



A G E N D A

ORMOND BEACH PLANNING BOARD

Regular Meeting

March 12, 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. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **NOTICE REGARDING ADJOURNMENT**

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

- V. **APPROVAL OF THE MINUTES:** February 12, 2015
- VI. **PLANNING DIRECTOR'S REPORT**
- VII. **PUBLIC HEARINGS**

A. **PBD 2014-099: 555 & 875 Sterthaus Drive, Ormond Renaissance Condominium: PBD Rezoning and Preliminary Plat**

This is a request by Parker Mynchenberg, P.E., of Parker Mynchenberg & Associates, Inc. on behalf of the property owner, Ormond King Center, LLC, for a rezoning from B-1 (Professional Office/Hospital) to (PBD) Planned Business Development and issuance of a development order. The PBD rezoning seeks to allow the phased development of 286 multi-family units within eleven buildings which are each five stories in height on 27.607 acres and associated site improvements. The project also proposes a preliminary plat of the property seeking to release existing easements and rededicate easements as necessary for site development. The subject property is located along the north side of Sterthaus Drive, between North Old Kings Road and North Center Street, at 555 and 875 Sterthaus Drive.

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

M I N U T E S
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I. ROLL CALL

Members Present

Pat Behnke
Harold Briley, Vice Chair
Lewis Heaster
Al Jorczak
Rita Press
Lori Tolland
Doug Thomas, Chair

Staff Present

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

II. INVOCATION

Mr. Jorczak led the invocation.

III. PLEDGE OF ALLEGIANCE

IV. NOTICE REGARDING ADJOURNMENT

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V. MINUTES

January 8, 2015

Ms. Tolland asked that her first name be corrected to Lori from Lisa under the Roll Call. **Mr. Briley moved to approve the January 8, 2015 Minutes. Mr. Jorczak seconded the motion. Vote was called, and the motion unanimously approved.**

VI. PLANNING DIRECTOR'S REPORT

None.

VII. PUBLIC HEARINGS

A. RZ 15-027: N. US 1 ISBA - Zoning Map Amendment

Ms. Becky Weedo, Senior Planner, City of Ormond Beach, stated this item is an administrative request to amend the zoning map to rezone the unincorporated areas within the Interlocal Service Boundary Agreement area, which is also known as the Municipal Service Area. On January 20, 2015, the City Commission adopted the Text Amendments and the Future Land Use Map to include the north US 1 Municipal Service Area. The City's official zoning map now needs to be amended to ensure compatibility and consistency with the adopted Future Land Uses.

Ms. Weedo continued that there are over 230 individual parcels needing to be rezoned, including four Planned Business Developments – Destination Daytona Phase I (Business Planned Unit Development), Destination Daytona Phase II (Mixed Use Planned Unit Development), 1851 and 1405 N. US 1 (both Business Planned Unit Development). Since the advertising requirements are different for properties associated with development agreements, there will be two separate ordinances presented to the City Commission.

Ms. Weedo stated that since there are 230 parcels to be rezoned, the zoning analysis began with the adopted City Future Land Uses and the Compatible City Zoning District. There are basically three adopted Future Land Uses. Those are the Light Industrial, the Rural Estate Agriculture, and the Low Intensity Commercial. The Light Industrial and Rural Estate Agriculture were fairly simple to work through. The Low Intensity Commercial Land Use had nine different options. The B-1, B-4, B-6, B-9 and B-10 were not applicable to this corridor. So, all that we needed to work with were the B-5, B-7, B-8 and the Planned Business Development.

Ms. Weedo continued that all of the documentation provided by the county was reviewed, coordinated with county staff, and found out what the existing uses are for developed properties. We compared what they are allowed to do currently with their present zoning, and tried to match them up to a similar city zoning category. The B-5 has been applied to existing vehicle maintenance and service uses. B-7 is for transient lodging and other tourist businesses. B-8 is for all other properties that are not tourist oriented, vehicle maintenance type businesses or planned developments. And PDB is for the four existing planned developments.

Ms. Weedo reviewed the map and explained the different color coded areas, along with the zoning that is being proposed. In conclusion, to change from Volusia County zoning to City zoning will result in about two additional properties having non-conforming issues. The proposed amendment to the City's official zoning map will have little impact to the previously developed sites. It will even correct some of the incompatibilities that were in the county previously. The amendment to the City's zoning map does not include any plans for new development. Any further

site development will require site plan review coordinated with the county and the city. Staff recommends that the Planning Board recommend approval to the City Commission for the N. US 1 Municipal Service Area as a result of the adoption of the amendments to the City Comprehensive Plan, which implemented the terms of the N. US 1 agreement.

Mr. Briley asked about the grey area on the map, up by the orange area, designated as I-1, which is being changed to B-8. Ms. Weedo explained that in the county it was designated as a commercial Future Land Use, and had split zoning. That is one of the properties that was incompatible with the county's future land use and is now corrected.

Mr. Jorczak asked what the two non-conforming properties were. Ms. Weedo explained that it was Annie Oakley's Saloon, which will be in B-8, where bars are not allowed, but restaurants are. The other one is a single family residence that was previously zoned in a residential zoning district, and it went into a commercial zoning district.

Mr. Heaster asked for clarification that once the zoning is changed, if a business ever changes their use, or sell or convey, then they need to come up to the new standards. Ms. Weedo stated that was correct. Mr. Heaster then asked about the one property under REA zoning, and wondered which one it was. Ms. Weedo explained that it is behind MicroFlex along the railroad track.

Chairperson Thomas asked if anyone in the audience wanted to speak. Ms. Denise Labarbera, 13 Village Dr, is on one of the non-conforming properties, and she just wants an explanation of what that means. Mr. Briley explained that as long as her business operates as it is now, it is a legal non-conforming use. Ms. Labarbera asked if she can still do business as she is presently doing. Mr. Briley stated that she is correct.

Mr. Bill Lawson, who owns the property across from MicroFlex, inquired if he is going to be in the city now. Ms. Weedo explained that he will be under the city's review, although he technically is not in the city, since he hasn't been annexed. If he ever receives city water and/or sewer, then the property would be annexed in.

Ms. Press asked who they would pay property taxes to. Ms. Weedo stated to Volusia County, since they are still in the county.

City Attorney Hayes explained that properties that are in the county will remain in the county. No one will be forcibly annexed. The only ones that will be annexed are the ones who want to voluntarily come in, or those properties which have previously received water and sewer services from the city, and were not contiguous at the time, so they signed an agreement that they would annex in at the time they become contiguous. This agreement will allow us to annex properties, even though they may not be in contiguity with the city's boundaries. The properties that are currently in the county, will remain in the county for purposes of paying their taxes. They will fall under the city's Municipal Service Area for purposes of the agreements and regulations that are being adopted.

Mr. Gerald Thompson, 1080 N. US 1, Harris Village RV Park, has signed the agreement for city sewer and water, and was wondering when they will be brought

into the city, so they can save money on taxes and water bills. Mr. Goss explained that there are about 10 annexations that there are agreements for – several to the west, some to the east, and some in the middle. Mr. Thompson’s property will be toward the end of the year, based on where it is located.

Mr. Briley moved to approve RZ 15-027: N. US 1 ISBA Zoning Map Amendment. Mr. Heaster seconded the motion. Vote was taken and the motion carried unanimously (7-0).

B. LDC 15-058: Instructional Activity, Land Development Code Amendment

Mr. Steven Spraker, Senior Planner, City of Ormond Beach, stated this would be an amendment to several sections of our Land Development Code. The staff report outlines a couple of different variations. The first section starts with the definitions and then there are a couple of zoning districts. The purpose of this amendment is to allow instructional activity, such as an artist studio, to have the customers bring their own alcohol and food into the facility

Painting with a Twist is a commonly known business that came to the City of Ormond Beach, and went before the City Commission. City Commission said they were receptive to the idea, but they were not going to fund the actual Land Development Code Amendment. That group then went to another city. We now have another applicant, *Masterpiece Mixers*, come into the scenario. With our first discussion on the topic, our city attorney’s office had prepared an amendment to use, and that is what is before the Board this evening.

The basic purpose of this is to take the School of Arts definition that we have now, and break it into two different definitions. The first one would be Instructional Physical Activity, which is what the School of Art was. So, in zoning districts B-1, B-5, B-7, B-8 and I-1, all of these districts had School of Art before, so they would become Instructional Physical Activity.

Within the B-4 zoning district, the amendment proposes to add a use, Instructional Artistic Activity, and then further define how the use would operate. It would limit it to only the downtown overlay district. This is the area of the city that we want to focus unique uses, and draw people into the area on nights and weekends. There are also hours of operation limitations, and the number of people who could be in the facility at any one time. Staff is recommending approval of the application.

Ms. Behnke asked Mr. Spraker to explain the concept. Ms. Behnke doesn’t understand why artists would want to bring their own food and beverage with them. Mr. Spraker stated the applicant could further explain the concept to the Board.

The applicant, Ms. Krista Goodrich, 6421 Grand Reunion Dr, Hushton, GA, stated that the concept is basically a night out for women, even though some men do attend. They are walked step-by-step through painting, and go home with a beautiful painting that they have created. Ms. Goodrich has 10 studios nationally, one of them being in Naples, FL, and all of the locations are BYOB. It is a little expensive to do art, so then to purchase drinks on top of that, would be too pricey for the consumer. If someone is painting and using their hands, they don’t have time to do a lot of drinking. They can bring a bottle of wine, share it with their friends, while they do the activity. This has been very successful at other locations.

Ms. Behnke asked if someone has to be engaged in the activity to come and drink their own wine. Ms. Goodrich stated that everyone in the studio has to be a paying customer. Ms. Behnke asked what if someone paid to come, and then decided not to paint, but just sit and drink. Ms. Goodrich stated that has never happened before, because the cost of entry would stop someone from just coming to sit. Ms. Behnke asked where the location of the shop would be. Ms. Goodrich stated 154 W. Granada Blvd.

Ms. Tolland stated that she thinks this is a really cool concept. Ms. Tolland has participated in this type of activity, and it is a lot of fun, and would be a great addition to the downtown area. Ms. Goodrich stated that it would become a destination place in Ormond Beach. Ms. Tolland stated that we already have something similar to this, and it is successful.

Mr. Jorczak asked typically how many people are there painting at any one time. Ms. Goodrich stated that she hasn't figured out what the allowable occupancy at this location would be, but based on other studios, she would guess about 25 – 30. They will also do children's classes and birthday parties.

Ms. Press wished Ms. Goodrich well in her operation. Ms. Press noticed the hours of operation were starting from 10:00 AM, and she assumed there would not be drinking at that hour. Ms. Goodrich stated that they don't limit it, in case a bachelorette wanted to have a party starting at 10:00 in the morning. But, typically the adult parties are at night, and children's parties are during the daytime hours. The instructors are also trained that if they think someone would have too much to drink, they are to make sure someone takes them home, or they should call a cab for the person.

Chairperson Thomas asked if anyone in the audience would like to address this with questions or concerns.

Ms. Dorian Burt, 202 Pine Cone Trail, stated that the Highlander Corporation will be the landlord, and they are thrilled to be getting this business in the community, and this will be such a positive entity in the downtown.

Mr. Jorczak moved to approve LDC 15-058: Instructional Activity, Land Development Code Amendment. Mr. Heaster seconded the motion. The motion carried unanimously (7-0).

C. LDC 14-134: Non-conforming Pool Screen Enclosures, Land Development Code Amendment

Mr. Spraker stated this is a Land Development Code Amendment related to non-conforming pool screen enclosures. The Board of Adjustments and Appeals has experienced a large number of cases regarding pools. Some are related to existing pools with no screen enclosures and now someone wants to put a screen enclosure on top. They have also run into a large number of existing pools that have screen enclosures, which become damaged, and need to be replaced. So the BOAA is seeking an amendment to how our pool screen enclosures ordinance is structured. The Board went through a variety of options, and the end option is that if someone has an existing non-conforming pool screen enclosure that exists today, and it gets damaged or someone wants to repair it, they can repair it in place, with the exact same footprint without a variance.

Mr. Spraker explained that there are still issues with pools without screen enclosures, where someone can go to within 5' of the property line with a deck, but then if they want to put up a screen enclosure, they have to be 10' from the property line. The Board would still like the neighbors to have the ability to object if they don't want the screen enclosure. That is why they have only addressed the non-conforming pool screen enclosures. Staff is recommending support of the amendment.

Mr. Briley moved to approve LDC 14-134: Non-conforming Pool Screen Enclosures, Land Development Code Amendment. Mr. Heaster seconded the motion. The motion carried unanimously (7-0).

D. LDC 15-048: Implement ROR (Residential, Office, Retail) Land Use, Land Development Code Amendment

Mr. Spraker explained that this issue has been evolving over the past year, regarding the ability to have retail, personal service, and restaurants in office zoning districts. Our current code allows retail and personal services, but only allows it as a percentage of the overall floor area of the building. What this ordinance proposes to do is remove the percentages, and allow retail, personal services and restaurants within the B-1, B-9 and B-10 zoning districts. It takes away the restrictions.

Mr. Spraker continued that the Planning Board saw a Land Use Amendment that basically restricted the overall floor area ratio to .2. The floor area was restricted so the traffic impact would be no greater than if you allowed an office development at .5 floor area ratio. So, basically the goal is to limit the traffic impact. We have only had one project in the last 15 years that they got over a .2 FAR, but most of the developments are under the .2 FAR. The Staff Report outlines the details of making the zoning consistent throughout the categories. There was a request to make the drive-thru restaurant a Special Exception, which will require the Planning Board and City Commission to review it. The thought process was it may not be appropriate in every office location to have a drive-thru restaurant, so it would keep the additional layer of review. Staff is recommending approval of the amendment.

Ms. Press asked if this would change the amount of parking in any way, or the size of the parking spaces. Mr. Spraker stated that it would not change any of the parking calculations. The office use is the most restrictive in terms of parking. It requires 1 parking space for every 200 sq. ft. of gross floor area. The retail requires 1 parking space for every 250 sq. ft. The retail is a less intensive parking calculation. There are developments that build more than enough parking spaces, such as Lowes, which has twice as much parking as what they need. This amendment doesn't address parking, but the retail and personal services is less of a parking calculation than the office.

Mr. Briley then asked about parking spaces for restaurants. Mr. Spraker replied that it is 1 parking space for every 300 sq. ft. Typically, in a shopping center, they will do 1 space per every 200 sq. ft. of gross floor area.

Mr. Heaster asked that with the additional scrutiny for potential new drive-thru restaurants within B-1, B-9 and B-10, what will the additional process be like. Mr. Spraker explained that everything will start with the Site Plan Review Committee, and once it gets through the staff, then it will come before the Planning Board with

one hearing. If it's next to residential, there will be a neighborhood meeting prior to it coming to Planning Board. After Planning Board it will go to one reading of the City Commission.

Mr. Heaster moved to approve LDC 15-048: Implement ROR (Residential, Office, Retail) Land Use, Land Development Code Amendment. Mr. Jorczak seconded the motion. The motion carried unanimously (7-0).

OTHER BUSINESS

Chairman Thomas stated to City Attorney Hayes that at the previous Planning Board meeting, Chairman Thomas had asked Board members to take some time and write down what their visions for Ormond Beach were for the future. Since Board members cannot violate the Sunshine Laws, and discuss this outside of meetings, Chairman Thomas thought it would be advantageous to know what others thought. Chairman Thomas wanted to make sure it was allowed to discuss this at a public meeting.

City Attorney Hayes took this opportunity to review the Sunshine Laws with the Board. He also told them that if they ever have a question concerning this, to please contact his office, and anyone there would be able to answer questions about these Laws.

Mr. Goss stated that the Planning Dept. could also help the Board do a strategic plan. Board members could put all of their ideas on paper, and we could devote a workshop to it. Or, members could send their ideas to staff and we could put them all together, grouping commonalities into a matrix and then send them out to all of the Board members for discussion at a meeting.

Mr. Jorczak stated that this is very valid. The Board used to do a 5-year strategic plan, and then went to a 3-year strategic plan. There are elements within this, that were essentially constructed as a function of what staff thought the input was going to be from citizens. There is a lot of information in the strategic plan, and elements of it that the Board feels needs to move a little quicker.

Mr. Jorczak mentioned the master plan for the airport, with a public hearing and a workshop by the City Commission. This is a significant element in the matrix of what happens to this City, and what can happen with respect to industrial development and what the mix of the entire City might be.

Ms. Behnke stated that she would like to see more adult entertainment, utilizing our parks and the Casements, to have Halloween parties, Valentine parties, etc. There are plenty of activities for children, but we need to see more activities for the adults.

Ms. Tolland likes the idea of getting to know what everyone's vision is, but as a new member, she would like to see a plan and what's been planned before us, and have we accomplished any of the goals, and what needs to be done in the future.

Ms. Press feels that as the economy gets better and there is more development, and a lot of the City's development is happening to the west, and you look at where the homes are selling, Ms. Press is concerned about our neighborhoods. Looking at the new registration list, the number of houses in foreclosure has increased. We need to

come up with structural codes, that force people to take care of the buildings and homes that have a structural problem.

Mr. Briley thinks we need to look at our zoning regulations for the West Granada corridor. Perhaps we need to transition this area from office special uses to more commercial/retail zoning uses. He has heard people say they are tired of going to Port Orange and Daytona Beach to shop and dine out.

Mr. Briley continued that we need to look at annexing areas into the City, such as existing enclaves. We also need to exploring future annexations of adjoining lands to the City, such as Tanglewood, Twin Rivers, Riverbend Acres, The Village of Pine Run, Tomoka Estates, Ormond-by-the-Sea, and possibly as far north as Halifax Plantation. Not only would this give the City the opportunity to increase its property tax revenues, but it would also give us future control over development and re-development.

Mr. Briley is concerned about the lack of a solid or consistent sign ordinance. In the late 80's and 90's, as a community our preference was to eliminate pole signs, in favor of ground monument signs. While these signs are nice, they become target practice for teenagers, they block sight distance for motorists leaving a parking lot, sometimes they have landscaping in front of them which blocks the tenants names, and sometimes there is too much information on the signs and they can't be read. Mr. Briley would like to re-visit some kind of pole signs, just not as tall, or taller monument signs, or electronic signs, similar to The Trails shopping center.

Mr. Briley also wants to see a vision for downtown. He thinks East and West Granada are great, we enjoy the boulevard landscaping along Granada to Williamson, and now we have the Interlocal Agreement for the US 1 corridor. We need to take a look at US 1 from Granada to Holly Hill, and are we happy with the way it looks. At the same time, we need to look at S. Nova Rd. as well, from Granada to the City limits.

Lastly, Mr. Briley feels that we need to review some of our codes that might not be quite as business-friendly as we would like them to be. We don't want to lose businesses that might want to open or relocate in Ormond Beach, because we are too restricted with our codes. We especially don't want to lose businesses that would bring higher paying jobs, something that we lack in our area. Mr. Briley would like to see more of our kids who graduate from Ormond Beach and go on to college, come back to Ormond Beach to work.

Ms. Tolland stated that her goal, and one of the reasons she wanted to serve on this board, is all about beautification. We have a great City to raise our kids, and she is more concerned about growing our City in a nice way. She would like our gateways to be different, so that when people enter Ormond Beach they see that difference.

Mr. Jorczak stated that we really need a boost in our economic development, looking at all the aspects including retail, service industries, and professional trades. But what drives a lot of that is our industrial activity. It is a shame that it has taken 15 years to get Ormond Crossings going, and they are just now looking at the platting and getting infrastructure put in. The focus of the community should be

toward industrial development, since industry in general has to go high tech and usually pays higher wages. We have such great amenities that encompass all the other aspects, but we need jobs that are going to alter our tax base.

Chairman Thomas feels there is an undercurrent that Ormond Beach is not as friendly to businesses, which is a perception that is out there. Mr. Heaster stated that he enjoys being on this Board, because he can be an ambassador for the City, and when he is talking to business developers he talks up the City and the City staff. Chairman Thomas mentioned a furniture business that puts some of its furniture outside on display. That never would have happened years ago, but since Mr. Goss came to town that sort of thing happens. Mr. Jorczak stated that he talked to the owner of the furniture store, who said that is the best thing that's happened to his business. Chairman Thomas stated that we never would have allowed that before, because it isn't Ormond. The perception of the business person in the past has gotten this in their mind. Perception is reality.

Ms. Tolland stated that the City needs to re-brand. Chairman Thomas agreed and stated that on his list he had written down a couple of times, "Think outside the box." We need to do something. Mr. Briley remembered from years ago when a blimp factory wanted to come to town, and they came before this Board asking for an increase in the height of the building in order to fill the blimps up. And it never came to fruition.

Ms. Press thinks it is interesting to have this kind of discussion. She applauded Staff for putting together informative packets that make their job much easier.

VIII. MEMBER COMMENTS

Mr. Jorczak asked Mr. Goss if he knew when the next Strategic Plan was going to be done for the City. Mr. Goss stated that he is not aware of the City doing a Strategic Plan since he has been here. Mr. Goss is willing to do whatever the group wants to do to get to their goal.

City Attorney Hayes has enjoyed the discussion this evening. Looking forward to the next 12-18 months, all of the work that has been done on the Interlocal Agreement, which took four years to do, it's a tool to be used, and Attorney Hayes thinks there will be some things happen out that way, sooner rather later. If you want to focus on something that you can get your hands around, that is probably a good area to start. We are still working through some of it, but this Board has been part of it, and will continue to be part of it.

Mr. Jorczak asked for a quick update on Ormond Crossings. Mr. Goss stated that platting has been received for Phase I, which is off of the bridge at Pine Tree, and Phase II which is off of Broadway. We just received another phase, which is just north of the interstate bridge, off of US 1. Those are just plats – there are no utilities. We are trying to find money to get the utilities put in.

Mr. Jorczak asked, given the state of affairs with the county, and the availability of funds, can Mr. Goss make any kind of a prediction as to when we would get roads and sewers put in. Mr. Goss stated that he can't. The City will be going back to the county this summer to get the CRA extended, since it expires this summer. Prior to

2007, when the economy went busted, you could wrap infrastructure into your loans. Anymore, banks don't give you money for impact fees and infrastructure, so it is difficult for a developer to lay out that kind of money up front, hoping that someone comes in.

IX. ADJOURNMENT

The meeting was adjourned at 8:52 p.m.

Respectfully submitted,

Ric Goss, AICP, Planning Director

ATTEST:

Doug Thomas, Chairman

Minutes transcribed by Melanie Nagel.

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: March 5, 2015

SUBJECT: 555 & 875 Sterthaus Drive, Ormond Renaissance
Condominium: PBD Rezoning

APPLICANT: Parker Mynchenberg, P.E., of Parker Mynchenberg &
Associates, Inc. on behalf of the property owner, Ormond
King Center, LLC

NUMBER: PBD 2014-099

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION:

This is a request by Parker Mynchenberg, P.E., of Parker Mynchenberg & Associates, Inc. on behalf of the property owner, Ormond King Center, LLC, for a rezoning from B-1 (Professional Office/Hospital) to (PBD) Planned Business Development and issuance of a development order. The PBD rezoning seeks to allow the phased development of 286 multi-family units within eleven buildings which are each five stories in height on 27.607 acres and associated site improvements. The project also proposes a preliminary plat of the property seeking to release existing easements and rededicate easements as necessary for site development. The subject property is located along the north side of Sterthaus Drive, between North Old Kings Road and North Center Street, at 555 and 875 Sterthaus Drive.

BACKGROUND:

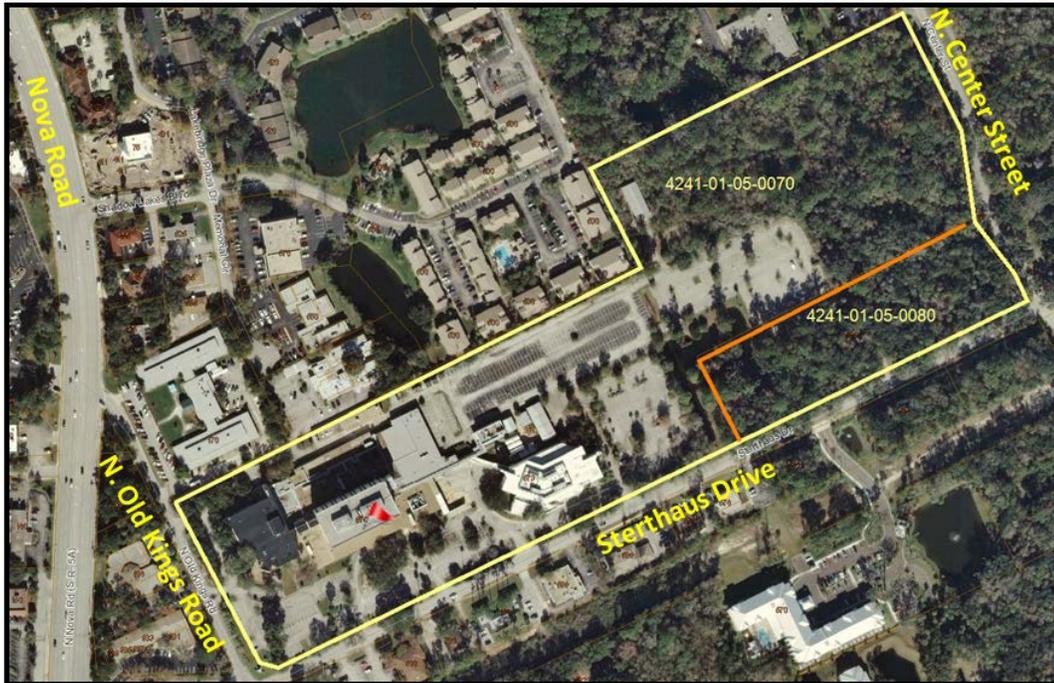
The property at 555 and 875 Sterthaus Drive was the site of the former Florida Hospital which was constructed in the 1960's with additional structures added to the campus, such as the oncology center in the 1990's. The hospital use relocated and in 2012 the buildings and associated improvements, such as parking were demolished and removed from the site. The applicant purchased the property in January 2013 and has started the process of redevelopment of the former hospital property. As shown in the picture to the side, the site is currently vacant with no buildings or vertical improvements.

Exhibit 1: Picture of existing site conditions



The property consists of two Volusia County parcels: (1) 4241-01-05-0070 (875 Sterthaus Drive) and (2) 4241-01-05-0080 (555 Sterthaus Drive). The property is 27.6± acres and bounded by Old Kings Road to the west, Sterthaus Drive to the south, and North Center Street to the east as shown on the aerial below:

Exhibit 2: Site aerial



The subject property has a Future Land Use Map designation of “Office Professional” and a zoning designation of B-1 (Professional Office/Hospital). The property was subject to a land use amendment for 13.73 acres which was approved on June 17, 2014 with Ordinance 2014-16. The Ordinance amended the land use of a portion of the property from “Public Institutional” to “Office/Professional” The adjacent land uses and zoning designations are summarized below:

Exhibit 3: Abutting land use and zoning designations

Land Use and Zoning Designations of Adjacent Property			
	Current Land Uses	Future Land Use Designation	Zoning
North	Avante, Shadow Lakes Apartments	"Public Institutional" "Office/Professional" "High Density Residential"	B-1 (Office Professional/Hospital) R-6 (Multi-family, Medium-High Density)
South	Medical offices	"Office Professional"	B-1 (Office Professional/Hospital)
East	Vacant land	"Office/Professional"	B-1 (Office Professional/Hospital)
West	Medical offices	"Office/Professional"	B-1 (Office Professional/Hospital)

Below are pictures of the surrounding uses abutting the area where the zoning map amendment is proposed:

Exhibit 4: Picture of abutting uses

North – Avante



North- Shadow Lakes apartments



West – Medical offices



South – Medical offices



The project includes the following actions that require public hearing approval:

1. **Zoning map amendment:** from the B-1 (Office/ Professional and Hospital) to the PBD (Planned Business Development) zoning designation.
2. **Development Order:** The Development Order approves a specific development plan and provides parameters for site development based upon the site plan.
3. **Preliminary Plat:** The project proposes to subdivide and adjust the current property boundaries from two lots into three lots. The plat also releases certain existing easements and dedicates new easements based upon the site development. A final plat (approved by the City Commission) shall be required a later date.
4. **Historic Tree Removal:** The project site has 39 historic live oak trees and proposes to remove 9 historic live oaks, with 30 live oaks to remain. Removal of historic trees requires City Commission approval.

Key aspects of the project include:

1. The project boundaries are east of North Old Kings Road, north of Sterthaus Drive and west of North Center Street.
2. The project proposes 286 multi-family units in 11 buildings. The project gross density is 10.36 acres. Each building has 26 units on floors two through five. The first floor of each building is a parking garage. Each of the eleven building has the same building elevation.
3. The project is proposed to be developed in three phases. The first phase is within the center of the site and contains 5 buildings. This phase would include the pool/clubhouse area and stormwater retention areas. The second phase is along the eastern part of the site and contains 3 buildings. The third phase is along North Old Kings Road and contains 3 buildings.
4. The multi-family building(s) have been designed in the neo-eclectic architectural style. Sheet A-2 of the architectural elevations shows how the buildings comply with the design requirements of the neo-eclectic architectural style.
5. The proposed building height is a maximum of 74'4".
6. The proposed building length is approximately 208'.
7. The project is proposed to be gated with restricted access. The primary entrance is located on Sterthaus Drive, approximately 400' from the intersection of North Old Kings Road and Sterthaus Drive. There is a second exit point located on Sterthaus Drive approximately 460' east of the primary entrance. This exit access drive would also serve as an emergency entrance point for emergency vehicles. The Site Plan Review Committee (SPRC) reviewers expressed a desire to have two full access points based on the number of multifamily units. SPRC reviewers provided a suggestion that the current exit only driveway should be re-aligned to move the dumpsters and provide a straight drive aisle to Sterthaus Drive in case there is a desire in the future to allow the full access.
8. There are no access points on North Old Kings Road or North Center Street.

9. The project has 39 historic live oak trees. The project employed a licensed arborist to review the health of each tree. The applicant and City staff worked to design and redesign the site plan to save 30 of the 39 historic live oak trees. ATTACHMENT C provides the tree report, historic tree exhibit, and the City Landscape Architect's review of the proposed historic tree removal.
10. A plat, ATTACHMENT E, is required to vacate existing on-site easements, such as utility, power, and conservation area and to dedicate easements to serve the proposed project.
11. There are two existing conservation easements on-site. The first easement is titled wetland "A" and is located along the northeast portion of the site. The project does not propose any modification of this easement. The second easement is titled wetlands "B" and "C" as shown on the site plan which contains a stormwater management area for the former hospital. The site plan proposes to expand the stormwater management area within the wetlands "B" and "C" area and the preliminary plat would vacate the existing conservation area.
12. The project shall construct a sidewalk along Sterthaus Drive, west of the entrances and along North Center Street. The sidewalks will meander to save existing trees to the maximum extent possible.
13. A six foot high aluminum ornamental fence is proposed around the property along North Old Kings Road, Sterthaus Drive, and North Center Street.
14. The buildings have been designed with loading zones and dumpsters in close proximity to each building.
15. The property has portions of the site inside and outside the flood zone. Compensating storage is required for any filling within the flood zone.
16. As part of the City's multi-modal transportation strategy, the project is required to coordinate with Votran to install a bus shelter.
17. The project conducted a neighborhood meeting on August 26, 2014 regarding this project. Discussions at the neighborhood meeting included:
 - a. Price point of the proposed units.
 - b. Preservation of trees along North Center Street.
 - c. Access points for the development.
 - d. Flood zone and if flood insurance would be required.
 - e. Potential rental of units and timeframes that would be allowed.
 - f. Importance of the Trails Shopping Center and Publix to serve the proposed project.
 - g. Security of project residents and abutting properties.
18. The Development Order shall maintain the use and dimensional standards (except for the areas modified below) of the B-1 zoning district.

19. The Development Order shall propose a 5 year expiration date for the project to start construction. If construction commences, the project's Development Order shall be vested.
20. The project site is centrally located within the City and the multi-family development provides an opportunity to utilize existing infrastructure and retail services within this area of the City.

ANALYSIS:

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

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

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

There are three items that were identified as part of the site plan review process where the project that required either review as part of the Planned Business Development rezoning or that were waivers where flexibility was required. The items are listed below:

1. Density. The B-1 zoning district states that multi-family development is allowed at 10 units per acre. The “Office Professional” land use allows a density of 15 units per acre. As stated earlier, the gross residential density is 10.36 units per acre. If the wetland was subtracted out of the total project size, the net density would be 12.32 units per acre. The land use density allows 15 units per acre and one reason why the Planned Business Development rezoning is being requested.
2. Height. The B-1 zoning district allows a maximum height of 30'. The B-9 (Boulevard) and B-10 (Suburban Boulevard) zoning districts are the other two office and professional zoning districts and the height allowed in this zoning districts is 75'. The project is requesting the rezoning in order to utilize a maximum height of 74'4” with the average building height less than 74'. No part of the structure shall be greater than 74'4. Below is a picture of the proposed building.

