AGENDA

ORMOND BEACH
BOARD OF ADJUSTMENT AND APPEALS

September 2, 2015
ORMOND BEACH TRAINING ROOM **7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF THE MINUTES

A. August 5, 2015

III. NEW BUSINESS

A. <u>Case No. VAR 2015-103: 69 Abacus Avenue, Pool enclosure rear yard variance.</u>

This is a request from Mr. James B. Hurley, property owner of 1309 Oak Forest Drive, to rebuild an existing dock in the same footprint on the site. Pursuant to Chapter 2, Article III of the Land Development Code, Section 2-50(e)(3)a. requires a minimum setback of 25' from the riparian lines of the adjacent owners if the length of the shoreline is sixty-five (65') or more. The shoreline is approximately 100'. The existing dock is 6' from the property line at the waterfront line and widens towards the middle of the dock to the property line. The applicant is seeking approval to replace the existing dock and boathouse requiring a 19' variance.

IV. OTHER BUSINESS

V. ADJOURNMENT

M I N U T E S

BOARD OF ADJUSTMENT

August 5, 2015 **7:00 p.m.**

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

I. ROLL CALL

Members Present	Staff Present
Dennis McNamara	Steven Spraker, Senior Planner
Ryck Hundredmark	Melanie Nagel, Minutes Technician
Jean Jenner	
Tony Perricelli	
Norman Lane	

II. APPROVAL OF THE MINUTES

A. July 1, 2015 Minutes

Mr. Hundredmark moved to approve the July 1, 2015 Minutes as submitted. Mr. Jenner seconded the motion. Vote was called, and the motion was approved (3-0) with Mr. Lane and Mr. Perricelli abstaining.

III. NEW BUSINESS

A. Case No. 15-103: 69 Abacus Avenue, Pool Enclosure Rear Yard Variance

Mr. Steven Spraker, Senior Planner, stated that this application is a request for a rear yard variance submitted by Ms. Amie MacDonald, property owner of 69 Abacus Avenue. The applicant is seeking a variance to construct a pool and screen enclosure. The property line has an angle of approximately 12' from the south line to the north line. Where they want to place the pool, would put it right at the south property line. The northern side of the pool would meet the setbacks. The applicant has talked with the neighbors, who have no objections. There is also a letter from the HOA, stating that if the variance is approved, they have no objections. Mr. Spraker reviewed the location, orientation and characteristics of the variance, and presented the staff report. Staff is recommending approval.

Ms. Amie MacDonald, applicant, stated that they want to put in a pool, but with the setbacks, it would only be able to be 9' wide, and she doesn't feel it would be safe to have that small of a pool.

Mr. Perricelli moved to approve the application for the rear yard variance. Mr. Hundredmark seconded the motion. Vote was called and the Board unanimously approved the variance application (5-0).

IV. MEMBER COMMENTS

Mr. Hundredmark questioned if there would continue to be requests for variances for this subdivision. Mr. Spraker stated that there is the potential for more, since this subdivision had large homes and limited setbacks. This variance was a little unusual because of the rear lot line being angled. Each individual variance will stand on its own.

Mr. Spraker continued that even on the smaller lots, people are building larger homes. If homes are built to the 20' setback, then it really creates an issue when someone wants to put in a pool. Mr. Lane asked if everyone in this development who wants to add a pool or deck will need a variance. Mr. Spraker stated that the setbacks are standard, but some builders will allow for a pool. Then there are those who will build right up to the 20' line, stating they will never want a pool, and then the house gets sold, and the new owner wants to put in a pool. There may always be someone seeking a variance.

Mr. Jenner asked if there was anything going on at the Food Lion property. He noticed that someone was cleaning up the lot. Mr. Spraker stated that the property was used as a staging area while the city was planting trees on East Granada.

Mr. McNamara asked what was going on at the Green's Nursery property. Mr. Spraker stated that a family is going to be selling interior plants at this location.

Mr. Jenner asked about the land along Orchard Street that was being cleared out. Mr. Spraker stated that an RV/boat storage facility was being developed on that site.

