



# A G E N D A

## ORMOND BEACH PLANNING BOARD

### Regular Meeting

March 10, 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. INVOCATION

#### III. PLEDGE OF ALLEGIANCE

#### IV. NOTICE REGARDING ADJOURNMENT

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

#### V. APPROVAL OF THE MINUTES: February 11, 2016

#### VI. PLANNING DIRECTOR'S REPORT

#### VII. PUBLIC HEARINGS

##### A. PBD Amendment 2016-018: Chelsea Place Subdivision

This is a request by Richard D. Smith, authorized representative for CP & SP Residential Land, LLC, property owner to amend the adopted Development Order of the Chelsea Place Planned Residential Development, a ±167.47-acre property located on the south side of State Road 40 approximately 5,102 linear feet east of the State Road 40 and Interstate 95 ramp. This first amendment to the PRD seeks to increase the maximum lot coverage percentage for principal and accessory structures by 5% from 40% to 45% and to provide for a front yard setback exception of 5' on front porches only from the required 25' to 20'. The amendment is proposed to apply **ONLY** to undeveloped properties located within Phases I and II and all of Phase III in the Chelsea Place Subdivision owned by the applicant. The amendment does not propose any change in density and would have no changes to lots not currently owned by the applicant.

**B. LCD Amendment 2016-045: Restaurant, type “D”**

This is a request by Dorian Burt to amend the Ormond Beach Land Development Code to allow a Restaurant, type “D” to use a 2COP alcohol license. The following Sections of the Ormond Beach Land Development Code are proposed to be amended: (1) amend Chapter 1, General Administration, Article III, Definition and Acronyms, Section 1-22, Definition of terms and words to modify the definition of restaurants, type “D” and (2) amend Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception, to modify the criteria for Restaurants, type “D” to allow the use of 2COP alcohol licenses.

**C. PBD Amendment 2016-044: 280 Destination Daytona Lane, Giant Recreation World, electronic changeable copy interstate sign**

This is a request submitted by Keith Chapman, Vice President of Business Development, Mid-Florida Signs & Graphics as an authorized representative for Recreation World, property owner of 280 Destination Daytona Lane, for a Planned Business Development amendment. The amendment seeks to allow an electronic changeable copy interstate sign as part of Giant Recreation World project currently under construction at 280 Destination Daytona Lane. The subject property is included in the Love’s/Having Fun Business Planned Unit Development as part of Destination Daytona, Phase 1. Section 3-47(F) of the Ormond Beach Land Development Code requires the electronic changeable copy interstate sign to be reviewed and approved as a Planned Business Development amendment.

**D. Preliminary Plat 2016-025: Deer Creek, Phase 4C Preliminary Plat**

This is a request by Wes Hinton, Vice President of Land Development, KB Homes, for preliminary plat approval of 49 lots within Phase 4C of the Deer Creek subdivision of the Hunter’s Ridge Development of Regional Impact.

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

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

February 11, 2016

7:00 PM

**City Commission Chambers**

22 South Beach Street  
Ormond Beach, FL 32174

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

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**I. ROLL CALL**

Members Present

Harold Briley, Vice Chair  
Pat Behnke  
Al Jorczak  
Rita Press  
Doug Thomas, Chair (arrived at 7:04 PM)  
Lori Tolland  
Lewis Heaster (excused)

Staff Present

Steven Spraker, Senior Planner  
Randy Hayes, City Attorney  
Melanie Nagel, Recording Technician

**II. INVOCATION**

Vice Chair, Harold Briley opened the meeting in the absence of Chairman Thomas, and Mr. Jorczak led the invocation.

**III. PLEDGE OF ALLEGIANCE**

**IV. NOTICE REGARDING ADJOURNMENT**

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**V. MINUTES**

**January 14, 2016**

Mr. Jorczak moved to approve the January 14, 2016 Minutes as presented. Ms. Press seconded the motion. Vote was called, and the motion unanimously approved.

**VI. PLANNING DIRECTOR'S REPORT**

None.

**VII. PUBLIC HEARINGS**

**A. LDC 2016-032: Miscellaneous Administrative Land Development Code Amendments.**

Mr. Steven Spraker, Senior Planner, stated that this is a collection of miscellaneous amendments that have been tracked over time, and need to be amended. Mr. Spraker reviewed each of the amendments.

Mr. Spraker stated that a few years back the Land Development Code was amended to send notices by regular mail. There was one section on Special Exceptions that was missed. It has been found that regular mail has a much higher percentage of getting to the residents and has worked very well for other applications.

Mr. Spraker continued that the second amendment is for definitions within the Land Development Code. Most of them are for cleanup, but Mr. Spraker will answer any questions concerning these definitions.

The third amendment formally had a Development Review Board, which reviewed development projects that were separate from the Planning Board. This board is no longer in existence and needs to be removed from the code.

The fourth amendment is to the Special Exception and Conditional Use criteria, where the code limits the effective date when a new mobile home can be moved into a community. The City code has a date of 1994, and there are state laws that say this can't be done, so we are taking it out of the code. Also, if someone wants to turn a property into a garden center/nursery and doesn't have easy access to water, they can use the well water.

Mr. Spraker continued that the last amendment is for clarification that a nomination for, or removal of, a historic landmark doesn't cost the applicant anything.

Mr. Jorczak asked if there are any long term plans for the city to extend the water line up Tymber Creek. Mr. Spraker stated no, that the only thing that could extend it is if the Enclave subdivision would ever be constructed.

Mr. Briley asked when the Enclave permit expires. Mr. Spraker stated that it is expired now. They would have to go back through Planning Board and City Commission to start the subdivision.

Ms. Press asked about the first amendment and the notification by mail. Ms. Press doesn't have a problem with using regular mail, but she does have a problem with the 300'. At the last board meeting, there was a resident in attendance who was not notified, because they weren't within the 300', but the development very much

affected this person. She wants to know if the distance can be extended. Mr. Spraker stated that if it is the desire of the Planning Board to provide a greater notice radius, then that should be a discussion item, and then provide direction to Staff.

Ms. Press asked about Community Residential Homes, how they work, and if they are under a Conditional Use, or can they come in automatically. Mr. Spraker stated that in certain zoning districts they are allowed by right. Basically if there are six or fewer residents and they meet all the filings of the state law, they are a permitted use, and treated as a single family home. If they have more than six residents, then they fall into a different category and have a different review.

Chairman Thomas stated that he has attended a lot of Farmers Markets that offer a lot of other items than what we have listed in our definition. The Port Orange Farmers Market offers bread, fresh seafood, cotton candy and popcorn vendors. Are we making the definition pretty limited for a Farmers Market? Mr. Spraker stated that everything Chairman Thomas mentioned would be under homemade food items. Chairman Thomas stated that homemade food items would not cover fresh fish or similar items. Mr. Spraker stated that the Board could amend the wording.

Ms. Behnke asked if seafood and meats could be added to the definitions. Chairman Thomas stated that the definition is pretty restrictive.

City Attorney Hayes stated that he did not work directly on this project, but he thinks it is a challenge to keep this from being an open retail market. If the Board would like to have Staff take a further look at the definition, the Board could make a recommendation that the Commission consider having seafood or meats in the definitions. Historically the Farmers Markets were kept restrictive for a purpose.

**Ms. Tolland moved to approve LDC 2016-032: Miscellaneous Administrative Land Development Code Amendments, with fresh, locally caught seafood included in the definition of the Farmers Market. Chairman Thomas seconded the motion. Vote was called, and the motion unanimously approved (6-0).**

## **OTHER BUSINESS**

None.

## **VIII. MEMBER COMMENTS**

Ms. Press stated that a number of years ago, when the Jaffe Corporation came before the Board, they were re-doing the Trails shopping center, and they asked if they could have an electronic sign. Because of the special configuration of the shopping center, the Board voted yes, but with restrictions. One of the restrictions was that it would be one color, another that it would change twice a day. We have rules and regulations that should be adhered to. The signs at the Trails shopping center are now multi-colored and changing a couple of times per minute. If we have one business that is being allowed to have a sign like this, then there will be others who will want the same.

Mr. Jorczak stated that just up the street is a 35' sign that was put up in lieu of a billboard, on a deal that the City made, which has multi colors and no control on the size of the text.

Attorney Hayes stated that he doesn't recall what year the sign at the Trails was approved. Whatever standards were in place at the time the signs were approved, allowed for those kinds of signs. The criteria should be in the development order. If the property owner is not complying, it could become a code enforcement issue. The NID staff can look at the criteria, and determine if the property owner is compliant or not. This is something that Staff can take a look at.

Attorney Hayes continued that years ago there were billboards that were burned to the ground during a fire. The billboard companies came in and wanted to put up new billboards. During litigation, the City reached an agreement that the billboards would be replaced with the type signs that are there now. The City limited it to two signs, they had to meet the City's aesthetic standards that were in the code at the time, and one of the issues from the sign company was that they wanted to locate the sign on Granada Blvd. Location became critical at the time. The sign at Nova and Granada was put far enough back, and it met the setback standards at the time. Present day, we haven't addressed electronic billboards, and until the City Commission decides to take up the issue and do something with them, we don't have anything for present day signs.

Ms. Behnke stated that the electronic billboards are up high, and she doesn't even notice what is on those. But the signs at The Trails are right in front of you, where they are a distraction.

Chairman Thomas stated that if we are going to have Code Enforcement look at these signs, then they need to ride around the city and enforce other things such as boats, etc. being in people's driveways for over a year, with a tarp over them. Chairman Thomas stated that the last time that signs were discussed in the City, the Planning Board had a 3-3 vote since one member was absent, and maybe it is time to look at this again with a full board here.

Mr. Briley stated that basically if the Trails are in violation, then they are in violation. But, this all may warrant further discussion on how the Board wants to move forward with any kind of sign regulations. Attorney Hayes stated that in light of a Supreme Court case last summer, the City's sign regulations will be reviewed, and that would be a good time to look at the electronic sign component.

Ms. Press stated that in order to have a digital sign, it can't be on a monument sign, so it has to be on a billboard, which goes into a whole other area. If that would come before the City, to have taller signs that change to different colors, and were everywhere, this room would be full of people, because Ms. Press doesn't think it is a desirable thing that this community wants.

Mr. Jorczak stated that there is still a problem in the city for cell phone coverage. He recalls that Planning Director, Mr. Ric Goss, had made a presentation about micro antennas on poles, and there are some cities in south Florida that had put these antennas in, as opposed to the mega towers. That whole subject essentially got dropped. Mr. Jorczak understood that the Board was going to get some more

data, but the Board has dropped the issue, and it has never been discussed again. There was also an element about funding for some additional studies that would have been necessary for the City to allocate for the project. There are still problems in certain areas of the City, especially out Rt. 40 and by the airport. Are there some areas that we can take this latest technology and do a test case to see if it works out?

Mr. Briley stated that Staff is working on a comprehensive study for the City Commission, because it has come up for discussion, and the Mayor has asked about it. Mr. Spraker stated that there are questions about using them in the ROW and also on private property. Mr. Spraker will meet with Mr. Goss, and he will likely send an update to the Board, and this can be a future discussion item.

Chairman Thomas stated that there was discussion about the new antennae tower behind Houligans, and when it failed and it was decided not to build the cell phone tower, everything was just dropped.

Attorney Hayes stated that in January the amendment to the telecommunication regulations in the Code of Ordinances went to City Commission, and it was tabled because they wanted additional information. The Planning Director and City Manager will be bringing this back to City Commission once they have additional information. There has been some discussion as to whether or not they will bring a consultant in to address some of the questions, or to prepare a report.

Attorney Hayes continued that there was interest by a company early last fall concerning the micro antennae on top of telephone poles in the public ROW, and the City worked on the amendment to the ordinance within the Code of Ordinances to accommodate the changes, and that went to Commission in January and they tabled it, because they wanted additional information.

Mr. Spraker stated that the Planning Director did provide the Planning Board an in-depth study on cell communication. That was presented as a study, and Mr. Goss was waiting on additional information. Mr. Spraker will speak with Mr. Goss, and he can get back to the Board.

Mr. Jorczak asked about wind generators, and if there is anything in our code that would prohibit residential home owners from putting up a wind generator. Mr. Spraker stated that wind energy systems are allowed in every zoning district, as a conditional use. There are already standards and criteria for them.

Chairman Thomas stated that there have been some wonderful changes on the US 1 corridor, and the City should be congratulated for what is happening.

## **IX. ADJOURNMENT**

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

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Steven Spraker, AICP, Senior Planner

ATTEST:

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Doug Thomas, Chair

*Minutes transcribed by Melanie Nagel.*

# STAFF REPORT

## City of Ormond Beach Department of Planning

**DATE:** March 10, 2016

**SUBJECT:** Chelsea Place Subdivision  
PRD First Amendment

**APPLICANT:** Richard D. Smith, authorized representative for CP & SP  
Residential Land, LLC, property owner

**NUMBER:** 16-035 PRD First Amendment

**PROJECT PLANNER:** S. Laureen Kornel, AICP, Senior Planner

### **INTRODUCTION:**

This is a request by Richard D. Smith, authorized representative for CP & SP Residential Land, LLC, property owner to amend the adopted Development Order of the Chelsea Place Planned Residential Development, a ±167.47-acre property located on the south side of State Road 40 approximately 5,102 linear feet east of the State Road 40 and Interstate 95 ramp. This first amendment to the PRD seeks to increase the maximum lot coverage percentage for principal and accessory structures by 5% from 40% to 45% and to provide for a front yard setback exception of 5' on front porches only from the required 25' to 20'. The amendment is proposed to apply **ONLY** to undeveloped properties located within Phases I and II and all of Phase III in the Chelsea Place Subdivision owned by the applicant. The amendment does not propose any change in density and would have no changes to lots not currently owned by the applicant.

### **BACKGROUND:**

Chelsea Place was approved by Volusia County as a 250 dwelling unit subdivision platted in three phases on ±167.47 acres (99 lots that are 55' wide and 151 lots that are 70' wide). Approximately 89.77 acres (53.6%) were calculated for common area including conservation easements, landscape buffers, lakes, and parks and recreation area. Phases I and II are currently developed with 185 lots and nearly built out. The Preliminary Plat Development Order was issued on June 13, 2003 for Phase III and approved for 65 lots. The Development Order was granted an extension until September 26, 2015 by the Volusia County Land Development Department due to two state of emergency declarations issued. The subdivision plans for each phase for Chelsea Place were reviewed by the City's Site Plan Review Committee concurrent with the Volusia County approvals.

On December 3, 2013, the Chelsea Place subdivision was annexed with Ordinance No. 2013-61 into the City of Ormond Beach due to connection to City utilities and contiguity with the City boundaries. On June 17, 2014, a city land use of "Suburban Low Density Residential" was assigned to the property with Ordinance No. 2014-18 and on July 29, 2014 the subdivision was zoned Planned Residential Development

with Ordinance 2014-25. Most recently, in February 2016, an application for a Preliminary Plat and Plan for Phase III was submitted to the City.

The adjacent land uses and zoning are as follows:

	<b>Current Land Uses</b>	<b>Future Land Use Designation</b>	<b>Zoning</b>
<b>North</b>	Offices	City "Office/Professional	B-10 (Suburban Boulevard)
<b>South</b>	Aberdeen at Ormond Beach Manufactured Home Community	City "Open Space/Conservation" and "Medium Density Residential"	T-1 (Manufactured/Mobile Home)
<b>East</b>	Spring Meadows Subdivision	City "Suburban Low Density Residential"	SR (Suburban Residential)
<b>West</b>	Commercial and Vacant	City "Open Space/Conservation" and County "Urban Medium Intensity"	City B-8 (Commercial) and SE (Special Environmental)

The subject property is adjacent to Lowe's Home Improvement Store and recently developed Shoppes on West Granada. Located to the south of the property is Aberdeen of Ormond Beach. To the east of the property is the Spring Meadows Subdivision. On the north side of the subdivision are dental offices and a church. The purpose of the applicant initiated application is to amend the adopted PRD for the first time.

**AMENDMENT DESCRIPTION:**

The applicant has requested two amendments to the adopted PRD as follows:

1. Increase the maximum lot coverage by 5% for principal and accessory buildings from 40% to 45%; and
2. Allow front porches to extend a maximum of 5' into the required 25' front yard setback for a minimum 20' front yard setback for porches only with the condition that front porches shall not be converted to habitable space.

**This first amendment to the PRD shall not apply to the entire Chelsea Place Subdivision and is only requested for undeveloped lots located and owned by the applicant, in Phases I and II as well as Phase III in its entirety.** The amendment continues the previous approvals to the adopted City zoning classification with the exception of a slight increase in building coverage and the encroachment of front porches into the front yard setback with the condition that the front porch shall not be converted as habitable space.

## **ANALYSIS:**

The Chelsea Place Subdivision was approved as a Cluster Residential Development under the Volusia County R-4 Zoning District in accordance with Sec. 72-304. Clustering of dwelling units and zero lot line residential subdivisions of the Volusia County Land Development Code applies as well as the regulatory standards adopted in the Preliminary Plat Development Order. The subdivision has since annexed into the City and the City has assigned the property a land use and current zoning of PRD. The property is approximately 48% built out and developed as a cluster development under Volusia County in accordance with the Subdivision's previously assigned zoning district. For this first amendment to the PRD, the applicant proposes:

**1. To increase the maximum building coverage by 5% from 40% to 45%.**

The requested increase in building coverage would allow an overall increase in square footage. On average, the size of remaining undeveloped lots are 55 x 120' and 70' x 120'. The proposed percentage increase translates into roughly 300 - 500 square feet of additional living space and a fairly significant increase in property value. The applicant, in their application, has stated that the current market demand which is typically the retired home owner is for greater square footage primarily on the first floor. The request is consistent with techniques used to achieve cluster developments.

**2. To allow front porches to extend a maximum of 5 feet into the required 25' front yard setback with the condition that the front porches shall not be converted to habitable space.**

The use of porches promotes a sense of community and is consistent with suburban development. When the development was initially proposed, the craftsman architectural style was intended to be one of the primary styles of the subdivision. By providing concession of 5' into the front yard setback for porches only, future development will be incentivized to increase architectural detail without adding additional square footage or impacting parking.

## **CONCLUSION/CRITERIA FOR APPROVAL:**

There are two sets of criteria for review of Planned Residential Developments. The first are the criteria in the PRD zoning under Section 2-35, Chapter 2, Article II of the Land Development Code which does not apply to the proposed amendment because the PRD for the site was already approved under County regulations. In addition the city has already rezoned the property to PRD. The second criteria required by Section 1-15 (d)(2)(b), Chapter 1, Article II of the Land Development Code requires that the criteria as detailed in Section 1-18 (e), Chapter 1, Article II of the Land Development Code be analyzed as follows:

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

The site is already approved as a 250 lot subdivision. The request to increase building coverage by 5% and allow porches to extend 5' into the required 25' front yard setback will not create undue crowding or adversely affect the public health, safety, welfare or quality of life beyond what was previously approved.

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

The project was originally approved in Volusia County and concurrently reviewed by the City of Ormond Beach. The subdivision density is low at 1.5 units per acre and the lot layout has been clustered around environmental constraints. This proposed first amendment to the PRD is consistent with the City's Comprehensive Plan.

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

This proposed first amendment to the PRD is in keeping with the original intent of the development and does not impact the overall subdivision or the already established open space and recreational facilities. As stated above, nearly 90 acres or 54% of the subdivision is for common area including conservation easements, landscape buffers, lakes, and parks and recreation area. There are no additional environmental impacts as the result of this request.

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

The subdivision has already been approved under Volusia County and the first amendment to the PRD does not propose any new use.

- 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.**

This first amendment to the PRD to increase building coverage by 5% and allow porches to extend 5' into the required 25' front yard setback does not propose any additional infrastructure impacts. The number of approved lots remains at 250 with 132 lots involved in this amendment.

- 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 site is nearly built out as a 250 dwelling unit subdivision. This first amendment to the PRD does not propose any additional lots beyond what has been approved; therefore there will be no additional impacts to traffic.

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

This first amendment to the PRD does not propose any additional site development beyond what has been approved. The applicant is responding to inquires and demands of the current housing market.

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

This first amendment to the PRD does not propose any additional site development beyond what has been approved. The amendment to allow an increase to the building coverage and to allow a setback reduction for porches will not impact the safety of occupants or visitors.

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

This first amendment to the PRD does not propose any additional site development beyond what has been approved. The allowance to increase the building coverage and to allow a setback reduction of porches will not adversely impact the aesthetics of the area.

- 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.

In addition to the notice requirements of the city's Land Development Code completed by staff, the applicant provided their own notice of the subject PRD amendment to residence within the subdivision. The tentative City Commission hearing dates are April 19, 2016 (1<sup>st</sup> hearing) and May 3, 2016 (2<sup>nd</sup> hearing).

**RECOMMENDATION:**

Staff recommends that the Planning Board recommend **APPROVAL** to the City Commission of the first amendment to the adopted PRD to amend the PRD of the Chelsea Place Subdivision, to include undeveloped lots within Phases I and II and Phase III in its entirety, to allow the following two amendments:

1. Increase the building coverage by 5% from 40% to 45%; and
2. Allow porches to extend 5' into the required 25' front yard setback for a minimum front yard setback of 20' for porches only with the condition that porches shall not be converted to habitable space.

Attachments:

Exhibit 1: Location Aerial

Exhibit 2: Illustration identifying Undeveloped Lots within Chelsea Place Subdivision

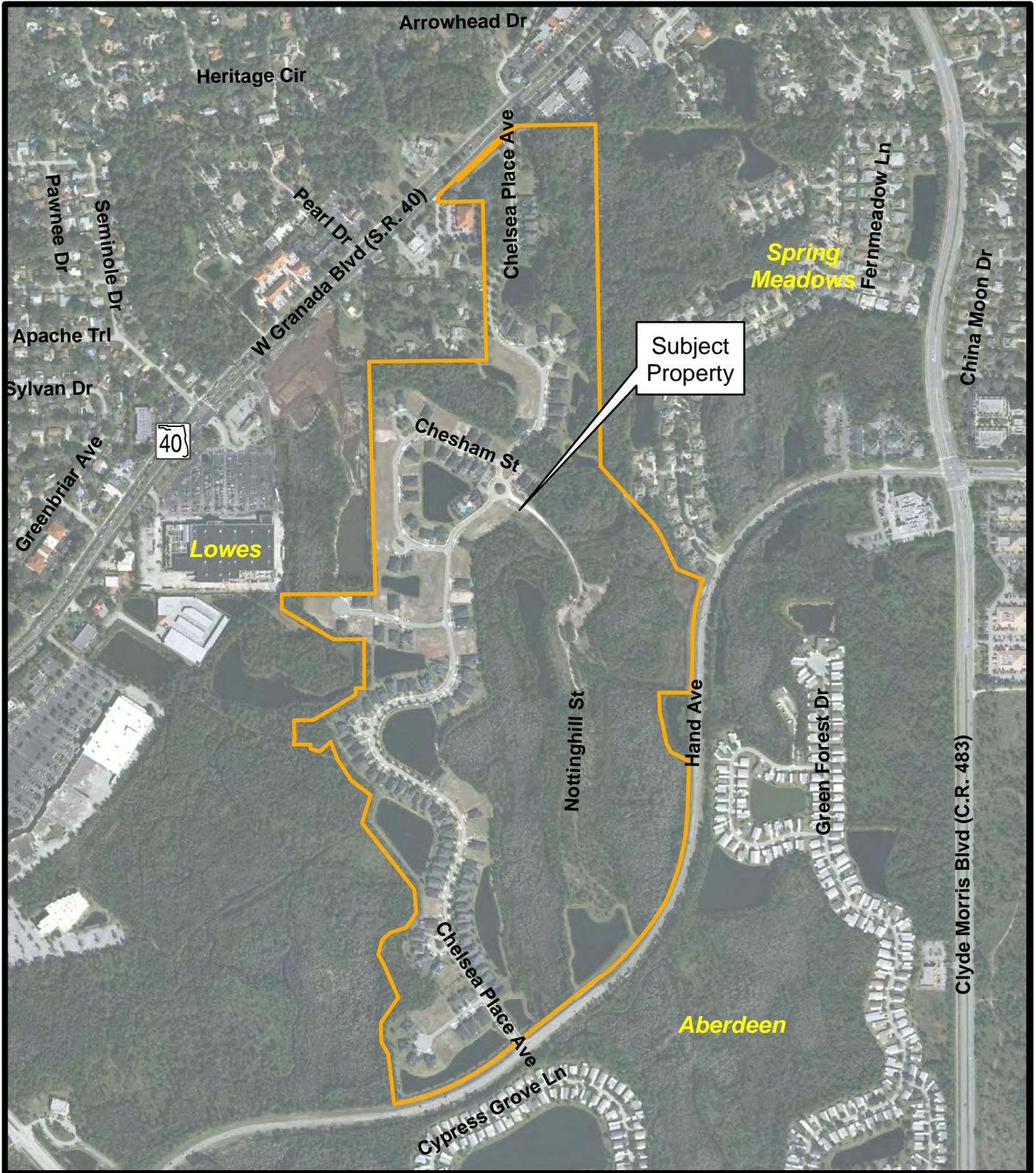
Exhibit 3: Proposed first amendment language

Exhibit 4: PRD first amendment application

Exhibit 5: ICI Homes Notice Letter

# EXHIBT 1

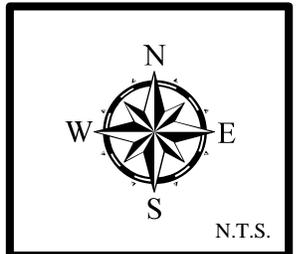
Location Aerial



**CHELSEA PLACE SUBDIVISION  
AERIAL MAP**

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Prepared By: The City of Ormond Beach  
G.I.S. Department - February 11, 2016