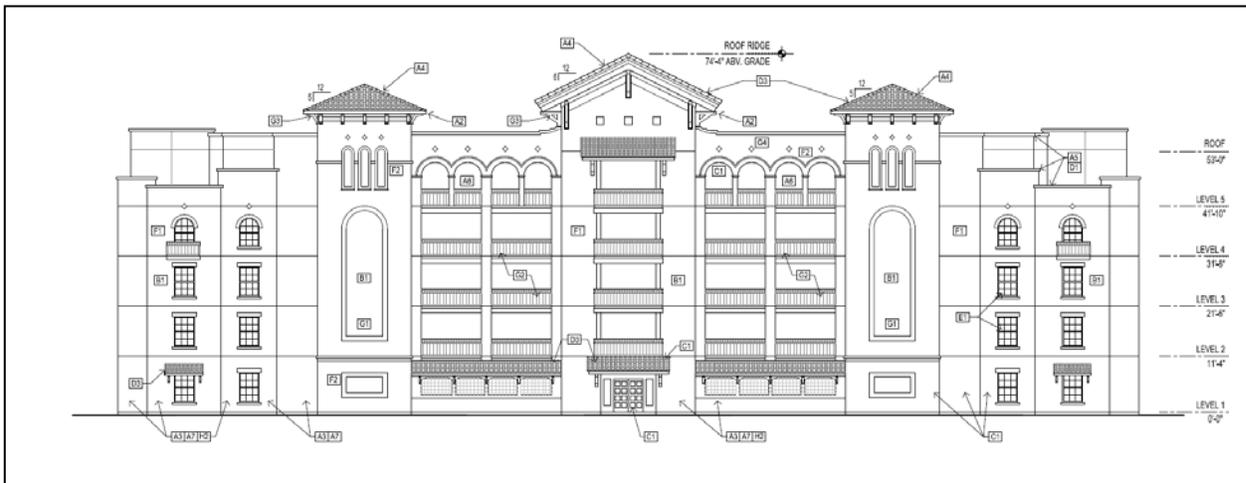
Exhibit 5: Rendering of proposed multi-family buildings



3. Building length:

Section 2-57(22)(f), conditional use criteria, of the Land Development Code states that no multi-family building can exceed 180 linear feet without a planned development approval. The conditional use criterion does not contain any additional review parameters and only states that the planned development approval is required. The proposed buildings are approximately 207 linear feet.

Exhibit 6: Rendering of length of the multi-family buildings



Public Benefits:

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

Applications for a PBD rezoning shall provide a minimum of two of the listed

public benefits listed below or propose alternative public benefits which are acceptable to the City Commission. For each variance requested, an additional two public benefit items shall be required

The application has provided a letter detailing how the project provides public benefits which is attached in ATTACHMENT D. In summarizing the applicant's letter, the following are a few of the items listed as public benefits:

1. The project is an infill development with a less intensive use than the former hospital use and therefore any adverse impacts to surrounding infrastructure should be minimal. The project will provide an efficient utilization of mostly existing infrastructure;
2. There shall be larger buffer area in four locations as shown on the site plan than what is required under convention zoning. Expanded west property line landscape buffer (Old Kings Road) 10' required and 20' provided; expanded north property line landscape buffer - 10' required and 20' provided; expanded south (Sterthaus Drive) property line landscape buffer - 10' required and 20' provided; and expanded east property line landscape buffer - 10' required and 20' provided.
3. Votran shelter to be provided by developer per Votran requirements at the existing Nova Road Votran stop.

CONCLUSION:

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

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

The proposed building utilizes the Neo Eclectic architectural style and the site for the architectural features is provided by the applicant in ATTACHMENT D. The architect has provided notes on sheet A-2 of the architectural attributes used. The multi-family buildings are located in the interior of the site and shall be consistent with the surrounding neighborhood.

- b) Landscaping and related site amenities.**

The project complies or exceeds the landscaping requirements of the Land Development Code. The project has provided double the buffer widths at all four property boundaries. The project is not proposing any development at the intersection of Sterthaus Drive and North Center Street which shall preserve a number of historic and specimen trees.

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

The applicant has met with abutting property owners and conducted a neighborhood

meeting in accordance with the Land Development Code. As discussed later in the staff report, the traffic impacts of the proposed use are less than the previous hospital use. The project engineer has designed the project to minimize noise, light, and other impacts to the interior of the site.

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

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

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

The application provides a unified signage plan that incorporates architectural elements of the building(s) construction.

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

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

The proposed development conforms to the standards of the Land Development Code and is requesting site flexibility as permitted under the Planned Business Development process for density, building height and length. The development is consistent with the development patterns in this corridor and will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare or quality of life. Other recent multi-family development includes Madison Glenn and the Olive Grove project.

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

The property is designated as “Office/Professional” on the City’s Future Land Use Map (FLUM). The proposed development is consistent with the Comprehensive Plan. Specifically, the Future Land Use Element of the Comprehensive Plan states:

Office/Professional (OP)

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

Density: Maximum: 15 units per acre.

Maximum FAR: 0.5

The project implements the desire of the Comprehensive Plan for the development

of multi-family uses in the "Office/Professional" land use. The project is consistent with the City's multi-modal transportation strategy (Transportation Element, Objective 1.6 and 1.7), Housing Element (Goal 1), and Conservation Element (Objective 1.6, Goal 2, and Policy 5.4.1).

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

The property has two wetland areas. The first wetland area is defined as wetland A on the site plan and is 191,146 square feet and no impacts are proposed. This wetland is located in the northeast portion of the property and has an existing St. Johns River Water Management District conservation easement. The second wetland area is defined as wetland B (3,337 square feet) and wetland C (9,756 square feet). The wetland area contains a portion of the stormwater management system for the former hospital site and has an existing City of Ormond Beach conservation easement. As part of the project, these two wetland areas are proposed to be impacted to expand the stormwater management system and the conservation easement would be vacated through the plat of the property.

The subject property is also partly within the flood zone. Any filling activity within the flood zone would have corresponding compensating storage.

The overall impacts to environmentally sensitive lands are within the parameters established by the Land Development Code.

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

The project is a total of 27 acres and the proposed multifamily buildings and associated site improvements have been located to ensure consistency with the abutting properties. The buildings have been located with large setbacks. The lighting plan has been design with no spillover of lighting. Improvements, such as dumpster locations have been located to minimize impacts on surrounding properties. The project will not permanently depreciate the value of surrounding property.

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

There are adequate public facilities to serve the proposed development, including water, wastewater, roads, public safety, and stormwater. The overall intensity of this project is less than the previous hospital use and other permitted uses with the B-1 zoning district. The project is located within the Transportation Concurrency Exception Area along Granada Boulevard.

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

The project has one main access and an exit only access point along Sterthaus Drive. There are no access points along North Old Kings Road or North Center Street. As stated earlier in the report, the SPRC has concerns regarding the full build-out of the project and only one full access point, but this does meet the requirements of the Land Development Code.

As part of the site plan review, a traffic analysis was performed by Chris Walsh, P.E., of Traffic Engineering Data Solutions, Inc. The analysis concluded that the proposed project would not impact the overall level-of-services of the intersections where the project would have impacts. The conclusion also noted that the project reduces the overall traffic impacts of daily trips by 29% and PM peak-hour trips by more than 39% at the project build-out.

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

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

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

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

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

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

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

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

RECOMMENDATION:

It is recommended that the Planning Board recommend **APPROVAL** of PBD 2014-099 that approves:

1. A rezoning from B-1 (Professional Office/Hospital) to (PBD) Planned Business Development.
2. Issuance of a Development Order at 555 and 87 Sterthaus Drive to allow the phased development of 286 multi-family units within eleven buildings which are each five stories in height on 27.607 acres and associated site improvements, subject to the outstanding comments from the Site Plan Review Committee.

3. Approval of a preliminary plat of the property seeking to release existing easements and rededicate easements as necessary for site development.

In addition to the items above, the City Commission shall be required to review and act upon the request to remove nine 9 historic live oaks, with 30 live oaks to remain.

Attachments:

Attachment A: Site Plan Review Committee comments

Attachment B: Maps of the project area

Attachment C: Tree report

Attachment D: Applicant letter and site plan

Attachment E: Preliminary Plat

ATTACHMENT A

Site Plan Review
Committee, Request for
Additional Information



**Ormond Beach
Site Plan Review Committee (SPRC)
Request for Additional Information**

Project Name:	Ormond Renaissance Condominium
Project Number:	2014-098
Site Address:	875 Sterthaus Drive
Review:	3rd Review (1st Review 07.01.2014, 2nd review 11.05.2014)
Review Date	February 3, 2015
Project Description:	Redevelopment of a 27.60 acre property for 286 multi-family units.
Project Contacts:	buddy@lacourandcompany.com chris@lacourandcomapny.com aci-dhoward@tampabay.rr.com info@parkermynchenberg.com sbuswell@parkermynchenberg.com

Please find below the Site Plan Review Committee (SPRC) comments for your project below. The SPRC meets every Wednesday, beginning at 9:00 am, with sign-up beginning at 8:00 am. There are twenty minute time slots available for discussion of projects. The sign-up process requires an individual to come to City Hall, Room 104 to sign in for a slot and staff cannot accept telephone reservations. Applicants should arrive five minutes prior to their time slot. There will be no time slots between 11:40am and 1:00pm. Once there are no individuals left on the sign-up sheet, the SPRC will adjourn. The applicant may utilize the time slot to address major issues and discuss design solutions for projects.

General Comments (no response required)

- All outside agency permits (hard copy and on CD) are required to be provide prior to final construction permits.
- Prior to construction, the project will need to provide cost estimates, including landscaping, that will be the basis of the engineering inspection fee as follows 1.5% of the first \$100,000 of site improvements and 0.5% over \$100,000; minimum of \$250 (Section 8-10 of the City Code of Ordinances).
- Section 4-06 of the Land Development Code states: The site plan submittal shall include one (1) record set with original signatures, dates, and seals and submitted with nine (9) copies that clearly indicate the

signatures, dates, and seals shown on the record set. All supporting documents such as response comments, traffic studies and stormwater reports shall be submitted in PDF. All drawings on the record set shall be signed, dated and sealed by a registered civil engineer, architect, landscape architect or other person as required under this Code or by state general law. For final SPRC signoff, nine (9) original signed, dated and sealed plan sets and one (1) eleven-inch by seventeen-inch (11" x 17") signed, dated and sealed plan set, and one (1) set in PDF.

- Section 4-05(b)(3) of the Land Development Code states: Applicants shall respond to SPRC written comments within one hundred (100) calendar days of the issuance date or the project shall be considered withdrawn. All projects that do not respond within the allotted time shall be required to submit a new application and SPRC review fees. Applicants may request a maximum of two (2) ninety (90) calendar-day extensions with a written request to the planning director detailing the reason for the delay in responding to the SPRC comments

Steven Spraker, AICP, Senior Planner, 386.676.3341

- **Note: Planned Business Development: (no response required)**
 - a. The applicant is required to post the property at least 14 days prior to the Planning Board date. It appears that based on the lot frontage, a total of 8 signs would be required. Applicants must place a four-foot by four-foot sign on the property describing the request for every 400' of lot frontage. The signs shall be installed fourteen (14) days prior to the public hearing and shall contain the following language:

**PUBLIC NOTICE
PLANNED BUSINESS DEVELOPMENT**

“A public hearing for a Planned Business Development re-zoning on this property will be held by the Planning Board of the City of Ormond Beach on **ENTER PLANNING BOARD DATE** at 7:00 PM in the Commission Chambers at City Hall, 22 South Beach Street. Interested parties can contact the City of Ormond Beach Planning Department at (386) 676-3238 for further information.”

The application type and date shall be a minimum of six (6) inches in height. Signs shall be posted on the property facing all road frontages and set back ten (10) feet from the property line. A dated photograph or photograph with notarized affidavit shall be submitted to the Planning Department prior to the hearing as evidence of meeting the posting requirements

The sign needs to be posted 14 days before the Planning Board hearing date. The City and other applicants have used Speedi Signs and East Coast Signs in the past and there information is below.

Tim
SPEEDI SIGN

421 Ridgewood Avenue, Holly Hill, FL 32117
speedisign@aol.com
www.speedisigndaytona.com
386-258-1183 * Fax - 386-258-1286

Jay Stafford
East Coast Signs and Awards
285 S. Yonge St.
Ormond Beach, FL 32174
jaygoliant1967@att.net
386-672-7018
386-212-6851 cell

You may use any sign company or other company that can meet the requirements above.

- Final Plat is required (no response required).

Architectural Elevations

1. Section 3-67(b)(5) of the Land Development Code states For buildings over three (3) stories, a computer based model shall be required to show the relationship of the proposed buildings and surrounding buildings. Please provide (understand it is in progress).

Site plan comments

2. Staff has required plans within FPL areas to provide evidence that the plan has been reviewed/accepted by FPL so as not to create construction issues that causes major changes during construction. Please provide evidence that FPL has no objections to proposed site plan (understand it is in progress).
- Staff understands the response to the requirement for two accesses. Staff does believe that the site plan is code compliant. However, staff does maintain its opinion (no response required) that a project of this size should have two full access points. The use of a single entrance makes the accessibility of the back and eastern units very difficult for emergency vehicles. Staff further believes that the current exist only driveway should be re-aligned to move the dumpsters and provide a straight drive aisle to Sterthaus Drive in case there is a desire in the future to allow the full access.
3. Staff cannot locate the light fixtures on this site plan submittal. Please include with the final submittal.
4. On the final submittal, please provide a detail for offsite shelter and acknowledge the construction of a bus shelter at one of two locations as indicated by Votran.

Paul MacDonald, City Landscape Architect, 386.676.3269

5. Acceptable as submitted.

David Allen, P.E., Civil Engineer, 386.615.7047

General Comments

6. Provide information on the compensating storage for the flood plain. The comment regarding previous improvements should be taken in consideration; however, the section of the project on the east end was undeveloped and will be filled substantially. The LDC has specific criteria for the presentation of the calculation for compensating storage. **REPEAT COMMENT –Based on the Static Base Flood Elevations (2014) which is 6.0±, there is substantially more areas of impact than shown in the calculations. Even though the area was previously developed, there was some flood storage available. The area in the northern section of Phase 1 was previously parking which allowed for flood storage. The County LIDAR indicates elevations below contour 5'. When reviewing the proposed grades surrounding Buildings 1C, 1D, 1E, 2A, 2C, finished floor elevations and adjacent parking lots compared to the existing grades shown, there are many instances with approximately 1 foot of storage. Please provide the cross sections as required in the LDC for evaluation of the flood storage/compensating storage.**

Sheet 23-27 – Civil Site Plan

7. The compensatory storage area Pond A2 – does not have a bleed down/outlet structure shown on the plans. How is this pond to recover?
8. In Pond A3, the invert of the bleed down device does not match the normal water level within this pond. Please correct.
9. The proposed pass through pipe for off-site drainage has a conflict structure. Provide a detail that shows both the vertical clearances and the area of the flow to ensure this structure does not impede the flow.
10. The proposed pass through pipe for off-site drainage is designed with an extremely flat slope, (0.09%). When looking at the 18" RCP at this slope, the capacity is only just above 3 cfs. Have you determined the actual flow from off site for this project? If so, what is the impact to the proposed 18" RCP?

Sheets 46-56 Details Roadway, Paving, Water and Sanitary Sewer

11. Show Seasonal High ground High Water elevation on cross sections for dry ponds, reference geotechnical study. REPEAT COMMENT

Calculations

Stormwater Calculations

12. Provide hydraulic grade line evaluation for stormwater collection system. Provide exhibit of basin areas for individual inlets. **REPEAT COMMENT – The hydraulic grade line evaluation is to use the Design peak stage of the pond as the tail water condition. When looking at Phase 1, the difference in the design peak stage and the tail water used is 0.84'. When comparing the HGL + 0.84' there are several inlets that will be over topped. Please re-evaluate and provide revised documents**
13. The treatment Volume Calculations should be revised to show how this design meets the City's standard of Pre-development and Post development retention for the 25 year 24 hour storm event. **Please provide the comparison of the pre-developed site run-off to Sterthaus Drive to the discharge from the pond. The diagrams show an increase of area that will be directed to this outfall. Provide both rate and volume.**
14. There may be additional comments based upon the re-submittal of the stormwater report.

Tom Griffith, Plans Examiner, 386.676.3351

15. The means of access for emergency responders through both gates must be submitted and approved prior to permitting.

Kevin Gray, Environmental Systems Manager, 386.676.3577

- Acceptable as submitted.

Mike Dunn, P.E., Public Utilities Manager, 386.676.3583

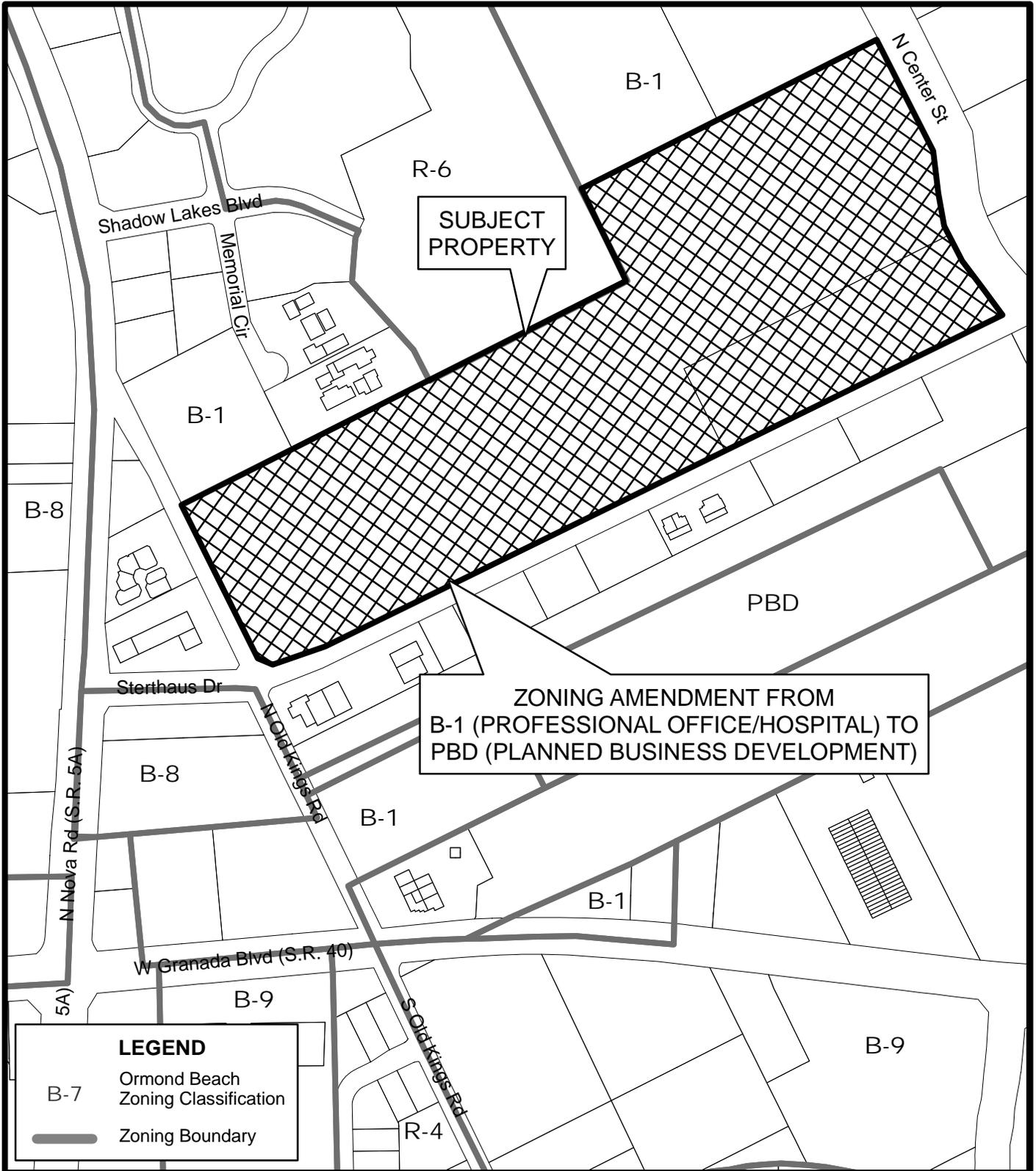
16. Sheets 1 through 5 - Survey Map
 - a. Plane should be spelled plain.
17. Sheets 2 through 4 - Preliminary Record Plat
 - a. Delete the non existing easements from these drawings.
18. Erosion Control & Tree Removal Plan
 - a. Add a note indicating that the existing sanitary sewer main shall remain in service until the proposed replacement main is installed and cleared for service by FDEP.
19. Sheet 28 – Utility Plan.
 - a. Fire line arrow head points to the 2-inch water service line near Building #1.

20. Sheet 29 – Utility Plan.

- a. Lateral from the club house has two different lengths shown. Indicate the correct length.
- b. Change the 10"x10"x8" tee to an 8"x8"x8" tee and 10 x 8 reducer where the 10-inch water main connects to the 8-inch water main.

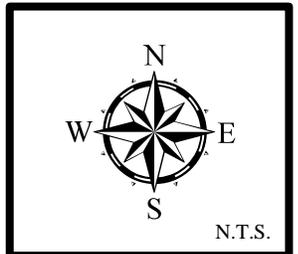
ATTACHMENT B

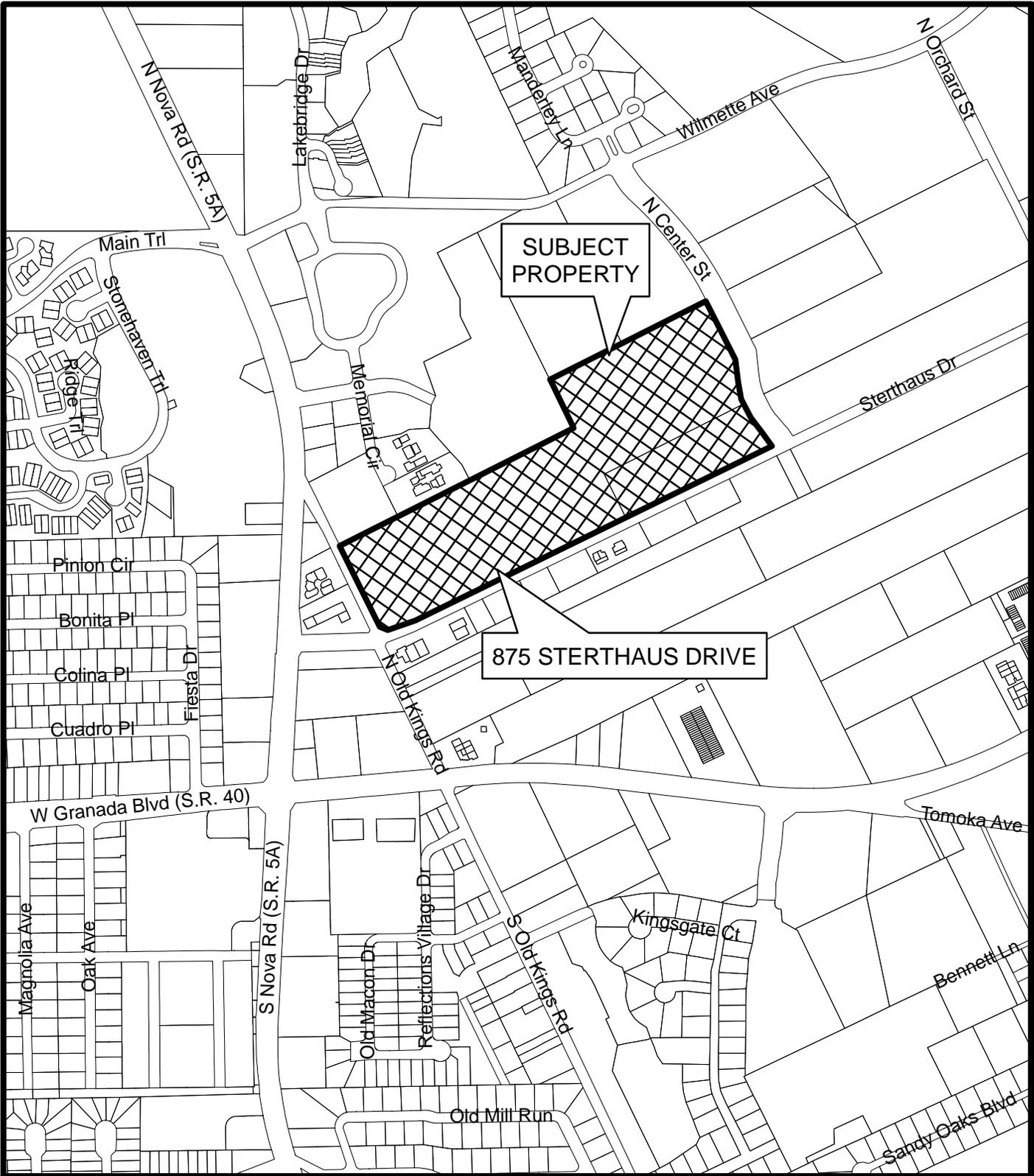
Location Maps



**ZONING AMENDMENT MAP
FORMER HOSPITAL SITE**

Prepared By: The City of Ormond Beach
G.I.S. Department - 2/24/2015





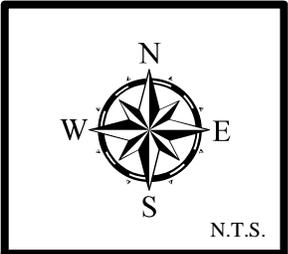
SUBJECT
PROPERTY

875 STERTHAUS DRIVE



**875 STERTHAUS DRIVE
LOCATION MAP**

Prepared By: The City of Ormond Beach
G.I.S. Department - 2/24/2015



ATTACHMENT C

Historic Tree Analysis



22 South Beach Street
Ormond Beach, Florida 32174
TEL: (386) 676-3269
FAX: (386) 676-3304
E-mail: macdonald@ormondbeach.org

CITY OF ORMOND BEACH

Memorandum

To: Steven Spraker **Date:** March 2, 2015

Re: Ormond Renaissance **Fax:**

From: Paul MacDonald **Pages:**1 **CC:**

Steve,

We have reviewed all proposed construction plans and the Historic Tree Evaluation Report dated April 2014, and are in agreement the design team has made every effort to preserve as many health historic live oak trees as possible. The proposed design preserves (30) of the healthier historic live oaks trees (39 total historic live oaks). The proposed design also preserves additional impacts to most of the existing specimen and protected trees by proposing to construct in areas already cleared for the former hospital development. The proposed improvements are design in a compact manner that meets or exceed the requirements of the City Land Development Code.

In conclusion, the proposed design meets or exceeds all landscape buffers, tree minimums, tree mitigation, interior plantings and the use of xeric materials as required per the City Land Development Code.

If you have any questions, please call my direct line at 386-676-3296.

Sincerely,

A handwritten signature in blue ink that reads "Paul MacDonald".

Paul MacDonald, BLA
City Landscape Architect

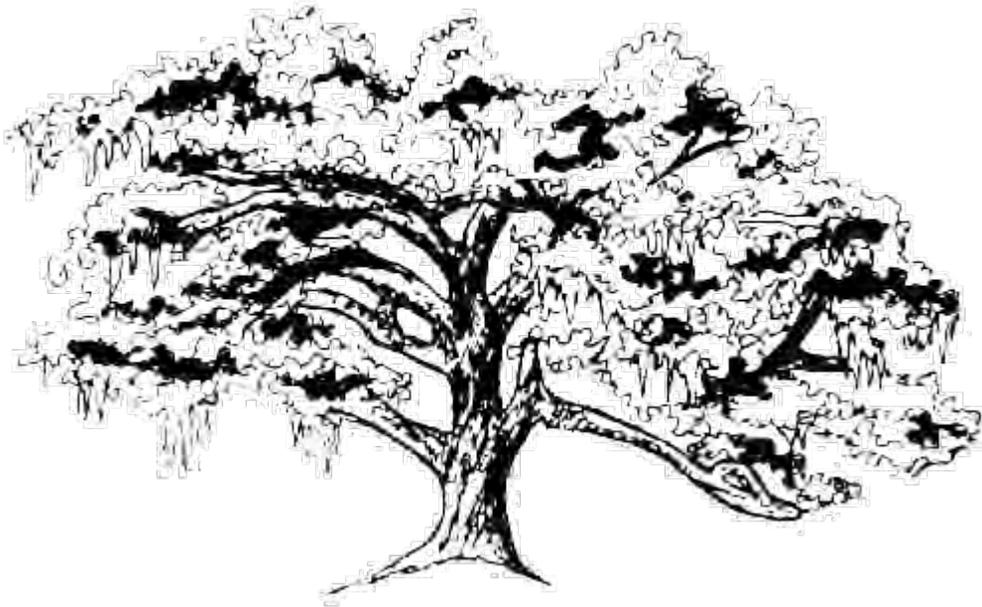
.....

Historic Tree Evaluations Ormond Beach Renaissance Site

Prepared for:

Ormond King Center, LLC

LaCour and Company
220 Charles Street, Port Orange, FL 32129



Native Florida Landscapes, LLC

Environmental, Native Plant Design & Vegetation Consulting
108 Ocean Aire Terrace South, Ormond Beach, FL 32176
386-235-0404 donaldjspence@gmail.com

April 2014

A handwritten signature in black ink that reads "Don Spence". The signature is written in a cursive, flowing style.

Don Spence, PhD, Certified Arborist/Municipal Specialist, FL – 1341AM

Principal Scientist

This document provides information on the health of 38 Historic Trees on the 27 acre Ormond Renaissance site in Ormond Beach, FL for the LaCour Company, Port Orange, FL. Native Florida Landscapes, LLC provided an independent assessment during April of 2014. Trees were evaluated based on a visual inspection of each tree's canopy, trunk, and roots. This report contains tree location sheets to aid in locating the trees, photo(s) of each tree, independent diameter at breast height (DBH) measurements, and statements regarding their condition. As per the City of Ormond Beach land development ordinance, only live oaks (*Quercus virginiana*) over 36" in DBH are considered historic trees and were evaluated for this report. For easy reference, Native Florida Landscapes, LLC gave each of the trees a unique number.

The initial set of live oak trees that were evaluated were based on a survey provided to this arborist. A review of the survey revealed 41 historic trees, however upon a physical inspection, three trees were found to be laurel oaks (*Quercus laurifolia*). Subsequently, trees 7, 13, and 22 do not appear in this report. Trees 3, 11, and 31 are trees that have serious defects or in a state of decay. In addition, tree 31 is in such a degraded condition it should not be considered a Historic Tree. A final note about specific trees is that Tree 37 had a DBH of less than 36", however, it was still evaluated and is in this document because the original survey listed its diameter as 36".

Whenever trees are identified for retention in landscaped areas, it will be important to provide as much natural soil as possible and provide approximately 1 foot of protected distance from the trunk for each diameter inch of tree. These historic trees have such an expensive root system that if not enough space is provided, in a few years after construction, they begin to decline due to the initial construction impact.

All of the trees with a grade of good or excellent have the potential to persist for many decades to come if they are given enough protected space for root growth and natural water percolation. Due to changes in hydrology of the past decade, many of the Historic Trees on site have developed tip dieback. If the trees scheduled for retention are not provided enough space they will likely continue to decline.

In several cases, trees were graded as having a good condition even though there were some structural flaws. Live oaks with some decay or cracks are still capable of living for hundreds of years and can remain steadfast components of a forest or natural area. Any tree that is retained in the development should be pruned to remove dead branches in the canopy. All trees evaluated during this study would benefit from pruning, especially, those that will be used in areas where people will congregate.

This tree survey was completed by Don Spence, President and owner of Native Florida Landscapes, LLC. Dr. Spence has a PhD in plant pathology from the University of Florida and has been a Certified/Municipal Arborist for 12 years.

Figure 1. Tree sheet location map.

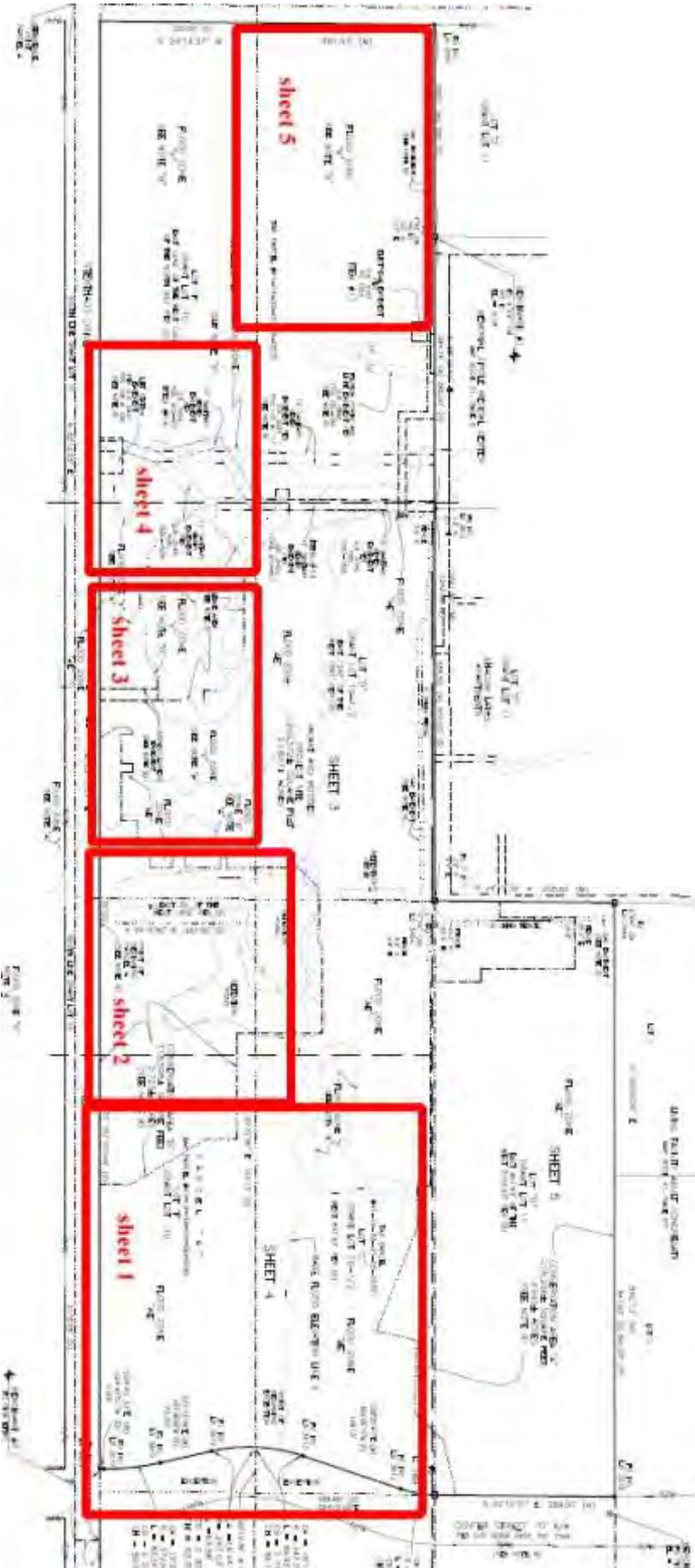


Figure 2. Tree Sheet-1 location map.

