



A G E N D A

ORMOND BEACH PLANNING BOARD

Regular Meeting

January 14, 2016

7:00 PM

City Commission Chambers

22 South Beach Street

Ormond Beach, FL

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

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

I. ROLL CALL

II. ADMINISTRATIVE ITEMS

- A.** Election of Chairperson and Vice Chairperson
- B.** Adoption of 2016 Planning Board Calendar
- C.** Adoption of 2016 Rules of Procedures

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. NOTICE REGARDING ADJOURNMENT

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

VI. APPROVAL OF THE MINUTES: December 10, 2015

VII. PLANNING DIRECTOR'S REPORT

VIII. PUBLIC HEARINGS**A. LUPA 2016-018: 101 Bennett Lane and 634 Tomoka Avenue – Small-Scale Land Use Map Amendment**

This is a request submitted by Granada Pointe Investors, LLC, authorized representative, for property at 101 Bennett Lane and 634 Tomoka Avenue (portion of the overall property) for a Small Scale Comprehensive Plan Land Use Map amendment. The application seeks to amend the land use designation at 101 Bennett Lane and 634 Tomoka Avenue, totaling 8.60± acres from LDR, “Low Density Residential” to 6.0± acres of OS/C, “Open Space/Conservation” and 2.6± acres of ROR, “Residential, Office, Retail”.

B. LUPA 2016-023: 500 Tymber Creek Road – Small-Scale Land Use Map Amendment

This is an administrative request for a Small Scale Comprehensive Plan Land Use Map amendment for the 9.60± acre property located at 500 North Tymber Creek Road. The land use map amendment seeks to amend a 1.10± acre tract from Volusia County “Environmental Systems Corridor” (ESC) to Ormond Beach “Open Space/Conservation” (OS/C) and an 8.50± acre tract from Volusia County “Rural” (R) to Ormond Beach “Rural Estate/Agricultural” (REA).

C. RZ 2016-024: 500 Tymber Creek Road – Zoning Map Amendment

This is an administrative request for a Zoning Map amendment for the 9.60± acre property located at 500 North Tymber Creek Road. The zoning map amendment seeks to amend the 1.10± acre tract from Volusia County Resource Corridor (RC) and the 8.50± acre tract from Volusia County Rural (A-2) to Ormond Beach Rural Estate/Agricultural (REA).

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

CITY OF ORMOND BEACH

FLORIDA

PLANNING

MEMORANDUM

TO: Planning Board Members
FROM: Steven Spraker, AICP, Senior Planner
DATE: January 7, 2016
SUBJECT: Planning Board Administrative Items

This is the first meeting of the Planning Board for the year 2016. There are three administrative items on the agenda including:

1. The election of the chairperson/vice-chairperson;
2. Adoption of the 2016 Calendar; and
3. Adoption of the rules of procedures.

Section 1-15.B.3 of the Land Development Code states at the first meeting of the Board each year, the secretary shall call the meeting to order and shall then call for nominations for chairperson. There have been no changes made to the 2015 Rules of Procedure. If there are any questions, I can be contacted at 676.3341 or by e-mail at Steven.Spraker@ormondbeach.org. Thank you.

2016 Planning Board Public Hearing Schedule

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

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

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

SECTION 1. OFFICERS, MEMBERS AND DUTIES

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

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

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

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

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

1.5 Viewing. The Board members shall make every effort to view any site being considered for recommendation. The Secretary shall provide each member with a map showing the subject site.

1.6 Schedule of Meetings. Pursuant to Subsection 4-03:C of the Land Development Code, the Board members shall approve a yearly calendar of meetings at its inaugural meeting each year. This schedule of meetings will establish timeframes for application submittal and SPRC review.

SECTION 2. MEETINGS

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

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

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

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

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

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

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

2.7 Adjournment. New items will not be heard by the Board after 10:00 PM unless authorized by a majority vote of the Board members present. Items which have not been heard before 10:00 PM may be continued to a date and time certain, or to the next regular meeting, as determined by affirmative vote of the majority of the Board members present.

SECTION 3. VOTING

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

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

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

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

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

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

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

SECTION 4. ATTENDANCE

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

SECTION 5. RESIDENCY REQUIREMENTS

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

SECTION 6. APPLICATIONS

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

SECTION 7. CONDUCT OF HEARINGS

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

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

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

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

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

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

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

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

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

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

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

SECTION 8. DECISIONS

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

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

SECTION 9. AGENDA

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

SECTION 10. RECONSIDERATION

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

SECTION 11. AMENDMENTS

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

SECTION 12. MOTIONS

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

SECTION 13. ROBERT'S RULES OF ORDER

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

PRESENTED IN WRITING at a regular meeting of the Board on January 14, 2016.

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

December 10, 2015

7:00 PM

City Commission Chambers
22 South Beach Street
Ormond Beach, FL 32174

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

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

I. ROLL CALL

Members Present

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

Staff Present

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

II. INVOCATION

Chairman, Doug Thomas opened the meeting, and Vice Chair Harold Briley 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

October 8, 2015

Mr. Briley moved to approve the October 8, 2015 Minutes as presented. Mr. Jorzak seconded the motion. The motion was unanimously approved.

VI. PLANNING DIRECTOR'S REPORT

None.

VII. PUBLIC HEARINGS

A. LDC 2015-111: Land Development Code Amendment: Adding 137 Orchard Lane, Nathan Cobb Cottage, and 639 and 659 John Anderson Drive to Section 2-71, entitled Historic Districts and Landmarks.

Ms. Laureen Kornel, Senior Planner, stated that this is an amendment to the Land Development Code, Section 2-71, to add 137 Orchard Lane, 639 John Anderson Drive and 659 John Anderson Drive as locally designated historic landmarks to the adopted Historic Landmarks List. 137 Orchard Lane was built in 1897, and 639 & 659 John Anderson were built in 1910. The location and attributes of the properties are included in the attached HLPB Staff Reports, which are part of the Planning Board Report. The HLPB voted unanimously to recommend adding all three historic properties to the Landmarks List. Updating the Landmarks List is a Land Development Code amendment, so following the Planning Board recommendation this will go before the City Commission for two readings.

Mr. Heaster stated that when a property is on the Historic Landmarks List, and it gets to the point that it needs repair, it is a lengthy process to go through to make repairs and improvements. Mr. Heaster wanted to make sure that the applicants know that once the property goes on the Landmarks list, at a later date it can be very difficult to take it off the list if it needs to be demolished or modified.

Chairman Thomas stated that he remembers a house on Beach Street that had become in disrepair, and it was quite an ordeal to get the house taken care of because it was on the Historic list.

Ms. Kornel stated that she goes over Section 2-71 in great detail with the applicants, and explains to them that once they are on the Historic Landmarks List, there is a lengthy procedure, and a cost, to be removed from the list. She advised that she explains the Certificate of Appropriateness process and fees involved with alternations and demolitions.

Ms. Tolland inquired that once a property is on the list, is there a certain standard or look that is required to be maintained. Ms. Kornel stated that there is an obligation by the property owner to maintain the property as a historic property, and there is also a section in the code for Demolition by Neglect, a regulatory tool toward ensuring properties are maintained, though the Demolition by Neglect regulations has never been used to date. Any home built prior to 1950 has to go before the Historic Review, just by age of the home. If it is on the Historic Landmark list, it is subject to a public hearing.

Mr. Heaster moved to approve LDC 2015-111: Land Development Code Amendment, adding 137 Orchard Lane, 639 John Anderson Drive and 659 John Anderson Drive to Section 2-71. Mr. Briley seconded the motion. Vote was called, and the motion unanimously approved (6-0).

B. MM 2015-114: 2015 Capital Improvements Element (CIE) Annual Update

Ms. Kornel explained that this is an annual update to the Capital Improvements Element of the City of Ormond Beach Comprehensive Plan. Each year the city updates the CIE element of the Comprehensive Plan by adding the adopted CIP projects. The City has already established level of service standards. With the exception of solid waste, which is generated by individuals and not something the City can control, the City is meeting its adopted level of service standards. The tables attached to the report have been updated according to the adopted CIP and Staff is recommending approval.

Mr. Jorzak questioned if a project is slated for a particular year, can it be moved up on the project list. Ms. Kornel stated that the capital improvements project list is adopted annually. Once the CIP is adopted by the Commission, the City is responsible to update the Comprehensive Plan. Projects are added and removed only annually. Chairman Thomas stated that in all of his years on the Board, projects have been moved around without coming back to the Planning Board.

Mr. Jorzak moved to approve MM 2015-114: 2015 Capital Improvements Element (CIE) Annual Update. Ms. Tolland seconded the motion. Vote was called, and the motion unanimously approved (6-0).

OTHER BUSINESS

None.

VIII. MEMBER COMMENTS

Ms. Behnke wished everyone Merry Christmas and a Happy New Year.

Mr. Jorzak also wished everyone a pleasant holiday season for them and their families, and hope that everyone stays safe if they are doing any traveling.

Mr. Briley said Merry Christmas, Happy Hanukah and Happy New Year to everyone. He is looking forward to a fantastic 2016, with the US 1 beautification project getting started, and looking forward to something happening at the old Texaco site.

Ms. Tolland stated that the Community Garden is still growing, and there are a lot of dedicated people. They are looking at putting in another Community Garden, and a butterfly garden in the Environmental Center. Happy Holidays to everybody.

Mr. Heaster stated that Chairman Thomas has done a great job with the Board, and he thanked his fellow Board members for serving another great year. He looks forward to working with everyone next year, and wishes everyone a Happy Holiday.

Chairman Thomas also wished everyone a Merry Christmas, Happy Hanukah and Happy New Year, and stated what a pleasure it is to live in Ormond Beach. Every time Chairman Thomas travels somewhere, and comes back to Ormond Beach, he realizes it is such an absolutely marvelous place. Be safe and he looks forward to seeing everyone in the New Year.

IX. ADJOURNMENT

The meeting was adjourned at 7:18 p.m.

Respectfully submitted,

Lauren Kornel, AICP, Senior Planner

ATTEST:

Doug Thomas, Chair

Minutes transcribed by Melanie Nagel.

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: January 4, 2016

SUBJECT: 101 Bennett Lane and 634 Tomoka Avenue, Small Scale Land Use Map Amendment

APPLICANT: Granada Pointe Investors, LLC

NUMBER: LUPA 2016-018

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

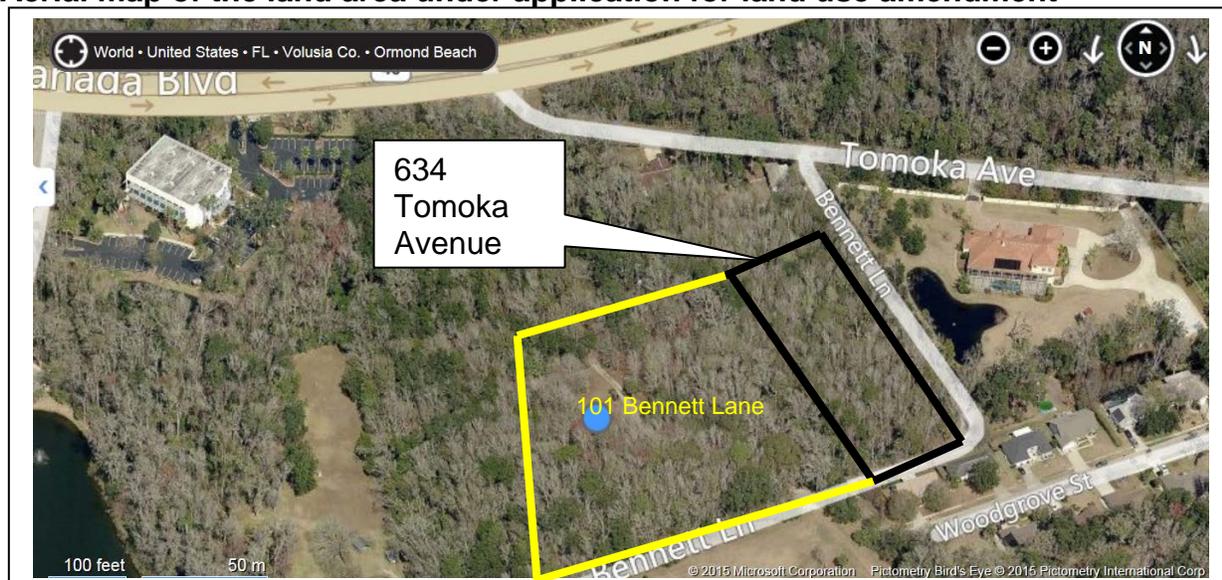
INTRODUCTION:

This is a request submitted by Granada Pointe Investors, LLC, authorized representative, for property at 101 Bennett Lane and 634 Tomoka Avenue (portion of the overall property) for a Small Scale Comprehensive Plan Land Use Map amendment. The application seeks to amend the land use designation at 101 Bennett Lane and 634 Tomoka Avenue, totaling 8.60± acres from LDR, “Low Density Residential” to 6.0± acres of OS/C, “Open Space/Conservation” and 2.6± acres of ROR, “Residential, Office, Retail”.

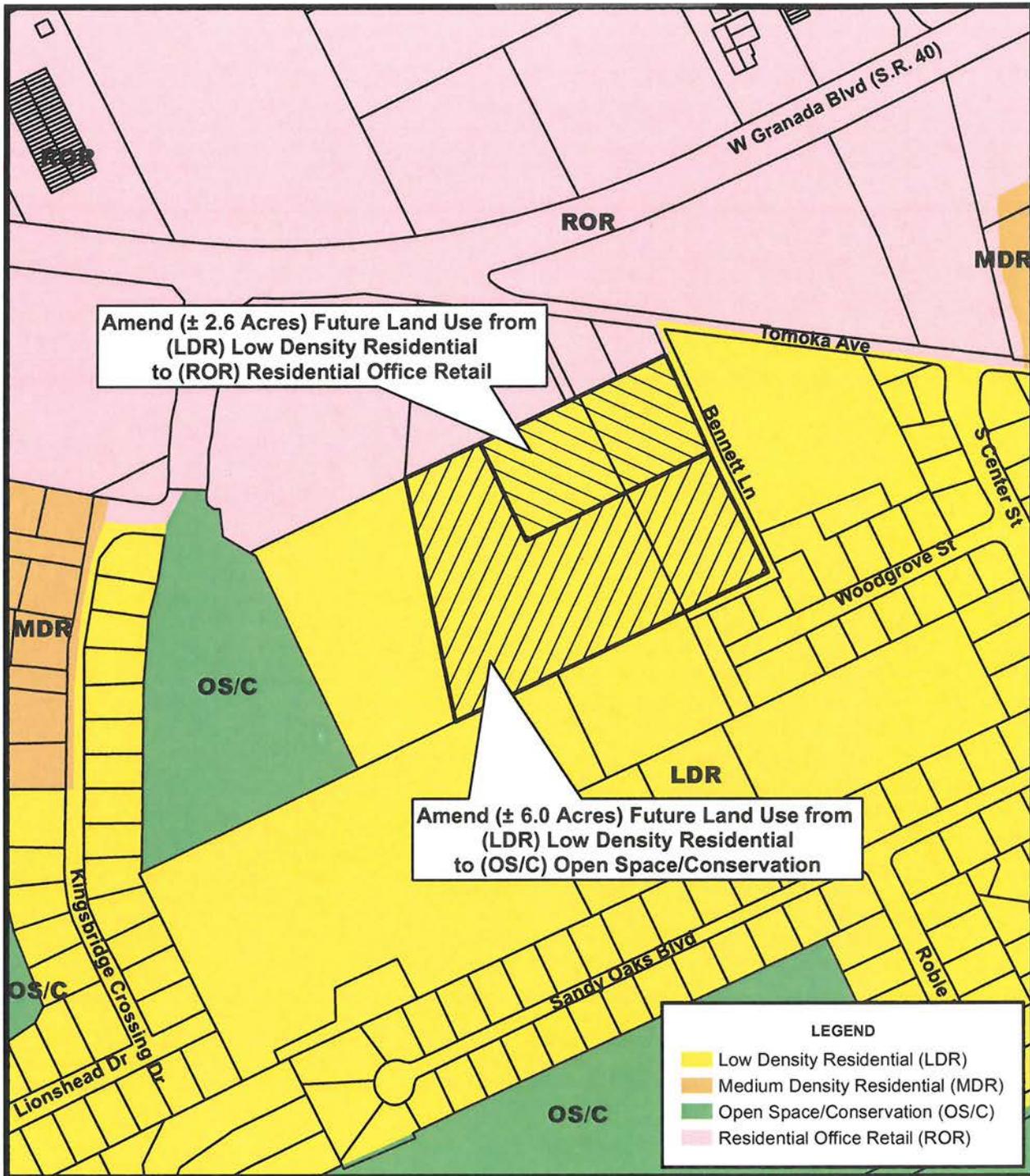
BACKGROUND:

The subject properties at 101 Bennett Lane and 634 Tomoka Avenue are located west and north of Bennett Lane and south of West Granada Boulevard and Tomoka Avenue. The properties are largely vacant and with a single family house on the property at 634 Tomoka Avenue. The properties and the proposed amendment are shown on the next three maps:

Aerial map of the land area under application for land use amendment



Source: Bing Maps



PROPOSED FUTURE LAND USE MAP
600 W GRANADA BLVD
(4241-01-14-0280 & 4241-01-13-0090)

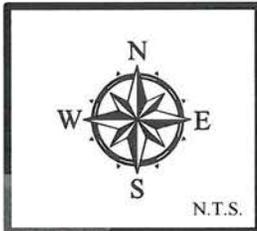
Prepared By: The City of Ormond Beach
G.I.S. Department - December 15, 2015





**GRANADA POINTE
TOTAL LAND AREA**

Prepared By: The City of Ormond Beach
G.I.S. Department - December 22, 2015



The subject properties are part of a larger site development known as Granada Pointe located at 600 West Granada Boulevard. The remainder of the Granada Pointe land area has the “Residential, Office, Retail” land use and no land use amendments are necessary. The development of the subject properties, either as standalone properties or parts of other parcels, is outside of the land use amendment process and if approved, zoning, site development and construction are distinctly separate applications and review, involving additional processes including public hearings. The four distinct processes as listed below:

| Step | Phase | Action |
|------|------------------|---|
| #1 | Land Use | Amend existing “Low Density Residential” land use to “Open Space/Conservation” and “Residential, Office, Retail” |
| #2 | Zoning | Amend zoning to be consistent with the land use. The applicant has stated that the zoning requested would be Planned Business Development (PBD), requiring public hearings before the Planning Board and City Commission. |
| #3 | Site development | <ul style="list-style-type: none"> • Submittal to Site Plan Review Committee (SPRC) • Neighborhood meeting • Final site plan approval |
| #4 | Construction | <ul style="list-style-type: none"> • Engineering permit (site work) • Building permit • Inspections • Certificate of Occupancy |

The applicant did conduct a neighborhood meeting for the land use amendment on January 6, 2016. The neighborhood meeting is not a required by the Comprehensive Plan or Land Development Code. There were three residents that attended the meeting and inquired about the land use change, entire project area, proposed uses, and site development.

The sole purpose of this application is to determine if the land use amendment requested is appropriate for the subject property. The zoning and site development shall occur separately with additional public meetings.

ANALYSIS:

The proposed land use amendment seeks to change the land use designation of approximately 8.6± acres from LDR, “Low Density Residential” to 6.0± acres of OS/C, “Open Space/Conservation” and 2.6± acres of ROR, “Residential, Office, Retail”. 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 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 Future Land Use Element of the Comprehensives Plan provides the following purpose, density and maximum floor area ratio for the existing “Low Density Residential” land use category:

Purpose: To protect and encourage the continued development of typical single-family residential areas and stabilize and protect the character of such neighborhoods. Institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: up to 4.3 units per acre

Maximum FAR: 0.2

The Future Land Use Element of the Comprehensive Plan states the following for the “Open Space/Conservation” land use category:

Purpose: This category includes two (2) subcategories: Parks, which includes public areas used for passive recreation, and Conservation which consists of areas within the City that have significant limitations to development, related to elevations, soils, probability of flooding, relationship to a major water body, wetland characteristics, or similar factors. This category of land use is applicable to all zoning districts.