VI. ADJOURNMENT

As there was no other business, the meeting was adjourned at 7:13 p.m.

Respectfully submitted,

_____

Steven Spraker, AICP, Senior Planner

ATTEST:

_____

Dennis McNamara, Chair

Minutes prepared by Melanie Nagel.

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

All persons appealing to the board of adjustment must be present, or represented at the public hearing scheduled for the consideration of his request. Failure to be present or to be represented, results in the automatic refusal by this board to grant permission for any variance. In order to allow the meeting to proceed in an orderly fashion, the board, by motion, may limit the time allowed for remarks concerning a specific agenda item to a maximum of thirty (30) minutes for city staff, the designated representative of the applicant and the designated representative of any organized group and to five (5) minutes for members of organizations and other individual speakers. Additional time shall be allowed to respond to questions from the board.

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

STAFF REPORT

City of Ormond Beach
Department of Planning

DATE: August 24, 2015
SUBJECT: 1309 Oak Forest Drive
APPLICANT: James B. Hurley, property owner
FILE NUMBER: V2015-110
PROJECT PLANNER: Becky Weedo, AICP, Senior Planner

INTRODUCTION: This is a request from Mr. James B. Hurley, property owner of 1309 Oak Forest Drive, to rebuild an existing dock in the same footprint on the site. Pursuant to Chapter 2, Article III of the Land Development Code, Section 2-50(e)(3)a. requires a minimum setback of 25' from the riparian lines of the adjacent owners if the length of the shoreline is sixty-five (65') or more. The shoreline is approximately 100'. The existing dock is 6' from the property line at the shoreline and widens towards the middle of the dock to the property line. The applicant is seeking approval to replace the existing dock and boathouse requiring a 19' variance.

BACKGROUND: The property is designated as "Low Density Residential" on the City's Future Land Use Map (FLUM) and is zoned R-2 (Single Family Low Density) on the City's Official Zoning Map. The existing use of the property is consistent with the FLUM designation and zoning district.

Adjacent land uses and zoning:

	Current Land Uses	Future Land Use Designation	Zoning
North	Single Family House	"Low Density Residential"	R-2 (Single Family Low Density)
South	Single Family House	"Low Density Residential"	R-2 (Single Family Low Density)
East	Halifax River	"Low Density Residential"	R-2 (Single Family Low Density)
West	Single Family House	"Low Density Residential"	R-2 (Single Family Low Density)

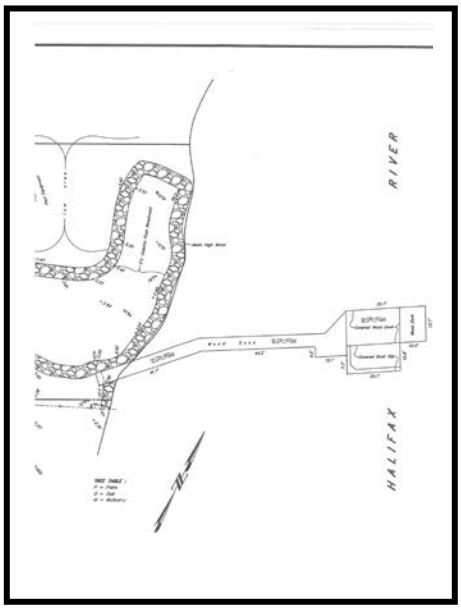
Site Aerial

The Volusia County Property Appraiser's records show that the single family structure was originally built in 1977 and demolished in February 2015. There are no records indicating when the dock was constructed. However, the prevous property owner had some photos of the dock dating back to around 1976. The existing dock location has several unique qualities as listed below:

1. The Florida Department of Enviromental Protection inspected the site at 1309 Oak Forest Drive and found that the area on the northeast portion of the property to the top of the riprap revetment is wetlands. These wetlands are marked at the site by wetland pin flags, and depicted approximately in the aerial below. Moving the dock to the north would further disturb the wetlands.