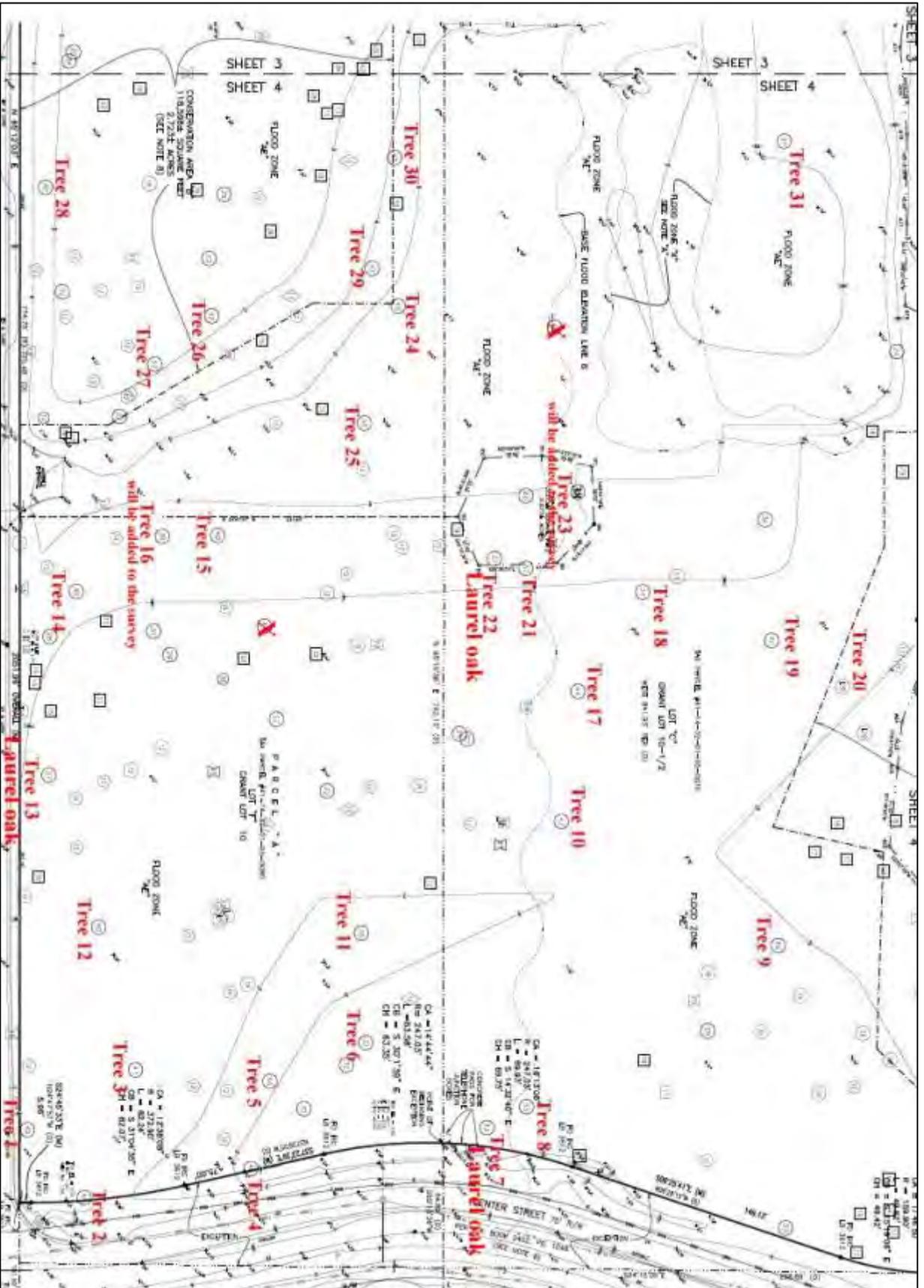


Figure 3. Tree Sheet-2 location map.

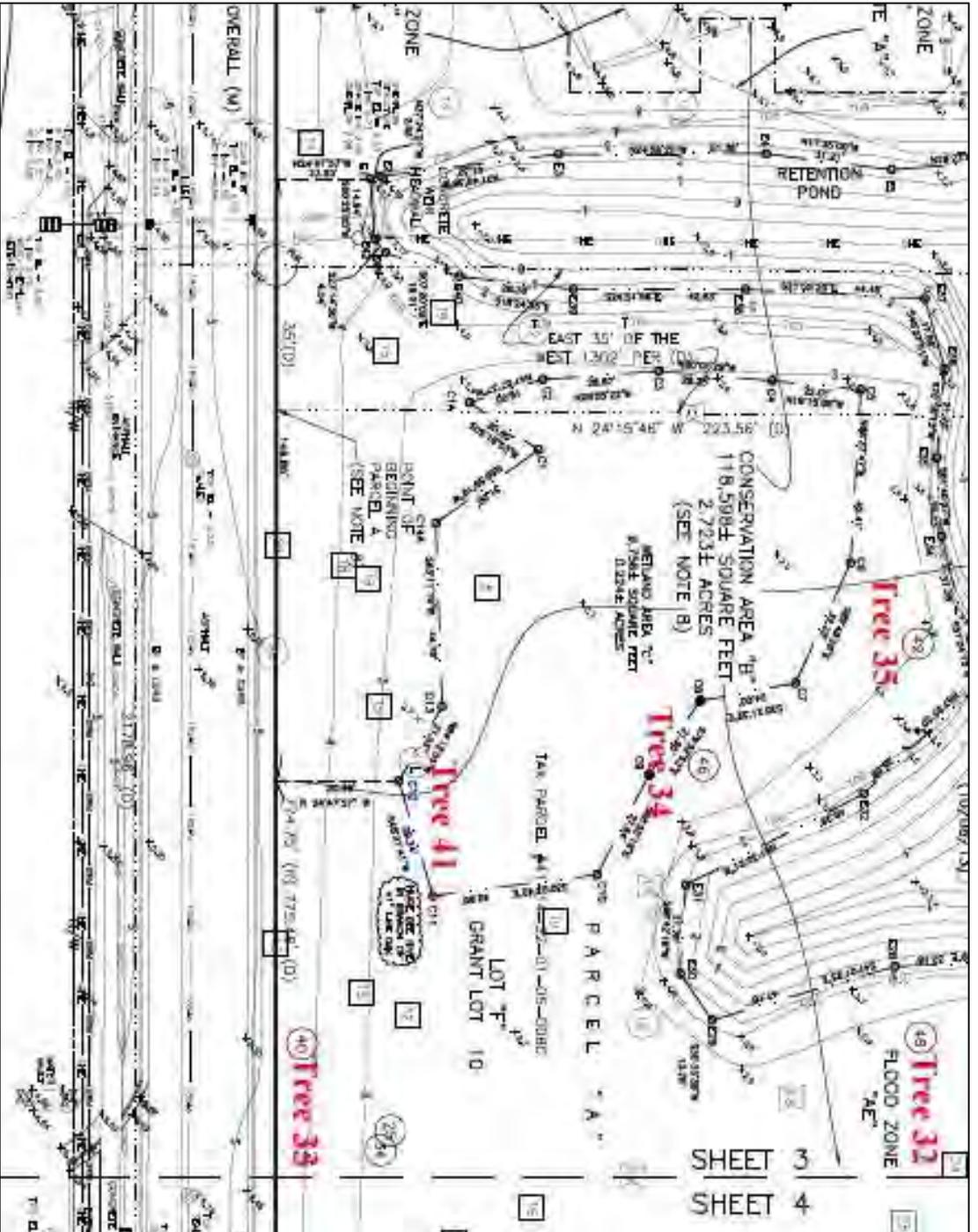
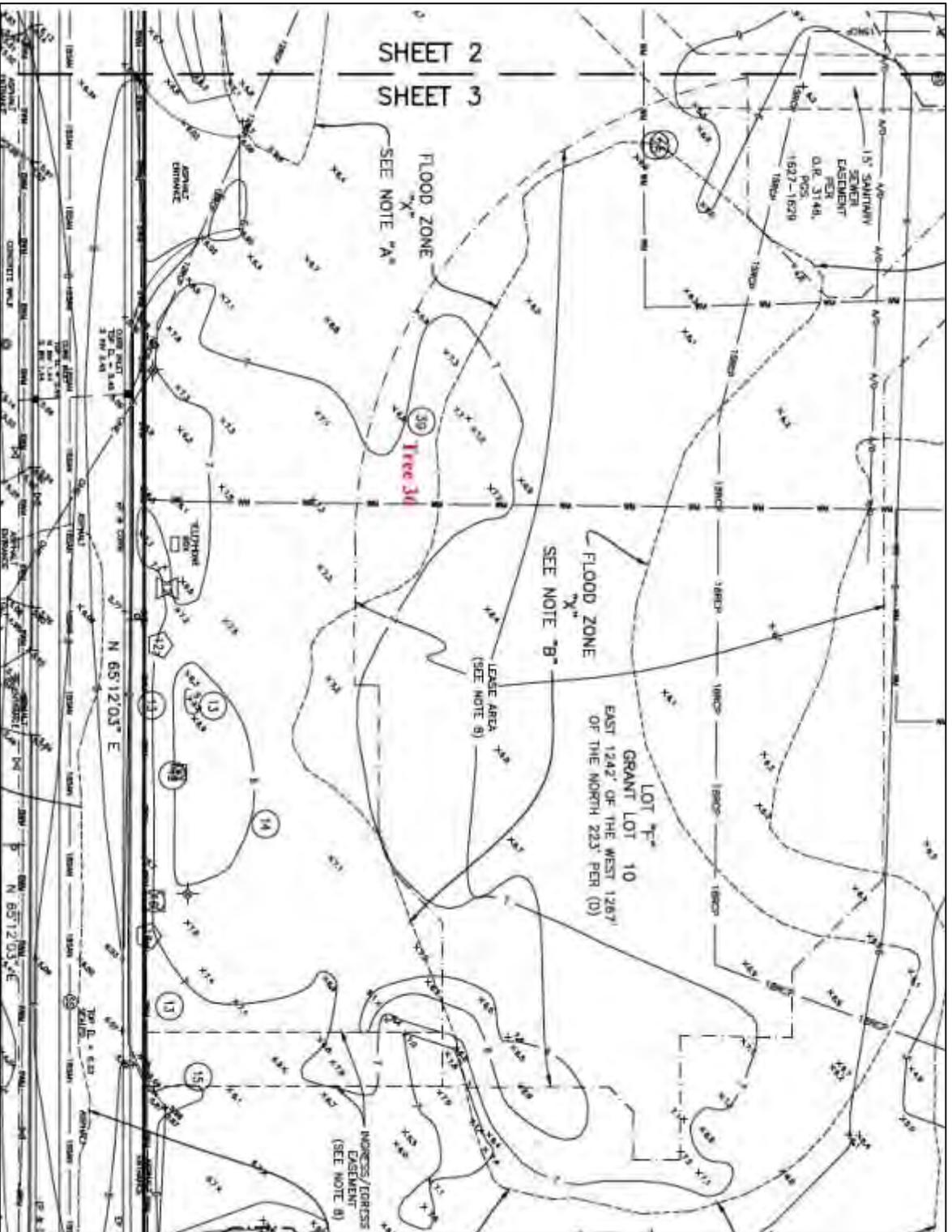


Figure 4. Tree Sheet-3 location map.



Tree 1 – Live oak (*Quercus virginiana*). Good condition. There is some trunk damage on east side and some canopy dieback to the west, but overall the tree is healthy. Dead branches could be pruned out.

DBH = 46"



Tree 2 – Live oak (*Quercus virginiana*). Good condition. This tree has a cavity on the south side but the tree's roots appear to be solid. There is a vertical limb that extends up and to the west that appears to be dead. The rest of the tree appears to be in good contrition. DBH = 48”



Tree 3 – Live oak (*Quercus virginiana*). Declining condition, trunk, roots, and canopy in poor condition.

DBH = 41"



Tree 4 – Live oak (*Quercus virginiana*). Fair condition, large branch to the east is dead and should be removed. Overall the canopy is thin, roots appear healthy.

DBH = 42"



Tree 5 – Live oak (*Quercus virginiana*). Good condition overall. The tree's canopy is thinner than it should be.

DBH = 44"



Tree 6 – Live oak (*Quercus virginiana*). Good condition. Although this tree has a large cavity on the south side, the tree's roots appear to be solid and the canopy is fairly full. This tree was given a rating of good because the living tissue in the trunk is solid and the tree has a robust root system. DBH = 37"



Tree 8 – Live oak (*Quercus virginiana*). Good condition overall.

DBH = 35"



Tree 9 – Live oak (*Quercus virginiana*). Fair condition, vertical canker possibly due to lightning, one third of the canopy is thin but the roots seem intact and healthy.

DBH = 45"



Tree 10 – Live oak (*Quercus virginiana*). Excellent heath overall.

DBH = 45"



Tree 11 – Live oak (*Quercus virginiana*). Poor condition, this tree is leaning to the west and the north side of the trunk has a large cavity with decay that seems to have compromised the interior of the trunk.

DBH = 36"



Tree 12 – Live oak (*Quercus virginiana*). Good condition, the tree is leaning to the west but overall the roots and canopy seem to be healthy.

DBH = 40"



Tree 14 – Live oak (*Quercus virginiana*). Good condition overall.

DBH = 40"



Tree 15 – Live oak (*Quercus virginiana*). Good condition, however the tree is leaning to the west. If this tree is left in an area where people will be, and not enough room is left for the roots, this tree could begin to decline in five or six years and begin to shed branches. DBH = 38”



Tree 16 – Live oak (*Quercus virginiana*). Excellent condition overall.

DBH = 36"



Tree 17 – Live oak (*Quercus virginiana*). Good condition overall, the canopy is thinner than it should be, as a result, there is an accumulation of Spanish moss.

DBH = 42"



Tree 18 – Live oak (*Quercus virginiana*). Good condition overall, some trunk decay due to loss of branches.

DBH = 36"



Tree 19 – Live oak (*Quercus virginiana*). Good condition overall.

DBH = 38"



Tree 20 – Live oak (*Quercus virginiana*). Good condition overall.

DBH = 38"



Tree 21 – Live oak (*Quercus virginiana*). Poor condition with branch dieback and cavities. Remove this tree if it is to be in an area where people will be. If it is a natural area than it poses little threat to people.

DBH = 37"



Tree 23 – Live oak (*Quercus virginiana*). Good condition overall.

DBH = 38"



Tree 24 – Live oak (*Quercus virginiana*). Fair condition. Co-dominant trunks with a thin canopy and branch dieback and vines on the trunk and in the canopy.

DBH = 41”



Tree 25 – Live oak (*Quercus virginiana*). Fair condition, branch dieback may be due to the fill around the tree. Lots of vines on the tree.

DBH = 41"



Tree 26 – Live oak (*Quercus virginiana*). Fair condition overall. The tree canopy is not as full as it should be and the tree has three large cankers the base of the tree and a few along the trunk. Live oaks can tolerate these cankers for many decades. DBH = 42”



Tree 27 – Live oak (*Quercus virginiana*). Excellent health overall.

DBH = 42"



Tree 28 – Live oak (*Quercus virginiana*). Good condition, however, the tree has tip dieback.

DBH = 41"



Tree 29 – Live oak (*Quercus virginiana*). Good condition, the tree's canopy is thinner than it should be, one cavity at the base of the tree but overall a healthy tree.

DBH = 44"



Tree 30 – Live oak (*Quercus virginiana*). Good condition, the tree is leaning to the south east and is covered with poison ivy.

DBH = 44"



Tree 31 – Live oak (*Quercus virginiana*). Poor condition, this tree needs to be removed. This tree is in such a state of decline that it should not be counted as a historic tree.

DBH = 37"



Tree 32 – Live oak (*Quercus virginiana*). Good condition, the canopy is thinner than it should be but the tree is healthy.

DBH = 48"



Tree 33 – Live oak (*Quercus virginiana*). Good health overall, however the tree is leaning to the south, at about 15 feet the tree becomes vertical. Some decay due to the loss of a branch, overall a solid live oak.

DBH = 40"



Tree 34 – Live oak (*Quercus virginiana*). Good condition, tree canopy is thinner than it should be but it is healthy overall.

DBH = 45"



Tree 35 – Live oak (*Quercus virginiana*). Good condition, tree canopy is thinner than it should be but it is healthy.

DBH = 41"



Tree 36 – Live oak (*Quercus virginiana*). Fair condition, trunk has decay columns with branch dieback.

DBH = 39"



Tree 37 – Live oak (*Quercus virginiana*). Good condition overall. If the tree is to be retained, it should have all the understory vegetation removed, most of which are invasive species.

DBH = 34"



Tree 38 – Live oak (*Quercus virginiana*). Good to fair condition, the tree is probably declining due to the damage roots. This tree may respond to soil restoration, pruning, and irrigation. Heavy creeping fig vine cover.

DBH = 40"



Tree 39 – Live oak (*Quercus virginiana*). Good to fair condition, the tree is probably declining due to the damage roots. This tree may respond to soil restoration, pruning, and irrigation. Heavy creeping fig vine cover.

DBH = 42"



Tree 40 – Live oak (*Quercus virginiana*). Excellent health overall.

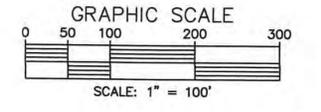
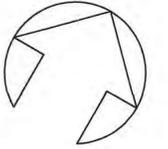
DBH = 38"



Tree 41 – Live oak (*Quercus virginiana*). Fair condition, tree has decay from dead branches.

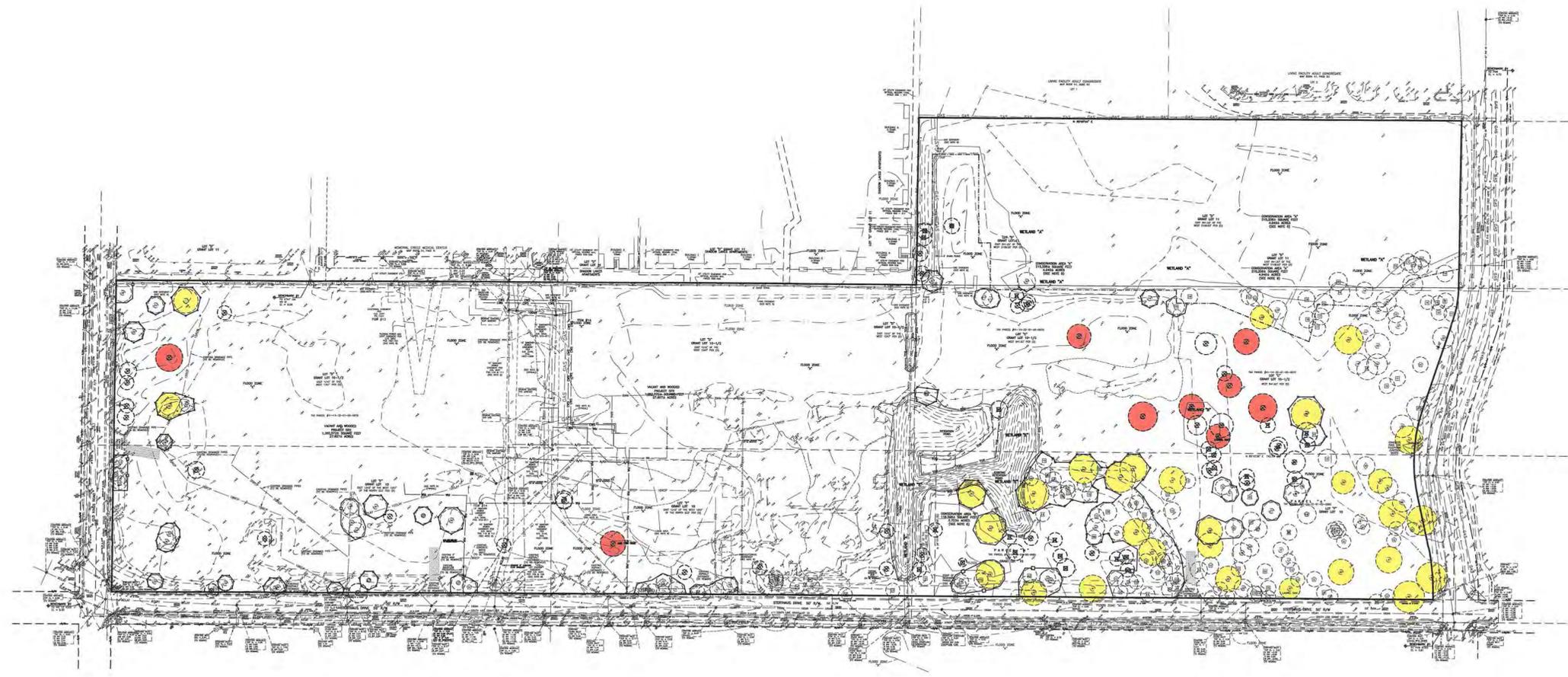
DBH = 43"





HISTORIC TREES:

	REMOVED = 9 = 23%
	REMAIN = 30 = 77%
	TOTAL = 39 = 100%



NO.	DATE	REVISED DESCRIPTION	CH BY
1	9.24.14		

REVISIONS

PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATION OF AUTHORIZATION NUMBER: 00003910

HISTORIC TREE REMOVAL

ORMOND RENAISSANCE CONDOMINIUM
ORMOND BEACH * FLORIDA

FILE NO. 13-49SP.DWG	DESIGNER: P.MYNCHENBERG	SEAL
DATE: 5.23.14	CADD TECH: C.HARDEN	
SCALE: 1"=100'	SHEET 1 OF 1	

ATTACHMENT D

Application Letter and
Site Plans

HORACE SMITH, JR., P.A.
JEFFREY E. BIGMAN
JEFFREY P. BROCK
AMANDA J. JACOBSEN
SARAH L. MORRISON METZ
SHEILA M. ENNIS
RUDDLEDGE H.C. SMITH
BROOKE M. GAFFNEY
LOUIS MONTONE

Of Counsel:
LARRY R. STOUT



Commitment to Excellence
SMITH BIGMAN BROCK
Smith, Stout, Bigman & Brock, P.A.

444 SEABREEZE BOULEVARD
SUITE 900
DAYTONA BEACH, FL 32118

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DAYTONA BEACH, FL 32115

TELEPHONE: (386) 254-6875
FACSIMILE: (386) 257-1834

www.daytonalaw.com

October 15, 2014

Mr. Steven Spraker, AICP
Senior Planner
City of Ormond Beach
Planning & Development
22 S. Beach Street, Room 104
Ormond Beach, FL 32175-0277

Re: ORMOND RENAISSANCE CONDOMINIUM
Project Number: 2014098
Summary of Project, Public Benefit, Waivers, and analysis of Planned Business Development criteria

Dear Mr. Spraker:

Please be advised that our law firm is privileged to represent Ormond King Center, LLC, a Florida limited liability company (Developer) in all matters pertaining to the above referenced project (Project).

SUMMARY OF PROJECT

The Project located at 875 Sterthaus Drive Ormond Beach Florida is a proposed residential condominium development consisting of a total of 11 buildings each housing 26 residential units. The Project will be developed in three (3) phases. Each phase of the Project will be developed on a separately platted lot to facilitate third party institutional financing for each phase. The subject property is currently zoned as B-1 (Professional Office) and currently has a land use of Office Professional. The Developer will seek to have the subject property zoned as a Planned Business Development. The proposed site plan, plat and Planned Business Development Agreement will be submitted to the City for concurrent review. A neighborhood meeting was conducted on August 26, 2014 at the Ormond YMCA and a representative of the City staff was present who recorded the meeting.

VISION OF PROJECT

The condominium buildings will be 5 stories tall with a parking garage on the first floor with four floors of residential units above. Each condominium unit will have one parking space in the parking garage with additional parking provided in the outdoor parking lot. The architectural theme of the Project will be Mediterranean and consistent with the City's Land Development Code. Phase I of the Project will include a clubhouse and pool as a common

SMITH BIGMAN BROCK

element amenity for the condominium unit owners. The Project will have a gated entrance and gated parking garage.

SUMMARY OF ITEMS THAT REQUIRE WAIVERS/FLEXIBILITY

(1) The existing B-1 zoning allows a density of 10 units per acre. The Office Professional land use allows a density of 15 units per acre. The Project has a density of 10.36 DU/Acre.

(2) The existing B-1 zoning allows a maximum building height of 30'. The proposed building height is 74'-4".

(3) Multifamily building lengths greater than 180 feet. The proposed building length is 207'-7.5".

SUMMARY OF PUBLIC BENEFITS

(1) The Project is located on the site of the former Ormond Memorial Hospital which is a designated Brownsfield area.

(2) The Project site is centrally located in the City and is in close proximity to the City's downtown redevelopment area. The proximate condominium Unit owners as consumers should provide an economic boost to the redevelopment area.

(3) The Project is an infill development with a less intensive use than the former hospital use and therefore any adverse impact to surrounding infrastructure should be minimal. The Project will provide an efficient utilization of mostly existing infrastructure.

(4) The close proximity of the project to existing grocery stores, restaurants and medical offices is consistent with best practices of new urbanism to reduce urban sprawl and traffic trips.

(5) The Developer will record a Conservation Easement over a portion of the Project lands as shown on the Site Plan which will serve to protect wetland areas, habitat and ground water quality. The Project will set aside these Conservation areas for the preservation of natural resources and listed species habitats.

(6) The Project has open spaces, walkways, benches and ponds with water fountains to establish scenic areas which are not otherwise required under conventional zoning. The Project will install sidewalks which will be integrated to existing sidewalks with crosswalks so as to encourage pedestrian traffic to surrounding businesses in lieu of vehicular trips.

(7) The Project will have a condominium association in perpetuity that will insure that the Project is well maintained, including but not limited to landscaped buffers.

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(8-11) There will be larger buffer areas in four (4) locations as shown on the Site Plan then what is required under conventional zoning. Expanded West Property Line Landscape Buffer (Old Kings Road) 10ft required 20ft provided. Expanded North Property Line Landscape Buffer: 10 ft required, 20ft provided. Expanded South Property Line Buffer (Sterthaus Drive); 10ft required, 20ft provided. Expanded East Property line Buffer; 10ft required, 20ft provided.

(12) Some of the required parking will be located in a parking garage integrated into the condominium building with these vehicles out of site to the public.

(13) Votran shelter to be provided by Developer per Votran requirements at the existing Nova Road Votran stop. This is a multi-modal public benefit.

(14) Expanded tree preservation area. Fifteen percent (15%) required or 4.14 acres with twenty five percent (25%) or 7.13 acres provided.

Analysis of Planned Business Development Criteria

The Project meets the purpose and criteria for a Planned Business Development as set forth in Section 2-36(a) and Section 2-36(h) of the Land Development Code.

(1) The Project incorporates innovative site and building design with a high level of amenities.

(2) The Project promotes the efficient utilization of infrastructure and orderly economical development as an infill project.

(3) The Project establishes open areas as set asides for preservation of natural resources.

(4) The Project establishes open spaces and scenic areas not otherwise provided with conventional zoning districts.

(5) The Project has an attractive Mediterranean architectural theme, large ponds with water fountains, enhanced landscaped buffer areas which provide focal points and vistas.

(6) The Project will be governed by a Declaration of Condominium with covenants and restrictions which will foster a quiet well maintained residential community and prohibit certain activities by Unit owners which are inconsistent with the above.

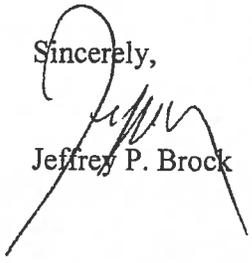
(7) The Project is consistent with the existing future land use.

LAW OFFICES

SMITH BIGMAN BROCK

The Developer looks forward to helping revitalize the City's core area with this Project and believes it will have significant positive impact to the businesses along the City's gateway/ Granada Boulevard. Please let me know if you need any additional information concerning this Project.

Sincerely,



Jeffrey P. Brock

cc: Buddy LaCour
Parker Mynchenberg



Phases 1, 2, and 3

OrmondBeach Format a01a

Ormond Beach Renaissance | Ormond Beach, FL

ORMOND RENAISSANCE CONDOMINIUM PRELIMINARY PLAT / FINAL SITE PLAN ORMOND BEACH, FLORIDA

GENERAL INFORMATION

OWNER/DEVELOPER:
ORMOND KING CENTER, LLC
ERNEST V. LACOUR
MANAGER
220 CHARLES STREET
PORT ORANGE, FL 32129
E-MAIL: buddy@lacourandcompany.com
w/copy to: chris@lacourandcompany.com

**ENGINEER, APPLICANT
LANDSCAPE ARCHITECT:**
PARKER MYNCHENBERG & ASSOC., INC.
PARKER MYNCHENBERG, P.E. #32645 L.A. #1553
1729 RIDGEWOOD AVENUE
HOLLY HILL, FLORIDA 32117 (386) 677-6891
FAX (386) 677-2114
E-MAIL: info@parkermynchenberg.com

SURVEYOR:
UPHAM, INC.
CONSULTING ENGINEERS AND SURVEYORS
ROGER W. STRCULA, PE, CPESC, PRESIDENT
265 KENILWORTH AVENUE
ORMOND BEACH, FLORIDA 32174
(386) 672-9515 FAX (386) 673-6554
LB #0003612 LC #0000357
E-MAIL: uphaminc.com

ARCHITECT:
DAVID HOWARD
ARCHITECT'S COLLABORATIVE, INC.
17904 SINGING WOOD PLACE
LUTZ, FLORIDA 33548
(813) 787-5848
E-MAIL: dch-dhoward@ampabay.rr.com

ENVIRONMENTAL CONSULTANT:
BIOLOGICAL CONSULTING SERVICES, INC.
MR. JOE YOUNG
208 RUSH STREET
NEW SMYRNA BEACH, FLORIDA 32168
(386) 423-3402
E-MAIL: biocon@ellsouth.net

STATEMENT OF INTENT:

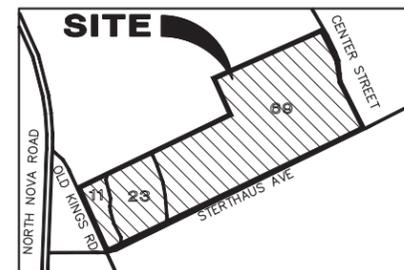
CONSTRUCT (11) ELEVEN 26 UNIT BUILDINGS,
5 STORY (GARAGE PARKING 1ST FLOOR),
FOR A TOTAL 286 MULTI-FAMILY CONDOMINIUM, A 3,500 S.F.,
1 STORY CLUBHOUSE WITH SWIMMING POOL & SPA, WITH
PARKING GARAGE 286 SPACES, SURFACE PARKING 303 SPACES,
TOTAL PARKING IS 589 SPACES, ASSOCIATED DRAINAGE, UTILITIES,
LANDSCAPING, IRRIGATION, LIGHTING, SIGNAGE, FENCING & GATES.

SITE ADDRESS:
1) 875 STERTHAUS DRIVE
ORMOND BEACH, FLORIDA 32174
TAX PARCEL NUMBER: 4241-01-05-0070
2) 555 STERTHAUS DRIVE
ORMOND BEACH, FLORIDA 32174
TAX PARCEL NUMBER: 4241-01-05-0080



FLOOD MAP

MAP # 12127C0212J
MAP # 12127C0214J
DATED: FEBRUARY 19, 2014
FLOOD ZONES = AE & X



SOILS MAP

11 - BUILD SAND, 0 TO 5 PERCENT SLOPES
23 - FARMTON FINE SAND
89 - TUSCAWILLA FINE SAND

LAND USE TABULATION

EXISTING ZONING = B-1 (PROFESSIONAL OFFICE/HOSPITAL)
PROPOSED ZONING = PBD (PLANNED BUSINESS DISTRICT)
EXISTING LAND USE = OP

EXISTING USE: VACANT
PROPOSED USE: 5 STORY, (11) BUILDING, 286 UNIT, MULTI-FAMILY
CONDOMINIUM WITH 1ST FLOOR PARKING GARAGE
SITE AREA = 27.607 ACRES = 1,202,572 S.F. (100%)

BUILDING COVERAGE:	
1) CONDOMINIUM	(11) BUILDINGS @ 14,169 S.F. = 155,859 S.F.
2) CLUBHOUSE	= 3,500 S.F.
3) STORAGE BUILDING	= 400 S.F.
4) FILTER ROOM	= 165 S.F.
TOTAL	= 159,924 S.F. = 13.30 % COVERAGE

DENSITY = $\frac{286 \text{ UNITS}}{27.607 (-)1.677 \text{ ACRES}}$ = 10.36 DU/ACRE

TOTAL BUILDINGS S.F.	
1) CONDOMINIUM	= 583,715 S.F.
2) CLUBHOUSE	= 3,500 S.F.
3) STORAGE BUILDING	= 400 S.F.
4) FILTER ROOM	= 165 S.F.
TOTAL	= 587,780 S.F.

