Lot 3 WEST WILLIAMSON COMMERCIAL PARK, according to the map or plat thereof as recorded in Plat Book 46, Page 90, Public Records of Volusia County, Florida.

Surveyor's Report

- Bearings shown hereon are based on the North line of Lot 2 being assumed as North 73°02'12" East per plat of West Williamson Commercial Park, according to the map or plat recorded in Plat Book 46, Page 90, Public Records of Volusia County, Florida.
- Elevations shown hereon are based on the Florida Department of Transportation vertical control network. Specifically, benchmark designation number H8790042, being 4" x 4" concrete monument with a brass disk. Published elevation is 22.45 feet, relative to the National Geodetic Vertical Datum (NGVD) of 1929.
- This Survey was prepared with the benefit of a title insurance commitment issued by Old Republic National Title Insurance Company, file number 5359-006, dated July 22, 2014. This firm relied on said commitment and did not search the public records for easements or restrictions of record.
- Subject property contains 1.909 acres, more or less and is vacant land.
- This Survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.
- Only the aboveground evidence of underground utilities are shown, underground improvements were not located.
- Subject property lies within Zone X, area determined to be outside the 0.2 % annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map number 12127C0213J, dated February 19, 2014.
- The feature symbols depicted on this survey and in the legend are shown for graphic purposes and may not be drawn to scale.
- This survey meets the Standard of Practice set forth in Florida Administrative Code Rule 5J-17, pursuant to Florida Statute Chapter 472.
- This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

- Abbreviations and Legend**
- R/W - denotes right-of-way
 - LB - denotes licensed business
 - PSM - denotes Professional Surveyor and Mapper
 - PRM - denotes permanent reference monument
 - NGVD '29 - denotes National Geodetic Vertical Datum of 1929
 - NAVD '88 - denotes North American Vertical Datum of 1988
 - RCP - denotes reinforced concrete pipe
 - PVC - denotes polyvinyl chloride pipe
 - inv. - denotes invert
 - elev. - denotes elevation
 - WV - denotes water valve
 - WM - denotes water meter
 - FD - denotes fire hydrant
 - WLFV - denotes water line back flow valve
 - PP - denotes power pole
 - AWA - denotes guy wire anchor for power pole
 - OU - denotes overhead utility line
 - TS - denotes "stop" sign or traffic sign
 - LP - denotes light pole
 - MB - denotes mailbox
 - ICVB - denotes irrigation control valve box
 - SM - denotes sanitary manhole
 - SE - denotes spot elevation
 - CE - denotes contour line and elevation
 - IR - denotes recovered 5/8" iron rod with plastic cap stamped "LB 3612", unless otherwise noted
 - OT - denotes oak tree and size at breast height in inches
 - CM - denotes crepe myrtle tree
 - PT - denotes pine tree and size at breast height in inches
 - MG - denotes magnolia tree and size at breast height in inches, unless otherwise noted

Benchmark Surveying & Mapping, LLC
Certificate of Authorization Number - LB-7874
Post Office Box 771065, Winter Garden, Florida 34777-1065
3110 Red Fox Run, Kissimmee, Florida 34746
(407) 654-6183
www.benchmarksurveyingandmapping.com

Prepared For: Rhodes Building Company
Prepared By: Billy Joe Jenkins, Jr.
Professional Surveyor and Mapper
Florida Licensed # 5205