# EXHIBT 2

Illustration identifying Undeveloped Lots  
within Chelsea Place Subdivision

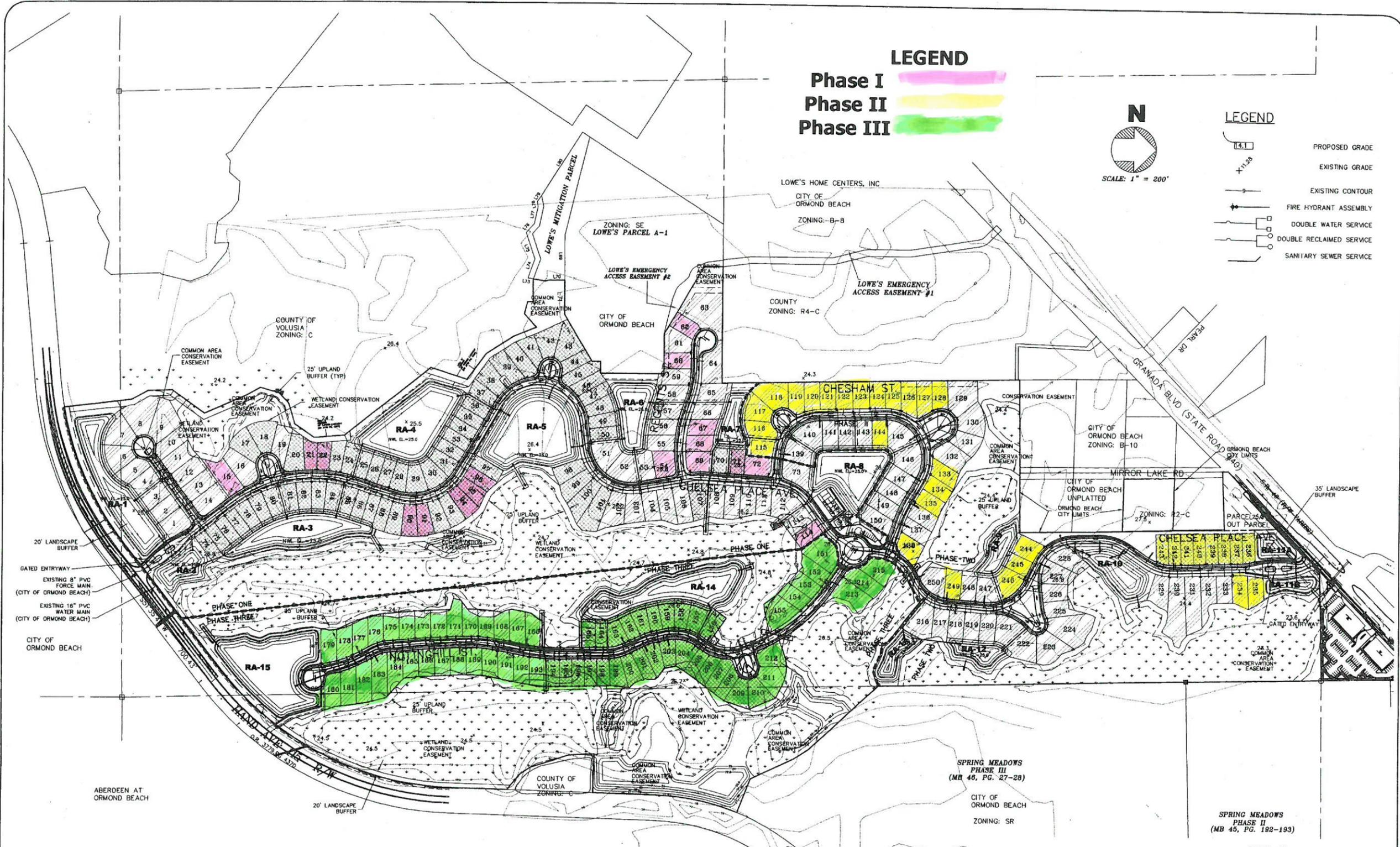
**LEGEND**  
 Phase I [Pink Box]  
 Phase II [Yellow Box]  
 Phase III [Green Box]



**LEGEND**

- [Solid Line] PROPOSED GRADE
- [Dashed Line] EXISTING GRADE
- [Dotted Line] EXISTING CONTOUR
- [Star Symbol] FIRE HYDRANT ASSEMBLY
- [Double Line] DOUBLE WATER SERVICE
- [Double Line with Circle] DOUBLE RECLAIMED SERVICE
- [Line with Circle] SANITARY SEWER SERVICE

NO.	DATE	REVISIONS
1.	3/20/03	REVISED FOR SPRAWL SUBMITTAL SHL
2.	4/23/03	REVISED FOR VOLUSIA COUNTY COMMENTS DATE 4/23/03



**SITE DATA**

**SITE AREA: 167.44 Acres**  
**SINGLE FAMILY UNITS (TYPE A) = 99 (55' WIDE)**  
**SINGLE FAMILY UNITS (TYPE B) = 151 (70' WIDE)**  
**TOTAL SINGLE FAMILY UNITS = 250**  
**AVERAGE LOT AREA = 7,273 SQ.FT.**

**LOT TYPES BY PHASE**

PHASE	LOT TYPE	COUNT
PHASE I	55' WIDE	64
	70' WIDE	50
PHASE II	55' WIDE	8
	70' WIDE	63
PHASE III	55' WIDE	27
	70' WIDE	38

**R-4 CLUSTER RESIDENTIAL SETBACKS**

FRONT	25'
REAR	20'
REAR POOL DECK	5'
SIDE	5'
SIDE CORNER	15'
WATERFRONT	25'

NOTE: MAXIMUM LOT COVERAGE FOR PRINCIPAL AND ACCESSORY BUILDINGS IS 35%

FRED M. HARPSTER - P.E./P.L.S. #4724/1127 4/30/03

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 436 NORTH GRANDVIEW AVENUE  
 DAYTONA BEACH, FL. 32118  
 PHONE: (386)253-3241 FAX: (386)253-2502  
 E-MAIL: rpoll@harpstereng.com

**CHELSEA PLACE - PHASE III**  
 OVERALL DEVELOPMENT PLAN

DESIGN BY:	SHL
CHECKED BY:	FMH
DATE:	1/15/03
SCALE:	1"=200'
JOB No.:	00-015
Dwg.:	00015CH3-ODP.DWG
XREF:	00015CHP-BAS.DWG
SHEET	2
OF	30 SHEETS

Volusia County Land Project #200-015 Chelsea Place Phase III (00015CH3-ODP) 4/30/03 1:30:24 PM, MARK

# EXHIBIT 3

Proposed first amendment language

...No changes proposed to previous Development Order language.

**5.** The maximum lot coverage for principal and accessory buildings:

40% Phase I Lots: 1, 3, 4, 6, 10, 12, 15, 20, 23, 31, 38, 39, 40, 41, 53, 55, 57, 72, 74, 87, 88, 96, 99, 101, 103, 114, 1, 3, 4, 5, 6, 10, 11, 12, 20, 23, 31, 38, 39, 40, 41, 53, 55, 57, 58, 59, 61, 63, 64, 65, 66, 70, 74, 87, 88, 99, 100, 101, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, and 113

Phase II Lots: 115, 128, 131, 133, 135, 138, 141, 145, 147, 148, 217, 218, 220, 221, 226, and 234, 250, 116, 117, 118, 126, 131, 141, 142, 143, 145, 147, 148, 217, 218, 220, 221, 226, 247, 248, and 250

Phase III Lots: 151-215

35% — for all other lots

**6.** The maximum lot coverage for principal and accessory buildings:

45% Phase I Lots: 15, 21, 22, 54, 60, 62, 67, 68, 69, 71, 72, 90, 91, 94, 95, 96, and 114

Phase II Lots: 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 133, 134, 135, 138, 144, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, and 249

Phase III Lots: 151-215

For lots with the 45% maximum lot coverage for principal and accessory buildings, front porches may extend up to 5' into the front yard setback. Front porches shall not be converted to habitable space.

35% for all other lots excluding the lots identified under 5. and 6. of this order.

**67.** The minimum lot width and depth:

<b>Phase</b>	<b># of Lots</b>	<b>Width</b>	<b>Depth</b>
I	64	55'	120'
I	50	70'	120'
II	8	55'	120'
II	63	70'	120'
III	27	55'	120'
III	38	70'	120'

**78.** The minimum Lot Size: 6,600 square feet

**89.** The Maximum Building Height: 35'

**910.** One street tree per lot and a tree per each 2,500 square feet of lot area are required for each single-family lot.

*...No changes proposed to subsequent Development Order language.*

# EXHIBT 4

PRD first amendment application



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

16-35

Date Submitted

2/2/16

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 checked="" type="checkbox"/> Planned Development Amendment - Major	1000	800	1500	3300
<input 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 Richard D. Smith

Full Address 2379 Beville Road, Daytona Beach, FL 32119

Telephone 386-236-4163 Email dsmith@icihomes.com

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

PROPERTY OWNER INFORMATION\*\*\*

Name CP & SP Residential Land LLC

Full Address 2379 Beville Road

Telephone 386-788-0820 Email dsmith@icihomes.com

\*\*\*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 Chelsea Place Phases 1, 2 and 3  
Legal Description Chelsea Place - Phase 1 recorded in Volusia County Map Book 51, Page 151 (see attached list)  
Chelsea Place - Phase 2 recorded in Volusia County Map Book 52, Page 49 (see attached list)  
Chelsea Place - Phase 3 not yet recorded

**PROJECT COORDINATOR**

Name Richard D. Smith  
Full Address 2379 Beville Rd., Daytona Beach, FL 32119  
Telephone 386-236-4163 Email dsmith@icihomes.com

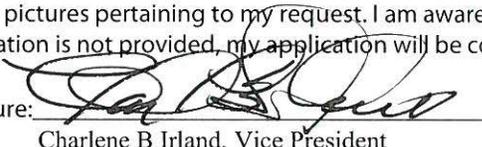
**PROJECT INFORMATION**

Name Chelsea Place Phases 1, 2 and 3  
Description Phases 1 and 2 are developed and nearly built out. Phase 3 is now in to the City for review of development plans and preliminary plat. This final phase will contain 65 single family lots bringing the total to 250 single family lots. The project has two (2) gated entries, pocket parks and amenity center with pool, playground and workout facility.

**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.

STATE OF FLORIDA  
COUNTY OF Volusia

Signature:   
Charlene B Irland, Vice President

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_, 20\_\_, by Charlene B Irland  
as Vice President (title\*) for CP & SP Residential Land, 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.

Suggested Amendment

times be strictly complied with;

2. There are no Site Plan Review Committee comments to satisfy;

3. The Subdivision Preliminary Plat Development Order, Preliminary Plat Extension Letter, Rendition Letter, and Street Tree Master Plan approved by Volusia County for Chelsea Place Subdivision are attached hereto as Exhibit "B" and incorporated herein by reference shall be strictly complied with at all times.

4. The subdivision is approved to have a total of 250 single-family lots with the following dimensions as shown on the attached plans:

Land Use	Front Setback	Rear Setback	Rear Pool Deck (non waterfront lots)	Rear Pool Deck (waterfront lots)	Side Setback	Side Corner Setback	Waterfront
Single-Family	25'	20'	5'	10'	5'	15'	25'

5. The maximum lot coverage for principal and accessory buildings:

~~40%~~ <sup>45%</sup> Phase I Lots: 1, 3, 4-6, 10-12, 15, 20-23, 31, 38, 39, 40, 41, 53-55, 57-72, 74, 87, 88-96, 99-101, 103-114

Phase II Lots: 115-128, 131, 133-135, 138, 141-145, 147, 148, 217, 218, 220, 221, 226, and 234-250

Phase III Lots: 151-215

35% for all other lots

6. The minimum lot width and depth:

Phase	# of Lots	Width	Depth
I	64	55'	120'
I	50	70'	120'
II	8	55'	120'
II	63	70'	120'
III	27	55'	120'
III	38	70'	120'

7. The minimum Lot Size: 6,600 square feet

- 8. The Maximum Building Height: 35'
- 9. ~~Perimeter building setbacks: 45 feet~~
- 10. ~~Minimum building separation: a. Side: 15 feet  
b. Front and rear: 50 feet~~

~~11-9.~~ One street per lot and a tree per each 2,500 square feet of lot area are required for each single-family lot.

~~10. Front porches may extend up to 5 ft. into Front Setback.~~ *Front Area may not be converted habitable space.*  
B. The final plans for the development project shall be consistent with all of the conditions listed in this Development Order and as depicted in the plans attached hereto as Exhibit "B"; provided, however, that the said plans shall be amended as necessary in order to achieve such consistency.

C. No material change shall be made to the final plans for the development project without further review by the Planning Board and approval by the City Commission in accordance with the procedures for the approval of this development order.

D. All site construction activity shall be performed in strict compliance with the terms and conditions of this Development Order approved for this development project, and of the *Land Development Code*.

E. Any amendment of the conditions contained in this Development Order shall be consistent with the provisions for Planned Residential Development amendments contained in the *Land Development Code*.

F. This Development Order shall be recorded in the public records of Volusia County, Florida; at the expense of the City of Ormond Beach, a Florida municipal corporation, and shall be binding upon the property owners, and their successors and assigns, and shall run with the real property legally described in Exhibit "A" attached hereto incorporated herein by reference.

Chelsea Place Phases 1 - 3 (Vacant Lots)

Rev 2-8-16

Phase	Lot #	Address	Parcel ID	Owner
1	15	490 CHELSEA PLACE AV ORMOND BEACH	4230-14-00- ~::~~	HF COMMERCIAL RESIDENTIAL
1	21	468 CHELSEA PLACE AV ORMOND BEACH	4230-14-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
1	22	464 CHELSEA PLACE AV ORMOND BEACH	4230-14-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
1	54	336 CHELSEA PLACE AV ORMOND BEACH	4230-14-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
1	60	1222 REGENTS ST ORMOND BEACH 32174	4230-14-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
1	62	1230 REGENTS ST ORMOND BEACH 32174	4230-14-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
1	67	1209 REGENTS ST ORMOND BEACH 32174	4230-14-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
1	68	1205 REGENTS ST ORMOND BEACH 32174	4230-14-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
1	69	1201 REGENTS ST ORMOND BEACH 32174	4230-14-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
1	71	324 CHELSEA PLACE AV ORMOND BEACH	4230-14-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
1	72	396 CHESHAM ST ORMOND BEACH 32174	4230-14-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
1	90	449 CHELSEA PLACE AV ORMOND BEACH	4230-14-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
1	91	445 CHELSEA PLACE AV ORMOND BEACH	4230-14-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
1	94	433 CHELSEA PLACE AV ORMOND BEACH	4230-14-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
1	95	429 CHELSEA PLACE AV ORMOND BEACH	4230-14-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
1	96	425 CHELSEA PLACE AV ORMOND BEACH	4230-14-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
1	114	309 CHELSEA PLACE AV ORMOND BEACH	4230-14-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	115	392 CHESHAM ST ORMOND BEACH 32174	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	119	376 CHESHAM ST ORMOND BEACH 32174	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	120	372 CHESHAM ST ORMOND BEACH 32174	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	121	368 CHESHAM ST ORMOND BEACH 32174	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	122	364 CHESHAM ST ORMOND BEACH 32174	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	123	360 CHESHAM ST ORMOND BEACH 32174	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	124	356 CHESHAM ST ORMOND BEACH 32174	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	125	352 CHESHAM ST ORMOND BEACH 32174	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	127	344 CHESHAM ST ORMOND BEACH 32174	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	128	340 CHESHAM ST ORMOND BEACH 32174	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	133	320 CHESHAM ST ORMOND BEACH 32174	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	134	316 CHESHAM ST ORMOND BEACH 32174	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	135	312 CHESHAM ST ORMOND BEACH 32174	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	138	300 CHESHAM ST ORMOND BEACH 32174	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	144	325 CHESHAM ST ORMOND BEACH 32174	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	234	109 CHELSEA PLACE AV ORMOND BEACH	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	235	105 CHELSEA PLACE AV ORMOND BEACH	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	236	104 CHELSEA PLACE AV ORMOND BEACH	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	237	108 CHELSEA PLACE AV ORMOND BEACH	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	238	112 CHELSEA PLACE AV ORMOND BEACH	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	239	116 CHELSEA PLACE AV ORMOND BEACH	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	240	120 CHELSEA PLACE AV ORMOND BEACH	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	241	124 CHELSEA PLACE AV ORMOND BEACH	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	242	128 CHELSEA PLACE AV ORMOND BEACH	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	243	132 CHELSEA PLACE AV ORMOND BEACH	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	244	200 CHELSEA PLACE AV ORMOND BEACH	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC

Chelsea Place Phases 1 - 3 (Vacant Lots)

Rev 2-8-16

Phase	Lot #	Address	Parcel ID	Owner
2	245	204 CHELSEA PLACE AV ORMOND BEACH	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	246	208 CHELSEA PLACE AV ORMOND BEACH	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
2	249	220 CHELSEA PLACE AV ORMOND BEACH	4230-15-00- ~::~~	CP & HG RESIDENTIAL LOTS LLC
3	151	305 Chelsea Place Ave or 300 Nottinghill St Ormond Beach 32174	4229-00-00- 0010	CP & SP RESIDENTIAL LAND LLC
3	152	304 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	153	308 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	154	312 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	155	316 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	156	348 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	157	352 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	158	356 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	159	360 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	160	364 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	161	368 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	162	372 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	163	376 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	164	380 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	165	384 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	166	400 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	167	404 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	168	408 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	169	412 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	170	416 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	171	420 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	172	424 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	173	428 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	174	432 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	175	436 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	176	440 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	177	444 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	178	448 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	179	452 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	180	449 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	181	445 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	182	441 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	183	437 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	184	433 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	185	429 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	186	425 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	187	421 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	188	417 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	189	421 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	190	409 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC

Chelsea Place Phases 1 - 3 (Vacant Lots)

Rev 2-8-16

Phase	Lot #	Address	Parcel ID	Owner
3	191	405 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	192	401 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	193	397 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	194	393 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	195	389 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	196	385 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	197	381 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	198	377 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	199	373 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	200	369 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	201	365 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	202	361 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	203	357 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	204	353 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	205	349 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	206	345 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	207	341 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	208	337 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	209	333 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	210	329 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	211	325 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	212	321 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	213	309 Nottinghill St Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC
3	214	305 Nottinghill St Ormond Beach 32174 301 Nottinghill St or		CP & SP RESIDENTIAL LAND LLC
3	215	301 Chelsea Place Ave Ormond Beach 32174		CP & SP RESIDENTIAL LAND LLC



February 1, 2016

Ric Goss  
City of Ormond Beach  
Director of Planning and Building  
22 S. Beach Street, Room 104  
Ormond Beach, FL 32174

Re: Chelsea Place – Request for Amendment to Planned Residential Development Order

Dear Ric:

Please consider this letter, and associated documentation, a formal request for the City of Ormond Beach to consider amendments to the Development Order of the above referenced project as follows:

1. Increase the maximum lot coverage percentage to 45%
2. Provide for a set-back exception for front porches. Front-porches shall be required to be set-back a minimum of 20 ft. from the front property line. Garages and other habitable portions of the house shall remain at a minimum set-back of 25 ft.

Each of the requested amendments are the result of potential purchasers demanding greater square footage on the first floor and greater percentage of buyers desiring private pools and other rear-yard improvements.

Thank you in advance for your consideration. Please contact me at 386-547-4729 or [dsmith@icihomes.com](mailto:dsmith@icihomes.com) with any questions you may have or need for additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard D. Smith', written in a cursive style.

Richard D. Smith  
Vice President of Development

THIS DOCUMENT PREPARED  
BY AND RETURN TO:

J. Andrew Hagan, Esquire  
2379 Beville Road  
Daytona Beach, Florida 32119

**NOTE TO RECORDING OFFICER: THE DEED EVIDENCES A CONVEYANCE OF UNENCUMBERED REAL PROPERTY, WITHOUT MONETARY CONSIDERATION, FROM GRANTOR TO A LIMITED LIABILITY COMPANY IN WHICH GRANTOR IS THE SOLE MEMBER, PURSUANT TO THE FLORIDA SUPREME COURT DECISION OF CRESCENT MIAMI CENTER, LLC V. FLORIDA DEPT. OF REVENUE, 903 SO. 2D 913 (FLA 2005), THIS CONVEYANCE IS NOT SUBJECT TO DOCUMENTARY STAMP TAXES PURSUANT TO CHAPTER 201, FLOIRDA STATUES.**

**SPECIAL WARRANTY DEED**

THIS INDENTURE, is made effective June 25, 2009, by and between **MHK OF VOLUSIA COUNTY, INC.**, a Florida corporation (the "Grantor"), whose mailing address is 2379 Beville Road, Daytona Beach, Florida 32119 and **CP and SP RESIDENTIAL LAND, LLC**, a Florida limited liability company (the "Grantee"), whose mailing address is 2379 Beville Road, Daytona Beach, Florida 32119.

**WITNESSETH THAT:**

**GRANTOR**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns, forever, the real property located in Volusia County, Florida, more particularly described on **Exhibit "A"** attached hereto and made a part hereof (the "Property"), together with all tenements, hereditaments, and appurtenances thereto belonging or in anyway appertaining to the Property.

**SUBJECT, HOWEVER**, to all covenants, restrictions, easements, liens and other matters of record and ad valorem taxes accruing after December 31, 2008;

**AND** Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all parties, claiming by, through or under Grantor but against none other.



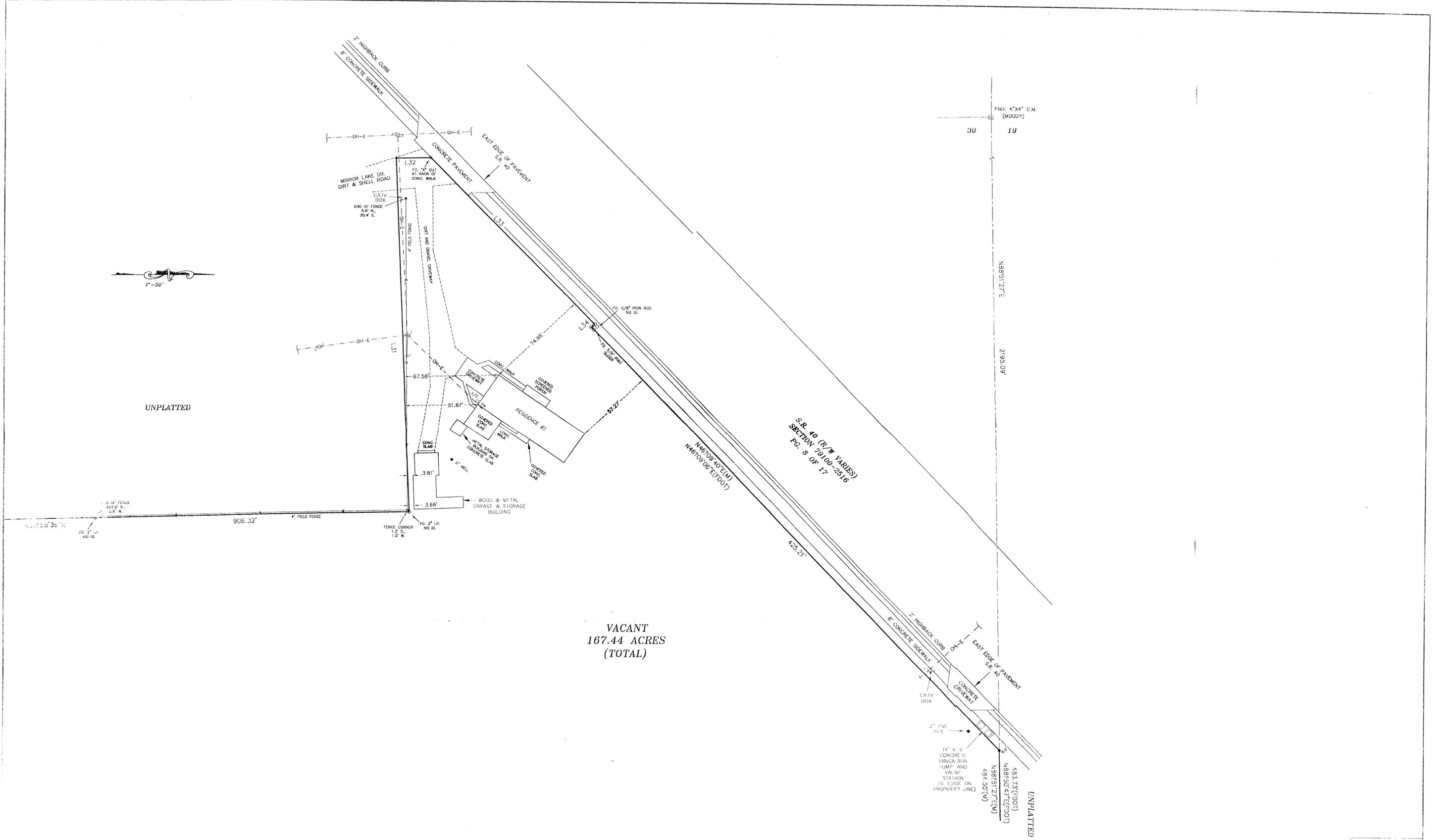
**EXHIBIT A**  
**("Property")**

A portion of Sections 29 and 30, Township 14 South, Range 32 East, Volusia County, Florida being more particularly described as follows: From a point of reference, Commence at a 2" Iron Pipe marking the Northeast corner of said Section 30, being also the Northwest corner of SPRING MEADOWS, PHASE II, as per map recorded in Map Book 45, Pages 192-193, of the Public Records of Volusia County, Florida; thence run South 01°11'34" East (South 01°11'28" East per said plat), along the East line of said Section 30, being also the West line of said SPRING MEADOWS, PHASE II, and the West line of SPRING MEADOWS, PHASE III, as per map RECORDED IN Map Book 46, Pages 27 and 28, of the Public Records of Volusia County, Florida, a distance of 1955.06 feet to the POINT OF BEGINNING; thence run South 01°11'34" East (South 01°11'28" East per said plat), along the East line of said Section 30, being also the west line of said SPRING MEADOWS, PHASE II, and the west line of SPRING MEADOWS PHASE III, a distance of 9.94 feet; thence, departing said East line of Section 30 and along the Southwesterly line of said SPRING MEADOWS, PHASE III, run South 42°31'11" East (South 42°31'05" East per said plat) a distance of 419.11 feet; thence run South 32°34'09" East (South 32°34'03" East per said plat) along the Southwesterly line of said SPRING MEADOWS, PHASE III, a distance of 79.04 feet; thence run South 25°20'54" East (South 25°20'48" East per said plat) along the Southwesterly line of said SPRING MEADOWS, PHASE III, a distance of 210.00 feet; thence run South 68°20'54" East (South 68°20'48" East per said plat) along the Southwesterly line of said SPRING MEADOWS, PHASE III, a distance of 161.13 feet to an intersection with the Northerly right-of-way line of the 115 foot wide right-of-way of Hand Avenue, as described in Official Records Book 3779, Page 4370, of the Public Records of Volusia County, Florida, said point lying on a curve, concave Southeasterly; thence run Southerly and Westerly, along said curved right-of-way line, having a radius of 1057.50 feet; an arc distance of 369.59, or through a central angle of 20°01'27", having a chord distance of 367.71 feet, and a chord bearing of South 11°45'53" West, to a Point of Tangency thereof, thence run South 01°45'09" West (South 01°45'32" West per said right-of-way deed), along said right-of-way line, a distance of 280.39 feet to a point therein and the Northeasterly corner of Area "O", as described in Warranty Deed from Patricia Lagoni, as Trustee No. IDI-1, to the County of Volusia, as recorded in Official Records Book 3779, Page 4420, of the Public Records of Volusia County, Florida; thence, departing the right-of-way line of said Hand Avenue, run Westerly and Southerly along the boundary of said Area "O" the following courses and distances, run North 88°14'51" West (North 88°14'28" West per said deed) a distance of 171.36 feet (171.41 feet per said deed); thence run South 02°26'40" East a distance of 111.39 feet; thence run South 18°49'36" East a distance of 79.17 feet; thence run South 17°23'17" East a distance of 100.33 feet; thence run South 33°39'32" East a distance of 58.01 feet; thence run South 50°15'41" East a distance of 87.38 feet to an intersection with the Westerly right-of-way line of the aforementioned Hand Avenue; thence run South 01°45'09" West (South 01°45'32" West per deed), along said Westerly right-of-way line, a distance of 255.69 feet to a Point of Curvature of a curve to the right; thence run Southerly and Westerly, along said curved right-of-way line, having a radius of 1342.50 feet, an arc distance of 1167.91 feet, or through a central angle of 49°50'40", having a chord distance of 1131.43 feet, and a chord bearing of South 26°40'29" West, to the Point of Tangency thereof; thence run South 51°35'49" West per said right-of-way deed), along said right-of-way line, a distance of 294.73 feet; thence North 06°38'48" East a distance of 1384.40 feet; thence continue North 06°38'48" West a distance of