Density: Not permitted.

Maximum FAR: 0.5

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

Purpose: A multi-use land use category to provide areas served by transit for use by residential uses, general office, medical and professional uses, restaurants, retail sales and personal services. It is expected that at least 30% of the undeveloped

office/professional lands in the City will be developed with multi-family residential uses and adult care/retirement facilities. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.

Density: Maximum: 15 units per acre.

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

The subject property has the existing "Low Density Residential" land use. The "Open Space/Conservation" land use category allows the development of stormwater management and compensating storage ponds. Examples of the "Open Space/Conservation" land use include the Lowe's home improvement store, the Shoppes of Granada at 1298 West Granada Boulevard, and subdivision stormwater and wetland management areas. It is expected that the 6.0± acres proposed for the "Open Space/Conservation" land use would be used as a stormwater management pond to support non-residential uses.

The proposed ROR "Residential, Office, Retail" land use has recently been created to replace the former "Office/Professional" land use. The ROR land use allows commercial development that includes retail, personal services, and restaurants in addition to the office development previously allowed under the "Office/Professional" land use. The land use application has prohibited residential uses within the 2.6± acres proposed for the ROR land use area. It is expected that the 2.6± acres proposed for the ROR land use would include commercial development.

The following Goals, Objectives, and Policies would be applicable to this application:

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.

| | |
|--|--|
| <p>POLICY 1.1.3.</p> | <p>Preserve the character of existing neighborhoods by not allowing intrusion of land uses that would threaten to alter the neighborhood character and by encouraging voluntary rehabilitation and sound maintenance programs in viable neighborhoods which are capable of self-renewal and establishing code enforcement or public redevelopment activities in areas not capable of self-renewal.</p> |
| <p>Objective 1.2 Future Land Use Element</p> | <p>Ensure that adequate amounts of land are available to meet the commercial land use needs of the community.</p> |
| <p>POLICY 1.2.6. Future Land Use Element</p> | <p>New commercial development shall be required to provide appropriate buffers and landscaping to minimize negative impacts on surrounding uses.</p> |
| <p>POLICY 2.1.14. Future Land Use Element</p> | <p>The City shall maintain citywide architectural standards for the new development and redevelopment of existing buildings.</p> |
| <p>GOAL 1. LAND USE Transportation Element</p> | <p>PROMOTE A BALANCED, AFFORDABLE, RELIABLE, CONVENIENT AND EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM THAT SUPPORTS THE LAND USE VISION OF THE ORMOND BEACH COMPREHENSIVE PLAN.</p> |
| <p>POLICY 1.5.2. Transportation Element</p> | <p>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.</p> |

The Goals, Objectives and Policies of the Comprehensive Plan can be used to support or deny the land use application. The key policy if one sought to deny the application would be Policy 1.1.3 that seeks to preserve the character of existing neighborhoods by not allowing the intrusion of a land use that would alter the neighborhood character. In support of the application, there are several policies that

encourage the adequate amount of commercial land uses and requiring certain development standards to ensure compatibility, such as landscaping and architectural controls.

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 8.60± acres (less than 10 acres). The proposed amendment would be the first of 2016.

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 | Vacant land | "Residential, Office, Retail" | B-9 (Boulevard) |
| South | Vacant land & telecommunications tower | "Low Density Residential" | R-3 (Single Family Medium Density) |
| East | Single-family house | "Low Density Residential" | R-3 (Single Family Medium Density) |
| West | Single-family house | "Low Density Residential" | R-3 (Single Family Medium Density) |

The subject property is 8.60± acres and is primarily vacant land. The property is owned by TG-EG, LLC and Ocean Shore Plaza, LTD with Dr. Thurman Gillespy, Jr. providing authorization for the applicant to apply for the land use change. To the north of the subject property is land that has commercial land use and zoning and would be included in the overall Granada Pointe development. To the south of the subject property, is Bennett Lane, additional lands owned by Dr. Gillespy, Jr., land that is used for a communications tower, and single-family houses along Woodgrove Street. To the east are Bennett Lane and a single-family house.

There are arguments that can be made for and against the land use application as described below:

Case against the application:

1. The change of land use would introduce more intensive uses than the current land use allows and impact the existing residential uses.
2. The existing land use allows residential and institutional uses that are consistent with the existing residential uses.

Case for the application:

1. A common issue for development of commercial uses in Ormond Beach is the lack of depth to provide the needed infrastructure to serve commercial uses. Parcels along major corridors often abut residential uses and the existing commercial land area lack the needed the space to construct parking, stormwater, and landscaping.
2. The application provides a transition area with the "Open Space/Conservation" abutting the majority of the residential area. The land use would be used

transitionally for a stormwater water management system between the residential use and commercial use.

3. The regulations within the Land Development Code provide compatibility standards for any new development, including landscape standards, lighting requirements, buffer (wall) requirements, and a required neighborhood meeting.

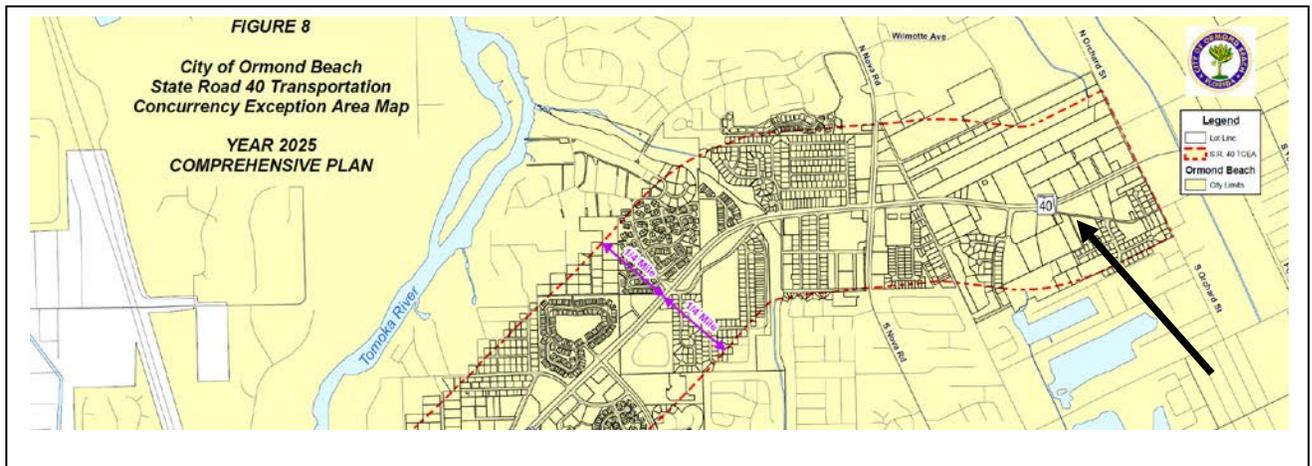
There were recent discussions, Comprehensive Plan amendments, and Land Development Code amendments that have expanded the commercial uses along Granada Boulevard where office only districts existed previously. The amendments have created interest in the remaining vacant parcels along Granada Boulevard for commercial uses. The key aspect of the subject property is the method of site development and the existing land development regulations which are separate processes from the land use amendment.

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.

TCEA area and the subject property



The multi-modal strategy within the TCEA emphasizes (1) access management, (2) bike facilities, and (3) sidewalk connectivity.

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. The existing residential land use allows a variety of uses including single-family residential and institutional uses. Based on the site location near Granada Boulevard, the land use assumptions will focus on the institutional uses allowed. The proposed OS/C land use does not permit residential uses and no buildings shall be permitted in the OS/C land use area, so there is no floor area ratio for this land area. The ROR land use allows retail, personal services and restaurants up to a 0.20 floor area ratio and office uses to a 0.50 floor area ratio.

Below is an analysis of the land area, density and intensity permitted and proposed for the subject property:

| | LDR (existing) | OS/C (proposed) | ROR (proposed) | ROR (proposed) |
|---------------------------------|-------------------|--------------------|-------------------|-------------------|
| Land area in acres | 8.60 | 6.00 | 2.60 | 2.60 |
| Square footage of parcel | 374,616 | 261,360 | 113,256 | 113,256 |
| Maximum FAR | 0.20 | Not allowed | 0.20 | 0.50 |
| Maximum building Square Footage | 74,923 | Not allowed | 22,651 | 56,628 |
| Maximum residential units | 37 | Not allowed | Not allowed | Not allowed |

Existing land use

The existing LDR land use would allow a variety of uses including single-family, houses of worship, assisted living facilities and child care facilities. Utilizing the maximum development scenario for the land use, the child care facility would be the most intensive use with 74.06 trips per 1,000 square feet of floor area, per the ITE rate, 9th edition, use #565. For the maximum building square footage, the total number of trips would be 5,549 average daily trips.

Proposed land use

The proposed 6.00± acres of OS/C would not allow any density or intensity and would be used for tree preservation and stormwater management. The proposed 2.60± acres of ROR has two differing development scenarios. The first scenario is that the land area would be used for retail, personal services, and/or restaurants which would limit the FAR to 0.20. Utilizing the maximum development scenario for the land use, a shopping center would be the most intensive use with 42.70 trips per 1,000 square feet of floor area, per the ITE rate, 9th edition, use #820. For the maximum building square footage, the total number of trips would be 967 average daily trips. The second scenario is that the land area would be used for office uses which would allow a FAR of 0.50. Utilizing the maximum development scenario for the land use with office, the medical office would be the most intensive use with 36.13 trips per 1,000 square feet of floor area, per the ITE rate, 9th edition, use #720.

For the maximum building square footage, the total number of trips would be 2,046 average daily trips.

Conclusion:

As stated above, the project is within a transportation concurrency exception area and this analysis is to provide a projected traffic impact and not a concurrency analysis. The land use amendment would result in a theoretical decrease of average daily trips based on the reduction of the maximum permitted building floor area ratio. The rezoning and site development shall require additional analysis of traffic movements and impacts.

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 vacant and any site development would require a stormwater management system.

Floodplain: The subject property is within the floodplain and would require compensating storage for any fill in the floodplain.

Solid Waste: Solid waste provision would be addressed at time of site development.

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.

There is adequate infrastructure to support the amendment to the "Open Space/Conservation and "Residential, Office, Retail" land uses.

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: The subject property totals 8.60± acres and is projected to be included in a larger development. The report above analyzes Policy 2.5.2. of the Future Land Use Element of the City's Comprehensive Plan regarding the land use amendment. It is understood that there are existing residential uses abutting the subject property. Staff believes that the regulations of the Land Development Code are designed to promote compatibility with residential uses, including the required neighborhood meeting for site development. It is recommended that the Planning Board **APPROVE** the Small Scale Land Use Map amendment to amend the land use designation of 101 Bennett Lane and 634 Tomoka Avenue, approximately 8.60± acres from LDR, "Low Density Residential" to 6.0± acres of "Open Space/Conservation" and 2.60± acres of "Residential, Office, Retail".

If there is a desire to deny the land use application, staff would recommend the use of the following criteria of Policy 2.5.2. of the Future Land Use Element of the City's Comprehensive Plan:

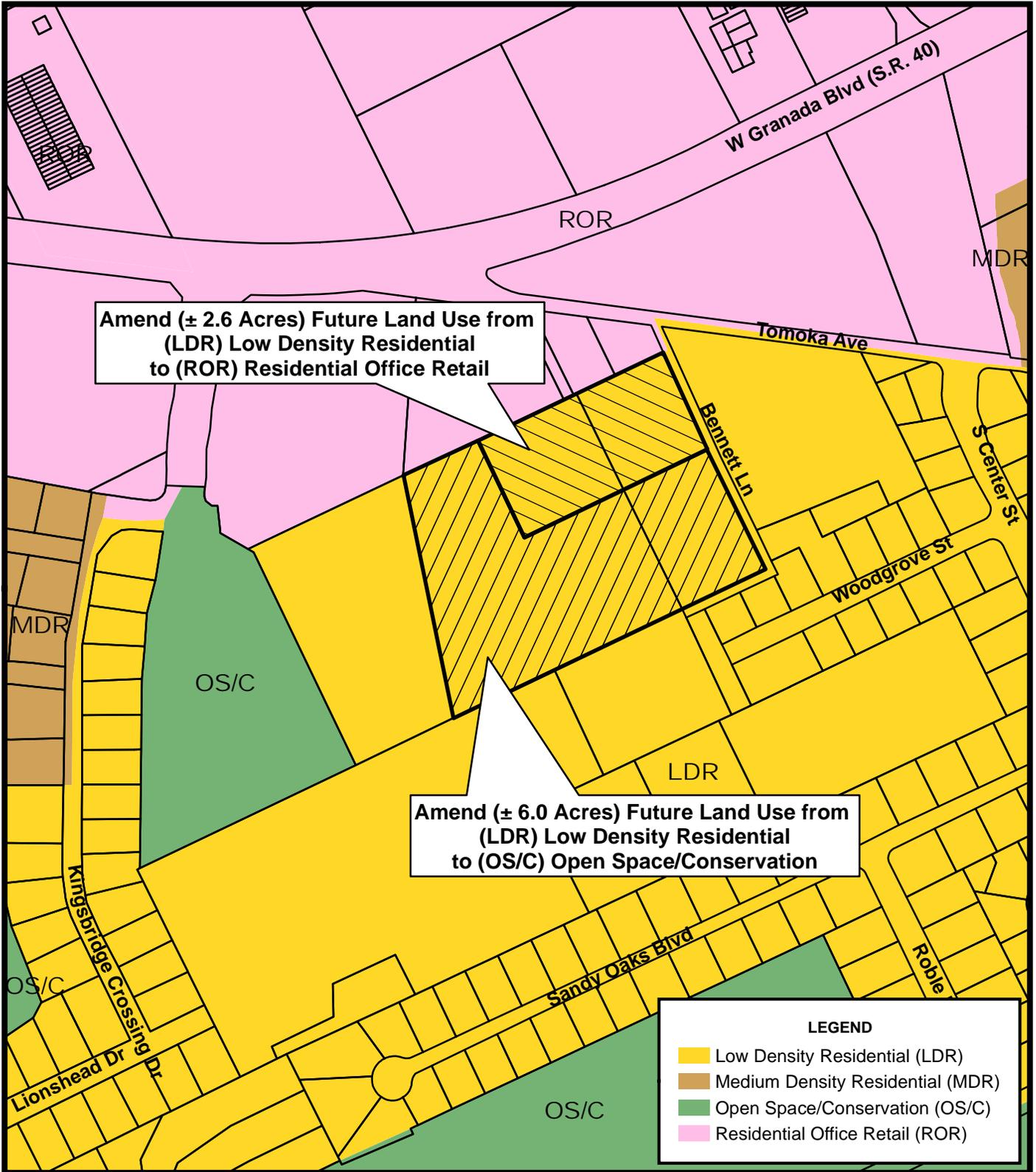
1. Criteria 1: Consistency with the Goals, Objectives, and Policies of this Plan. Specially Policy 1.1.3 of the Future Land Use Element of the Comprehensive Plan that states *“Preserve the character of existing neighborhoods by not allowing intrusion of land uses that would threaten to alter the neighborhood character...”*
2. Criteria 3: Whether the land use is an appropriate use of the land. This criteria would state the belief that the proposed land use is an unwarranted encroachment into a residential area.

Attachments:

- 1: Land Use Map
- 2: Applicant submittal

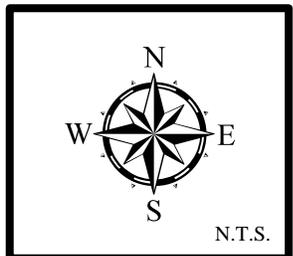
ATTACHMENT 1

Land Use Map



PROPOSED FUTURE LAND USE MAP
 600 W GRANADA BLVD
 (4241-01-14-0280 & 4241-01-13-0090)

Prepared By: The City of Ormond Beach
 G.I.S. Department - December 15, 2015



ATTACHMENT 2

Applicant submittal



HOLUB
DEVELOPMENT

VIA HAND DELIVERY

VIA EMAIL: steven.spraker@ormondbeach.org

December 1, 2015

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

**RE: Small Scale Comprehensive Plan Amendment (Map)
Granada Pointe**

Dear Steven:

Please find enclosed the following information in support of our request for a Small Scale Comprehensive Plan Amendment relative to Granada Pointe:

1. Check made payable to City of Ormond Beach in the amount of \$3,200.
2. Public Hearing Application.
3. Sketch and Legal of the proposed Open Space/Conservation (OSC) land use parcel.
4. Sketch and Legal of the proposed Residential Office Retail (ROR) land use parcel.
5. Survey of the parent parcel.
6. Site Development Water, Sewer and Traffic Analysis.
7. Power of Attorney from current property owner authorizing the undersigned to make application.
8. Property appraiser card on all parcels that comprise of the parent parcel.
9. Future Land Use Map.

My request is to change the existing Low Density Residential (LDR) land use designation on a portion of the property to Residential Office Retail (ROR) and Open Space - Conservation (OSC) land use.

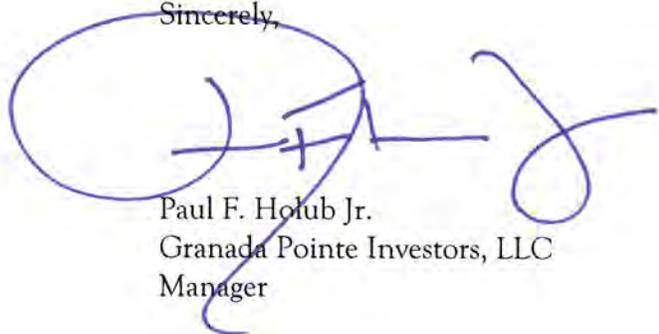


I am in agreement to restrict all residential development from both the ROR and OSC land use parcels.

Steven, this request is consistent with the City's intent to encourage commercial development along Granada Boulevard and provides for a compatible use in conjunction with the existing commercial designation on the property immediately adjacent to the north. A large portion of this property will be put into Open Space - Conservation providing a significant buffer between the commercial development and surrounding residential properties.

If you require any additional information in order to process our application please do not hesitate to contact me. We would like to have this application considered at the very next available Planning Board Meeting.

Sincerely,



Paul F. Holub Jr.
Granada Pointe Investors, LLC
Manager



CITY OF ORMOND BEACH

v3.2013

Planning Department

22 South Beach Street, Ormond Beach, FL 32174

Tel: (386) 676-3238

www.ormondbeach.org

comdev@ormondbeach.org

PUBLIC HEARING- APPLICATION

For Planning Department Use

Application Number

Date Submitted

APPLICATION TYPE AND FEES

| | Application | Advertising Deposit for Advisory Board | Advertising Deposit for Commission | Total* |
|--|-------------|---|---------------------------------------|---------|
| <input type="checkbox"/> Annexation | | | | No Fees |
| <input type="checkbox"/> Annexation Agreement | 100 | -- | -- | 100 |
| <input type="checkbox"/> Land Development Code (LDC) Amendment | 1000 | 300 | 300 | 1600 |
| <input type="checkbox"/> Large-Scale Comprehensive Plan Amendment (Map) | 2500 | 700 | 1400 | 4600 |
| <input type="checkbox"/> Official Zoning Map Amendment, 10.01 acres or more | 1000 | 700 | 1400 | 3100 |
| <input type="checkbox"/> Official Zoning Map Amendment, 10 acres or less | 1000 | 300 | 600 | 1900 |
| <input type="checkbox"/> Planned Development, 10.01 acres or more | 2000 | 800 | 1500 | 4300 |
| <input type="checkbox"/> Planned Development, 10 acres or less | 2000 | 300 | 600 | 2900 |
| <input type="checkbox"/> Planned Development Amendment - Major | 1000 | 800 | 1500 | 3300 |
| <input checked="" type="checkbox"/> Small-Scale Comprehensive Plan Amendment (Map) | 2000 | 400 | 800 | 3200 |
| <input type="checkbox"/> Special Exception - New Construction/Redevelopment | 850 | 400 | 400 | 1650 |
| <input type="checkbox"/> Special Exception - Downtown CRA Redevelopment | 400 | 400 | 400 | 1200 |
| <input type="checkbox"/> Street Vacation | 500 | -- | 1500 | 2000 |
| <input type="checkbox"/> Other | TBD | TBD | TBD | TBD |

* The Land Development Code requires the applicant to pay the full costs of public advertising. The deposit is the average of past applications. Applicants shall receive a refund where costs paid are greater than advertising costs and will be if advertising costs are greater than the deposit paid.