DEP designated wetlands and the location of the dock.
Moving the dock would disturb the wetlands.

2. There is an existing stone revetment wall surrounding the wetlands that would have to be modified for the new dock access.



3. Due to the location of wetlands on the properties along the Halifax River, the docks appear to be built to minimize the impact. Adjacent neighbor's dock appears to have a similar setback.

ANALYSIS:

The applicant's request is to replace the existing dock and boathouse in the exact same location in order to minimize the impact to the wetlands. The applicant is seeking to allow the existing dock setback of 6' requiring a 19' variance to the riparian line of the adjacent owner on the south.

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

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

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

   Case for the variances: The special condition relates to the location of the wetland area and the stone revetment wall. Moving the dock to meet the 25' setback would prevent access to the dock.

   Case against the variances: Given the location of the wetlands and the regulations in the Land Development Code, the property owner could potentially rebuild the dock to meet the setback requirements if a permit were issued by Florida DEP allowing the dock to be built and the revetment wall was modified.

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

   Case for the variances: The applicant purchased the property this year after the dock was constructed. The special conditions did not result from the actions of the applicant.

   Case against the variances: The property owner bought the property knowing the dock was in a deteriorated condition. Had the property owner performed a due diligence, it would have been known that either a variance was needed to replace the dock in the existing location or relocation was needed to meet the code.

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

   Case for the variances: The literal interpretation of the zoning regulations would prevent the reconstruction of the dock. Meeting the 25' setback would impact the wetland area and prevent access to the dock.

   Case against the variances: Compliance with the setbacks would recognize the setbacks that other properties in the same zoning district were required to meet when docks were approved by the city.

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

   Case for the variances: There is no practical alternative if a dock is to be reconstructed. As stated previously, applying the setbacks would require the dock to be relocated impacting the wetlands. Staff has received signatures of no objections from the abutting property owners.

Case against the variances: Not applicable. There is no other location to access the dock that will not further impact the wetlands.

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

   Case for the variances: The variance is not sought to reduce the cost of the construction of the dock. It is to keep from further impacting the wetlands.

   Case against the variances: The added cost to mitigate the wetlands is not sufficient proof of unnecessary hardship

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

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

   Case against the variances: Denial of the case and placing the dock where a variance would not be needed would also not increase congestion, fire danger, or public hazards.

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

   Case for the variances: The request will not diminish property values or alter the character of the surrounding area. One purpose of the variance process is to measure the impact of the improvement subject to the variance on adjoining properties. The dock and boathouse are around 40 years old and in need of replacement for safety and aesthetic purposes. Staff has received signatures from the adjoining property owners approving the variance. This variance will allow the preservation of the existing wetlands.

   Case against the variances: Not applicable. Relocation of the dock would impact the wetlands.

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

   Case for the variances: By approving the subject variance the city is not conferring a special privilege on the applicant that is denied by other property owners in the same zoning district.