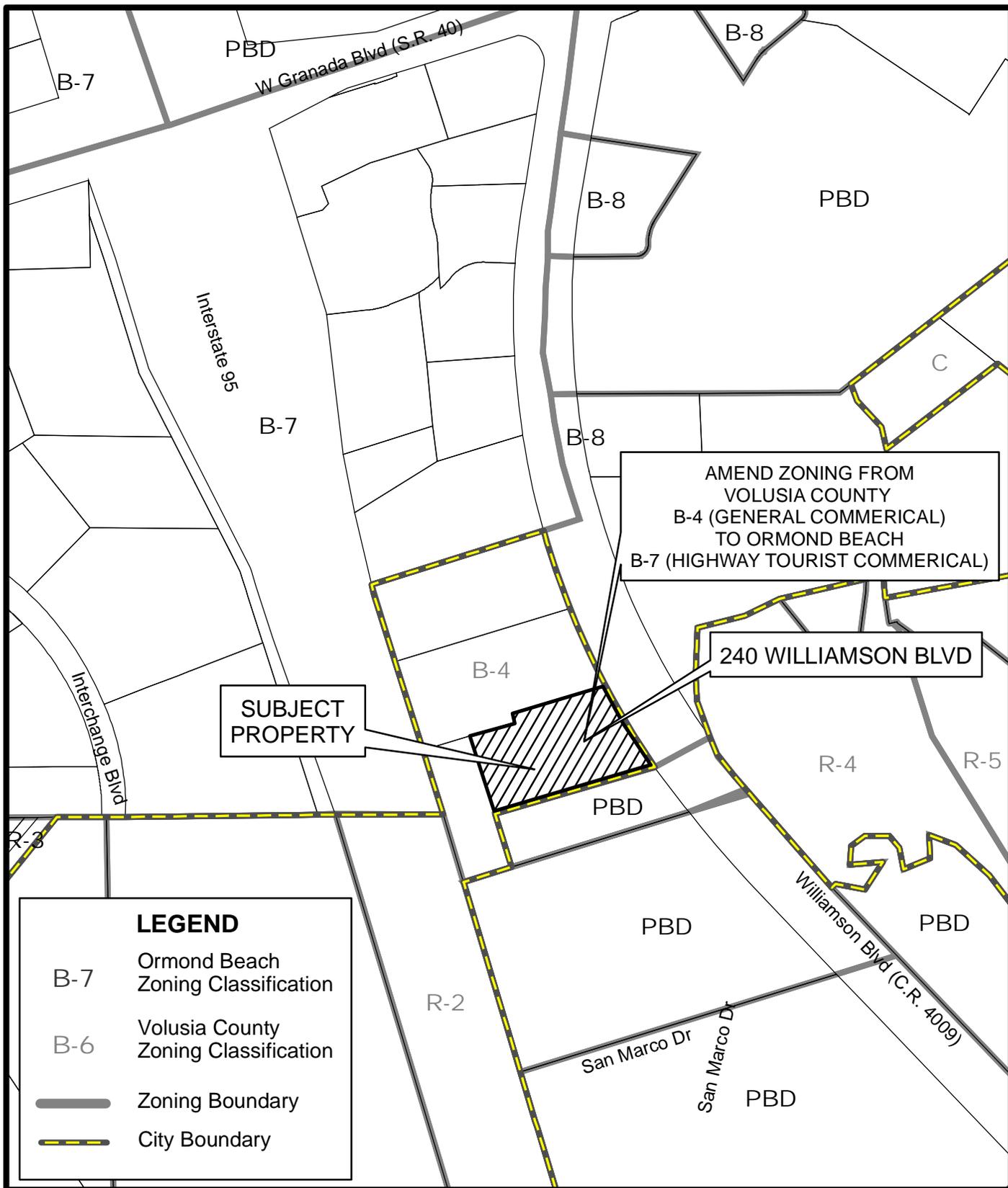
Boundary and Topographic Survey
of 240 Williamson Blvd, Ormond Beach, Florida
Section 30, Township 14 South, Range 32 East

Revision	Date

Project Number	915.05
Field Date	August 25, 2014
Scale	1" = 20'
Field Book/Page	95/16

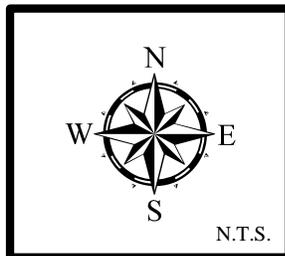
Attachment 2

Zoning Map



PROPOSED ZONING MAP
240 WILLIAMSON BLVD
(4230-13-00-0020)