APPLICANT INFORMATION

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

Name

Full Address

Telephone Email

** 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 600 West Granada Boulevard

Legal Description See attached Sketch and Legal description

PROJECT COORDINATOR

Name Paul F. Holub Jr.

Full Address 1185 West Granada Blvd. Ste 12 Ormond Beach, FL 32174

Telephone 386-677-7617 Email holubdev@aol.com

PROJECT INFORMATION

Name Granada Pointe Complex

Description Application to amend the comprehensive land use plan to extend the commercial designation and open space/conservation designation to accommodate the Granada Pointe Project.
SEE ATTACHED CORRESPONDENCE

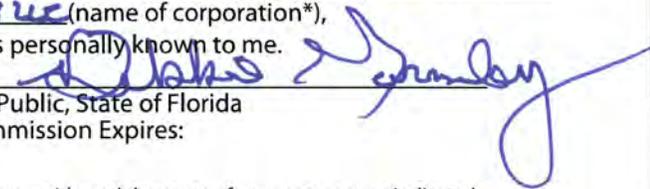
CERTIFICATION

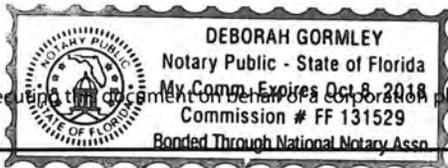
By submitting this application, I hereby certify that the information provided above is true and correct to the best of my knowledge and that I am aware of the application submittal requirements and review process for this application. I hereby authorize City of Ormond Beach Staff to place legal notice 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 required information is not provided, my application will be continued to the next regularly scheduled hearing.

Signature: 

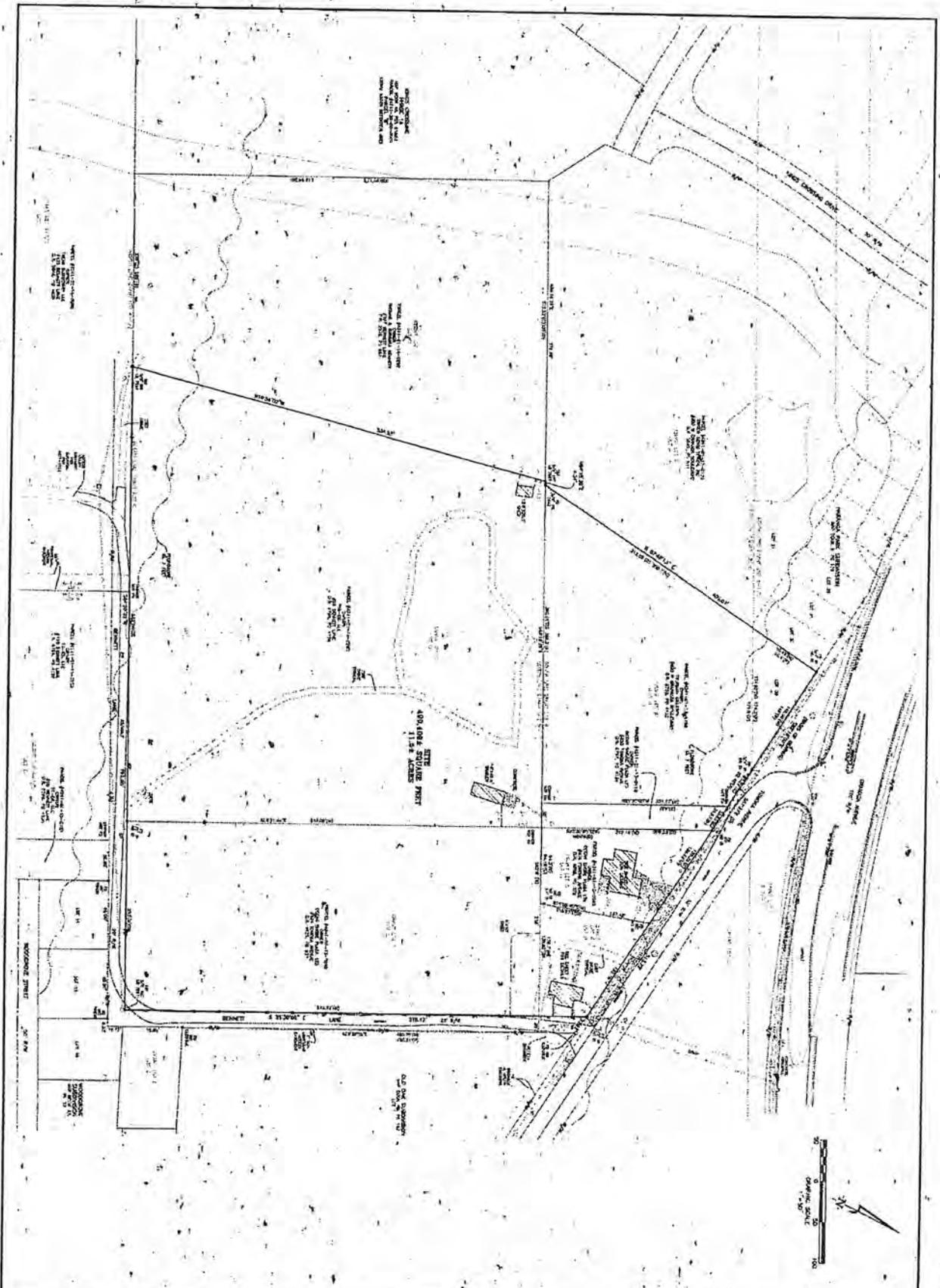
STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 3 day of Dec, 2015, by Paul F. Holub Jr. as Manager (title*) for Granada Pointe Inc LLC (name of corporation*), who provided _____ as identification, or who is personally known to me.


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.



| | | | | | |
|------------------------------|---|--|---|---|--|
| SHEET SU-1 OF 2 | REVISIONS NO. DATE BY 1 2016-12-12 JMB | TYPE OF SURVEY: BOUNDARY | PREPARED FOR THE EXCLUSIVE USE OF [REDACTED] | THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE 1"=60' OR SMALLER. ANY USE AT A SCALE LARGER THAN STATED SHALL BE AT THE USER'S OWN RISK. | AIA GEO LAND SURVEYING CONSTRUCTION LAYOUT 1348 N U.S. HWY 1, Suite 202 Orlando Beach, Florida 32174 Voice: 388-458-6787 aiageo@aol.com LB 9 7897 LB 9 0309 |
| | PRODUCT LINE: SURV FIELD WORK BY: JMB DATE: 12/12/16 DATE: 12/12/16 FIELD BOOK: 1000 SCALE: 1"=60' FILE: 2016-12-12 | TYPED BY: JMB CHECKED BY: JMB ADDRESS: TOMOKA AVE ORLANDO BEACH, FLORIDA | SEE SHEET 3 OF 2 FOR SURVEYOR'S SIGNATURE | | |

SITE DEVELOPMENT WATER, SEWER AND TRAFFIC ANALYSIS

PROJECT: GRANADA POINTE
LOCATION: 600 West Granada Boulevard, Ormond Beach, FL 32174

8.09 total acres

| Low Density Residential | |
|-------------------------|---------|
| Total property SF | 352,400 |
| Residential (4.3 upa) | 35 |
| FAR (0.20) | 70,480 |

| OS/C (5 acres) | ROR (3.09) |
|----------------|------------|
| 217,800 | 134,600 |
| 0 | Prohibited |
| 0 | 26,920 |

Impact

| | |
|--|-------|
| Water (0.1 gallons of water per day per building square foot)-NOTE B7 X .1 | 7,048 |
| Sewer (.85 of water demand) NOTE B10 X.85 | 5,991 |

Water and Sewer

| | |
|---|-------|
| 0 | 2,692 |
| 0 | 2,288 |

| | |
|-------|---|
| 4,356 | Amendment decrease net water demand by 4,356 gallons of water per day under maximum development scenario. |
| 3,703 | Amendment decrease net sewer demand by 2,288 gallons of sewer per day under maximum development scenario. |

Traffic

| | | |
|---|-------|-------|
| Maximum trip generation - proposed land use, (Daycare, ITE rate, 9 th edition #565) | 79.26 | 5,586 |
| Maximum trip generation - proposed land use, (Church ITE rate, 9 th edition #560) | 9.11 | 642 |
| Maximum trip generation - existing land use (shopping center ITE rate, 9 th edition, #820) | 42.7 | |
| Maximum trip generation - proposed land use, (Medical/Dental, ITE rate, 9 th edition #720) | 36.13 | |

| | |
|--|-------|
| | |
| | |
| | 1,149 |
| | 973 |

| | |
|-------|--|
| 4,437 | Under maximum development scenario, the traffic would decrease based on the smaller building size and no building on the 5 acres proposed for the Open Space/Conservation land use |
|-------|--|

**Harry H
Newkirk**

Harry Newkirk, PE
FL License No. 62971



NEWKIRK ENGINEERING, INC.
 1370 North US Highway 1, Suite 204
 Ormond Beach, FL 32174
 (386) 290-7599
 harry@newkirk-engineering.com

Digitally signed by Harry H Newkirk
 DN: cn=Harry H Newkirk, o=NEWKIRK
 ENGINEERING INC, cn=Harry H
 Newkirk, ou=NEWKIRK
 0.9.2342.19200300.1.1=A010980
 000014FF6B34780000B546
 Date: 2015.12.02 14:15:00

POWER OF ATTORNEY

BY THIS POWER OF ATTORNEY, I, THURMAN GILLESPIE JR., M.D., as Manager of TG-EG, LLC, & OCEAN SHORE PLAZA, LTD. And I, Vincent P. Snead, appoint as my attorney in fact, PAUL F. HOLUB, JR., for the limited matters provided below:

This power of attorney shall not be affected by any physical or mental disability that I may suffer except as provided by statute, and shall be exercisable from this date until the closing or termination of that certain Commercial Contract last dated July 7, 2015. All acts done by my attorney pursuant to this power shall bind me, my heirs, devisees and personal representatives, regarding only those matters described below. This power of attorney is nondelegable.

This power of attorney is limited to the real property identified in that certain Commercial Contract between Holub Development, LLC and TG-EG, LLC, and OCEAN SHORE PLAZA LLC, and VINCENT P. SNEAD described as the following five (5) parcels: (PID's 424101130090, 424101130091, 424101130100, 424101130110, 424101140280 located in Ormond Beach, FL. 32174; and the powers are:

File all applications, conduct all discussions and negotiations and enter upon and have access to the real property referenced in the foregoing Commercial Contract with any and all persons, firms or corporations, including all governmental agencies which may have jurisdiction over the development of the parcel. This power of attorney shall also include access to any and all reports, findings or documents which may be in the possession of any such governmental agencies regarding said real property. The powers conferred upon my attorney in fact extend only to the five (5) parcels: 424101130090, 424101130091, 424101130100, 424101130110, 424101140280 located in Ormond Beach, Volusia County, Florida.

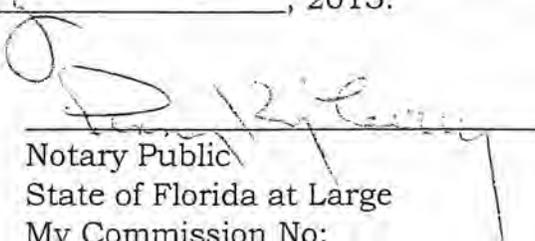
I hereby confirm all acts of my attorney in fact pursuant to

STATE OF FLORIDA

COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **THURMAN GILLESPIE, JR., M.D.**, who executed the foregoing instrument, who acknowledged before me that he executed the same, that he is personally known to me to be the person described in the foregoing instrument, and that an oath was not taken.

WITNESS my hand and official seal in the County and State last aforesaid, this 9 day of July, 2015.



Notary Public
State of Florida at Large
My Commission No:
My Commission Expires:



IN WITNESS WHEREOF, I have set my hand and seal on this

day of July 7, 2015.

Signed, sealed and delivered
in the presence of:

Thurman Gillespy JR. (SEAL)
Thurman Gillespy JR., M.D.

Vincent P. Snead (SEAL)
Vincent P. Snead

STATE OF FLORIDA
COUNTY OF VOLUSIA

Before me this day personally appeared, Thurman Gillespy JR.,
M.D. and Vincent P. Snead who both, after being by me first duly
sworn, state that each is the same person described in and who
executed the within power of attorney and acknowledge the within
power of attorney to be their act and deed.

In Testimony Whereof, I have hereunto subscribed my name and
affixed my seal of office on the 7 day of July, 2015 () both
personally known to me or produced DRIVERS LICENSE
as identification and did took an oath.

Karen L Hurst

Notary Public, State of Florida
at Large

My Commission Expires:

KAREN L. HURST
MY COMMISSION # FF 060023
EXPIRES: October 3, 2017
Bonded Thru Budget Notary Services



Volusia County Property Appraiser

Morgan B. Gilreath Jr.
M.A., A.S.A., C.F.A.



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- [Agriculture](#)
- [Maps](#)
- [Tangible](#)
- [Links](#)
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Home [Search Choices](#) [Search By Parcel Number](#) [Property Information](#)

Parcel Information: 4241-01-13-0090 2016 Working Tax Roll Last Updated: 11-29-2015

Owner Name and Address

| | | | |
|------------------------------|----------------------------------|-----------------------------|-----------------------------|
| Alternate Key | 3158059 | Parcel Status | Active Parcel (Real Estate) |
| Short Parcel ID | 4241-01-13-0090 | Mill Group | 201 Ormond Beach |
| Full Parcel ID | 41-14-32-01-13-0090 | 2015 Final Mill Rate | 20.59510 |
| Created Date | 26 DEC 1981 | | |
| Property Class | 01 Single Family | | |
| Ownership Type | | Ownership Percent | 100 |
| Owner Name | OCEAN SHORE PLAZA LTD | | |
| Owner Name/Address 1 | | | |
| Owner Address 2 | 880 JOHN ANDERSON DRIVE | | |
| Owner Address 3 | ORMOND BEACH FL | | |
| Owner Zip/Postal Code | 32176-4117 | | |
| Situs Address | 634 TOMOKA AV ORMOND BEACH 32174 | | |

Legal Description

W 233 FT OF E 253 FT OF LOT G SUB GRANT LOT 5 & E 221.82 FT OF LOT H SUB GRANT LOT 6 EXC PART IN RD PER OR 4909 PGS 1112-1113

Sales History

| Book Page | Sale Date | Sale Instrument | Qualified Unqualified | Improved | Sale Price |
|-----------|-----------|-----------------|-----------------------|----------|------------|
| 4909 1112 | 07/2002 | Warranty Deed | Multi parcel sale | Yes | 100 |
| 4909 0837 | 07/2002 | Warranty Deed | Location | Yes | 180,000 |

History of Values

| Year | Land | Bldg(s) | Misc. Impr. | Just Value | School Assessed | Non-School Assessed | School Exemption | School Taxable | Non-School Exemption | Non-School Taxable |
|------|--------|---------|-------------|------------|-----------------|---------------------|------------------|----------------|----------------------|--------------------|
| 2015 | 43,687 | 34,937 | 0 | 78,624 | 78,624 | 78,624 | 0 | 78,624 | 0 | 78,624 |
| 2014 | 43,687 | 29,478 | 0 | 73,165 | 73,165 | 73,165 | 0 | 73,165 | 0 | 73,165 |

[Display Value History](#)

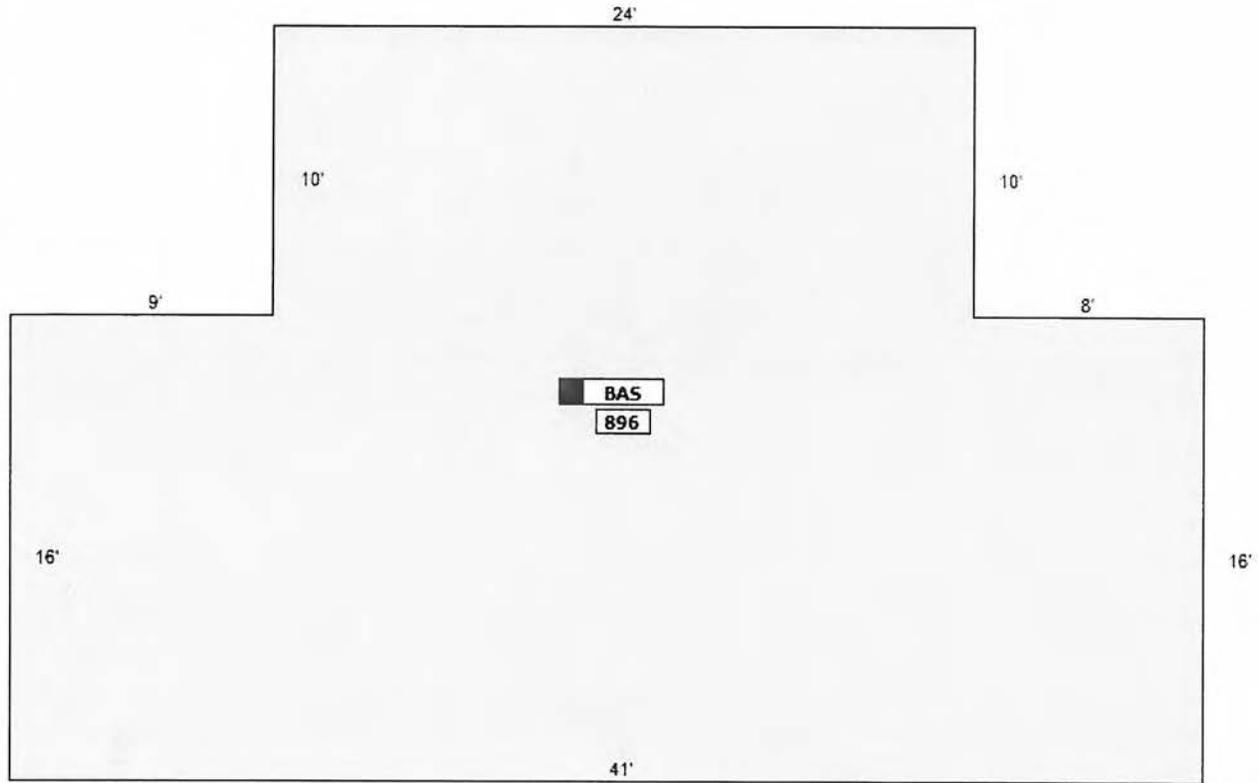
Land Data

| Code | Land Use Type | Frontage | Depth | No. Units | Unit Type | Rate | Depth | Loc | Shp | Phy | Just Value |
|--|---------------------|----------|-------|-----------|-----------|----------|-------|-----|-----|-----|------------|
| 0110 | IMP PVD 2 - 4.99 AC | 0.0 | 0.0 | 3.16 | ACREAGE | 13825.00 | 100 | 100 | 100 | 100 | 43,687 |
| Neighborhood 2547 HENRY YOUNG GRANT (PART OF) | | | | | | | | | | | |
| Total Land Classified | | | | | | | | | | | 0 |
| Total Land Just | | | | | | | | | | | 43,687 |