1384.40 feet; thence North 36°18'20" West a distance of 120.12 feet to a point on a curve concave northwesterly having a radius of 225.00 feet, a central angle of 16°10'31", a chord bearing of North 43°44'00" East, a chord of 63.31 feet, thence along said curve for an arc length of 63.52 feet to the point of reverse curvature of a curve concave southeasterly having a radius of 35.00 feet, a central angle of 55°31'07", a chord bearing of North 63°24'18" East, a chord of 32.60 feet, thence along said curve for an arc length of 33.91 feet to the point of reverse curvature of a curve concave northwesterly having a radius of 75.00 feet, a central angle of 23°38'04", a chord bearing of North 79°20'50" East, a chord of 30.72 feet; thence along said curve for an arc length of 30.94 feet to the point of reverse curvature of a curve concave southerly having a radius of 35.00 feet, a central angle of 56°56'39", a chord bearing of South 83°59'53" East, a chord of 33.37 feet, thence along said curve for an arc length of 34.79 feet; thence North 34°28'28" East a distance of 50.00 feet to a point on a curve concave northeasterly having a radius of 35.00 feet, a central angle of 56°56'39", a chord bearing of North 27°03'13" West, a chord of 33.37 feet, thence along said curve for an arc length of 34.79 feet to the point of reverse curvature of a curve concave southwestly having a radius of 75.00, a central angle of 57°20'32", a chord bearing of North 27°15'10" West, a chord of 71.97 feet, thence along said curve for an arc length of 75.06 feet to the point of reverse curvature of a curve concave northeasterly having a radius of 35.00 feet, a central angle of 59°19'31", a chord bearing of North 26°15'40" West, a chord of 34.64 feet, thence along said curve for an arc length of 36.24 feet to the point of compound curvature of a curve concave easterly having a radius of 175.00 feet, a central angle of 29°19'25", a chord bearing of North 18°03'47" East, a chord of 88.59 feet; thence along said curve for an arc length of 89.56 feet; thence continue along said curve having a radius of 175.00, a central angle of 32°48'54", a chord bearing of North 49°07'57" East, a chord of 98.86 feet; thence along said curve for an arc length of 100.23 feet to the point of tangency thereof; thence North 65°32'24" East a distance of 6.42 feet to the point of curvature of a curve concave northwesterly having a radius of 205.00 feet, a central angle of 26°46'15", a chord bearing of North 52°09'17" East, a chord of 94.91 feet; thence along said curve for an arc length of 95.78 feet; thence South 52°01'26" East a distance of 234.00 feet; thence South 32°28'44" East a distance of 37.90 feet; thence South 88°29'40" East a distance of 28.06 feet; thence South 69°03'49" East a distance of 38.90 feet; thence South 63°32'01" East a distance of 53.33 feet; thence North 79°42'32" East a distance of 23.82 feet; thence North 74°22'25" East a distance of 21.71 feet; thence North 30°17'07" East a distance of 25.70 feet; thence North 74°58'12" East a distance of 9.46 feet to the Point of Beginning.

Containing 56.47 Acres more or less.





VACANT  
167.44 ACRES  
(TOTAL)

DESCRIPTION OF PROPERTY (AS SCALED)	PUBLISHED BASE FLOOD ELEVATION	DEARING STRUCTURE PER PLAT OF	ELEVATIONS BASED ON	PUBLISHED ELEVATION
DISTANCE BEARING CURVE DATA POINTS MONUMENTS ETC.	COMMUNITY ESTIMATED BASE FLOOD ELEVATION	NAME TYPE MATERIAL FOUNDATION ETC.	DATUM METHOD DATE BY WHOM	VALUE TYPE DATE BY WHOM

SYMBOL	DESCRIPTION
OH-E	OVERHEAD ELECTRIC
OH-T	OVERHEAD TELEPHONE
Q	QUICK SQUARE NOTED
W	WATER MAIN
A/C	AIR CONDITIONER
AC	ACRES
ASMT	ASBESTOS
BL	BASE FLOOD ELEVATION
BM	BENCHMARK
CC	CONCRETE CURB
CD	CONCRETE DRIVEWAY
CE	CONCRETE
CF	CONCRETE FOUNDATION
CG	CONCRETE GROUND
CH	CONCRETE HATCH
CI	CONCRETE INTERIOR
CJ	CONCRETE JUNCTION
CK	CONCRETE KITCHEN
CL	CONCRETE LANDING
CM	CONCRETE MOUNTAIN
CP	CONCRETE PAVEMENT
CQ	CONCRETE QUARTERS
CR	CONCRETE RAMP
CS	CONCRETE SIDEWALK
CT	CONCRETE TOWER
CU	CONCRETE UNDERGROUND
CV	CONCRETE VALVE
CW	CONCRETE WALL
CX	CONCRETE WINDOW
CY	CONCRETE YARD
CZ	CONCRETE ZONE
DA	DATA
DB	DATE
DC	DEPARTMENT
DD	DESCRIPTION
DE	DEGREE
DF	DIAMETER
DG	DISTANCE
DH	DIRECTION
DI	DIVISION
DJ	DIAMETER
DK	DISTANCE
DL	DIRECTION
DM	DIVISION
DN	DIAMETER
DO	DISTANCE
DP	DIRECTION
DQ	DIVISION
DR	DIAMETER
DS	DISTANCE
DT	DIRECTION
DU	DIVISION
DV	DIAMETER
DW	DISTANCE
DX	DIRECTION
DY	DIVISION
DZ	DIAMETER
EA	EAST
EB	ELEVATION
EC	ELECTRIC
ED	ENCLOSURE
EE	ELECTRIC
EF	ENCLOSURE
EG	ELECTRIC
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EI	ELECTRIC
EJ	ENCLOSURE
EK	ELECTRIC
EL	ENCLOSURE
EM	ELECTRIC
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EO	ELECTRIC
EP	ENCLOSURE
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EU	ELECTRIC
EV	ENCLOSURE
EW	ELECTRIC
EX	ENCLOSURE
EY	ELECTRIC
EZ	ENCLOSURE
FA	FOUNDATION
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FD	FOUNDATION
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FH	FOUNDATION
FI	FOUNDATION
FJ	FOUNDATION
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# EXHIBT 5

ICI Homes Notice Letter



February 18, 2016

Address

Re: Chelsea Place, Phase 3

Dear Chelsea Place Resident:

ICI Homes is proud to announce the plans for the final phase of Chelsea Place have been submitted to the City of Ormond Beach for approval. Phase 3, which was previously approved by Volusia County, will contain the same number and type of single-family lots as previously approved. Phase 3 is located east of Phases 1 and 2 and will be accessed via Nottingham St., directly in front of the model home center. These final sixty-five (65) lots will complete the Chelsea Place community at 250 residential units. The lot sizes will remain the same with a mix of 55' wide and 70' wide lots with minimum depths of 120 ft.

Concurrent with this application, a separate application has been submitted requesting amendments to the Planned Residential Development Agreement. Homebuyer demand has indicated a desire for additional square footage, particularly on the first floor of homes; therefore, two (2) amendments to the current zoning approval have been requested. The first being an increase in the minimum building coverage percentage from 40% to 45%, the second being a reduction in minimum front set-backs for porches (uninhabitable space) from 25 ft. to 20 ft. Each of these amendments will enable the construction of slightly larger homes (300-500 sf typically) with no increase in the overall number of units within the project. These amendments will apply to all homes within proposed Phase 3, as well as all home-sites currently vacant in Phases 1 and 2.

You will soon be receiving formal notice of the amendment application from the City of Ormond Beach and noticing signs posted on the community frontage along Granada Blvd. and Hand Ave. The initial hearing before the City of Ormond Beach Planning Board is scheduled for March 10<sup>th</sup>. This hearing will be followed by two (2) hearings before the City Commission on April 19<sup>th</sup> and May 3<sup>rd</sup>. All meetings will be held at City Hall, 22 S. Beach Street, Ormond Beach, FL 32174 at 7:00 PM. If you have any questions please call Dick Smith at ICI Homes (386) 236-4163 or you can contact the City of Ormond Beach Planning Division at (386) 676-3238.

Sincerely,

*M. David Haas*

Chief Development Officer

**Interwest Construction, Inc.**

2379 Beville Road, Daytona Beach, FL 32119 • Voice 386.788.0820 • Fax 386.760.2237 • [www.ICIHomes.com](http://www.ICIHomes.com)

# STAFF REPORT

## City of Ormond Beach Department of Planning

**DATE:** February 29, 2016

**SUBJECT:** Land Development Code (LDC) amendment – restaurant type “D”

**APPLICANT:** Ms. Dorian Burt

**NUMBER:** LDC 2016-045

**PROJECT PLANNER:** Steven Spraker, AICP, Senior Planner

**INTRODUCTION:** This is a request by Dorian Burt to amend the Ormond Beach Land Development Code to allow a Restaurant, type “D” to use a 2COP alcohol license. The following Sections of the Ormond Beach Land Development Code are proposed to be amended: **(1)** amend Chapter 1, General Administration, Article III, Definition and Acronyms, **Section 1-22**, Definition of terms and words to modify the definition of restaurants, type “D” and **(2)** amend Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, **Section 2-57**, Criteria for review of specific conditional and special exception, to modify the criteria for Restaurants, type “D” to allow the use of 2COP alcohol licenses.

**BACKGROUND:** On April 20, 2011, Ordinance 2011-014 was approved by the City Commission that created a new restaurant type, known as a restaurant, type “D”. A restaurant, type “D” allows restaurants under certain conditions that have a minimum requirement of 100 seats, are limited to 4COP alcohol licenses, and derive at least 25% of its gross revenue from the sale of food and nonalcoholic beverages within the Downtown Overlay District.

The City currently allows the following types of restaurants:

Classification	Characteristics
Type “A”	<ol style="list-style-type: none"><li>1. Have at least 150 seats.</li><li>2. Derives at least 51% of its gross revenue from the sale of food and non-alcoholic beverages.</li><li>3. Can serve all types of alcohol, typically through a state SRX alcohol license.</li><li>4. Examples: Outback and Lulu’s restaurant.</li></ol>

Classification	Characteristics
Type "B"	<ol style="list-style-type: none"> <li>1. Have less than 150 seats.</li> <li>2. Permitted to offer only beer and wine, typically through a state 2COP alcohol license.</li> <li>3. Example: Rosie's Cafe</li> </ol>
Type "C"	<ol style="list-style-type: none"> <li>1. Short order food to be consumed on or off premise that may have walk-up or drive through windows.</li> <li>2. Permitted to offer only beer and wine, typically through a state 2COP alcohol license.</li> <li>3. Examples: McDonalds, Subway, Wendy's</li> </ol>
Type "D"	<ol style="list-style-type: none"> <li>1. Required to have a minimum of 4,000 square feet to exclude exterior dining.</li> <li>2. Located only in the Downtown Overlay District.</li> <li>3. Restricted to only a 4COP alcohol license.</li> <li>4. A minimum of 25% gross revenue must be derived from the sale of food and nonalcoholic beverages.</li> <li>5. Example: Grind GastroPub &amp; Kona Tiki Bar</li> </ol>

Restaurants typically utilize two types state alcohol licenses. The first is a "SRX" license. This license allows all forms of alcohol, including beer, wine and liquor. The SRX has certain state requirements for restaurants, as follows:

1. A minimum of 2,500 square feet of service area;
2. Shall be equipped to serve 150 persons full course meals at tables at one time;
3. Derive at least 51 percent of its gross revenue from the sale of food and nonalcoholic beverages.

The state SRX license parallels the City's requirements for a type "A" restaurant and these establishments may serve beer, wine or liquor in association with the restaurant. The second typical state alcohol license used is a 2COP (Consumption on Premise). Restaurants utilize a 2COP when the number of seats falls below 150 and are permitted to sell beer and wine only. The 2COP license also allows sales in sealed containers for package sales.

There is also a state 4COP alcohol license that allows the sale of beer, wine, and liquor without the limitations of service area, seating, or food sales. The state limits the number of 4COP alcohol licenses based on each county's population.

**LDC AMENDMENT:** Itemized below (and also illustrated in Attachment A) are the proposed amendments to modify the restaurant, type “D” use to allow the use of a 2COP alcohol license:

- Chapter 1, General Administration, Article III, Definitions, Section 1-22, Definitions is proposed to be amended as follows, underline is added text and ~~strikethrough~~ is deleted text:

*Type D* means restaurants that have a minimum requirement of one hundred (100) seats; are ~~limited~~ permitted to have 2COP or 4COP alcohol licenses; and derive at least twenty-five percent (25%) of its gross revenue from the sale of food and nonalcoholic beverages.

- Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Conditional Uses and Special Exceptions shall be amended as follows, underline is added text and ~~strikethrough~~ is deleted text:

(69) Restaurant types.

- The following criteria by restaurant type apply as denoted in the table below:

CRITERIA		RESTAURANT TYPES			
		TYPE A	TYPE B	TYPE C	TYPE D
1.	Screening and buffering in excess of that required under Chapter 3, Article 1 may be required in order to minimize impact on nearby residential uses to the maximum extent feasible, particularly with regard to noise, odor, fumes and glare impacts.	X	X	X	X
2.	Hours of operation may be restricted if located adjacent to a conforming residential use or a residential district.	X	X	X	X
3.	A full menu must be available at all times during which alcohol is consumed.	X	0	0	0
4.	If inside entertainment is provided, there shall be no additional charge for admission and hours of operation may be limited. All entertainment will be contained inside, unless granted approval through Public Hearing.	X	X	0	0
5.	Beer and Wine only.	√	X	X	√
6.	Restaurant shall have a minimum of 4000 total square feet, to include exterior dining area.	0	0	0	X
7.	A minimum of 100 seats is required.	0	0	0	X

8.	Shall be located in the Downtown Community Redevelopment Area.	0	0	0	X
9.	<del>Only a Shall operate with a 2COP or 4COP alcohol license is permitted.</del>	0	0	0	X
10.	The kitchen shall remain open to service and a full menu shall be available at all times during which alcohol is consumed.	0	0	0	X
11.	A minimum of 25% gross revenue must be derived from the sale of food and nonalcoholic beverages. The restaurant shall provide the City Planning Director documentations by September 15th of each year that a minimum of 25% of their gross revenue is derived from the sale of food and nonalcoholic beverages. If the documentation is not submitted or shows less than 25% of their gross revenue is derived from the sale of food and nonalcoholic beverages, the restaurant shall be denied a Business Tax Receipt for a Type D restaurant for the next year.	0	0	0	X
12.	Outdoor Seating is permitted and shall be reviewed by the SPRC.	X	X	X	X
13.	Where outdoor seating is provided, doggie dining exemption is permitted subject to additional criteria and separate permit.	X	X	X	X
X Denotes applicable to restaurant type; 0 Denotes not applicable to restaurant type; √ Denotes alcohol, beer and wine permitted					

**ANALYSIS:**

The applicant is seeking an amendment to the restaurant type “D” to allow a 2COP alcohol license to operate a brewery in association with a restaurant. The concept would include a restaurant and an on-site brewery where beer and wine can be consumed on-site within the restaurant or off-site with packaged sales. The applicant has indicated that the proposed restaurant/brewery would be located at 48 West Granada Boulevard in the Downtown Overlay District. The amendment for the restaurant/brewery at the pre-application meeting was requested by the applicant for two reasons:

1. The Land Development Code requires 51% food and nonalcoholic beverages sales to operate as a restaurant. Otherwise the use is considered a bar and must meet all location and conditional use criteria for a bar. The restaurant type “D” use allows the food and nonalcoholic beverages sales requirement of the Land Development Code to decrease to 25%. The applicant shall have a full menu of food, but the percentage of food and nonalcoholic beverages sales is not a known percentage at this time. If the percentage of food and nonalcoholic beverages was 51%

or higher, the proposed use would be an allowed conditional use as a restaurant, type “B”; and

2. Based on the unknown percentage of food and nonalcoholic beverages sales, the applicant believes that the restaurant type “D” is the appropriate classification. The 2COP license amendment is necessary to allow the package sale of alcohol. The 4COP alcohol license would not allow the package sale of alcohol.

The amendment seeks only to modify the required alcohol license and all other regulations of the restaurant type “D” would be applicable.

There are certain criteria that must be evaluated before adoption of an amendment according to the Land Development Code (LDC); the Planning Board must consider the following criteria when making their recommendation.

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

No specific development is proposed. The intent of the proposed amendment is to expand the alcohol license types available under restaurant type “D”. The proposed use is similar in concept to the former Tomoka Brewery. The proposed amendments would not adversely affect public health, safety, welfare or the quality of life.

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

The proposed Land Development Code amendment is consistent with the Comprehensive Plan. The Comprehensive Plan adopts the Downtown Master Plan by reference which encourages the development of restaurants and after business hours activities.

- 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.**

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 amendment is not anticipated to have a significant impact on adjacent properties and is consistent with downtown types of activities. The proposed use would continue to operate as restaurant with a brewery component to the use.

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.**

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.**

Not applicable.

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

Not applicable.

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

Not applicable.

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

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.

### **RECOMMENDATION:**

It is expected that the amendment will be reviewed by the City Commission on April 19, 2016 (1<sup>st</sup> reading) and May 3, 2016 (2<sup>nd</sup> reading). It is recommended that the Planning Board **APPROVE** LDC 2016-045, to amend the alcohol licenses allowed for a restaurant type "D" as shown above and in Exhibit A.

## ATTACHMENT 1

Chapter 1, General Administration, Article III, Definition and Acronyms, Section 1-22, Definition of terms and words.

*Type D* means restaurants that have a minimum requirement of one hundred (100) seats; are ~~limited~~ permitted to have a 2COP or 4COP alcohol licenses; and derive at least twenty-five percent (25%) of its gross revenue from the sale of food and nonalcoholic beverages.

Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception.

(69) Restaurant types.

1. The following criteria by restaurant type apply as denoted in the table below:

CRITERIA		RESTAURANT TYPES			
		TYPE A	TYPE B	TYPE C	TYPE D
1.	Screening and buffering in excess of that required under Chapter 3, Article 1 may be required in order to minimize impact on nearby residential uses to the maximum extent feasible, particularly with regard to noise, odor, fumes and glare impacts.	X	X	X	X
2.	Hours of operation may be restricted if located adjacent to a conforming residential use or a residential district.	X	X	X	X
3.	A full menu must be available at all times during which alcohol is consumed.	X	0	0	0
4.	If inside entertainment is provided, there shall be no additional charge for admission and hours of operation may be limited. All entertainment will be contained inside, unless granted approval through Public Hearing.	X	X	0	0
5.	Beer and Wine only.	√	X	X	√

6.	Restaurant shall have a minimum of 4000 total square feet, to include exterior dining area.	0	0	0	X
7.	A minimum of 100 seats is required.	0	0	0	X
8.	Shall be located in the Downtown Community Redevelopment Area.	0	0	0	X
9.	<del>Only a</del> Shall operate with a 2COP or 4COP alcohol license <del>is permitted.</del>	0	0	0	X
10.	The kitchen shall remain open to service and a full menu shall be available at all times during which alcohol is consumed.	0	0	0	X
11.	A minimum of 25% gross revenue must be derived from the sale of food and nonalcoholic beverages. The restaurant shall provide the City Planning Director documentations by September 15th of each year that a minimum of 25% of their gross revenue is derived from the sale of food and nonalcoholic beverages. If the documentation is not submitted or shows less than 25% of their gross revenue is derived from the sale of food and nonalcoholic beverages, the restaurant shall be denied a Business Tax Receipt for a Type D restaurant for the next year.	0	0	0	X
12.	Outdoor Seating is permitted and shall be reviewed by the SPRC.	X	X	X	X
13.	Where outdoor seating is provided, doggie dining exemption is permitted subject to additional criteria and separate permit.	X	X	X	X
X Denotes applicable to restaurant type; 0 Denotes not applicable to restaurant type; √ Denotes alcohol, beer and wine permitted					

# STAFF REPORT

## City of Ormond Beach Department of Planning

**DATE:** February 29, 2016

**SUBJECT:** 280 Destination Daytona Lane, electronic changeable copy interstate sign

**APPLICANT:** Keith Chapman, Vice President of Business Development, Mid-Florida Signs & Graphics

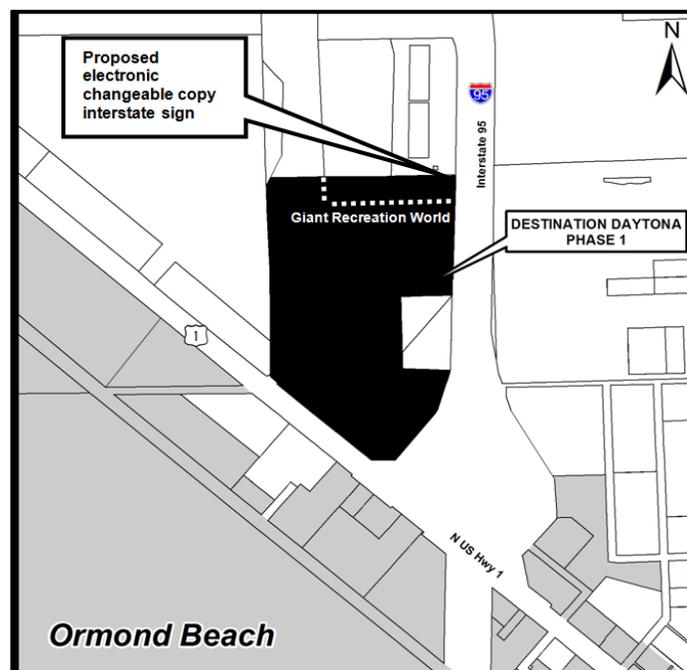
**NUMBER:** PBD 2016-044

**PROJECT PLANNER:** Steven Spraker, AICP, Senior Planner

### INTRODUCTION:

This is a request submitted by Keith Chapman, Vice President of Business Development, Mid-Florida Signs & Graphics as an authorized representative for Recreation World, property owner of 280 Destination Daytona Lane, for a Planned Business Development amendment. The amendment seeks to allow an electronic changeable copy interstate sign as part of Giant Recreation World project currently under construction at 280 Destination Daytona Lane. The subject property is included in the Love's/Having Fun Business Planned Unit Development as part of Destination Daytona, Phase 1. Section 3-47(F) of the Ormond Beach Land Development Code requires the electronic changeable copy interstate sign to be reviewed and approved as a Planned Business Development amendment.