The City of Ormond Beach G.I.S. Department
 Prepared By: Eric Dickens 12/12/2014



Attachment 3

Legal Description and Sketch

LEGAL DESCRIPTION

A PARCEL LOCATED IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST LYING WESTERLY OF WILLIAMSON BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF COMMENCEMENT, BEGIN AT THE NORTHWEST CORNER OF WEST WILLIAMSON COMMERCIAL PARK AS RECORDED IN MAP BOOK 46, PAGE 90, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA; THENCE S16°57'40"E ALONG THE WESTERLY LINE OF SAID WEST WILLIAMSON COMMERCIAL PARK A DISTANCE OF 204.00 FEET TO A POINT OF INTERSECTION WITH COMMON AREA "A" AS SHOWN IN THE PLAT OF THE AFORESAID WEST WILLIAMSON COMMERCIAL PARK, THENCE DEPARTING SAID WESTERLY LINE, RUN N73°02'12"E ALONG THE NORTHERLY LINE OF SAID COMMON AREA "A" A DISTANCE OF 117.99 FEET TO A POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF LOT 2, OF SAID WEST WILLIAMSON COMMERCIAL PARK, SAID POINT BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUE N73°02'12"E A DISTANCE OF 114.02 FEET; THENCE N16°57'48"E A DISTANCE OF 20.00 FEET; THENCE N73°02'12"E A DISTANCE OF 250.18 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID WILLIAMSON BOULEVARD (A 130 FOOT RIGHT-OF-WAY AS NOW OCCUPIED AND ESTABLISHED), SAID POINT BEING ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1960.78 FEET, A CENTRAL ANGLE OF 6°36'45", A CHORD BEARING OF S14°23'18"E, A CHORD DISTANCE OF 226.08 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 226.21 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY OF WILLIAMSON BOULEVARD S73°02'10"W A DISTANCE OF 420.40 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF THE AFORESAID COMMON AREA "A"; THENCE N16°57'40"W ALONG SAID EASTERLY LINE A DISTANCE OF 198.99 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING 83,136 SQ.FT. OR 1.91 ACRES MORE OR LESS

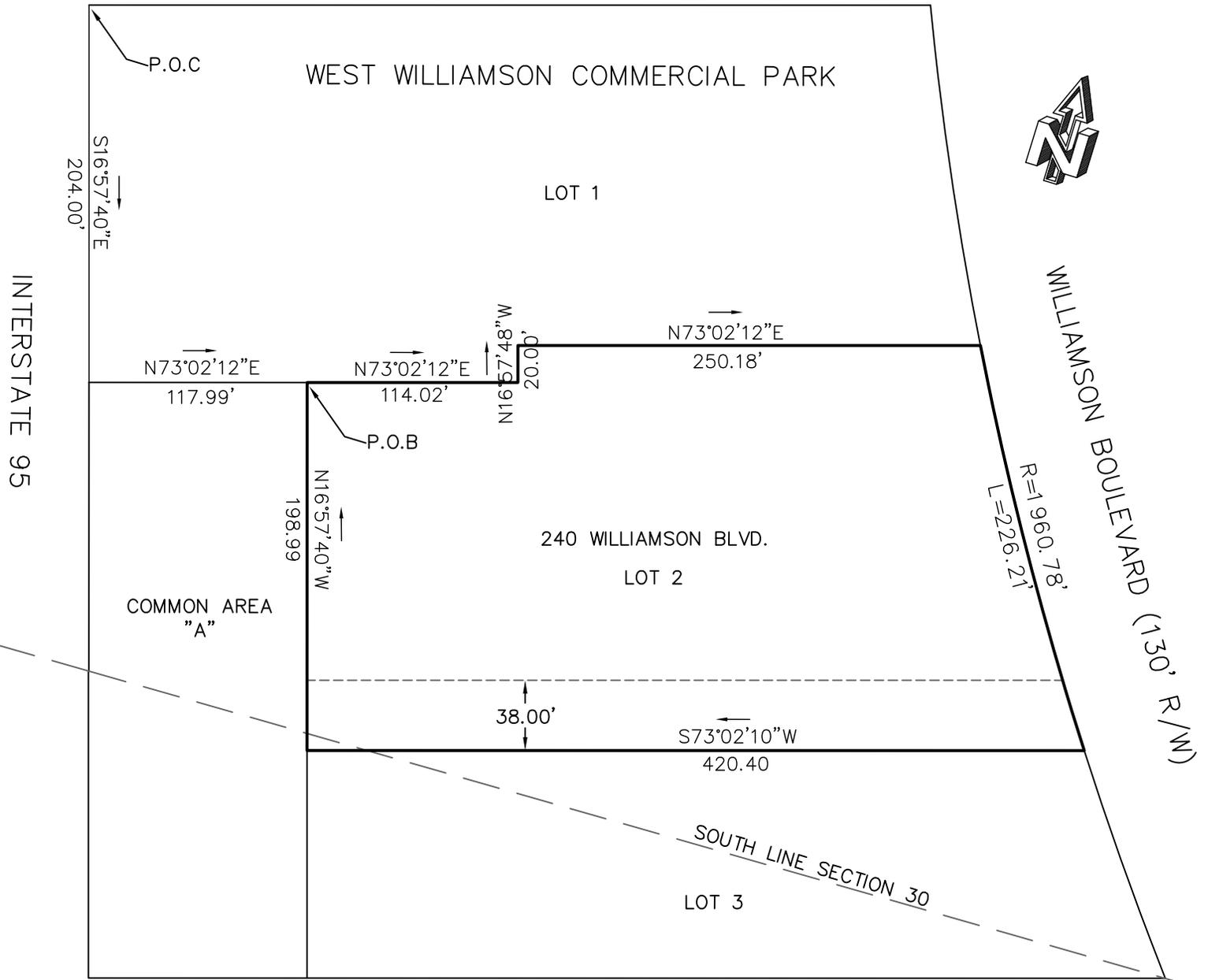
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