Building Characteristics

Building Number: 77831 (Building 1 of 1)

| Bldg. No. | Improvement Type | Base Perimeter | Year Built | Quality Grade | Architecture | Phys. Depr. | Func. Obs. | Loc. Obs. | Next Review |
|-----------------------|------------------|---------------------------|-----------------------|-------------------|-----------------------|------------------|-------------------------|-------------------|-------------|
| 77831 | Single Family | 134 | 1947 | 275 | | 45% | 0% | 0% | 2999 |
| Roof Type | HIP | Floors | | Pine/Softwoods | Bedrooms | 2 | 4 Fixture Bath 0 | | |
| Roof Cover | ASPHALT SHINGL | Wall Type | | Wallbd/Wood | X Fixture Bath | 0 | 5 Fixture Bath 0 | | |
| Heat Type1 | Forced Ducted | Heat Source1 | | Oil | 2 Fixture Bath | 0 | 6 Fixture Bath 0 | | |
| Heat Type2 | | Heat Source2 | | | 3 Fixture Bath | 1 | 7 Fixture Bath 0 | | |
| Foundation | Concrete Block | Year Remodeled | | | Fireplaces | 1 | A/C Yes | | |
| Section Number | Area Type | Exterior Wall Type | Number Stories | Year Built | Attic Finish | Bsmt Area | Bsmt Finish | Floor Area | |
| 001 Res | BASE Area (BAS) | VINYL SIDING | 1.0 | 1947 | N | 0% | 0% | 896 Sq. Feet | |



Parcel Notes (Click button below to display Parcel Notes)

Display Notes

Planning and Building

| Permit | Permit | Date | Date | Construction | Occupancy | Occupancy |
|--------|--------|------|------|--------------|-----------|-----------|
|--------|--------|------|------|--------------|-----------|-----------|

| Number | Amount | Issued | Complete | Description | Number | Bldg |
|-----------------------------------|--------|--------|------------|--|--------|--------|
| 4314 | | 0 | 08-31-2006 | | | 0 |
| 1546 | | 2,100 | 01-10-2006 | | | 0 |
| Display Permits | | | | | | |
| Total Values | | | | | | |
| Land Value | | 43,687 | | New Construction Value | | 0 |
| Building Value | | 34,937 | | City Econ Dev/Historic | | 0 |
| Miscellaneous | | 0 | | | | |
| Just Value | | 78,624 | | Previous Just Value | | 78,624 |
| School Assessed | | 78,624 | | Previous School Assessed | | 78,624 |
| Non-School Assessed | | 78,624 | | Previous Non-School Assessed | | 78,624 |
| Exemption Value | | 0 | | Previous Exemption Value | | 0 |
| Additional Exemption Value | | 0 | | Previous Additional Exemption Value | | 0 |
| School Taxable | | 78,624 | | Previous School Taxable | | 78,624 |
| Non-School Taxable | | 78,624 | | Previous Non-School Taxable | | 78,624 |

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Volusia County Property Appraiser

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Home Search Choices Search By Parcel Number **Property Information**

Parcel Information: 4241-01-13-0091 2016 Working Tax Roll Last Updated: 11-29-2015

Owner Name and Address

| | | | |
|------------------------------|----------------------------------|-----------------------------|-----------------------------|
| Alternate Key | 3158067 | Parcel Status | Active Parcel (Real Estate) |
| Short Parcel ID | 4241-01-13-0091 | Mill Group | 201 Ormond Beach |
| Full Parcel ID | 41-14-32-01-13-0091 | 2015 Final Mill Rate | 20.59510 |
| Created Date | 26 DEC 1981 | | |
| Property Class | 01 Single Family | | |
| Ownership Type | | Ownership Percent | 100 |
| Owner Name | OCEAN SHORE PLAZA LTD | | |
| Owner Name/Address 1 | | | |
| Owner Address 2 | 880 JOHN ANDERSON DRIVE | | |
| Owner Address 3 | ORMOND BEACH FL | | |
| Owner Zip/Postal Code | 32176-4117 | | |
| Situs Address | 636 TOMOKA AV ORMOND BEACH 32174 | | |

Legal Description

W 94.18 FT OF E 316 FT MEAS ON S/L OF LOT H GRANT LOT 6 BEING 209.23 FT ON W/L & 139.52 FT ON N/L AS MEAS ON TOMOKA AVE PER OR 4909 PGS 1112-1113

Sales History

| Book Page | Sale Date | Sale Instrument | Qualified Unqualified | Improved | Sale Price |
|-----------|-----------|-----------------|-----------------------|----------|------------|
| 4909 1112 | 07/2002 | Warranty Deed | Multi parcel sale | Yes | 100 |
| 4905 0365 | 07/2002 | Warranty Deed | Affiliated Parties | Yes | 10 |
| 4905 0370 | 07/2002 | Warranty Deed | Affiliated Parties | Yes | 10 |
| 4905 0372 | 07/2002 | Warranty Deed | Qualified Sale | Yes | 115,000 |
| 4905 0367 | 07/2002 | Warranty Deed | Affiliated Parties | Yes | 10 |

History of Values

| Year | Land | Bldg(s) | Misc. Impr. | Just Value | School Assessed | Non-School Assessed | School Exemption | School Taxable | Non-School Exemption | Non-School Taxable |
|------|--------|---------|-------------|------------|-----------------|---------------------|------------------|----------------|----------------------|--------------------|
| 2015 | 22,974 | 78,444 | 0 | 101,418 | 101,418 | 97,138 | 0 | 101,418 | 0 | 97,138 |
| 2014 | 22,974 | 65,333 | 0 | 88,307 | 88,307 | 88,307 | 0 | 88,307 | 0 | 88,307 |

[Display Value History](#)

Land Data

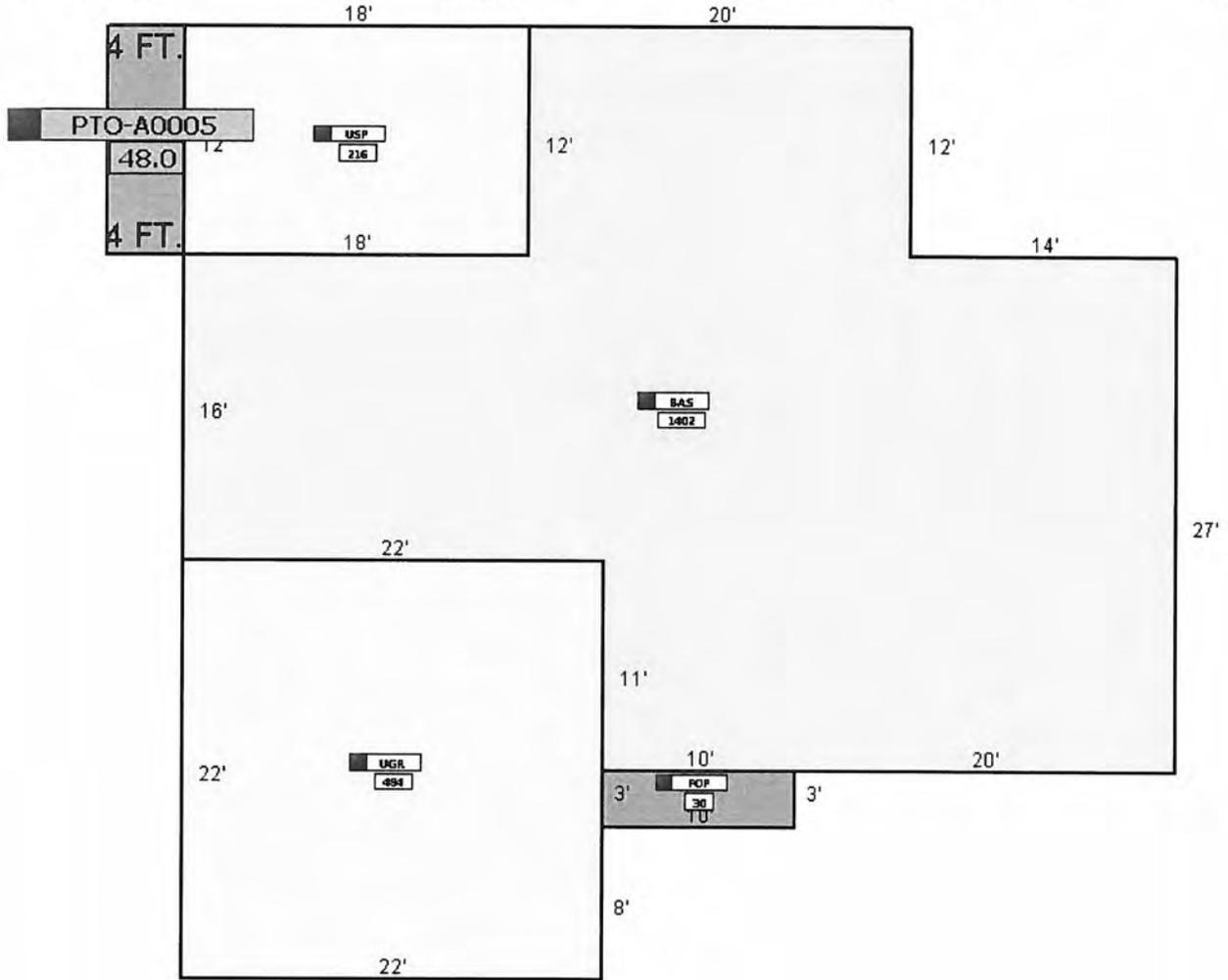
| Code | Land Use Type | Frontage | Depth | No. Units | Unit Type | Rate | Depth | Loc | Shp | Phy | Just Value |
|--|---------------------|----------|-------|-----------|------------|--------|-------|-----|-----|-----|------------|
| 0101 | IMP PVD THRU .49 AC | 106.0 | 168.0 | 106.00 | FRONT FEET | 215.00 | 112 | 100 | 90 | 100 | 22,974 |
| Neighborhood 2547 HENRY YOUNG GRANT (PART OF) | | | | | | | | | | | |
| Total Land Classified | | | | | | | | | | | 0 |
| Total Land Just | | | | | | | | | | | 22,974 |

Building Characteristics

Building Number: 77832 (Building 1 of 1)

| Bldg. No. | Improvement Type | Base Perimeter | Year Built | Quality Grade | Architecture | Phys. Depr. | Func. Obs. | Loc. Obs. | Next Review |
|-------------------|--------------------------------|-----------------------|----------------|---------------|-----------------------|-------------|-----------------------|---------------|-------------|
| 77832 | Single Family | 182 | 1970 | 300 | | 30% | 0% | 0% | 2999 |
| Roof Type | GABLE | Floors | | Conc Finished | Bedrooms | 3 | 4 Fixture Bath | | 0 |
| Roof Cover | ASPHALT SHINGL | Wall Type | | Plaster | X Fixture Bath | 0 | 5 Fixture Bath | | 0 |
| Heat Type1 | Forced Ducted | Heat Source1 | | Electricity | 2 Fixture Bath | 0 | 6 Fixture Bath | | 0 |
| Heat Type2 | | Heat Source2 | | | 3 Fixture Bath | 2 | 7 Fixture Bath | | 0 |
| Foundation | Concrete Slab | Year Remodeled | | | Fireplaces | 0 | A/C | | Yes |
| Section Number | Area Type | Exterior Wall Type | Number Stories | Year Built | Attic Finish | Bsmt Area | Bsmt Finish | Floor Area | |
| 001 | Res BASE Area (BAS) | FACE BRICK | 1.0 | 1970 | N | 0% | 0% | 1402 Sq. Feet | |
| 002 | Porch, Screen Unfinished (USP) | Non-Applicable | 1.0 | 1970 | N | 0% | 0% | 216 Sq. Feet | |
| 003 | Unfinished Garage (UGR) | Non-Applicable | 1.0 | 1970 | N | 0% | 0% | 484 Sq. Feet | |

| | | | | | | | |
|--------------------------------|----------------|-----|------|---|----|----|-------------|
| 004 Porch, Open Finished (FOP) | Non-Applicable | 1.0 | 1970 | N | 0% | 0% | 30 Sq. Feet |
| 005 Patio (PTO) | Non-Applicable | 1.0 | 1970 | N | 0% | 0% | 48 Sq. Feet |



Parcel Notes (Click button below to display Parcel Notes)

Display Notes

Planning and Building

| Permit Number | Permit Amount | Date Issued | Date Complete | Construction Description | Occupancy Number | Occupancy Bldg |
|---------------|---------------|-------------|---------------|--------------------------|------------------|----------------|
| 13-1552 | 2,450 | 01-28-2013 | | PLUMBING | | 0 |

Display Permits

Total Values

| | | | |
|----------------------------|---------|-------------------------------------|---------|
| Land Value | 22,974 | New Construction Value | 0 |
| Building Value | 78,444 | City Econ Dev/Historic | 0 |
| Miscellaneous | 0 | | |
| Just Value | 101,418 | Previous Just Value | 101,418 |
| School Assessed | 101,418 | Previous School Assessed | 101,418 |
| Non-School Assessed | 101,418 | Previous Non-School Assessed | 97,138 |
| Exemption Value | 0 | Previous Exemption Value | 0 |
| Additional Exemption Value | 0 | Previous Additional Exemption Value | 0 |
| School Taxable | 101,418 | Previous School Taxable | 101,418 |
| Non-School Taxable | 101,418 | Previous Non-School Taxable | 97,138 |

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Volusia County Property Appraiser

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Home [Search Choices](#) [Search By Parcel Number](#) [Property Information](#)

Parcel Information: 4241-01-13-0100 2016 Working Tax Roll Last Updated: 11-29-2015

Owner Name and Address

| | | | |
|------------------------------|---------------------------------------|-----------------------------|-----------------------------|
| Alternate Key | 3158075 | Parcel Status | Active Parcel (Real Estate) |
| Short Parcel ID | 4241-01-13-0100 | Mill Group | 201 Ormond Beach |
| Full Parcel ID | 41-14-32-01-13-0100 | 2015 Final Mill Rate | 20.59510 |
| Created Date | 26 DEC 1981 | | |
| Property Class | 10 Vacant Commercial | | |
| Ownership Type | | Ownership Percent | 100 |
| Owner Name | GILLESPY THURMAN JR MD TR | | |
| Owner Name/Address 1 | | | |
| Owner Address 2 | 880 JOHN ANDERSON DR | | |
| Owner Address 3 | ORMOND BEACH FL | | |
| Owner Zip/Postal Code | 32176 | | |
| Situs Address | 690 W GRANADA BLVD ORMOND BEACH 32174 | | |

Legal Description

LOT H EXC E 328 FT & EXC PART W OF PROLONGATION OF LINE BETWEEN LOTS 37 & 38 BLK C NARANJA PARK SUB GRANT LOT 6 ORMOND & INC LOT 38 BLK C NARANGA PARK ORMOND PER OR 2236 PG 1794 & OR 6796 PG 4132

Sales History

| Book Page | Sale Date | Sale Instrument | Qualified Unqualified | Improved | Sale Price |
|-----------|-----------|-----------------|-----------------------|----------|------------|
| 6796 4132 | 12/2012 | Warranty Deed | Unqualified Sale | No | 100 |
| 2236 1794 | 01/1981 | Warranty Deed | Qualified Sale | Yes | 170,000 |
| 2193 0691 | 08/1980 | Warranty Deed | Qualified Sale | Yes | 95,000 |
| 2005 0861 | 08/1978 | Warranty Deed | Qualified Sale | Yes | 62,000 |
| 1767 0634 | 02/1975 | Warranty Deed | Qualified Sale | Yes | 18,000 |

History of Values

| Year | Land | Bldg(s) | Misc. Impr. | Just Value | School Assessed | Non-School Assessed | School Exemption | School Taxable | Non-School Exemption | Non-School Taxable |
|------|---------|---------|-------------|------------|-----------------|---------------------|------------------|----------------|----------------------|--------------------|
| 2015 | 370,478 | 0 | 0 | 370,478 | 370,478 | 370,478 | 0 | 370,478 | 0 | 370,478 |
| 2014 | 370,478 | 0 | 0 | 370,478 | 370,478 | 370,478 | 0 | 370,478 | 0 | 370,478 |

[Display Value History](#)

Land Data

| Code | Land Use Type | Frontage | Depth | No. Units | Unit Type | Rate | Depth | Loc | Shp | Phy | Just Value |
|---|-------------------|----------|-------|-----------|-------------|------|-------|-----|-----|-----|------------|
| 1000 | VACANT COMMERCIAL | 0.0 | 0.0 | 91476.00 | SQUARE_FEET | 4.50 | 100 | 100 | 100 | 90 | 370,478 |
| Neighborhood C3057 ORMOND- GRANADA WEST OF HWY 1 | | | | | | | | | | | |
| Total Land Classified | | | | | | | | | | | 0 |
| Total Land Just | | | | | | | | | | | 370,478 |

Parcel Notes (Click button below to display Parcel Notes)

[Display Notes](#)

Planning and Building

| Permit Number | Permit Amount | Date Issued | Date Complete | Construction Description | Occupancy Number | Occupancy Bldg |
|---------------|---------------|-------------|---------------|--------------------------|------------------|----------------|
| 06-5142 | | 09-19-2006 | | DEMO BLDG | | 0 |

[Display Permits](#)

Total Values

| | | | |
|------------------------|---------|---------------------------------|---------|
| Land Value | 370,478 | New Construction Value | 0 |
| Building Value | 0 | City Econ Dev/Historic | 0 |
| Miscellaneous | 0 | | |
| Just Value | 370,478 | Previous Just Value | 370,478 |
| School Assessed | 370,478 | Previous School Assessed | 370,478 |

| | | | |
|-----------------------------------|---------|--|---------|
| Non-School Assessed | 370,478 | Previous Non-School Assessed | 370,478 |
| Exemption Value | 0 | Previous Exemption Value | 0 |
| Additional Exemption Value | 0 | Previous Additional Exemption Value | 0 |
| School Taxable | 370,478 | Previous School Taxable | 370,478 |
| Non-School Taxable | 370,478 | Previous Non-School Taxable | 370,478 |

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Home Search Choices Search By Parcel Number **Property Information**

Parcel Information: 4241-01-13-0110 2016 Working Tax Roll Last Updated: 11-29-2015

Owner Name and Address

| | | | |
|------------------------------|----------------------------------|-----------------------------|-----------------------------|
| Alternate Key | 3158083 | Parcel Status | Active Parcel (Real Estate) |
| Short Parcel ID | 4241-01-13-0110 | Mill Group | 201 Ormond Beach |
| Full Parcel ID | 41-14-32-01-13-0110 | 2015 Final Mill Rate | 20.59510 |
| Created Date | 26 DEC 1981 | | |
| Property Class | 10 Vacant Commercial | | |
| Ownership Type | | Ownership Percent | 100 |
| Owner Name | GILLESPY THURMAN JR MD TR | | |
| Owner Name/Address 1 | | | |
| Owner Address 2 | 880 JOHN ANDERSON DR | | |
| Owner Address 3 | ORMOND BEACH FL | | |
| Owner Zip/Postal Code | 32176 | | |
| Situs Address | 650 TOMOKA AV ORMOND BEACH 32174 | | |

Legal Description

W 30 FT OF E 328 FT OF LOT H SUB OF GRANT LOT 6 ORMOND PER OR 2277 PG 653 & OR 6796 PG 4134

Sales History

| Book Page | Sale Date | Sale Instrument | Qualified Unqualified | Improved | Sale Price |
|-----------|-----------|-----------------|-----------------------|----------|------------|
| 6796 4134 | 12/2012 | Warranty Deed | Unqualified Sale | No | 100 |
| 2272 0872 | 06/1981 | Warranty Deed | Unqualified Sale | No | 100 |