BUILDING SETBACKS:	
FRONT	30'
SIDE	30'
SIDE CORNER	30'
REAR	30'

IMPERVIOUS AREA

BUILDINGS	= 159,924 S.F.
PARKING/DRIVEWAY/SIDEWALKS	= 272,663 S.F.
TOTAL	= 432,587 S.F. = 35.97%
AREA TO REMAIN	
TREED	= 7.50 ACRES = 27.16%
LAKE AREA	= 1.68 ACRES = 6.09%
LANDSCAPING AREA	= 370,129 S.F. = 30.78%

AREA TO REMAIN AT NATURAL GRADE = 326,700 S.F. = 27.17%

LANDSCAPE BUFFERS:

REQUIRED:	PROVIDED:
OLD KINGS ROAD	10 FT. 20 FT.
STERHAUS DRIVE	10 FT. 30 FT.
CENTER STREET	10 FT. 150 FT.
NORTH BOUNDARY	10 FT. 20 FT.

BUILDING DATA:

- NUMBER OF STORIES: 5
- TYPE OF CONSTRUCTION: TYPE IA ON 1ST FLOOR
- FINISH FLOOR ELEVATIONS: 8.00 - 11.00

PARKING CALCULATION:

PARKING REQUIRED:
(11 BUILDINGS) X (26 UNITS/BUILDING) X (2 SPOTS/UNIT) = 572 SPACES

PARKING PROVIDED:

(11) PARKING GARAGES @ 26 SPACES/GARAGE = 286 SPACES
SURFACE PARKING:
STANDARD = 281
HANDICAPPED = 22
TOTAL PARKING PROVIDED = 589 SPACES

ONSITE WETLAND AND WETLAND IMPACTS:

WETLAND	AREA	IMPACT	WETLAND TO REMAIN
A	191,146 S.F.	0 S.F.	191,146 S.F.
B	3,337 S.F.	3,337 S.F.	0 S.F.
C	9,756 S.F.	9,756 S.F.	0 S.F.
TOTAL	204,239 S.F.	13,093 S.F.	191,146 S.F.

TOTAL WETLAND IMPACT = 13,093 S.F.

LOT AREA CALCULATION:

LOT 1 = 527,836 S.F.
LOT 2 = 473,802 S.F.
LOT 3 = 200,934 S.F.
TOTAL = 1,202,572 S.F.



VICINITY MAP

SHEET NO.	DESCRIPTION
1	COVER SHEET
2-7	SURVEY
8-11	PRELIMINARY PLAT
12	KEY MAP
13-17	DEMOLITION, EROSION CONTROL & TREE REMOVAL PLAN
18-22	SITE PLAN
23-27	CIVIL SITE PLAN
28-32	UTILITY SITE PLAN
33-37	LANDSCAPE PLAN
38	TYPICAL BUILDING LANDSCAPE PLAN
38A	PLANT LIST
39	LANDSCAPE DETAILS
40-44	IRRIGATION PLAN
45	IRRIGATION DETAILS
46-52	PAVING & DRAINAGE DETAILS
53-54	WATER SYSTEM DETAILS
55-56	SEWER SYSTEM DETAILS

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ORMOND BEACH'S LAND DEVELOPMENT CODE REQUIREMENTS, AND THE STANDARD CONSTRUCTION DETAILS AND CONSTRUCTION SPECIFICATIONS (SCDCS). AN ENGINEERING PERMIT AND TREE REMOVAL PERMIT IS REQUIRED PRIOR TO STARTING CONSTRUCTION.
- NO LAND SHALL BE CLEARED, EXCAVATED OR FILLED AND NO STRUCTURE SHALL BE ERECTED, REPAIRED OR DEMOLISHED WITHOUT PROPER PERMIT(S) AS REQUIRED BY THE CITY OF ORMOND BEACH.
- NOTIFY THE CITY OF ORMOND BEACH'S ENGINEERING DIVISION AT 676-3269 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- ANY CONSTRUCTION CHANGES TO APPROVED PLANS SHALL BE SUBMITTED TO THE CITY OF ORMOND BEACH FOR APPROVAL PRIOR TO PERFORMING THE WORK.
- ROAD CONSTRUCTION AND PIPE INSTALLATION COMPACTION AND DENSITY TESTING SHALL CONFORM TO THE CITY OF ORMOND BEACH'S MINIMUM REQUIREMENTS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO THE CITY INSPECTOR AND THE CITY'S ENGINEERING DIVISION.
- A PRE-PAVING UTILITY INSPECTION MUST BE REQUESTED AND COMPLETED PRIOR TO THE PAVING OF ALL ROADS, STREETS, AND PARKING AREAS.
- A FINAL INSPECTION, TO BE CONDUCTED BY THE CITY OF ORMOND BEACH, SHALL BE PERFORMED ON ALL CONSTRUCTION. THE DESIGN ENGINEER SHALL NOTIFY THE CITY OF ORMOND BEACH PRIOR TO REQUESTING A FINAL INSPECTION.
- THREE COMPLETE SETS OF AS-BUILT DRAWINGS (5 FOR SUBDIVISIONS) ARE REQUIRED TO BE SUBMITTED TO THE CITY OF ORMOND BEACH PRIOR TO REQUESTING A FINAL INSPECTION.
- IF THE CITY HAS A CONTRACTOR FOR ROLL OFF SERVICE, NO OTHER CONTRACTOR SHALL BE PERMITTED TO PROVIDE THIS SERVICE. VERIFY COMPANY UNDER CONTRACT WITH THE CITY.
- CONSTRUCTION SITES THAT DISTURB ONE ACRE OR MORE WILL BE REQUIRED TO SEEK COVERAGE UNDER THE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. IN ACCORDANCE WITH THIS REQUIREMENT, A STORMWATER POLLUTION PREVENTION PLAN (SWPP) MUST BE SUBMITTED TO THE CITY'S ENGINEERING DIVISION PRIOR TO CONSTRUCTION TO BE IN COMPLIANCE WITH THE PERMIT.

SECTION: 41 TOWNSHIP: T14S RANGE: 32E

LEGAL DESCRIPTION:

LOT "D", OF GRANT LOT 10-12, EXCEPT THE WESTERLY 1267 FEET THEREOF, ASSESSOR'S SUBDIVISION OF THE HENRY YOUNG GRANT, OF RECORD IN MAP BOOK 2, PAGE 118, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; AND

THE EASTERLY 1242 FEET OF THE WESTERLY 1267 FEET OF LOT "F", GRANT LOT 10, AND THE EASTERLY 1242 FEET OF THE WESTERLY 1267 FEET OF LOT "D", GRANT LOT 10-12, ASSESSOR'S SUBDIVISION OF THE HENRY YOUNG GRANT, ALSO KNOWN AS THE HENRY YOUNG GRANT, AS PER MAP IN MAP BOOK 2, PAGE 118, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; AND

THE EASTERLY 35 FEET OF THE WESTERLY 1302 FEET OF LOT "F", GRANT LOT 10, ASSESSOR'S SUBDIVISION OF THE HENRY YOUNG GRANT, RECORDED IN MAP BOOK 2, PAGE 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, EXCEPTING THEREFROM, THE SOUTHERLY 35 FEET THEREOF IN STERTHAUS AVENUE; AND

EASTERLY 841.93 FEET OF THE WESTERLY 2108.93 FEET OF LOT "D", GRANT LOT 11, AND THE WESTERLY 841.93 FEET OF LOT "C", GRANT LOT 10-12, ASSESSOR'S MAP OF THE HENRY YOUNG GRANT, ACCORDING TO A PLAT RECORDED IN MAP BOOK 2, PAGE 118 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LESS AND EXCEPT:

A PORTION OF LOT "C", GRANT LOT 10-12, ASSESSOR'S SUBDIVISION THE HENRY YOUNG GRANT, RECORDED IN MAP BOOK 2, PAGE 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF GRANT LOT 10, SAID ASSESSOR'S SUBDIVISION OF THE HENRY YOUNG GRANT, RUN NORTH 65°12'03" EAST ALONG THE SOUTH LINE OF SAID GRANT LOT 10 A DISTANCE OF 2178.96 FEET; THENCE DEPARTING SAID LINE, RUN NORTH 24°15'05" WEST A DISTANCE OF 35.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STERTHAUS DRIVE, A 50 FOOT RIGHT-OF-WAY; THENCE SOUTH 65°12'03" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 101.50 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 34°03'57" WEST A DISTANCE OF 5.96 FEET TO THE P.C. OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 372.90 FEET AND A CENTRAL ANGLE OF 12°38'08"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 82.24 FEET; THENCE NORTH 37°26'05" WEST A DISTANCE OF 75.00 FEET TO THE P.C. OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 247.03 FEET, A CENTRAL ANGLE OF 14°44'44" AND A CHORD BEARING OF NORTH 30°03'43" WEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 247.03 FEET, A CENTRAL ANGLE OF 16°13'06" AND A CHORD BEARING OF NORTH 14°34'48" WEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 49.93 FEET; THENCE NORTH 06°28'15" WEST A DISTANCE OF 149.13 FEET TO THE P.C. OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 159.90 FEET AND A CENTRAL ANGLE OF 17°45'59"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 49.42 FEET TO THE WESTERLY LINE OF CENTER STREET, A 70 FOOT RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2402, PAGE 1046, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 24°15'05" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 258.89 FEET; THENCE DEPARTING SAID LINE RUN SOUTH 65°10'36" WEST A DISTANCE OF 64.89 FEET TO THE POINT OF BEGINNING; AND

THAT PORTION OF LOT "F", GRANT LOT 10, ASSESSOR'S SUBDIVISION OF THE HENRY YOUNG GRANT, AS PER MAP RECORDED IN MAP BOOK 2, PAGE 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF CENTER STREET, A 70 FEET RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2402, PAGE 1046, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND NORTHERLY OF STERTHAUS AVENUE, A 50 FOOT RIGHT-OF-WAY, EXCEPT THE WESTERLY 1302 FEET, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A 50 FOOT RIGHT-OF-WAY, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STERTHAUS AVENUE; THENCE NORTH 65°12'03" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STERTHAUS AVENUE, 1276.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 24°15'05" WEST, 223.56 FEET; THENCE NORTH 65°10'36" EAST, 742.13 FEET TO A CURVE CONCAVE TO THE EAST, BEING THE WESTERLY RIGHT-OF-WAY LINE OF SAID CENTER STREET; SAID CURVE HAVING A RADIUS OF 247.03 FEET, A CENTRAL ANGLE OF 14°44'44" AND A CHORD BEARING AND DISTANCE OF SOUTH 30°03'39" EAST 63.41 FEET; THENCE SOUTHERLY ALONG SAID CURVE 63.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°26'05" EAST 75.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 372.90 FEET, AND A CENTRAL ANGLE OF 12°38'08"; THENCE SOUTHERLY ALONG SAID CURVE 82.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 24°15'05" EAST 5.96 FEET TO THE SAID NORTHERLY RIGHT-OF-WAY LINE OF STERTHAUS AVENUE; THENCE SOUTH 65°12'03" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 75.48 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING IN ROAD RIGHT OF WAY.



LAND USE MAP

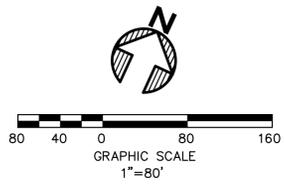


ZONING MAP

NO.	DATE	REVISIONS	BY
2	1.09.15	REVISED	CH
1	9.24.14	REVISED	CH
		DESCRIPTION	BY

REVISIONS	
COVER SHEET	
FILE NO. 13-49CS.DWG	DESIGNER: P.MYNCHENBERG
DATE: 5.23.14	CADD TECH: C.HARNDEN
SCALE: NONE	SHEET 1 OF 56

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PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114
E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910



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SEE SHEET 6 OF 6 FOR SURVEYOR SIGNATURE

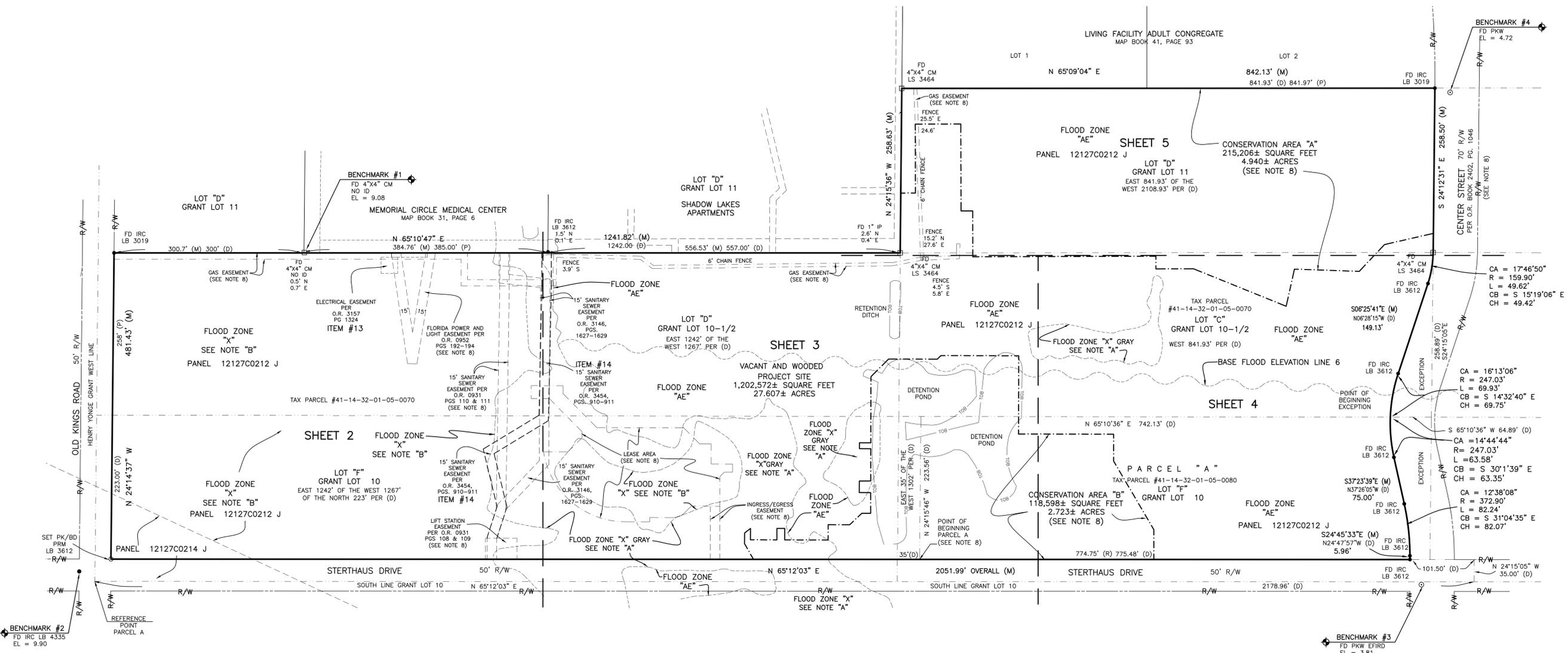
SURVEY MAP

THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT THE REPORT

TYPE OF SURVEY: TOPOGRAPHIC BOUNDARY, TOPOGRAPHIC & SPECIAL PURPOSE
 MAP SUBJECT: ORMOND KING CENTER
 ADDRESS: 555 & 875 STERTHAUS AVENUE ORMOND BEACH, FL. 32174

PROJECT No: 130906
 FIELD WORK BY: WSH
 DATE: 4/11/14
 OFFICE WORK BY: AM, wsh
 DATE: 4/11/14
 FIELD BOOK - PAGE: 52-26

SCALE: 1" = 80'
 DRAWING FILE:



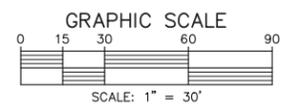
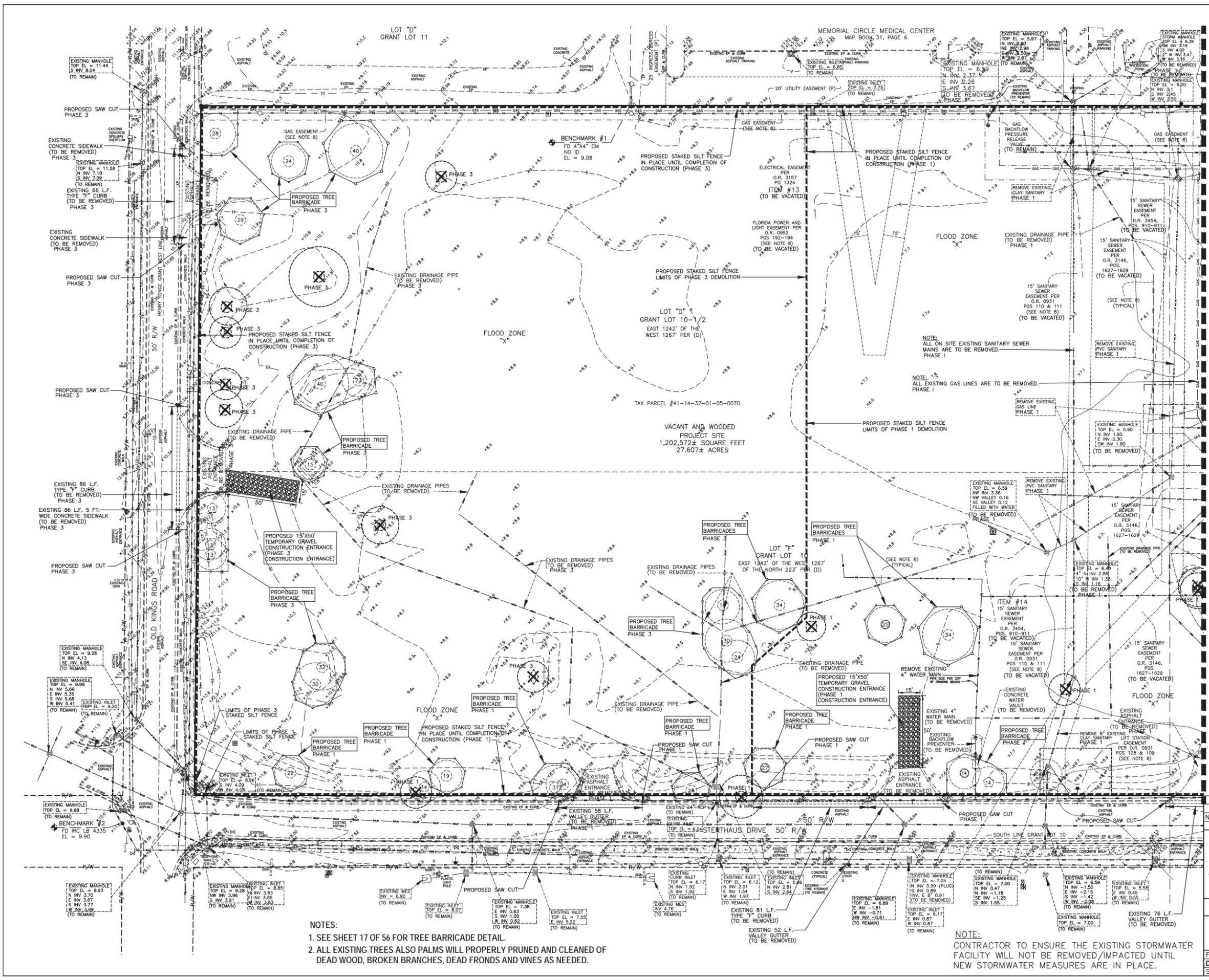
FLOOD ZONE "X" GRAY
 NOTE "A"
 AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

FLOOD ZONE "X"
 NOTE "B"
 AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FLOOD PLANE CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), COMMUNITY OF ORMOND BEACH NUMBER 125136, PANEL NUMBER 12127C0212 J, DATED: FEBRUARY 19, 2014 AND PANEL NUMBER 12127C0214 J, DATED: FEBRUARY 19, 2014. THE PROPERTY APPEARS TO BE FLOOD ZONE "X" AND "AE" THE BASE 100 YEAR FLOOD ELEVATION IS NOT SHOWN.

DATA SOURCES:
 VERTICAL DATA ELEVATIONS REFER TO (NAVD 88) NORTH AMERICAN VERTICAL DATUM 1988. FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988. BENCHMARK DESIGNATION IS CITY OF ORMOND BEACH HY MONUMENT (UPHAM) ELEVATION 4.88 FEET. TO CONVERT TO NGVD 29 DATUM ADD 1.14 FEET TO ELEVATIONS SHOWN.

REVISIONS
 01-05-2015 ADDED FLOOD ZONE AND BENCH MARK INFORMATION TO ALL SHEETS.
 04-28-2014 REVISED TREES DIAMETER ACCORDING TO ARBORIST. FIELD VERIFIED.



LEGEND

---	EXISTING GRADE
- - - -	EXISTING CONTOUR

TREE LEGEND / SYMBOLS
SEE LIMITATIONS: 12(F)(1)
ONLY TREES 12" AND GREATER WERE LOCATED

(Symbol: Circle with 15)	EXISTING ASH TREE (TO REMAIN)
(Symbol: Circle with 12)	EXISTING BAY TREE (TO REMAIN)
(Symbol: Circle with 29)	EXISTING CEDAR TREE (TO REMAIN)
(Symbol: Circle with 17)	EXISTING HACKBERRY TREE (TO REMAIN)
(Symbol: Circle with 13)	EXISTING MAGNOLIA TREE (TO REMAIN)
(Symbol: Circle with 18)	EXISTING MAPLE TREE (TO REMAIN)
(Symbol: Circle with 36)	EXISTING OAK TREE (TO REMAIN)
(Symbol: Circle with 16)	EXISTING PALM TREE (TO REMAIN)
(Symbol: Circle with 28)	EXISTING PINE TREE (TO REMAIN)
(Symbol: Circle with 25)	EXISTING SWEETGUM TREE (TO REMAIN)
(Symbol: Circle with 23)	EXISTING TOOTHACHE TREE (TO REMAIN)
(Symbol: Circle with X)	EXISTING TREE TO BE REMOVED
(Symbol: Circle with 36)	PROPOSED TREE BARRICADES

SEE SHEET 14

VERTICAL DATUM, NAVD 88
FIRM PANELS: 0212 & 0214
COMMUNITY NUMBER: 125136

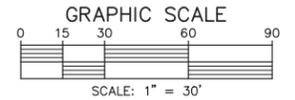
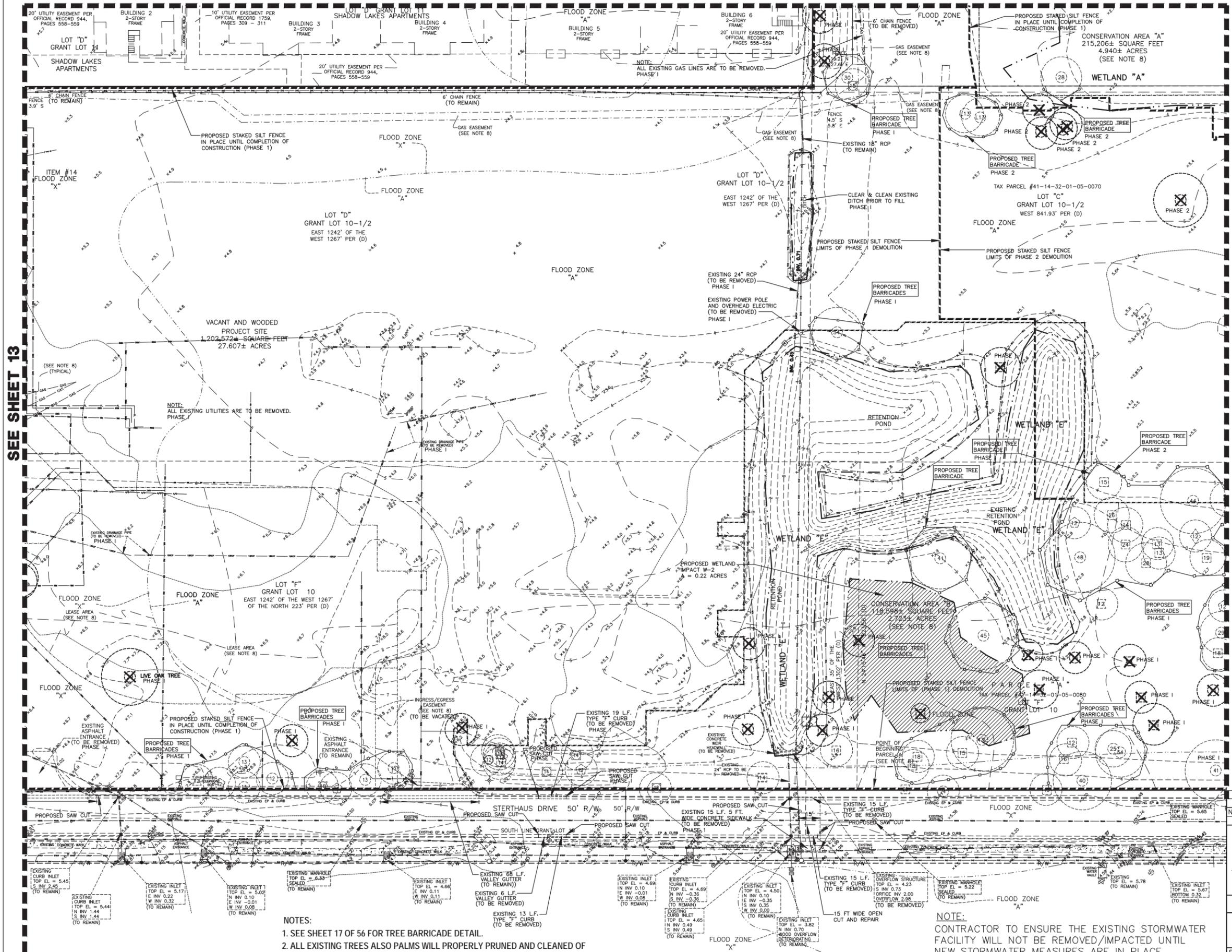
- NOTES:
- SEE SHEET 17 OF 56 FOR TREE BARRICADE DETAIL.
 - ALL EXISTING TREES ALSO PALMS WILL PROPERLY PRUNED AND CLEANED OF DEAD WOOD, BROKEN BRANCHES, DEAD FRONDS AND VINES AS NEEDED.

NOTE:
CONTRACTOR TO ENSURE THE EXISTING STORMWATER FACILITY WILL NOT BE REMOVED/IMPACTED UNTIL NEW STORMWATER MEASURES ARE IN PLACE.

2	1.09.15	REVISED	CH
1	9.24.14	REVISED	CH
NO.	DATE	DESCRIPTION	BY
REVISIONS			
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(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com			
CERTIFICATION OF AUTHORIZATION NUMBER: 00003910			
DEMOLITION, EROSION CONTROL & TREE REMOVAL PLAN			
ORMOND RENAISSANCE CONDOMINIUM			
ORMOND BEACH * FLORIDA			
FILE NO. 13-49SP.DWG	DESIGNER: P.MYNCHENBERG		
DATE: 5.23.14	CADD TECH: C.HARNDEN		
SCALE: 1"=30'	SHEET 13 OF 56	SEAL	

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SEE SHEET 16



LEGEND

	EXISTING GRADE
	EXISTING CONTOUR

TREE LEGEND / SYMBOLS
SEE LIMITATIONS: 12(F)(1)
ONLY TREES 12" AND GREATER WERE LOCATED

	EXISTING ASH TREE (TO REMAIN)
	EXISTING BAY TREE (TO REMAIN)
	EXISTING CEDAR TREE (TO REMAIN)
	EXISTING HACKBERRY TREE (TO REMAIN)
	EXISTING MAGNOLIA TREE (TO REMAIN)
	EXISTING MAPLE TREE (TO REMAIN)
	EXISTING OAK TREE (TO REMAIN)
	EXISTING PALM TREE (TO REMAIN)
	EXISTING PINE TREE (TO REMAIN)
	EXISTING SWEETGUM TREE (TO REMAIN)
	EXISTING TOOTHACHE TREE (TO REMAIN)
	EXISTING TREE TO BE REMOVED
	PROPOSED TREE BARRICADES

VERTICAL DATUM, NAVD 88
FIRM PANELS: 0212 & 0214
COMMUNITY NUMBER: 125136

SEE SHEET 13

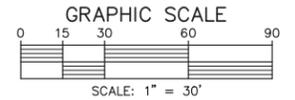
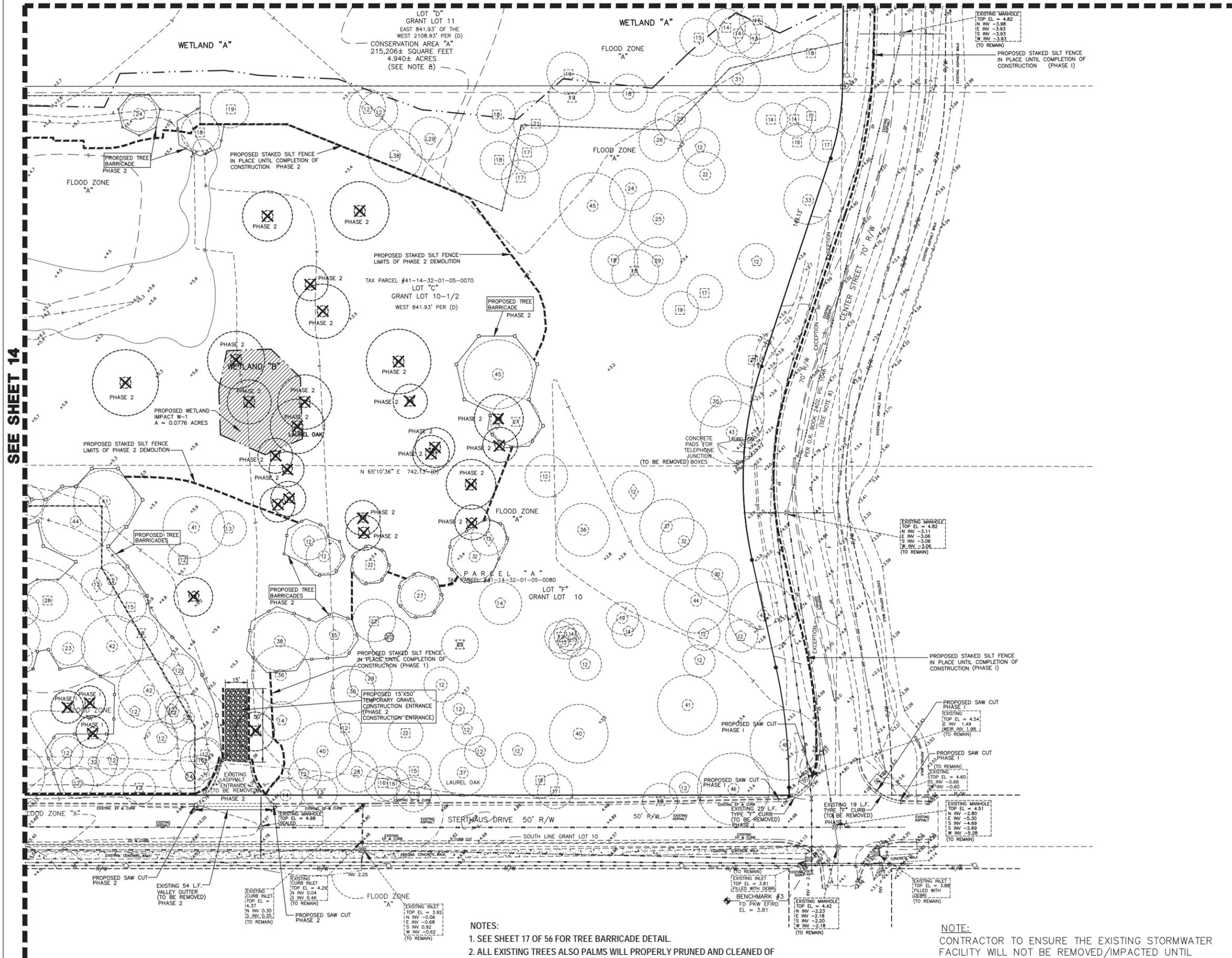
SEE SHEET 15

- NOTES:
- SEE SHEET 17 OF 56 FOR TREE BARRICADE DETAIL.
 - ALL EXISTING TREES ALSO PALMS WILL PROPERLY PRUNED AND CLEANED OF DEAD WOOD, BROKEN BRANCHES, DEAD FRONDS AND VINES AS NEEDED.

NOTE:
CONTRACTOR TO ENSURE THE EXISTING STORMWATER FACILITY WILL NOT BE REMOVED/IMPACTED UNTIL NEW STORMWATER MEASURES ARE IN PLACE.