City of Ormond Beach
Engineering Division

240 WILLIAMSON BLVD

DATE: 12/19/14	EXHIBIT "A"
SCALE: N.T.S.	FILE NAME:
SHEET: 1 OF 2	DRAWN BY: ENGINEERING

SKETCH OF DESCRIPTION



SEE SHEET 1 FOR LEGAL DESCRIPTION

Attachment 4

B-7 (Highway Tourist
Commercial) zoning
district

Sec. 2-28. B-7, Highway Tourist Commercial Zoning District.

A. PURPOSE: The purpose of the B-7, Highway Tourist Commercial Zoning District is to provide for a variety of tourist facilities and tourist-related support activities in an attractive setting which will promote pedestrian activity and reinforce positive visitor experience. This district is designed for use within or in close proximity to other districts within which major transient lodging development has occurred or is permitted.																
B. DIMENSIONAL STANDARDS																
1. Type	2. Density	3. Maximum Building Height	4. Maximum Building Coverage	5. Maximum Impervious Lot Coverage	6. Minimum Lot Size	7. Minimum Lot Width	8. Minimum Lot Depth	9. Setbacks								
								a. Front	b. Rear	c. Side	d. Street Side/ Corner	e. Waterbody				
Nonresidential Uses	36 (transient lodging)	50'	40%	75%	20,000 SF	100'	N/A	20'	20' 30' if abutting residential district; 5' additional combined side yard required for each story over 2	10' 20' when abutting a multifamily district; 25' when abutting a single-family district; 5' of additional combined yard area required for each story over 2	20'	30'				
Multifamily	10	50'	40%	75%	20,000 SF	100'	N/A	20'	20' 30' if abutting residential district	10' when abutting a multifamily district; 25' when abutting a single-family district	20'	30'				
C. PERMITTED USES			D. CONDITIONAL USES				E. SPECIAL EXCEPTION USES			F. OTHER STANDARDS						
<ol style="list-style-type: none"> 1. Adult Day Care Center 2. Assisted Living Facility 3. Business and Professional Office 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 			<ol style="list-style-type: none"> 1. Bar 2. Community Residential Home 3. Convenience Store, Type B 4. Convenience Store, Type C 5. Dwelling, Multifamily 6. Family Day Care Home 7. Golf Course, Contoured 8. Hospital 9. House of Worship 10. Nightclub 11. Parking Lot 12. Parking Garage 13. Parks and Recreation Facilities, Private 14. Parks and Recreation Facilities, Public 15. Public Facilities 16. Public Utilities 17. Recreational Facilities, Indoor 18. Restaurant, Type A 19. Restaurant, Type B 20. Restaurant, Type C 21. School, Private 22. Shopping Center 23. Telecommunications Towers, Camouflaged 24. Theater 25. Wind Energy System 				<ol style="list-style-type: none"> 1. Automatic Amusement Center 2. Nightclub 3. Outdoor Activity 4. Outdoor Storage 5. Recreational Facilities, Outdoor. 6. Telecommunication Tower 7. Vehicle Rental 			<p>All development must comply with the following requirements:</p> <ol style="list-style-type: none"> 1. Wetlands (chapter 3, article II). 2. Special corridors and buffer requirements (chapter 3, article I). 3. See conditional and special exception regulations (chapter 2, article IV). 4. Multifamily residential dwelling units shall have the following minimum square footage per bedroom: <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>One Bedroom = 600 SF</td> <td>Three Bedrooms = 900 SF</td> </tr> <tr> <td>Two Bedrooms = 750 SF</td> <td>Each Additional Bedroom = 150 SF</td> </tr> </table>			One Bedroom = 600 SF	Three Bedrooms = 900 SF	Two Bedrooms = 750 SF	Each Additional Bedroom = 150 SF
One Bedroom = 600 SF	Three Bedrooms = 900 SF															
Two Bedrooms = 750 SF	Each Additional Bedroom = 150 SF															
G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.																