History of Values

| Year | Land | Bldg(s) | Misc. Impr. | Just Value | School Assessed | Non-School Assessed | School Exemption | School Taxable | Non-School Exemption | Non-School Taxable |
|------|--------|---------|-------------|------------|-----------------|---------------------|------------------|----------------|----------------------|--------------------|
| 2015 | 13,098 | 0 | 0 | 13,098 | 13,098 | 13,098 | 0 | 13,098 | 0 | 13,098 |
| 2014 | 13,098 | 0 | 0 | 13,098 | 13,098 | 13,098 | 0 | 13,098 | 0 | 13,098 |

[Display Value History](#)

Land Data

| Code | Land Use Type | Frontage | Depth | No. Units | Unit Type | Rate | Depth | Loc | Shp | Phy | Just Value |
|---|-------------------|----------|-------|-----------|-------------|------|-------|-----|-----|-----|------------|
| 1000 | VACANT COMMERCIAL | 30.0 | 220.0 | 6600.00 | SQUARE_FEET | 4.50 | 100 | 90 | 70 | 70 | 13,098 |
| Neighborhood C3057 ORMOND- GRANADA WEST OF HWY 1 | | | | | | | | | | | |
| Total Land Classified | | | | | | | | | | | 0 |
| Total Land Just | | | | | | | | | | | 13,098 |

Parcel Notes (Click button below to display Parcel Notes)

[Display Notes](#)

Planning and Building

| Permit Number | Permit Amount | Date Issued | Date Complete | Construction Description | Occupancy Number | Occupancy Bldg |
|---------------|---------------|-------------|---------------|--------------------------|------------------|----------------|
|---------------|---------------|-------------|---------------|--------------------------|------------------|----------------|

[Display Permits](#)

Total Values

| | | | |
|-----------------------------------|--------|--|--------|
| Land Value | 13,098 | New Construction Value | 0 |
| Building Value | 0 | City Econ Dev/Historic | 0 |
| Miscellaneous | 0 | | |
| Just Value | 13,098 | Previous Just Value | 13,098 |
| School Assessed | 13,098 | Previous School Assessed | 13,098 |
| Non-School Assessed | 13,098 | Previous Non-School Assessed | 13,098 |
| Exemption Value | 0 | Previous Exemption Value | 0 |
| Additional Exemption Value | 0 | Previous Additional Exemption Value | 0 |
| School Taxable | 13,098 | Previous School Taxable | 13,098 |
| Non-School Taxable | 13,098 | Previous Non-School Taxable | 13,098 |

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Volusia County Property Appraiser

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Home Search Choices Search By Parcel Number **Property Information**

Parcel Information: 4241-01-14-0280 2016 Working Tax Roll Last Updated: 11-29-2015

Owner Name and Address

| | | | |
|------------------------------|-----------------------------------|-----------------------------|-----------------------------|
| Alternate Key | 3158342 | Parcel Status | Active Parcel (Real Estate) |
| Short Parcel ID | 4241-01-14-0280 | Mill Group | 201 Ormond Beach |
| Full Parcel ID | 41-14-32-01-14-0280 | 2015 Final Mill Rate | 20.59510 |
| Created Date | 26 DEC 1981 | | |
| Property Class | 00 Vacant Residential | | |
| Ownership Type | | Ownership Percent | 50 |
| Owner Name | TG-EG LLC & | | |
| Owner Name/Address 1 | | | |
| Owner Address 2 | 880 JOHN ANDERSON DR | | |
| Owner Address 3 | ORMOND BEACH FL | | |
| Owner Zip/Postal Code | 32176 | | |
| Situs Address | 101 BENNETT LN ORMOND BEACH 32174 | | |

Additional Owners

| | | | |
|------------------------------|---------------------------|--------------------------|-------|
| Ownership Type | | Ownership Percent | 50.00 |
| Additional Owner Name | SNEAD EDWIN M & GAYLEEN & | | |

Legal Description

W 425 FT OF E 678 FT ON N LINE & W 560 FT OF E 813 FT ON S LINE OF LOT G SUB GRANT LOT 5 ORMOND MB 12 PG 14 PER OR 2272 PG 871 & OR 6796 PG 4128

Sales History

| Book Page | Sale Date | Sale Instrument | Qualified Unqualified | Improved | Sale Price |
|-----------|-----------|-----------------|-----------------------|----------|------------|
| 6796 4128 | 12/2012 | Warranty Deed | Unqualified Sale | No | 100 |
| 2272 0871 | 06/1981 | Warranty Deed | Unqualified Sale | No | 100 |

History of Values

| Year | Land | Bldg(s) | Misc. Impr. | Just Value | School Assessed | Non-School Assessed | School Exemption | School Taxable | Non-School Exemption | Non-School Taxable |
|------|--------|---------|-------------|------------|-----------------|---------------------|------------------|----------------|----------------------|--------------------|
| 2015 | 42,075 | 0 | 0 | 42,075 | 42,075 | 42,075 | 0 | 42,075 | 0 | 42,075 |
| 2014 | 42,075 | 0 | 0 | 42,075 | 42,075 | 42,075 | 0 | 42,075 | 0 | 42,075 |

[Display Value History](#)

Land Data

| Code | Land Use Type | Frontage | Depth | No. Units | Unit Type | Rate | Depth | Loc | Shp | Phy | Just Value |
|---------------------|----------------------------------|----------|-------|-----------|-----------|----------|------------------------------|-----|-----|-----|------------|
| 0011 | VAC PVD 5 - 9.99 AC | 0.0 | 0.0 | 5.80 | ACREAGE | 13129.97 | 100 | 85 | 100 | 65 | 42,075 |
| Neighborhood | 2547 HENRY YOUNG GRANT (PART OF) | | | | | | | | | | |
| | | | | | | | Total Land Classified | | | | 0 |
| | | | | | | | Total Land Just | | | | 42,075 |

Parcel Notes (Click button below to display Parcel Notes)

[Display Notes](#)

Planning and Building

| Permit Number | Permit Amount | Date Issued | Date Complete | Construction Description | Occupancy Number | Occupancy Bldg |
|---------------|---------------|-------------|---------------|--------------------------|------------------|----------------|
|---------------|---------------|-------------|---------------|--------------------------|------------------|----------------|

[Display Permits](#)

Total Values

| | | | |
|------------------------|--------|---------------------------------|--------|
| Land Value | 42,075 | New Construction Value | 0 |
| Building Value | 0 | City Econ Dev/Historic | 0 |
| Miscellaneous | 0 | | |
| Just Value | 42,075 | Previous Just Value | 42,075 |
| School Assessed | 42,075 | Previous School Assessed | 42,075 |

| | | | |
|-----------------------------------|--------|--|--------|
| Non-School Assessed | 42,075 | Previous Non-School Assessed | 42,075 |
| Exemption Value | 0 | Previous Exemption Value | 0 |
| Additional Exemption Value | 0 | Previous Additional Exemption Value | 0 |
| School Taxable | 42,075 | Previous School Taxable | 42,075 |
| Non-School Taxable | 42,075 | Previous Non-School Taxable | 42,075 |

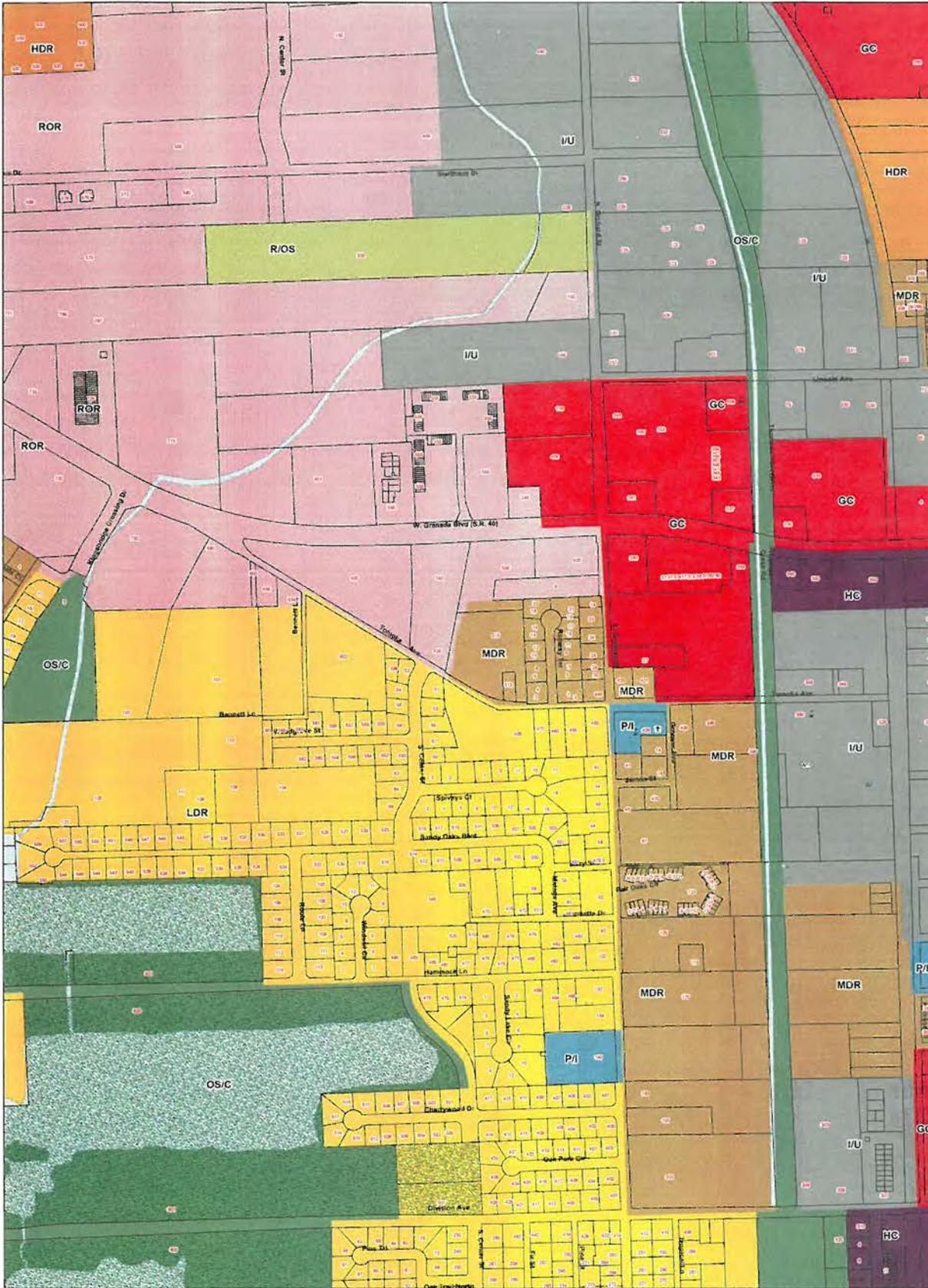
[MapIT](#) [PALMS](#) [Map Kiosk](#)

MapIT: Your basic parcel record search including lot dimensions.

PALMS: Basic parcel record searches with enhanced features.

Map Kiosk: More advanced tools for custom searches on several layers including parcels.





FUTURE LAND USE/ADDRESS BASEMAP PANEL C2

Legend

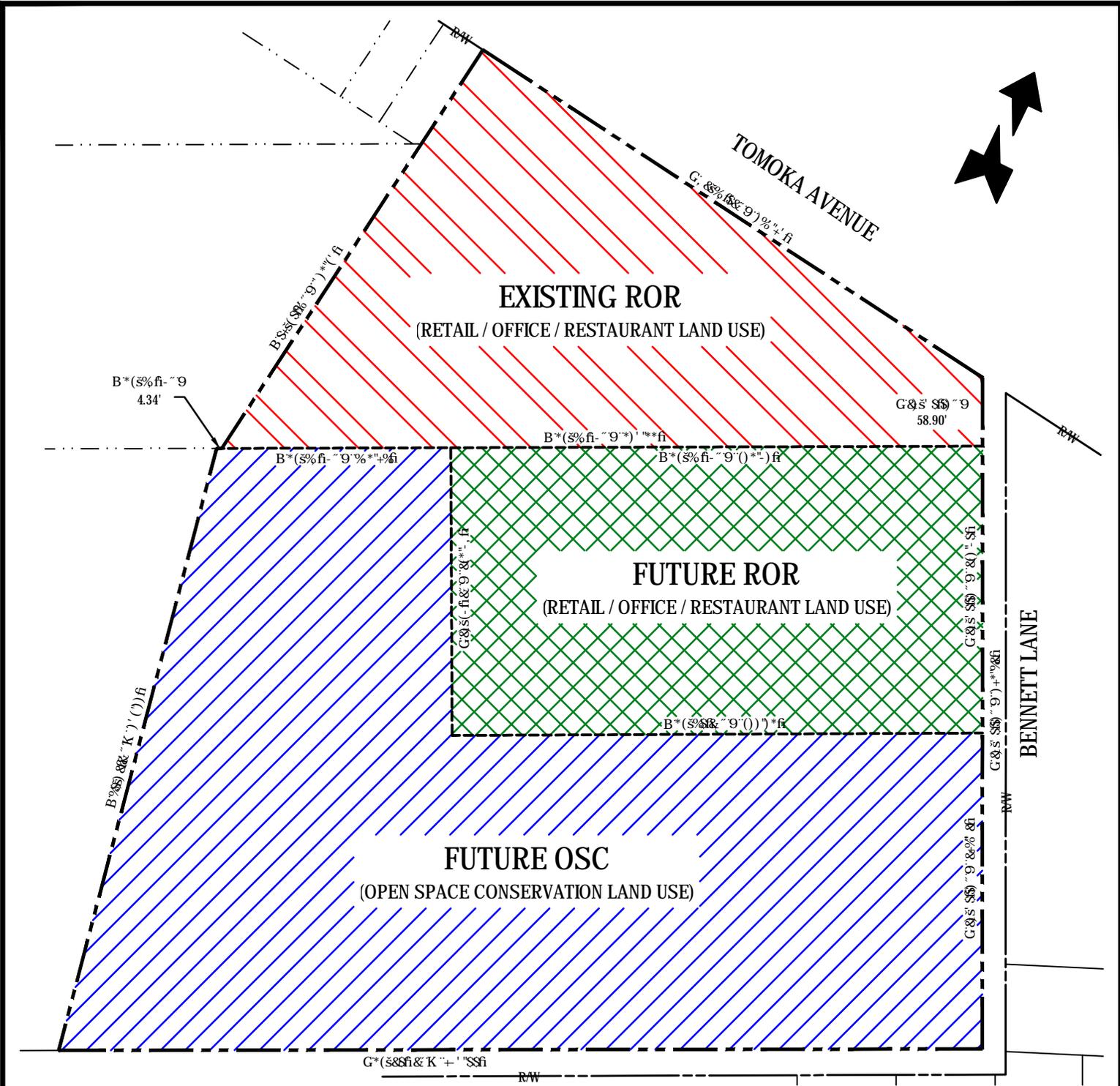
- | | | | | |
|---|----------------------------------|----------------------------|-----------------------------------|----------------|
| Rural Estate/Agriculture (REA) | Medium Density Residential (MDR) | Tourist Commercial (TC) | Activity Center (AC) | Park |
| Rural Residential (RR) | High Density Residential (HDR) | General Commercial (GC) | Light Industrial/Utilities (LI/U) | City Limits |
| Suburban Low Density Residential (SLDR) | Residential Office Retail (ROR) | Heavy Commercial (HC) | Industrial/Utilities (I/U) | Church |
| Low Density Residential (LDR) | Low Intensity Commercial (LIC) | Public/Institutional (P/I) | Recreation/Open Space (R/OS) | Private School |
| Status Address | | | Open Space/Conservation (OS/C) | Public School |



500 250 0 Feet

City of Ormond Beach
G.I.S. Department
April 2015

MDR City of Ormond Beach Future Land Use



LAND USE EXHIBIT

NOT TO SCALE

PROJECT NAME: GRANADA POINTE
 PROJECT LOCATION: 600 WEST GRANADA BLVD., ORMOND BEACH, FL

DRAWN BY:
DAB



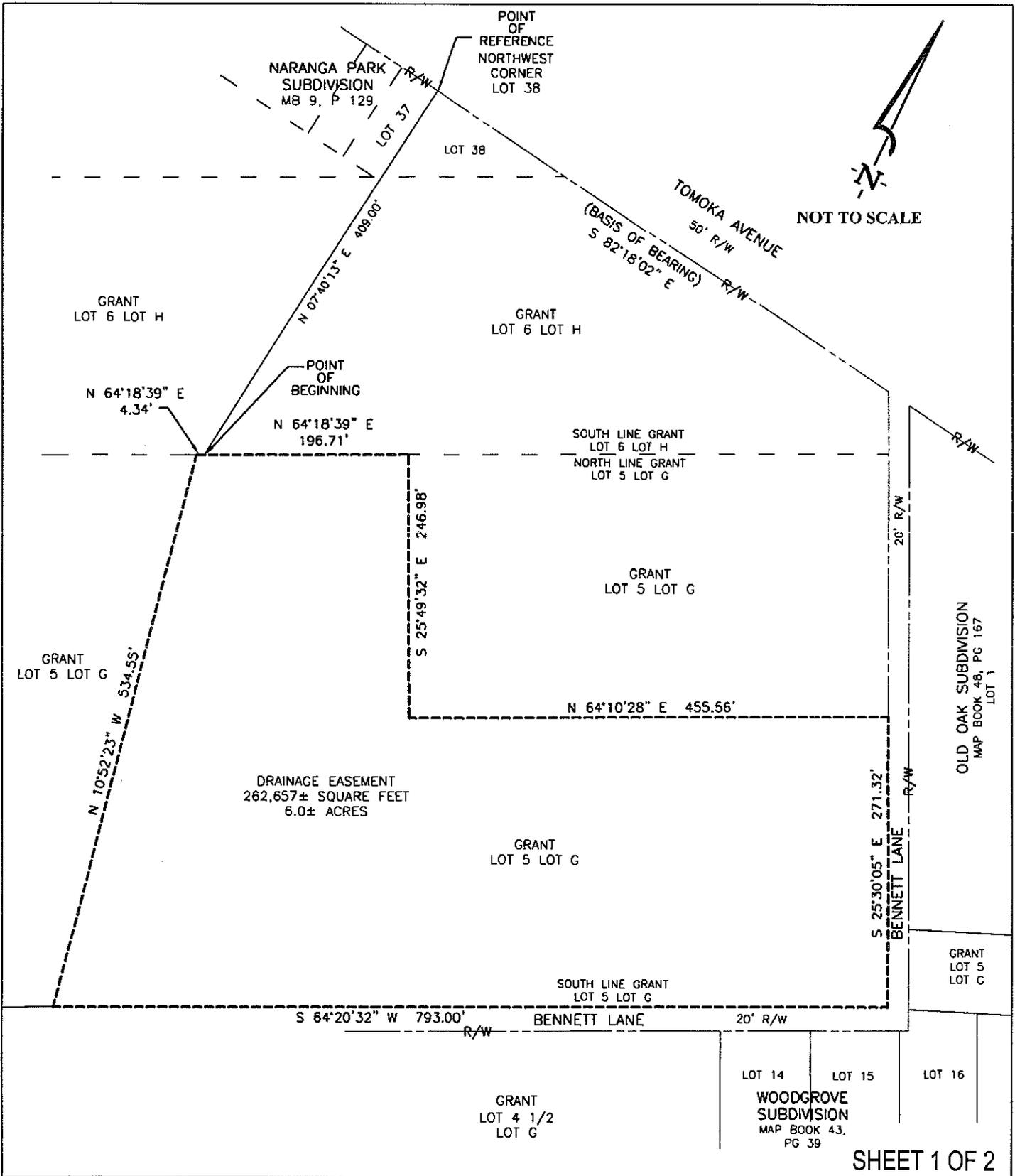
CIVIL ENGINEERS PLANNERS CEI LANDSCAPE ARCHITECTS
 3701 North US 1, Suite 204, Ormond Beach, Florida 32174
 (386) 290-7599 Newkirk-Engineering.com

PROJECT No:
 2015-93

DATE:
 12/16/15

CHECKED BY:
HHN

DRAWING No.
 1 OF 1



SHEET 1 OF 2

| | | | |
|--|--|--|--|
| <p>THIS IS NOT A SURVEY</p> <p>SHEET 1 OF 2</p> <p>SEE SHEET 2 OF 2 FOR SURVEYOR'S SIGNATURE</p> | <p>OWB: AM</p> | <p>TYPE OF SURVEY:</p> <p>SKETCH & LEGAL</p> |  <p>A1A GEO</p> <p>LAND SURVEYING CONSTRUCTION LAYOUT</p> <p>1366 N. U.S. Hwy #1 Ste 602 Ormond Beach, Florida 32174</p> <p>Voice: 386.672.3633</p> |
| | <p>DATE:</p> <p>12/16/2015</p> | | |
| | <p>MAP SUBJECT:</p> <p>DRAINAGE EASEMENT</p> | | |
| | <p>SCALE:</p> <p>NOT TO SCALE</p> | | |
| | | <p>LB # 7967</p> | <p>LS # 6309</p> |

LEGAL DESCRIPTION: PROPOSED DRAINAGE EASEMENT

BEING A PORTION OF LOT 38, NARANGA PARK SUBDIVISION, AS RECORDED IN MAP BOOK 9, PAGE 129, PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA, ALSO BEING A PORTION OF GRANT LOT 6 (LOT H) AND GRANT LOT 5 (LOT G), SUBDIVISION OF THE MAP OF THE HENRY YOUNGE GRANT IN ORMOND, AS RECORDED IN MAP BOOK 2, PAGE 118, ALSO BEING RECORDED IN MAP BOOK 12, PAGE 24, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE BEING THE INTERSECTION OF SOUTHERLY RIGHT-OF-WAY LINE OF WEST GRANADA AVENUE (STATE ROAD 40) (A 100 FOOT RIGHT-OF-WAY AS NOW LAID OUT) AND THE NORTHWEST CORNER OF LOT 38, NARANGA PARK SUBDIVISION, AS RECORDED IN MAP BOOK 9, PAGE 129, PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA; THENCE SOUTH 07 DEGREES 40 MINUTES 13 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 38 FOR A DISTANCE OF 409.00 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 64 DEGREES 18 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 196.71 FEET; THENCE SOUTH 25 DEGREES 49 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 246.98 FEET; THENCE NORTH 64 DEGREES 10 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 455.56 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BENNETT LANE (A 20 FOOT RIGHT-OF-WAY); THENCE SOUTH 25 DEGREES 30 MINUTES 05 SECONDS EAST ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 271.32 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID BENNETT LANE; THENCE SOUTH 64 DEGREES 20 MINUTES 32 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID BENNET LANE FOR A DISTANCE OF 793.00 FEET; THENCE NORTH 10 DEGREES 52 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 534.55 FEET; THENCE NORTH 64 DEGREES 18 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 4.34 FEET; THENCE NORTH 07 DEGREES 40 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 356.43 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 6.0 ACRES MORE OR LESS.