2	1.09.15	REVISED	CH
1	9.24.14	REVISED	CH
NO.	DATE	DESCRIPTION	BY
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CERTIFICATION OF AUTHORIZATION NUMBER: 00003910			
DEMOLITION, EROSION CONTROL & TREE REMOVAL PLAN			
ORMOND RENAISSANCE CONDOMINIUM			
ORMOND BEACH * FLORIDA			
FILE NO. 13-49SP.DWG	DESIGNER: P.MYNCHENBERG		
DATE: 5.23.14	CADD TECH: C.HARDEN		
SCALE: 1"=30'	SHEET 14 OF 56	SEAL	

SEE SHEET 17



LEGEND

	EXISTING GRADE
	EXISTING CONTOUR

TREE LEGEND / SYMBOLS
SEE LIMITATIONS: 12(F)(1)
ONLY TREES 12" AND GREATER WERE LOCATED

- EXISTING ASH TREE (TO REMAIN)
- EXISTING BAY TREE (TO REMAIN)
- EXISTING CEDAR TREE (TO REMAIN)
- EXISTING HACKBERRY TREE (TO REMAIN)
- EXISTING MAGNOLIA TREE (TO REMAIN)
- EXISTING MAPLE TREE (TO REMAIN)
- EXISTING OAK TREE (TO REMAIN)
- EXISTING PALM TREE (TO REMAIN)
- EXISTING PINE TREE (TO REMAIN)
- EXISTING SWEETGUM TREE (TO REMAIN)
- EXISTING TOOTHACHE TREE (TO REMAIN)
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE BARRICADES

VERTICAL DATUM, NAVD 88
FIRM PANELS: 0212 & 0214
COMMUNITY NUMBER: 125136

- NOTES:
- SEE SHEET 17 OF 56 FOR TREE BARRICADE DETAIL.
 - ALL EXISTING TREES ALSO PALMS WILL PROPERLY PRUNED AND CLEANED OF DEAD WOOD, BROKEN BRANCHES, DEAD FRONDS AND VINES AS NEEDED.

NOTE:
CONTRACTOR TO ENSURE THE EXISTING STORMWATER FACILITY WILL NOT BE REMOVED/IMPACTED UNTIL NEW STORMWATER MEASURES ARE IN PLACE.

NO.	DATE	DESCRIPTION	BY
2	1.09.15	REVISED	CH
1	9.24.14	REVISED	CH

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CERTIFICATION OF AUTHORIZATION NUMBER: 00003910

DEMOLITION, EROSION CONTROL & TREE REMOVAL PLAN

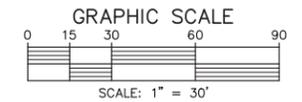
ORMOND RENAISSANCE CONDOMINIUM
ORMOND BEACH * FLORIDA

FILE NO. 13-49SP.DWG	DESIGNER: P.MYNCHENBERG
DATE: 5.23.14	CADD TECH: C.HARDEN
SCALE: 1"=30'	SHEET 15 OF 56

SEAL

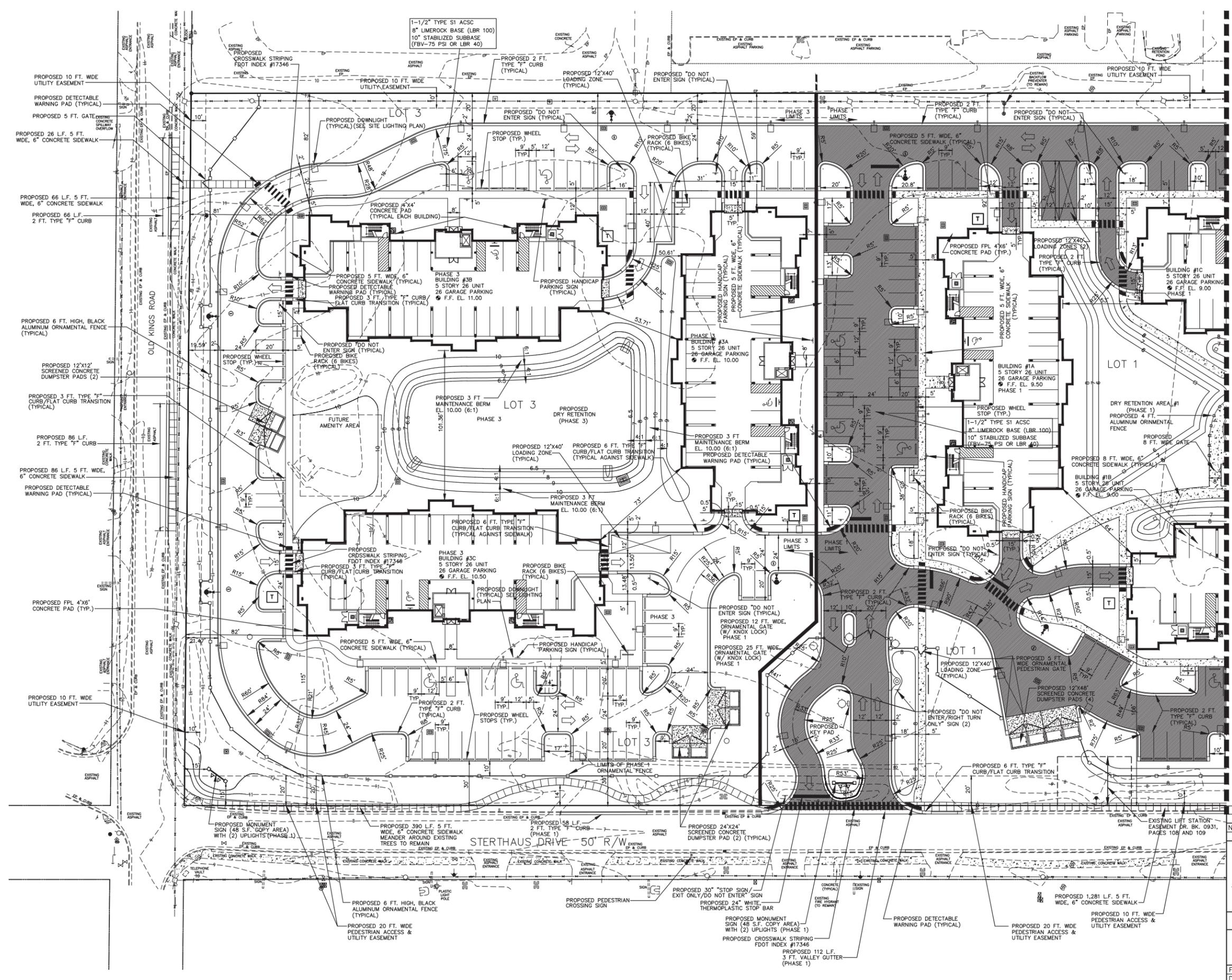
SEE SHEET 14

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LEGEND

	PROPOSED GRADE
	4" THICK CONCRETE (3,000 PSI @ 28 DAYS) ON 12" COMPACTED SUBGRADE
	6" THICK CONCRETE (3,000 PSI @ 28 DAYS) ON 12" COMPACTED SUBGRADE
	PROPOSED AGGREGATE REINFORCED THERMOPLASTIC SYSTEM
	1-1/2" TYPE S1 ACSC 8" LIMEROCK BASE (LBR 100) 10" STABILIZED SUBBASE (FBV-75 PSI OR LBR 40)
	CURB RAMP DETECTABLE WARNING

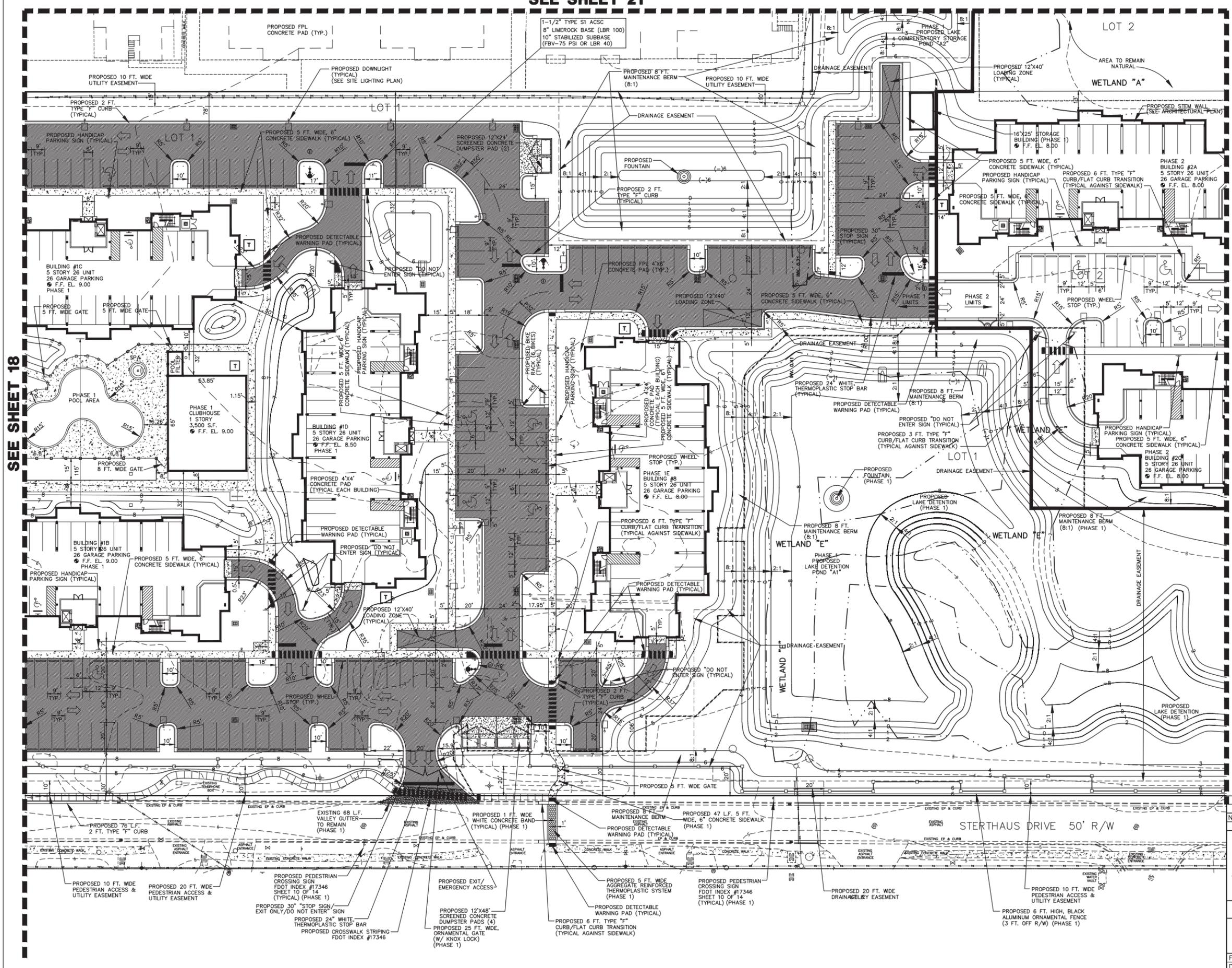
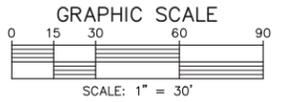


SEE SHEET 19

2	1.09.15	REVISED	CH
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CERTIFICATION OF AUTHORIZATION NUMBER: 00003910			
SITE PLAN			
ORMOND RENAISSANCE CONDOMINIUM			
ORMOND BEACH * FLORIDA			
FILE NO. 13-49SP.DWG	DESIGNER: P.MYNCHENBERG		
DATE: 5.23.14	CADD TECH: C.HARNDEN		
SCALE: 1"=30'	SHEET 18 OF 56	SEAL	

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SEE SHEET 21



SEE SHEET 18

SEE SHEET 20

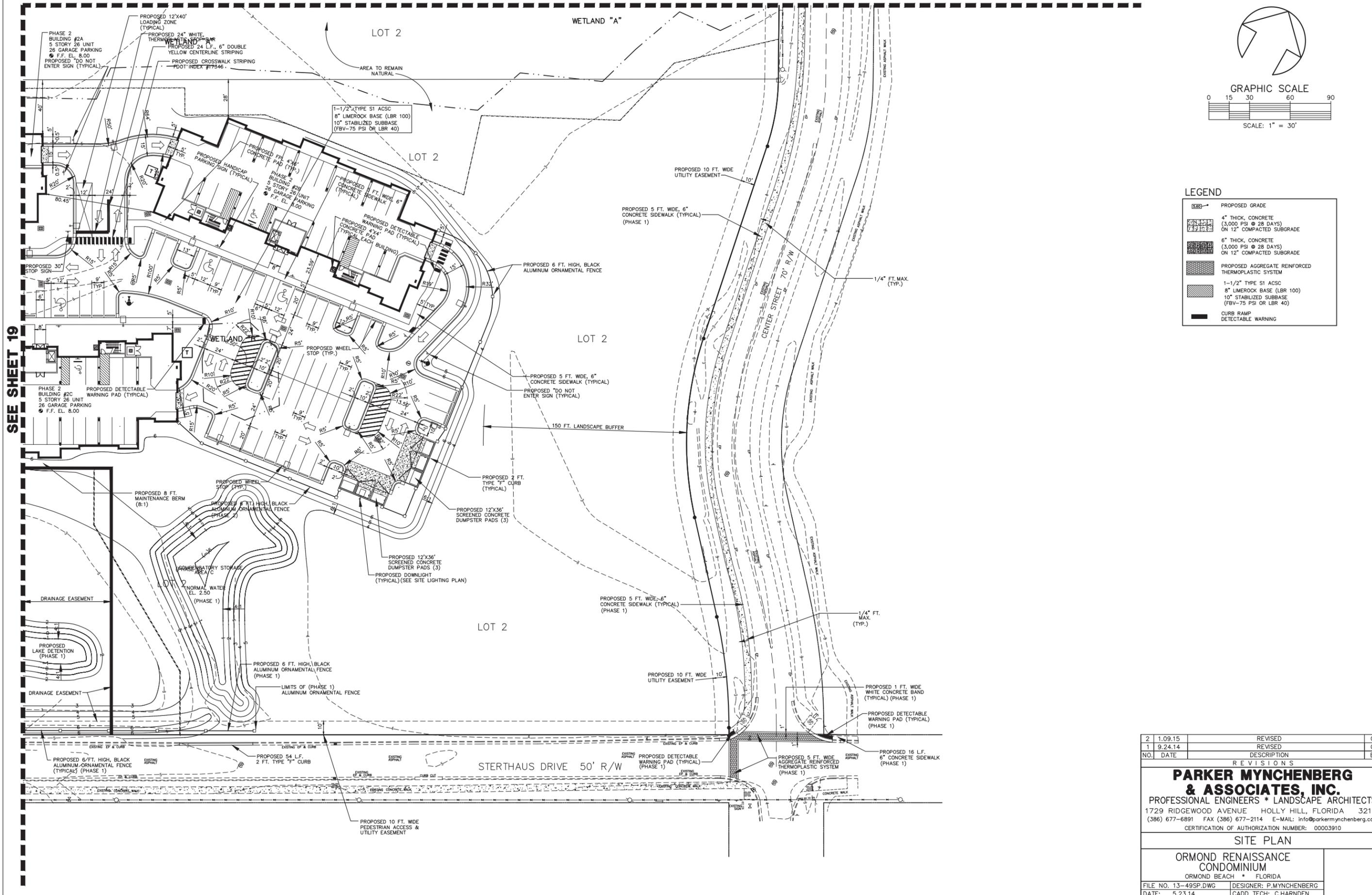
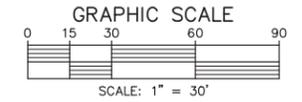
LEGEND

	PROPOSED GRADE
	4" THICK, CONCRETE (3,000 PSI @ 28 DAYS) ON 12" COMPACTED SUBGRADE
	6" THICK, CONCRETE (3,000 PSI @ 28 DAYS) ON 12" COMPACTED SUBGRADE
	PROPOSED AGGREGATE REINFORCED THERMOPLASTIC SYSTEM
	1-1/2" TYPE S1 ACSC
	8" LIMEROCK BASE (LBR 100)
	10" STABILIZED SUBBASE (FBV-75 PSI OR LBR 40)
	CURB RAMP
	DETECTABLE WARNING

2	1.09.15	REVISED	CH
1	9.24.14	REVISED	CH
NO.	DATE	DESCRIPTION	BY
REVISIONS			
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CERTIFICATION OF AUTHORIZATION NUMBER: 00003910			
SITE PLAN			
ORMOND RENAISSANCE CONDOMINIUM			
ORMOND BEACH * FLORIDA			
FILE NO. 13-49SP.DWG	DESIGNER: P.MYNCHENBERG		
DATE: 5.23.14	CADD TECH: C.HARDEN		
SCALE: 1"=30'	SHEET 19 OF 56	SEAL	

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SEE SHEET 22



LEGEND

	PROPOSED GRADE
	4" THICK CONCRETE (3,000 PSI @ 28 DAYS) ON 12" COMPACTED SUBGRADE
	6" THICK CONCRETE (3,000 PSI @ 28 DAYS) ON 12" COMPACTED SUBGRADE
	PROPOSED AGGREGATE REINFORCED THERMOELASTIC SYSTEM
	1-1/2" TYPE S1 ACSC
	8" LIMEROCK BASE (LBR 100)
	10" STABILIZED SUBBASE (FBV-75 PSI OR LBR 40)
	CURB RAMP
	DETECTABLE WARNING

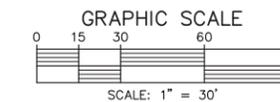
NO.	DATE	DESCRIPTION	BY
2	1.09.15	REVISED	CH
1	9.24.14	REVISED	CH

REVISIONS

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 (386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
 CERTIFICATION OF AUTHORIZATION NUMBER: 00003910

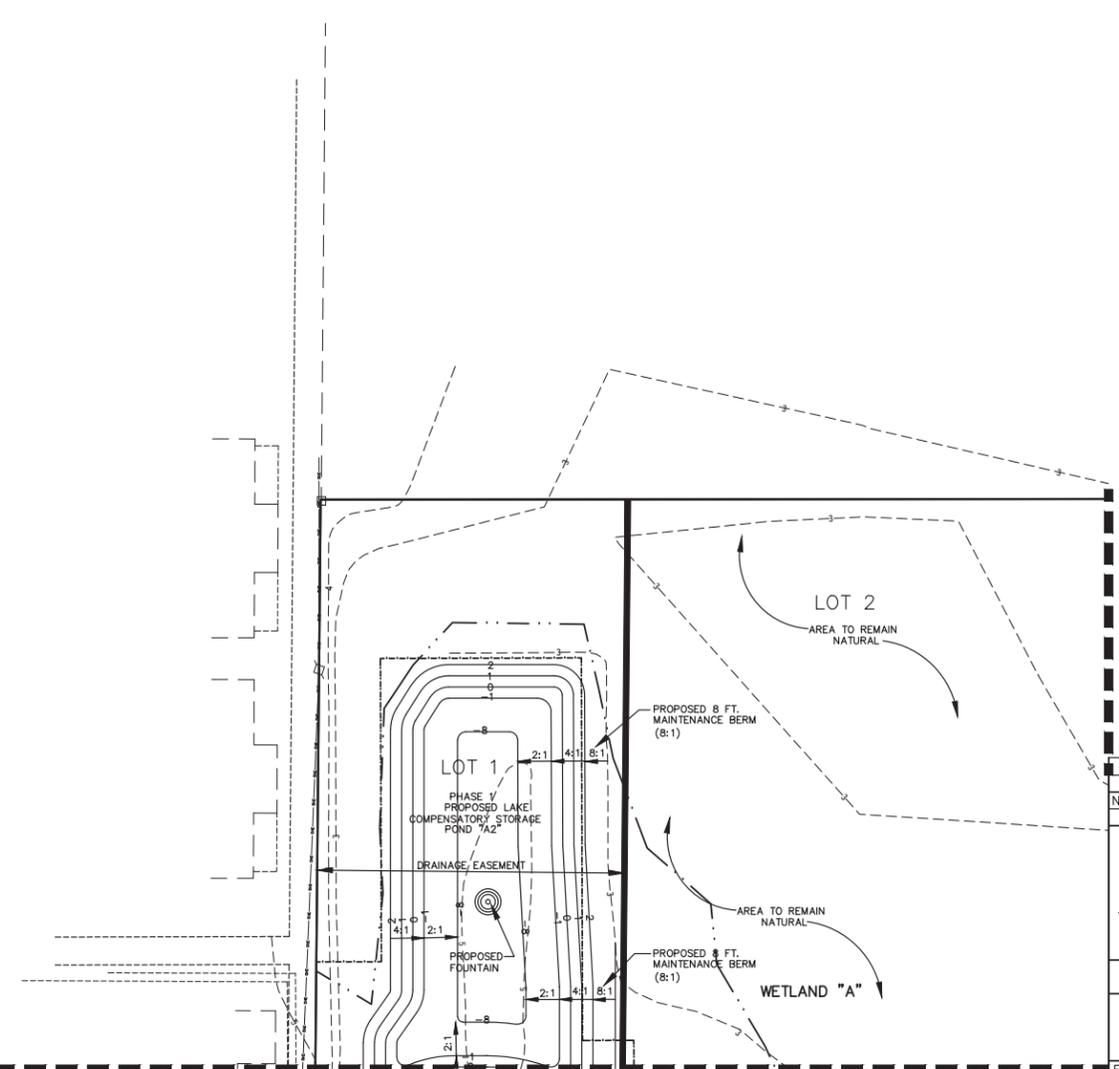
SITE PLAN	
ORMOND RENAISSANCE CONDOMINIUM	
ORMOND BEACH * FLORIDA	
FILE NO. 13-49SP.DWG	DESIGNER: P.MYNCHENBERG
DATE: 5.23.14	CADD TECH: C.HARNDEN
SCALE: 1"=30'	SHEET 20 OF 56

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LEGEND

	PROPOSED GRADE
	4" THICK, CONCRETE (3,000 PSI @ 28 DAYS) ON 12" COMPACTED SUBGRADE
	6" THICK, CONCRETE (3,000 PSI @ 28 DAYS) ON 12" COMPACTED SUBGRADE
	PROPOSED AGGREGATE REINFORCED THERMOPLASTIC SYSTEM
	1-1/2" TYPE S1 ACSC 8" LIMESTONE BASE (LBR 100) 10" STABILIZED SUBBASE (FBV-75 PSI OR LBR 40)
	CURB RAMP DETECTABLE WARNING



SEE SHEET 22

SEE SHEET 19

NO.	DATE	DESCRIPTION	BY
2	1.09.15	REVISED	CH
1	9.24.14	REVISED	CH

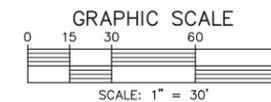
REVISIONS

PARKER MYNCHENBERG & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
 1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
 (386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
 CERTIFICATION OF AUTHORIZATION NUMBER: 00003910

SITE PLAN

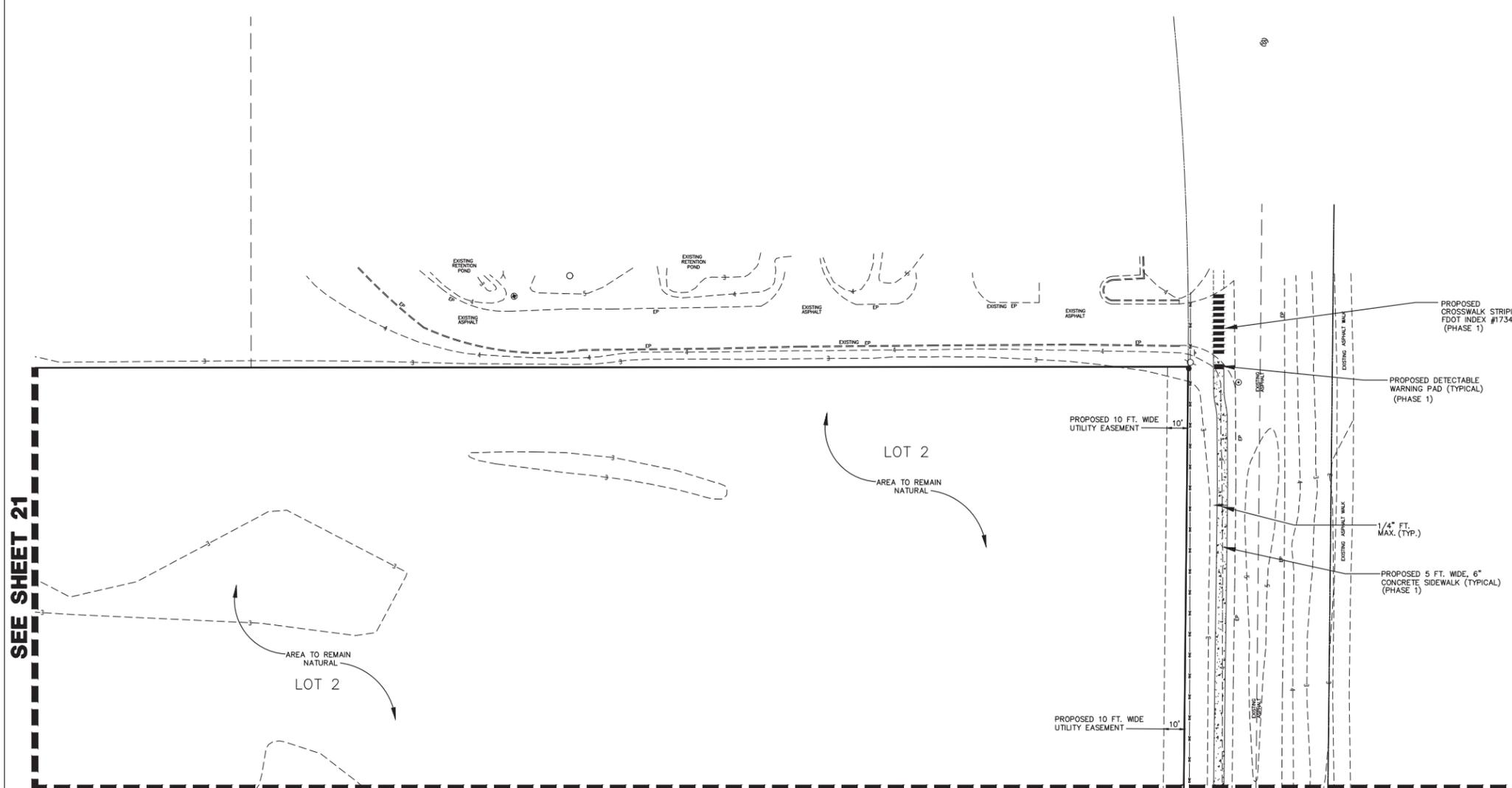
ORMOND RENAISSANCE CONDOMINIUM ORMOND BEACH * FLORIDA	
FILE NO. 13-49SP.DWG	DESIGNER: P.MYNCHENBERG
DATE: 5.23.14	CADD TECH: C.HARDEN
SCALE: 1"=30'	SHEET 21 OF 56

SEAL



LEGEND

	PROPOSED GRADE
	4" THICK, CONCRETE (3,000 PSI @ 28 DAYS) ON 12" COMPACTED SUBGRADE
	6" THICK, CONCRETE (3,000 PSI @ 28 DAYS) ON 12" COMPACTED SUBGRADE
	PROPOSED AGGREGATE REINFORCED THERMOPLASTIC SYSTEM
	1-1/2" TYPE S1 ACSC 8" LIMEROCK BASE (LBR 100) 10" STABILIZED SUBBASE (FBV-75 PSI OR LBR 40)
	CURB RAMP DETECTABLE WARNING



SEE SHEET 21

SEE SHEET 20

NO.	DATE	DESCRIPTION	BY
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1	9.24.14	REVISED	CH

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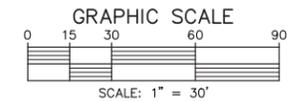
SITE PLAN

ORMOND RENAISSANCE CONDOMINIUM
 ORMOND BEACH * FLORIDA

FILE NO. 13-49SP.DWG	DESIGNER: P.MYNCHENBERG
DATE: 5.23.14	CADD TECH: C.HARDEN
SCALE: 1"=30'	SHEET 22 OF 56

SEAL

X:\Info\Work\Info\Work\ORMOND RENAISSANCE CONDO\SITE PLAN\PLAN 15 REV 15.dwg, 1/9/2015 9:46:27 AM, PNG to PDF job - CH (36,000 x 24,000 inches), 150



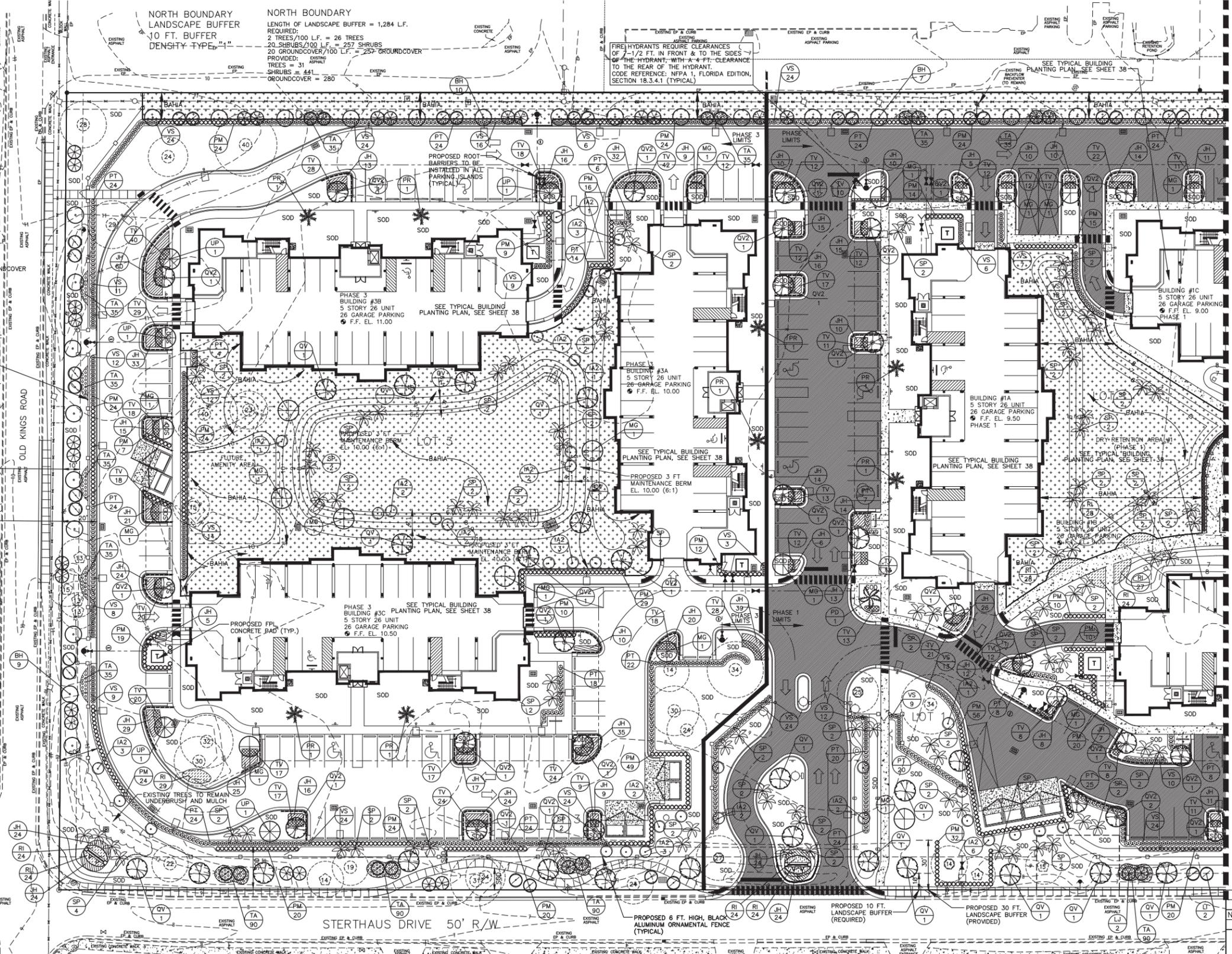
OLD KINGS ROAD
LANDSCAPE BUFFER
10 FT. BUFFER
DENSITY TYPE "2"

OLD KINGS ROAD
LENGTH OF LANDSCAPE BUFFER = 451 L.F.
REQUIRED:
3 TREES/100 L.F. = 14 TREES
30 SHRUBS/100 L.F. = 145 SHRUBS
30 GROUNDCOVER/100 L.F. = 145 GROUNDCOVER
PROVIDED:
TREES = 14
SHRUBS = 169
GROUNDCOVER = 175

PROPOSED 6 FT. HIGH, BLACK
ALUMINUM ORNAMENTAL FENCE
(TYPICAL)

PROPOSED 10 FT.
LANDSCAPE BUFFER
(REQUIRED)

PROPOSED 20 FT.
LANDSCAPE BUFFER
(PROVIDED)



ISR CALCULATION ENTIRE SITE

SITE AREA = 1,202,572 S.F.
10 FT. BUFFERS ALONG R/W = -32,703 S.F.
TOTAL SURFACE AREA = 1,169,869 S.F.
432,587 S.F.
(BUILDING & PAVEMENT) = 36.98%
1,169,869 S.F.
(TOTAL SURFACE AREA)

TREES PROVIDED:
EXISTING = > 320 TREES
PROPOSED = 503 TREES
TOTAL = 823 TREES

50% XERIC SOD CALCULATION:
SODDED AREA=
1. ST. AUGUSTINE 176,977 = 48%
2. BAHIA SOD 193,152 = 52%
TOTAL 370,129 = 100%

TREES REQUIRED:
SITE AREA X 1/TREE 1,500 S.F.
1,202,572 S.F. = 802 TREES REQUIRED
1,500 S.F.
OR LANDSCAPE AREA X 1 TREE/400 S.F.
360,665 S.F. / 400 = 752 TREES REQUIRED

STERTHAUS DRIVE
LANDSCAPE BUFFER
10 FT. BUFFER
DENSITY TYPE "2"

