



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

August 13, 2015

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: June 11, 2015**
- VI. PLANNING DIRECTOR'S REPORT**
- VII. PUBLIC HEARINGS**

A. LUPA 2015-105: 4 North Perrott Drive, Small Scale Land Use Map Amendment.

The property at 4 North Perrott Drive, Volusia County parcel number 4241-07-02-0050, is 2.57± acres and currently has a split land use designation of "General Commercial" and "Light Industrial/Utilities". This is a request submitted by Andy Clark, President & CEO of All Aboard Storage, authorized representative, for a Small Scale Land Use Map amendment to amend the split land use designation of 1.21± acres at 4 North Perrott Drive from "General Commercial" to "Light Industrial/Utilities".

B. RZ 2015-104: 4 North Perrott Drive, Amendment to Official Zoning Map

The property at 4 North Perrott Drive, Volusia County parcel number 4241-07-02-0050, is 2.57± acres and currently has a split zoning designation of B-4 (Central Business) and I-1 (Light Industrial). This is a request submitted by Andy Clark, President & CEO of All Aboard Storage, authorized representative, for a Zoning Map amendment to amend the split land use designation of 1.21± acres at 4 North Perrott Drive from B-4 (Central Business) to I-1 (Light Industrial).

C. LDC 2015-112: Land Development Code Amendments

This is a city initiated amendment to amend the following Land Development Code Sections:

1. Section 1-27 (Impact Fees) – Amending a provision that reduces vested impact fee credit upon demolition by adding a provision that permits full credit preservation upon demolition if approved through a development agreement or some other acceptable legal instrument.
2. Section 3-20 (Floodplain management and protection) – Adding a provision that clarifies nonresidential development in the flood plain can not make a payment in lieu of compensatory storage as a mitigation option.
3. Section 2-35 (Planned Residential Development (PRD) District) – Adding a new section entitled, “ Hold Capacity” that provides a procedure for determining holding capacity for a development site based upon environmental constraints of the subject property.

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

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

June 11, 2014

7:00 PM

City Commission Chambers

22 South Beach Street
Ormond Beach, FL 32174

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

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I. ROLL CALL

Members Present

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

Staff Present

Ric Goss, AICP, Planning Director
Randy Hayes, City Attorney
Melanie Nagel, Recording Technician

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

II. INVOCATION

Mr. Jorczak led the invocation.

III. PLEDGE OF ALLEGIANCE

IV. NOTICE REGARDING ADJOURNMENT

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

V. MINUTES

May 14, 2015

Mr. Heaster moved to approve the May 14, 2015 Minutes. Ms. Tolland seconded the motion. Vote was called, and the motion unanimously approved.

VI. PLANNING DIRECTOR'S REPORT

None.

VII. PUBLIC HEARINGS

A. SE 2015-091: 869 South Atlantic Avenue, Riptides Raw Bar and Grill, Special Exception Amendment for Outdoor Activity.

Mr. Goss stated there is an application to amend a previously approved Special Exception for outdoor music at Riptides Raw Bar and Grill, 869 South Atlantic Avenue. Mr. Goss explained that in April of 2014, Riptides management had come before the board with a proposal to allow outside music from the hours of 1:00 – 10:00 PM Monday through Sunday. The hours for Sunday through Thursday were changed from 4:00 – 8:00 PM, based upon a recommendation from the Planning Board, so there would be consistency among all applications with regard to outdoor music. Mr. Goss stated that everything in the Special Exception would remain the same, except for the Sunday through Thursday hours. The applicant is requesting that the hours be amended from 4:00 – 8:00 PM to 4:00 – 10:00 PM.

Mr. Goss stated that one person living in the neighboring condo, Mr. Kraszlowksy, filed an objection through email with the city, since he could not be in attendance at the meeting, stating that Riptides was in violation of their Special Exception, by playing music until 10:00 p.m. He is also worried that if the hours are changed for Riptides, that this will set a precedence for other musical venues to have later hours. Mr. Kraszlowksy has also requested that the present Special Exception be changed to have the Sunday through Thursday music revoked entirely.

Mr. Goss stated that based on the direction that the Planning Board and City Commission provided last year, staff is recommending denial of the amendment. Both the Planning Board and City Commission stated that they wanted consistency in hours from 4:00 – 8:00 PM for consistency in enforcement, fairness and equity among other live outdoor music venues.

Ms. Behnke asked what kind of action has been taken against the business for the violations that have already occurred. Mr. Goss stated that when the owners found out that they weren't operating within the allowed hours, they came in and talked to staff and applied for the amendment. Ms. Behnke stated that she has a problem with the business owners not knowing what was allowed.

Mr. Jorczak asked if other operations that have been granted the same hours, have been operating within the allowed times. Mr. Goss stated that he has not heard about any of them being in violation. The police department enforces noise standards at night and on the weekends, so if the hours are all different times, it would be difficult for the officers to know what the hours are for each establishment.

Mr. Heaster added that the consistency was also done to make it a fair playing field for all operators and restaurant owners.

Ms. Tolland stated that the chart in the staff report indicates other businesses had different hours for music. Are we going to change the other businesses to be consistent with the same hours? Mr. Goss believes that the City Commission is willing to look at the whole issue with regards to music and hours. Everything started when Dimitri's came in for their Special Exception and they are next to a residential area. The hours were made from 4:00 – 8:00 PM and then carried forth to the other venues.

Ms. Press stated that fairness was discussed within similar situations, but there could be circumstances that might make one situation different from another. Mr. Goss stated that staff's recommendations in the past have been different, based on each individual case. The only problem is if the police department doesn't know what the hours are, it is very difficult to enforce. Ms. Press stated that there are only five special exceptions that have been granted, and it shouldn't be a major problem for the police to keep track of the hours.

Ms. Behnke stated that even though the condo's are not single family residential, a lot more people live in the condo next door to Riptides and Beach Bucket, than the numbers that live in single houses around Dimitri's. Mr. Goss agreed, and then stated that only one complaint had been received from people living in the condo, and a noise assessment had been done and there were no violations.

Mr. Heaster asked if Riptides was requesting to match what Caffeine's has for their hours. Mr. Goss stated that he doesn't know that Riptides is looking to match, as opposed to setting up hours for live entertainment based on their clientele's hours.

Mr. Jorczak asked if anyone from the audience would like to comment on this. Mr. Shawn Flaherty, General Manager of Riptides, 869 S. Atlantic Ave. stated that he originally became aware of needing a Special Exception in 2014, when there was an article written in the Ormond Observer, which stated that Dimitri's problems emanated from Riptides live music. Riptides was served notice by code enforcement, and was told that they needed to get an outdoor live music permit, which was applied for the very same day.

Mr. Flaherty's understanding of a Special Exception is that it should be based on an individual basis, rather than everything on A1A is one set of rules, and everything off of A1A is another set of rules. Dimitri's is a 3-story building, with music on the top floor, which has no walls. Riptides has a 10,000 sq. ft. building, with all of the speakers aimed at the building, and if someone walks down the Harvard beach approach, once they are 20' from the entrance, the music cannot be heard. Mr. Flaherty stated that in the email from Mr. Kraszlowksy, he doesn't have a problem with Riptides, but rather with the Beach Bucket.

Mr. Flaherty stated that it is confusing to him that he can play music outside at 65 decibels until 10:00PM, and 60 decibels all night long, without ever shutting it off, and he isn't violating anything. It's only when he employs somebody to play live music in front of an audience that he is violating any kind of ordinance. Mr. Flaherty stated he could have someone with a stereo in their pickup truck along the beach approach playing at 65 decibels at 9:50 PM, and no one can tell them to stop.

Riptides has added a roof over the front outside deck area, which suppresses the music even more. A speaker on the Harvard approach side has been turned down, and Mr. Kraszlowky has not heard the music since then. Ocean View Resort, which sits just to the east of Riptides and shares a parking lot, has 114 time share owners, times 52 weeks a year with different families, and there has never been a complaint from the resort.

Mr. Flaherty stated that what happened with the last petition is that enforcement became the issue, and if someone isn't violating the decibel limit, then there is really nothing to enforce. The only issue is music playing from a jukebox, versus a live musician. Riptides has installed a professional sound system, and they control all of the musician sound levels. Where they failed a year ago was not showing up at the City Commission meeting to argue their point. Once they found out that they were in violation of the special exception, they have stopped playing live music at 8:00 PM to make sure they are in compliance.

Ms. Behnke stated that if there were someone sitting in a pickup truck playing music, there is a statute that can be invoked, that the person cannot play music that can be heard more than 50' away. Secondly, it should be up to the owner to know what the rules are for their Special Exception. How can others be expected to know if it is until 10:00 or midnight? Mr. Flaherty agreed that he should have known what his hours were, but when he went to the Planning Department to inquire about the hours, they didn't know either, and found documents that had times crossed out and other times written in. Another document stated 4:00 – 10:00 PM. So even the people in the Planning Department didn't know what the hours actually were.

Mr. Jorczak asked Mr. Flaherty how they monitor the decibel levels. Mr. Flaherty stated that there is an app on phones that will measure it. Basically it is done by ear. They haven't had a decibel complaint at all. Mr. Kraszlowky has not had a problem with Riptides, but wanted to make sure his concerns with the Beach Bucket were heard.

Mr. Heaster commented to Mr. Flaherty that he really likes what they did with the building, and congratulated him for doing that. Mr. Heaster continued that what the board is trying to do is to stay consistent, with code enforcement, so it was a fair playing field for everyone. As a board, they try to take into consideration everyone around the establishments. They want to support the businesses, but also want to understand the concerns of the residents.

Ms. Tolland asked if the decibel level ever exceeded what the code is. Mr. Flaherty stated that the Planning Department couldn't even get a decibel reading on their music. Ms. Tolland stated that it isn't the decibels that the board is concerned about, but the hours of playing the live music. She respects consistency, and it makes a lot of sense for code enforcement, but there are five restaurants that want to play music outside, and it doesn't seem to be too much to manage at this point. There are no fair playing fields, except for the decibel levels, and if that is exceeded then that is a problem. The city tries to encourage businesses to flourish, and Ms. Tolland does not have a problem with extending the time.

Ms. Behnke stated that we are only talking about five restaurants at this point, but for the next person that comes in, we have to have a set of parameters to go by. Ms.

Behnke asked Mr. Goss if Dimitri's has ever had a complaint against them. Mr. Goss stated that he is not aware of a complaint against Dimitri's.

Ms. Press wanted to clarify that if there is piped in music, and it exceeds the decibel level, is that a violation. Mr. Goss stated that it was. Ms. Press was confused about the piped in music vs. the live music. Both types of music could be in violation if they exceed the decibel levels.

Ms. Press asked Mr. Flaherty about his hours for dinner. Mr. Flaherty stated that dinner is served until midnight, with 8:00 PM being the middle of his dinner times. The bar is in the inside, so the music is not being provided for people sitting at the bar. It is being provided for the people waiting outside to get a table for dinner. Mr. Flaherty is going to have music, whether it is recorded or live music, because he is allowed to have music under 65 decibels up to 10:00 PM. and then under 60 decibels after 10:00. The question is whether he is going to have a live performer doing the music.

Mr. Jorzak asked if the customers still have music after 8:00, just not a live performer. Mr. Flaherty stated that was correct. Mr. Jorzak then questioned that there could be music until 2:00 AM, as long as it was under the 60 decibels. Mr. Flaherty stated yes.

Mr. Walter Nettles, resort manager at Oceans East Resort Club, stated that he was representing the Board of Directors and the property management for the resort which owns the building that Riptides is in. Mr. Nettles cleared up for Ms. Behnke that the resort owns the Beach Bucket, and they have a lease and will never be allowed to stay open past 9:00 PM. There are 114 units at the resort, and there has never been a complaint from a guest about Riptides.

Mr. Ian Anderson, 913 Peninsula Drive, lives in the area, and owns a restaurant in Daytona Beach. There is a neighbor right behind their restaurant, and they have 10:00 PM music restrictions also. Being a restaurant owner, Mr. Anderson goes to dinner later in the evening, and Riptides is an option for a late dinner. The time share actually sits closer to the restaurant than the condominium does. Mr. Anderson feels that each place needs to be looked at individually. But, he is in favor of Riptides having music until 10:00 PM.

Mr. Jorzak asked Mr. Goss about the City Commission meeting where they established the 8:00 PM parameter, and the reasons behind it. Mr. Goss stated that it was the Planning Board that recommended that the hours be consistent. The original recommendation from staff was 4:00 – 10:00 PM for Riptides, and the Planning Board thought that the hours need to be consistent, in regards to fairness and equity, and the City Commission agreed with the Planning Board's recommendation. If the board members want to change this, staff would appreciate the reasoning behind it, so that the City Commission can be informed about the change.

Mr. Ed Robinson, 258 Seaview Ave, Daytona Beach, stated that Riptides does a great job and is an asset to the area. They did renovations, employ the young, care about the neighborhood, participate in charity events and have roots in this community. He feels that extending the hours for Riptides would be great.

Mr. Dan Stutz, 670 Hand Ave, is a sales manager for a distributing company, and he services every bar, restaurant and lounge in the area. He has been in the restaurant business for 35 years, and is glad to see an independent operator make it in Ormond Beach. Every business should be dealt with on an individual basis. Each business is in a different setting, different neighboring situations, and each business should be dealt with separately.

Mr. Robert Hokstrah, 89 S Atlantic Ave, stated that he had been a talent agent for many years, and encouraging the musical community is very important. We are fortunate to have Riptides as a great corporate citizen, which has brought a lot of value to Ormond Beach. Mr. Hokstrah wants to encourage this board to encourage Riptides. As people, we treat the well-behaved child with more responsibility and privileges. There are different levels of responsibility and privileges, so keep the businesses growing and encouraged.

Mr. Craig Matthews, 37 Marvin, stated that he doesn't get off work until 7:00, and he doesn't get to live music until closer to 8:00, so he would like to see the live music offered until later in the evening.

Mr. Flaherty stated that as he was reading all of the minutes from the City Commission meetings where the 8:00 time was established, nothing had to do with the individual merits of Riptides rather every discussion had to do with uniformity of compliance and making sure it was easy for the police or neighborhood enforcement to know about the special permits. As long as a business is not outside the decibel range of the City of Ormond Beach's noise ordinance, there won't be a complaint. So, if Riptides is allowed to have the live music and they stay under the 65 decibels, then it just makes sense to vote yes to amend this.