GENERAL NOTES AND SURVEY REPORT:

1. BEARING STRUCTURE ASSSUMED (S 82°18'02" E) ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF TOMOKA AVENUE (A 50 FOOT RIGHT-OF-WAY). FOR ANGLE MEASUREMENT ONLY.
2. LEGAL DESCRIPTION NEW PER A1A GEO, INC.
3. THIS SKETCH IS NOT FULL AND COMPLETE UNLESS SHEETS 1 AND 2 ARE TOGETHER.

ABBREVIATIONS / LEGEND:

| | | | | | | | |
|----|----------------|-----|----------------------|-----|----------------|------|-------------------------|
| CA | CENTRAL ANGLE | LB | LICENSED BUSINESS | No. | NUMBER | PC | POINT OF CURVATURE |
| CB | CHORD BEARING | LC | LICENSED CORPORATION | OWB | OFFICE WORK BY | PCC | POINT OF COMPOUND CURVE |
| Ch | CHORD DISTANCE | LLC | LIMITED LIABILITY | O# | WORK ORDER | S.R. | STATE ROAD |
| L | LENGTH | | COMPANY | No. | NUMBER | R | RADIUS |
| | | LS | LICENSED SURVEYOR | | | R/W | RIGHT-OF-WAY |

THIS IS NOT A SURVEY

SHEET 2 OF 2

THE FOREGOING PLAT IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J17-6, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

A Sanzone 12/01/2015
ANTHONY SANZONE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

OWB: AM

DATE:
12/16/2015

MAP SUBJECT:
DRAINAGE
EASEMENT

SCALE:
N/A

TYPE OF SURVEY:

SKETCH
&
LEGAL

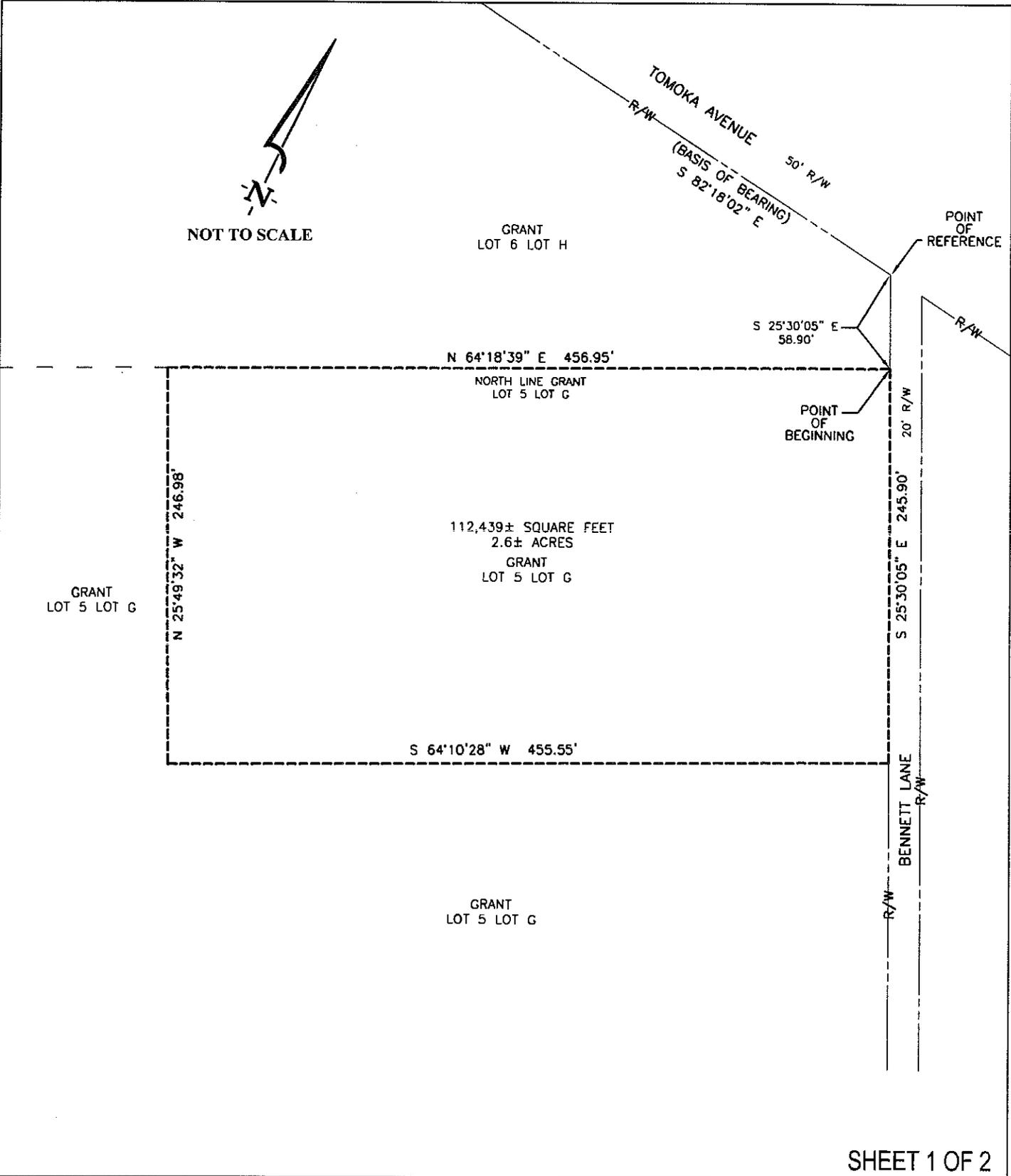


A1A GEO

LAND SURVEYING CONSTRUCTION LAYOUT
1366 N. U.S. Hwy #1 Ste 602 Ormond Beach, Florida 32174
Voice: 386.672.3633

LB # 7967

LS # 6309



SHEET 1 OF 2

| | | | |
|--|---|--|---|
| <p>THIS IS NOT A SURVEY SHEET 1 OF 2 SEE SHEET 2 OF 2 FOR SURVEYOR'S SIGNATURE</p> | <p>OWB: AM</p> | <p>TYPE OF SURVEY: SKETCH & LEGAL</p> |  <p>A1A GEO LAND SURVEYING CONSTRUCTION LAYOUT 1366 N. U.S. Hwy #1 Ste 602 Ormond Beach, Florida 32174 Voice: 386.672.3633</p> |
| | <p>DATE: 12/16/2015</p> | | |
| | <p>MAP SUBJECT: PROPOSED ZONING</p> | | |
| | <p>SCALE: NOT TO SCALE</p> | | |
| | | <p>LB # 7967</p> | <p>LS # 6309</p> |

LEGAL DESCRIPTION: ZONING

BEING A PORTION OF GRANT LOT 5 (LOT G), SUBDIVISION OF THE MAP OF THE HENRY YOUNGE GRANT IN ORMOND, AS RECORDED IN MAP BOOK 2, PAGE 118, ALSO BEING RECORDED IN MAP BOOK 12, PAGE 24, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE BEING THE INTERSECTION OF SOUTHERLY RIGHT-OF-WAY LINE OF TOMOKA AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW LAID OUT) AND THE WESTERLY RIGHT OF WAY LINE OF BENNETT LANE (A 20 FOOT RIGHT-OF-WAY AS NOW LAID OUT), THENCE SOUTH 25 DEGREES 30 MINUTES 05 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID BENNETT LANE FOR A DISTANCE OF 58.90 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 25 DEGREES 30 MINUTES 05 SECONDS EAST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 245.90 FEET; THENCE DEPARTING SAID WESTERLY LINE SOUTH 64 DEGREES 10 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 455.55 FEET; THENCE NORTH 25 DEGREES 49 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 246.98 FEET TO A POINT ON THE NORTH LINE OF GRANT LOT 5 (LOT G), SUBDIVISION OF THE MAP OF THE HENRY YOUNGE GRANT IN ORMOND, AS RECORDED IN MAP BOOK 2, PAGE 118, ALSO BEING RECORDED IN MAP BOOK 12, PAGE 24, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE NORTH 64 DEGREES 18 MINUTES 39 SECONDS EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 456.95 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.6 ACRES MORE OR LESS.

GENERAL NOTES AND SURVEY REPORT:

1. BEARING STRUCTURE ASSSUMED (S 82°18'02" E) ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF TOMOKA AVENUE (A 50 FOOT RIGHT-OF-WAY). FOR ANGLE MEASUREMENT ONLY.
2. LEGAL DESCRIPTION NEW PER A1A GEO, INC.
3. THIS SKETCH IS NOT FULL AND COMPLETE UNLESS SHEETS 1 AND 2 ARE TOGETHER.

ABBREVIATIONS / LEGEND:

| | | | | | | | |
|----|----------------|-----|----------------------|-----|----------------|------|-------------------------|
| CA | CENTRAL ANGLE | LB | LICENSED BUSINESS | No. | NUMBER | PC | POINT OF CURVATURE |
| CB | CHORD BEARING | LC | LICENSED CORPORATION | OWB | OFFICE WORK BY | PCC | POINT OF COMPOUND CURVE |
| Ch | CHORD DISTANCE | LLC | LIMITED LIABILITY | O# | WORK ORDER | S.R. | STATE ROAD |
| L | LENGTH | | COMPANY | No. | NUMBER | R | RADIUS |
| | | LS | LICENSED SURVEYOR | | | R/W | RIGHT-OF-WAY |

THIS IS NOT A SURVEY

SHEET 2 OF 2

THE FOREGOING PLAT IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J17-6, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

A Sanzone 12/01/2015
ANTHONY SANZONE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

OWB: AM

DATE:
12/16/2015

MAP SUBJECT:
PROPOSED
ZONING

SCALE:
N/A

TYPE OF SURVEY:

SKETCH
&
LEGAL



A1A GEO

LAND SURVEYING CONSTRUCTION LAYOUT
1366 N. U.S. Hwy #1 Ste 602 Ormond Beach, Florida 32174
Voice: 386.672.3633

LB # 7967

LS # 6309

December 3, 2015

Honorable Ed Kelley
Mayor, City of Ormond Beach
22 South Beach Street
Ormond Beach, FL 32174

Re: Granada Pointe Development - Paul F. Holub, Jr.

Dear Mayor Kelley:

I am the Manager and Member of TG-EG, LLC. My company owns property in the vicinity of Mr. Holub's proposed Granada Pointe Development. A copy of the tax bill for my parcel is enclosed.

I support the land development project as proposed by Mr. Holub. Mr. Holub has developed numerous commercial facilities along Granada Boulevard and they are tasteful and well landscaped. This development will greatly improve the surrounding neighborhood and will eliminate a dangerous intersection at Tomoka Avenue and Granada Boulevard.

Very truly yours,



Thurman Gillespy, Jr., M.D.

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: January 4, 2016

SUBJECT: 500 North Tymber Creek Road

APPLICANT: Administrative

NUMBER: LUPA 2016-023

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION:

This is an administrative request for a Small Scale Comprehensive Plan Land Use Map amendment for the 9.60± acre property located at 500 North Tymber Creek Road. The land use map amendment seeks to amend a 1.10± acre tract from Volusia County “Environmental Systems Corridor” (ESC) to Ormond Beach “Open Space/Conservation” (OS/C) and an 8.50± acre tract from Volusia County “Rural” (R) to Ormond Beach “Rural Estate/Agricultural” (REA).

BACKGROUND:

The City Geographic Information System (GIS) Department discovered that 500 North Tymber Creek Road was annexed into the City in 1985 with Ordinance 85-38 and was shown as located in unincorporated Volusia County. The City and Volusia County records have been corrected to reflect the annexation and the next step is to assign a City land use and zoning. Until a City land use and zoning designation is adopted, the property would maintain its County land use and zoning designations.

Aerial map of the land area under application for land use amendment



Source: Bing Maps

The subject property does not have any structures. Staff understands that the property has historically operated as a mulching facility. The property owner owns the abutting properties at 482 and 510 North Tymber Creek Road on either side of the subject property. There has been no formal submittal to City staff, but a realtor for the property has indicated interest for the property as a garden center/nursery. Site development, involves four separate processes as listed below:

| Step | Phase | Action |
|------|------------------|---|
| #1 | Land Use | Amend existing “Low Density Residential” land use to “Open Space/Conservation” and “Residential, Office, Retail” |
| #2 | Zoning | Amend zoning to be consistent with the land use. The applicant has stated that the zoning would be Planned Business Development (PBD), requiring public hearings before the Planning Board and City Commission. |
| #3 | Site development | <ul style="list-style-type: none"> · Submittal to Site Plan Review Committee (SPRC) · Neighborhood meeting · Final site plan approval |
| #4 | Construction | <ul style="list-style-type: none"> · Engineering permit (site work) · Building permit · Inspections · Certificate of Occupancy |

The sole purpose of the land use amendment application is to determine if the amendment requested is appropriate for the subject property.

ANALYSIS:

The proposed land use amendment seeks to change the land use designation of an approximately 1.10± acre tract from Volusia County “Environmental Systems Corridor” (ESC) to Ormond Beach “Open Space/Conservation” (OS/C) and an 8.50± acre tract from Volusia County “Rural” (R) to Ormond Beach “Rural Estate/Agricultural” (REA). 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 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 Future Land Use Element of the Volusia County Comprehensives Plan provides the following purpose, density and maximum floor area ratio for the existing “Environmental System Corridor” (ESC) land use category:

This designation consists of important ecological corridors comprised of environmentally sensitive and ecologically significant lands. Land use activities occurring within these corridors shall not degrade these natural functions and connections. The intention is to provide protected, natural pathways which connect to other protected areas such as parks, conservation lands and water bodies. This inter-connection helps maintain the ecological integrity and ecodiversity of the County's vast natural resources.

ESC's shall include significant interconnected natural systems of environmentally sensitive lands, connecting to and including conservation areas where possible. The ESC's are not intended to include pre-existing improved, cultivated, or developed lands unless such lands contain unique or exceptional ecological value. Conservation and silviculture, utilizing Best Management Practices (BMP's), will be the preferred use, however, other compatible passive agricultural activities may also be permitted such as unimproved pasture. The primary consideration of compatible agriculture should be potential adverse impacts to the short and long term ecological stability of the system, as well as adjacent lands and waterways.

The Environmental System Corridor configuration displayed on the Future Land Use Map is intended to show a generalized location for the corridor. The actual boundaries will be established based upon site specific information and features.

- (1) The maximum residential density shall not exceed one (1) dwelling unit per twenty-five (25) acres.
- (2) The maximum Floor Area Ratio shall not exceed ten percent (0.10 FAR).

The Future Land Use Element of the Volusia County Comprehensive Plan states the following for the “Open Space/Conservation” land use category:

Rural (R) - This designation consists of areas which are a mixture of agriculture and low density residential development. Rural areas provide two functions, the first being a transitional use between the agricultural and urban uses and the second would be a rural community which serves as the economic focal point of a small region. Rural areas should be developed in a manner consistent with the retention

of agriculture and the protection of environmentally sensitive areas. Strict limitation of development in rural areas contributes to the efficient growth and operation of public services and facilities, thus ensuring the most effective use of public resources. The natural features and constraints will be the primary determinants in deciding whether or not an area is suitable for rural type development.

- (1) Lands designated as rural shall be developed at a density of one (1) dwelling unit per five (5) acres.

This density allowance may be increased under specific conditions as follows:

- (a) The subject parcel is within six-hundred-and-sixty feet (660') of an existing subdivision with a density less than one (1) dwelling unit per five (5) acres. In this case the Rural land may be developed at a similar density not to exceed one (1) dwelling unit per one (1) acre and with lot sizes similar and compatible with said qualifying subdivision.
- (b) The subject parcel is adjacent to an urban land use. In this case the Rural land may develop at a similar density not to exceed one (1) dwelling unit per one (1) acre, or intensity not to exceed a maximum Floor Area Ratio of twenty-five percent (0.25 FAR).
- (c) In addition to the above conditions, the appropriateness of allowing densities less than one (1) dwelling unit per five (5) acres will also be subject to the following:
 - i. Compatibility of the proposed development in the context of existing uses, including the proximity of agricultural uses;
 - ii. Public facility capacity in the area, including the availability of paved public roads;
 - iii. Suitability for wells and septic tank usage (i.e. existence of hydric soils);
 - iv. The natural features of the subject parcel such as soils, vegetation, wildlife habitat and flood plain; and,
 - v. If applicable, consistency with Local Plans associated with this Element.
- (2) There are two subcategories of the rural designation that address past development decisions. These subcategories are Rural Community and Rural Recreation. They are identified on the Special Rural Areas Map Series, presented in Appendix 1. These areas of intense or potentially intense development provide the mixed use concept to the rural areas. They help limit urban sprawl by providing services not necessarily found in remote rural areas thus reducing the number of trips out of these rural areas. Also allowing some limited urban type of development may help promote economic growth in the rural areas as well.

In designated Rural Communities and Rural Recreation areas where densities are greater than one (1) unit per acre, existing platted lots, undeveloped subdivisions, or other pre-existing developments shall be permitted subject to zoning requirements. However, any new development or subdivision of land shall have to comply with current County regulations.