**BACKGROUND:** The subject property is shown below:



Love's/Having Fun BPUD aka Destination Daytona, Phase 1:

The subject property is part of the North US1 corridor that the City has focused Planning efforts since the early 1990's with the extension of water and sewer services. The history of the property is as follows:

Action	Summary
ISBA:	The City Commission adopted Ordinance 2014-27 that approved an Interlocal Service Boundary Agreement (ISBA) that authorized the City of Ormond Beach to retain land use and zoning authority over the property within the area of the agreement regardless if the property is in incorporated Ormond Beach or unincorporated Volusia County.
Land Use:	Ordinance 2015-05 amended the land use for properties within the ISBA and assigned the "Low Intensity Commercial" land use for the subject property.
Zoning:	<p>With the implementation of the ISBA, the City sought to maintain the previously Volusia County approved development agreements as properties transitioned into City zoning. Those approvals obtained in Volusia County were transferred into Ormond Beach. The following were approved for the property at 280 Destination Daytona Lane, as part of Destination Daytona, Phase 1:</p> <ul style="list-style-type: none"> <li>• September 24, 2004: Volusia County Resolution 2004-100. Rezoning from B-6 to Love's/Having Fun BPUD</li> <li>• September 8, 2005: minor amendment, Volusia County. Exhibit F1 and B1 deleted and replaced.</li> <li>• December 6, 2006: minor amendment, Volusia County. Amended signage for lot 4 of the subdivision.</li> <li>• May 24, 2007: Volusia County Resolution 2007-97. Revised language for itinerant merchants, outdoor entertainment, and signage for outdoor pavilion.</li> <li>• January 15, 2008: minor amendment, Volusia County. Amended signage for lot 1 (Houligan's).</li> <li>• December 19, 2013, Volusia County Resolution 2013-257. Amended uses allowed with the BPUD.</li> <li>• March 17, 2014: minor amendment. Amended development setbacks, clarified no internal lot line buffers required, and allowed shared parking.</li> <li>• December 18, 2014, Volusia County Resolution 2014-169. Amended to allow certain uses, farmer's market and outdoor entertainment on lots 2, 3 and 5.</li> <li>• Ormond Beach Ordinance 2015-14 adopted the Love's/Having Fun BPUD approved by Volusia County.</li> </ul>

Annexation	The subject property was annexed on August 18, 2015 with Ordinance 2015-36.
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The original Love's/Having Fun BPUD states the following with regards to signage:

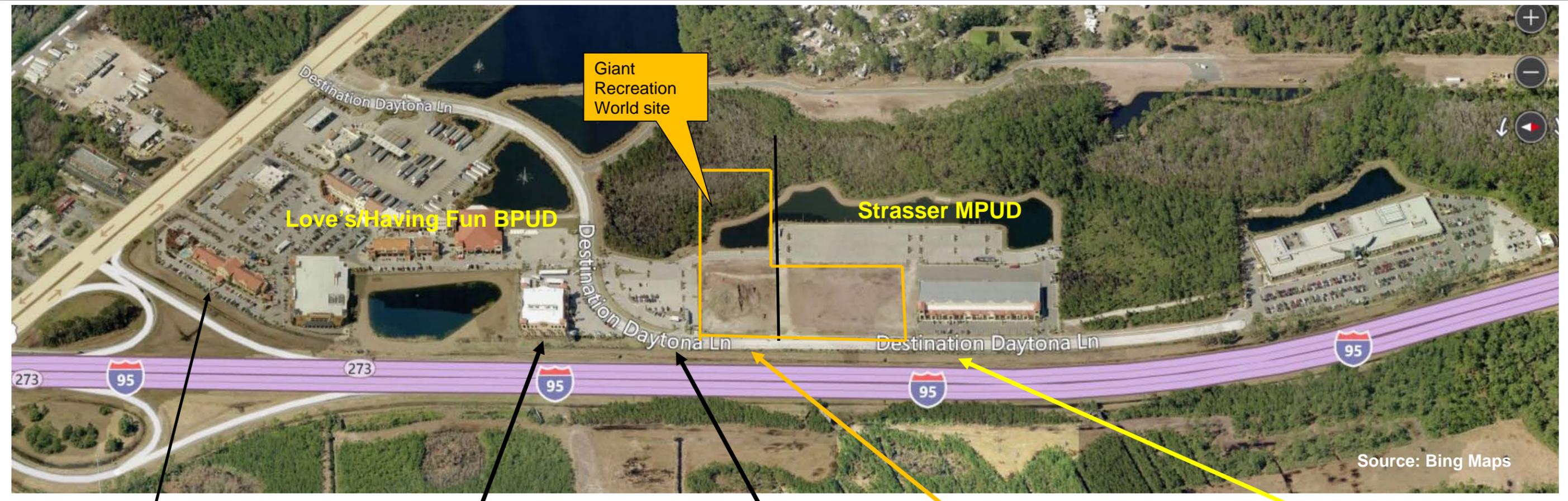
Book : 5494  
Page : 2024

J. Signage requirements. Signage shall be permitted in accordance with the Sign Plan, which is attached hereto and incorporated herein as Composite Exhibit "F" showing the location, configuration and size of the signage allowed for the property. Additional signage shall meet the provisions of the Volusia County Ordinance No. 80-8, as amended, or the City of Ormond Beach sign regulations, whichever is more stringent. Interchange signs (125 sq. ft./50 ft high), not to exceed three signs, shall be permitted for each lot abutting the interstate, except for Harley-Davidson building on Lot 3 and Lot 4. Love Travel Stop and Stores, Inc. and its successors may erect only one off-premises sign within the BPUD as located on the Master Plan and Composite Exhibit F. The Love Travel Stop and Stores, Inc. off-premises sign shall be no larger than 650 sq. ft. in copy area, no higher than 50 feet above grade and shall be supported by a single pole, shown as Sign Type 7. Two existing off-premise signs situated within the BPUD project and in the abutting IPUD zoned development shall be removed to offset the new abovementioned sign.

The development order allows three interstate signs along Interstate 95 and one sign for the Love's Travel Stop and Stores property. The interstate signs are allowed to be 50' in height and 125 square feet. These standards within the development order are consistent with the 2004 and existing Ormond Beach Land Development Code. The Love's/Having Fun or Destination Daytona, Phase 1 land area has two existing interstate signs and the proposed Giant Recreation World sign would be the third and last interstate sign allowed by the development order.

The following page shows the existing, permitted, and proposed signage for phases 1 and 2. The subject property, Giant Recreation World at 280 Destination Daytona Lane, is located in the Love's/Having Fun BPUD and the Strasser MPUD. The proposed electronic changeable copy interstate sign is located within the Love's/Having Fun BPUD land area and would be the last interstate sign allowed in the project area.

Existing, Permitted and Proposed Interstate Signage for Destination Daytona complex (Love's/Having Fun BPUD and Strasser MPUD)



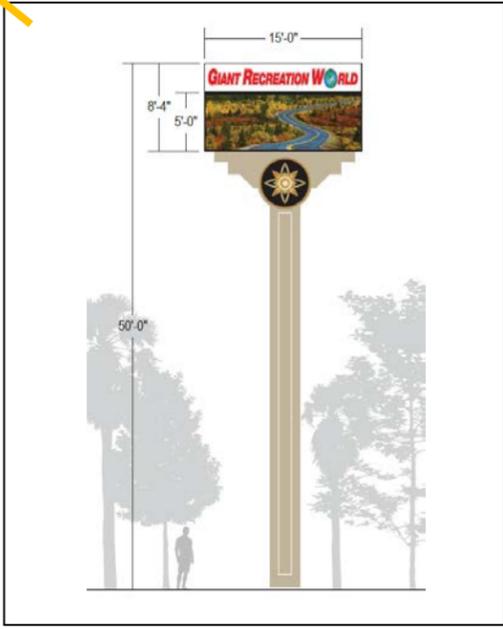
Love's/Having Fun BPUD (1) - Existing



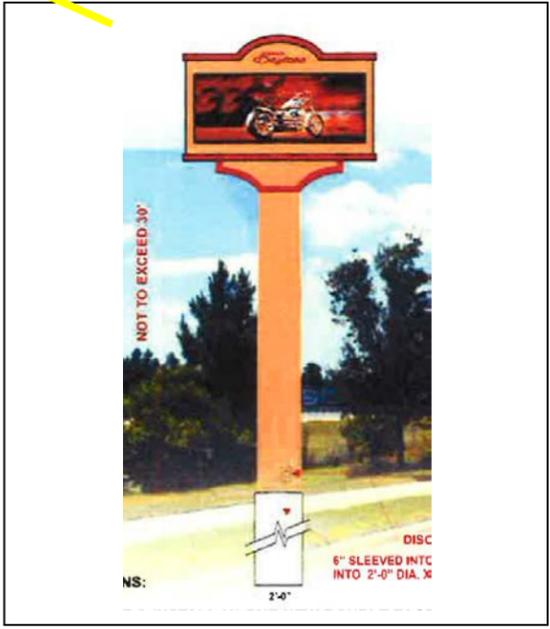
Love's/Having Fun BPUD/Love's - Existing



Love's/Having Fun BPUD (2) - Existing



Love's/Having Fun BPUD (3) - Proposed



Strasser MPUD (1) - Proposed

**ANALYSIS:**

The application seeks to allow an electronic changeable copy interstate sign at 280 Destination Daytona Lane. The Love’s/Having Fun BPUD allows an interstate sign at the subject property. The sole request is to allow the electronic changeable copy portion of the interstate sign.

Since the conception of Destination Daytona, the City of Ormond Beach has been a reviewing entity in the Volusia County review and approval of the project. As stated above, the Destination Daytona land area was recently annexed into Ormond Beach. While the goal of the land use and zoning amendments was to preserve the development approvals granted in Volusia County, there are differing standards between Volusia County and Ormond Beach. One example is that electronic changeable copy signs are allowed under the Volusia County land development regulations, but since the property was incorporated into the ISBA land area, it is subject to the regulations of the City of Ormond Beach regarding electronic changeable copy signs which prohibit electronic changeable copy signs. As a result, there was a Land Development Code amendment that was adopted on November 2, 2015 with Ordinance 2015-47 that allows electronic changeable copy signage under specific conditions for property within Destination Daytona, phases 1 and 2. One condition is that electronic changeable copy signage requires a Planned Business Development amendment.

Giant Recreation World is 10.58 acres of which 7.67 acres are a developable project area. The site plan shows a 25,811 square foot building and a large inventory and display area for recreational vehicles. The property was annexed into the City on August 18, 2015 with Ordinance 2015-36. The project received a ready to issue site plan development order from Volusia County on July 7, 2015 and a Site Plan Review Committee approval for utilities on August 19, 2015. The project has been under construction and is nearing completion.

As stated above, the Ordinance 2015-47 allows electronic changeable copy signage under specific conditions. Staff’s analysis of the conditions is as follows:

#	Land Development Code condition	Staff’s analysis of condition
a.	Electronic changeable copy signage shall be limited to the entertainment area between I-95 and Destination USA Circle, commonly referred to as Destination Daytona, Phases I and II.	Condition met. Property located within Destination Daytona, Phase 1.
b.	Electronic changeable copy signage shall only be allowed as part of a Planned Business Development zoning designation.	Condition met. Subject property is located within the Love’s/Having Fun approved BPUD which was annexed into the City and maintained the County BPUD through the City’s PBD zoning designation.
c.	The electronic changeable copy signage display screen must be integral to the design of the sign structure and shall not be the dominant element. The display area for the electronic changeable copy signage shall not exceed 60% of the proposed total sign area.	Condition met. The sign plan demonstrates that the total square footage of the sign is 125 square feet. The electronic changeable copy signage display screen is 75 square feet which is 60% of the sign copy area

#	Land Development Code condition	Staff's analysis of condition
d.	Electronic changeable copy signs shall not be located within 300 linear feet of a conforming single-family residence as measured to the leading edge of the sign to the residential lot line.	Condition met. The electronic changeable copy sign is not located within 300 linear feet of a conforming single-family residence as measured from the leading edge of the sign to the residential lot line
e.	The pixel spacing of the electronic changeable copy signage display screen shall be 20 millimeters or less.	Condition met. The pixel spacing of the electronic changeable copy signage display screen is 19MM.
f.	The display of the electronic changeable copy sign shall not change more rapidly than once every two (2) minutes.	This is an operational condition and shall be a condition of the development order and sign permit.
g.	The electronic changeable copy sign display shall consist of text and static images only. The display shall not appear to flash, undulate, pulse, scroll, or portray explosions, fireworks, flashes of light, or blinking or chasing lights; the display shall not appear to move toward or away from the viewer, expand or contract, bounce, rotate, spin, twist or otherwise portray movement or animation as it comes onto, is displayed on, or leaves the sign board.	This is an operational condition and shall be a condition of the development order and sign permit.
h.	The electronic changeable copy sign display shall have a one-color background with only the message image lit in a one-color or multi-color copy.	This is an operational condition and shall be a condition of the development order and sign permit.
i.	All electronic changeable copy signs shall have installed ambient light monitors to automatically adjust the brightness level of the electronic changeable copy sign based on ambient light conditions.	Condition met. The sign has an installed ambient light monitors to automatically adjust the brightness level of the electronic changeable copy sign based on ambient light conditions. This is an operational condition and shall be a condition of the development order and sign permit.
j.	Electronic changeable copy sign permit applications shall be submitted and reviewed by the City's Site Plan Review Committee for a determination that the application is consistent with the terms and provisions of the planned development. The Site Plan Review Committee shall issue a final recommendation to the Planning Board and City Commission within thirty (30) days of receipt of a completed application. Electronic changeable copy sign permit applications shall require review of the Planning Board and approval of the City Commission as a Planned Business Development or a Planned Business Development amendment.	The Site Plan Review Committee has reviewed the signage application and the applicable conditions have been met with one comment as follows: <u>Add note to drawings indicating that the water main needs to be located and protected prior to installing the sign.</u> There are operational conditions and conditions on the sign permit application that will need to be met as the project moves forward.
k.	Electronic changeable copy sign permit applications must include a copy of the manufacturer's operating manual, which includes the manufacturer's recommended standards for display operations.	This condition is required to be met at time of the sign permit submittal.

#	Land Development Code condition	Staff's analysis of condition
1.	Electronic changeable copy sign permit applications must also include a certificate from the owner or operator of the sign stating that the sign shall at all times be operated in accordance with the adopted Ormond Beach <i>Land Development Code</i> and <i>Code of Ordinances</i> and that the owner or operator shall provide proof of such conformance upon request of the City.	This condition is required to be met at time of the sign permit submittal.

**CONCLUSION:**

There are certain criteria that must be evaluated before a Planned Business Development can be approved. According to Article I of the Land Development Code, the Planning Board shall consider the following when making its recommendation:

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

The proposed amendment does not propose any new construction and is limited to the electronic changeable copy interstate sign. The proposed amendments shall not cause crowding or negatively impact public health, safety, welfare, or the quality of life within Ormond Beach.

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

The project site has a commercial land use and zoning that permits a variety of uses within Planned Business Development. The proposed electronic changeable copy interstate sign is consistent with the approved development order approved by Volusia County and annexed into Ormond Beach. The City Commission has the discretion to approve, approve with conditions, or deny the application.

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

There shall be no impacts on environmentally sensitive lands or natural resources as the result of the proposed amendment.

- 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.**

Destination Daytona, Phase 1 is part of a larger entertainment, industrial, and commercial land area. Unlike the majority of the City, the subject area does not abut residential uses. A large portion of the City's Land Development Code seeks to buffer residential uses from commercial uses. This land area is not characteristic of

other areas within Ormond Beach that have residential uses abutting commercial uses. As a result, the electronic changeable copy interstate sign is a reasonable consideration since there is less opportunity for conflict between uses. The proposed amendment shall not substantially or permanently depreciate the value of surrounding property. Additionally, it is not expected that the proposed amendments would create any negative impacts such as noise, glare, or visual impacts to adjoining properties.

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

There is adequate capacity to serve the proposed subject property including water, sewer, transportation, fire and police safety and the proposed amendments will have no impacts to public services.

- 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 proposed amendments do not impact the safe site access and egress, as well as on-site traffic and pedestrian safety as originally approved.

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

The proposed amendments will not impact the functional use of space or site aesthetics.

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

The overall design indicates safe movement on the site. The requested amendments will not adversely impact the safety of the occupants and visitors.

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

There are no changes proposed to the materials or architectural features as originally approved. Since the property does not abut residential uses, the proposed uses will not negatively impact surrounding properties.

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

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

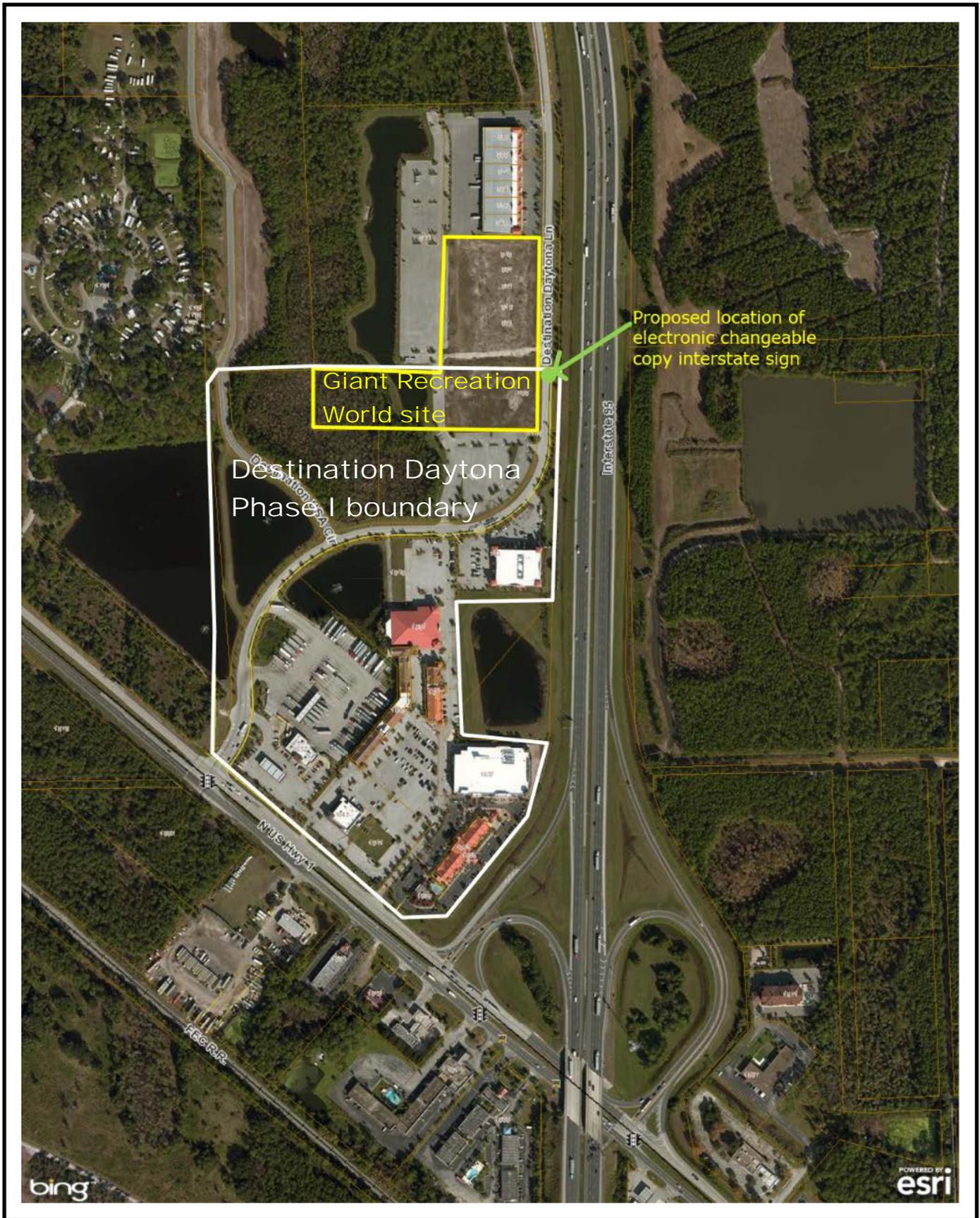
**RECOMMENDATION:**

It is recommended that the Planning Board **APPROVE** the Planned Business Development amendment to allow an electronic changeable copy interstate sign as shown in Attachment 3 with the SPRC condition to add a note to drawings indicating that the water main needs to be located and protected prior to installing the sign.

- Attachments:
- 1: Location Map
  - 2: Signage portions of Volusia County approved Love's/Having Fun BPUD
  3. Electronic changeable copy sign exhibit

# **ATTACHMENT 1**

Location maps and  
site pictures



LOCATION MAP  
280 Destination Daytona Lane



# Overall Destination Daytona aerial



© 2015 Pictometry

Inventory and display area





SPEED  
LIMIT  
25



AWAY



# Building under construction



AG  
ATLAS GLASS, INC.  
YORK  
3P

Stuber Evans  
ROOFING, INC.  
386-257-1007

DE Meyer  
AIR  
CONDITIONING

RESIDENTIAL  
ELEVATOR  
SERVICE  
888-399-1999  
• Sales  
• Service  
• Installation

**PUBLIC NOTICE  
PBD AMENDMENT**  
March 10th, 2016

# **ATTACHMENT 2**

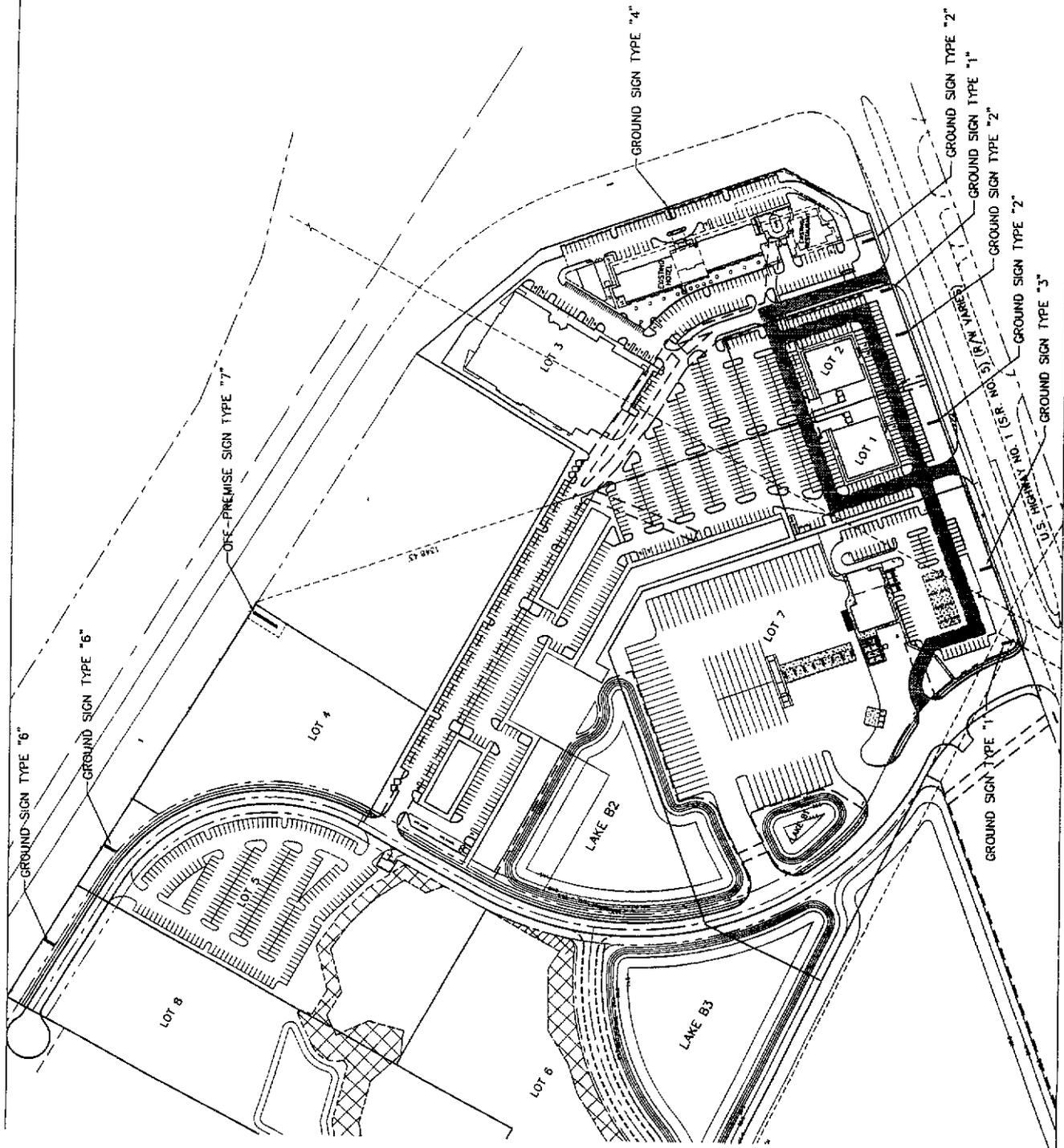
Signage portions of  
Volusia County approved  
Love's/Having Fun BPUD

J. Signage requirements. Signage shall be permitted in accordance with the Sign Plan, which is attached hereto and incorporated herein as Composite Exhibit "F" showing the location, configuration and size of the signage allowed for the property. Additional signage shall meet the provisions of the Volusia County Ordinance No. 80-8, as amended, or the City of Ormond Beach sign regulations, whichever is more stringent. Interchange signs (125 sq. ft./50 ft high), not to exceed three signs, shall be permitted for each lot abutting the interstate, except for Harley-Davidson building on Lot 3 and Lot 4. Love Travel Stop and Stores, Inc. and its successors may erect only one off-premises sign within the BPUD as located on the Master Plan and Composite Exhibit F. The Love Travel Stop and Stores, Inc. off-premises sign shall be no larger than 650 sq. ft. in copy area, no higher than 50 feet above grade and shall be supported by a single pole, shown as Sign Type 7. Two existing off-premise signs situated within the BPUD project and in the abutting IPUD zoned development shall be removed to offset the new abovementioned sign.