Mr. Heaster stated that he is still stuck on the whole consistency idea, and the applicant has a huge outpouring of support, so maybe the board should go with something middle ground, say 9:00 PM. and make it consistent with the other two users. If we change it, it needs to be changed for all three users.

Ms. Tolland respects the consistency as well, but she also knows that not every situation in life is fair. Every situation has strengths and weaknesses and we should encourage businesses to be individuals. There has only been one person complaining, and most of that is not about Riptides. If we seek to grant this exception, we should be willing to have these discussions for the other establishments as well.

Ms. Press stated that she hadn't been sure how she was going to vote on this, and it really is wonderful when people can come to the meetings and express certain points of view. Ms. Press believes in fairness, and any restaurant that wishes to have music and it is acceptable, should be able to have music. A very valid point was made, that this is a special exception, and a special exception is for a particular business, given the criteria for that business. Ms. Press continued that her vote is based on the fact that if an establishment can have live music or piped in music, and it is kept within the decibels, there may as well be live music for people to enjoy.

Ms. Behnke stated that she has heard all of the accolades for Riptides, but her concern is still that if the rules couldn't be kept before, why would you follow them

now? She agrees with consistency and feels that it needs to be the same across the board. She cannot support this.

Mr. Jorczak stated that when he looked at this issue initially, he was prepared to state that the consistency issues in this area made a lot of sense. Having listened to the arguments that were presented this evening, and being a businessman and what an individual business needs and how it operates, is unique from business to business. If the music is live, or if the music is pre-recorded, and is meeting the decibel levels, what difference does it make. Mr. Jorczak would be willing to revisit the decision that was made previously, and look at this from the standpoint of what the business is, how does this fit the business, how does the business interact with the community, and the fact that they are complying with decibel levels, and doesn't see a reason to stay with the strict interpretation of hours for live music.

Ms. Tolland moved to approve SE 2015-091: 869 South Atlantic Avenue, Riptides Raw Bar and Grill, Special Exception Amendment for Outdoor Activity. Ms. Press seconded the motion. Vote was called. Mr. Heaster for; Mr. Jorczak for; Ms. Press for; Ms. Tolland for; Ms. Behnke against. The motion carried (4-1).

B. LDC Amendment: 15-98: Land Development Code Amendments: Adding and amending definitions to Section 1-22 and amending Section 2-05 entitled, "Compliance with district regulations."

Mr. Goss reviewed the LDC amendment that will amend the definitions with regards to clubs and fraternal organizations. The amendment adds that gangs are not legitimate clubs, and added definitions of organized and criminal gang or associate members, based upon national reports and documents with regards to gangs. A portion of the LDC has been changed to district regulations, stating that a gang at a property is prohibited, and if a city official thinks that a property is being used illegally, they have the ability to go to the property owner and ask for documentation as to how that business is being operated. Failure to provide the requested information presents a presumption of a violation. The business would then be subject to violations by the Code Enforcement Board and other penalties that would come with violation of the ordinance.

Ms. Tolland asked if there are specific properties that we are concerned about at the present time. City Attorney Hayes stated that there were no specifics on any at this time.

Mr. Jorczak assumed that when drafting the ordinance, that from a legal standpoint, we looked at a variety of these situations that might exist in other communities. Atty. Hayes stated that we already have regulations in our Code of Ordinances to deal with these types of matters. Periodically these will be reviewed and updated, and then modernized so that we have additional tools to work with in the future should we ever need them. Every situation is different, so you try to prepare for the worse and hope that you never have to use it.

Mr. Heaster moved to approve LDC Amendment: 15-98: Land Development Code Amendments: Adding and amending definitions to Section 1-22 and amending Section 2-05 entitled, "Compliance with district regulations," as

submitted. Ms. Press seconded the motion. Vote was called, and the motion unanimously approved (5-0).

OTHER BUSINESS

None.

VIII. MEMBER COMMENTS

Mr. Jorczak commended the city planner for his actions with respect to looking at the situation on Wilmette Avenue. That was a positive move.

Mr. Jorczak also inquired about the meeting of the Long Range Transportation Planning Board, and wondered if anything came out of that meeting concerning Hand Avenue. Mr. Goss stated that he did attend the meeting, and part of the issue is that it is a county road and the county doesn't want to spend \$18 million on that road because there are some major environmental issues. It will be kept on the needs list of the 20-40 Plan, just in case the money would come from the federal end. Or maybe a deal could be done with Daytona Beach, and a grant, to get the road done. We're not asking for it to be put on the cost feasible list, but just the needs list.

Mr. Jorczak asked if this was the number one project from our perspective. Mr. Goss stated that as we continue to develop W. Granada and traffic is building on W. Granada, even with the six lanes, as growth builds our next option would be to take out part of the median to get more capacity. We want to make sure that doesn't happen. By having a road that is parallel to W. Granada, it can act as a reliever, and would tie into a future extension of Tymber Creek south, which would all be tied into LPGA. Mr. Jorczak asked if there was any way that this project could be accelerated. Mr. Goss stated that there are a number of environmental issues that would need to be cleared.

Mr. Jorczak also noticed that the city was rejected for the grant request for the Brownfields. Mr. Goss stated that we were competitive, but there were more requests than there was money available, and this was our first time to request the funds. Mr. Goss has a meeting with EPA at the end of the month to go over their review of our application, to see our strengths and weaknesses and to see how we can make it better, so that when we re-submit it should be better. We should be able to add to and improve the application for the next submittal.

Ms. Tolland mentioned that the Community Garden is up and running and there was a ribbon cutting ceremony last Friday. Ms. Tolland wanted to publicly thank the Leisure Services Director, Robert Carolin, and Maryann Zeledon, and all the volunteers, and to publicly thank the mayor and commissioners for their support. Ms. Press added that she is a recipient of this garden, and wanted to personally thank Ms. Tolland for getting this done. Ms. Press would like to see any new developments that are put in, set up garden areas for the residents to use.

IX. ADJOURNMENT

The meeting was adjourned at 8:24 p.m.

Respectfully submitted,

Ric Goss, AICP, Planning Director

ATTEST:

Al Jorzak, Acting Chair

Minutes transcribed by Melanie Nagel.

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: August 5, 2015

SUBJECT: 4 North Perrott Drive Small Scale Land Use Map
Amendment

APPLICANT: Andy Clark, President & CEO of All Aboard Storage,
authorized representative

NUMBER: LUPA 2015-105

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION:

The property at 4 North Perrott Drive, Volusia County parcel number 4241-07-02-0050, is 2.57± acres and currently has a split land use designation of “General Commercial” and “Light Industrial/Utilities”. This is a request submitted by Andy Clark, President & CEO of All Aboard Storage, authorized representative, for a Small Scale Land Use Map amendment to amend the split land use designation of 1.21± acres at 4 North Perrott Drive from “General Commercial” to “Light Industrial/Utilities”.

BACKGROUND:

The property at 4 North Perrott Drive is located at the intersection of West Granada Boulevard and North Perrott Drive. The subject property has been used for a number of years by S.R. Perrott, Inc. who operated a beverage distribution center. In 2014, S.R. Perrott, Inc. constructed and opened a new distribution center at 1280 N US Highway 1 and have maintained their offices at 4 North Perrott Drive. The subject property has been for sale and one issue noted is that the property has a split land use and zoning designation which has impacted the redevelopment of this parcel.

The applicant is seeking to amend the “General Commercial” land use portion of the subject property to the “Light Industrial/Utilities” land use such that the entire parcel will be assigned the same consistent land use. In a previous pre-application meeting, the applicant stated that the intent of the project was to convert the former distribution warehouse into an inside self storage facility. It is important to note that any of the uses allowed in the “Light Industrial/Utilities” land use designation and corresponding zoning could potentially be developed in the future.

The Future Land Use Element of the Comprehensives Plan provides the following purpose, density and maximum floor area ratio for the “General Commercial” land use category:

Purpose: A multi-use land use category to provide for the sales of retail goods and services, high density multi-family, professional offices and services, and restaurants, depending on the range of population to be served and the availability of transit. For

projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.

Density: Maximum: 32 units per acre.

Maximum FAR: 0.7

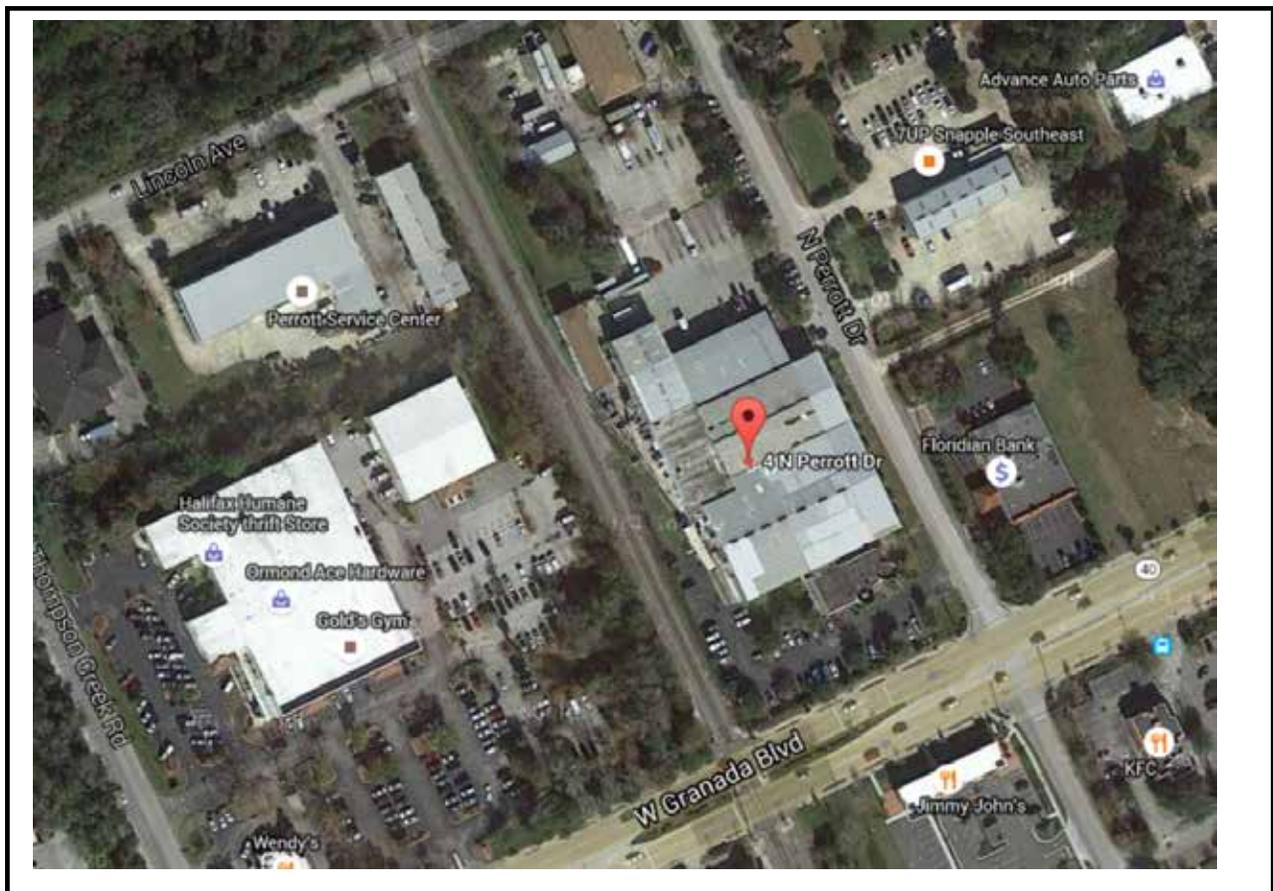
The Future Land Use Element of the Comprehensives Plan provides the following purpose, density and maximum floor area ratio for the “Light Industrial/Utilities” land use category:

Purpose: To provide for the location of light industrial operations and similar uses and would generally include the I-1 (Light Industrial) type of development as stipulated in the zoning district regulations. This land use category also includes areas of the City which will be used for public utilities such as water and wastewater treatment plants, water tanks, and power stations and transit.

Density: Not permitted.

Maximum FAR: 0.8

Below is a site aerial of the subject property and abutting uses:



Source: Google Maps

Below is an illustration of the property at 4 North Perrott Drive:



ANALYSIS:

The proposed land use amendment seeks to change the land use designation from "General Commercial" to "Light Industrial/Utilities" for 1.21± acres of a 2.57± acre parcel. The remaining 1.36± acres already maintains the "Light Industrial/Utilities" land use designation. Policy 2.5.2. of the Future Land Use Element of the City's Comprehensive Plan provides the review criteria for land use map amendments. The policy states the following criteria shall be used in reviewing Comprehensive Plan amendments:

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

5. If the amendment is a map amendment, impacts to surrounding jurisdictions.”

Staff’s analysis of the review criteria is below.

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

The subject property is located within the City’s Downtown Community Redevelopment Area and Downtown Overlay District. The property has historically been used for a distribution center with corporate offices. The existing on-site warehouse is currently vacant.

Goal 1 of the Future Land Use Element currently states,

FUTURE DEVELOPMENT AND REDEVELOPMENT ACTIVITIES SHOULD BE DIRECTED IN APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP TO MEET THE LAND USE NEEDS OF THE ANTICIPATED POPULATION, IN A MANNER CONSISTENT WITH SOUND PLANNING PRINCIPLES, THE GOALS, OBJECTIVES AND POLICIES CONTAINED HEREIN, AND THE DESIRED COMMUNITY CHARACTER.

THE FUTURE LAND USE ELEMENT SHOULD ALLOW LIMITED COMMERCIAL EXPANSION, PROMOTE INDUSTRIAL USE, AND MAINTAIN CURRENT RESIDENTIAL DENSITIES IN THE CORE AREA WHILE ESTABLISHING LOWER DENSITIES IN THE PERIMETER AREAS, FOCUSING REDEVELOPMENT IN THE DOWNTOWN COMMUNITY REDEVELOPMENT AREA, US1, AND SRA1A, AND PROVIDING OR A CONTINUED HIGH LEVEL OF OPEN SPACE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.