- (a) Rural Community (RLC)- A rural community is characterized by a concentration of a permanent population, sometimes reaching over one-thousand (1,000) persons. These communities serve as the focal point for a specific neighborhood and generally contain existing lots less than one (1) acre in size. There may be commercial uses at a level to serve the immediate population. Commercial, retail and personal services may be allowed within the lower end of the range of what is commonly referred to as a neighborhood business (30,000 to 50,000 sq. ft. of gross leasable area) and shall not exceed a thirty-five percent Floor Area Ratio (0.35 FAR). The community commonly extends between one-half (½) to one (1) mile from the focal point which is usually the intersection of two rural roads.

A rural community may retain the zoning classifications that exist at the time of adoption of the Comprehensive Plan. A change in zoning must be consistent with the overlying land use designation, however, if existing zoning is more intense than the land use designation, a change to a similar intensity zoning classification may be permitted (e.g., small lot single family residential to small lot mobile home). Existing agricultural operations shall be allowed even if currently zoned for nonagricultural uses.

The following areas are considered Rural Communities:

- i Seville
- ii Barberville
- iii Volusia
- iv Cassadaga
- v DeLeon Springs
- vi Emporia

- (b) Rural Recreation (RLR)- Limited areas of intense use located in remote rural areas along the St. Johns River. These areas are used for launching and/or storing boats with areas available for camping (RV sites are included). These areas may also contain single and multi-family dwelling units, hotels, bait shops, restaurants, and gas stations. Many of them are commonly referred to as fish camps.

This designation is intended to be treated in a similar manner as the Rural Community in that the existing zoning (at the time of the effective date of the Comprehensive Plan) may remain and be developed consistent with current land development regulations. New requests for zoning changes must be consistent with the Comprehensive Plan, as stated under Rural Community. The following areas are considered Rural Recreation areas:

- i Pine Island
- ii Shell Harbor Estates
- iii Volusia Bar
- iv South Moon
- v Paramore
- vi Highland Park
- vii Daisy Lake
- viii Crows Bluff
- ix Lemon Bluff
- x Baxter Point
- xi Lakeview
- xii St. Johns Gardens

The Future Land Use Element of the Comprehensives Plan provides the following purpose, density and maximum floor area ratio for the “Open Space/Conservation” (OS/C) land use category:

Purpose: This category includes two (2) subcategories: Parks, which includes public areas used for passive recreation, and Conservation which consists of areas within the City that have significant limitations to development, related to elevations, soils, probability of flooding, relationship to a major water body, wetland characteristics, or similar factors. This category of land use is applicable to all zoning districts.

Density: Not permitted.

Maximum FAR: 0.5

The Future Land Use Element of the Comprehensives Plan provides the following purpose, density and maximum floor area ratio for the “Rural Estate/Agriculture” (REA) land use category:

Purpose: To protect the rural character of certain sections of the City where lands are environmentally sensitive, and also to protect those areas where it is the desire of the property owners to maintain their exurban character. Limited agricultural uses, such as kennels and veterinarians, and institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: 1 unit per five acres

Maximum FAR: 0.2

The following Goals, Objectives, and Policies would be applicable to this application:

| | |
|--|--|
| POLICY 1.1.11. | Encourage medium density multi-family residential development within the Downtown CRA and in areas where excessive commercial uses currently occur. Generally maintain the current density ranges in the core City while providing for lower density development in the perimeter areas of the City. |
| POLICY 5.1.1. Future Land Use Element | Properties that are annexed into the City of Ormond Beach shall be assigned a similar land use that existed in Volusia County. Property owners may apply for more intensive land uses, but shall be required to provide the data and analysis to justify the increase in density and/or intensity. |

Per Policy 5.1.1., the land use amendment as the result of annexation seeks to assign a similar city land use as the property currently has in unincorporated Volusia County.

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 9.60± acres (less than 10 acres). The proposed amendment would be the second small scale land use map amendment of 2016.

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 would be the second application, totaling 18.20 acres 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 | Vacant land | Volusia County “Rural” | A-2 (Rural) |
| South | Single-family house | Volusia County “Environmental System Corridor” and “Rural” | A-2 (Rural) and RC (Resource Corridor) |
| East | Single-family house | “Suburban Low Density Residential” | Enclave PRD (Planned Residential Development) - expired |
| West | Single-family house | “Rural Estate/Agricultural” | REA (Rural Estate/Agricultural) |

As stated previously, the property owner owns the property to the north and south of the subject property along Tymber Creek Road. The proposed “Rural Estate/Agricultural” land use is consistent with nearby properties in the City and in unincorporated Volusia County.

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 existing and proposed land uses would allow one single-family house and there is no impact to the area wide transportation network as a result of the proposed amendment.

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. The property is currently not served with water and sewer. The closest connection point is the Southern Pines subdivision approximately 1,200 linear feet away from the subject property. The property is not expected to connect to water and/or sewer based on the distance to the closest utility lines.

Stormwater Management: The subject property is vacant and any site development would require a stormwater management system.

Solid Waste: Solid waste provision would be addressed at time of site development.

Schools: The change of land use would not increase residential density and would not impact school concurrency.

5. Whether the proposed map amendment impacts surrounding jurisdictions.

The property abuts lands in unincorporated Volusia County. It is not expected that the land use amendment would have any impacts to Volusia County or lands within Volusia County.

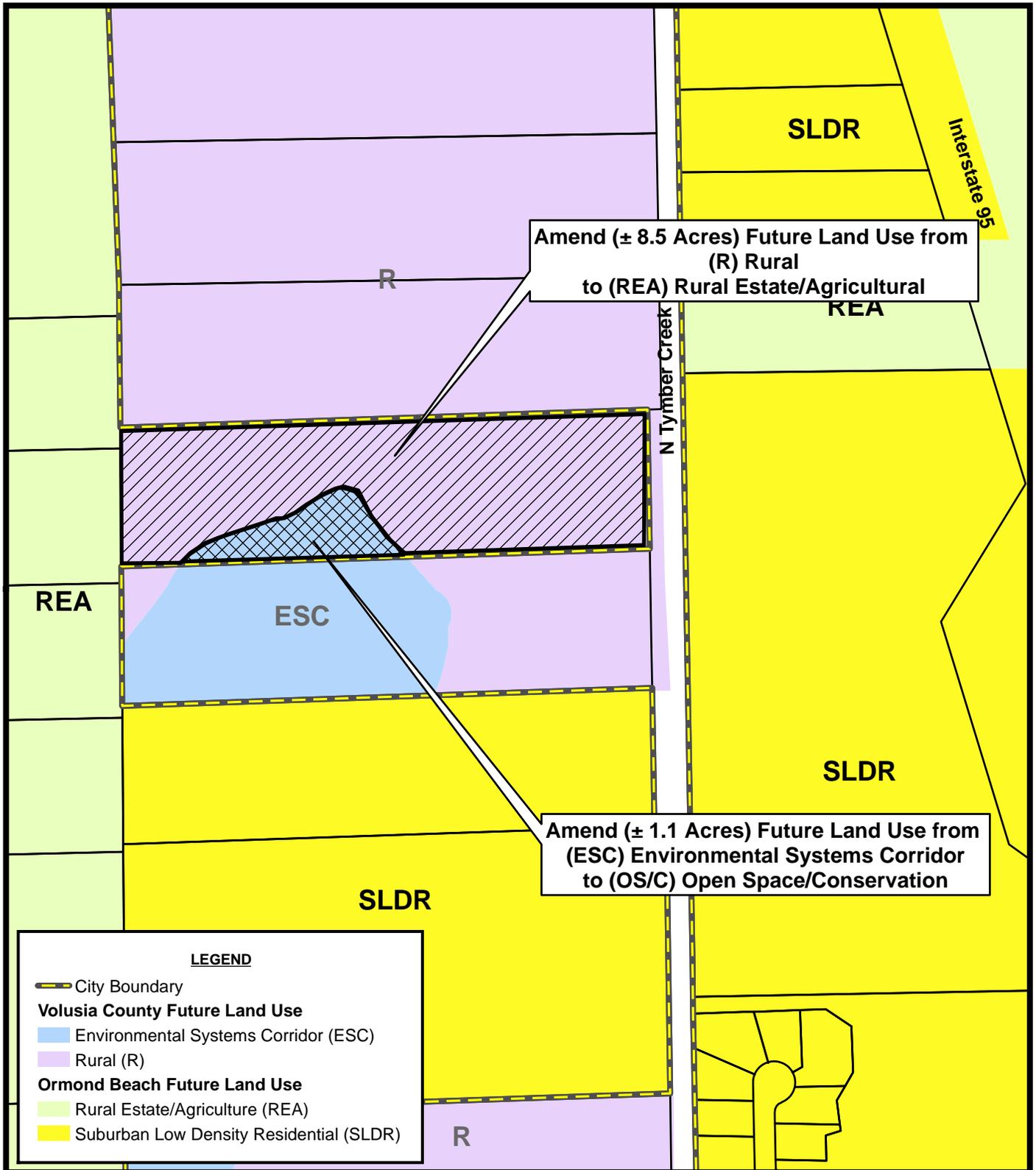
RECOMMENDATION: It is recommended that the Planning Board **APPROVE** the Small Scale Land Use Map amendment to amend a 1.10± acre tract from Volusia County “Environmental Systems Corridor” (ESC) to Ormond Beach “Open Space/Conservation” (OS/C) and an 8.50± acre tract from Volusia County “Rural” (R) to Ormond Beach “Rural Estate/Agricultural” (REA).

Attachments:

1: Land Use Map

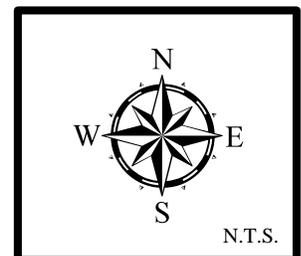
ATTACHMENT 1

Land Use Map



PROPOSED FUTURE LAND USE MAP
 500 NORTH TYMBER CREEK ROAD
 (4113-00-00-0042)

Prepared By: The City of Ormond Beach
 G.I.S. Department - December 28, 2015



500 North Tymber Creek Road aerial



STAFF REPORT

City of Ormond Beach Department of Planning

DATE: January 7, 2015

SUBJECT: 500 North Tymber Creek Road, Amendment to Official Zoning Map

APPLICANT: Administrative

NUMBER: RZ 2016-024

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION:

This is an administrative request for a Zoning Map amendment for the 9.60± acre property located at 500 North Tymber Creek Road. The zoning map amendment seeks to amend the 1.10± acre tract from Volusia County Resource Corridor (RC) and the 8.50± acre tract from Volusia County Rural (A-2) to Ormond Beach Rural Estate/Agricultural (REA).

BACKGROUND:

The City Geographic Information System (GIS) Department discovered that 500 North Tymber Creek Road was annexed into the City in 1985 with Ordinance 85-38 but was shown as located in unincorporated Volusia County. The City and Volusia County records have been corrected to reflect the annexation and the next step is to assign a City land use and zoning. Until a City land use and zoning designation is adopted, the property maintains its County land use and zoning designations.

Aerial map of the land area under application for zoning amendment:



The subject property does not have any structures. Staff understands that the property has historically operated as a mulching facility. The property owner owns the abutting properties at 482 and 510 North Tymber Creek Road on either side of the subject property. There has been no formal submittal to City staff, but a realtor for the property has indicated interest for the property as a garden center/nursery. Site development, involves four separate processes as listed below:

| Step | Phase | Action |
|------|------------------|---|
| #1 | Land Use | Amend existing "Low Density Residential" land use to "Open Space/Conservation" and "Residential, Office, Retail" |
| #2 | Zoning | Amend zoning to be consistent with the land use. The applicant has stated that the zoning would be Planned Business Development (PBD), requiring public hearings before the Planning Board and City Commission. |
| #3 | Site development | <ul style="list-style-type: none"> · Submittal to Site Plan Review Committee (SPRC) · Neighborhood meeting · Final site plan approval |
| #4 | Construction | <ul style="list-style-type: none"> · Engineering permit (site work) · Building permit · Inspections · Certificate of Occupancy |

There is a separate land use map application seeking to amend a 1.10± acre tract from Volusia County "Environmental Systems Corridor" (ESC) to Ormond Beach "Open Space/Conservation" (OS/C) and an 8.50± acre tract from Volusia County "Rural" (R) to Ormond Beach "Rural Estate/Agricultural" (REA). The sole purpose of the proposed zoning amendment application is to ensure consistency for the zoning with the proposed land uses for the subject property.

ANALYSIS: The subject property is undergoing a separate Small Scale Comprehensive Plan Land Use Map amendment seeking to amend a 1.10± acre tract from Volusia County "Environmental Systems Corridor" (ESC) to Ormond Beach "Open Space/Conservation" (OS/C) and an 8.50± acre tract from Volusia County "Rural" (R) to Ormond Beach "Rural Estate/Agricultural" (REA). The subject property has two proposed land use designations. The first is a 1.10± acre tract of "Open Space/Conservation" (OS/C). The OS/C land use does not have a specific zoning classification and per the land use description, the land use is applicable to all zoning districts. Section 2-02 of the Land Development Code provides compatible zoning districts to the land use categories. The sole zoning district consistent with the 8.50±

acre tract “Rural Estate/Agricultural” (REA) is the REA (Rural Estate/Agriculture) zoning district. Based on the existing Volusia County zoning and the City’s Comprehensive plan, Planning staff is recommending that the entire parcel be assigned the REA (Rural Estate/Agriculture) zoning district.

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 | Vacant land | Volusia County “Rural” | A-2 (Rural) |
| South | Single-family house | Volusia County “Environmental System Corridor” and “Rural” | A-2 (Rural) and RC (Resource Corridor) |
| East | Single-family house | “Suburban Low Density Residential” | Enclave PRD (Planned Residential Development) - expired |
| West | Single-family house | “Rural Estate/Agricultural” | REA (Rural Estate/Agricultural) |

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 “Open Space/Conservation” and “Rural Estate/Agricultural” land use designations. 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 land use designations to the property. The requested REA (Rural Estate/Agriculture) zoning district is consistent with the “Residential, Office, Retail” land use designation.

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

The property is vacant and any new construction would require review by the Site Plan Review Committee. 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. Any site development would require separate approvals.

- 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 is vacant and any new construction would require review by the Site Plan Review Committee. 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 is vacant and any new construction would require review by the Site Plan Review Committee. This criterion is not applicable.

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

The property is vacant and any new construction would require review by the Site Plan Review Committee. This criterion is not applicable.

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

The property is vacant and any new construction would require review by the Site Plan Review Committee. This 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 is vacant and any new construction would require review by the Site Plan Review Committee. This 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 REA (Rural Estate/Agriculture) is the most consistent with the “Open Space/Conservation” and “Rural Estate/Agricultural” land use designations.

RECOMMENDATION:

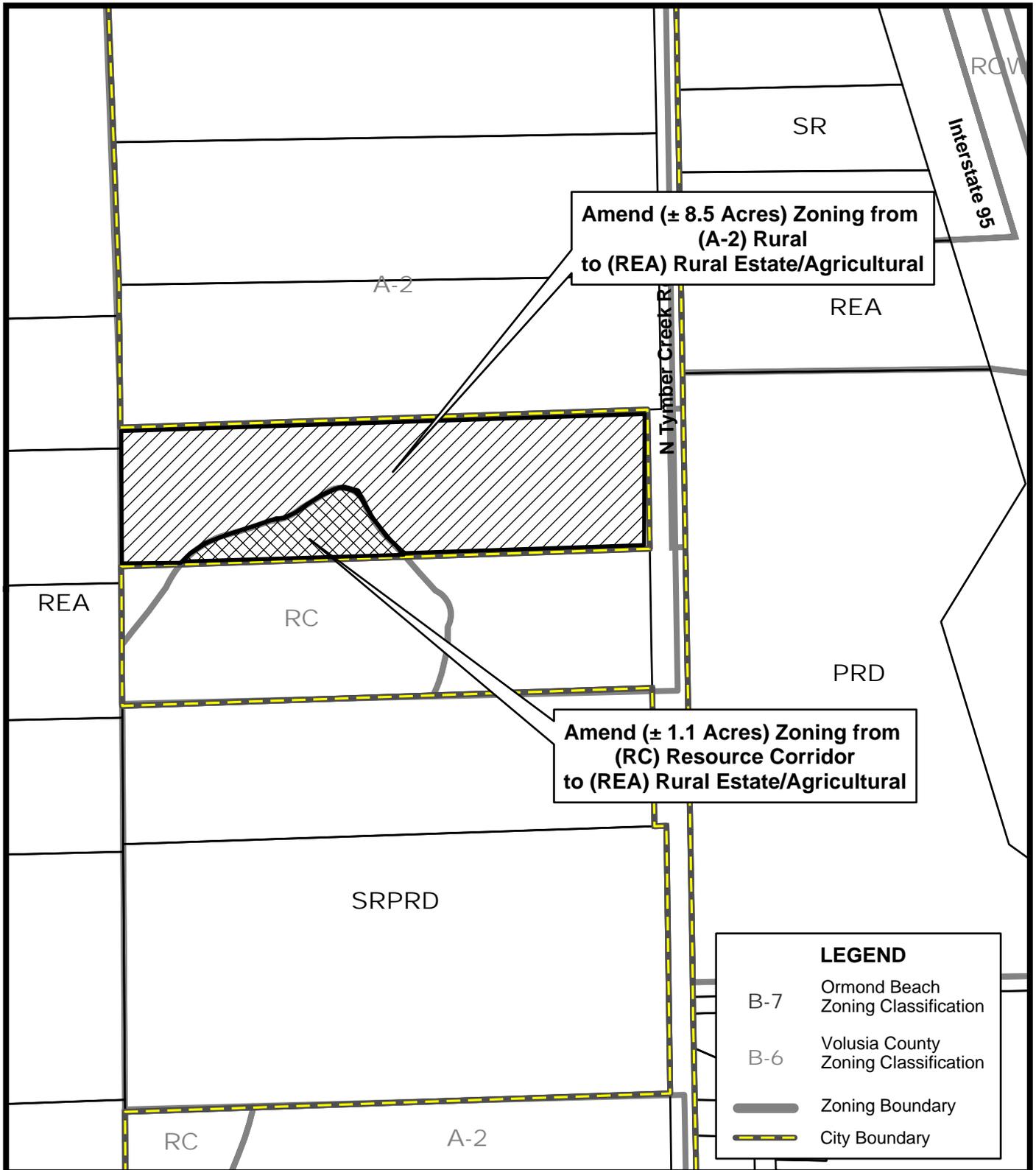
Staff recommends that the Planning Board recommend **APPROVAL** to the City Commission to amend the zoning designation of 9.60± acres at 500 North Tymber Creek Road from to amend a 1.10± acre tract from Volusia County Resource Corridor (RC) and the 8.50± acre tract from Volusia County Rural (A-2) to Ormond Beach Rural Estate/Agricultural (REA).