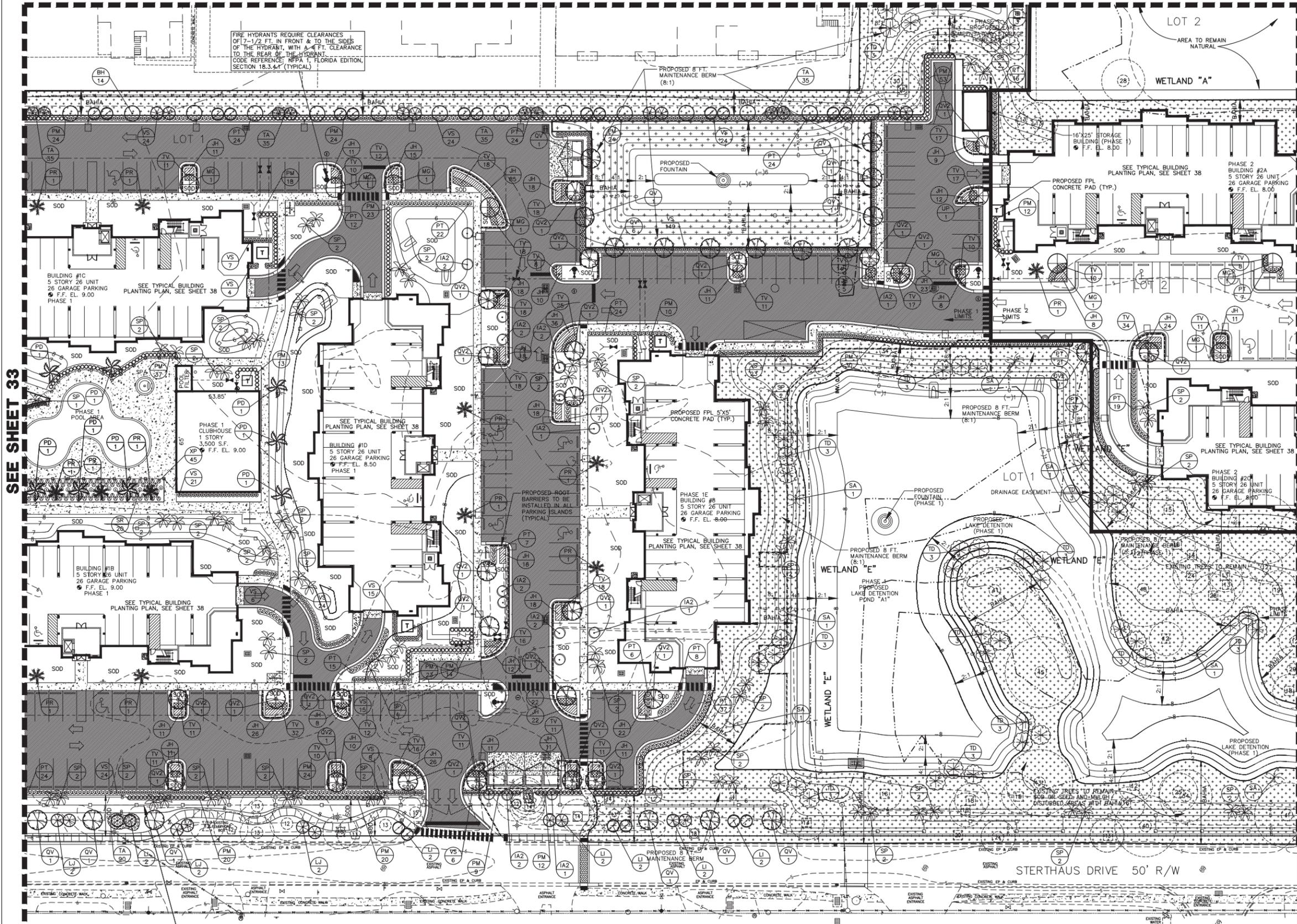
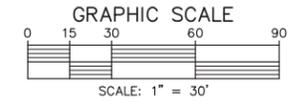
STERTHAUS DRIVE
LENGTH OF LANDSCAPE BUFFER = 1,147 L.F.
REQUIRED:
3 TREES/100 L.F. = 36 TREES
30 SHRUBS/100 L.F. = 360 SHRUBS
30 GROUNDCOVER/100 L.F. = 360 GROUNDCOVER
PROVIDED:
TREES = 36
SHRUBS = 379
GROUNDCOVER = 450

SEE SHEET 34

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NO.	DATE	DESCRIPTION	BY
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CERTIFICATION OF AUTHORIZATION NUMBER: 00003910			
LANDSCAPE PLAN			
ORMOND RENAISSANCE CONDOMINIUM			
ORMOND BEACH * FLORIDA			
FILE NO.	13-49SP.DWG	DESIGNER:	P.MYNCHENBERG
DATE:	5.23.14	CADD TECH:	C.HARDEN
SCALE:	1"=30'	SHEET	33 OF 56
			SEAL

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SEE SHEET 36



SEE SHEET 33

SEE SHEET 35

FIRE HYDRANTS REQUIRE CLEARANCES OF 7-1/2 FT. IN FRONT & TO THE SIDES OF THE HYDRANT, WITH A 4 FT. CLEARANCE TO THE REAR OF THE HYDRANT. CODE REFERENCE: NFPA 1, FLORIDA EDITION, SECTION 18.3.4.1 (TYPICAL)

PROPOSED 6 FT. HIGH, BLACK ALUMINUM ORNAMENTAL FENCE (TYPICAL)

NO.	DATE	DESCRIPTION	BY
2	1.09.15	REVISED	CH
1	9.24.14	REVISED	CH

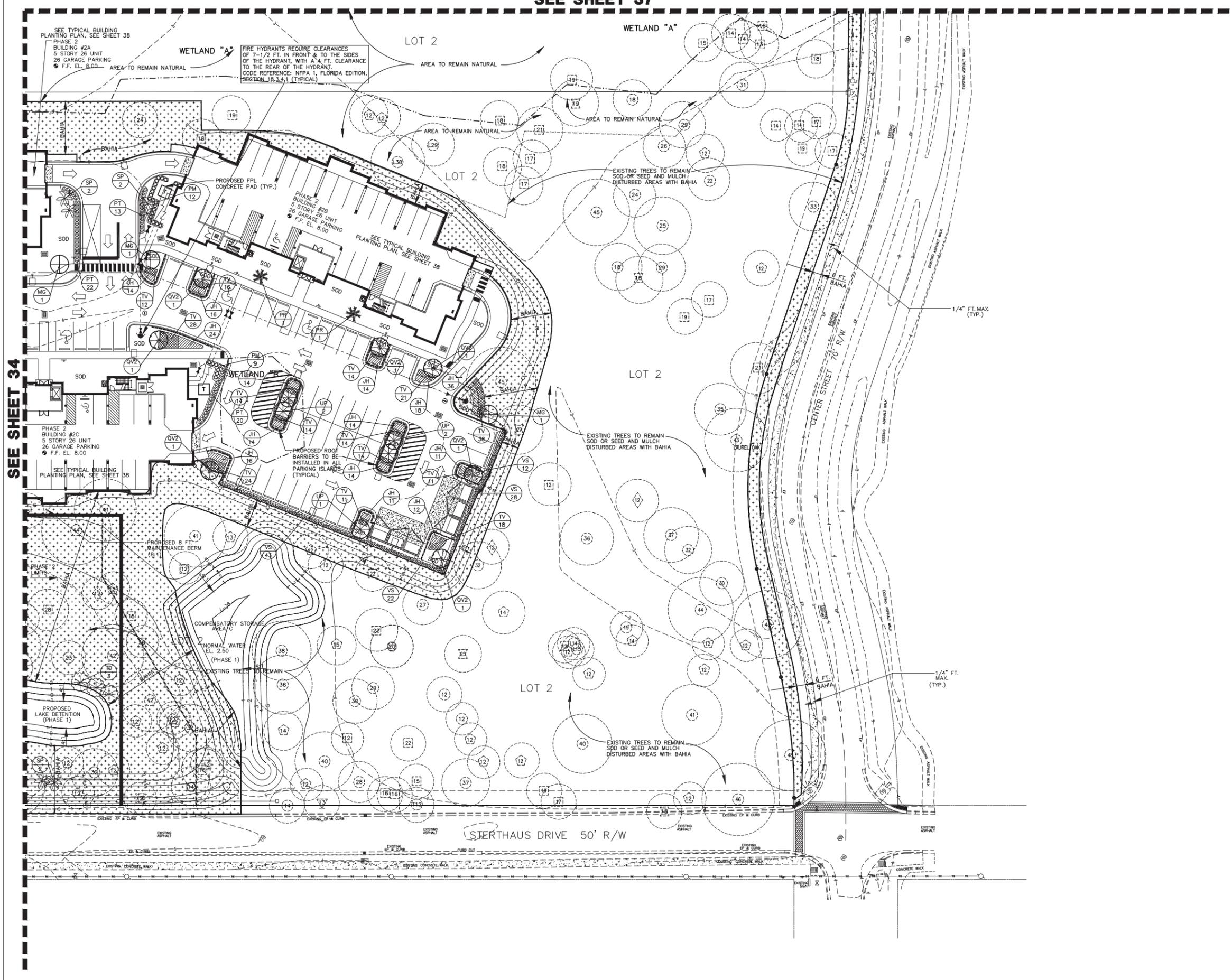
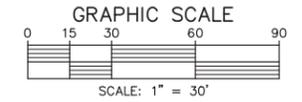
REVISIONS

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LANDSCAPE PLAN	
ORMOND RENAISSANCE CONDOMINIUM	
ORMOND BEACH * FLORIDA	
FILE NO. 13-49SP.DWG	DESIGNER: P.MYNCHENBERG
DATE: 5.23.14	CADD TECH: C.HARDEN
SCALE: 1"=30'	SHEET 34 OF 56

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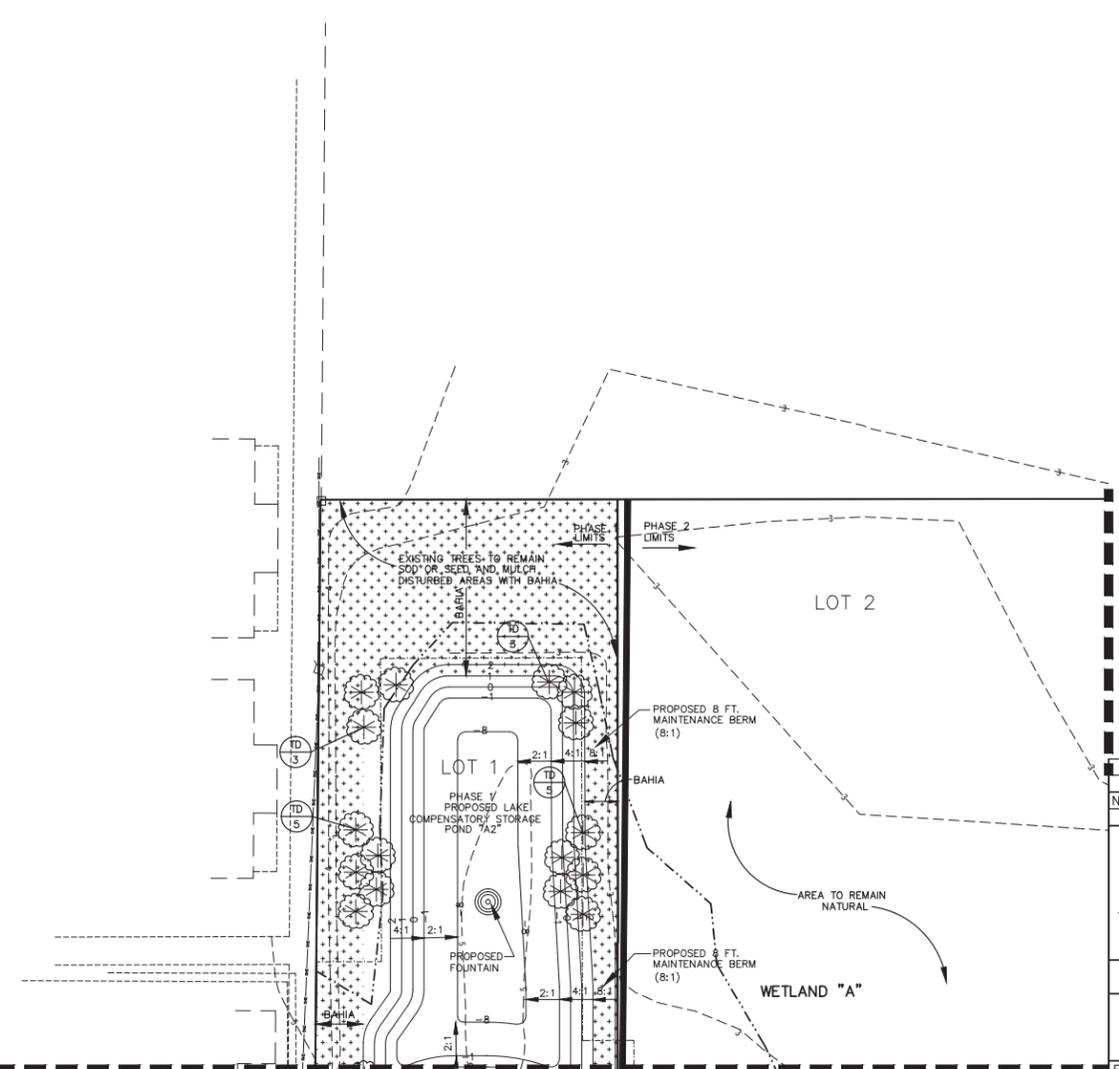
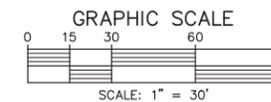
SEE SHEET 37



SEE SHEET 34

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CERTIFICATION OF AUTHORIZATION NUMBER: 00003910			
LANDSCAPE PLAN			
ORMOND RENAISSANCE CONDOMINIUM			
ORMOND BEACH * FLORIDA			
FILE NO.	13-49SP.DWG	DESIGNER:	P.MYNCHENBERG
DATE:	5.23.14	CADD TECH:	C.HARNDEN
SCALE:	1"=30'	SHEET	35 OF 56
			SEAL

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SEE SHEET 34

SEE SHEET 37

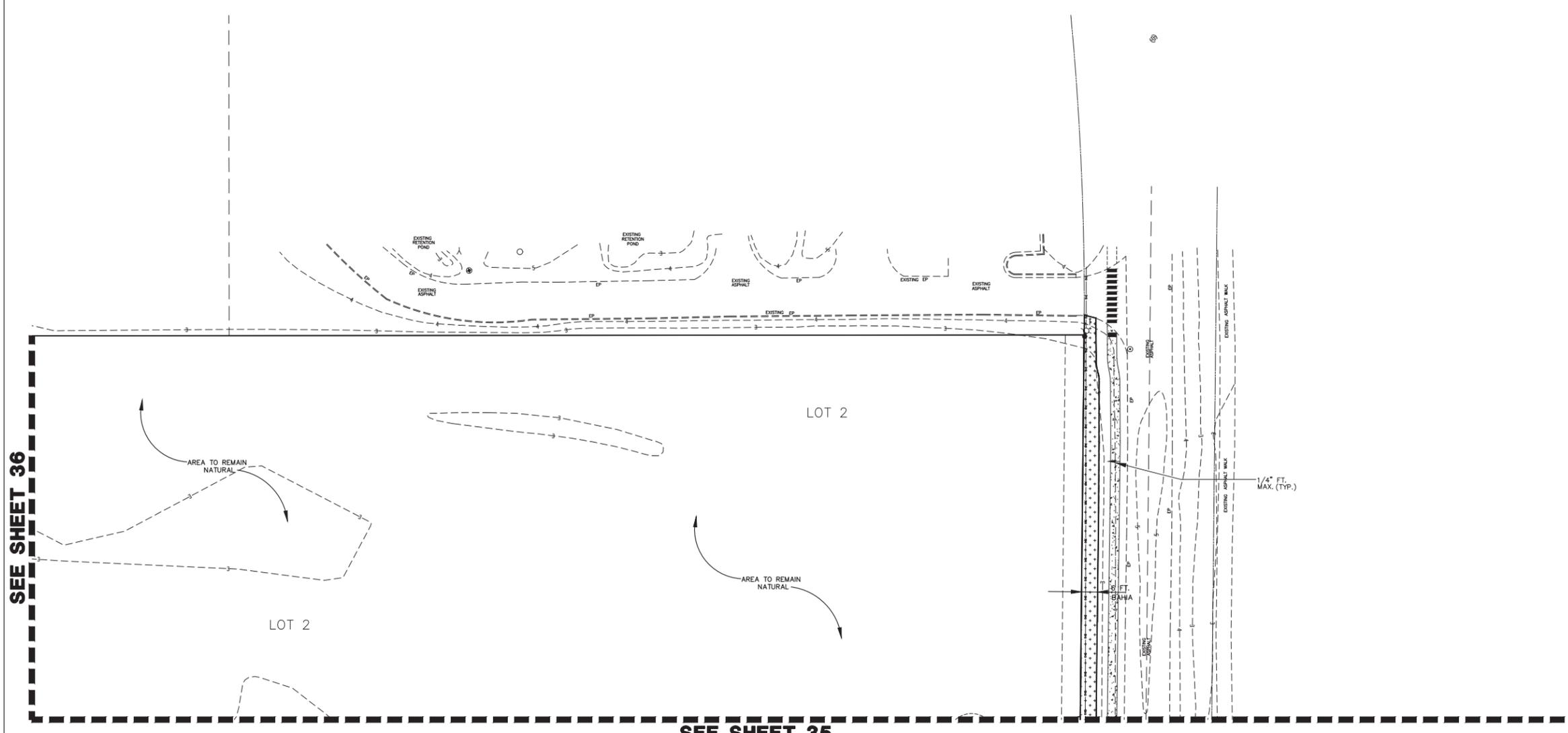
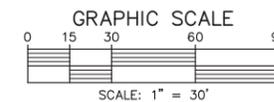
NO.	DATE	DESCRIPTION	BY
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1	9.24.14	REVISED	CH

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 CERTIFICATION OF AUTHORIZATION NUMBER: 00003910

LANDSCAPE PLAN

ORMOND RENAISSANCE CONDOMINIUM
 ORMOND BEACH * FLORIDA

FILE NO. 13-49SP.DWG	DESIGNER: P.MYNCHENBERG	SEAL
DATE: 5.23.14	CADD TECH: C.HARNDEN	
SCALE: 1"=30'	SHEET 36 OF 56	



SEE SHEET 36

SEE SHEET 35

NO.	DATE	DESCRIPTION	BY
2	1.09.15	REVISED	CH
1	9.24.14	REVISED	CH

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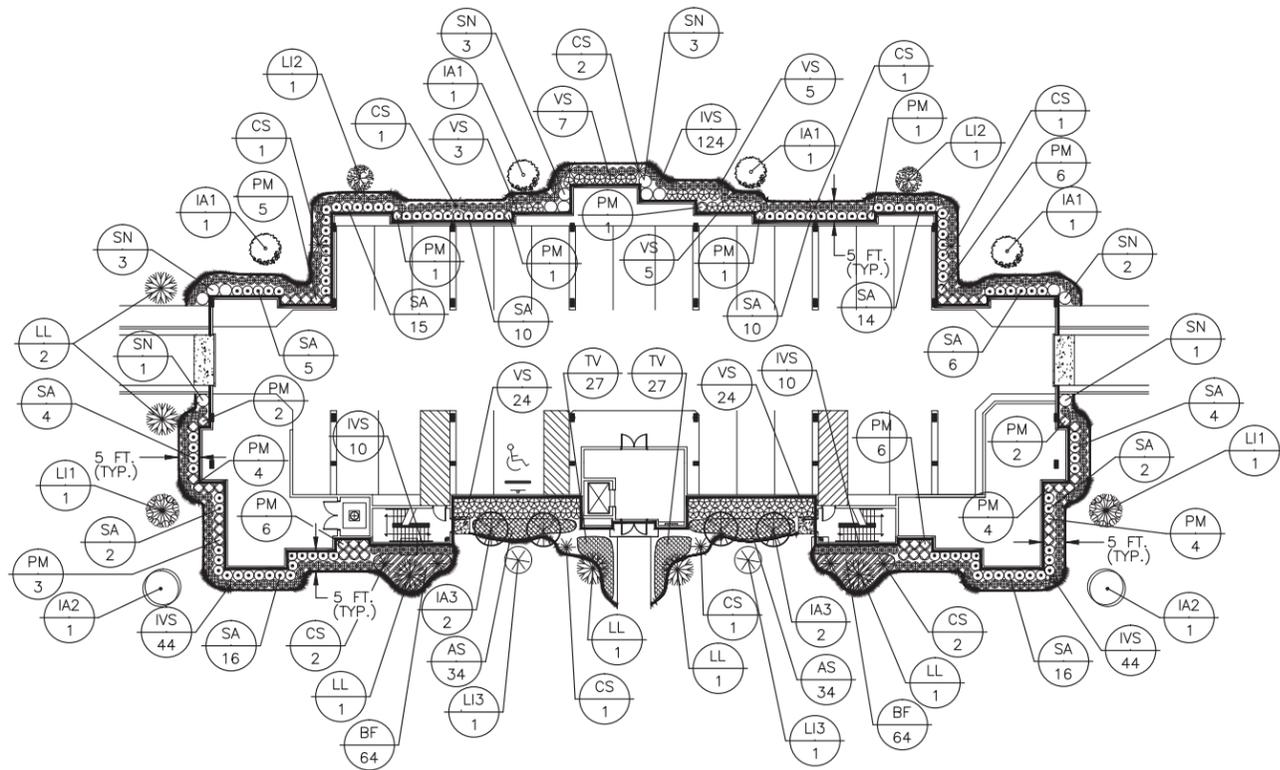
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LANDSCAPE PLAN

ORMOND RENAISSANCE CONDOMINIUM
 ORMOND BEACH * FLORIDA

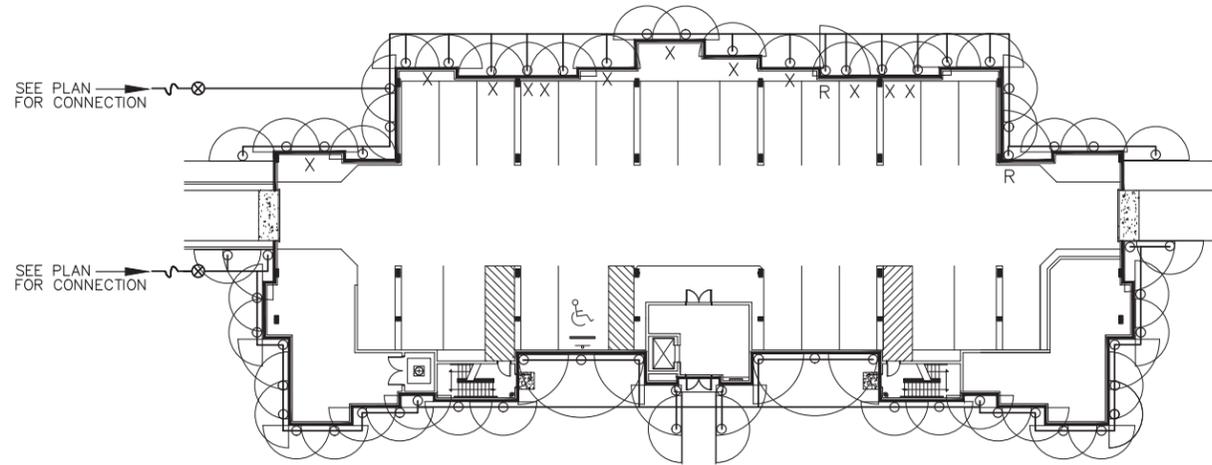
FILE NO. 13-49SP.DWG	DESIGNER: P.MYNCHENBERG
DATE: 5.23.14	CADD TECH: C.HARDEN
SCALE: 1"=30'	SHEET 37 OF 56

SEAL



TYPICAL BUILDING LANDSCAPE PLAN
SCALE: 1" = 20'

NOTE:
1. ADJUST LANDSCAPING IN ACCORDANCE WITH PROPER BUILDING ORIENTATION AND LOCATION.
2. A FIVE FOOT (5) WIDE LANDSCAPE BED SHALL BE PROVIDED ALONG THE SIDES AND REAR OF ALL BUILDINGS.



TYPICAL BUILDING IRRIGATION PLAN
SCALE: 1" = 20'

NOTE:
1. ADJUST IRRIGATION IN ACCORDANCE WITH PROPER BUILDING ORIENTATION AND LOCATION.

PLANT LIST (PHASE 1) 5 BUILDINGS TOTAL					
SYMBOL	ABB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	BF	640	BULBINE FRUTESCENS "HALLMARK"	ORANGE STALKED BULBINE	1 GAL., 12"-15" SPD., 18" O.C.
	AS	340	AGAPANTHUS SPP.	AFRICAN LILY	1 GAL., 12"-15" SPD., 20" O.C.
	TV	270	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL., 12"-15" SPD., 20" O.C.
	VS	340	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL., 30" O.C. 24" HT., MIN.
	PM	235	PODOCARPUS MACROPHYLLA	YEW PODOCARPUS	7 GAL., 30" O.C. 24" HT., MIN.
	SA	520	SCHEFFLERA ARBORICOLA "TRINETTE"	VARIEGATED ARBORICOLA	3 GAL., 30" O.C. 24" HT., MIN.
	SN	65	STRETLIZIO NICOLAI	(WHITE) BIRD OF PARADISE TREE	7 GAL., 36" O.C. 24" HT., MIN.
	IVS*	1,160	ILEX VOMITORIA "SCHILLINGS"	DWARF YAUPON HOLLY	3 GAL., 24" O.C. 10" HT., MIN.
	CS	60	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	15 GAL. MIN., 1.5" MIN. CAL. 6'-8" HT.
	IA1	20	ILEX ATTENUATA "EAGLESTON"	EAGLESTON HOLLY	30 GAL. MIN., 2.5" MIN. CAL. 10'-12" HT.
	IA2*	10	ILEX ATTENUATA	EAST PALATKA HOLLY	30 GAL. MIN., 2.5" MIN. CAL. 10'-12" HT.
	IA3	20	ILEX X "NELLIE R. STEVENS"	NELLIE STEVENS HOLLY	45 GAL. MIN., 3" MIN. CAL. 12'-14" HT.
	LI1	10	LAGERSTROEMIA INDICA "NATCHEZ"	CREPE MYRTLE (WHITE FLOWERS)	30 GAL. MIN., 2" MIN. CAL. 10' HT. MIN.
	LI2	10	LAGERSTROEMIA INDICA "TUSCARORA"	CREPE MYRTLE (ORANGE/PINK FLOWERS)	30 GAL. MIN., 2" MIN. CAL. 10' HT. MIN.
	LI3	10	LAGERSTROEMIA INDICA X FAURIEI "MUSKOGEE"	MUSKOGEE CREPE (LAVENDER FLOWERS)	30 GAL. MIN., 2" MIN. CAL. 10' HT. MIN.
	LL	30	LIGUSTRUM LUCIDUM	LIGUSTRUM TREE	15 GAL. MIN., 1.5" MIN. CAL. 6'-8" HT.

* DENOTES NATIVE PLANT SPECIES

PLANT LIST (PHASE 2) 3 BUILDINGS TOTAL					
SYMBOL	ABB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	BF	384	BULBINE FRUTESCENS "HALLMARK"	ORANGE STALKED BULBINE	1 GAL., 12"-15" SPD., 18" O.C.
	AS	204	AGAPANTHUS SPP.	AFRICAN LILY	1 GAL., 12"-15" SPD., 20" O.C.
	TV	162	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL., 12"-15" SPD., 20" O.C.
	VS	204	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL., 30" O.C. 24" HT., MIN.
	PM	141	PODOCARPUS MACROPHYLLA	YEW PODOCARPUS	7 GAL., 30" O.C. 24" HT., MIN.
	SA	312	SCHEFFLERA ARBORICOLA "TRINETTE"	VARIEGATED ARBORICOLA	3 GAL., 30" O.C. 24" HT., MIN.
	SN	39	STRETLIZIO NICOLAI	(WHITE) BIRD OF PARADISE TREE	7 GAL., 36" O.C. 24" HT., MIN.
	IVS*	696	ILEX VOMITORIA "SCHILLINGS"	DWARF YAUPON HOLLY	3 GAL., 24" O.C. 10" HT., MIN.
	CS	36	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	15 GAL. MIN., 1.5" MIN. CAL. 6'-8" HT.
	IA1	12	ILEX ATTENUATA "EAGLESTON"	EAGLESTON HOLLY	30 GAL. MIN., 2.5" MIN. CAL. 10'-12" HT.
	IA2*	6	ILEX ATTENUATA	EAST PALATKA HOLLY	30 GAL. MIN., 2.5" MIN. CAL. 10'-12" HT.
	IA3	12	ILEX X "NELLIE R. STEVENS"	NELLIE STEVENS HOLLY	45 GAL. MIN., 3" MIN. CAL. 12'-14" HT.
	LI1	6	LAGERSTROEMIA INDICA "NATCHEZ"	CREPE MYRTLE (WHITE FLOWERS)	30 GAL. MIN., 2" MIN. CAL. 10' HT. MIN.
	LI2	6	LAGERSTROEMIA INDICA "TUSCARORA"	CREPE MYRTLE (ORANGE/PINK FLOWERS)	30 GAL. MIN., 2" MIN. CAL. 10' HT. MIN.
	LI3	6	LAGERSTROEMIA INDICA X FAURIEI "MUSKOGEE"	MUSKOGEE CREPE (LAVENDER FLOWERS)	30 GAL. MIN., 2" MIN. CAL. 10' HT. MIN.
	LL	18	LIGUSTRUM LUCIDUM	LIGUSTRUM TREE	15 GAL. MIN., 1.5" MIN. CAL. 6'-8" HT.

* DENOTES NATIVE PLANT SPECIES

PLANT LIST (PHASE 3) 3 BUILDINGS TOTAL					
SYMBOL	ABB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	BF	384	BULBINE FRUTESCENS "HALLMARK"	ORANGE STALKED BULBINE	1 GAL., 12"-15" SPD., 18" O.C.
	AS	204	AGAPANTHUS SPP.	AFRICAN LILY	1 GAL., 12"-15" SPD., 20" O.C.
	TV	162	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL., 12"-15" SPD., 20" O.C.
	VS	204	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL., 30" O.C. 24" HT., MIN.
	PM	141	PODOCARPUS MACROPHYLLA	YEW PODOCARPUS	7 GAL., 30" O.C. 24" HT., MIN.
	SA	312	SCHEFFLERA ARBORICOLA "TRINETTE"	VARIEGATED ARBORICOLA	3 GAL., 30" O.C. 24" HT., MIN.
	SN	39	STRETLIZIO NICOLAI	(WHITE) BIRD OF PARADISE TREE	7 GAL., 36" O.C. 24" HT., MIN.
	IVS*	696	ILEX VOMITORIA "SCHILLINGS"	DWARF YAUPON HOLLY	3 GAL., 24" O.C. 10" HT., MIN.
	CS	36	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	15 GAL. MIN., 1.5" MIN. CAL. 6'-8" HT.
	IA1	12	ILEX ATTENUATA "EAGLESTON"	EAGLESTON HOLLY	30 GAL. MIN., 2.5" MIN. CAL. 10'-12" HT.
	IA2*	6	ILEX ATTENUATA	EAST PALATKA HOLLY	30 GAL. MIN., 2.5" MIN. CAL. 10'-12" HT.
	IA3	12	ILEX X "NELLIE R. STEVENS"	NELLIE STEVENS HOLLY	45 GAL. MIN., 3" MIN. CAL. 12'-14" HT.
	LI1	6	LAGERSTROEMIA INDICA "NATCHEZ"	CREPE MYRTLE (WHITE FLOWERS)	30 GAL. MIN., 2" MIN. CAL. 10' HT. MIN.
	LI2	6	LAGERSTROEMIA INDICA "TUSCARORA"	CREPE MYRTLE (ORANGE/PINK FLOWERS)	30 GAL. MIN., 2" MIN. CAL. 10' HT. MIN.
	LI3	6	LAGERSTROEMIA INDICA X FAURIEI "MUSKOGEE"	MUSKOGEE CREPE (LAVENDER FLOWERS)	30 GAL. MIN., 2" MIN. CAL. 10' HT. MIN.
	LL	18	LIGUSTRUM LUCIDUM	LIGUSTRUM TREE	15 GAL. MIN., 1.5" MIN. CAL. 6'-8" HT.