The land use application seeks to re-use and redevelop the existing warehouse to an indoor mini-storage warehouse facility. The proposed use would not be allowed under the “General Commercial” land use designation.

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

POLICY 1.2.5. Future Land Use Element	The redevelopment and renewal of blighted commercial areas shall be encouraged.
--	---

POLICY 1.4.7. Future Land Use Element	Industrial sites with rail access shall be preserved to the maximum extent possible.
GOAL 1. LAND USE Transportation Element	PROMOTE A BALANCED, AFFORDABLE, RELIABLE, CONVENIENT AND EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM THAT SUPPORTS THE LAND USE VISION OF THE ORMOND BEACH COMPREHENSIVE PLAN.
POLICY 1.5.2. Transportation Element	Development and redevelopment within designated TCEAs is exempt from traditional state-mandated transportation concurrency requirements but shall comply with Objective 1.6 of the Transportation Element and associated policies as well as transit design principles.

Staff concludes that proposed land use amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan.

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

COMPREHENSIVE PLAN

Amendment of adopted comprehensive plan:

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

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

The subject property is 1.21 acres (less than 10 acres).

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

The proposed small-scale amendment complies with this requirement and shall not exceed the 120 acres in the calendar year.

c. The proposed amendment does not involve a text change to the goals, policies, and objectives of the local government’s comprehensive plan, but only proposes a land use change to the future land use map for a site-specific small scale development activity. However, text changes that

relate directly to, and are adopted simultaneously with, the small scale future land use map amendment shall be permissible under this section.

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

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

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

The application meets the processing standards of the City’s Comprehensive Plan and the Florida Statute.

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

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

	Current Land Uses	Future Land Use Designation	Zoning
North	Warehouses	"Light Industrial/Utilities"	I-1 (Light Industrial)
South	Jimmy Johns restaurant	"Heavy Commercial"	B-5 (Service Commercial)
East	Commercial & Warehouse	"General Commercial" & "Heavy Commercial"	B-4 (Central Business) & B-5 (Service Commercial)
West	Shopping Center - across canal	"General Commercial"	B-4 (Central Business)

The 2006 Downtown Community Redevelopment Agency Master Plan Update discussed the area where the proposed land use change is proposed. The Master plan states:

“The Creek District has a decidedly different character from the other sections of Granada Boulevard. It was formerly an industrial area and while a number of industries have relocated, it still has a number of intense industrial uses remaining. The plan calls for eventual conversion of industrial areas within the district to business and residential development.”

While the Master Plan envisions the eventual redevelopment of industrial areas into business and residential areas, the development regulations have sought to allow the reasonable use of existing properties in the interim. The existing buildings on-site are warehouses and there are limited opportunities to re-use and redevelop the

subject property to avoid the property from becoming unusable and potentially blighted. The Creek District also has a storage facility use at 350 West Granada Boulevard.

Staff concludes that the proposed “Light Industrial/Utilities” land use designation is an appropriate use of land. The proposed concept would be a good use of the existing building and provide a service to residences in the immediate area.

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

Infrastructure: Impact analysis examines the maximum expected impacts of the current designation versus the requested designation based on a preliminary development scenario. This analysis is not meant to replace or contradict the findings of a Concurrency Management Review. However, the relative differences between designations can provide useful information in the long-range planning process. Below is an analysis of the existing and proposed land use categories and the maximum Floor Area Ratio (FAR) and residential density.

Transportation: The subject property is located within a Transportation Concurrency Exception Area (TCEA) as defined in Policy 1.5.1. of the Transportation Element of the Comprehensive Plan. The transportation and multi-modal strategies contained in Objectives 1.5 through 1.8 of the Transportation Element of the Comprehensive Plan would be applied to the project. For the purposes of demonstrating the theoretical maximum traffic impacts, staff has prepared the chart below noting that maximum traffic impacts may not be the likely development scenario.

	“General Commercial”	Light Industrial/Utilities
Land area in acres	1.21	1.21
Square footage of parcel	52,707.60	52,707.60
Maximum FAR	0.7	0.8
Maximum building Square Footage	36895.32	42166.08
Maximum residential units	38.72	Not allowed
Maximum trip generation – existing land use (shopping center ITE rate, 9 th edition, #820)	42.70	NA
Maximum trip generation - proposed land use, (General Light Industrial, ITE rate, 9 th edition #110)	NA	6.97
Maximum trip generation rate	1,575	294
Total reduction in Average Daily Trips		-1,281

The likely use is an indoor storage warehouse facility which would have a lesser impact than the maximum development scenario of the shopping center under the "General Commercial" land use or light industrial uses under the "Light Industrial/Utilities" land use. It is not expected that the land use amendment would have a negative traffic impact.

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

Stormwater Management: The subject property is an existing developed site and no additional impervious area is proposed. If any new impervious area is proposed, a stormwater management review shall occur.

Solid Waste: The subject property is an existing developed site and no additional negative impact is anticipated as the result of this amendment.

Schools: The change of land use would eliminate any residential uses and school concurrency shall not be impacted.

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

5. Whether the proposed map amendment impacts surrounding jurisdictions.

The property is not located next to another City and there are no impacts expected to any surrounding jurisdiction.

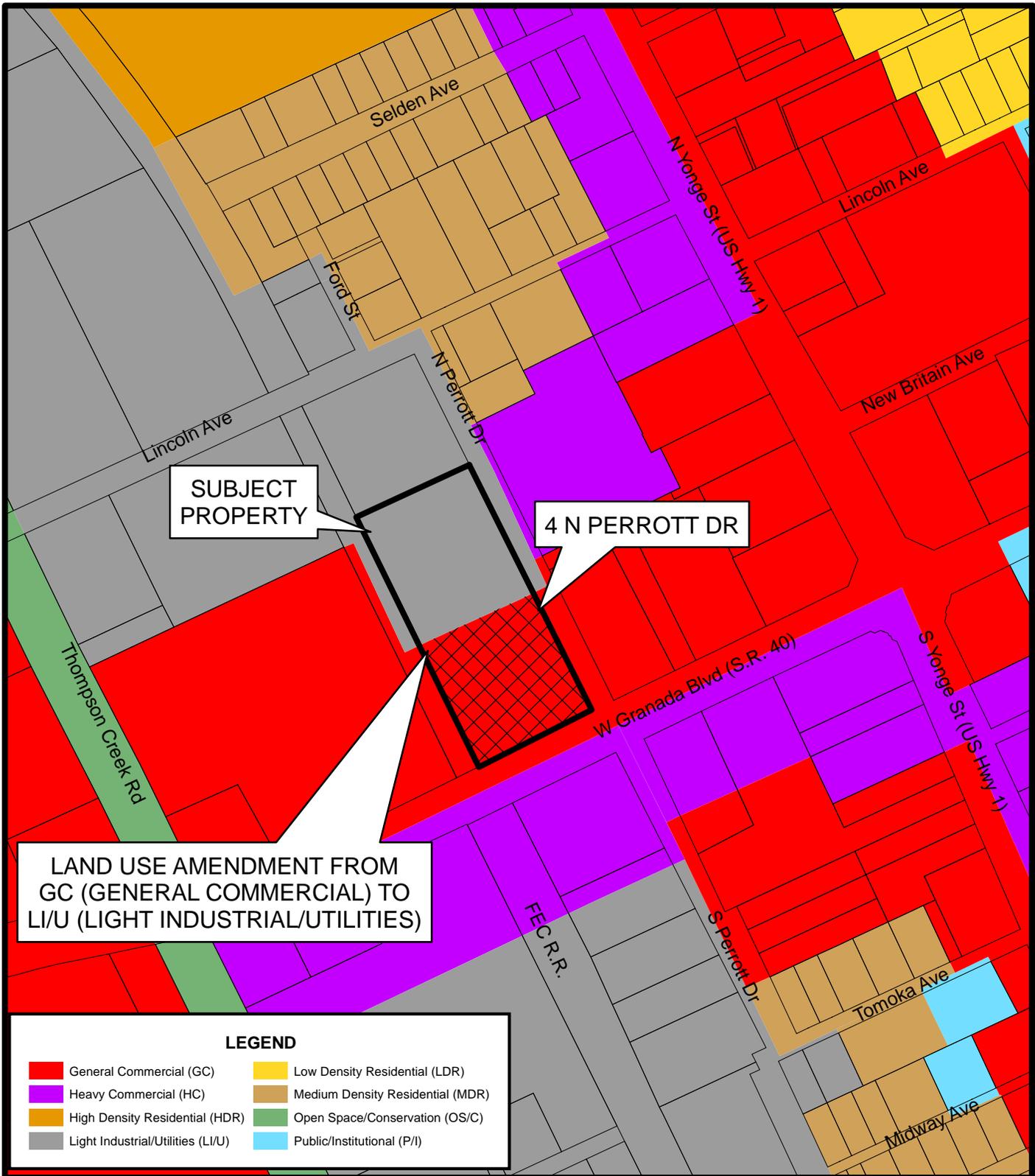
RECOMMENDATION: It is recommended that the Planning Board **APPROVE** the Small Scale Land Use Map amendment to amend the split land use designation of 4 North Perrott Drive, a total 1.21± acres of the 2.57± property, from "General Commercial" to "Light Industrial/Utilities" to allow for a single land use category over the entire property.

Attachments:

- 1: Land Use Map
- 2: Site map(s) and pictures
- 3: Survey

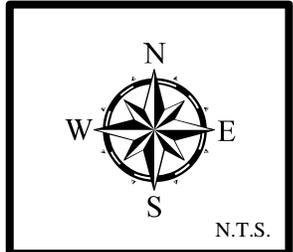
ATTACHMENT 1

Land Use Map



LAND USE AMENDMENT MAP
4 N PERROTT DRIVE
(4241-07-02-0050)

Prepared By: The City of Ormond Beach
 G.I.S. Department - 7/29/2015



ATTACHMENT 2

Site aerial and pictures

4 North Perrott Drive, site aerial



Source: Google maps

4 North Perrott Drive, site aerial



Source: Bing maps

4 North Perrott Drive, site aerial



Source: Bing maps

4 North Perrott Drive, front



4 North Perrott Drive, looking from Perrott Drive

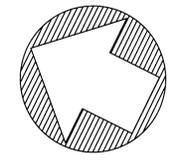
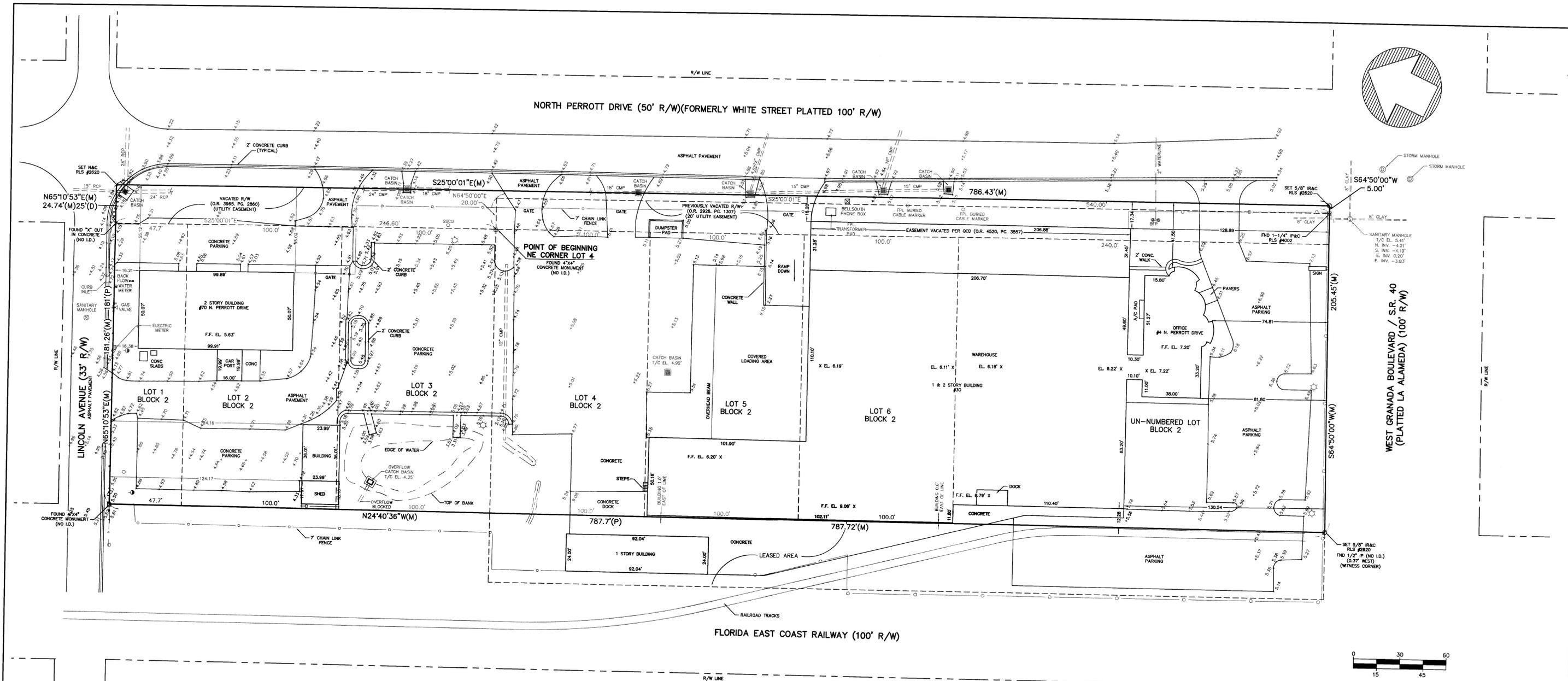


4 North Perrott Drive, front and side view



ATTACHMENT 3

Survey



SURVEYOR'S NOTES

- The expected use of the land is Commercial. As classified in the Standards of Practice (53-17.05)(3)(b)15.b.ii, F.A.C. This area would fall under the category of "Commercial/High Risk". The minimum relative accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement with an electronic total station and calculation of a closed geometric figure was found to exceed this requirement.
- The description of the property was supplied by the client. A Title Report/Abstract was not provided for reference. Plats of record of the subject properties and referenced recorded documents were obtained from the Clerk of the Court's office in Volusia County. No instruments of record reflecting easements, rights-of-way and/or ownership were furnished this surveyor, except as shown.
- There may be other restrictions of record in the Public Records of this County, including those in specific Conditions of Covenants and Restrictions for the subdivision, that are not shown on this survey or have not been provided for reference.
- All equipment was tested and calibrated. Two sets of angles were turned and averaged. Distances were measured in feet and meters and averaged with the distances shown in feet.
- There are no inconsistencies with the boundary. All corners found were within acceptable standards for location and new corner monumentation was set at the missing corners.
- Unless otherwise noted, all bearings and distances are field measured and are in agreement with the provided deed or record plat.
- Bearings are based on the provided legal description with the monumented Westerly line of White Street having a bearing of South 25°00'00" East.
- Ownership of fences, if any, was not known or determined.
- No underground foundations or improvements have been located except as noted.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties. (Section 53-17.05(3)(b)16, F.A.C.)
- All easements shown, if any, are determined from the plat of record or provided legal documents.
- Property lines should only be recovered from boundary corners and not from shown building lines.
- Elevations are based on the North American Vertical Datum of 1988 and are based on a closed elevation loop referenced to the benchmark NS3 K-823, elevation 6.72'.
- This property lies in Flood Zones "X" and "AC-1" as noted from FEMA-FP Map Number 12127C0212A, with a base flood elevation of 7'. FR Map dated February 19, 2014, map index dated February 19, 2014. Zone "AC" is defined as "base flood elevations determined". Zone "X" is defined as "areas determined to be outside the 0.2% annual chance floodplain".