Attachments:

- 1: Zoning Map
- 2: Ormond Beach Land Development Code, REA (Rural Estate/Agriculture)

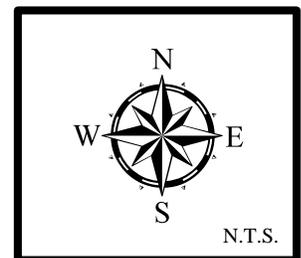
ATTACHMENT 1

Zoning
Map



PROPOSED ZONING MAP
 500 NORTH TYMBER CREEK ROAD
 (4113-00-00-0042)

Prepared By: The City of Ormond Beach
 G.I.S. Department - December 28, 2015



500 North Tymber Creek Road aerial



ATTACHMENT 2

REA Zoning District

Sec. 2-09. REA, Rural Estate/Agricultural Zoning District.

| A. PURPOSE: The purpose of the Rural Estate/Agricultural (REA) Zoning District is to preserve and protect the rural character of certain areas that have some agricultural value and are suitable for rural estate living but have environmental constraints. | | | | | | | | | | | | | | | | | | | |
|--|-----------------------------------|------------------------------|------------------------------------|---|----------------------|----------------------|----------------------|--|---------|---------|---|---|--|----------------|--------------------|----------------|----------|----------|----------|
| B. DIMENSIONAL STANDARDS | | | | | | | | | | | | | | | | | | | |
| 1. Density | 2. Maximum Building Height | 3. Maximum Building Coverage | 4. Maximum Impervious Lot Coverage | 5. Minimum Lot Size | 6. Minimum Lot Width | 7. Minimum Lot Depth | 8. Minimum Perimeter | 9. Setbacks | | | | | | | | | | | |
| | | | | | | | | a. Front | b. Rear | c. Side | d. Street Side/Corner | e. Waterbody | | | | | | | |
| 1 unit per 5 acres | 30' Barns and Silos may be 45' | 35% | 75% | 5 acres | 150' | 200' | None | 50' | 50' | 25' | 50' | 50' Waterfront Yard (Tomoka/Halifax River Frontage Lots). The minimum rear yard setback from the mean or ordinary high water line for properties abutting a waterbody shall be the average building setback of all existing single family dwelling units within 300' of each side lot line of the lot on which the single-family dwelling unit is proposed to be located, minus 5', or as otherwise established under Florida Statutes or chapter 3, article II of this Code (Surface Waters and Marine Life Habitat), whichever is greater, provided that in no event shall the setback be less than 30'. For the purpose of meeting this requirement, the 300' shall be measured from points set back 30' from the mean high water line and shall run parallel with the street right-of-way line. The rear yard setback line may meander to follow the mean high-water line. | | | | | | | |
| C. PERMITTED USES | | | | D. CONDITIONAL USES | | | | E. SPECIAL EXCEPTION USES | | | F. OTHER STANDARDS | | | | | | | | |
| 1. Community Residential Home 2. Dwelling, Single-Family—Detached 3. School, Public | | | | 1. Adult Family Care Home 2. Agricultural Use, Minor 3. Family Day Care Home 4. Foster Home 5. Garden Center/Nursery 6. Greenhouse 7. Hobby Breeder 8. Hunting Dog 9. Parks and Recreation Facilities, Private 10. Parks and Recreation Facilities, Public 11. Public Facilities 12. Public Utilities 13. Telecommunication Tower or Antenna, Camouflaged 14. Water Survival Instruction 15. Wind Energy System | | | | 1. Agricultural Use, Major 2. House of Worship 3. Kennel 4. Mining and Excavation 5. Riding Stable, Horse 6. School, Private 7. Telecommunication Tower 8. Veterinarian | | | All development must comply with the following requirements: 1. Wetlands (chapter 3, article II). 2. Special corridors and buffer requirements (chapter 3, article I). 3. See conditional and special exception regulations (chapter 2, article IV). 4. Use of dwelling units for transient lodging is prohibited in order to protect and maintain the residential character of the zoning district. 5. Single-family residential buildings shall have the following minimum floor area: | | | | | | | | |
| <table border="1"> <tr> <td>1-Story</td> <td>Split Level</td> <td>2-Story</td> </tr> <tr> <td>1,500 SF</td> <td>1,800 SF</td> <td>2,100 SF</td> </tr> </table> | | | | | | | | | | | | | | 1-Story | Split Level | 2-Story | 1,500 SF | 1,800 SF | 2,100 SF |
| 1-Story | Split Level | 2-Story | | | | | | | | | | | | | | | | | |
| 1,500 SF | 1,800 SF | 2,100 SF | | | | | | | | | | | | | | | | | |
| G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III. | | | | | | | | | | | | | | | | | | | |

(Ord. No. 2013-13, § 2, 2-5-2013)

CITY OF ORMOND BEACH

FLORIDA

PLANNING

MEMORANDUM

TO: Planning Board members

FROM: Steven Spraker, AICP, Senior Planner

DATE: January 7, 2016

SUBJECT: Development projects

Please find attached the monthly development report. The significant events include:

1. **CVS Pharmacy: 795 West Granada Boulevard.** Staff has received demolition permits for the former Texaco gas station and former Burger King buildings. Site and building permits are also pending. It is expected that demolition and redevelopment shall occur after January 18th.
2. **Vystar Credit Union: 1301 West Granada Boulevard.** Site and building permits have been issued. It is expected that construction shall start in January.
3. **Children's Workshop Expansion: 506 Lincoln Avenue.** Property received a Building Improvement Grant. The site permit has been issued and the building permit should be issued soon. It is unclear the start date based on the construction needing to work around the existing child care operations.
4. **Window World: 1142 North US1.** Project has obtained Site Plan Review Committee approval. The project has submitted for a building permit. The start date is uncertain.
5. **Granada Pointe: 600 West Granada Boulevard.** Newly submitted project proposes 4 unit, 19.5 acre commercial development on south side of Granada Boulevard with associated site improvements and 3 acre parcel on north side of Granada Blvd and 10 acre preservation area. The SPRC provided comments to the applicant on December 23, 2015 and are awaiting a re-submittal. This project would require a rezoning to Planned Business Development.
6. **Hull's Seafood: 111 West Granada Boulevard.** Newly submitted project proposes to construct 2,557 square foot covered wood deck over the existing retention area for dining and 700 square foot bathroom building. The SPRC provided comments to the applicant on December 23, 2015 and are awaiting a re-submittal.

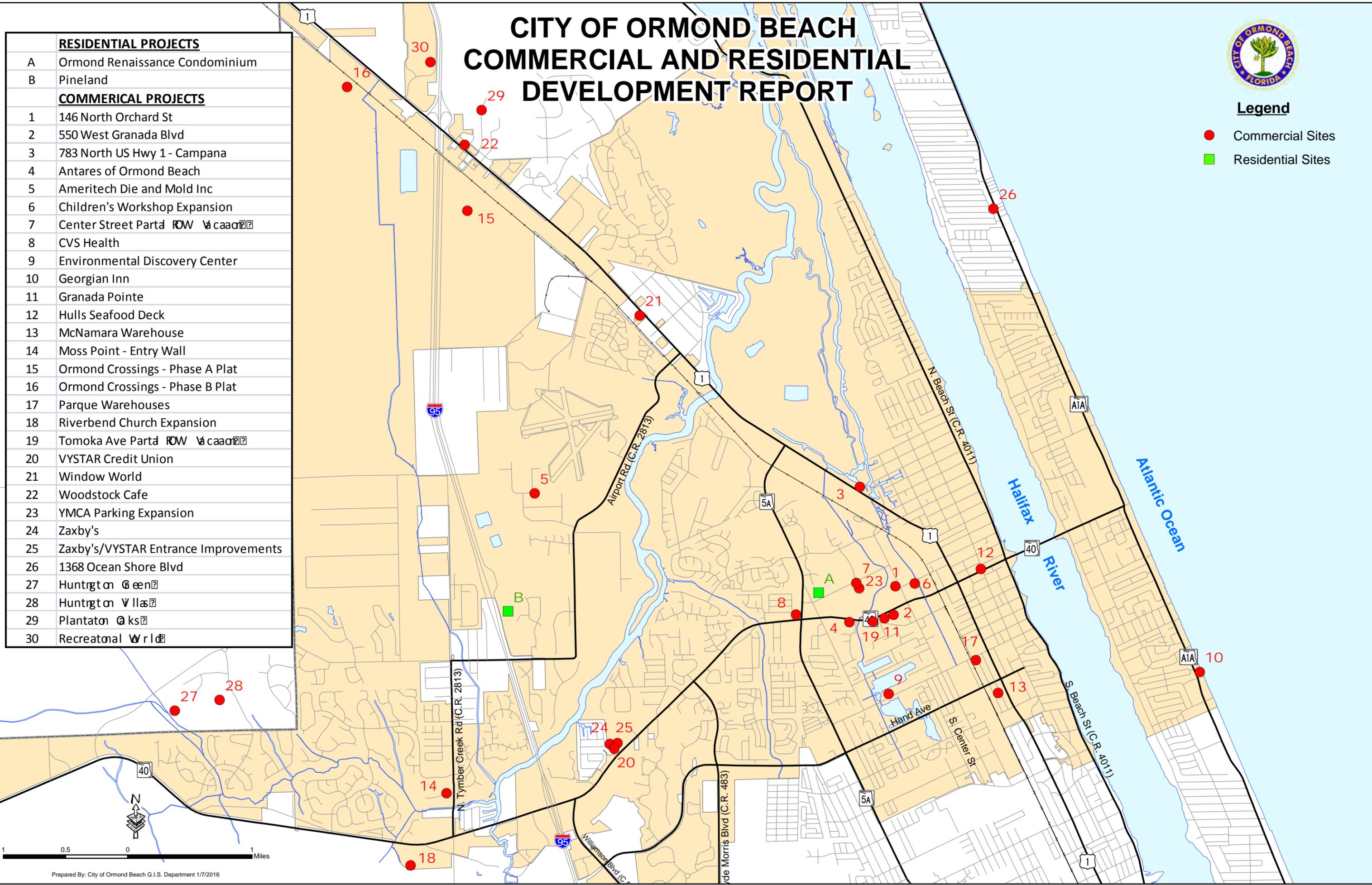
CITY OF ORMOND BEACH COMMERCIAL AND RESIDENTIAL DEVELOPMENT REPORT



Legend

- Commercial Sites
- Residential Sites

| RESIDENTIAL PROJECTS | |
|----------------------|--------------------------------------|
| A | Ormond Renaissance Condominium |
| B | Pineland |
| COMMERCIAL PROJECTS | |
| 1 | 146 North Orchard St |
| 2 | 550 West Granada Blvd |
| 3 | 783 North US Hwy 1 - Campana |
| 4 | Antares of Ormond Beach |
| 5 | Ameritech Die and Mold Inc |
| 6 | Children's Workshop Expansion |
| 7 | Center Street Partd ROW V caaor?? |
| 8 | CVS Health |
| 9 | Environmental Discovery Center |
| 10 | Georgian Inn |
| 11 | Granada Pointe |
| 12 | Hulls Seafood Deck |
| 13 | McNamara Warehouse |
| 14 | Moss Point - Entry Wall |
| 15 | Ormond Crossings - Phase A Plat |
| 16 | Ormond Crossings - Phase B Plat |
| 17 | Parque Warehouses |
| 18 | Riverbend Church Expansion |
| 19 | Tomoka Ave Partd ROW V caaor?? |
| 20 | VYSTAR Credit Union |
| 21 | Window World |
| 22 | Woodstock Cafe |
| 23 | YMCA Parking Expansion |
| 24 | Zaxby's |
| 25 | Zaxby's/VYSTAR Entrance Improvements |
| 26 | 1368 Ocean Shore Blvd |
| 27 | Huntrgt on Green? |
| 28 | Huntrgt on Villas? |
| 29 | Plantaton Oaks? |
| 30 | Recreatnal World? |



City of Ormond Beach Commercial Development Report January 7, 2016

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 | Application Date | 1st Review | 2nd Review | 3rd Review | 4th Review | 5th Review | Advisory Board | City Commission | Final Approval | DO Expiration | LDC Extension Expiration | Building Permit Info | Building Permit Value | Eng. Permit Info | Eng. Permit | Under Construction | 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 | 85% | | 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 | 783 N US HWY 1, CAMPANA 783 N US HWY 1 SPRC 2016-010 | Construction of a 1,216 SF building for kayak rental & repair and associated site improvements | 11.06.15 | 11.20.15 | | | | | | | | | | | | | | | | E = Alann Engineering Group O = Steven Campana |
| 4 | ANTARES OF ORMOND BEACH 720 West Granada Boulevard SPRC# 2016-012 | 123 unit Assisted Living Facility and associated site improvements | 11.11.15 | 11.25.15 | | | | | Neighborhood meeting (12.09.15) | | | | | | | | | | | E = Alann Engineering Group ARC = Lawson Group Architects, Inc. O = Antares of Ormond Beach, LLC |
| 5 | 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 | 70% | | E = Alann Engineering Group O = MLS 3, LLC |
| 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 | 09.17.15 | | | | | | 10.15.15 | Under Constr. | | Submitted 12.04.15 | \$316,457 | Site Work = \$48,000 | issued 12.21.15 | 0% | | O = Brian Adair E = MetaWorld Civil Consulting, LLC ARC = Richard Brookfield |
| 7 | CENTER STREET PARTIAL ROW VACATION SPRC# 2016-014 Center Street, south of Sterthaus Drive | Partial ROW vacation associated with the YMCA parking project | 11.25.15 | 12.10.15 | | | | | | | | | | | | | | | | A = YMCA E = Zev Cohen & Associates |
| 8 | 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 | | | | | 08.13.15 | Under Constr. | | Early review submitted | \$2,641,707 | Site Work = \$404,549 | Pending | 0% | | E = England-Thims & Miller, Inc. ARC = Stefano DeLuca & Associates O = City of Ormond Beach |
| 9 | ENVIRONMENTAL DISCOVERY 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 | Under Constr. | | Issued 09.22.15 | \$398,079 | | Issued 08.17.15 | 30% | | E = Mark Dowst & Associates ARC = BPF Design Incorporated O = City of Ormond Beach |
| 10 | 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 | Under Constr. | | Issued 08.07.15 | \$300,000 | With building permit | | 50% | | ARC = Scott Waldroff O = Georgian Inn |
| 11 | GRANADA POINTE 600 West Granada Boulevard SPRC#2016-017 | Proposed 4 unit, 19.5 acre commercial development on south side of Granada Blvd with associated improvements and 3 acre parcel on north side of Granada Blvd and 10 acre preservation area. | 12.08.15 | 12.23.15 | | | | | | | | | | | | | | | | O = Granada Pointe, LLC Eng = Newkirk Engineering, Inc. |
| 12 | HULLS SEAFOOD DECK 111 West Granada Boulevard SPRC#2016-15 | Construct 2,557 SF covered wood deck for dining and 700 SF bathroom | 12.08.15 | 12.23.15 | | | | | | | | | | | | | | | | O = Hull's Seafood Eng = Mark Dowst & Associates ARC = Richard Brookfield |
| 13 | 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 |

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

Applications, site plans, and public hearing documents may be viewed at the Planning Department website:

<http://fl-ormondbeach.civicplus.com/index.aspx?NID=247>

Change in project status

Project nearing completion

| # | Project | Description | Application Date | 1st Review | 2nd Review | 3rd Review | 4th Review | 5th Review | Advisory Board | City Commission | Final Approval | DO Expiration | LDC Extension Expiration | Building Permit Info | Building Permit Value | Eng. Permit Info | Eng. Permit | Under Construction | CO Issued | E or Arc = Project Engineer or Architect O = Owner A = Applicant |
|----|---|--|------------------|------------|------------|------------|------------|------------|-----------------------------------|-----------------|----------------|---------------|--------------------------|--------------------------------|-----------------------|--------------------|-------------|--------------------|-----------|--|
| 14 | 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 | Under Constr. | | Issued 10.07.15 | \$104,000 | | | 0% | | E = Parker Mynchenberg & Assoc O = Moss Point HOA |
| 15 | 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 |
| 16 | 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 |
| 17 | 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 | Under Constr. | | Issued 09.11.15 | \$252,245 | Issued 07.23.15 | \$92,400 | 35% | | E = Finley Engineering Group O = O.G. Property Holdings LLC ARC = Richard Brookfield |
| 18 | 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 |
| 19 | TOMOKA AVE, PARTIAL ROW VACATION SPRC#2016-18 Tomoka Avenue & W. Granada Boulevard | Partial ROW vacation associated with the Granada Pointe project | 12.08.15 | 12.23.15 | | | | | | | | | | | | | | | | A = Granada Pointe, LLC Eng = Newkirk Engineering, Inc. |
| 20 | 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 | 09.30.15 | | | Neighborhood meeting (3.25.15) | | 11.02.15 | Under Constr. | | Approved 01.04.16 | \$2,220,762 | Approved | \$550,000 | 0% | | E = Parker Mynchenberg & Assoc O = 1301 W Granada Investors LLC ARC = RS&H, Inc. |
| 21 | 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 | 08.31.15 | | | | | | 01.04.16 | 01.04.18 | | Submitted | | | | | | E = Kirby Engineering, LLC O = Tillman Volusia Holdings, LLC ARC: A.L. Designs |
| 22 | 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 |
| 23 | 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 |
| 24 | 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 |
| 25 | ZAXBY'S/VYSTAR ENTRANCE IMPROVEMENTS SPRC#16-008 1287 & 1301 W. Granada Blvd. | Driveway entrance and lift station improvements | 10.26.15 | 11.23.15 | | | | | | | 12.01.16 | Under Constr. | | Included in the Vystar project | | | | | | E = Newkirk Engineering |

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

Applications, site plans, and public hearing documents may be viewed at the Planning Department website:

<http://fl-ormondbeach.civicplus.com/index.aspx?NID=247>

Change in project status

Project nearing completion

Ormond Beach is Utility Provider Only

| # | 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 | Building Permit Info | Building Permit Value | Eng. Permit Info | Eng. Permit | Under Construction | CO Issued | E or Arc = Project Engineer or Architect O = Owner A = Applicant |
|--|--|--|------------------|------------|------------|------------|------------|------------|----------------|-----------------|----------------|---------------|--------------------------|----------------------|-----------------------|------------------|-------------|--------------------|-----------|--|
| Ormond Beach is Utility Provider Only | | | | | | | | | | | | | | | | | | | | |
| 26 | 1368 OCEAN SHORE BLVD 1368 Ocean Shore Blvd. SPRC# 2015-121 | Sewer connection for existing building | 08.28.15 | 09.08.15 | | | | | | | | | | | | | | | | E = Finley Engineering Group O = 1368 Oceanshore Blvd. LLC |
| 27 | HUNTINGTON GREEN SPRC #2015-117 Flagler County | Provision of utilities to a Flagler County subdivision | 07.03.15 | 07.17.15 | 09.03.15 | 12.09.15 | | | | | | | | | | | | | | E = Zev Cohen & Associates O = BADC Huntington Communities, LLC |
| 28 | HUNTINGTON VILLAS SPRC# 2015-070 Flagler County | Provision of utilities to a Flagler County subdivision | 03.10.15 | 03.24.15 | 05.05.15 | 06.01.15 | 08.06.15 | | | | 08.26.15 | Under Constr. | | | | Issued | \$537,833 | 90% | | E = Zev Cohen & Associates O = BADC Huntington Communities, LLC |
| 29 | PLANTATION OAKS SPRC# 2016-001 I-95 and North US1 | Water connection for phase of subdivision development | 10.22.15 | 11.12.15 | | | | | | | | | | | | | | | | E = Parker Mynchenberg & Associates O = Plantation Oaks of Ormond Beach, L.C. |
| 30 | RECREATIONAL WORLD SPRC#2015-099 280 Destination Daytona Lane | Provision of utilities for RV sales and service facility | 06.17.15 | 6.30.15 | | | | | | | 08.19.15 | Under Constr. | | | | Issued 08.18.15 | | 95% | | E = Mark Dowst O = Giant Recreation World |

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City of Ormond Beach Residential Development Report -January 7, 2016

| # | Project | Description | Applica-tion Date | 1st Review | 2nd Review | 3rd Review | 4th Review | 5th Review | Advisory Board | City Commis-sion | Final Approval | DO Expiration | LDC Extension Expiration | 2009 SB Expiration | SB 2156 Expiration | HB 7207 Expiration | Building Permit Info | Eng. Permit | Clearing Permit | Under Construc-tion | CO Issued | E or Arc = Project Engineer or Architect O = Owner A = Applicant |
|---|--|--|-------------------|------------|------------|------------|------------|------------|-------------------|---------------------|----------------|-----------------------------|-----------------------------|--------------------|--------------------|-----------------------------|----------------------|-------------|-----------------|---------------------|-----------|--|
| A | 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 |

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