K. Environmental Considerations. All of the development shall meet the applicable environmental standards of the Land Development Code, Ordinance No. 88-3, as amended. Offsite conservation and drainage easements associated with the BPUD are illustrated on Exhibit B-1, which is attached hereto. The conservation wetland mitigation plans shall be finalized prior to submitting for final site plan review and approval.

L. Sewage Disposal and Potable Water. Provision for sewage disposal and potable water needs of the BPUD will be provided in accordance with the

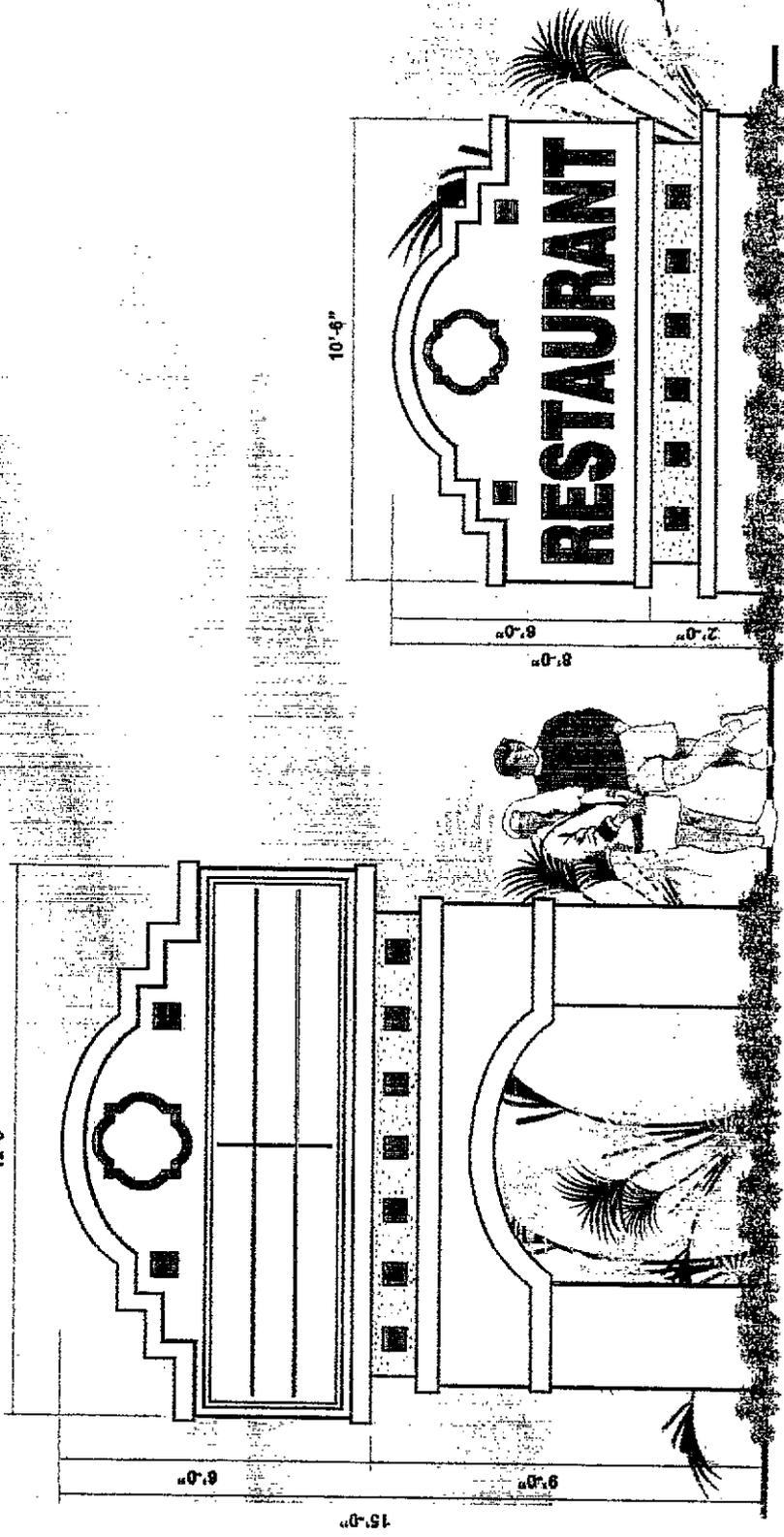
COMPOSITE EXHIBIT "F"



GROUND SIGN [REDACTED] NS

Composite Exhibit "F" 1 of 12

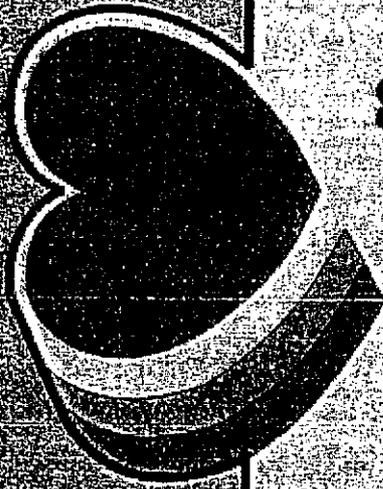
DES.#4250 F-6  
DAYTONA  
HARLEY-DAVIDSON



DOUBLE FACE ILLUMINATED MONUMENT SIGNS SCALE: 1/2" = 1'-0"

SIGN TYPE "1"

SIGN TYPE "2"

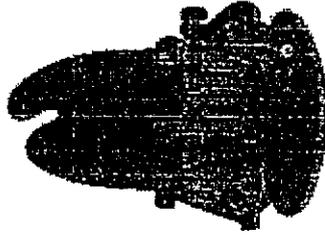


**Love's**

Unleaded

Diesel

**1.23<sup>9</sup> 1.23<sup>9</sup>**



**Arby's**

**Welcome to Ormond Beach  
Volusia County Florida**

### SIGN TYPE "3"

Preliminary Monument sign for Ormond Beach, FL

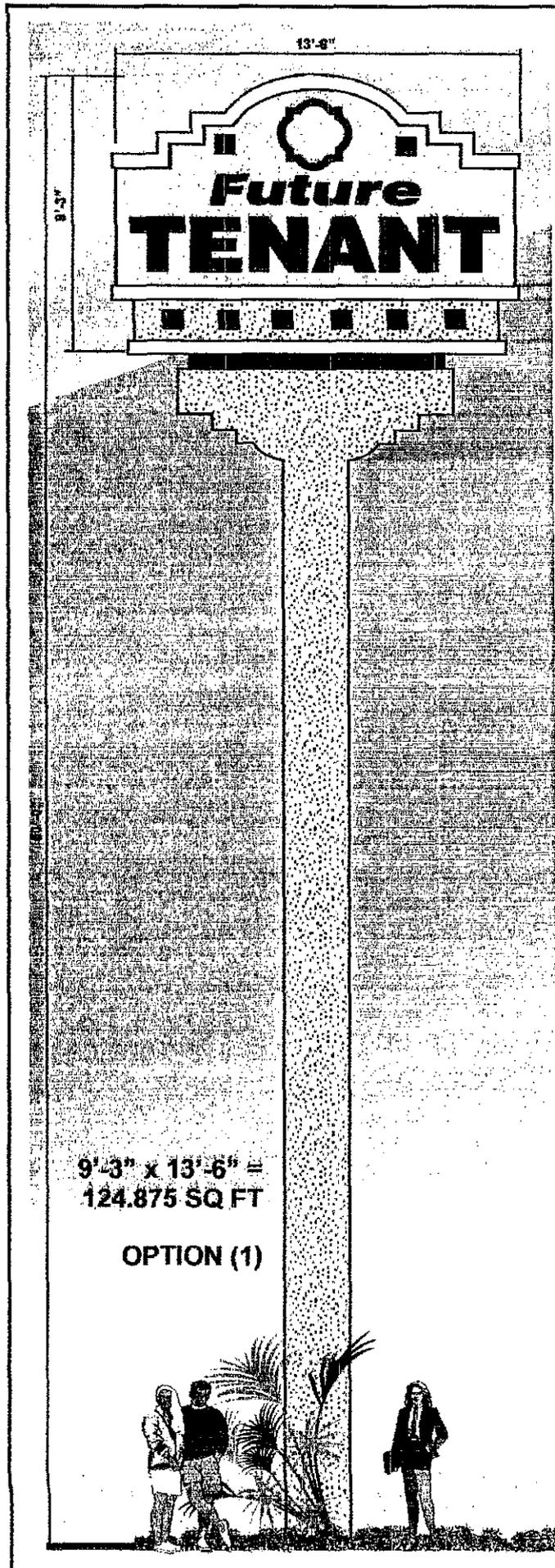
Total Sign Area Excluding bottom and end monument supports is 125 SF

Love's = 82" x 7'6"

Price Sign = 3' x 7'6"



ILLUSTRATION OMITTED  
INTENTIONALLY. THERE  
IS NOT TYPE "5" SIGN



SIGN TYPE "6"

DES.#4250 F-1

DATE: 02/17/04

DESIGNER: RICK Z

CHECKED BY:

- 1)
- 2)
- 3)
- 4)

**SHEET 1 OF 1**

DAYTONA HARLEY DAVIDSON

1-96 / U.S. 1 LOCATION

ORMOND BEACH FL

4280 NOTED

RAYMOND WEBB

PROGRAM: CORELS

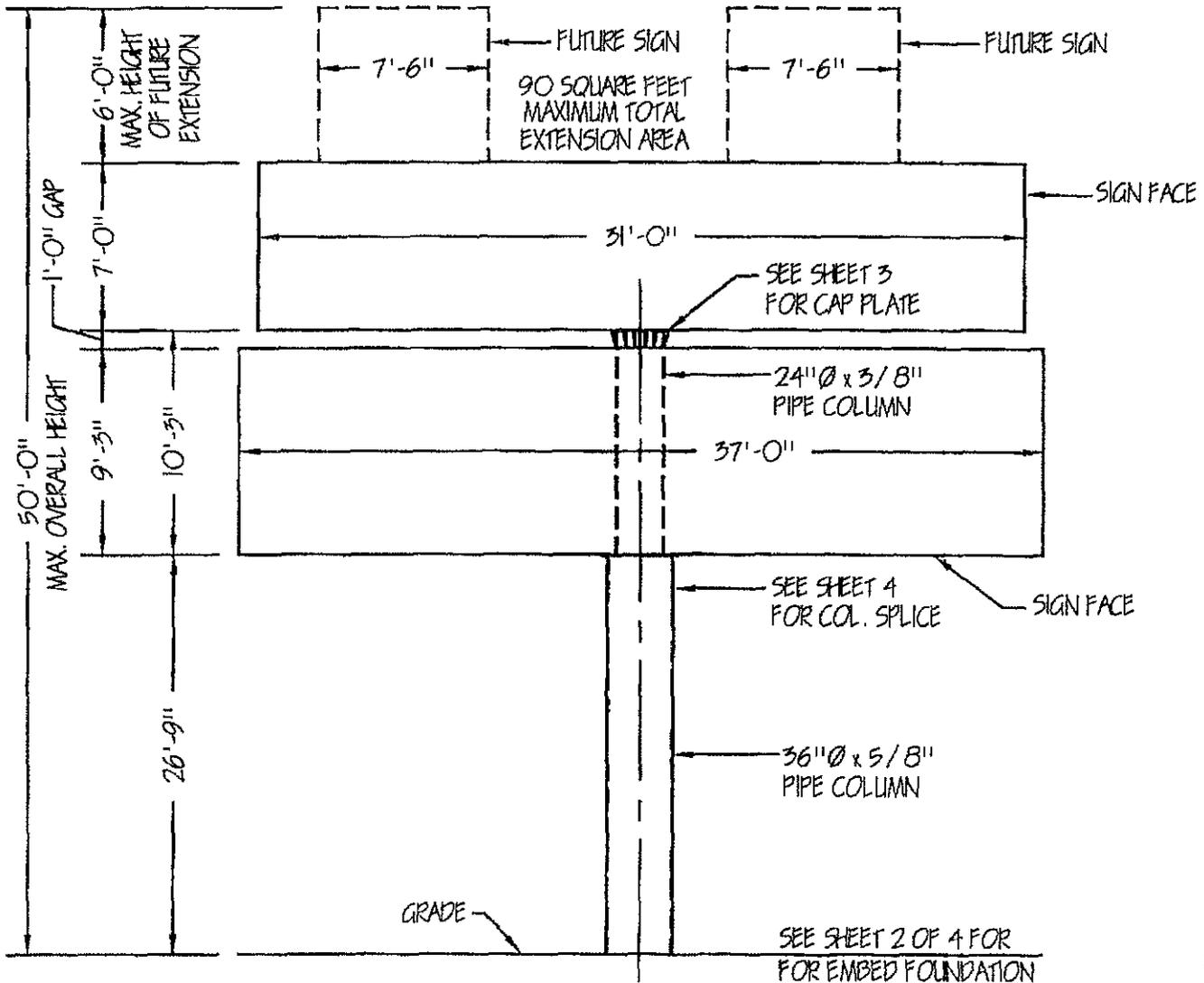
This design (except registered or existing trademarks) is the property of KENCO SIGN, INC. and shall not be reproduced or copied in whole or in part without the permission of the above named entity.

**KENCO  
SIGN & AWNING**

1509 GARDEN W. ENUE  
HOLLY HILL, FLORIDA 32117  
PHONE 386-771-1554

**NOTES:**

1. ALL BOLTS 3/4" Ø A-325 UNLESS NOTED.
2. CONCRETE STANDARD WEIGHT 3000 P.S.I. @ 28 DAYS COMPRESSIVE STRENGTH.
3. ALL REINFORCING SHALL BE A.S.T.M. A-615 GRADE 60.
4. DESIGN WIND LOAD = 46 P.S.F. (130 M.P.H. PER IBC-2000).
5. ALL STEEL SHALL BE A.S.T.M. A-36 UNLESS NOTED.
6. MAXIMUM SIGN FACE AREA 650 SQ. FEET.
7. ALL WELDS SHALL BE MADE BY AN A.W.S. CERTIFIED WELDER USING E70 FILLER MATERIAL.
8. FOUNDATION DESIGN IS BASED ON SOIL BORING DATED JUNE 12, 2002 BY "UNIVERSAL ENGINEERING SERVICES" (PROJECT NO. ██████████).



**ELEVATION**

B4P JOB NO. 03051.04

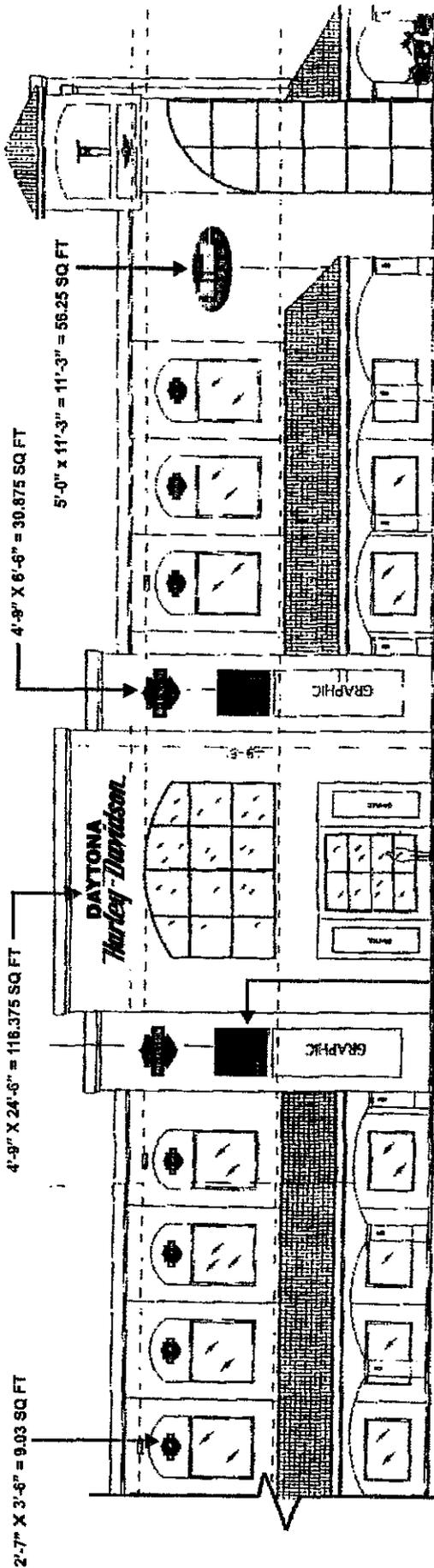
**BENNETT & PLESS, INC.**  
Consulting Structural Engineers

830 McCalls Avenue  
Chattanooga, TN 37403  
423 758-7443 FAX 423 758-7044

Copyright 2004 Bennett & Pless, Inc.  
All Rights Reserved



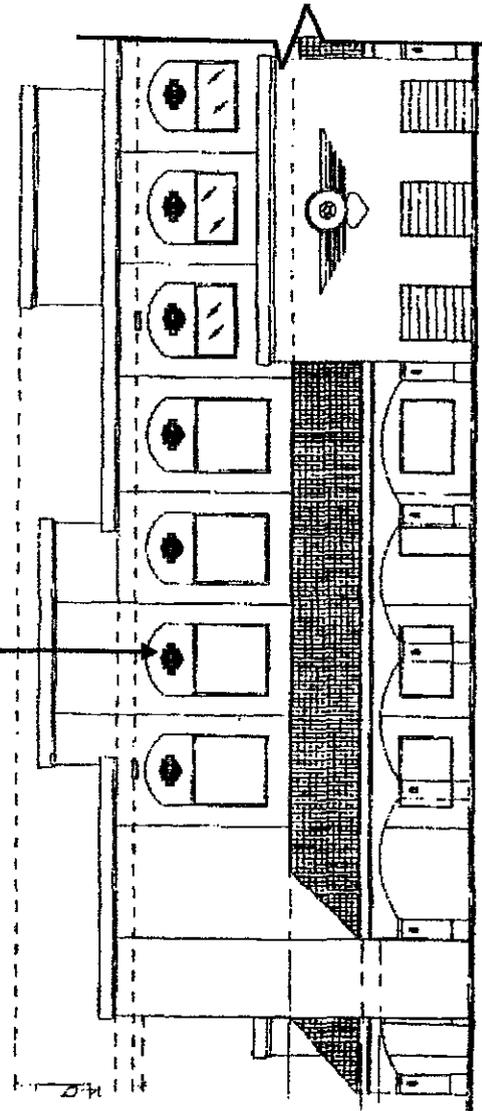
job name	ESCO ELECTRIC SIGNS	date	5-25-04	sheet #	1
	BILLBOARD SIGN	by	TED		4
	ORMOND BEACH, FL	chk'd.	T.F.I.		



NEW AWNINGS

$2'-7'' \times 3'-6'' = 9.03 \text{ SQ FT}$

FRONT (SOUTH) ELEVATION SCALE:  $3/32'' = 1'-0''$



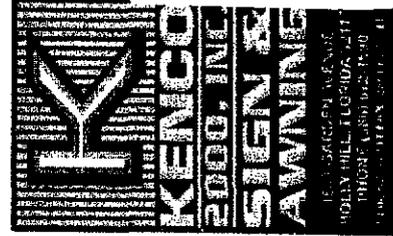
FRONT (SOUTH) ELEVATION SCALE:  $3/32'' = 1'-0''$

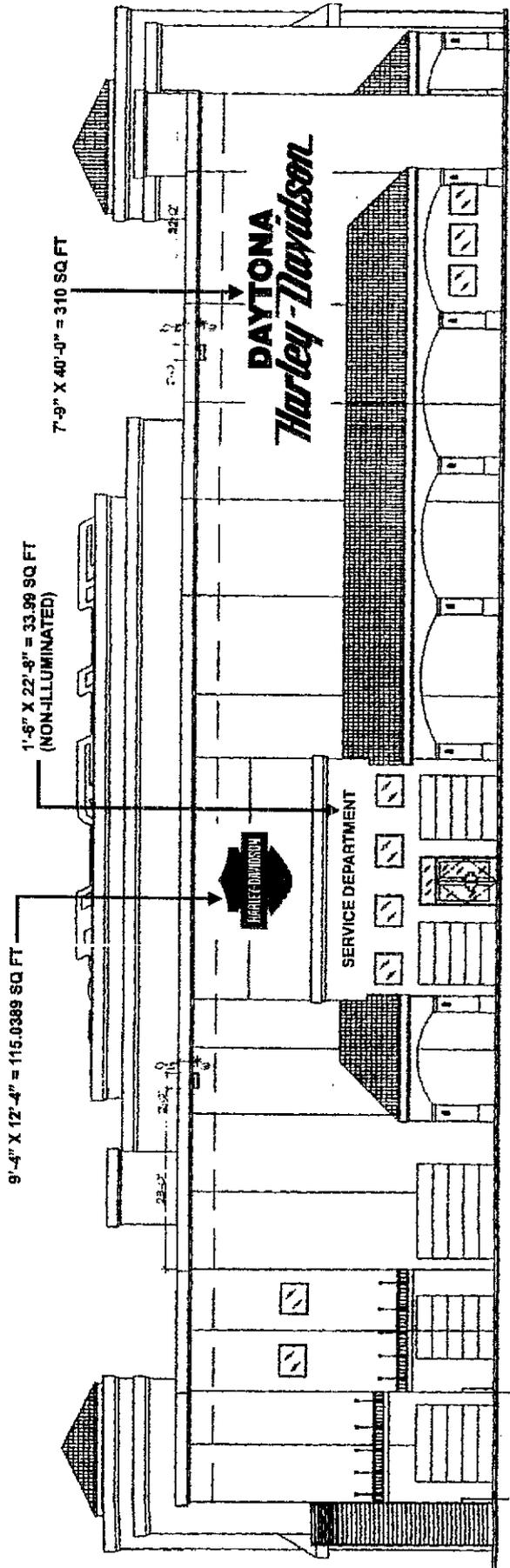
SPECIFICATIONS:

- (1) ONE NEW SET ILLUMINATED CHANNEL LETTERS.
- CHANNEL LETTERS TO BE ALL ALUMINUM CONSTRUCTION W/ ACRYLIC FACES & 2" JEWELITE TRIM CAR RETAINERS.
- INTERNAL NEON ILLUMINATION W/ SELF-CONTAINED TRANSFORMERS.
- LETTERS TO BE INSTALLED ON BUILDING AS SHOWN.
- (17) SEVENTEEN NEW SINGLE FACE ILLUMINATED WALL LOGO SIGNS.
- ALUMINUM CABINETS W/ ACRYLIC FACES & VINYL COPY APPLIED FIRST SURFACE.
- INTERNAL FLUORESCENT ILLUMINATION.
- LOGOS TO BE INSTALLED ON BUILDING WALL AS SHOWN.

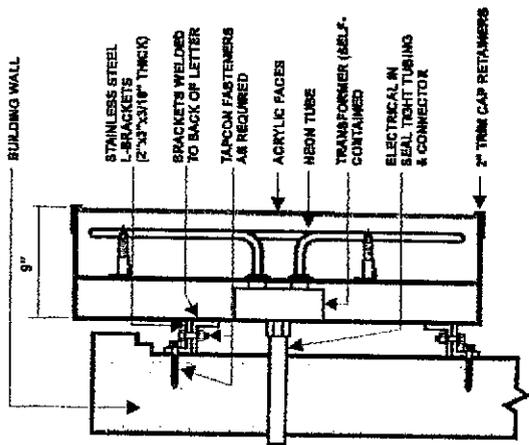
DES.#4250 F-8

DAYTONA  
HARLEY-DAVIDSON





CHANNEL LETTERS SECTION DETAIL  
END VIEW NOT TO SCALE



SPECIFICATIONS:

- (1) ONE NEW SET ILLUMINATED CHANNEL LETTERS.  
CHANNEL LETTERS TO BE ALL ALUMINUM CONSTRUCTION W/ ACRYLIC FACES & 2" JEWELITE TRIM CAP RETAINERS.  
INTERNAL NEON ILLUMINATION W/ SELF-CONTAINED TRANSFORMERS.  
LETTERS TO BE INSTALLED ON BUILDING AS SHOWN.
- (1) ONE NEW SINGLE FACE ILLUMINATED WALL LOGO SIGN.  
CABINET TO BE ALL ALUMINUM W/PANAFLEX FLEXIBLE FACE & VINYL GRAPHICS APPLIED FIRST SURFACE.  
INTERNAL ILLUMINATION BY CW/RO FLUORESCENT LAMPS.  
INSTALL ON BUILDING WALL AS SHOWN.
- (2) TWO NEW SETS NON-ILLUMINATED INJECTION MOLDED GEMINI LETTERS.  
LETTERS TO BE PAINTED & STUD MOUNTED TO BUILDING WALL AS SHOWN.