LEGAL DESCRIPTION (Provided by Client)

Lots 1, 2, 3, 4, 5 and 6, Block 2; and that un-numbered lot adjoining said Lot 6, within said Block 2; and a portion of the Westerly 20' of White Street, a 100' platted right-of-way, adjoining said Block 2, all in La Vega Subdivision, of record in Map Book 1, Page 58, Public Records of Volusia County, Florida, more particularly described as follows: BEGIN at the Northeast corner of said Lot 4; thence N 64°50'00" E along the Easterly extension of the Northernly line of said Lot 4, a distance of 20.00' to a point in the Easterly line of the Westerly extension of the Southernly line of said Block 2; thence S 64°50'00" W along said extension and along the Southernly line of said Block 2, said line being also the Northernly line of West Granada Boulevard (State Road 40), Florida East Coast Railway, a 100' right-of-way, thence N 24°40'36" W along said Easterly line, a distance of 787.72' to the Northwest corner of said Lot 1; thence N 65°10'53" E along the Northernly line of said Lot 1, said line being also the Southernly line of Lincoln Avenue, a distance of 181.26' to the Northeast corner of said Lot 1; thence S 25°00'00" E along the Easterly line of said Lots 1, 2 and 3, said line being also the platted Westerly line of said White Street, a distance of 246.60' to the POINT OF BEGINNING, containing 3.559 acres more or less.

PARCEL "B" OF VACATED WHITE STREET (O.R. BOOK 3965, PAGE 2860)

The Westerly 25 feet of that portion of White Street, a 100 foot street, dedicated on the plot of La Vega Subdivision, of record in Map Book 1, Page 58, Public Records of Volusia County, Florida, bounded on the Southernly line by the Easterly extension of the Southernly line of Block 2, of said La Vega Subdivision, and bounded on the Northernly line by the Easterly extension of the Northernly line of Lot 1, Block 2, of said La Vega Subdivision; said parcel being adjacent to and contiguous with the Easterly line of said Block 2, of said La Vega Subdivision; said parcel also being less and except the Westerly 20 feet of the Southernly 540 feet thereof (previously vacated).

PROPERTY LIES IN FLOOD ZONE _____ PER PLOT OF DESCRIBED PROPERTY (AS SCALED)	PUBLISHED BASE FLOOD ELEVATION _____	ELEVATIONS BASED ON _____	PUBLISHED ELEVATION _____
ON FIRE COMMUNITY PANEL NUMBER _____	COMMUNITY ESTIMATED BASE FLOOD ELEVATION _____	BM DESCRIPTION _____	

LEGEND	OH-E = OVERHEAD ELECTRIC OH-T = OVERHEAD TELEPHONE C = CENTERLINE DELTA = CENTRAL ANGLE F = FIRE HYDRANT L = LIGHT POLE M = MORE OR LESS U = UTILITY POLE	BM = BENCHMARK CALC = CALCULATED CATV = CABLE TV CAG = CURB & GUTTER CH, BR = CHORD BEARING CLF = CHAIN-LINK FENCE CM = CONCRETE MONUMENT CMP = CORRUGATED METAL PIPE CO = CLEAN OUT	(D) = DEED CALL E = EAST EL = ELEVATION EM = ELEC. METER ESMT = EASEMENT FB = FOUND F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION FPAL = FLORIDA POWER & LIGHT	FR = FRAME RRC = IRON ROD & CAP RP = IRON PIPE M = FIELD MEASURED MAS = MASONRY MB = MAP BOOK MH = MANHOLE N = NORTH N.A.V.D. = NORTH AMERICAN VERTICAL DATUM PCP = PERMANENT CONTROL POINT	M&C = NAIL & CAP N.G.V.D. 1929 = NATIONAL GEODETIC NO ID. = NO IDENTIFICATION (NR) = NON-RADIAL LINE N&T = NAIL & TAB MH = MANHOLE (P) = PLAT P.C. = POINT OF CURVATURE PCP = PERMANENT CONTROL POINT	POB = POINT OF BEGINNING P.O.R. = POINT OF REFERENCE PRM = PERMANENT REFERENCE MONUMENT (R) = RADIAL LINE R = RADIUS R&C = RE-ROD & CAP RCP = REINFORCED CONCRETE PIPE RES = RESIDENCE	ROE = RANGE RRD = REINFORCING ROD RR SPK = RAILROAD SPIKE R/W = RIGHT-OF-WAY S = SOUTH SB&T = SOUTHERN BELL SEC = SECTION STY = STORY T = TANGENT TWP = TOWNSHIP	W = WEST WF = WOOD FENCE WM = WATER METER T = TELEPHONE BOX F = FIBER OPTIC CABLE BOX C = CATAL BOX E = ELECTRIC SERVICE ON CONCRETE PAD
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GENERAL NOTES:
NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE REVIEWED IN THIS SURVEY. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. SURVEY PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. ALL MEASUREMENTS SHOWN ARE IN FEET AND HUNDRETHS THEREOF.

THE TERM CERTIFIED AS USED IN THIS STATEMENT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND FROM WHICH IS FORMULATED ON THE BEST AVAILABLE INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, THAT THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED INTERESTS AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LESSEE, OR OWNER'S CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYOR'S OPINION.

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY FOR ANY OTHER TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTY IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

SHEET 1 OF 2 SHEETS	JOB NO. 15-7289	FILE NO. 15-7289	SCALE 1"=30'	DATE 5/21/15	TYPE OF SURVEY BOUNDARY & TOPO	REVISIONS	PARTY CHECK FIELD BOOK	DATE SURVEYED	DRAWN BY	CHECKED BY
								5/29/15	MC	LAJ

PREPARED BY: © 2015
A.A. WILBERT JR., LAND SURVEYING, INC.
P.O. BOX 1497, ORLANDO BEACH, FLORIDA 32175
(386) 676-9056

THIS PLAT IS HEREBY CERTIFIED TO:
1.) ALL ABOARD STORAGE, LLC
2.)
3.)
4.)

THIS PLAT IS HEREBY CERTIFIED AS MEETING THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYING AND MAPPING PURSUANT TO SECTION 472.022 OF THE FLORIDA STATUTES.

EMBOSSSED SEAL

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: August 5, 2015

SUBJECT: 4 North Perrott Drive, Amendment to Official Zoning Map

APPLICANT: Andy Clark, President & CEO of All Aboard Storage,
authorized representative

NUMBER: RZ 2015-104

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION:

The property at 4 North Perrott Drive, Volusia County parcel number 4241-07-02-0050, is 2.57± acres and currently has a split zoning designation of B-4 (Central Business) and I-1 (Light Industrial). This is a request submitted by Andy Clark, President & CEO of All Aboard Storage, authorized representative, for a Zoning Map amendment to amend the split land use designation of 1.21± acres at 4 North Perrott Drive from B-4 (Central Business) to I-1 (Light Industrial).

BACKGROUND:

The property at 4 North Perrott Drive is located at the intersection of West Granada Boulevard and North Perrott Drive. The subject property has been used for a number of years by S.R. Perrott, Inc. who operated a beverage distribution center. In 2014, S.R. Perrott, Inc. constructed and opened a new distribution center at 1280 N US Highway 1 and has maintained their offices at 4 North Perrott Drive. The subject property has been for sale and one issue noted is that the property has a split land use and zoning designation which has impacted redevelopment opportunities for this parcel.

The applicant is seeking to amend the B-4 (Central Business) zoning portion of the subject property to the I-1 (Light Industrial) zoning classification so that the entire parcel will be assigned the same zoning. In a previous pre-application meeting, the applicant stated that the intent of the project was to convert the former distribution warehouse into an inside self storage facility. It is important to note that any of the uses allowed in the I-1 (Light Industrial) zoning designation could potentially be developed in the future.

ANALYSIS: The subject property is undergoing a separate land use application to amend one portion of the property from the "General Commercial" land use designation to the "Light Industrial/Utilities" land use designation. Section 2-02 of the Land Development Code provides the compatible zoning districts to the "Light Industrial/Utilities" land use designation which are: Light Industrial (I-1) or Planned Industrial Development (PID). The PID requires a 10 acre minimum with a minimum of five separate business/industrial facilities. The subject property is 2.57± acres of which 1.21± is sought for an amendment. Since the area proposed for the rezoning is less

than 10 acres, the parcel size would not qualify for a PID, leaving the sole option of the I-1 zoning classification consistent with the "Light Industrial/Utilities" land use designation.

Section 2-32(A) of the Land Development Code provides the purpose of the I-1 (Light Industrial) zoning district as follows:

The purpose of the I-1, Light Industrial Zoning District is to provide sites in appropriate locations for light industrial operations which do not generate objectionable on- or off-site impacts including odors; smoke; dust; refuse; electromagnetic interference; or noise (in excess of that customary to loading, unloading, and handling of goods and materials beyond the lot on which the facility is located); or which would have an adverse impact on the city's wastewater treatment system; or result in hazardous environments for workers or visitors. Consistent with the city's comprehensive plan, the I-1 zoning district is intended to implement comprehensive plan policies for managing light industrial land uses. This district is not intended to accommodate heavy industrial activities such as those identified herein as prohibited, nor is it intended to accommodate other heavy industrial uses

Section 2-32 of the Land Development, including potential uses, is provided in ATTACHMENT 4 of this report.

Zoning Adjacent Land Use:

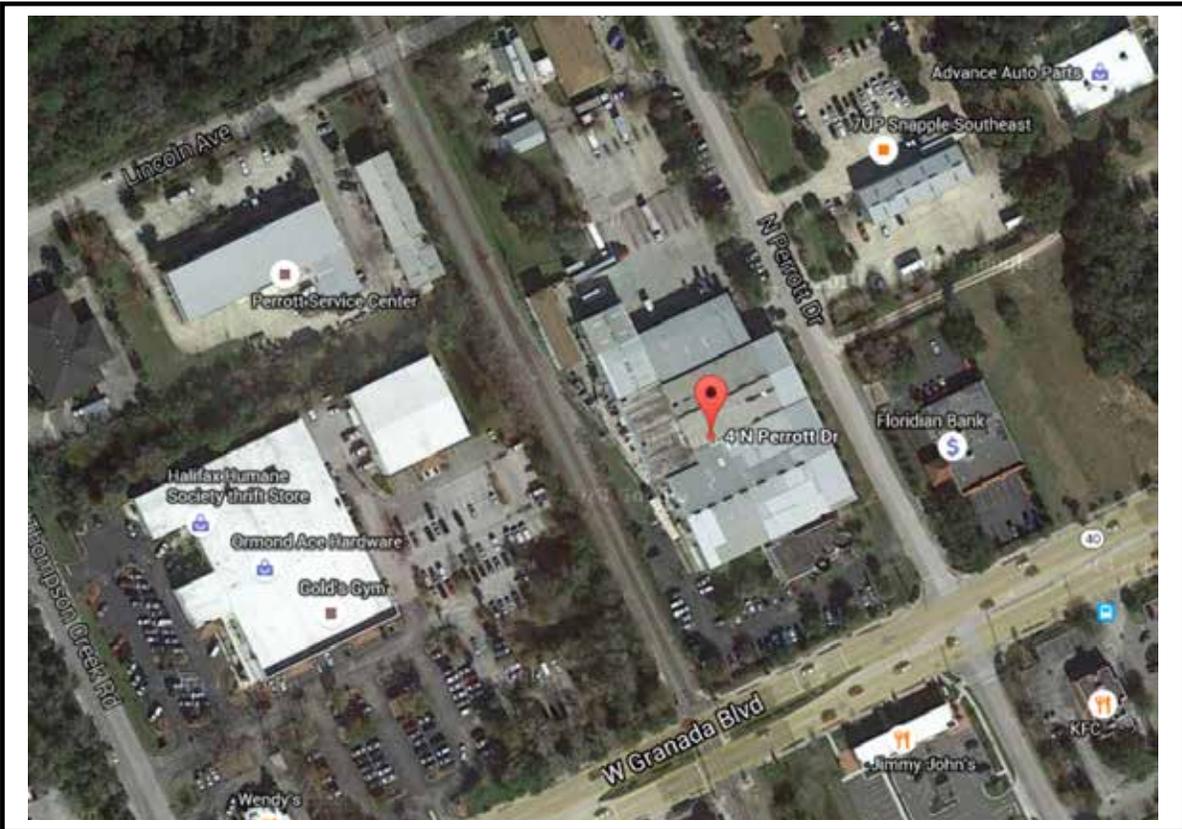
Adjacent land uses and zoning are as follows:

Land Use and Zoning Designations of Surrounding Property

	Current Land Uses	Future Land Use Designation	Zoning
North	Warehouses	"Light Industrial/Utilities"	I -1 (Light Industrial)
South	Jimmy Johns restaurant	"Heavy Commercial"	B-5 (Service Commercial)
East	Commercial & Warehouse	"General Commercial" & "Heavy Commercial"	B-4 (Central Business) & B-5 (Service Commercial)
West	Shopping Center - across canal	"General Commercial"	B-4 (Central Business)

The subject property is located in an area with a mixture of industrial and heavy commercial land use designations and zoning classifications. S.R. Perrott also owns property to the east and west of the subject property that were formerly in operation to support the distribution center.