(Ord. No. 2012-03, § 6, 2-7-2012)

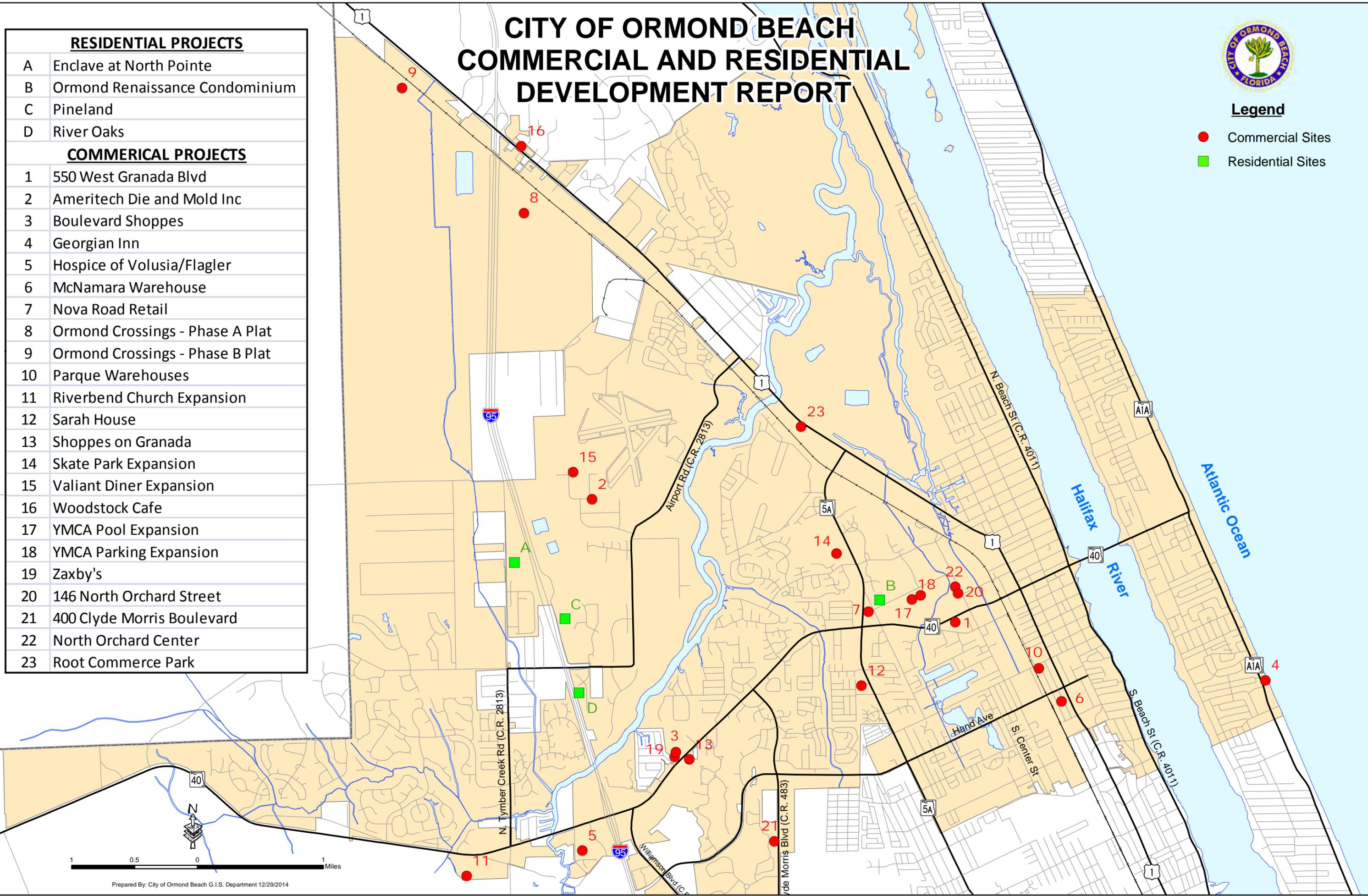
CITY OF ORMOND BEACH COMMERCIAL AND RESIDENTIAL DEVELOPMENT REPORT



Legend

- Commercial Sites
- Residential Sites

RESIDENTIAL PROJECTS	
A	Enclave at North Pointe
B	Ormond Renaissance Condominium
C	Pineland
D	River Oaks
COMMERICAL PROJECTS	
1	550 West Granada Blvd
2	Ameritech Die and Mold Inc
3	Boulevard Shoppes
4	Georgian Inn
5	Hospice of Volusia/Flagler
6	McNamara Warehouse
7	Nova Road Retail
8	Ormond Crossings - Phase A Plat
9	Ormond Crossings - Phase B Plat
10	Parque Warehouses
11	Riverbend Church Expansion
12	Sarah House
13	Shoppes on Granada
14	Skate Park Expansion
15	Valiant Diner Expansion
16	Woodstock Cafe
17	YMCA Pool Expansion
18	YMCA Parking Expansion
19	Zaxby's
20	146 North Orchard Street
21	400 Clyde Morris Boulevard
22	North Orchard Center
23	Root Commerce Park