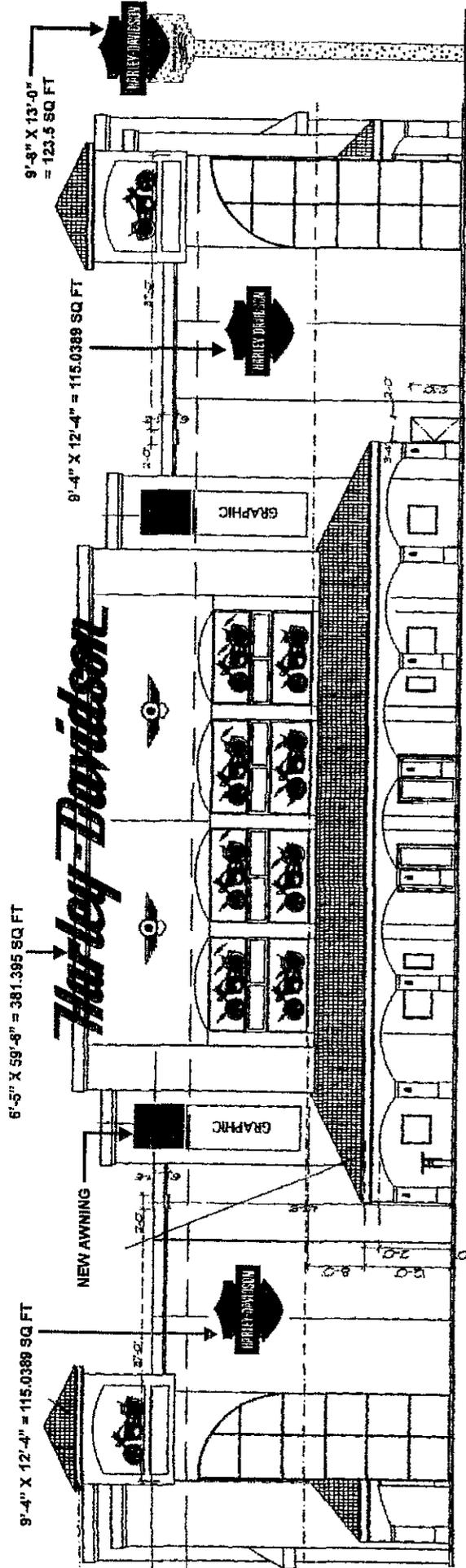
LEFT (WEST) SIDE ELEVATION SCALE: 3/32" = 1'-0"

DES.#4250 F-7  
DAYTONA  
HARLEY-DAVIDSON



- CONTRACTOR- KENCO SIGNS
- 2001 FBC
- 130 MPH WIND SPEED (ASCE 7-98)
- CF = 1.2
- SEE FASTENER CHART

FASTENER CHART	
FASTENER TYPE	TYPE OF WALL
1/4" BOLTS THRU WALL	MASONRY, WOOD, METAL
1/4" LAGS W/ SHIELDS	MASONRY ONLY
1/4" LAGS BOLTS	WOOD ONLY (3" MIN. EMBED)
1/4" TOGGLE BOLTS	METAL ONLY

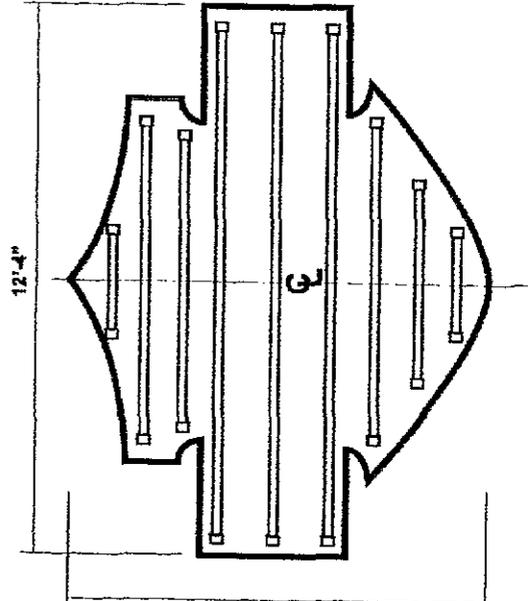
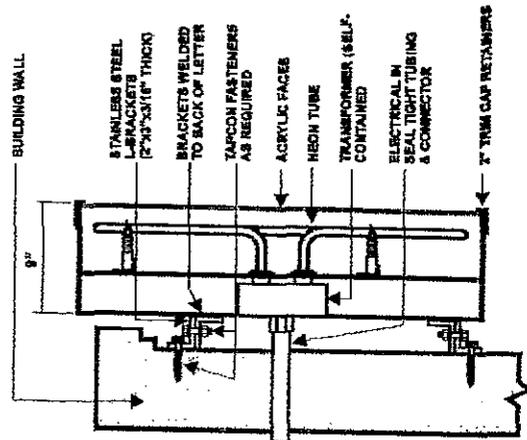


RIGHT (EAST) SIDE ELEVATION SCALE: 3/32" = 1'-0"

SPECIFICATIONS:

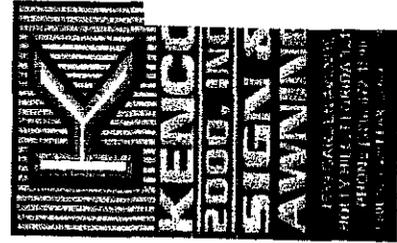
- (1) ONE NEW SET ILLUMINATED CHANNEL LETTERS.  
CHANNEL LETTERS TO BE ALL ALUMINUM CONSTRUCTION W/ ACRYLIC FACES & 2" JEWELITE TRIM CAP RETAINERS.  
INTERNAL NEON ILLUMINATION W/ SELF-CONTAINED TRANSFORMERS.  
LETTERS TO BE INSTALLED ON BUILDING AS SHOWN.
- (2) TWO NEW SINGLE FACE ILLUMINATED WALL LOGO SIGNS.  
CASINETS TO BE ALL ALUMINUM W/ PANAFLEX FLEXIBLE FACES & VINYL GRAPHICS APPLIED FIRST SURFACE.  
INTERNAL ILLUMINATION BY C/WING FLUORESCENT LAMPS.  
INSTALL ON BUILDING WALL AS SHOWN.
- (3) TWO NEW NON-ILLUMINATED AWNINGS.  
AWNINGS TO HAVE SQUARE TUBE ALUMINUM FRAMES W/ AWNING FABRIC STRETCHED & FASTENED TO FRAMEWORK.
- (1) ONE NEW DOUBLE FACE ILLUMINATED PYLON SIGN.  
(SEE ATTACHED DRAWING FOR SPECIFICATIONS)

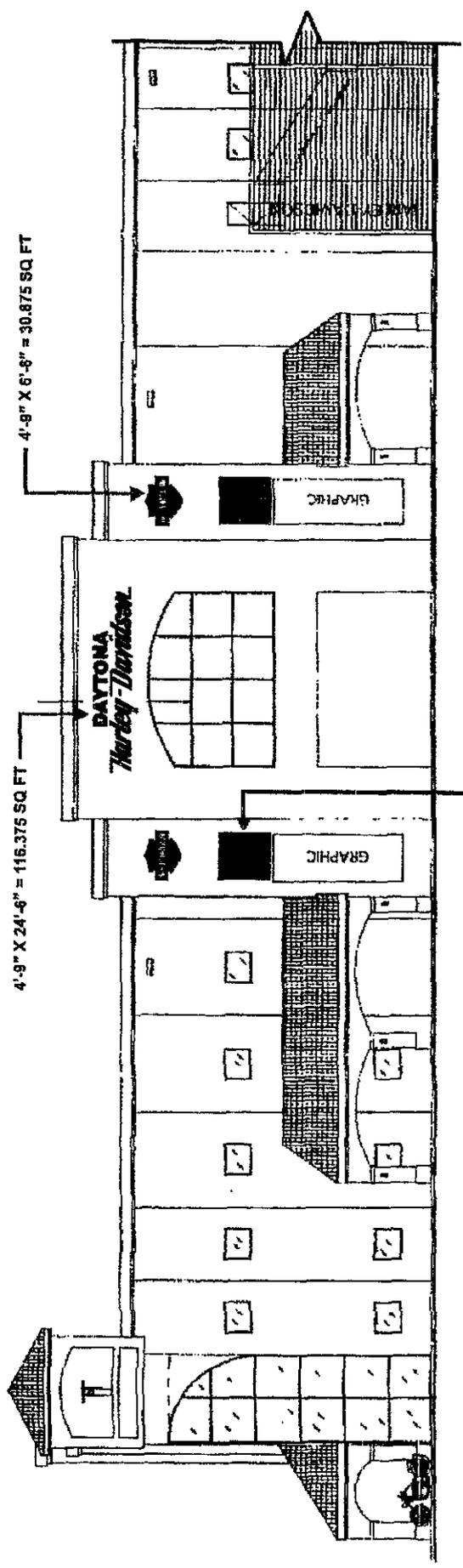
CHANNEL LETTERS SECTION DETAIL  
END VIEW NOT TO SCALE



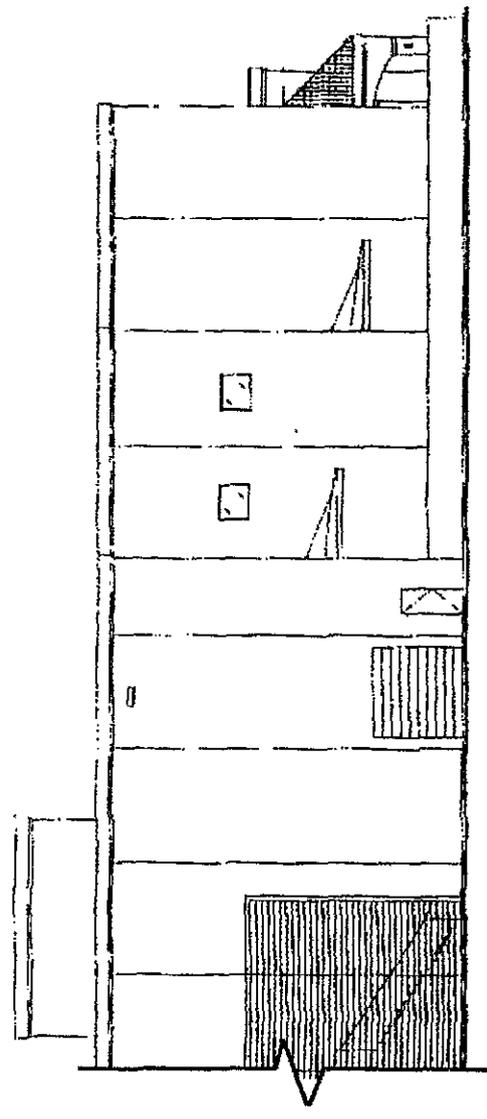
FLUORESCENT LAMP PLACEMENT - WALL LOGO SIGNS

DES.#4250 F-4  
DAYTONA  
HARLEY-DAVIDSON





REAR (NORTH) ELEVATION SCALE: 3/32" = 1'-0"



REAR (NORTH) ELEVATION SCALE: 3/32" = 1'-0"

DES.#4250 F-9  
**DAYTONA**  
**HARLEY-DAVIDSON**



- SPECIFICATIONS:
- (1) ONE NEW SET ILLUMINATED CHANNEL LETTERS. CHANNEL LETTERS TO BE ALL ALUMINUM CONSTRUCTION W/ ACRYLIC FACES & 2" JEWELITE TRIM CAP RETAINERS. INTERNAL NEON ILLUMINATION W/ SELF-CONTAINED TRANSFORMERS. LETTERS TO BE INSTALLED ON BUILDING AS SHOWN.
  - (2) TWO NEW SINGLE FACE ILLUMINATED WALL LOGO SIGNS. ALUMINUM CABINETS W/ ACRYLIC FACES & VINYL COPY APPLIED FIRST SURFACE. INTERNAL FLUORESCENT ILLUMINATION. LOGOS TO BE INSTALLED ON BUILDING WALL AS SHOWN.

UL LISTED  
KENCO CONTRACT SIGNING VOL. 2000000

DES.#4250 F-5

DATE: 02/10/04  
DESIGNER: RICK Z  
CHECKED BY: [Signature]

**SHEET 1 OF 1**  
DAYTONA HARLEY  
PROJECT: 4250 F-5 NOTED  
BY: RAYMOND WEBB  
DRAWN BY: CORELS

**KENCO CONTRACT SIGNING**  
**KENCO**  
**2000, INC.**  
**SIGN & AWNING**  
1333 GARDEN AVENUE  
HOLLY HILL, FLORIDA 32111  
PHONE: 386.877.1190  
FAX: 386.877.1191

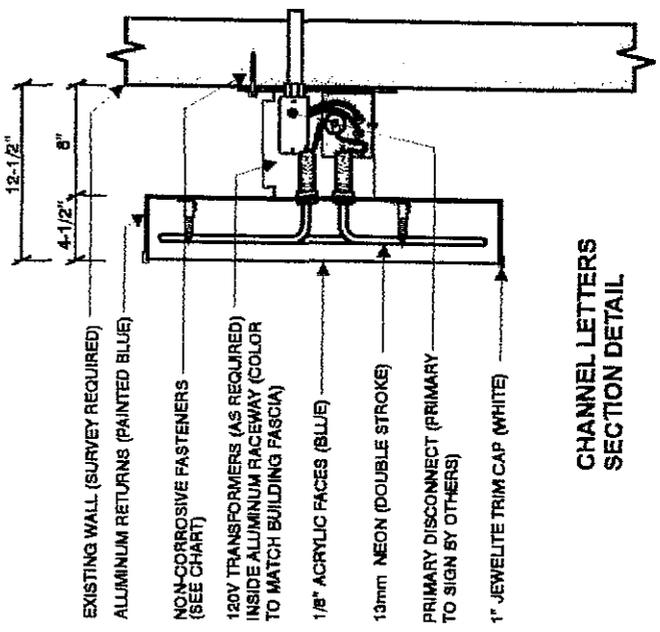
(LENGTH TO BE DETERMINED)

# TENANT NAME

(HEIGHT TO BE DETERMINED)

ILLUMINATED CHANNEL LETTERS ON RACEWAY - LETTER HEIGHT, LENGTH, COLORS & STYLE TO BE DETERMINED.

**CHANNEL LETTERS FOR RETAIL SHOPS**



CHANNEL LETTERS SECTION DETAIL

**SPECIFICATIONS:**

- MANUFACTURE & INSTALL (7) NEW SET ILLUMINATED CHANNEL LETTERS.
- ALL ALUMINUM CONSTRUCTION W/ ACRYLIC FACES, 4-1/2" RETURNS & 1" JEWELITE TRIM CAP.
- INTERNAL DOUBLE STROKE NEON ILLUMINATION.
- LETTERS TO BE MOUNTED ON ALUMINUM RACEWAY FINISH TO MATCH BUILDING.
- INSTALL LETTERS & RACEWAY ON BUILDING WALL AS SHOWN.

**FASTENER CHART**

FASTENER TYPE	TYPE OF WALL
1/4" BOLTS THRU WALL	MASONRY, WOOD, METAL
1/4" LAGS W/ SHIELDS	MASONRY ONLY
1/4" LAGS BOLTS	WOOD ONLY (3" MIN. EMBED)
1/4" TOGGLE BOLTS	METAL ONLY

- CONTRACTOR- KENCO SIGNS
- 2001 FBC
- 130 MPH WIND SPEED (ASCE 7-98)
- CF = 1.2
- SEE FASTENER CHART

# **ATTACHMENT 3**

Electronic changeable  
copy sign exhibit



3602 Parkway Boulevard Suite 2 Leesburg, Florida 34748  
OFFICE 352.787.3882 FAX 352.787.9427  
[www.midflsigns.com](http://www.midflsigns.com)  
FL ES12000754

City of Ormond Beach  
Planning Department  
22 South Beach Street  
Room 104  
Ormond Beach, FL 32175

February 15<sup>th</sup>, 2016

Hello Steven Spraker,

The purpose of this cover page is to outline the details associated with the request.

Giant Recreation World, owner of the property in question, is requesting a 19 mm Electronic Message Center to be incorporated into the pylon sign designed for the property;

280 Destination Daytona Lane  
Ormond Beach, FL 32174

The sign itself meets the jurisdictions sign code and meets the algorithm of 60% LED to 40% ID Cabinet. The sign is 125 square feet consists of 50 square feet allocated for the ID reading "GIANT RECREATION WORLD" and 75 square feet allocated for the Digital Message Center.

Sincerely,

A handwritten signature in black ink that reads "Keith A. Chapman".

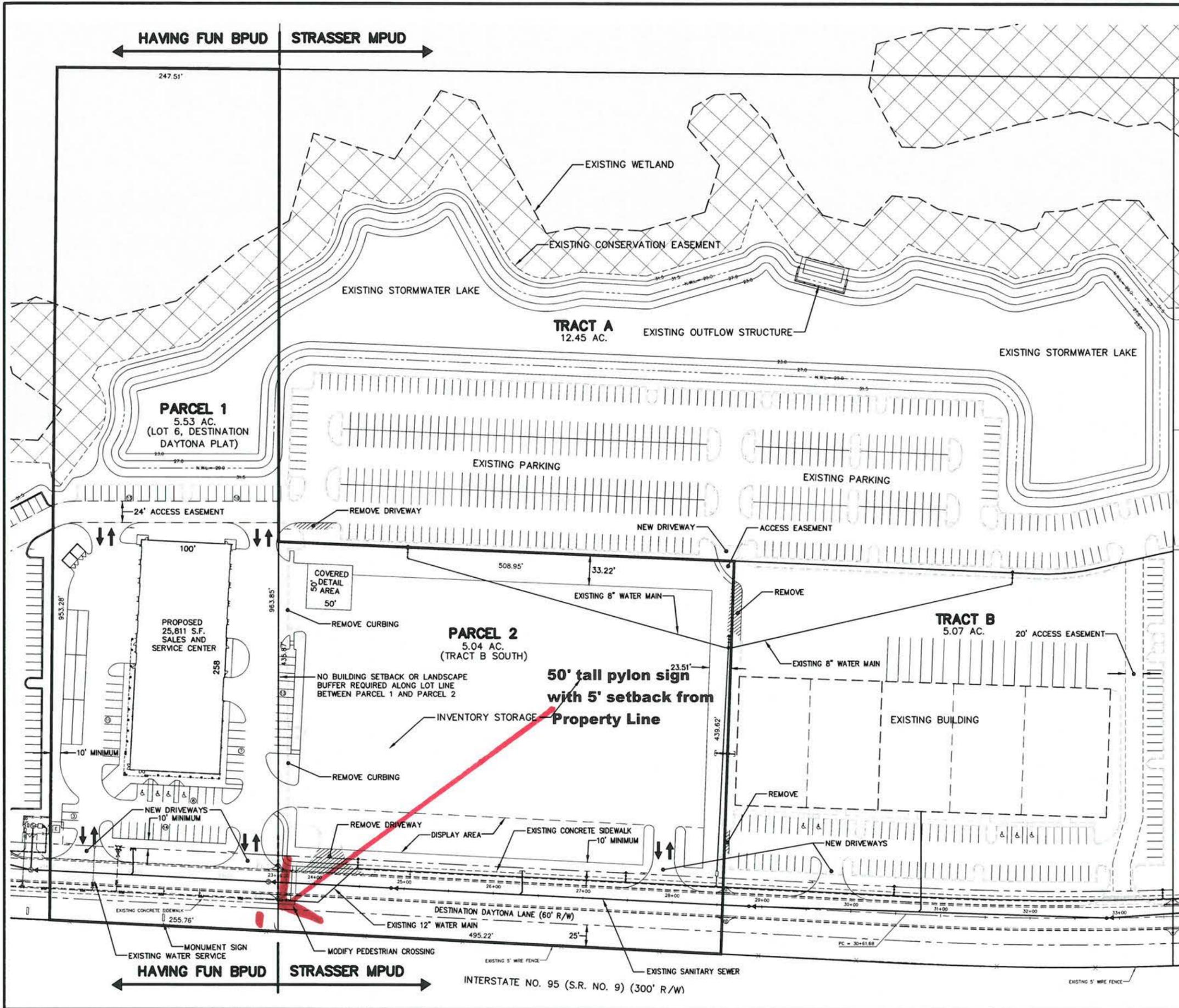
Keith Chapman  
Vice President of Business Development

SCOPE:

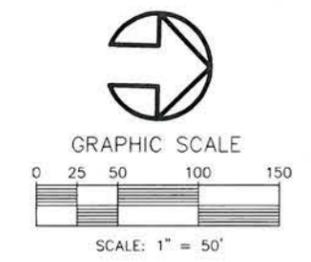
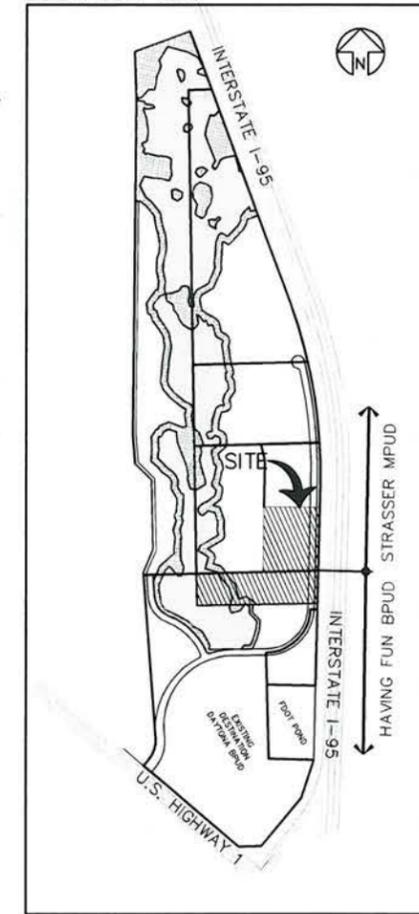
- (1) DOUBLE SIDED HIGH RISE SIGN WITH (2) 15'X5' EMC CABINETS.
- TOP CABINET TO HAVE FLEX FACE AND TRANSLUCENT GRAPHICS.
- SQFT: 15'-0"x 8'-4" = 125 square feet



CUSTOMER: Giant Recreation World	DRAWN BY: RM	REV: 11-13-15 edits per review. - rm		Signs designed and installed to meet the 2011 Florida Building Code FBC (2014 ed.). This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes NEC (2011 ed.). This includes proper grounding and bonding of the Sign. All signs are UL listed per NEC. This design is property of MID-FLORIDA SIGNS & GRAPHICS and is submitted for your exclusive review under the agreement that the content herein will not be reproduced, copied, lent or shown to any other contractor or put to any other use without express written consent.		3602 Parkway Blvd Leesburg, FL 34748 Tel: 352.787.8986 • Fax: 352.787.9427	<h1>01</h1>
LOCATION: Ormond Beach, FL 32763	DATE: 11-12-15	REV: 12-28-15 EDITS FOR SALES - RM					
TITLE: HIGH RISE SIGN	DRAWING NUMBER: GR-01	REV: 1-14-16 EDITS FOR SALES - RM					



LOCATION MAP



REVISION	
NO.	DATE
3	06-12-15
2	06-05-14
1	05-23-14

APPR.	
DESIGNED	MSD
CHECKED	MSD
DRAWN	JAY
DATE	01-02-14
BY	

<b>MARK DOWST &amp; ASSOCIATES, INC.</b> ENGINEERS • PLANNERS • SURVEYORS 536 N. HALIFAX AVENUE, SUITE # 100 • DAYTONA BEACH, FLORIDA 32118 • (386) 258-7999 SCALE 1"=50'	
PROJECT NO. <b>953W</b>	C3
OVERALL PLAN GIANT RECREATION WORLD VOLUSIA COUNTY, FLORIDA	
953W-OVERALL4	

# STAFF REPORT

## City of Ormond Beach

### Department of Planning

**DATE:** February 17, 2016

**SUBJECT:** Deer Creek, Phase 4C Preliminary Plat

**APPLICANT:** Wes Hinton, Vice President of Land Development, KB Homes

**NUMBER:** 2016-25

**PROJECT PLANNER:** Steven Spraker, AICP, Senior Planner

**INTRODUCTION:** This is a request by Wes Hinton, Vice President of Land Development, KB Homes, for preliminary plat approval of 49 lots within Phase 4C of the Deer Creek subdivision of the Hunter's Ridge Development of Regional Impact.

**BACKGROUND:** The Hunter's Ridge Development of Regional Impact includes 2,770.62 acres of which 1,237 acres lie within the City of Ormond Beach. Of the 1,237 acres, 910 acres will be developed, with the remaining 327 acres to be preserved as conservation area. The Hunter's Ridge Development Order permits up to 932 single-family and 50 multi-family residential units to be developed in the City. Since 2005, the Deer Creek subdivision of 346 lots has been under construction including subdivision improvements, platting, and construction of single-family homes. To date, phase 1 (48 lots), phase 2 (62 lots), phase 3(89 lots), phase 4A (48 lots), and phase 4B (49 lots) have completed subdivision improvements and have recorded the plat for each phase.

Phase 4C of the Deer Creek subdivision is under construction and is expected to be completed by March or April. In order to plat the phase 4C parcel into single-family lots the applicant is required to perform a preliminary plat (reviewed by Planning Board and approved by the City Commission) and a final plat (reviewed and approved by the City Commission).

Phase four of the Deer Creek subdivision has the following development approvals:

- Resolution 2006-86, April 4, 2006, preliminary plat, Phase 1. The land area for phase 4B was included in this preliminary plat approval.
- Ordinance 2006-11, September 6, 2006, final plat, Phase 1. The land area for phase 4B was included in this final plat approval. The Phase 1 plat was recorded with Book 54, Pages 12-23.
- On August 19, 2009, the Site Plan Review Committee (SPRC) approved a minor modification to the Deer Creek Phase 4 construction plan that subdivided the fourth phase of 147 lots into three phases.

- Ordinance 2009-53, December 1, 2009, final plat, Phase 4A. The land area for phase 4B was included in this final plat approval. The Phase 4A plat was recorded with Book 55, Pages 93-100.
- Ordinance 2014-31, August 19, 2014, final plat, Phase 4B. The land area for phase 4C was included in this final plat approval. The Phase 4B plat was recorded with Book 56, Pages 127-130.