Below is a site aerial of the subject property and abutting uses:



Source: Google Maps

Below is an illustration of the property at 4 North Perrott Drive:



CONCLUSION/CRITERIA FOR APPROVAL

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

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

No specific development is proposed and the request is based on a need to assign a City zoning classification consistent with the proposed "Light Industrial/Utilities" land use designation. The zoning map amendment will not adversely affect public health, safety, welfare or the quality of life. Any future site redevelopment shall be reviewed based upon the standards of the Land Development Code.

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

There is a separate land use map amendment that proposes to assign a City "Light Industrial/Utilities" land use designation to the property. The requested I-1 zoning district is consistent with the "Light Industrial/Utilities" land use designation.

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

The property has existing building and site improvements. Any new construction would require SPRC review. This criterion is not applicable.

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

This proposed zoning map amendment is not anticipated to have a significant impact on adjacent properties and it is expected that the property owner will significantly redevelop this 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.**

The property has existing building and site improvements. Any new construction will be reviewed by the SPRC. This criterion is not applicable.

- 6. Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe. This finding shall be based on a traffic**

report where available, prepared by a qualified traffic consultant, engineer or planner which details the anticipated or projected effect of the project on adjacent roads and the impact on public safety.

The property has existing building and site improvements. Any new construction would be reviewed and approved by the SPRC and the criterion is not applicable.

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

The property has existing building and site improvements. Any new construction would be reviewed and approved by the SPRC and the criterion is not applicable.

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

The property has existing building and site improvements. Any new construction would be reviewed and approved by the SPRC and the criterion is not applicable.

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

The property has existing building and site improvements. There is no construction proposed and criterion is not applicable.

10. The testimony provided at public hearings.

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

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

- The impacts on facilities and services will not change as a result of the requested zoning amendment.
- The proposed city zoning classification of I-1 is most consistent with the "Light Industrial/Utilities" land use.

RECOMMENDATION:

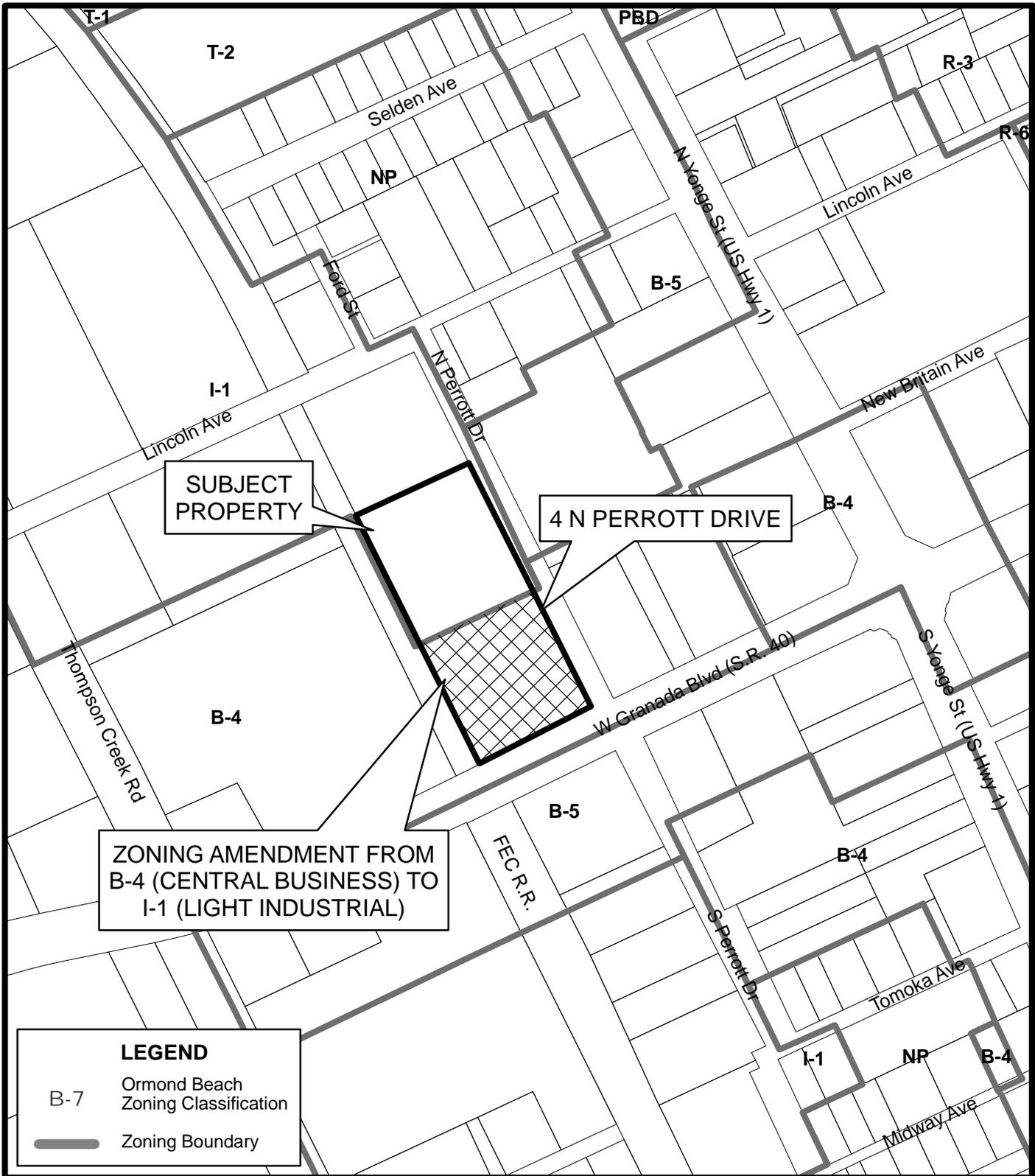
Staff recommends that the Planning Board recommend **APPROVAL** to the City Commission to amend the split land use designation of 1.21± acres at 4 North Perrott Drive from B-4 (Central Business) to I-1 (Light Industrial).

Attachments:

- 1: Zoning Map
- 2: Site map(s) and pictures
- 3: Survey
- 4: Ormond Beach Land Development Code, I-1 zoning district

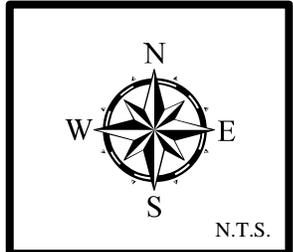
ATTACHMENT 1

Zoning Map



ZONING AMENDMENT MAP
4 N PERROTT DRIVE
(4241-07-02-0050)

Prepared By: The City of Ormond Beach
 G.I.S. Department - 7/29/2015



ATTACHMENT 2

Site aerial and pictures

4 North Perrott Drive, site aerial



Source: Google maps

4 North Perrott Drive, site aerial



Source: Bing maps

4 North Perrott Drive, site aerial



Source: Bing maps

4 North Perrott Drive, front



4 North Perrott Drive, looking from Perrott Drive

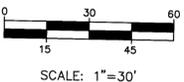
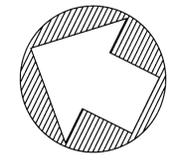
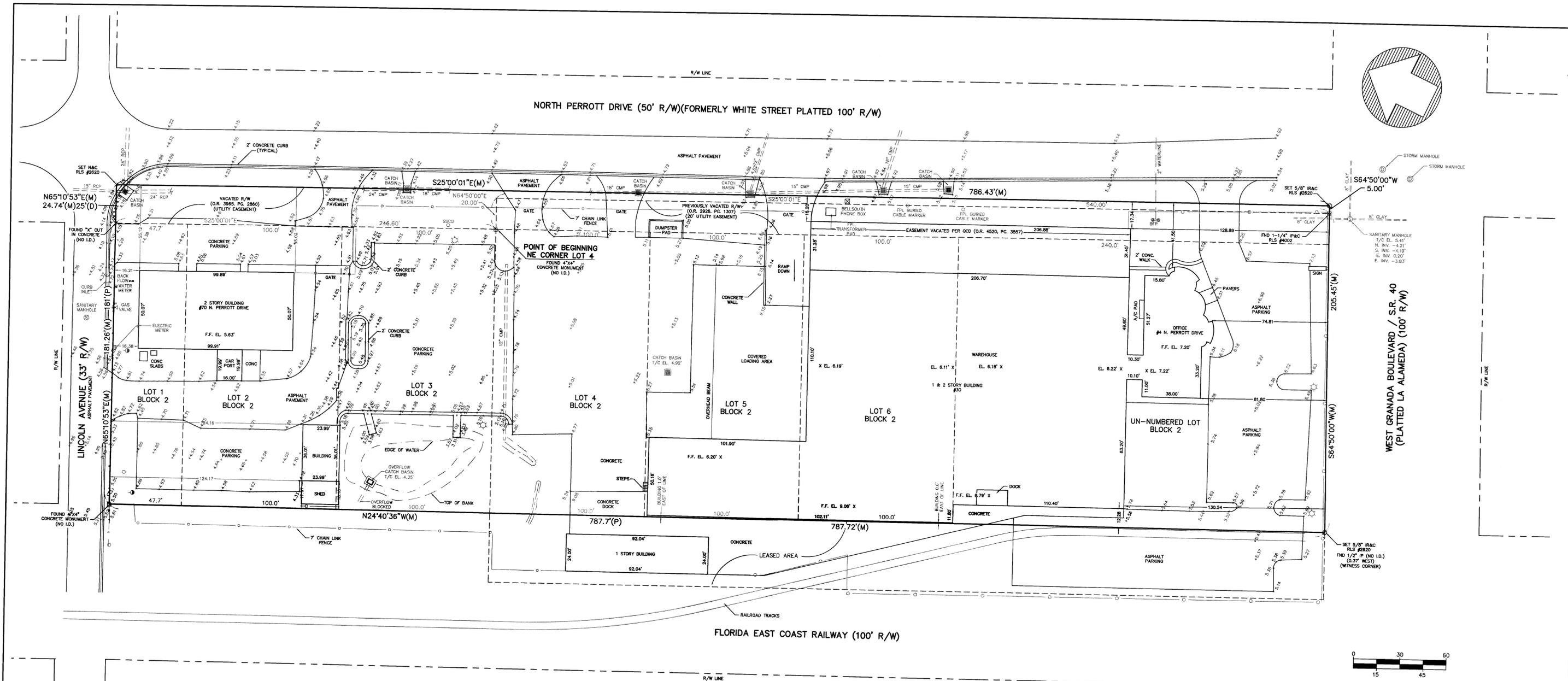


4 North Perrott Drive, front and side view



ATTACHMENT 3

Survey



SURVEYOR'S NOTES

- The expected use of the land is Commercial. As classified in the Standards of Practice (5a-17.05)(5)(b)15.b.ii, F.A.C. This area would fall under the category of "Commercial/High Risk". The minimum relative accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement with an electronic total station and calculation of a closed geometric figure was found to exceed this requirement.
- The description of the property was supplied by the client. A Title Report/Abstract was not provided for reference. Plats of record of the subject properties and referenced recorded documents were obtained from the Clerk of the Court's office in Volusia County. No instruments of record reflecting easements, rights-of-way and/or ownership were furnished this surveyor, except as shown.
- There may be other restrictions of record in the Public Records of this County, including those in specific Conditions of Covenants and Restrictions for the subdivision, that are not shown on this survey or have not been provided for reference.
- All equipment was tested and calibrated. Two sets of angles were turned and averaged. Distances were measured in feet and meters and averaged with the distances shown in feet.
- There are no inconsistencies with the boundary. All corners found were within acceptable standards for location and new corner monumentation was set at the missing corners.
- Unless otherwise noted, all bearings and distances are field measured and are in agreement with the provided deed or record plat.
- Bearings are based on the provided legal description with the monumented Westerly line of White Street having a bearing of South 25°00'00" East.
- Ownership of fences, if any, was not known or determined.
- No underground foundations or improvements have been located except as noted.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties. (Section 5a-17.05(3)(b), F.A.C.)
- All easements shown, if any, are determined from the plat of record or provided legal documents.
- Property lines should only be recovered from boundary corners and not from shown building lines.
- Elevations are based on the North American Vertical Datum of 1988 and are based on a closed elevation loop referenced to the benchmark NSG K-823, elevation 6.72'.
- This property lies in Flood Zones "X" and "AC-1" as noted from FEMA-FP Map Number 12127C0212A, with a base flood elevation of 7'. FR Map dated February 19, 2014, map index dated February 19, 2014. Zone "AC" is defined as "base flood elevations determined". Zone "X" is defined as "areas determined to be outside the 0.2% annual chance floodplain".

LEGAL DESCRIPTION (Provided by Client)

Lots 1, 2, 3, 4, 5 and 6, Block 2; and that un-numbered lot adjoining said Lot 6, within said Block 2; and a portion of the Westerly 20' of White Street, a 100' platted right-of-way, adjoining said Block 2, all in La Vega Subdivision, of record in Map Book 1, Page 58, Public Records of Volusia County, Florida, more particularly described as follows: BEGIN at the Northeast corner of said Lot 4; thence N 64°50'00" E along the Easterly extension of the Northernly line of said Lot 4, a distance of 20.00' to a point in the Easterly line of the Westerly extension of the Southernly line of said Block 2; thence S 64°50'00" W along said extension and along the Southernly line of said Block 2, said line being also the Northernly line of West Granada Boulevard (State Road 40), Florida East Coast Railway, a 100' right-of-way, thence N 24°40'36" W along said Easterly line, a distance of 787.72' to the Northwest corner of said Lot 1; thence N 65°10'53" E along the Northernly line of said Lot 1, said line being also the Southernly line of Lincoln Avenue, a distance of 181.26' to the Northeast corner of said Lot 1; thence S 25°00'00" E along the Easterly line of said Lots 1, 2 and 3, said line being also the platted Westerly line of said White Street, a distance of 246.60' to the POINT OF BEGINNING, containing 3.559 acres more or less.