* DENOTES NATIVE PLANT SPECIES

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REVISIONS			
PARKER MYNCHENBERG & ASSOCIATES, INC.			
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS			
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117			
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com			
CERTIFICATION OF AUTHORIZATION NUMBER: 00003910			
TYPICAL BUILDING LANDSCAPE & IRRIGATION PLAN			
ORMOND RENAISSANCE CONDOMINIUM			
ORMOND BEACH * FLORIDA			
FILE NO.	13-49SP.DWG	DESIGNER:	P.MYNCHENBERG
DATE:	5.23.14	CADD TECH:	C.HARNDEN
SCALE:	1"=30'	SHEET	38 OF 56
			SEAL

X:\Users\Horn\OneDrive\Work\ORMOND RENAISSANCE\TYPICAL BUILDING LANDSCAPE IRRIGATION.dwg, 1/4/2015 9:57:49 AM, DWG To PDF Plot, CH (56,000 x 34,000) Inches, 1:20

PHASE 1

PHASE 2

PHASE 3

PROPOSED PLANT LIST					
SYMBOL	ABB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	LJ	33	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE	15 GAL., MULTI-TRUNK, 6'-11' MIN HT.
	LI	32	LAGERSTROEMIA INDICA	CREPE MYRTLE	30 GAL., 10' MIN HT. MULTI-TRUNK
	BH*	21	ILEX CORNUTA "BURFORDII"	BURFORD HOLLY	2.5" MIN. CAL., 30 GAL. 6'-11' MIN HT.
	QV*	25	QUERCUS VIRGINIANA	LIVE OAK	2.5" MIN. CAL., 30 GAL. 10' MIN HT.
	QV2*	41	QUERCUS VIRGINIANA	LIVE OAK	3.5" MIN. CAL., 65 GAL. 11'-18' MIN. HT.
	TD*	55	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" MIN. CAL., 30 GAL. 8'-16' MIN. HT.
	UP	1	ULMUS PARVIFOLIA	ALLEE ELM	3.5" MIN. CAL., 65 GAL. 8'-16' MIN. HT.
	MG*	13	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3.5" MIN. CAL., 65 GAL. 10'-18' MIN. HT.
	SA	8	SALIX BABYLONICA	WEeping WILLOW	3.5" MIN. CAL., 65 GAL. 11'-18' MIN. HT.
	SP*	119	SABLE PALMETTO	CABBAGE PALM	12'-18' OA
	PD	9	PHOENIX DACTYLIFERA	MEDJOOl DATE PALM	10'-12' HT. CLEAR TRUNK
	PR	13	PHOENIX ROBELENNI	PIGMY DATE PALM	65 GAL. 10'-12' HT.
	JH*	820	JUNIPER HORIZONTALIS	CREEPING JUNIPER	3 GAL. 12"-15" SPD. 18" O.C.
	TV*	675	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL. 12"-15" SPD. 18" O.C.
	RI*	155	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL., 10" HT. MIN., 24"O.C.
	TA	390	TRACHELOSPERUM ASIATICUM "MINIMA"	ASIAN JASMINE	1 GAL., 6" HT. X 12" SPREAD, 18" O.C.
	IA2*	28	ILEX ATTENUATA	EAST PALATKA HOLLY	2.5" MIN. CAL., 30 GAL., 10' HT. MIN.
	PM	495	PODOCARPUS MACROPHYLLA	YEW PODOCARPUS	7 GAL., 30" HT., 24" O.C.
	PT*	440	PITTOSPORUM TOBIRA	GREEN PITTOSPORUM	3 GAL., 20" HT. MIN., 30"O.C.
	SR*	20	STRELITZIA REINAE	BIRD-OF-PARADISE	3 GAL., SPACING PER PLAN
	XP	90	XANADU PHILODENDRON	PHILODENDRON	3 GAL., SPACING PER PLAN
	VS	535	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL., 20" HT. MIN., 30"O.C.

*DENOTES XERIC/DROUGHT TOLERANT PLANT

PROPOSED PLANT LIST					
SYMBOL	ABB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	LJ	0	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE	15 GAL., MULTI-TRUNK, 6'-11' MIN HT.
	LI	0	LAGERSTROEMIA INDICA	CREPE MYRTLE	30 GAL., 10' MIN HT. MULTI-TRUNK
	BH*	0	ILEX CORNUTA "BURFORDII"	BURFORD HOLLY	2.5" MIN. CAL., 30 GAL. 6'-11' MIN HT.
	QV*	0	QUERCUS VIRGINIANA	LIVE OAK	2.5" MIN. CAL., 30 GAL. 10' MIN HT.
	QV2*	8	QUERCUS VIRGINIANA	LIVE OAK	3.5" MIN. CAL., 65 GAL. 11'-18' MIN. HT.
	TD*	6	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" MIN. CAL., 30 GAL. 8'-16' MIN. HT.
	UP	5	ULMUS PARVIFOLIA	ALLEE ELM	3.5" MIN. CAL., 65 GAL. 8'-16' MIN. HT.
	MG*	5	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3.5" MIN. CAL., 65 GAL. 10'-18' MIN. HT.
	SA	0	SALIX BABYLONICA	WEeping WILLOW	3.5" MIN. CAL., 65 GAL. 11'-18' MIN. HT.
	SP*	8	SABLE PALMETTO	CABBAGE PALM	12'-18' OA
	PD	0	PHOENIX DACTYLIFERA	MEDJOOl DATE PALM	10'-12' HT. CLEAR TRUNK
	PR	3	PHOENIX ROBELENNI	PIGMY DATE PALM	65 GAL. 10'-12' HT.
	JH*	271	JUNIPER HORIZONTALIS	CREEPING JUNIPER	3 GAL. 12"-15" SPD. 18" O.C.
	TV*	312	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL. 12"-15" SPD. 18" O.C.
	RI*	0	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL., 10" HT. MIN., 24"O.C.
	TA	0	TRACHELOSPERUM ASIATICUM "MINIMA"	ASIAN JASMINE	1 GAL., 6" HT. X 12" SPREAD, 18" O.C.
	IA2*	0	ILEX ATTENUATA	EAST PALATKA HOLLY	2.5" MIN. CAL., 30 GAL., 10' HT. MIN.
	PM	42	PODOCARPUS MACROPHYLLA	YEW PODOCARPUS	7 GAL., 30" HT., 24" O.C.
	PT*	155	PITTOSPORUM TOBIRA	GREEN PITTOSPORUM	3 GAL., 20" HT. MIN., 30"O.C.
	SR*	0	STRELITZIA REINAE	BIRD-OF-PARADISE	3 GAL., SPACING PER PLAN
	XP	0	XANADU PHILODENDRON	PHILODENDRON	3 GAL., SPACING PER PLAN
	VS	111	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL., 20" HT. MIN., 30"O.C.

*DENOTES XERIC/DROUGHT TOLERANT PLANT

PROPOSED PLANT LIST					
SYMBOL	ABB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	LJ	25	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE	15 GAL., MULTI-TRUNK, 6'-11' MIN HT.
	LI	26	LAGERSTROEMIA INDICA	CREPE MYRTLE	30 GAL., 10' MIN HT. MULTI-TRUNK
	BH*	19	ILEX CORNUTA "BURFORDII"	BURFORD HOLLY	2.5" MIN. CAL., 30 GAL. 6'-11' MIN HT.
	QV*	12	QUERCUS VIRGINIANA	LIVE OAK	2.5" MIN. CAL., 30 GAL. 10' MIN HT.
	QV2*	12	QUERCUS VIRGINIANA	LIVE OAK	3.5" MIN. CAL., 65 GAL. 11'-18' MIN. HT.
	TD*	0	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" MIN. CAL., 30 GAL. 8'-16' MIN. HT.
	UP	5	ULMUS PARVIFOLIA	ALLEE ELM	3.5" MIN. CAL., 65 GAL. 8'-16' MIN. HT.
	MG*	11	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3.5" MIN. CAL., 65 GAL. 10'-18' MIN. HT.
	SA	0	SALIX BABYLONICA	WEeping WILLOW	3.5" MIN. CAL., 65 GAL. 11'-18' MIN. HT.
	SP*	38	SABLE PALMETTO	CABBAGE PALM	12'-18' OA
	PD	0	PHOENIX DACTYLIFERA	MEDJOOl DATE PALM	10'-12' HT. CLEAR TRUNK
	PR	6	PHOENIX ROBELENNI	PIGMY DATE PALM	65 GAL. 10'-12' HT.
	JH*	499	JUNIPER HORIZONTALIS	CREEPING JUNIPER	3 GAL. 12"-15" SPD. 18" O.C.
	TV*	399	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL. 12"-15" SPD. 18" O.C.
	RI*	77	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL., 10" HT. MIN., 24"O.C.
	TA	515	TRACHELOSPERUM ASIATICUM "MINIMA"	ASIAN JASMINE	1 GAL., 6" HT. X 12" SPREAD, 18" O.C.
	IA2*	24	ILEX ATTENUATA	EAST PALATKA HOLLY	2.5" MIN. CAL., 30 GAL., 10' HT. MIN.
	PM	342	PODOCARPUS MACROPHYLLA	YEW PODOCARPUS	7 GAL., 30" HT., 24" O.C.
	PT*	180	PITTOSPORUM TOBIRA	GREEN PITTOSPORUM	3 GAL., 20" HT. MIN., 30"O.C.
	SR*	0	STRELITZIA REINAE	BIRD-OF-PARADISE	3 GAL., SPACING PER PLAN
	XP	0	XANADU PHILODENDRON	PHILODENDRON	3 GAL., SPACING PER PLAN
	VS	241	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL., 20" HT. MIN., 30"O.C.

* DENOTES XERIC/DROUGHT TOLERANT PLANT

TREE CALCULATION:

SITE AREA X 1/1500 S.F. = 1,202,572 X 1/1500 = 802 TREES

EXITING TREES TO REMAIN (OUTSIDE CONSERVATION AREA "A") = 220

EXITING TREES TO REMAIN IN CONSERVATION AREA "A" > 100 = 100

PROPOSED TREES = 503

TOTAL TREES PROVIDED = 823

HISTORIC TREES:

REMOVED = 9 = 23%

REMAIN = 30 = 77%

TOTAL = 39 = 100%

2	1.09.15	REVISED	CH
1	9.24.14	REVISED	CH
NO.	DATE	DESCRIPTION	BY
REVISIONS			
PARKER MYNCHENBERG & ASSOCIATES, INC.			
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS			
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117			
(386)677-6891 FAX(386)677-2114 E-MAIL: info@parkermynchenberg.com			
CERTIFICATE OF AUTHORIZATION NUMBER: 00003910			
PLANT LIST			
ORMOND RENAISSANCE CONDOMINIUM			
ORMOND BEACH * FLORIDA			
FILE NO.	13-49PL.DWG	DESIGNER:	P.MYNCHENBERG
DATE:	5.23.14	CADD TECH:	DE CILLA
SCALE:	NOT TO SCALE	SHEET	38A OF 56
			SEAL

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ORMOND RENAISSANCE CONDOMINIUMS

26 UNITS IN FOUR FLOORS OVER ONE LEVEL OF COVERED PARKING

LIST OF SHEETS

- A-1 COVER SHEET
- A-2 CONDO BUILDING ELEVATIONS
- A-3 CONDO BUILDING LEVEL 1 PLAN
- A-4 CONDO BUILDING LEVELS 2-4 PLAN
- A-5 CONDO BUILDING LEVEL 5 PLAN
- CL-1 CLUBHOUSE DRAWINGS

ORMOND RENAISSANCE CONDOMINIUMS
ORMOND KING CENTER, LLC
 ORMOND BEACH, FLORIDA

PROJECT NO.:

13005

DRAWN BY:

PLOT DATE:

9-18-2014

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

CHECKED BY:

SHEET NO.:

A-1

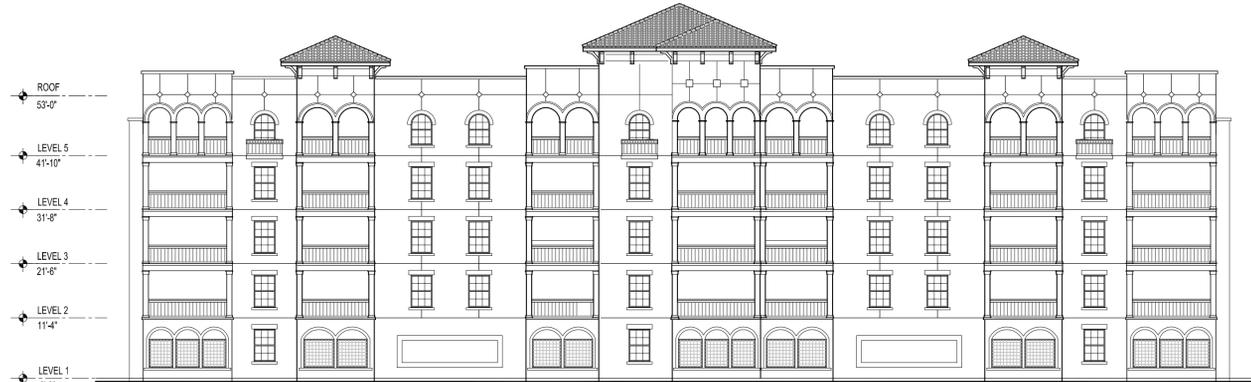
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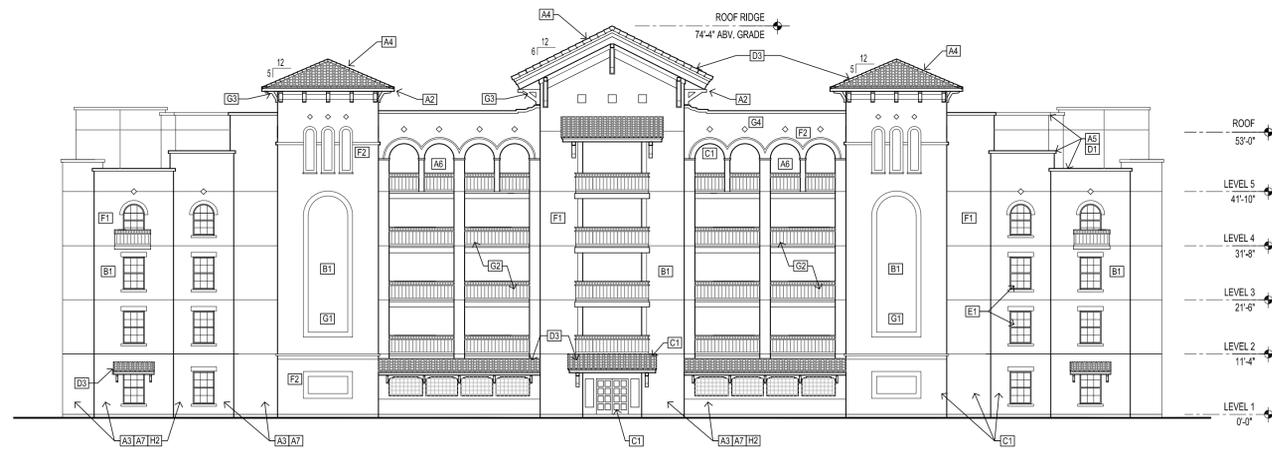
4 LEFT SIDE ELEVATION
SCALE: 1/16" = 1'-0"



3 REAR ELEVATION
SCALE: 1/16" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/16" = 1'-0"



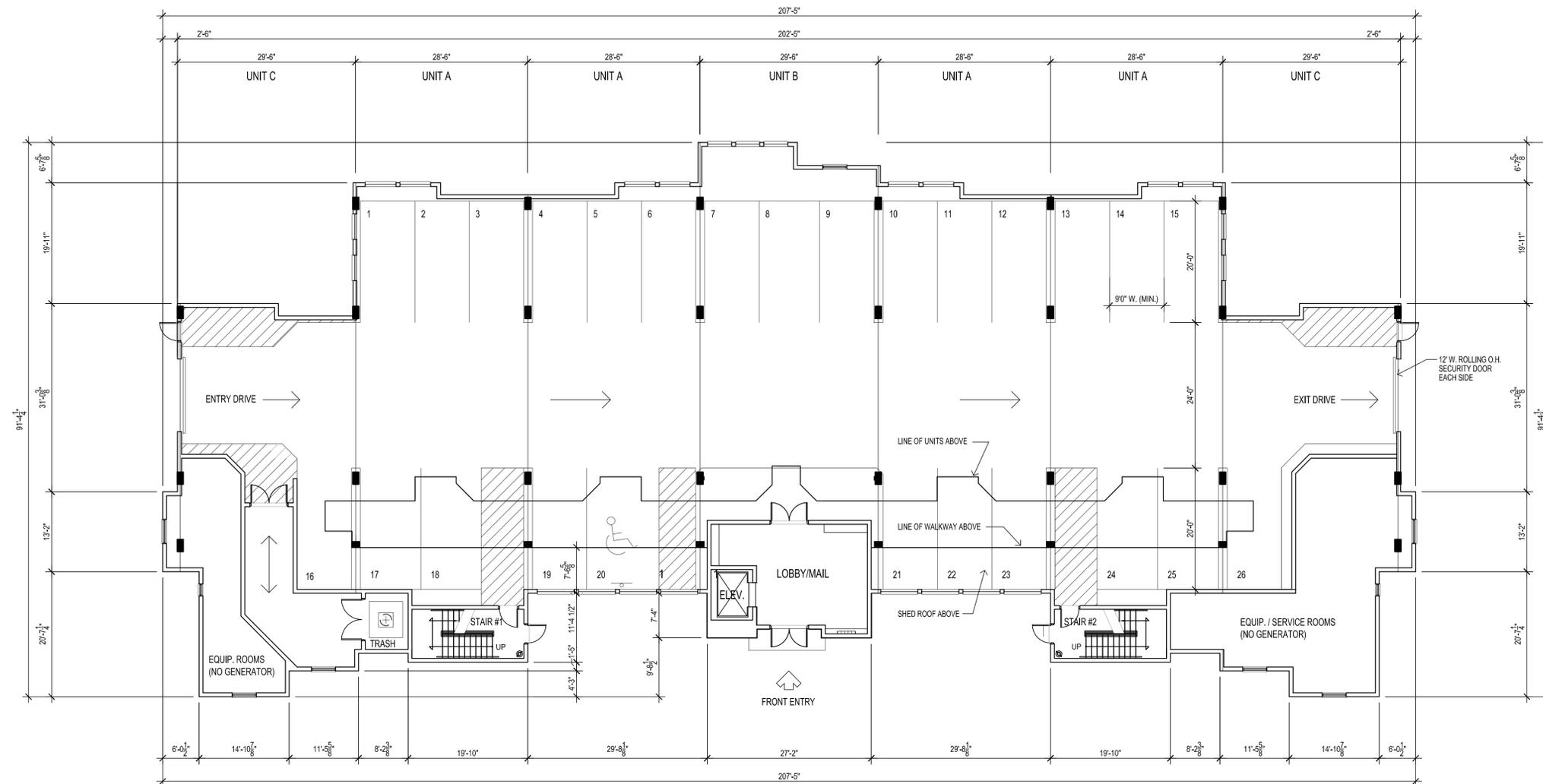
1 FRONT ELEVATION
SCALE: 1/16" = 1'-0"

ARCHITECTURAL DESIGN CRITERIA - NEO-ECLECTIC ARCHITECTURAL STYLE

A - MASSING	B - EXTERIOR FINISH MATERIALS	D - ROOF DESIGN/ MATERIALS	E - WINDOWS	G - OTHER ATTRIBUTES
A1 - BALCONIES (& REAR)	B1 - STUCCO	D1 - VERTICAL CHANGE FROM DOMINANT ROOFLINE	E1 - RECESSED WINDOWS (12" MIN.) W/ STUCCO TRIM (TYP)	G1 - ENCLOSED STAIRCASES
A2 - OVERHANGS	C - DOORS/ ENTRANCE	D2 - FLAT ROOF INTEGRAL TO ARCHITECTURAL STYLE	F - COLORS	G2 - OPEN RAILS
A3 - BUILDING WALL OFFSETS	C1 - ENTRYWAY FEATURES (COLUMNS, ARCHES, AWNING, OFFSETS) FRONT AND REAR	D3 - BARREL SHAPED ROOF MATERIAL W/ NATURAL APPEARANCE	F1 - EARTH TONES OR PASTELS	G3 - ROOF EAVE BRACKETS
A4 - TOWERS	C2 - ENTRYWAY DESIGN INCORPORATING LANDSCAPING (ALSO SEE LANDSCAPE PLAN)	D4 - ROOF STRUCTURE CONSISTENT W/ ARCHITECTURAL STYLE	F2 - ACCENT COLORS @ SOME TRIM	G4 - TILE INSETS
A5 - VARIATIONS IN ROOF HEIGHT				H - BUILDING FACADES
A6 - COLONNADES				H1 - EXPRESSION OF ARCHITECTURAL AND STRUCTURAL BAYS
A7 - PROJECTIONS AND RECESSED SECTIONS				H2 - BUILDING SETBACKS (3' MIN.)

ORMOND RENAISSANCE CONDOMINIUMS
ORMOND KING CENTER, LLC
FLORIDA
ORMOND BEACH,

PROJECT NO.: 13005
DRAWN BY:
PLOT DATE: 9-18-2014
ISSUE FOR PERMIT:
ISSUE FOR CONSTRUCTION:
CHECKED BY:



1 OVERALL LEVEL 1 PLAN 26 TOTAL PARKING SPACES
SCALE: 3/32" = 1'-0"



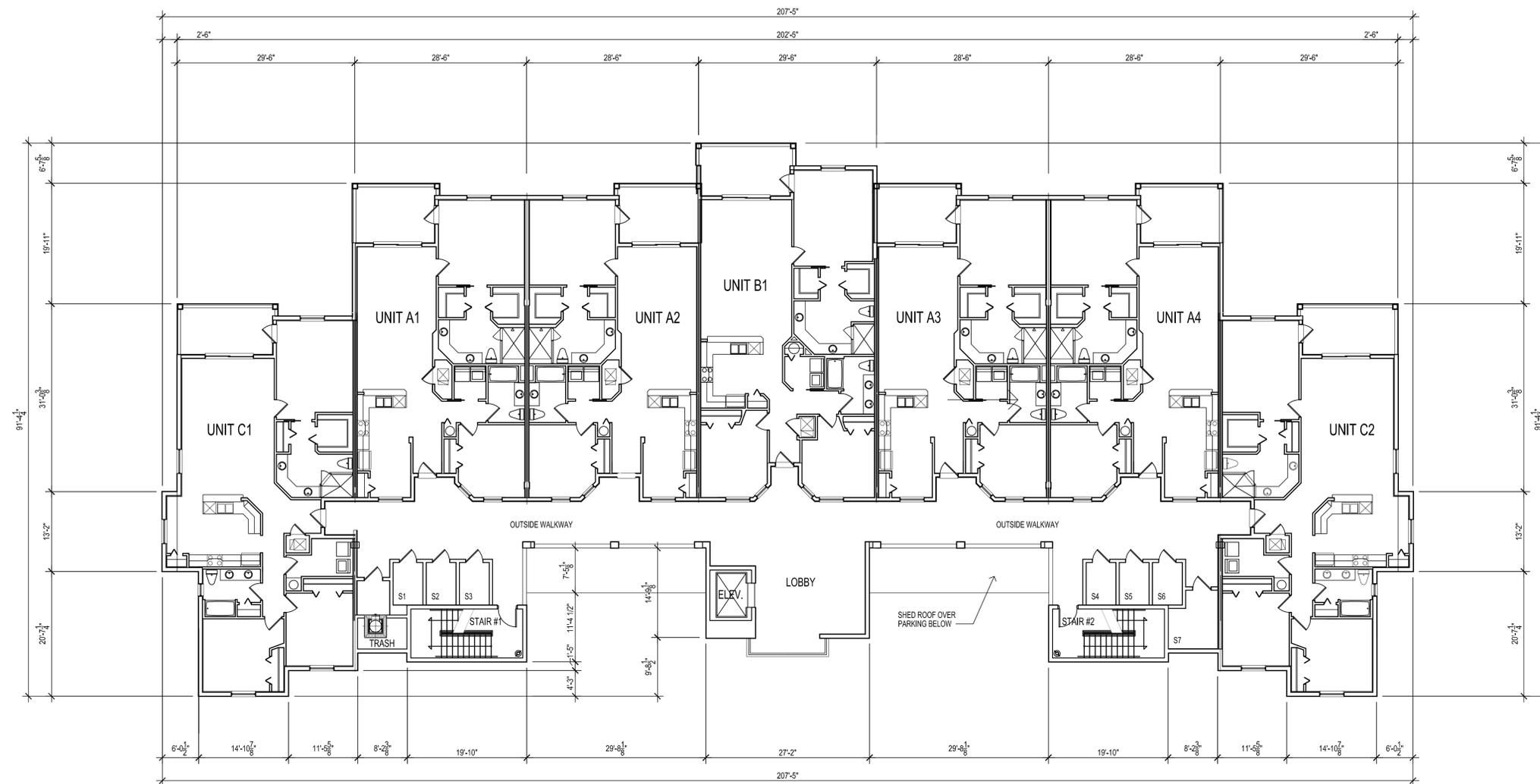
Architects' Collaborative Incorporated

Architecture / Planning
211 Crystal Grove Blvd.
Suite 101
Lutz, Florida 33549
Ph: (813) 909-7100
Fax: (813) 909-7764

David W. Howard
Florida Lic. #: AR-0016913

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1 OVERALL LEVELS 2-4 PLAN
SCALE: 3/32" = 1'-0"

ORMOND RENAISSANCE CONDOMINIUMS
ORMOND KING CENTER, LLC
FLORIDA
ORMOND BEACH, FLORIDA

PROJECT NO:
13005
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9-18-2014
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OF 5



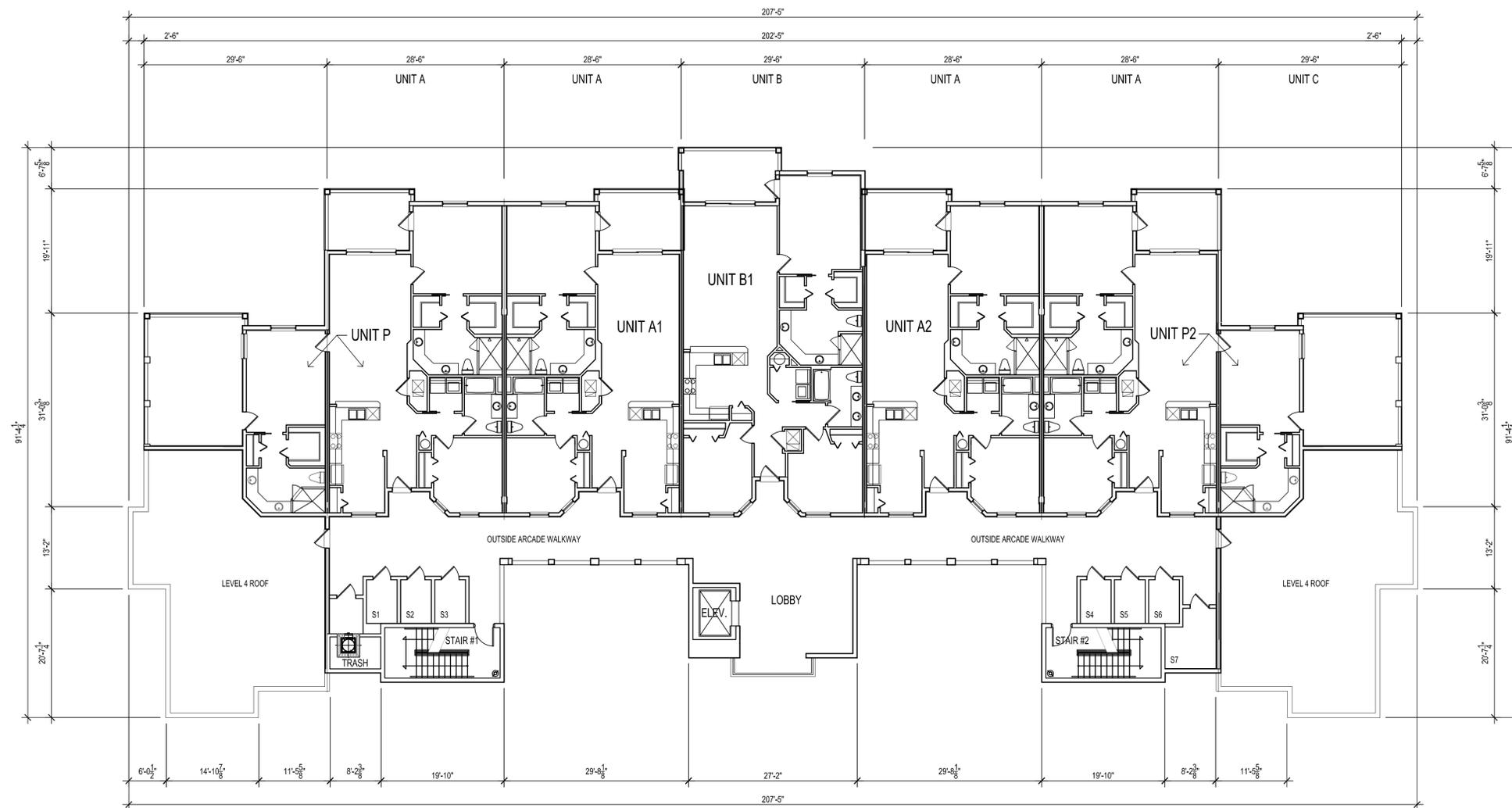
**Architects'
Collaborative
Incorporated**

Architecture / Planning
211 Crystal Grove Blvd.
Suite 101
Lutz, Florida 33549
Ph: (813) 909-7100
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Florida Lic. #: AR-0016913

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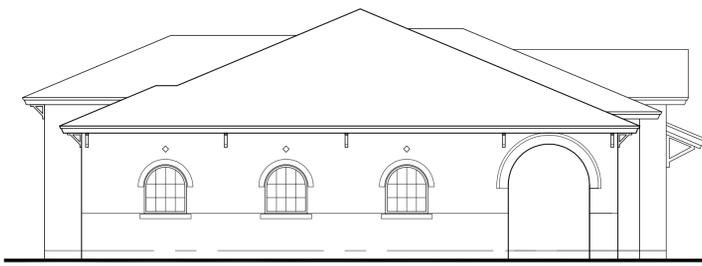
1 OVERALL LEVEL 5 PLAN
SCALE: 3/32" = 1'-0"

ORMOND RENAISSANCE CONDOMINIUMS
ORMOND KING CENTER, LLC
FLORIDA
ORMOND BEACH, FLORIDA

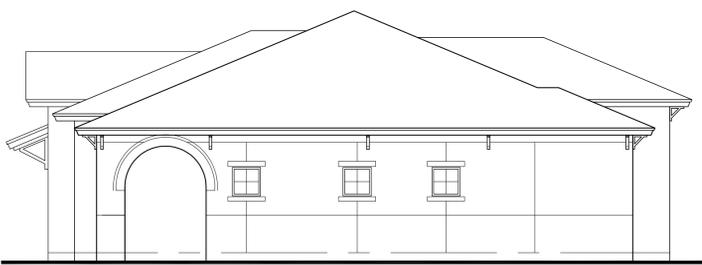
PROJECT NO:
13005
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PLOT DATE:
9-18-2014
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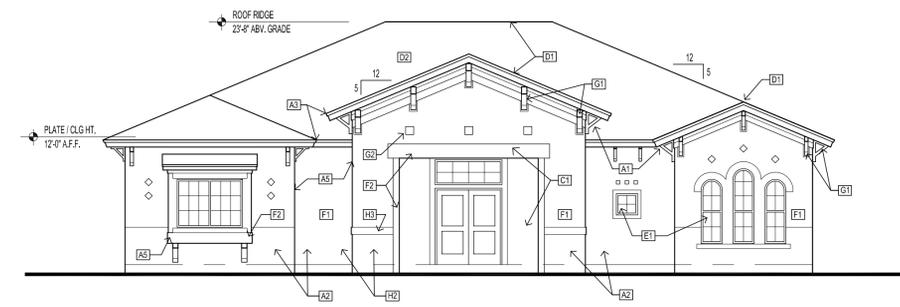
5 RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



4 LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



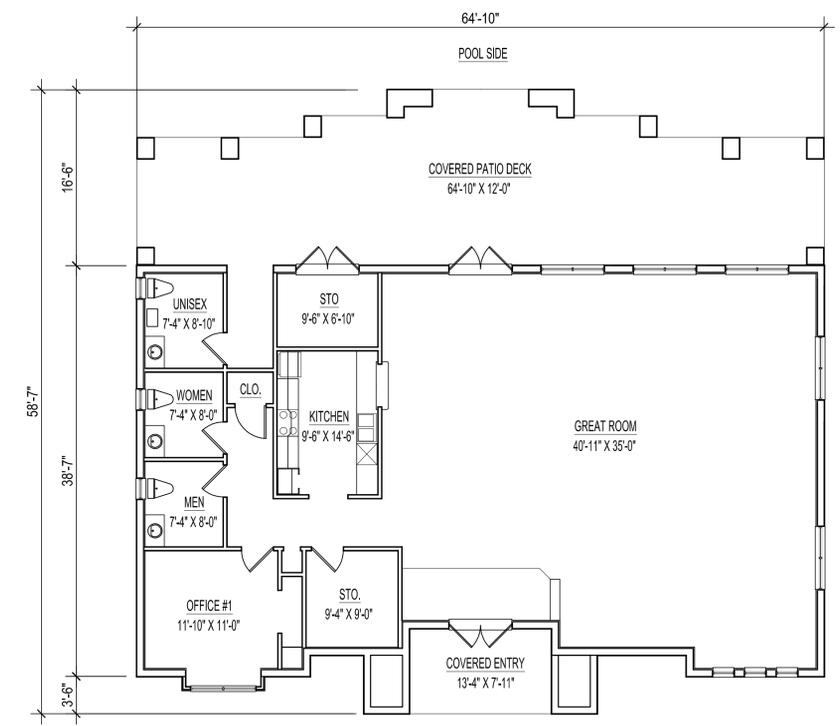
3 REAR ELEVATION
 SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION
 PRELIMINARY FRONT ELEVATION MAY BE ENHANCED PENDING ADDITIONAL DESIGN REVIEW