City of Ormond Beach Commercial Development Report - December 29, 2014

Applications, site plans, and public hearing documents may be viewed at the Planning Department website: <http://fl-ormondbeach.civicplus.com/index.aspx?NID=247>

#	Project	Description	Change in project status							Project nearing completion													E or Arc = Project Engineer or Architect O = Owner A = Applicant			
			Applica-tion Date	1st Review	2nd Review	3rd Review	4th Review	5th Review	Advisory Board	City Commis-sion	Final Approval	DO Expiration	LDC Extension Expiration	2009 SB Expiration	SB 2156 Expiration	HB 7207 Expiration	Building Permit Info	Building Permit Value	Eng. Permit Info	Eng. Permit	Under Constru-ction	CO Issued				
1	550 WEST GRANADA BOULEVARD 550 West Granada Boulevard SPRC# 2013-070	Construction of retail/office building and 30 residential units.	05.16.13	06.04.13	10.08.13	12.17.13	02.06.14		NA	NA	03.24.14	03.24.16														E = Daniel Johns, P.E. O = Granada Management, LLC ARC = Stan Holle
1	550 WEST GRANADA BOULEVARD 550 West Granada Boulevard SPRC# 2015-028	Modification of approved plan set to construct a retail/office building and 30 residential units.	11.18.14	12.02.14	01.13.15				NA	NA																E = Daniel Johns, P.E. O = Granada Management, LLC ARC = Ben Butera
2	AMERITECH DIE & MOLD, INC. 1 East Tower Circle SPRC#2015-005	Phased manufacturing facility and associated site improvements. First phase = 2,052 SF office & 18,000 SF manufacturing. The second phase includes 15,000 SF manufacturing.	10.14.14	10.28.14	12.10.14																					E = Alann Engineering Group O = MLS 3, LLC
3	BOULEVARD SHOPPES 1301 West Granada Boulevard SPRC #2014-110	New construction on vacant land of a 11,995 SF building and associated site improvements.	07.18.14	08.05.14	09.17.14				10.09.14 PB	12.02.14 & 01.06.15															E = Newkirk Engineering, Inc. APP = 1301 West Granada Blvd. Investors ARC = BPE Design Inc.	
4	GEORGIAN INN, SITE WORK 759 South Atlantic Avenue SPRC#2015-039	Reconfiguration of the pool deck, addition of a gazebo and rear parking area modifications.	12.16.14	01.06.15																						ARC = Scott Waldroff O = Georgian Inn
5	HOSPICE OF VOLUSIA/FLAGLER 235 Booth Road SPRC# 2013-069	Construct a health care facility for hospice (20,320 square feet with 12 beds) on a vacant parcel with associated site improvements.	05.14.13	05.28.13	07.09.13				NA	NA	07.25.13	Under Constr.					Issued 09.09.13	\$4,787,216	Issued 07.26.13	\$455,500	88%				E = Zev Cohen & Associates O = Halifax Medical Center ARC = Fred M. Humphrey & Associates	
6	McNAMARA WAREHOUSE 480 Andalusia Drive SPRC# 2011-13	4,580 square foot warehouse and associated site improvements	12.22.10	01.05.11					NA	NA	03.06.14														E = Parker Mynchenberg & Assoc O = McNamara Construction, LLC ARC = Stan Hoelle	
7	NOVA ROAD RETAIL 75 North Nova Road SPRC# 2014-054	Construct 5,633 square foot building with an end cap drive thru and associated site improvements.	02.25.14	03.11.14	04.15.14				NA	NA	05.05.14						Approved 12.18.14	\$489,695	Issued 12.04.14	\$218,184	5%				E = Newkirk Engineering, Inc. O - North Nova Investors, LLC ARC = BPE Design Inc.	
8	ORMOND CROSSINGS, PHASE A PLAT East of I-95, west of US1 SPRC#2014-114	Subdivision and infrastructure improvements of approximately 220 acres for commercial/industrial uses.		01.09.09	10.08.14				NA																E - Singhofen & Associates, Inc. O = Tomoka Holdings, LLC	
9	ORMOND CROSSINGS, PHASE B PLAT East of I-95, west of US1 SPRC#2015-042	Subdivision and infrastructure improvements of approximately 103.7 acres for a four lot plat.	12.19.14	01.21.15																					E - Singhofen & Associates, Inc. O = Tomoka Holdings, LLC	
10	PARQUE WAREHOUSES 320 Parque Drive SPRC#2015-029	Development of mini-storage and associated site improvements. (32 units in 3 buildings)	12.02.14	12.16.14																					E = Finley Engineering Group O = O.G. Property Holdings LLC ARC = Richard Brookfield	
11	RIVERBEND CHURCH EXPANSION 2080 West Granada Boulevard SPRC# 09-25000008	Site improvements and utility connect in association with expansion in Daytona Beach	09.08.09	09.22.09	01.18.11				NA	NA	07.13.11	Under Constr.						\$515,034	Issued 11.09.11	X	30%				E = Mark Dowst & Associates O = Riverbend Church	
12	(THE) SARAH HOUSE 30 Forest Court SPRC #2014-071	New construction of a 10,295 square foot building assisted living facility and related site improvements.	04.08.14	04.22.14	05.30.14				NA	NA	06.25.14	Under Constr.					Issued 08.01.14	\$1,295,041	Issued 06.26.14	\$159,104	80%				E = Newkirk Engineering, Inc. ARC = BPE Design Incorporated APP = 30 Forest CT, LLC	
13	SHOPPES ON GRANADA 1298 West Granada Boulevard SPRC# 2014-088	New construction of a three building shopping center totaling 31,419 square feet and associated site improvements.	05.20.14	06.03.14	07.08.14				NA	NA	09.12.14						Early Review		Issued 10.03.14	\$981,278.95	10%				E = Upham, Inc. O = West Granada LLC APP = Ferber Group	
14	SKATE PARK EXPANSION 440 North Nova Road SPRC# 2015-024	Expansion of Skate park at the Nova Recreation complex.	11.14.14	11.19.14							12.01.14						11.13.14	\$449,541			15%				E = City of Ormond Beach O = City of Ormond Beach	