PARCEL "B" OF VACATED WHITE STREET (O.R. BOOK 3965, PAGE 2860)

The Westerly 25 feet of that portion of White Street, a 100 foot street, dedicated on the plot of La Vega Subdivision, of record in Map Book 1, Page 58, Public Records of Volusia County, Florida, bounded on the Southernly line by the Easterly extension of the Southernly line of Block 2, of said La Vega Subdivision, and bounded on the Northernly line by the Easterly extension of the Northernly line of Lot 1, Block 2, of said La Vega Subdivision; said parcel being adjacent to and contiguous with the Easterly line of said Block 2, of said La Vega Subdivision; said parcel also being less and except the Westerly 20 feet of the Southernly 540 feet thereof (previously vacated).

PROPERTY LIES IN FLOOD ZONE _____ PER PLOT OF DESCRIBED PROPERTY (AS SCALED)	PUBLISHED BASE FLOOD ELEVATION _____	ELEVATIONS BASED ON _____	PUBLISHED ELEVATION _____
ON FIRE COMMUNITY PANEL NUMBER _____	COMMUNITY ESTIMATED BASE FLOOD ELEVATION _____	BM DESCRIPTION _____	

LEGEND	OH-E = OVERHEAD ELECTRIC OH-T = OVERHEAD TELEPHONE C = CENTERLINE DELTA = CENTRAL ANGLE -x- = FENCE F = FIRE HYDRANT L = LIGHT POLE ± = MORE OR LESS UP = UTILITY POLE	BM = BENCHMARK CALC = CALCULATED CABLE TV CURB & GUTTER CHORD BEARING CHAIN-LINK FENCE CONC = CONCRETE MONUMENT ASPH = ASPHALT BFE = BASE FLOOD ELEVATION	(D) = DEED CALL E = EAST EL = ELEVATION EM = ELEC. METER ESMT = EASEMENT F = FOUND F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION FPAL = FLORIDA POWER & LIGHT	FR = FRAME RRC = IRON ROD & CAP RP = IRON PIPE M = FIELD MEASURED MAS = MASONRY MB = MAP BOOK MH = MANHOLE N = NORTH N.A.V.D. = NORTH AMERICAN VERTICAL DATUM	NAC = NAIL & CAP N.G.V.D. 1929 = NATIONAL GEODETIC NO ID. = NO IDENTIFICATION (NR) = NON-RADIAL LINE N&T = NAIL & TAB MH = MANHOLE (P) = PLAT P.C. = POINT OF CURVATURE PCP = PERMANENT CONTROL POINT	PC = PAGE POB = POINT OF BEGINNING P.O.R. = POINT OF REFERENCE PRM = PERMANENT REFERENCE MONUMENT (R) = RADIAL LINE R = RADIUS R&C = RE-ROD & CAP RCP = REINFORCED CONCRETE PIPE RES = RESIDENCE	ROE = RANGE RRD = REINFORCING ROD RR SPK = RAILROAD SPIKE R/W = RIGHT-OF-WAY S = SOUTH SB&T = SOUTHERN BELL SEC = SECTION STY = STORY T = TANGENT TWP = TOWNSHIP	W = WEST WF = WOOD FENCE WM = WATER METER T = TELEPHONE BOX F = FIBER OPTIC CABLE BOX C = CATAL BOX E = ELECTRIC SERVICE ON CONCRETE PAD
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GENERAL NOTES:
NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE REVIEWED IN THIS SURVEY. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. SURVEY PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. ALL MEASUREMENTS SHOWN ARE IN FEET AND HUNDRETHS THEREOF.

THE TERM CERTIFIED AS USED IN THIS STATEMENT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND FROM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, THAT THE SURVEYOR HAS NO LIABILITY FOR ERRORS OR OMISSIONS IN HIS SURVEY. THE SURVEYOR SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRORS OR OMISSIONS IN HIS SURVEY, INCLUDING BUT NOT LIMITED TO, THE OMISSION OF ANY INSTRUMENTS OF RECORD, OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY, OR THE OMISSION OF ANY INSTRUMENTS OF RECORD, OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY, OR THE OMISSION OF ANY INSTRUMENTS OF RECORD, OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY.

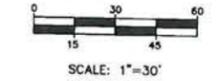
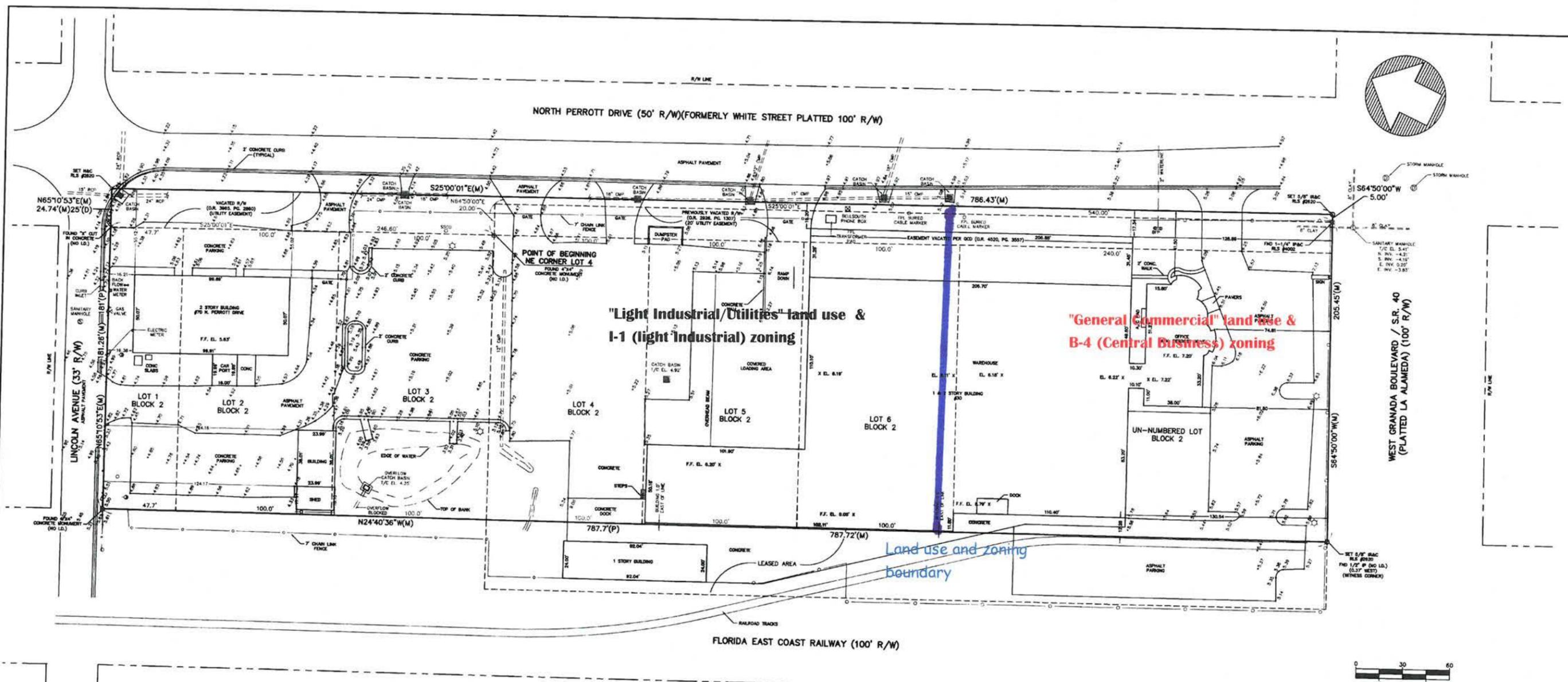
SHEET 1 OF 2 SHEETS	JOB NO. 15-7289	FILE NO. 15-7289	SCALE 1"=30'	DATE 5/21/15	TYPE OF SURVEY BOUNDARY & TOPO	REVISIONS	PARTY CHECK FIELD BOOK	DATE SURVEYED	DRAWN BY	CHECKED BY
								5/29/15	MC	LAJ

PREPARED BY: © 2015
A.A. WILBERT JR., LAND SURVEYING, INC.
P.O. BOX 1497, ORLANDO BEACH, FLORIDA 32175
(386) 676-9056

THIS PLAT IS HEREBY CERTIFIED TO:
1.) ALL ABOARD STORAGE, LLC
2.)
3.)
4.)

THIS PLAT IS HEREBY CERTIFIED AS MEETING THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYING AND MAPPING PURSUANT TO SECTION 472.022 OF THE FLORIDA STATUTES.

EMBOSSSED SEAL



- REVIEWER'S NOTES**
- (1) The intended use of the land is Commercial, as described in the Standards of Practice (S-17.01(3)(3)15.5.8, F.A.C.) This was made not under the category of "Commercial/Industrial". The minimum relative accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement with an electronic total station and calculation of a closed geometric figure was found to exceed this requirement.
 - (2) The description of the property was supplied by the client. A Title Report/Abstract was not provided for reference. Plats of record of the subject property and referenced recorded documents were obtained from the Clerk of the Court's office in Volusia County. No instruments of record reflecting easements, rights-of-way and servitudes were furnished to this surveyor, except as shown.
 - (3) There may be other restrictions of record in the Public Records of this County, including those in specific Conditions of Conveyance and Restrictions for this subdivision, that are not shown on this survey or have not been provided for reference.
 - (4) All easements were located and calculated. Two sets of angles were turned and averaged. Distances were measured in feet and meters and compared with the distances shown in feet.
 - (5) There are no inconsistencies with the boundary. All corners found were within acceptable standards for location and new corner monumentation was set at the existing corners.
 - (6) Unless otherwise noted, all bearings and distances are field measured and are in agreement with the provided deed or record plat.
 - (7) Bearings are based on the provided legal description with the monumented Metairie line of White Street having a bearing of South 25°00'01" East.
 - (8) Ownership of leases, if any, was not known or determined.
 - (9) No underground boundaries or improvements have been located except as noted.
 - (10) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties. (Section 53-17.02(2)(3), F.A.C.)
 - (11) All easements shown, if any, are determined from the plat of record or provided legal documents.
 - (12) Property lines should only be recovered from boundary corners and not from shown building line.
 - (13) Elevations are based on the North American Vertical Datum of 1988 and are based on a closed elevation loop referenced to the benchmark MGS 1-833, elevation 8.78'.
 - (14) This property lies in Flood Zones "X" and "AE-1" as noted from FEMA-FY Map Number 1212700212L, with a base flood elevation of 7'. The Zone "AE" is defined as "Areas determined to be subject to 0.2% annual chance flooding".

LEGAL DESCRIPTION (Provided by Client)

Lots 1, 2, 3, 4, 5 and 6, Block 2, and that un-numbered lot adjoining said Lot 4, within said Block 2, of a portion of the Metairie 20' of White Street, a 100' plotted right-of-way, adjoining said Block 2, off in La Vega Subdivision, of record in Map Book 1, Page 58, Public Records of Volusia County, Florida, more particularly described as follows: BEGIN at the Northwest corner of said Lot 4, thence N 84°50'00" E along the Easement extension of the Metairie line of said Lot 4, a distance of 20.00' to a point in the Easement line of the Metairie extension of the Southern line of said Block 2, thence S 25°00'01" E along said Easement line, a distance of 540.00' to a point in the Easement extension of the Southern line of said Block 2, thence S 84°50'00" W along said extension and along the Easement extension of the Southern line of said Block 2, a distance of 220.40' to a point in the monumented and established Easement line of the Florida East Coast Railway, a 100' right-of-way, thence N 24°40'36" W along said Easement line, a distance of 787.72' to the Northwest corner of said Lot 1, thence N 85°00'00" E along the Metairie line of said Lot 1, a distance of 180.00' to the Northeast corner of said Lot 1, thence S 25°00'01" E along the Easement line of said Lot 1, 2 and 3, said line being also the plotted Metairie line of said White Street, a distance of 348.80' to the POINT OF BEGINNING, containing 3,509 square more or less.

AND ALSO:

PARCEL "B" OF VACATED WHITE STREET (D.R. BOOK 2865, PAGE 2866)

The Metairie 25 feet of that portion of White Street, a 100' street, dedicated on the plat of La Vega Subdivision, of record in Map Book 1, Page 58, Public Records of Volusia County, Florida, bounded on the North by the Metairie line of the Southern line of the Metairie line of Lot 1, Block 2, of said La Vega Subdivision, and bounded on the South by the Easement extension of the Metairie line of Lot 1, Block 2, of said La Vega Subdivision, said parcel being adjacent to and contiguous with the Easement line of said Block 2, of said La Vega Subdivision, said parcel also being less and except the Metairie 20 feet of the Southern 540 feet thereof (previously vacated).