**ANALYSIS:** The property is designated as “Suburban Low Density Residential” on the City’s Future Land Use Map (FLUM) and is zoned SR (Suburban Residential) on the City’s Official Zoning Map. The Deer Creek subdivision is part of the Hunter’s Ridge Development of Regional Impact. The existing use of the property is consistent with the FLUM designation and zoning district.

The surrounding uses are shown below:

**Adjacent land uses and zoning:**

	Uses	Land Use designation	Zoning designation
<b>North</b>	Single-Family homes.	“Rural Estate & Agriculture”	REA (Rural Estate & Agriculture)
<b>South</b>	Conservation	“Open Space/Conservation”	SR (Suburban Residential)
<b>East</b>	Single-Family homes. Phase 4	“Suburban Low Density Residential”	SR (Suburban Residential)
<b>West</b>	Flagler County	Flagler County	Flagler County

Below is an aerial picture of the site:



The preliminary plat is required to be approved by the City Commission after review and recommendation of the Planning Board. The final plat is approved by the City Commission.

**CONCLUSION:**

There are certain criteria that must be evaluated before a Preliminary Plat can be approved. According to Article I of the Land Development Code, The Planning Board shall consider the following in making its recommendation:

**(1) Conformance to the standards and requirements of this Code.**

The Site Plan Review Committee has reviewed the proposed Preliminary Plat and it is consistent with the Land Development Code.

**(2) Consistency with the Comprehensive Plan.**

The property is designated as “Suburban Low Density Residential” on the City’s Future Land Use Map (FLUM) and is zoned SR (Suburban Residential) on the City’s Official Zoning Map. The proposed Preliminary Plat is consistent with the land use designation and the zoning classification of the property.

**(3) Any impacts on environmentally sensitive lands or natural resources, including but not limited to water bodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.**

The subject property is a developed area within the Hunters Ridge DRI of the City and no impacts to environmentally sensitive lands are proposed.

**(4) Noise, odor, glare or visual impacts on the neighborhood and adjoining properties.**

The plat will not create noise, odor, glare or other adverse impacts on adjacent properties.

**(5) Adequacy of public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.**

There are adequate public utilities to serve the proposed three lot subdivision.

**(6) On- and off-site traffic impacts, pedestrian safety and adequate access and egress for City service and emergency vehicles.**

The proposed Preliminary Plat does not modify any building or site improvements.

**(7) Use of space from a functional and aesthetic perspective.**

The proposed Preliminary Plat shall not modify and site or building improvements.

**(8) Safety of occupants and visitors.**

The safety of occupants and visitors will not be impacted and are addressed in any future site or building applications.

**(9) Proposed use of materials and architectural features in relationship to neighborhood character and aesthetic considerations.**

The proposed Preliminary Plat shall not modify any site or building improvements.

**RECOMMENDATION:** It is recommended that the Planning Board **APPROVE** the preliminary plat for of 49 lots within Phase 4C of the Deer Creek subdivision of the Hunter's Ridge Development of Regional Impact.

Attachments:

- 1: Location Map
- 2: Proposed Plat

# ATTACHMENT 1

## Location Map

# Deer Creek, Phase 4C



475 ft



GIS data is provided on an "as is" basis. The accuracy or reliability of the data is not guaranteed or warranted in any way. The City of Ormond Beach specifically disclaims any warranty either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular use. The entire risk as to quality and performance of the data is with the end user. In no event will the City, its staff or it's representatives be liable for any direct, indirect, incidental, special, consequential, or other damages, including loss of profit, arising out of the use of this data even if the City has been advised of the possibility of such damages.

Powered by  
**VANTAGEPOINTS**

# ATTACHMENT 2

## Preliminary and Final Plat

# DEER CREEK PHASE FOUR UNIT C OF HUNTER'S RIDGE SUBDIVISION

A REPLAT OF TRACT 4C, DEER CREEK PHASE FOUR UNIT A OF HUNTER'S RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 93-100 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA SECTION 23, TOWNSHIP 14 SOUTH, RANGE 31 EAST, CITY OF ORMOND BEACH, COUNTY OF VOLUSIA, FLORIDA

PREPARED BY:  
**WILLIAM MOTT LAND SURVEYING INC.**

Certificate of Authorization LB 3608  
 3800 WEST EAU GALLE BOULEVARD, SUITE 101  
 MELBOURNE, FLORIDA 32934-3285  
 PHONE (321) 751-4444 FAX (321) 751-4445  
 DRAWING NAME: DEER CREEK PHASE FOUR UNIT C.DWG  
 DRAWN BY: TYLYN BLANCHARD  
 CHECKED BY: JONATHAN M. MOTT P.L.S. 5060  
 PROJECT NUMBER: 215-0328

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

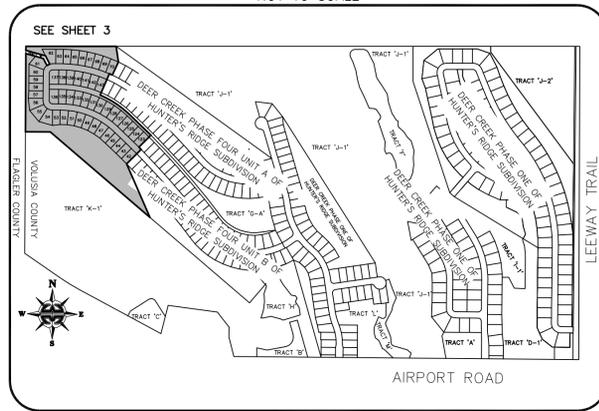
LEGAL DESCRIPTION: (BY SURVEYOR)

TRACT 4C, DEER CREEK PHASE FOUR UNIT A OF HUNTER'S RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 93-100, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

CONTAINING 16.50 ACRES OF LAND MORE OR LESS.

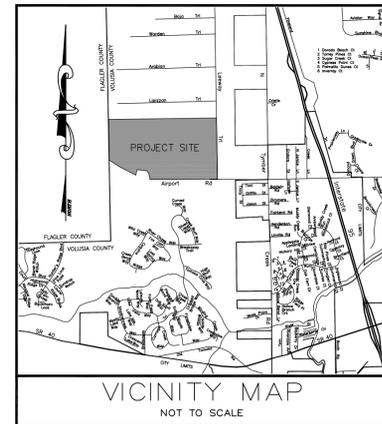
## KEY MAP

NOT TO SCALE



### LEGEND:

- = 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PRM LB 3608" (SET)
- = 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PRM LB 3608" (FOUND), (UNLESS OTHERWISE SHOWN)
- = NAIL AND DISK MARKED "PCP LB 3608" (TO BE SET AT THE TIME OF FINAL PAVING)
- = NAIL AND DISK MARKED "PCP LB 3608" (FOUND)
- ▲ = NAIL AND DISK MARKED "PRM LB 3608" (SET)
- ▲ = NAIL AND DISK MARKED "PRM LB 3608" (FOUND)
- ▲ = PUBLIC UTILITIES AND DRAINAGE EASEMENT
- PU&DE = CURVE NUMBER FOR CURVE TABLE
- C## = LINE NUMBER FOR LINE TABLE
- R/W = RIGHT-OF-WAY
- P.B. = PLAT BOOK
- PG. = PAGE
- RP = RADIUS POINT
- POI. = POINT-ON-LINE
- PDC = POINT-ON-CURVE
- PI = POINT-OF-INTERSECTION
- PT = POINT-OF-TANGENCY
- PC = POINT-OF-CURVATURE
- PRC = POINT-OF-REVERSE CURVATURE
- PCC = POINT-OF-COMPOUND CURVATURE
- P.O.B. = POINT-OF-BEGINNING
- P.O.C. = POINT-OF-COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- SECTION XX/XX/XX = SECTION XX/TOWNSHIP XX SOUTH/RANGE XX EAST
- X = DENOTES LINE BREAK/CHANGE IN DIRECTION
- (R) = RADIAL
- (NR) = NON-RADIAL
- ESMT. = EASEMENT
- H.O.A. = HOME OWNERS ASSOCIATION
- LB = LICENSED BUSINESS
- PLS = PROFESSIONAL LAND SURVEYOR
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- D/Δ = DELTA
- L = LENGTH
- CD/CH = CHORD DISTANCE
- CB = CHORD BEARING
- BLK = BLOCK



### Notes:

- Bearings hereon are referred to an assumed value of South 01°47'09" East for the West line of Deer Creek Phase One, Said bearing is identical with the Plat of record.
- The following easements are hereby granted:
  - A 10.00 Foot wide Public utility easement, contiguous with and outside of the Public road rights-of-way dedicated by this Plat are reserved for the installation of utilities, unless otherwise noted. The 10 ft wide utility easements are hereby granted and conveyed to any public or private utility, are severable, non-exclusive easements, granting the right to construct, operate, and maintain and repair underground public utility systems, (including wires, cables, conduits and above ground appurtenant equipment), unless otherwise indicated.
  - A 5.00 Foot wide Public utility easement along all side Lot lines is reserved for the installation of utilities, unless otherwise noted by a private drainage easement.
  - An easement to the St Johns River Water Management District over all drainage easements and Tracts for access to adjoining conservation tracts and conservation easements.
  - The term "utilities" as used on this Plat shall include, but not be limited to sewer, security, telephone, electric, cable television, potable water, reclaim water and drainage facilities.
- The drainage easements shown hereon shall be for the installation, operation and maintenance of, and access to the stormwater facilities within the Plat boundary. No fencing or other permanent structures will be allowed within the drainage easements within Lots 142-143 and 129-130.
- All platted easements, exclusive of private easements granted to or obtained by a particular electric gas, or other public utility, shall also be easements for the construction, installation, maintenance, and operation of cable television services, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other Public Utility.
- All Easements are Public unless shown otherwise.
- The 10' Private drainage easement shown hereon is hereby dedicated to the Deer Creek at Hunter's Ridge Homeowners Association, Inc. The maintenance of the easement area within the lot is the responsibility of the lot owner.
- Survey monumentation within the subdivision shall be set in accordance with Florida Statutes Chapters 177.091(8) & 177.091(9).
- Tract G-C is hereby conveyed to, controlled by and maintained by the Hunters Ridge Water, Environment and Wildlife Management Association, Inc., for stormwater management.
- Tract K-2A and J-4B are hereby conveyed to, controlled by and maintained by the Hunters Ridge Water, Environment and Wildlife Management Association, Inc., for conservation of wetlands and conservation of upland buffers. Said Tracts are subject to a Private Back Slope Easement in favor of Hunters Ridge Water, Environment and Wildlife Management Association, Inc., for the maintenance of back slopes as shown shaded hereon.
- No alteration or filling is allowed within Conservation Tract K-2 and the conservation easements.
- Tract K-2A and J-4B are subject to a Conservation Easement in favor of the St. Johns River Water Management District pursuant to Section 704.06, Florida Statutes.
- The reuse system shall be owned and maintained by the Deer Creek at Hunter's Ridge Homeowners Association, Inc. until such time that the City of Ormond Beach extends Public reuse water to the subdivision. At that time the City of Ormond Beach shall assume maintenance of the reuse system pending inspection of the system, provided that all deficiencies identified by the City of Ormond Beach are corrected by the Deer Creek at Hunter's Ridge Homeowners Association, Inc..
- For protective covenants and deed restrictions see Official Records Book 3457, Page 1623-1676, of the Public Records of Volusia County, Florida; First Amendment to said Declaration at Official Records Book 3600, Pages 1212-1217, Public Records of Volusia County, Florida; Second Amendment to said Declaration at Official Records Book 3710, Pages 3559-3561, Public Records of Volusia County, Florida; Third Amendment to said Declaration at Official Records Book 3771, Pages 3128-3132, Public Records of Volusia County, Florida; Fourth Amendment to said Declaration at Official Records Book 4031, Pages 1727-1733, Public Records of Volusia County, Florida; Fifth Amendment to said Declaration at Official Records Book 4067, Pages 2967-2969, Public Records of Volusia County, Florida; Sixth Amendment to said Declaration at Official Records Book 4160, Page 4276, Public Records of Volusia County, Florida; Seventh Amendment to said Declaration at Official Records Book 4286, Page 4436, Public Records of Volusia County, Florida; First Eighth Amendment recorded in Official Records Book 4318, Page 2090-2093, Public Records of Volusia County, Florida; Second Eighth Amendment to said Declaration at Official Records Book 4551, Page 1550, Public Records of Volusia County, Florida; Ninth Amendment to said Declaration at Official Records Book 5099, Page 3685, Public Records of Volusia County, Florida; Tenth Amendment to said Declaration at Official Records Book 5259, Page 585, Public Records of Volusia County, Florida; and Eleventh Amendment to said Declaration at Official Records Book 5373, Page 958, Public Records of Volusia County, Florida; Twelfth Amendment to said Declaration at Official Records Book 5976, Page 422.8, Public Records of Volusia County, Florida; Thirteenth Amendment to said Declaration at Official Records Book 6159, Page 2886, Public Records of Volusia County, Florida; Fourteenth Amendment to said Declaration at Official Records Book 6192, Page 1130, Public Records of Volusia County, Florida; and Fifteenth Amendment to said Declaration at Official Records Book 6225, Page 1958, Public Records of Volusia County, Florida; Fifteenth Amendment re-recorded at Official Records Book 6402, Page 3203, Public Records of Volusia County, Florida; Sixteenth Amendment to said Declaration at Official Records Book 6431, Page 4443, Public Records of Volusia County, Florida.
- Dedation of Covenants of Deer Creek at Hunter's Ridge Covenants see Official Records Book 6176, Page 2194 and for Supplement to Declaration of Covenants of Deer Creek at Hunter's Ridge Covenants see Official Records Book 6389, Page 4427, of the Public Records of Volusia County, Florida.
- Where more than one lot or parts of one or more lots are intended to be used as a single building site, the outside boundaries of that building site shall carry the side lot line easements, provided that no utilities exist within said easement and proper verification has been made.
- This property is located in Federal Flood Zone X, areas determined to be outside the 0.2% annual chance flood plain as shown on Flood Insurance Rate Map Community No. 125136, panel 194, Suffix J, effective date February 19, 2014.
- Site Data:  
 The existing land use classification is SLDR (Suburban Low Density Residential) as defined in the City Land Development Code.
  - Total Lots 49
  - Average Lot size
  - 49 Lots 60' x 115'
  - Minimum Yard Size and Setbacks:
    - Front = 25'
    - Rear = 20'
    - Side = 10'
    - Side Corner = 20'

Building setbacks must be verified with the City of Ormond Beach Zoning Department prior to construction of homes.

Note: All measurements are U.S. survey foot and to convert to meters 29.37/12 = 3.280833333333 equation.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 1 OF 3

SECTION 23 TWP. 14 S., RANGE 31 E.

### DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, That KB Home Gold Coast LLC, A Delaware Limited Liability Company (KB Home Gold Coast LLC) being the owner in fee simple of the lands located in Volusia County, Florida, described in the attached plat, entitled

## DEER CREEK PHASE FOUR UNIT C OF HUNTER'S RIDGE SUBDIVISION

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all streets, public drainage easements, public utility easements, rights of way, water and sewer utilities and easements for public use shown or described in the notes shown hereon to the perpetual use of the public. The drainage facilities within the subdivision are not dedicated to, or the responsibility of the City of Ormond Beach with the exception of public road right-of-way drainage.

IN WITNESS WHEREOF, KB Home Gold Coast, LLC, A Delaware Limited Liability Company, has caused these presents to be signed by Todd Holder, its Division President, and affix its corporate seal hereto on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Witnesses:  
 KB Home Jacksonville, LLC, A Delaware Limited Liability Company  
 10475 Fortune Parkway, Suite 100  
 Jacksonville, FL 32256

Print name: \_\_\_\_\_

Print name: \_\_\_\_\_

BY: Todd Holder,  
 Division President

STATE OF FLORIDA, COUNTY OF VOLUSIA

This is to certify that on this day before me personally appeared Todd Holder as Division President of KB Home Jacksonville, LLC, A Delaware Limited Liability Company known to me to be the person described in and who executed the foregoing instrument and who acknowledged to me the execution thereof to be the free act and deed of said corporation for the uses and purposes herein expressed and affixed hereto the official seal of said corporation. He/she is personally known to me or produced \_\_\_\_\_ as identification and did/did not take an oath this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Print Name: \_\_\_\_\_

Commission No. \_\_\_\_\_

My Commission Expires \_\_\_\_\_

STATE OF FLORIDA AT LARGE

SEAL

### CERTIFICATE OF SURVEYOR

I hereby certify that this is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, and that the survey data contained herein complies with all of the requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.091(7) regarding "permanent reference monuments," that the land is located within the City of Ormond Beach, Volusia County, Florida and that I am a professional surveyor and mapper pursuant to Section 177.061 of the Florida Statutes.

Registration No. 6189

Jonathan M. Mott, P.L.S.  
 William Mott Land Surveying Inc.  
 Baymeadows Commercial Center  
 3716 North Wickham Road, Suite 3  
 Melbourne, Florida 32935-2338  
 Certificate of Authorization LB 3608

### CERTIFICATE OF CITY SURVEYOR

I hereby certify that I am a professional surveyor and mapper, either employed by or under contract with the City of Ormond Beach, Florida, and I have reviewed the survey and plat for conformity to Chapter 177 of the Florida Statutes and I hereby certify that said survey and plat comply with the requirements of Chapter 177 of the Florida Statutes.

William S. Hart, Agent for the City of Ormond Beach,  
 Professional Land Surveyor and Mapper Registration No. LS 3905  
 Uplam, Inc.  
 265 Kenilworth Avenue  
 Ormond Beach, FL 32174  
 LB 3612

Date: \_\_\_\_\_

### CERTIFICATE OF APPROVAL BY THE CITY OF ORMOND BEACH

This is to certify, that on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, the City of Ormond Beach approved the foregoing Plat.

BY: \_\_\_\_\_ Mayor  
 Ed Kelley

ATTEST: \_\_\_\_\_ City Clerk  
 Scott McKee

### CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in for, with all the requirements of Chapter 177, Florida Statutes, and was filed on \_\_\_\_\_ day of \_\_\_\_\_, 2014.

By \_\_\_\_\_

Clerk of Circuit Court, Volusia County, Florida

### CITY ATTORNEY CERTIFICATE OF APPROVAL

This is to certify, that on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, this plat was approved.

By \_\_\_\_\_  
 Randal A. Hayes, City Attorney  
 City of Ormond Beach, Florida

### CITY ENGINEER CERTIFICATE OF APPROVAL

This is to certify, that on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, this plat was approved.

By \_\_\_\_\_  
 John Noble, City Engineer  
 City of Ormond Beach, Florida



# DEER CREEK PHASE FOUR UNIT C OF HUNTER'S RIDGE SUBDIVISION

A REPLAT OF TRACT 4C, DEER CREEK PHASE FOUR UNIT A OF HUNTER'S RIDGE SUBDIVISION,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 93-100  
OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA  
SECTION 23, TOWNSHIP 14 SOUTH, RANGE 31 EAST,  
CITY OF ORMOND BEACH, COUNTY OF VOLUSIA, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 3 OF 3  
SECTION 23 TWP. 14 S., RANGE 31 E.

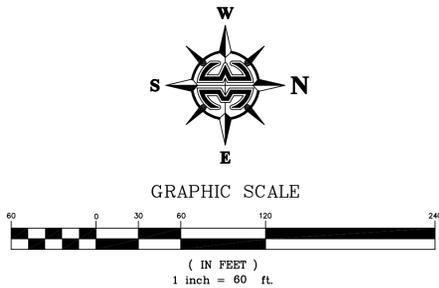
UNPLATTED

WEST LINE OF NORTHWEST 1/4 OF SECTION 23/14/31  
WEST LINE OF DEER CREEK PHASE ONE OF HUNTER'S RIDGE SUBDIVISION  
PLAT BOOK 54, PAGES 12-23

FLAGLER COUNTY  
VOLUSIA COUNTY

UNPLATTED

PRIVATE BACK SLOPE EASEMENT (SHADED AREA)



PREPARED BY:  
**WILLIAM MOTT LAND SURVEYING INC.**

Certificate of Authorization LB 3608  
3800 WEST EAU GALLE BOULEVARD, SUITE 101  
MELBOURNE, FLORIDA 32934-3285  
PHONE (321) 751-4444 FAX (321) 751-4445  
DRAWING NAME: DEER CREEK PHASE FOUR UNIT C.DWG  
DRAWN BY: TYLYN BLANCHARD  
CHECKED BY: JONATHAN M. MOTT P.L.S. 5060  
PROJECT NUMBER: 215-0328

### LEGEND:

- = 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PRM LB 3608" (SET)
- = 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PRM LB 3608" (FOUND), (UNLESS OTHERWISE SHOWN)
- = NAIL AND DISK MARKED "PCP LB 3608" (TO BE SET AT THE TIME OF FINAL PAVING)
- = NAIL AND DISK MARKED "PCP LB 3608" (FOUND)
- △ = NAIL AND DISK MARKED "PRM LB 3608" (SET)
- ▲ = NAIL AND DISK MARKED "PRM LB 3608" (FOUND)
- PU&DE = PUBLIC UTILITIES AND DRAINAGE EASEMENT
- C# = CURVE NUMBER FOR CURVE TABLE X = DENOTES LINE BREAK/CHANGE IN DIRECTION
- L# = LINE NUMBER FOR LINE TABLE (R) = RADIAL (NR) = NON-RADIAL
- R/W = RIGHT-OF-WAY (NR) = NON-RADIAL
- P.B. = PLAT BOOK
- PC = PAGE
- RP = RADIUS POINT O.R.B./O.R.BOOK = OFFICIAL RECORDS BOOK
- POL = POINT-ON-LINE H.O.A. = HOME OWNERS ASSOCIATION
- PCC = POINT-ON-CURVE LB = LICENSED BUSINESS
- PI = POINT-OF-INTERSECTION PLS = PROFESSIONAL LAND SURVEYOR
- PT = POINT-OF-TANGENCY PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PC = POINT-OF-CURVATURE R = RADIUS
- PRC = POINT-OF-REVERSE CURVATURE D/A = DELTA
- PCC = POINT-OF-COMPOUND CURVATURE L = LENGTH
- P.O.B. = POINT-OF-BEGINNING CD/CH = CHORD DISTANCE
- P.O.C. = POINT-OF-COMMENCEMENT CB = CHORD BEARING
- PRM = PERMANENT REFERENCE MONUMENT BLK = BLOCK
- PCP = PERMANENT CONTROL POINT
- SECTION XX/XX/XX = SECTION XX/TOWNSHIP XX SOUTH/RANGE XX EAST

TRACT X-1'  
DEER CREEK PHASE ONE OF HUNTER'S RIDGE SUBDIVISION  
PER PLAT BOOK 54,  
PAGES 12-23

DEER CREEK PHASE FOUR UNIT B OF  
HUNTER'S RIDGE SUBDIVISION  
PLAT BOOK 56, PAGES 127-130

TRACT K-2A  
CONSERVATION EASEMENT

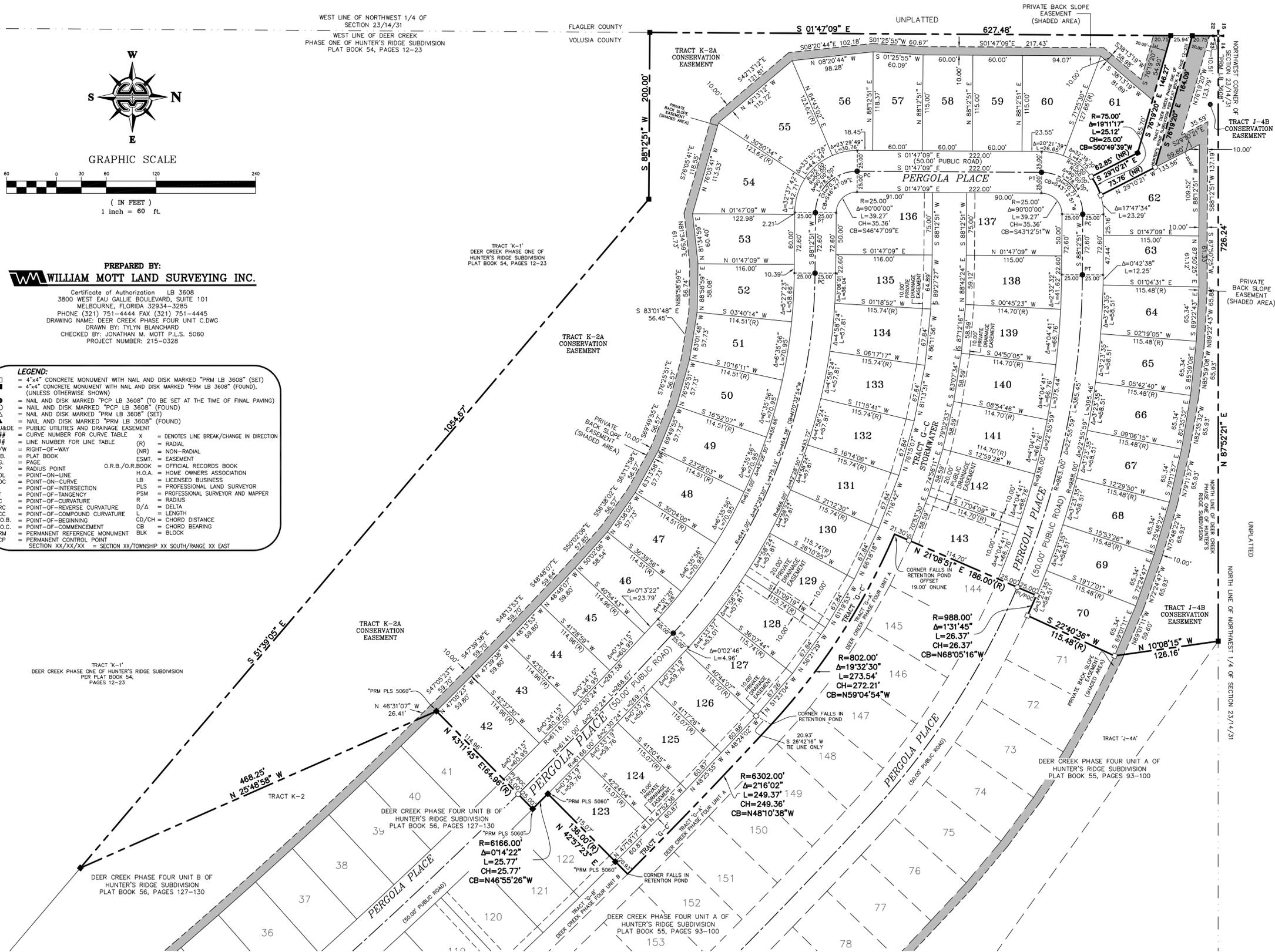
TRACT K-2A  
CONSERVATION EASEMENT

UNPLATTED

NORTH LINE OF NORTHWEST 1/4 OF SECTION 23/14/31

UNPLATTED

DEER CREEK PHASE FOUR UNIT A OF  
HUNTER'S RIDGE SUBDIVISION  
PLAT BOOK 55, PAGES 93-100





## CITY OF ORMOND BEACH

Planning • 22 S. Beach Street • Ormond Beach • Florida • 32174 • (386) 676-3311 • Fax (386) 676-3361

TO: Chairman Doug Thomas,  
Members of Planning Board

FROM: Richard P. Goss, AICP, Planning Director

DATE: February 22, 2016

SUBJECT: Planning Board member comments regarding Wireless Facilities at  
February 11, 2016 Planning Board Meeting

I was not able to attend the Planning Board meeting on February 11, 2016 but wanted to follow up on some discussion regarding the above. In my discussions with Steven Spraker, members questioned staff regarding the status of wireless facilities that the Department presented in 2013.