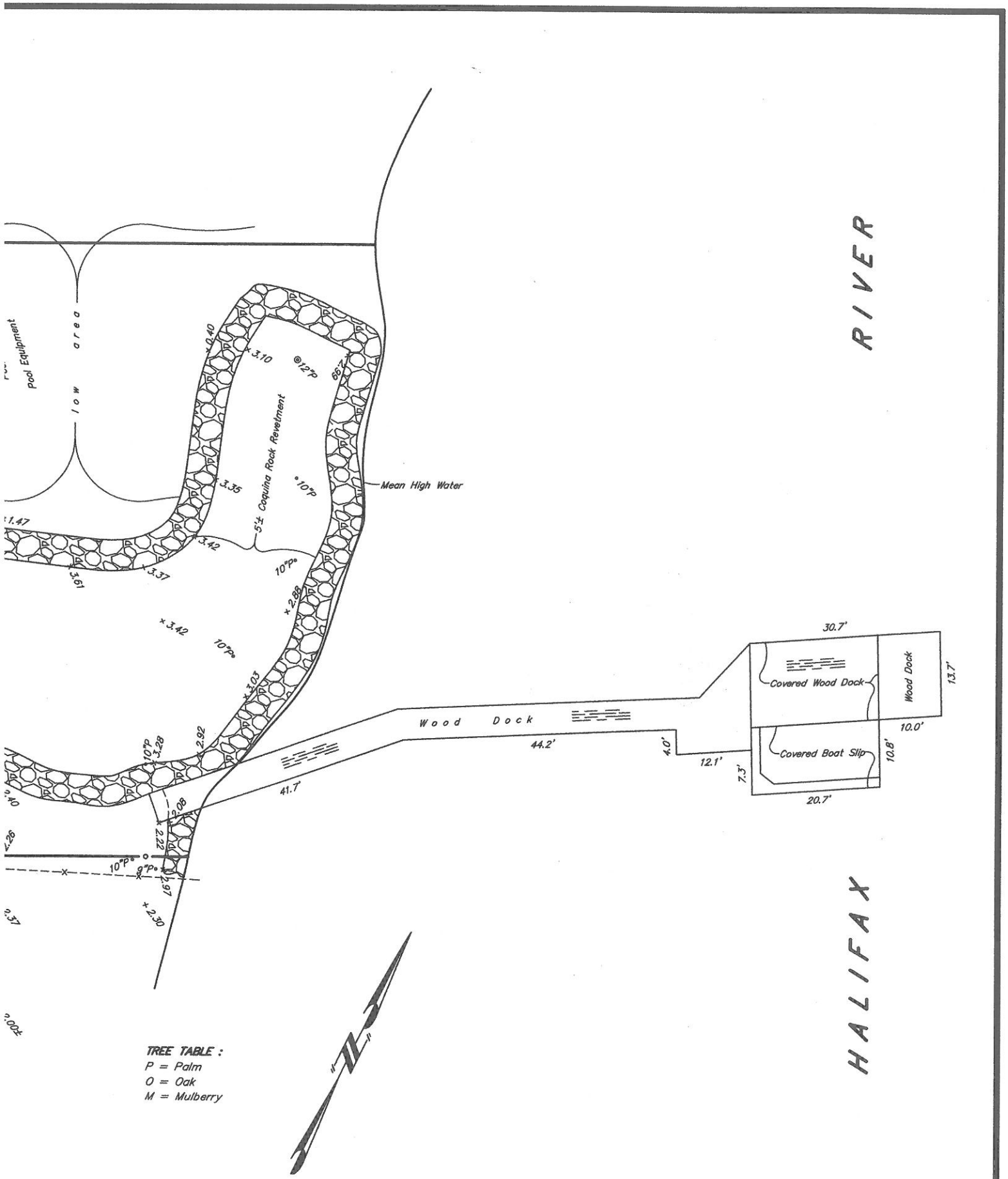
   Case against the variances: Nonconforming structures mean the structure does not comply with current standards. The purpose of standards within the zoning ordinance is to ensure conformance when opportunities occur such as demolition. Approval of the case would extend the nonconforming structure's

reprieve from the regulation that governs all docks within the City of Ormond Beach.

RECOMMENDATION: It is recommended that the Board of Adjustments and Appeals **APPROVE** the reconstruction of an existing dock and boathouse in the exact same location. The reconstruction requires a variance of 19' to the riparian line of the adjacent owner on the southside instead of the required minimum setback of 25'.