* Highlighted projects indicate change in status (such as SPRC approval, CC approval, building permits issued, or CO issued).

Applications, site plans, and public hearing documents may be viewed at the Planning Department website: <http://fl-ormondbeach.civicplus.com/index.aspx?NID=247>

Change in project status

Project nearing completion

#	Project	Description	Applica-tion Date	1st Review	2nd Review	3rd Review	4th Review	5th Review	Advisory Board	City Commis-sion	Final Approval	DO Expiration	LDC Extension Expiration	2009 SB Expiration	SB 2156 Expiration	HB 7207 Expiration	Building Permit Info	Building Permit Value	Eng. Permit Info	Eng. Permit	Under Constru-ction	CO Issued	E or Arc = Project Engineer or Architect O = Owner A = Applicant
15	VALIANT DINER EXPANSION 15 West Tower Circle SPRC #2014-072	New construction of a phased manufacturing, office, warehouse building	04.08.14	04.22.14	06.17.14				NA	NA	07.14.14						Issued 08.21.14	\$1,965,622	Issued 08.13.14	\$174,583	22%		E = Zev Cohen & Associates APP = Valiant Diners Company
16	WOODSTOCK CAFÉ 1535 North US Highway 1 SPRC# 2010-071	Redevelopment of former gas station into 99 seat restaurant.	05.28.12	6.11.13	12.31.13				NA	NA	04.08.14	04.08.16											E = Alann Engineering Group O = Michael Ferro ARC = BPF Design Group
17	YMCA POOL EXPANSION 500 Sterthaus Drive SPRC#2014-119	Expand existing pool and pool deck with the removal of parking spaces.	08.20.14	09.09.14							10.14.14						Under review	\$850,000					E = Zev Cohen & Associates O = Volusia/Flagler YMCA
18	YMCA PARKING EXPANSION 500 Sterthaus Drive SPRC#2015-011	Parking Lot Expansion	11.04.14	11.18.14																			E = Zev Cohen & Associates O = Volusia/Flagler YMCA
19	ZAXBY'S 1287 West Granada Boulevard SPRC# 2014-102	Development of vacant land into a 3,847 square foot, 90 seat drive thru	06.24.14	07.08.14	08.27.14				NA	NA	09.16.14												E = Newkirk Engineering APP = Demerburn, LLC ARC = HFR
ACTIVE PROJECTS, BUT NO RECENT ACTIVITY																							
20	146 NORTH ORCHARD STREET 146 North Orchard Street SPRC #14-015	56 space RV & Boat self storage facility with associated parking and infrastructure	11.07.13	11.26.13	01.14.13				NA	NA													E = Alann Engineering Group O = Pat Baylor/Clinton Baylor
21	400 CLYDE MORRIS BOULEVARD 400 Clyde Morris Boulevard SPRC# 07-1240	Minor Modification to approved site plan for 2 office buildings (9,384 and 7,671 SF)	12.26.07	01.16.08	04.01.08				NA	NA	06.19.08	06.19.10	06.19.11	06.19.13	NA	06.14.15	Not Applied						E = Harpster Engineering O = Ormond Medical Arts ARC = BPF Design
22	NORTH ORCHARD CENTER 150 North Orchard Street SPRC# 07-1167	New 7,400 SF office (2,000SF), warehouse (10 units) and mini-storage (218 units)	05.14.07	06.06.07	08.29.07	11.14.07	01.02.08		PB 01.10.08 APP (6-0)	CC 03.04.08 Ord 08-09	04.08.08	04.08.10	04.07.11	04.07.13		PBD 03.04.15	Not Applied						E = Alann Engineering Group O = Brian Share
23	ROOT COMMERCE PARK 900 North US Highway 1 SPRC# 06-4-1107	New 99,000 SF (49,200 office) and warehouse in 5 buildings on 12.48 acres	04.26.06	05.18.06	08.17.06	10.12.06	12.07.06		PB 11.09.06 A (5-0)	02.20.07- CC Ord 07-04	06.27.08	06.27.10	06.06.11	06.06.13	NA	Zoning 02.20.15 Site Plan 06.06.15	Not Applied						E = Parker Mynchenberg & Associates ARC = BPF Design A = Root Chapman