ARCHITECTURAL DESIGN CRITERIA - NEO-ECLECTIC ARCHITECTURAL STYLE

A - MASSING	B - EXTERIOR FINISH MATERIALS	D - ROOF DESIGN MATERIALS	F - COLORS	H - BUILDING FACADES
A1 - OVERHANGS	B1 - STUCCO	D1 - VERTICAL CHANGE FROM DOMINANT ROOFLINE	F1 - EARTH TONES OR PASTELS	H1 - COLOR CHANGE (ALSO @ REAR)
A2 - BUILDING WALL OFFSETS	C - DOORS/ ENTRANCE	D2 - ASPHALT SHINGLES	F2 - ACCENT COLORS @ SOME TRIM	H2 - BUILDING SETBACKS (1' MIN)
A3 - VARIATIONS IN ROOF HEIGHT	C1 - ENTRYWAY FEATURES (COLUMNS, ARCHES, AWNING, OFFSETS) FRONT AND REAR	E - WINDOWS	G - OTHER ATTRIBUTES	H3 - ARCHITECTURAL BANDING
A4 - COLONNADES (SEE REAR)	C2 - ENTRYWAY DESIGN INCORPORATING LANDSCAPING (ALSO SEE LANDSCAPE PLAN)	E1 - RECESSED WINDOWS (1/2" MIN) W/ STUCCO TRIM	G1 - ROOF EAVE BRACKETS	
A5 - PROJECTIONS AND RECESSED SECTIONS			G2 - TILE INSETS	
A6 - VERANDA (SEE REAR)				



1 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

ATTACHMENT E

Preliminary Plat

ORMOND RENAISSANCE A CONDOMINIUM

A PORTION LOT D, OF GRANT LOT 10-1/2, A PORTION OF LOT F, GRANT LOT 10, PORTION OF LOT D OF GRANT LOT 11, AND A PORTION OF GRANT LOT C OF GRANT LOT 10-1/2 ASSESSOR'S SUBDIVISION OF THE HENRY YONGE GRANT RECORDED IN MAP BOOK 2, PAGE 118, IN THE CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOT "D", OF GRANT LOT 10-1/2, EXCEPT THE WESTERLY 1267 FEET THEREOF, ASSESSOR'S SUBDIVISION OF THE HENRY YONGE GRANT, OF RECORD IN MAP BOOK 2, PAGE 118, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; AND

THE EASTERLY 1242 FEET OF THE WESTERLY 1267 FEET THE NORTHERLY 223 FEET OF LOT "F", GRANT LOT 10, AND THE EASTERLY 1242 FEET OF THE WESTERLY 1267 FEET OF LOT "D", GRANT LOT 10-1/2, ASSESSOR'S SUBDIVISION OF THE HENRY YONGE GRANT, ALSO KNOWN AS THE HENRY YONGE GRANT, AS PER MAP IN MAP BOOK 2, PAGE 118, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; AND

THE EASTERLY 35 FEET OF THE WESTERLY 1302 FEET OF LOT "F", GRANT LOT 10, ASSESSOR'S SUBDIVISION OF THE HENRY YONGE GRANT, RECORDED IN MAP BOOK 2, PAGE 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, EXCEPTING THEREFROM, THE SOUTHERLY 35 FEET THEREOF IN STERTHAUS AVENUE; AND

EASTERLY 841.93 FEET OF THE WESTERLY 2108.93 FEET OF LOT "D", GRANT LOT 11, AND THE WESTERLY 841.93 FEET OF LOT "C", GRANT LOT 10-1/2, ASSESSOR'S MAP OF THE HENRY YONGE GRANT, ACCORDING TO A PLAT RECORDED IN MAP BOOK 2, PAGE 118 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LESS AND EXCEPT:

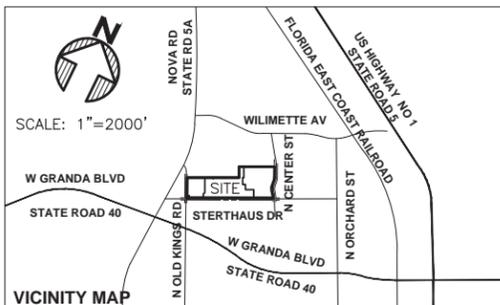
A PORTION OF LOT "C", GRANT LOT 10-1/2, ASSESSOR'S SUBDIVISION THE HENRY YONGE GRANT, RECORDED IN MAP BOOK 2, PAGE 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF GRANT LOT 10, SAID ASSESSOR'S SUBDIVISION OF THE HENRY YONGE GRANT, RUN NORTH 65°12'03" EAST ALONG THE SOUTH LINE OF SAID GRANT LOT 10 A DISTANCE OF 2178.96 FEET; THENCE DEPARTING SAID LINE, RUN NORTH 24°15'05" WEST A DISTANCE OF 35.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STERTHAUS DRIVE, A 50 FOOT RIGHT-OF-WAY; THENCE SOUTH 65°12'03" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 101.50 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 24°47'57" WEST A DISTANCE OF 5.96 FEET TO THE P.C. OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 372.90 FEET AND A CENTRAL ANGLE OF 12°38'08"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 82.24 FEET; THENCE NORTH 37°26'05" WEST A DISTANCE OF 75.00 FEET TO THE P.C. OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 247.03 FEET, A CENTRAL ANGLE OF 14°44'44" AND A CHORD BEARING OF NORTH 30°03'43" WEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 247.03 FEET, A CENTRAL ANGLE OF 16°13'06" AND A CHORD BEARING OF NORTH 14°34'48" WEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 69.93 FEET; THENCE NORTH 06°28'15" WEST A DISTANCE OF 149.13 FEET TO THE P.C. OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 159.90 FEET AND A CENTRAL ANGLE OF 17°46'50"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 49.62 FEET TO THE WESTERLY LINE OF CENTER STREET, A 70 FOOT RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2402, PAGE 1046, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 24°15'05" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 258.89 FEET; THENCE DEPARTING SAID LINE RUN SOUTH 65°10'36" WEST A DISTANCE OF 64.89 FEET TO THE POINT OF BEGINNING; AND

THAT PORTION OF LOT "F", GRANT LOT 10, ASSESSOR'S SUBDIVISION OF THE HENRY YONGE GRANT, AS PER MAP RECORDED IN MAP BOOK 2, PAGE 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF CENTER STREET, A 70 FEET RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2402, PAGE 1046, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND NORTHERLY OF STERTHAUS AVENUE, A 50 FOOT RIGHT-OF-WAY, EXCEPT THE WESTERLY 1302 FEET, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A 50 FOOT RIGHT-OF-WAY, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STERTHAUS AVENUE; THENCE NORTH 65°12'03" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STERTHAUS AVENUE, 1276.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 24°15'46" WEST, 223.56 FEET; THENCE NORTH 65°10'36" EAST, 742.13 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST, BEING THE WESTERLY RIGHT-OF-WAY LINE OF SAID CENTER STREET, SAID CURVE HAVING A RADIUS OF 247.03 FEET, A CENTRAL ANGLE OF 14°44'44" AND A CHORD BEARING AND DISTANCE OF SOUTH 30°03'39" EAST 63.41 FEET; THENCE SOUTHERLY ALONG SAID CURVE 63.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°26'05" EAST 75.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 372.90 FEET, AND A CENTRAL ANGLE OF 12°38'08"; THENCE SOUTHERLY ALONG SAID CURVE 82.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 24°47'57" EAST 5.96 FEET TO THE SAID NORTHERLY RIGHT-OF-WAY LINE OF STERTHAUS AVENUE; THENCE SOUTH 65°12'03" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 775.48 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING IN ROAD RIGHT OF WAY.



LEGEND

CA...CENTRAL OR DELTA ANGLE
L...LENGTH
R...RADIUS
CH...CHORD DISTANCE
CB...CHORD BEARING
IP...5/8" IRON ROD AND CAP LB 3612
PRM...PERMANENT REFERENCE MONUMENT
POB...POINT OF BEGINNING

OR...OFFICIAL RECORD
PG...PAGE
R/W...RIGHT-OF-WAY
CM...CONCRETE MONUMENT
PCP...PERMANENT CONTROL POINT
(TBV)...TO BE VACATED

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FOUND THAT IT COMPLIES, IN FORM, WITH ALL REQUIREMENTS STATED IN CHAPTER 177, FLORIDA STATUTES, AND THAT IT WAS FILED FOR RECORD ON _____

CLERK OF CIRCUIT COURT
VOLUSIA COUNTY, FLORIDA

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON _____ THE SURVEY WAS COMPLETED OF THE LANDS AS SHOWN ON THE FOREGOING PLAT ENTITLED ORMOND RENAISSANCE A CONDOMINIUM; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED; THAT SAID PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN THE CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA.

WILLIAM S HART, FLORIDA PROFESSIONAL SURVEYOR & MAPPER # 3905

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

REVIEW BY CITY'S SURVEYOR AND MAPPER

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT CONFORMS TO CHAPTER 177, FLORIDA STATUTES.

REVIEW SURVEYOR _____ DATE: _____

FLORIDA PROFESSIONAL SURVEYOR & MAPPER # _____

MAP BOOK PAGE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT ORMOND KING CENTER, LLC A FLORIDA LIMITED LIABILITY COMPANY REFERRED TO HERON AS ORMOND KING CENTER, LLC, BEING THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN AND DESCRIBED HEREIN AS THE PLAT ENTITLED "ORMOND RENAISSANCE A CONDOMINIUM" LOCATED IN THE CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA, DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED, AND DEDICATES EASEMENTS SHOWN HEREIN CONSERVATION, AND UTILITY EASEMENTS SHOWN HEREIN TO ORMOND KING RENAISSANCE LLC, CONSERVATION, AND UTILITY PURPOSES PERMITTED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ORMOND RENAISSANCE A CONDOMINIUM, RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS MAY BE AMENDED AND CONSISTENT WITH THE REQUIREMENTS OF THE ORMOND RENAISSANCE A CONDOMINIUM ASSOCIATION, INC A FLORIDA NOT FOR PROFIT CORPORATION REFERRED TO HEREON AS ORMOND RENAISSANCE A CONDOMINIUM ASSOCIATION INC. AGREEMENT, RECORDED AT OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY.

ALL CONSERVATION AND UTILITY EASEMENTS SHOWN HEREIN ARE DEEMED TO BE COMMON AREAS AND ARE HEREBY DEDICATED TO THE JOINT USE AND ENJOYMENT OF ALL MEMBERS OF THE ORMOND RENAISSANCE OWNERS' CONDOMINIUM ASSOCIATION, INC., AND SAID ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF SAID COMMON AREAS, INCLUDING BUT NOT LIMITED TO ALL ON SITE STORM WATER MANAGEMENT FACILITIES.

CONSERVATION EASEMENTS SHALL BE SUBJECT TO THE ENVIRONMENTAL RESTRICTIONS FOUND IN THE CONSERVATION EASEMENT GRANTED TO ST. JOHNS RIVER MANAGEMENT DISTRICT RECORDED THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF _____.

EASEMENTS IDENTIFIED AS "A", "B", SHALL BE FOR THE USE OF ORMOND RENAISSANCE OWNERS' ASSOCIATION, INC. AND THE CITY OF ORMOND BEACH FOR DRAINAGE MAINTANCE, UTILITIES AND ACCESS AS EACH IS DESIGNATED

UTILITY EASEMENTS IDENTIFIED AS "C" SHALL BE FOR THE EXCLUSIVE USE OF THE CITY OF ORMOND BEACH UTILITIES FOR SANITARY SEWER.

IN WITNESS WHEREOF, "_____" HAS CAUSED THESE PRESENTS TO BE EXECUTED IN IT'S NAME AND IN IT'S CORPORATE SEAL TO BE HEREUNTO AFFIXED BY IT'S OFFICERS THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____ 2015

SIGNED AND SEALED IN THE PRESENCE OF: _____

BY _____ BY _____

PRINTED NAME: _____ PRINTED NAME: _____

BY _____ BY _____

PRINTED NAME: _____ PRINTED NAME: _____

STATE OF FLORIDA, COUNTY OF VOLUSIA
THIS IS TO CERTIFY THAT, ON _____ BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED _____ AND _____ AS RESPECTIVELY OF ORMOND KING CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

THEY ARE KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION AND THEY (HAVE) _____ (HAVE NOT) _____ TAKEN OATH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE. _____ NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES: _____ TITLE/RANK: COMMISSION NUMBER: _____

JOINER AND CONSENT TO DEDICATION

REUNION BANK OF FLORIDA, A FLORIDA BANKING CORPORATION REFERRED TO HERON AS REUNION BANK OF FLORIDA, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE PROPERTY SHOWN AND DESCRIBED HEREON AS THE PLAT ENTITLED "ORMOND RENAISSANCE A CONDOMINIUM" LOCATED IN THE CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA; REUNION BANK OF FLORIDA BANK OF FLORIDA, HEREBY JOINS AND CONSENTS TO THE DEDICATION OF THE LANDS AND PLAT AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 6929, PAGE 882, OFFICAL OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE SAID DEDICATION, IN WITNESS WHEREOF, ORMOND KING CENTER, LLC AS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS CORPORATE SEAL TO BE AFFIXED BY ITS DULY

AUTHORIZED OFFICERS THIS _____ DAY _____ OF 2015.

BY: _____ NAME: _____

WITNESS - PRINT NAME _____ TITLE: _____

BY: _____ NAME: _____

WITNESS - PRINT NAME _____ TITLE: _____

CITY COMMISSION CERTIFICATE OF APPROVAL

THIS STATEMENT HEREBY CERTIFIES THAT THE PLAT ENTITLED "ORMOND RENAISSANCE A CONDOMINIUM" WAS APPROVED BY THE ORMOND BEACH CITY COMMISSION ON _____

BY: _____ MAYOR OF THE CITY OF ORMOND BEACH ED KELLEY, MAYOR

ATTEST: _____ CITY CLERK OF THE CITY OF ORMOND BEACH J. SCOTT MCKEE, CITY CLERK

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT ON _____ THIS PLAT WAS APPROVED.

BY: _____ CITY ENGINEER CITY OF ORMOND BEACH JOHN NOBLE, P.E.

THIS IS TO CERTIFY THAT ON _____ THIS PLAT WAS APPROVED.

BY: _____ CITY ATTORNEY, CITY OF ORMOND BEACH RANDY HAYES

SHEET 1 OF 4

1	01/05/15	REVISED TO ADDRESS SPRC COMMENTS	WSH
NO.	DATE	DESCRIPTION	BY
REVISIONS			
UPHAM ⁰²			
CIVIL ENGINEERING•SURVEYING•LANDSCAPE ARCHITECTURE			
265 Kenilworth Avenue • Ormond Beach • Florida 32174			
Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com			
LB # 0003612 LC # 0000357			

PRELIMINARY RECORD PLAT

ORMOND RENAISSANCE A CONDOMINIUM

ORMOND BEACH VOLUSIA COUNTY

W.O. No.: _____ DATE: OCTOBER 9, 2014

FILE NAME: _____

DISK No.: _____ DESIGN: RWS | DRAFT: WSH | CHECK: WSH

SCALE: N/A SHEET: 1 OF 4

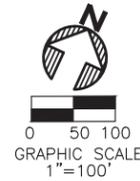
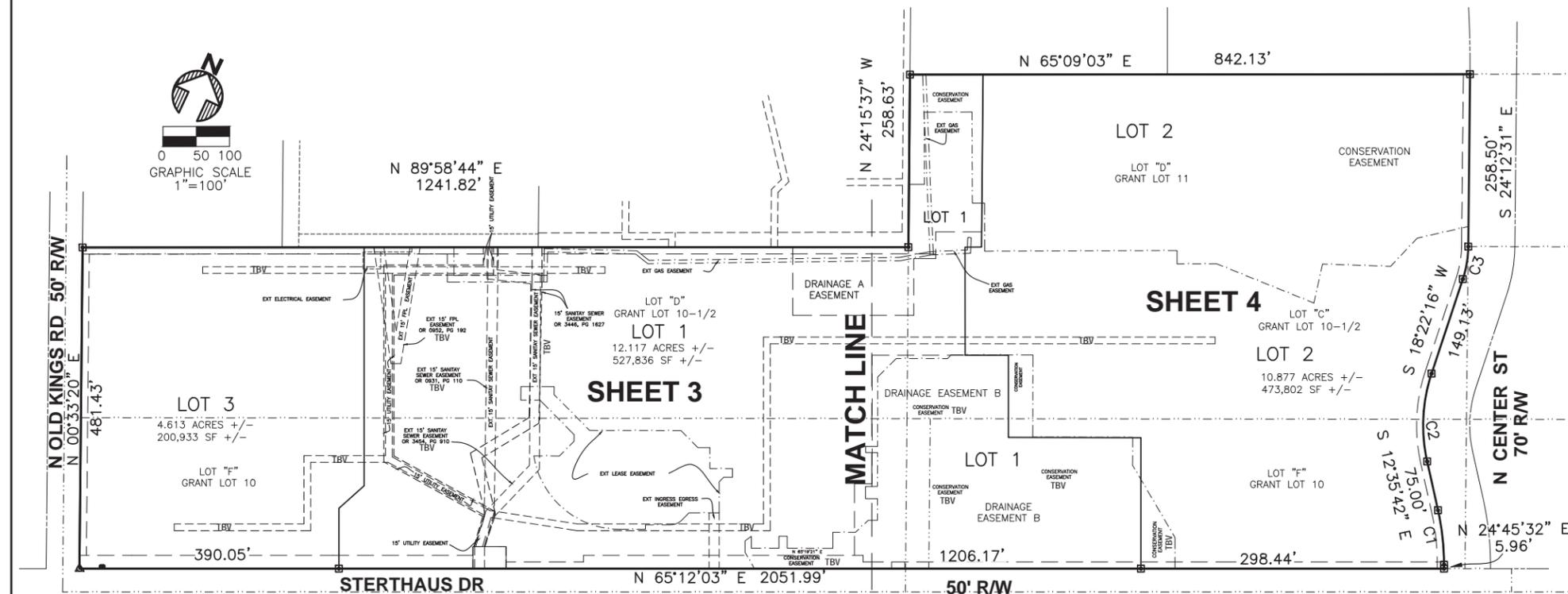
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ORMOND RENAISSANCE A CONDOMINIUM

MAP BOOK

PAGE

A PORTION LOT D, OF GRANT LOT 10-1/2, A PORTION OF LOT F, GRANT LOT 10, PORTION OF LOT D OF GRANT LOT 11, AND A PORTION OF GRANT LOT C OF GRANT LOT 10-1/2 ASSESSOR'S SUBDIVISION OF THE HENRY YONGE GRANT RECORDED IN MAP BOOK 2, PAGE 118, IN THE CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA



KEY MAP
1"=100'

LEGEND

- CA...CENTRAL OR DELTA ANGLE
- L...LENGTH
- R...RADIUS
- CH...CHORD DISTANCE
- CB...CHORD BEARING
- IP...5/8" IRON ROD AND CAP LB 3612
- PRM...PERMANENT REFERENCE MONUMENT
- POB...POINT OF BEGINNING
- OR...OFFICIAL RECORDS
- PG...PAGE
- FPL...FLORIDA POWER & LIGHT COMPANY
- EXT...EXISTING
- (TBV)...TO BE VACATED
- OR...OFFICIAL RECORD
- PG...PAGE
- R/W...RIGHT-OF-WAY
- CM...CONCRETE MONUMENT
- PCP...PERMANENT CONTROL POINT

GENERAL NOTES

1. DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4" X 4" CONCRETE MONUMENT WITH BRASS DISK STAMPED LB 3612, PRM.
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS PARTS THEREOF. CONVERSION TO ONE METER = 39.37 INCHES / 12 = 3.2808333333 FEET.
3. NOTE: ALL MEASUREMENTS REFER TO THE HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U. S. SURVEY FOOT AND/OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARD AND TECHNOLOGY.
4. ACCURACY: THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
5. BEARING STRUCTURE (N 65° 12' 03" E) ALONG THE SOUTHERLY LINE OF GRANT LOT 10-1/2, ASSESSOR'S MAP OF THE HENRY YONGE GRANT AS RECORDED IN OFFICIAL RECORDS BOOK 6818, PAGES 1405 THROUGH 1407, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
6. ALL LOT LINES ARE RADIAL UNLESS SHOWN OTHERWISE. (NR) NON-RADIAL LINE RELATIVE TO CURVES.
7. UTILITY EASEMENTS ON THIS PLAN INCLUDES EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
8. THE TERM "UTILITIES" AS USED ON THIS PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO SEWER, SECURITY, TELEPHONE, TELECOMMUNICATIONS, ELECTRIC, TELEVISION SYSTEMS, POTABLE WATER, RECLAIMED WATER AND DRAINAGE STRUCTURES.
9. STATE PLANE COORDINATES SHOWN ARE GRID, NAD 83 (1990 ADJUSTMENT) FLORIDA EAST ZONE.

CURVE TABLE

CURVE NO.	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD
1	12°38'08"	372.90'	82.24'	S 31°04'35" E	82.07'
2	30°57'58"	247.03'	133.51'	S 21°54'40" E	131.89'
3	17°16'50"	159.90'	49.62'	S 15°19'06" E	49.42'



PREPARED BY:

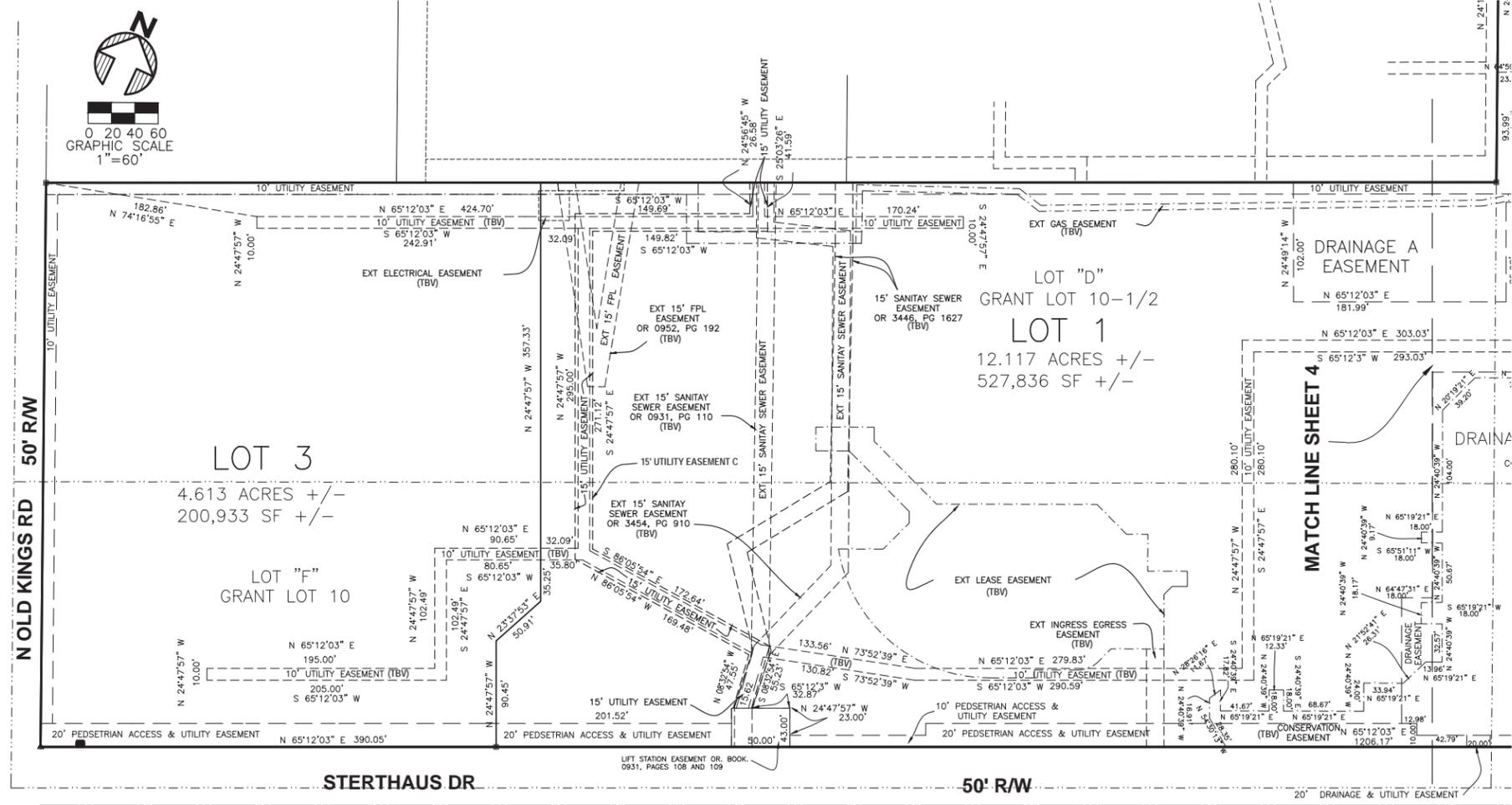
SHEET 2 OF 4

NO.	DATE	DESCRIPTION	BY
1	01/05/15	REVISED TO ADDRESS SPRC COMMENTS	WSH
REVISIONS			
UPHAM CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE 265 Kenilworth Avenue • Ormond Beach • Florida 32174 Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com LB # 0003612 LC # 0000357			
PRELIMINARY RECORD PLAT			
ORMOND RENAISSANCE A CONDOMINIUM			
ORMOND BEACH	VOLUSIA COUNTY		
W.O. No.:	DATE: OCTOBER 9, 2014		
FILE NAME:			
DISK No.:	DESIGN: RWS	DRAFT: WSH	CHECK: WSH
SCALE: N/A	SHEET: 2 OF 4	NOT VALID UNLESS EMBOSSED SEAL	

ORMOND RENAISSANCE A CONDOMINIUM

MAP BOOK PAGE

A PORTION LOT D, OF GRANT LOT 10-1/2, A PORTION OF LOT F, GRANT LOT 10, PORTION OF LOT D OF GRANT LOT 11, AND A PORTION OF GRANT LOT C OF GRANT LOT 10-1/2 ASSESSOR'S SUBDIVISION OF THE HENRY YONGE GRANT RECORDED IN MAP BOOK 2, PAGE 118, IN THE CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA



- LEGEND**
- CA... CENTRAL OR DELTA ANGLE
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UPHAM
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PREPARED BY:

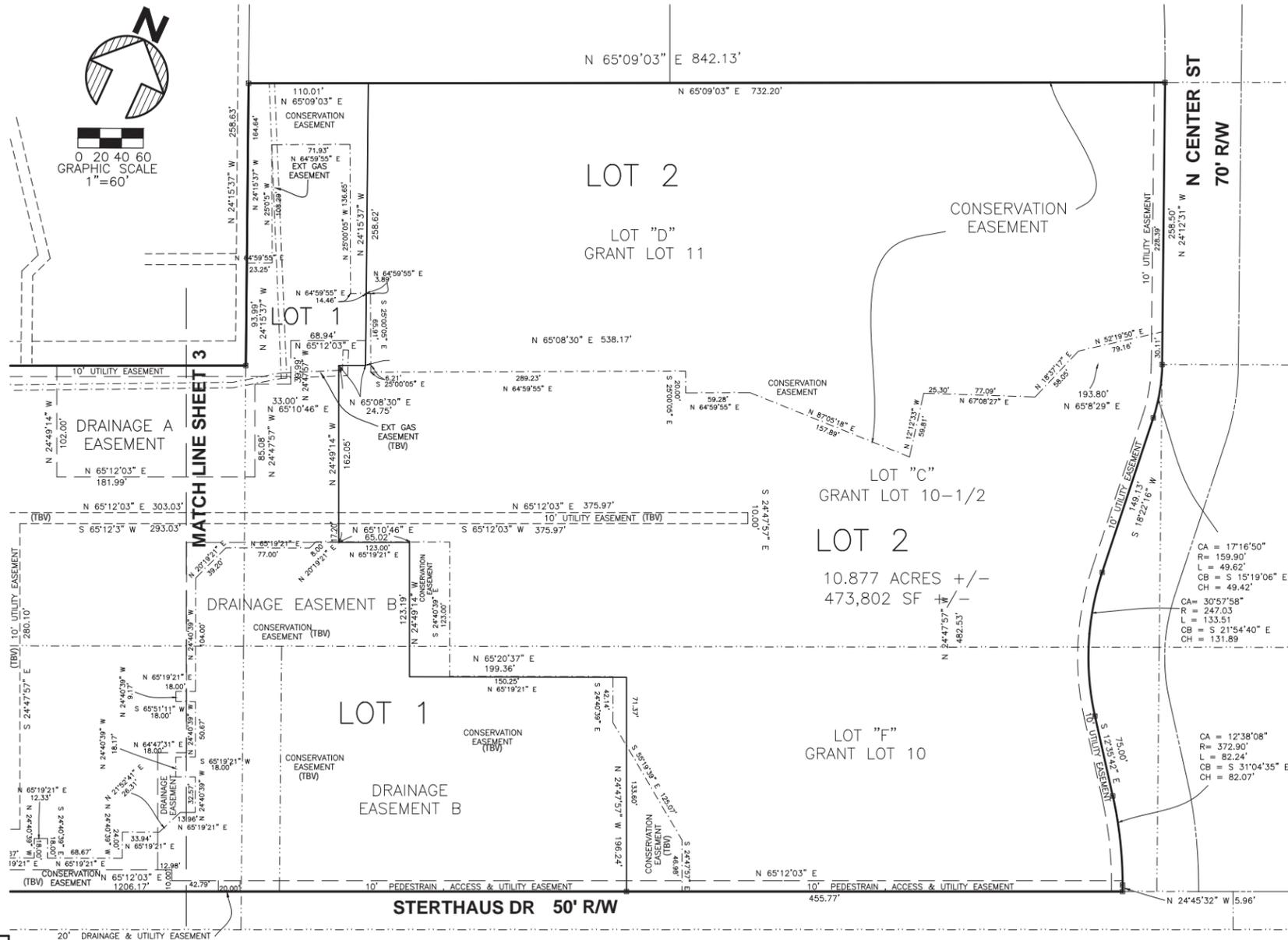
SHEET 3 OF 4

1	01/05/15	REVISED TO ADDRESS SPRC COMMENTS	WSH
NO.	DATE	DESCRIPTION	BY
REVISIONS			
UPHAM CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE 265 Kenilworth Avenue • Ormond Beach • Florida 32174 Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com LB # 0003612 LC # 0000357			
PRELIMINARY RECORD PLAT			
ORMOND RENAISSANCE A CONDOMINIUM			
ORMOND BEACH		VOLUSIA COUNTY	
W.O. No.:	DATE: OCTOBER 9, 2014		
FILE NAME:			
DISK No.:	DESIGN: RWS	DRAFT: WSH	CHECK: WSH
SCALE: N/A	SHEET: 3 OF 4		NOT VALID UNLESS EMBOSSED SEAL

ORMOND RENAISSANCE A CONDOMINIUM

MAP BOOK PAGE

A PORTION LOT D, OF GRANT LOT 10-1/2, A PORTION OF LOT F, GRANT LOT 10, PORTION OF LOT D OF GRANT LOT 11, AND A PORTION OF GRANT LOT C OF GRANT LOT 10-1/2 ASSESSOR'S SUBDIVISION OF THE HENRY YONGE GRANT RECORDED IN MAP BOOK 2, PAGE 118, IN THE CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA



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UPHAM INC
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 265 Kenilworth Avenue Ormond Beach, Florida 32174
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 LB # 0003612 LC # 000357

PREPARED BY:

SHEET 4 OF 4

NO.	DATE	DESCRIPTION	BY
1	01/05/15	REVISED TO ADDRESS SPRC COMMENTS	WSH

UPHAM INC
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 265 Kenilworth Avenue • Ormond Beach • Florida 32174
 Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com
 LB # 0003612 LC # 000357

PRELIMINARY RECORD PLAT

**ORMOND RENAISSANCE
A CONDOMINIUM**

ORMOND BEACH	VOLUSIA COUNTY
W.O. No.:	DATE: OCTOBER 9, 2014
FILE NAME:	
DISK No.:	DESIGN: RWS DRAFT: WSH CHECK: WSH
SCALE: N/A	SHEET: 4 OF 4

NOT VALID UNLESS EMBOSSED SEAL

City of Ormond Beach Commercial Development Report - March 5, 2015

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
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 an retail/office building and 30 residential units.	11.18.14	12.02.14	01.13.15	02.10.15			Neighbor-hood meeting (2.18.15)	NA	Pending												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	02.24.15					Pending												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 - APPROVED												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	02.03.15																		ARC = Scott Waldroff O = Georgian Inn
5	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	03.06.16											E = Parker Mynchenberg & Assoc O = McNamara Construction, LLC ARC = Stan Hoelle
6	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	Under Constr.					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.
7	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
8	ORMOND CROSSINGS, PHASE B PLAT East of I-95, west of US1 SPRC#2015-042	Subdivision and infrastructure improvements of approximately 103.7acres for a four lot plat.	12.19.14	01.21.15																			E - Singhofen & Associates, Inc. O = Tomoka Holdings, LLC
9	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
10	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
11	(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	95%		E = Newkirk Engineering, Inc. ARC = BPE Design Incorporated APP = 30 Forest CT, LLC
12	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	Under Constr.					Early Review		Issued 10.03.14	\$981,278.95	20%		E = Upham. Inc. O = West Granada LLC APP = Ferber Group
13	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	Under Constr.					11.13.14	\$449,541			90%		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
14	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	Under Constr.					Issued 08.21.14	\$1,965,622	Issued 08.13.14	\$174,583	60%		E = Zev Cohen & Associates APP = Valiant Diners Company
15	VYSTAR CREDIT UNION 1301 West Granada Boulevard SPRC#2015-067	Construction of a single story 4,500 SF credit union with drive thrus and associated site improvements	02.24.15	03.10.15																			E = Parker Mynchenberg & Assoc O = 1301 W Granada Investors LLC ARC = RS&H, Inc.
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 Constr.					Issued 01.15.15	\$850,000		part of building permit	50%		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	02.24.15																		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

* 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 - March 5, 2015

#	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	06.17.14	07.01.14	11.05.14	02.04.15			03.12.15	04.21.15 & 05.05.15												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

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