Attachments:

1: Partial survey
2: Maps and Photos
3: Variance Application


RIVER
HALIFAX
Pool Equipment
low area
Mean High Water
5'± Coquina Rock Revetment
Wood Dock
Covered Wood Dock
Covered Boat Slip
30.7'
13.7'
10.0'
10.8'
20.7'
7.3'
12.1'
4.0'
44.2'
41.7'
TREE TABLE :
P = Palm
O = Oak
M = Mulberry

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
CENTRAL DISTRICT
3319 MAGUIRE BOULEVARD, SUITE 232
ORLANDO, FLORIDA 32803

RICK SCOTT
GOVERNOR

CARLOS LOPEZ-CANTERA
LT. GOVERNOR

HERSCHEL T. VINYARD JR.
SECRETARY

November 17, 2014

Mr. J. Brendan Hurley
2173 S. Woodland Blvd. Deland, FL 32720
bhurley@hurleycars.com

RE: Informal Wetlands Jurisdictional Determination
Volusia County Parcel ID: 42-13-32-21-01-0080
1309 Oak Forest Dr.
Ormond Beach, FL 32174
File Nos. 64-0330354-001
SPCD-ERP-1269

Dear Mr. Hurley:

DEP staff inspected the site listed above on November 13, 2014 and found:

> **That the area on the northeast portion of the property to the top of the riprap revetment is wetlands** as described in Section 62-340, Florida Administrative Code. These wetlands are marked at the site by wetland pin flags, and depicted approximately in the attached aerial photograph. Before any development of these wetlands, **you would need a permit from DEP.**

Please contact Nicole Martin at nicole.martin@dep.state.fl.us or 407-897-2948 with any questions regarding a permit. Permit applications can be obtained from Ms. Martin or from the Department's web site at www.dep.state.fl.us/water/wetlands/erp.

Also, prior to any construction activity of one or more acres of upland, you will need a National Pollution Discharge Elimination System (NPDES) Permit. Construction can include soil disturbance, clearing, grading and excavation. Please contact the NPDES Stormwater Section at 850-245-7522 for assistance.

Important notes:

1) One wetland line was flagged with a total of 12 pink pin flags inside your property limits labeled "wetland delineation." These are numbered 1 through 12. These flags indicate the boundary lines between uplands and wetlands.

2) Wetland flags were not placed along the eastern boundary of the property, but the top of the riprap revetment is where the jurisdictional boundary line between uplands and the surface water is determined within this area.
3) For planning purposes you should have the wetland line surveyed and noted on the property survey.
4) The presumed boundaries of the property were only an estimate based on information provided by you and the county property appraiser's web site.
5) Other federal, state, or local land development restrictions may apply to your property. You may need authorizations from agencies like U.S Army Corps of Engineers (321-504-3771), Volusia County (386-736-5927) or Florida Fish and Wildlife Conservation Commission (352-732-1225).
6) This wetland determination is informal and is for pre-application planning purposes only.
7) If you desire a binding jurisdictional determination, then you should petition the Department for a jurisdictional declaratory statement under 62-343.040, Florida Administrative Code, or you should apply to DEP for an Environmental Resource Permit.
8) DEP will consider this informal determination to be valid for pre-application planning purposes for no longer than 5 years from the date of the site inspection September 5, 2019.

If you have any questions, please feel free to contact me at courtney.knickerbocker@dep.state.fl.us or 407-897-4184, or the letterhead address.

Sincerely,

Courtney Knickerbocker
Environmental Specialist II
Submerged Lands and Environmental
Resource Program

Enclosure: Aerial with approximate wetland area

Cc:
Tara Boujoulian, Volusia County (tboujoulian@volusia.org) and Volusia County Environmental Permitting, (EnviroPermit@volusia.org)
Bill Griffy, Ecologiocal Consulting Solutions, Inc. (BGriffy@ecsfl.cc)

Parcel 42-13-32-21-01-0080
1390 Oak Forest Dr. Ormond Beach, FL 32174
LOT 8 OAK FOREST PHASE 1 MB 34 PGS 105-106 INC
PER OR 2523 PG 1010 PER D/C 6984 PG 1925
Volusia County
Approximate wetland area Flags 1 to 12
Approximate surface water area
Uplands
1390 Oak Forest Dr. Ormond Beach, FL 32174
Parcel No. 42-13-32-21-01-0080
Site No. 64-0330354-001
Oak Forest Dr
Informal Wetlands Jurisdictional Delineation Performed by Courtney Knickerbocker and Jason Seyfert, FDEP, Using Chapter 62-340 F.A.C. Methodology on November 13th, 2014
N