* Highlighted projects indicate change in status (such as SPRC approval, CC approval, building permits issued, or CO issued).

City of Ormond Beach Residential Development Report --December 29, 2014

#	Project	Description	Applica-tion Date	1st Review	2nd Review	3rd Review	4th Review	5th Review	Advisory Board	City Commis-sion	Final Approval	DO Expiration	LDC Extension Expiration	2009 SB Expiration	SB 2156 Expiration	HB 7207 Expiration	Building Permit Info	Eng. Permit	Clearing Permit	Under Construc-tion	CO Issued	E or Arc = Project Engineer or Architect O = Owner A = Applicant
A	ENCLAVE AT NORTH POINTE Tymber Creek Road (Parcel # 4113-00-00-0032) 05-06-1041	34 Single-Family Lots	06.29.05	03.02.06	03.23.06	10.12.06	02.21.07	04.11.07		O 06-08 (PRD) R-04- 206 Plat	09.10.07	08.01.09 PRD Zoning	08.01.10	08.01.12 Zoning & 10.09.12 Site Plan	NA	08.01.14 Zoning & 10.09.14 Site Plan	Not Applied					E = Land Plan Engineering Group O = Enclave of Timber Creek LLC A = White Falcon Land & Development
A	ENCLAVE AT NORTH POINTE Tymber Creek Road (Parcel # 4113-00-00-0032)	34 Single-Family Lots, extension of 4 years	07.23.14																			O = Enclave of Timber Creek LLC A = White Falcon Land & Development
B	ORMOND RENAISSANCE CONDOMINIUM 875 Sterthaus Drive 2014-061	286 multi-family unit and 4,437 SF Church	06.17.14	07.01.14	11.05.14				Required	Required												E = Parker Mynchenberg & Associates O = Ormond King Center, LLC ARC = David Howard
C	PINELAND East of I-95, north of Airport Road 08-23000002	Preliminary Plat of 192 Single-Family Lots	11.04.08	11.18.08	02.17.09				PB Approved (4-2)	Approved Ord 08-44		10.21.13 PRD Rezoning		NA	NA	10.21.15 PRD Rezoning						E = Zahn Engineering O = Funcoast Developers
D	RIVER OAKS Airport Road (Parcel # 4124-00-00-0040) 03-10-935	101 Single-Family Lots, Phase 1 completed Phase 2 under construction	06.28.06	07.13.06	01.24.07	08.01.07	09.12.07		10.25.07 DRB (6- 0)	12.18.07 R07-226 (P. Plat)	11.07.07	Under Const.	PRD: 11.08.09 Site Plan 10.08.09	PRD: 11.08.11 Site Plan 10.08.11	NA	PRD: 11.08.13 Site Plan 10.08.13	Subdivision Imp. Value: \$1,256,900	05.12.10	05.12.10	97%		E =Harpster Engineering O/A = Vanacore Homes

* Highlighted projects indicate change in status (such as SPRC approval, CC approval, building permits issued, or CO issued).