PROPERTY LIES IN FLOOD ZONE _____ PER PLAT OF RECORD PROPERTY (AS NOTED)	PUBLISHED BASE FLOOD ELEVATION	ELEVATIONS BASED ON _____	PUBLISHED ELEVATION
ON FIRM COMMUNITY PANEL NUMBER _____	COMMUNITY ESTIMATED BASE FLOOD ELEVATION	BM DESCRIPTION	
LEGEND ° = DEGREES, ' = MINUTES, " = SECONDS - = FEET, - INCHES: WHEN USED IN A DISTANCE C = CONTIGUOUS Δ = DELTA = CENTRAL ANGLE ○ = POINT ◇ = FIRE HYDRANT * = LIGHT POLE ± = MORE OR LESS ⚡ = UTILITY POLE OH-E = OVERHEAD ELECTRIC OH-T = OVERHEAD TELEPHONE ○ = SET 5/8" I.R.C. (E2020) UNLESS OTHERWISE NOTED A/C = AIR CONDITIONER A = ARC LENGTH AC = ACROSS CMP = CONCRETE MOUNTMENT BFC = BASE FLOOD ELEVATION BM = BENCHMARK C = CALCULATED EL = ELEVATION CATV = CABLE TV C&G = CURB & GUTTER CD = CHORD DISTANCE CL BR. = CHORD BEARING CLF = CHAIN-LINE FENCE CM = CONCRETE MOUNTMENT CDP = CORRUGATED METAL PIPE C&O = CLEAN OUT (C) = CURED CALL E = EAST EM = ELEC. METER EXBT = EXISTING F = FIELD MEASUREMENT FO = FOUND F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION F.P.M. = FLORIDA POWER & LIGHT FR = FRAME IRAC = IRON ROD & CAP LP = IRON PIPE (M) = FIELD MEASURED MAS = MASONRY MB = MAP BOOK MH = MANHOLE N.A.V.D.88 = NORTH AMERICAN VERTICAL DATUM POP = PERMANENT CONTROL POINT NAC = NAIL & CAP N.G.V.D. 1988 = NATIONAL GEODETIC VERTICAL DATUM NO ID. = NO IDENTIFICATION (NR) = NON-RADIAL LINE N&T = NAIL & TAIL OR = OFFICIAL RECORDS BOOK & PAGE (P) = PLAT P.C. = POINT OF CURVATURE POP = PERMANENT CONTROL POINT PC = PAGE P.O.B. = POINT OF BEGINNING P.O.R. = POINT OF REFERENCE P.M. = PERMANENT REFERENCE MOUNTMENT P.T. = POINT OF TANGENCY R = RADIAL LINE RAC = RE-ROD & CAP RCP = REINFORCED CONCRETE PIPE RES = RESIDENCE RGE = RANGE RR = REINFORCING ROD RR SPN = RAILROAD SPINE R/W = RIGHT-OF-WAY S = SOUTH S&T&S = SOUTHERN BELL SEC = SECTION S&C = SECTION STY = STONY T = TANGENT TRP = TRIPWIRE LIFT STATION & SATURATED RECREATION AREA W = WEST W = WOOD FENCE WM = WATER METER WSP = WOOD SPINE W&W = WATER WHEEL TELEPHONE BOX FIBER OPTIC CABLE BOX CATV BOX ELEC. SERVICE FPM = FIBER OPTIC MOUNTMENT ON CONCRETE PAD TRIP = TRIPWIRE			

GENERAL NOTES:

NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR. EXCEPT AS SHOWN, THERE MAY BE ADDITIONAL RESTRICTIONS AND OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. SURVEY PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OR OTHER RECORD OF TITLE. ALL MEASUREMENTS SHOWN ARE IN FEET AND HUNDREDS THUS, 0.00'.

THE TERM CERTIFIED AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR AND THIS STATEMENT IS FORWARDED AS SUCH. THE SURVEYOR DOES NOT GUARANTEE, REPRESENT OR WARRANT THAT THE SURVEYOR'S MEASUREMENTS OR CALCULATIONS ARE CORRECT, ACCURATE, COMPLETE, OR THAT THE SURVEYOR'S MEASUREMENTS OR CALCULATIONS WILL BE USED AS A BASIS TO FORMULATE THE SURVEYOR'S OPINION.

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

PREPARED BY: A.A. WILBERT JR., LAND SURVEYING, INC.
 P.O. BOX 1497, ORLANDO BEACH, FLORIDA 32175
 (386) 878-9098

DATE: 7/27/25
SCALE: 1"=30'
JOB NO.: 15-7289
FILE NO.: 15-7289

THIS PLAT IS HEREBY CERTIFIED TO:

- 1.) ALL REGARDING STORAGE, LLC
- 2.)
- 3.)
- 4.)

THIS PLAT IS HEREBY CERTIFIED AS MEETING THE STANDARDS OF PRACTICE (S-17.01(3)(3)15.5.8, F.A.C.) FOR THE PROFESSIONAL SURVEYOR AND PUBLISHED TO SECTION #2022 OF THE FLORIDA PUBLIC RECORDS.

EMBOSSSED SEAL

ATTACHMENT 4

I -1 zoning district

Sec. 2-32. I-1, Light Industrial Zoning District.

<p>A. PURPOSE: The purpose of the I-1, Light Industrial Zoning District is to provide sites in appropriate locations for light industrial operations which do not generate objectionable on- or off-site impacts including odors; smoke; dust; refuse; electromagnetic interference; or noise (in excess of that customary to loading, unloading, and handling of goods and materials beyond the lot on which the facility is located); or which would have an adverse impact on the city's wastewater treatment system; or result in hazardous environments for workers or visitors. Consistent with the city's comprehensive plan, the I-1 zoning district is intended to implement comprehensive plan policies for managing light industrial land uses. This district is not intended to accommodate heavy industrial activities such as those identified herein as prohibited, nor is it intended to accommodate other heavy industrial uses.</p>												
<p>B. DIMENSIONAL STANDARDS</p>												
1. Type	2. Density	3. Maximum Building Height	4. Maximum Building Coverage	5. Maximum Impervious Lot Coverage	6. Minimum Lot Size	7. Minimum Lot Width	8. Minimum Lot Depth	9. Setbacks				
								a. Front	b. Rear	c. Side	d. Street Side/ Corner	e. Waterfront
Nonresidential Uses	-	45'	None	80%	20,000 SF	100'	-	15'	20'; 50' if abutting residential district	10'; 30' if abutting single-family residential district; 25 feet, if abutting multi-family residential district	15'	30'
C. PERMITTED USES				D. CONDITIONAL USES				E. SPECIAL EXCEPTION USES			F. OTHER STANDARDS	
<ol style="list-style-type: none"> 1. Airport 2. Business Services 3. Construction and Home Improvement 4. Industrial Uses, Light 5. Instructional Physical Activity 6. Research Activities 7. Vehicle Repair, Type A 8. Warehouse, Business 9. Warehouse, Storage 				<ol style="list-style-type: none"> 1. Auction Business 2. Business/Professional Offices 3. Clubs and Fraternal Organization 4. Dry Cleaning Plant and Systems 5. Flea Markets 6. Garden Centers and Nursery 7. Golf Course and Country Club 8. House of Worship 9. Malted Beverage Producer 10. Non-Emergency Medical Transport Services 11. Outdoor Storage 12. Parks and Recreation Facilities, Private 13. Parks and Recreation Facilities, Public 14. Public Facilities 15. Public Utilities 16. Recreational Facilities, Indoor 17. Recreational Facilities, Outdoor 18. Restaurant, Type A 19. Restaurant, Type B 20. Retail Sales and Service, Showroom 21. RV or Boat Storage 22. Telecommunications Towers, Camouflaged 23. Vehicle Repair, Type B 24. Vehicle Washing and Detailing 25. Warehouse, Mini-Rental 26. Wind Energy System 				<ol style="list-style-type: none"> 1. Child Care Facilities 2. Outdoor Activity 3. Outdoor Storage 4. Silviculture 5. Telecommunication Tower 6. Terminal, Truck 			<p>All development must comply with the following requirements:</p> <ol style="list-style-type: none"> 1. Wetlands (chapter 3, article II). 2. Landscaping and buffering: if the parcel abuts a designated green-belt corridor, the standards of chapter 3, article II shall apply with regard to buffering and landscape requirements. 3. See conditional and special exception regulations (chapter 2, article IV). 	
<p>G. PERMITTED ACCESSORY USE: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.</p>												

(Ord. No. 2013-51, § 2, 9-3-2013; Ord. No. 2015-11, § 8, 4-7-2015)

**By STAFF REPORT
City of Ormond Beach
Department of Planning**

DATE: July 27, 2015

SUBJECT: LDC Amendment

APPLICANT: City of Ormond Beach

NUMBER: LDC 15-112

PROJECT PLANNER: Richard P. Goss, AICP

Affected LDC Sections	Amendments to
Chapter 1, Article IV Schedule of Development Review and Impact Fees, Section 1-27	Renovation/redevelopment projects/impact fee credit
Chapter 3, Article II Performance Standards, Section 3-20 Floodplain management and protection	Compensatory storage/payment in lieu of
Chapter 2, Article II District Regulations, Section 2-35 Planned Residential Development	Density/holding capacity

A. INTRODUCTION:

This is one of three non-related city initiated amendments of the Land Development Code.

The first amendment permits full impact fee credit preservation upon demolition if approved through a development agreement or some other acceptable legal instrument.

The second amendment clarifies nonresidential development in the flood plain cannot make a payment in lieu of compensatory storage as a mitigation option.

The third amendment provides a procedure for determining holding capacity for a development site based upon environmental constraints of the subject property.

B. LDC AMENDMENTS:

1. It is proposed that Section 1-27, Impact Fees, subsection (1) e. be amended to read as follows:

~~2. Where buildings have been demolished or are not inhabited, at least partially (e.g., at least ten percent (10%) or more), their credits will diminish at the rate of ten percent (10%) a year beginning one (1) year from the effective date of the Code (e.g., as of January 1, 1993, a ten percent (10%) reduction shall be applied).~~

Land with building improvements shall be vested with impact fee credit. Such fee credit shall be reduced by ten percent (10%) each year beginning one year from the date a permitted demolition occurs. Preservation of full impact fee credit may continue as an incentive to abate blighted structures beyond the date of demolition provided the City Commission approves such credit through a Development Agreement or other acceptable legal instrument to the City.

2. Section 3-20 n. is proposed to be amended by adding the following clarifying statement to compensatory storage for non-residential development:

3. ~~Non-single-family~~ residential developments. Where a compensating storage plan is approved by the St. Johns River Water Management Agency and/or the department of environmental protection, the city shall accept the permit as evidence of meeting the requirements of this section. All correspondence related to the state permit shall be provided to the city. Projects that do not require a state permit shall provide a compensating storage volume ratio of one cubic foot of mitigation to one cubic foot fill (1:1). Non-residential

development shall not be permitted to make a payment in-lieu of compensatory storage.

3. Chapter 2, Article II District Regulations, Section 2-35 (c) entitled Density shall be amended by adding the following:

(4) Holding Capacity – Density

Density determined in (1) above is for gross density purposes only. A more refined methodology for determining the holding capacity of a particular site proposed for development is derived from a three-tiered system based on soil characteristics related to the high seasonal groundwater tables (as derived from the SCS soil classification study); flooding potential as noted on the FEMA, FIRM maps; and the availability of central water and/or central sewer facilities. Table 2 illustrates the relationship between environmental constraints and water and sewer availability when calculating density. This table lists the coefficients for determining density in a matrix.

The procedure for determining holding capacity is as follows:

Step 1: Applicant prepares environmental constraints map for the parcel proposed for development;

Step 2: Calculate the acreage of property within each particular environmental constraints category;

Step 3: Multiply the acreage in each category by a coefficient determined by site-specific environmental constraints and availability of water and sewer as noted in Table 2.

Step 4: Sum the totals for each category to achieve the holding capacity for the parcel in terms of maximum potential density.

Once the holding capacity is determined, the developer must prepare plans that are consistent with the holding capacity and environmental constraints of the subject property.

Five (5) distinct environmental constraint categories have been identified and are described below, together with their density allocations.

a. Very Low - Areas that lie within the 100-year floodplain and where the seasonal high water table is at or above the surface or areas outside of the 100-year floodplain where the seasonal high water table is six (6") inches or more above the surface. Here, the constraints are seen as being severe, with associated environmental impacts too damaging for community development. Areas in this category are, for the most part, the riverine wetlands and cypress swamps interspersed among the pine Flatwoods. Representative soils include the various mucks associated with the wetlands and more established cypress systems. A nominal standard of 0.2 units to the acre (1 unit per 5 acres) is assigned as the maximum achievable density for this category, regardless of the availability of central utilities (facilities are not planned for these areas). In some cases, it is conceivable that a single development site could be located within a five (5)-acre parcel classified entirely as "very low." However, a more likely scenario, particularly for larger parcels, would be the transfer of the density allocation to the more buildable areas of the site.

b. Low - Includes soil types with seasonally high water table that, at times, will reach and exceed the surface. This category includes land that falls within designated 100- year flood prone areas and has a seasonal high water table that does not reach the surface and is not greater than six (6") inches below the surface, or lands where the water table will occasionally be at or above the surface (0 to 6 inches above), but, for various reasons, is not designated as a 100-year flood prone area. The low category encompasses the more subtle depressional features among the Flatwoods. The pine/cypress vegetative community and the depressional variety of the Pomona, Immokalee, and Myakka soil series commonly

occur in this category. These lands can tolerate a certain amount of mitigated modification without irreversible environmental damage. The maximum density value for this category is 0.5 units per acre (1 unit per 2 acres) regardless of the availability of utilities. As with the very low category, these levels of development can be achieved only under the ideal circumstances consistent with the criteria for protection of wetlands that typically occur within this soil category. Therefore, development is not likely to occur at assigned densities within these areas but will probably be transferred to other more suitable on-site uplands.

c. Medium Low - These are areas that are within the 100-year floodplain and the seasonal high water table is greater than six (6") inches to twenty-four (24") inches below the surface or those areas that are outside of the floodplain and the seasonal high water table does not reach the surface and is not greater than six (6") inches below the surface. Density ranges in this category are 1 unit per two (2) acres without infrastructure; 1 unit per acre with central water only; and 3 units per acre with both central water and sewer. Depending upon actual vegetative system conditions, these areas may be suitable for limited development or for open space uses with on-site density transfer to more suitable areas.

d. Medium - The criteria for designating lands in the medium category is the seasonal high water table greater than six (6") inches below the surface to twenty-four (24") inches below and outside of flood prone areas or is twenty-four (24") inches or greater below surface if in flood prone area. Extensive areas in the western and southern portion of the Pamlico Terrace are in this category. Due to the nearly level terrain in those areas within the floodplain, the water table hovers near the surface for 2 to 3 months a year. However, with proper drainage design and adequate infrastructure, development potential can reach up to 4 units per acre with central water and sewer; 1 unit per two (2) acres with no central utilities; and 2 units per acre with central water only. Planned Unit Developments, with net densities in excess of one (1) unit per acre

utilizing either well or septic or one (1) unit per two (2) acres utilizing well and septic may be allowed provided that minimum lot size requirements are not reduced, to achieve maximum potential density. Instead, transfer of density to a portion of the site serviced by a central system will be allowed, provided the proposed development is consistent with the zoning district requirements, level of service standards, and compatible with the natural resources.

e. High - This category includes lands that are not within a flood prone area and have a water table deeper than twenty-four (24") inches below the surface. These lands generally consist of deep sandy soils and are the most suited for community development. They are in relatively short supply due to the prevailing high water tables and flood prone conditions in the undeveloped perimeter areas of the

City and the early development of the deep, sandy ridge areas. Representative soils of this category include the Tavares, Daytona, and DeLand series. Up to 6 units to the acre (roughly the equivalent of duplex or zero-lot-line development on 5,000 sq. ft. lots) is achievable with central utilities. With central water only, the maximum density would be 3 units per acre if that could be achieved under Health Department septic standards. The location of package plants is acceptable in the medium and high categories for Planned Unit Developments at the higher densities (e.g., greater than 1 unit per acre) on an interim basis only where it is not economically feasible (due to and/or sewer service at the time of development. In these cases, the development shall be dry-lined and impact fees paid in advance or bonded for. Without central sewer or water, the maximum density is 1 unit per two (2) acres. project size in relation to line extension distances) to connect to central water

Table 1
DENSITY DETERMINATIONS

<u>Development</u>	<u>None</u>	<u>Water Only*</u>	<u>Water and</u>
<u>Very Low</u>	<u>0.2</u>	<u>0.2</u>	<u>0.2</u>
<u>Low</u>	<u>0.5</u>	<u>0.5</u>	<u>0.5</u>
<u>Medium Low</u>	<u>0.5</u>	<u>1.0</u>	<u>3.0</u>
<u>Medium</u>	<u>0.5</u>	<u>1.0</u>	<u>4.0</u>
<u>High</u>	<u>0.5</u>	<u>1.0</u>	<u>6.0</u>

* For purposes of computing maximum potential density only; a minimum lot size of 1 acre is required for any development utilizing septic tanks. Connection to central sewer will be required whenever line extensions and appurtenances thereto are deemed economically feasible.