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

v3.2013

VARIANCE - APPLICATION

For Planning Department Use

Application Number PZ 15-110 *Date Submitted* 7/16/15

APPLICATION TYPE AND FEES

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

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

APPLICANT INFORMATION

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

Name: JAMES B. HURLEY

Full Address: 1485 MERCERS FERNERY Rd., DELAND, FL 32720

Telephone: 386 717 1688 Email: BHURLEY@HURLEYCARS.COM

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

PROPERTY OWNER INFORMATION***

Name:

Full Address:

Telephone: Email:

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

PROPERTY DETAILS

Full Address: ~~1485~~ 1309 OAK FOREST Dr, ORMOND BEACH, FL 32174

Parcel ID Number: 32A2-21-01-0080

Legal Description: LOT 8, OAK FOREST, PHASE 1 OF RECORD IN MAP BOOK 34, PAGES 105 AND 106, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

REQUEST

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

ABUTTING PROPERTY OWNERS

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

Signature	Street Address	For	Against
		☐	☐
		☐	☐
		☐	☐

CRITERIA: CONFORMING

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

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

NA

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

NA

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

NA

Request:

APPROVE A REQUEST TO REPLACE AN EXISTING, NON-CONFORMING DECK WITH A NEW DECK IN THE SAME PLACE.

ABUTTING PROPERTY OWNERS

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

Signature	Street Address	For	Against
Jarrett W. Smith	1307 Oak Forest Dr.	✓	☐
Samuel M. Belfore	1311 Oak Forest Dr.	✓	☐
		☐	☐

CRITERIA: CONFORMING

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

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

NA

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

NA

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

NA

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

NA

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

NA

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

NA

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

NA

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

NA

CRITERIA: NONCONFORMING

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

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

YES, THE PROPERTY MEETS THE LOT AREA STANDARD FOR THE R2 ZONING.

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

THE WETLAND AREA AND EXISTING COQUINA BARRIER PREVENTS THE MOVING OF THE DOCK TO ANY OTHER LOCATION. MOVING TO ANY OTHER LOCATION WOULD PREVENT ACCESS TO THE DOCK.

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

THE CURRENT DOCK STRUCTURE IS GOING TO BE REPLICATED WHERE IT MEETS THE SHORLINE. THERE IS A LARGE WETLAND AREA ALONG THE SHORLINE PREVENTING THE LANDING OF THE DOCK ANYWHERE ELSE ON THE SITE OTHER THAN IT'S CURRENT AND PROPOSED LOCATION.

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

N.A.

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

THE REQUST IS TO REPLACE THE EXISTIXG DOCK WITH THE SAME SETBACKS AS CURRENT,

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

THE DOCK HAS BEEN IN THE CURRENT LOCATION SINCE 1976 THE REPLACEMENT DOCK WILL BE MORE APEALING TO THE NEIGBORS AND IS THE SAME SIZE. IT WILL NOT LIMIT THE VIEWS OR INCREASE NOISE OR LIGHT FOR THE ADJACENT PROPERTIES. THE DETERIORATION AND THE APERANCE OF THE CURRENT DOCK AS WELL AS IT'S SAFETY CAUSES CONCERN FOR THE ADJACENT PROPERTY OWNERS. THE NEW DOCK WILL PLEASE EVERYONE.

CERTIFICATION

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

Signature: _____

STATE OF FLORIDA
COUNTY OF Volusia
The foregoing instrument was acknowledged before me this 16th day of July, 2015, by James Hurley, as owner (title*) for 1309 Oak Forest Dr (name of corporation*), who (_) provided H640 442554010 as identification, or (_) who is personally known to me.
FL DL

VAUDEEN A. CAGNINA
Notary Public - State of Florida
Commission # FF 204349
My Comm. Expires Feb 26, 2019
Bonded through National Notary Assn.

Vaudeen Cagnina
Notary Public, State of Florida
My Commission Expires:

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