TABLE 2
CHARACTERISTICS OF ENVIRONMENTAL CONSTRAINT CATEGORIES

<u>Environmental Constraints</u>	<u>100-Year Floodplain</u>	<u>Seasonal High Water Table</u>
<u>Very Low</u>	<u>N/A</u>	<u>At or above the surface</u>
<u>Low</u>	<u>IN</u>	<u>0.1" to 6" below surface</u>
<u>Medium Low</u>	<u>IN</u>	<u>6" to 24" below surface</u>
	<u>OUT</u>	<u>.01" to 6" below surface</u>
<u>Medium</u>	<u>IN</u>	<u>24"+below surface</u>
	<u>OUT</u>	<u>6" to 24" below surface</u>
<u>High</u>	<u>OUT</u>	<u>24" + below surface</u>

C. ANALYSIS OF AMENDMENTS:

1. Amendment 1 – Impact Fee Credit – This provision currently provides full impact fee credit provided the building remains standing. Should the

building be removed, then the impact fee credit is reduced by 10% per year. The provision on its face encourages older buildings to remain even when the building is no longer occupied. Vacant buildings that remain vacant for several years become blighted and blight affects adjacent properties as well as propagating a perception that is not good to do business in Ormond Beach.

As an alternative, staff examined eliminating this provision but it cannot be easily accomplished due to the city's impact fee structure based upon existing fixtures in the building. If the provision was eliminated, then no property would have an impact fee credit because the fixtures were removed or the entire impact fee structure which is based upon a study would need to be revised. This amendment provides retention of a full impact fee credit as an incentive to abate blighted structures provided the City Commission approves such credit through a Development Agreement or other acceptable legal instrument to the City.

2. In February of 2010 the City Commission approved revisions to the flood plain regulations contained in the LDC. One of the amendments included compensatory storage for single family platted lots not part of a master stormwater permit from St. John's Water Management District. The amendment required 1 cubic foot of mitigation for every 1 cubic foot of fill volume (1:1 ratio) for lots 20,000 square feet and less. Properties 20,001 square feet and greater are required to provide 1.15 cubic feet of mitigation for every 1 cubic foot of fill volume (1.15:1 ratio). The required compensating storage for fill that has displaced volume in the floodplain is in addition to required single family stormwater volume. Compensating storage is typically provided in swales or depressional areas within the single-family lot. For properties that cannot provide the compensating floodplain volume on-site either in whole or part, a fee to mitigate the lost flood storage, and provide the compensating storage elsewhere in the same flood basin is provided. This amendment placed into the Fee Schedule a payment in lieu option to providing compensatory storage on site.

The amendment was to assist single family lots not part of a single family subdivision where a Saint Johns River Water Management District approved an overall compensatory storage plan for development. Unfortunately, the way the text is phrased in the ordinance a number of

developers on non-residential development have requested a payment in lieu option instead of providing compensatory storage. The amendment clarifies that non-residential development may develop in the flood plain but compensatory storage is required either onsite or offsite within the same drainage basin but non-residential development shall not have as an option the payment in-lieu of compensatory storage.

3. Density is determined two different ways using the Planned Residential Development Overlay District. In the Low Density and High Density zoning districts, the underlying land use plan classification is used to determine density. In the Suburban Low Density Residential land use, a holding capacity analysis is used to determine density. The Holding Capacity calculation requires the developer to determine how much land within a development has environmental constraints. These constraints are based upon the land being classified as Very Low, Low, Low Medium, Medium, and High. Each classification is then allocated a unit allocation on an acre basis.

This provision was in the City's Comprehensive Plan prior to the 2010 amendment but it was deleted because it was to be added to the City's Land Development Code (LDC). It was not added to the LDC and it needs to be since residential development is beginning to heat up once again. Without the amendment, environmentally constrained land would be given the same density as land that does not have any environmental constraints. This increase in density would have a major impact on facilities, services and the environment.

D. SUBSEQUENT ACTION BY CITY:

City Commission approval on First Reading and Public Hearing:
September 10, 2015

City Commission approval on Second Reading and Public Hearing:
September 24, 2015

E. CONCLUSION:

There are certain criteria that must be evaluated before this

amendment can be approved. According to Article I of the Land Development Code, the Planning Board shall consider the following when making its recommendation:

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

The amendments all relate to either providing incentives to cause redevelopment to occur and eliminate blight; ensure floodplain encroachment is properly mitigated; or ensuring land with severe environmental constraints is not negatively impacted by development. All three amendments if not acted upon would affect public safety and quality of life.

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

The amendments are consistent with and further the city's development and redevelopment objectives (Objective 7.2 FLUE), flood plain objectives (Objective 2.2 CE), environmental objectives (Objective 1.6, Objective 7.2, and Objective 5.4 CE) and density objectives (Objective 1.1 FLUE) articulated in the Future Land Use, Conservation and Transportation Elements of the Comprehensive Plan.

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

The floodplain and density amendments will directly correct current adverse impacts to the environment in terms of flood plain and severe environmental land encroachment.

- 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 amendments will enhance the value of surrounding property by eliminating flooding, reducing density where it is inappropriate, and removing vacant buildings that have become blighted which have affected adjacent properties.

- 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.**

The City's adopted Flood Plan for improvements was designed to reduce flooding of existing residential properties- not reduce flooding for future non-residential buildings. The reduction of density based upon severe environmental constraints using the Holding Capacity analysis will ensure only the best land is allocated its full development potential thus reducing impacts on wetlands and a number of capital facilities such as transportation.

- 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.**

These amendments are not specific to a development.

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

These amendments are not specific to a development.

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

These amendments are not specific to a development.

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

These amendments are not specific to a development.

10. The testimony provided at public hearings.

A public hearing did not take place at the time of preparing this staff report.

F. SUMMARY:

All three amendments attempt to correct a noted deficiency. The amendment to the impact fee credit is designed to eliminate a possible cause for why vacant buildings remain beyond their useful life cycle. The flood plain amendments were designed to ensure compensatory storage would not prevent a platted lot outside of a subdivision that has a Saint Johns River Water Management approved compensatory storage plan on file. It was not designed to allow nonresidential development to maximize its development potential in the flood plain by making a payment in lieu of compensatory storage. The Comprehensive Plan makes reference to the holding capacity in several objectives referenced in this report. Moving the Holding Capacity from the Comprehensive Plan to the Land Development Code is the correct process since the purpose of the Comprehensive Plan is to establish policies and the LDC provide approaches to implement the policy. The Holding Capacity is an

approach and should be properly placed in the LDC.

G. RECOMMENDATION:

Staff recommends that the Planning Board approve Case# 15-112 as provided.

City of Ormond Beach Commercial Development Report -August 6, 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	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	06.09.15			NA	NA	07.01.15	07.01.17							Issued 07.06.15	\$194,733	10%		E = Alann Engineering Group O = Pat Baylor/Clinton Baylor
2	550 WEST GRANADA BOULEVARD (BELLA MARIE) 550 West Granada Boulevard SPRC# 2015-028	Modification of approved plan set to construct a retail/office building and 30 residential units.	11.18.14	12.02.14	01.13.15	02.10.15			Neighborhood meeting (2.18.15)	NA	04.13.15	04.13.17					Early review submitted						E = Daniel Johns, P.E. O = Granada Management, LLC ARC = Ben Butera
3	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					03.16.15	Under Constr.					Submitted 06.24.15	\$1,550,000	Site Work = \$205,215	Issued 03.25.15	18%		E = Alann Engineering Group O = MLS 3, LLC
4	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.	
5	CCI WAREHOUSE ADDITION 7 Sunshine Boulevard SPRC#2015-087	Construct a 4,200 square foot warehouse building addition and associated site improvements.	04.14.15	04.28.15							05.07.15	Under Constr.					Issued 05.12.15	\$47,900	With building permit	Issued 05.12.15	85%		E = Newkirk Engineering, Inc. O = Commercial Construction, Inc. A = BPF Design Incorporated
6	CHILDREN'S WORKSHOP EXPANSION 506 Lincoln Avenue SPRC#15-109	New building for classroom(s) and an office.	07.14.15	07.28.15																			O = Brian Adair E = MetaWorld Civil Consulting, LLC A = Richard Brookfield
7	CVS HEALTH 795 W Granada Boulevard SPRC#2015-071	Demolition of the existing gas station and Burger King and construction of a 13,013 SF CVS and associated site improvements.	03.10.15	03.24.15	06.03.15	08.05.15					Pending												E = England-Thims & Miller, Inc. A = Stefano DeLuca & Associates O = City of Ormond Beach
8	ENVIRONMENTAL LEARNING CENTER 601 Division Avenue SPRC#2015-077	Construct a 1,980 square foot environmental learning center and associated site improvements within Central Park.	03.31.15	04.14.15							08.03.15						Submitted 05.28.15						E = Mark Dowst & Associates A = BPF Design Incorporated O = City of Ormond Beach
9	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						05.07.15	05.17.17					Submitted 04.24.15	\$300,000	With building permit				ARC = Scott Waldroff O = Georgian Inn
10	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					Submitted 06.15.15	\$114,000					E = Parker Mynchenberg & Assoc O = McNamara Construction, LLC ARC = Stan Hoelle
11	MOSS POINT, ENTRY WALL Moss Point subdivision SPRC#2015-072	Install subdivision entry wall, add brick façade to existing wall, and landscaping	03.10.15	03.24.15							04.21.15						Submitted 06.11.15	\$104,000					E = Parker Mynchenberg & Assoc O = Moss Point HOA
12	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	85%		E = Newkirk Engineering, Inc. O - North Nova Investors, LLC ARC = BPE Design Inc.
13	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
14	ORMOND CROSSINGS, PHASE B PLAT East of I-95, west of US1 SPRC#2015-042	Subdivision and infrastructure improvements of approximately 103.7 acres for a four lot plat.	12.19.14	01.21.15																			E - Singhofen & Associates, Inc. O = Tomoka Holdings, LLC
15	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	04.14.15						07.01.15	07.01.17					Submitted \$197,500		Issued 07.23.15	\$92,400			E = Finley Engineering Group O = O.G. Property Holdings LLC ARC = Richard Brookfield
16	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	35%		E = Mark Dowst & Associates O = Riverbend Church

*SPRC# 09-25000008
Highlighted projects indicate change in status (such as SPRC approval, CC approval, building permits issued, or CO issued).

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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
17	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	90%		E = Upham. Inc. O = West Granada LLC APP = Ferber Group
18	SPORTS COMPLEX RESTROOMS 770 Airport Road (aka 700 Hull Rd) SPRC #2015-074	Construction of restroom building and associated site improvements.	03.17.15	03.31.15							05.07.15									\$5,200			O = City of Ormond Beach
19	VYSTAR CREDIT UNION 1301 West Granada Boulevard SPRC#2015-067	Construction of a single story 4,500 SF credit union with drive thru and associated site improvements	02.24.15	03.10.15	05.05.15				Neighborhood meeting (3.25.15)														E = Parker Mynchenberg & Assoc O = 1301 W Granada Investors LLC ARC = RS&H, Inc.
20	WINDOW WORLD 1142 North US Highway 1 SPRC#15-092	Construction of 2,975 SF office, showroom, and warehouse and associated site improvements.	05.19.15	06.02.15																			E = Kirby Engineering, LLC O = Tillman Volusia Holdings, LLC ARC: A.L. Designs
21	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
22	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
23	ZAXBY'S 1287 West Granada Boulevard SPRC# 2014-102	Development of vacant land into a 3,847 square foot, 90 seat drive thru restaurant.	06.24.14	07.08.14	08.27.14				NA	NA	09.16.14	09.16.16											E = Newkirk Engineering APP = Demerburn, LLC ARC = HFR

City of Ormond Beach Residential Development Report - August 6, 2015

#	Project	Description	Application Date	1st Review	2nd Review	3rd Review	4th Review	5th Review	Advisory Board	City Commission	Final Approval	DO Expiration	LDC Extension Expiration	2009 SB Expiration	SB 2156 Expiration	HB 7207 Expiration	Building Permit Info	Eng. Permit	Clearing Permit	Under Construction	CO Issued	E or Arc = Project Engineer or Architect O = Owner A = Applicant
A	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
B	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	10.21.16 PRD Rezoning	NA	NA	10.21.15 PRD Rezoning						E = Zahn Engineering O = Funcoast Developers

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