In May, 2013 the Department presented the Wireless Primer along with recommendations. Reference is made to Section 9.0 entitled, "Where do we go from here?" of the document of which you all have, but if you can't find it, we have it posted on the Planning web site under Studies. On September 12, 2013 a memo was sent to the Planning board regarding the Wireless Primer. In the memo, I indicated that we have not heard much from the members except for a few emails. Consequently, the document was finalized and attached to the memo to the Board. Staff did proceed to hire an RF consultant in case any applications for macro cell towers were submitted. None were submitted and the contract expired after 2 years. The Department is currently having an RF consultant request included in the Continuing Service Contracts that is prepared by Engineering every 5 years.

Recently, Engineering had an inquiry about the City's regulations on Distributed Antennae System (DAS) within the rights-of-way. The ROW regulations are contained in the City Code of Ordinances and not the Land Development Code. Engineering is responsible for the implementation of Chapter 8.1-Telecommunications service providers. Planning was requested by Engineering to prepare amendments to Chapter 8.1 of the City Code of Ordinances to limit height and number of poles. The ordinance was written with incentives to use existing poles within the City's rights-of-way and limit height to 10 feet above the current FPL poles which is 45 feet. At First Reading the City Commission decided to continue the ordinance and now the City Manager is attempting to bring on a consultant to assist the City Commission regarding DAS within city's rights-of-way. The Planning Department is no longer involved in this issue. Engineering will be taking the lead, as they should be since they are responsible for administration of the ordinance.

As to wireless on private property, there was no direction by the Planning Board given to the Department. See attached 05-19-13 PB minutes. The current ordinance remains unchanged.

# CITY OF ORMOND BEACH

FLORIDA

PLANNING

MEMORANDUM

**TO:** Chairman Thomas and Planning Board

**FROM:** Ric Goss, Planning Director

**DATE:** September 12, 2013

**SUBJECT:** Wireless Primer and Status Report on Consultant

**CC:** Joyce A. Shanahan, City Manager

---

In June, I provided a draft of the Wireless Primer as requested. I have not heard much from the members except for a few emails. Consequently, I have finalized the document and it is attached for your use. In the meantime, the Department prepared a Request for Proposals to obtain an expert to assist staff in reviewing future wireless applications. The scope of work included:

- Review all pending and future applications filed with the City for Wireless Telecommunications Facilities;
- Assist and advise the City in the analysis of these applications, including attending meetings, if required, with City officials and/or Applicants as requested by the City;
- Review and verify radio frequency reports and determine coverage needs and saturation;
- Recommend in writing to the City whether a particular application should be approved, disapproved or held pending further information, action or due to extenuating circumstances and set forth in writing the reasons for such determination; and
- Review and recommend proposed wireless changes to the city's ordinance based upon technology, where appropriate or required by relevant case law or federal regulations.

Additional responsibilities may include:

- Communicating directly with the applicant to carry out City's mandate and facilitate efficient review (e.g., requesting correspondence from applicant during initial phase review);
- Coordinating and processing wireless telecommunications applications in accordance with the Planning Board's monthly schedule and presenting findings to the Board, when requested by the City;
- Maintaining a working knowledge of the number and location of wireless telecommunications facilities in the City and their current and future cumulative impacts so as to counsel appropriate measures.

Supplemental tasks may include:

- Pre-application meetings and on-line virtual site walks with City staff and applicant, when requested by the City; and
- Reporting on the condition of existing wireless telecommunications facilities during the course of review and communication directly with the City for correction, if in violation;

Evaluation criteria that were used included:

- Past experience with local governments in wireless systems assistance in Florida
- Familiarity with Florida and Federal Communications Commission Regulations for Wireless Telecommunication Facilities.
- No current representation of carriers or tower companies which have wireless telecommunication facilities in Ormond Beach.
- At least 5 years experience providing similar consultant services
- Respondent must be or have on staff as an associate an RF Engineer.

As a result, Pallan Associates has been hired to be our consultant and expert for all future wireless applications. The contract is a one year contract with automatic one year renewals. The applicant for the wireless facility is required to pay for the review cost.

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

May 9, 2013

7:00 PM

**City Commission Chambers**

22 South Beach Street  
Ormond Beach, FL 32174

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

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

**I. ROLL CALL**

Members Present

Al Jorzak  
Harold Briley  
Lewis Heaster  
Doug Wigley  
Doug Thomas  
Pat Behnke (excused)  
Rita Press (excused)

Staff Present

Richard Goss, AICP, Planning Director  
Steven Spraker, AICP, Senior Planner  
Becky Weedo, AICP, Senior Planner  
Meggan Znorowski, Recording Technician

**II. INVOCATION**

Mr. Jorzak 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. PLANNING DIRECTOR'S REPORT**

None.

**VI. PUBLIC HEARINGS**

**A. LDC 13-046: Land Development Code Amendmnet, Sexually Oriented Business Standards**

Mr. Richard Goss, Planning Director, City of Ormond Beach, stated the case before the Board is LDC 13-046 SOB 2, Sexually Oriented Businesses which is the second amendment to the ordinance within the Land Development Code (LDC). Mr. Goss introduced a summary of Exhibits 1-7 into the record. Mr. Goss presented the staff report.. The reasons for the amendments is to introduce new case law since the original adoption of the sexually oriented business ordinance in 2008 as well as introduce new support secondary effect studies, documents, and police reports some of which have been locally developed. Mr. Goss entered his notes into the record, a copy of which is attached hereto as Exhibit "A".

Mr. Goss stated the ordinance before the Board has 5 amendments: deleting the Board of Adjustment as the appeal body for a sexually oriented business (SOB) with regards to distance requirements; SOB is being removed as a conditional use and added as a permitted use in B-8; that SOBs much comply with the Sexually Oriented Business License and Permit which will be contained in the City Code of Ordinances which will be in the same section of the LDC for B-8; all of the conditional criteria will be deleted from the LDC and added into the Code of Ordinances. Mr. Goss added that Exhibits 1-7 detail the secondary effects that are reasonable to be considered by Ormond Beach that will occur when there are SOBs within your city, and there are reasonable secondary effects that need to be mitigated. Therefore, the City has the duty and responsibility to come up with some way to mitigate those through licensing requirements.

Mr. Briley asked how far the SOBs need to be from a bar.

Mr. Goss responded that the distance requirements is 500' after much review of various distances including 2000', 1500', 1000', 750' and 500'. Staff found that even at 750' there were no sites, so 500' became the distance at which sites began to occur where staff felt SOBs could be located legitimately. Mr. Goss explained that the distances are 500' from residential areas as a separation requirement as well as all sensitive areas such as playgrounds, parks, churches, schools, etc.

Mr. Briley stated he asked because schools and sexually oriented businesses are allowed in the same zoning district.

Mr. Goss responded absolutely, but they have to have separation from all the sensitive areas of 500', 500' between SOBs, and 250' between alcohol establishments and SOBs. Mr. Goss stated the secondary effects studies indicated that when you combine alcohol with nudity there is a propensity for high instances of crime, prostitution, and illicit activities. Mr. Goss continued that there is enough case law to support the separation of the two uses.

Mr. Thomas stated in the LDC there are definitions, but asked Mr. Goss for the definition of a park.

Mr. Goss responded there is no definition for a park; they are identified on the Comprehensive Land Use Map. Therefore staff would go by the park designation and the boundaries of the park. Mr. Goss added that all of the parks were inventoried in the city's Master Plan for parks several years ago, and is part of the Level of Service requirements for open space per 10,000 people.

Mr. Jorczak asked once the LDC is changed, does that documentation have to be sent to Tallahassee.

Mr. Randy Hayes, City Attorney, City of Ormond Beach, responded that all amendments of city ordinances now go to Tallahassee for codification purposes only.

**Mr. Heaster moved to approve LDC 13-046 as submitted. Mr. Briley seconded the motion. Vote was called, and the motion unanimously approved.**

**B. M 13-063: Adoption of Volusia County Integrated Floodplain Management Plan**

Ms. Becky Weedo, Senior Planner, stated this is a proposed resolution for the City Commission to adopt the City's designated portion of the 2013 Volusia County Integrated Floodplain Management Plan, and presented the staff report. Ms. Weedo stated staff recommendation is for approval for the City Commission to adopt the City's designated portion of the 2013 plan in accordance with the CRS planning process as the City of Ormond Beach Flood Management Plan.

Mr. Jorczak asked if the Ormond Crossings is totally in compliance with the County plan at this point or are there issues still being worked on.

Ms. Weedo responded that Ormond Crossings submitted a drainage study and is currently in compliance as far as she knows.

Mr. Thomas asked if in Ms. Weedo's review of the floodplain this year has it changed drastically from previous years.

Ms. Weedo replied yes, the City received the preliminary flood insurance rate maps in 2011, and the City submitted appeals based on those changes. Ms. Weedo explained that staff did not agree with some of the changes. Ms. Weedo continued that there is a plan for when all of the improvements are done on Hand Avenue that the City will submit some information to FEMA to try to get the maps changed.

Mr. Thomas asked if they increased the 100 year floodplain.

Ms. Weedo responded that it was a balance because FEMA took a lot of properties out of the floodplain, but also added properties.

Mr. Thomas asked where they added.

Ms. Weedo explained that they expanded the Approximate A zone in the Central Park/ Hand Avenue area to the east and across U.S. 1 as well as in the northern area around Sanchez Avenue.

Mr. Thomas asked if they were expanded along the Halifax and Tomoka Rivers.

Ms. Weedo answered there is another study, which is the Surge Study currently underway and changes will most likely be made to the properties along the Halifax River and beachside.

**Mr. Briley moved to approve M 13-063 as submitted. Mr. Jorczak seconded the motion. Vote was called, and the motion unanimously approved.**

## **VII. OTHER BUSINESS**

### **A. Wireless Primer Handout**

Mr. Richard Goss, stated that it took 6 months to complete the wireless primer, and what he tried to accomplish was to lay out the 1996 Telecommunications Act and how the City's ordinance works as well as the technology versus then and now and where the technology is going in the future.

Mr. Goss explained that when the Board members are ready to discuss this item, a workshop will be scheduled, and then if the Board wishes, the carriers can be brought in to present their plans. Mr. Goss added that the primer should be able to prepare the Board to ask questions of carriers with regards to their wireless plans.

Mr. Briley stated that the president of his HOA found out about the tower behind Houligan's and now they have a vacant property outside of the village that they would be interested in talk to carriers about putting a tower there near Nova Road.

Mr. Goss advised the Board that he has found an RF Engineer, and will be putting out the RFQ. Mr. Goss explained that he has been looking for an RF Engineer since the ordinance allowed the City to hire someone and the applicant pays for the review of the applicant, and until now was unable to find one; so now there will be someone on staff to provide a review of the applications coming in. Mr. Goss continued that he will also be utilizing the RF Engineer to provide coverage and capacity maps for the City.

Mr. Jorczak commended Mr. Goss for the tremendous amount of technical information contained within the scope of the primer.

Mr. Wigley asked if it is a coverage problem or a capacity problem.

Mr. Goss replied that it is not a coverage problem at all. Mr. Goss stated that the coverage problem was resolved within several years after the 1996 ordinance, but now they are having capacity issues because there are too many users and not enough frequency.

Mr. Goss stated the City's first priority is collocation, but he can't prove that they cannot collocate even though the towers are built for that.

## **VIII. MEMBER COMMENTS**

Mr. Briley stated his step-son has been in the audience for a few meetings because he is working on his citizenship merit badge to become an Eagle Scout.

Mr. Thomas stated after 8 years he is tired of looking at the old gas station on the corner of Nova Road and Granada Boulevard, and on the northeast corner of the same intersection by the Green Tea restaurant, that landscaping is gross. Mr. Thomas asked what can be done. Mr. Thomas asked if it can be condemned.

Mr. Wigley replied code enforcement would deal with the landscaping issue.

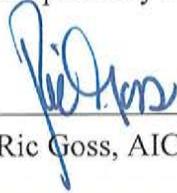
Mr. Thomas suggested that the City buy the gas station and turn it into a park or rent it out to VOTRAN, but after 8 years something needs to be done.

Mr. Goss stated that staff worked with the bank and they had a good site plan for the bank, so it is not because the City has not tried to get something in there.

**IX. ADJOURNMENT**

The meeting was adjourned at 7:55 p.m.

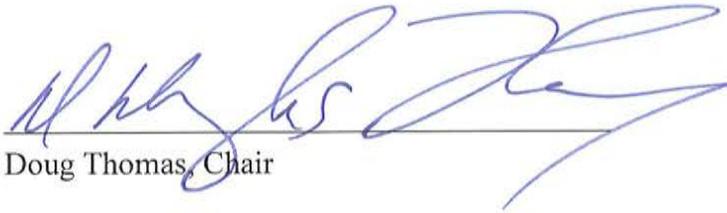
Respectfully submitted,



---

Ric Goss, AICP, Planning Director

ATTEST:



---

Doug Thomas, Chair

*Minutes transcribed by Meggan Znorowski.*

# CITY OF ORMOND BEACH

FLORIDA

PLANNING

MEMORANDUM

**TO:** Planning Board members

**FROM:** Steven Spraker, AICP, Senior Planner

**DATE:** March 1, 2016

**SUBJECT:** The Trails Electronic Changeable Copy signs, follow-up of February 11, 2016 Planning Board meeting

During member comments at the February 11, 2016 Planning Board meeting, there was a discussion regarding the Trails electronic changeable copy signs (provided below):

Ms. Press stated that a number of years ago, when the Jaffe Corporation came before the Board, they were re-doing the Trails shopping center, and they asked if they could have an electronic sign. Because of the special configuration of the shopping center, the Board voted yes, but with restrictions. One of the restrictions was that it would be one color, another that it would change twice a day. We have rules and regulations that should be adhered to. The signs at the Trails shopping center are now multi-colored and changing a couple of times per minute. If we have one business that is being allowed to have a sign like this, then there will be others who will want the same.

Mr. Jorczak stated that just up the street is a 35' sign that was put up in lieu of a billboard, on a deal that the City made, which has multi colors and no control on the size of the text.

Attorney Hayes stated that he doesn't recall what year the sign at the Trails was approved. Whatever standards were in place at the time the signs were approved, allowed for those kinds of signs. The criteria should be in the development order. If the property owner is not complying, it could become a code enforcement issue. The NID staff can look at the criteria, and determine if the property owner is compliant or not. This is something that Staff can take a look at.

Attorney Hayes continued that years ago there were billboards that were burned to the ground during a fire. The billboard companies came in and wanted to put up new billboards. During litigation, the City reached an agreement that the billboards would be replaced with the type signs that are there now. The City limited it to two signs, they had to meet the City's aesthetic standards that were in the code at the time, and one of the issues from the sign company was that they wanted to locate the sign on Granada Blvd. Location became critical at the time. The sign at Nova and Granada was put far enough back, and it met the setback standards at the time. Present day, we haven't addressed electronic billboards, and until the City Commission decides to take up the issue and do something with them, we don't have anything for present day signs.

Ms. Behnke stated that the electronic billboards are up high, and she doesn't even notice what is on those. But the signs at The Trails are right in front of you, where they are a distraction.

Chairman Thomas stated that if we are going to have Code Enforcement look at these signs, then they need to ride around the city and enforce other things such as boats, etc. being in people's driveways for over a year, with a tarp over them. Chairman Thomas stated that the last time that signs were discussed in the City, the Planning Board had a 3-3 vote since one member was absent, and maybe it is time to look at this again with a full board here.

Mr. Briley stated that basically if the Trails are in violation, then they are in violation. But, this all may warrant further discussion on how the Board wants to move forward with any kind of sign regulations. Attorney Hayes stated that in light of a Supreme Court case last summer, the City's sign regulations will be reviewed, and that would be a good time to look at the electronic sign component.

Ms. Press stated that in order to have a digital sign, it can't be on a monument sign, so it has to be on a billboard, which goes into a whole other area. If that would come before the City, to have taller signs that change to different colors, and were everywhere, this room would be full of people, because Ms. Press doesn't think it is a desirable thing that this community wants.

Staff's research of the history of electronic changeable copy signage and the Trails Shopping Center is as follows:

- July 15, 2003: Land Development Code amended to allow electronic changeable copy signage with Ordinance 2003-38.
- November 5, 2003: PBD Overlay approved with Resolution 2003-2002 for the Trails Shopping Center, including electronic changeable copy signs. Ordinance 2003-38 required PBD approval of electronic changeable copy signage. The Resolution does not contain any operational standards for the electronic changeable copy signs as these standards were contained in the Land Development Code.
- March 16, 2010: re-write of the sign section. Electronic changeable copy sign section proposed for amendment. At the City Commission public hearing, the entire electronic changeable copy sign section was deleted at the public hearing, including operational standards for the three (two at the Trails shopping Center and one at the Performing Arts Center) existing electronic changeable copy signs with Ordinance 2010-21. Electronic changeable copy signs were not allowed from that time forward. In addition, electronic changeable copy signs at The Trails Shopping Center (and the PAC) became non-conforming signs. There are no operational standards regarding either non-conforming sign, either in the respective development orders or the LDC.
- November 2, 2015: Electronic changeable copy signage re-introduced into Land Development Code for properties within Destination Daytona area with Ordinance 2015-047.

**Summary:** Below is a summary regarding the three existing electronic changeable copy signs:

1. These signs are non-conforming signs that do not have any operational standards for contained within the Land Development Code. The operational standards for electronic changeable copy signs were deleted in 2010 with Ordinance 2010-21.
2. There is no ability within the Land Development Code or approving development order to limit the number of times that the message changes with the existing electronic changeable copy signs.
3. There are no active code violations with any of the three electronic changeable copy signs.

# CITY OF ORMOND BEACH

FLORIDA

PLANNING

MEMORANDUM

**TO:** Planning Board members

**FROM:** Steven Spraker, AICP, Senior Planner

**DATE:** March 2, 2016

**SUBJECT:** Development projects

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

**SPRC Review:**

1. **1545 North US1, Dollar General.** A site plan was submitted to demolish the former Cheaters building and construct a 9,100 square foot Dollar General store and associated site improvements.
2. **1530 North US1, McDonald's drive thru.** A site plan was submitted to allow a double drive through at the existing business to improve circulation and make handicapped improvements to the site.
3. **1280 North US1, S.R. Perrott offices.** A site plan and building permit was submitted to construct the offices in front of the existing S.R. Perrott facility along North US1. The offices are proposed at 22,000 square feet.
4. **Clyde Morris Boulevard, south of Hand Avenue.** The Site Plan Review Committee (SPRC) received a Planned Residential Development application for a 50 lot subdivision on 28.65 acres titled Grande Champion Cypress Trails. The project has portions of the overall development in Ormond Beach and Daytona Beach.

**Pending SPRC approvals: the following projects should be ready for SPRC within the next month:**

5. **875 Sterthaus Drive, Ormond Renaissance Center.**
6. **720 West Granada Boulevard, Antares ALF.**
7. **783 North US1, Campana retail.**

**Under construction:**

8. **320 Parque Drive, mini-warehouses.** Nearing completion.
9. **480 Andalusia Drive, McNamara Warehouse.** Issued a building and site permit for construction.
10. **560 Lincoln Avenue, Children Workshop.** Started construction on additional building for classrooms.
11. **795 West Granada Boulevard, CVS and 1301 West Granada Boulevard, Vystar Credit Union:** under active construction.

# CITY OF ORMOND BEACH COMMERCIAL AND RESIDENTIAL DEVELOPMENT REPORT



## Legend

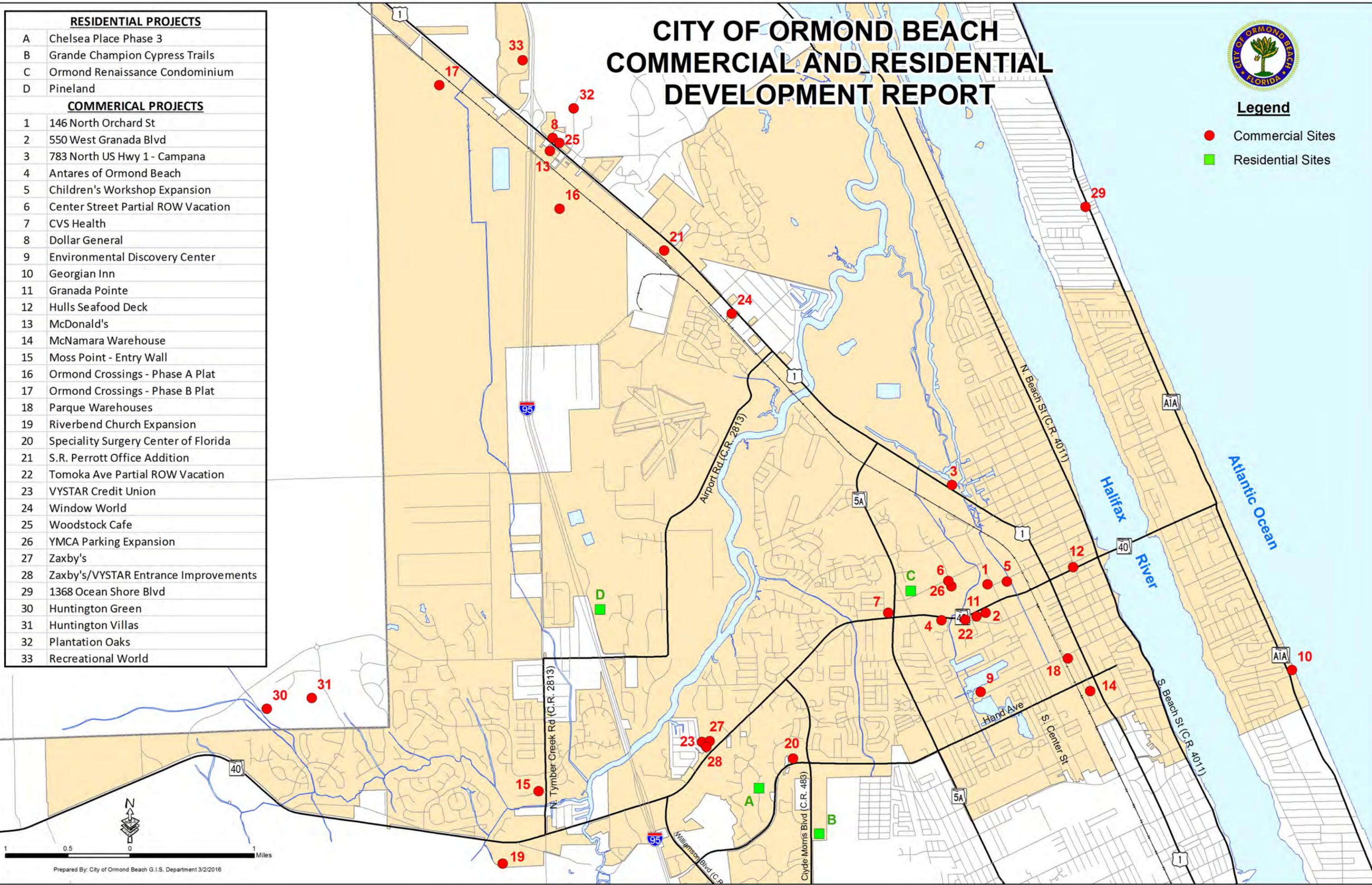
- Commercial Sites
- Residential Sites

### RESIDENTIAL PROJECTS

- A Chelsea Place Phase 3
- B Grande Champion Cypress Trails
- C Ormond Renaissance Condominium
- D Pineland

### COMMERICAL PROJECTS

- 1 146 North Orchard St
- 2 550 West Granada Blvd
- 3 783 North US Hwy 1 - Campana
- 4 Antares of Ormond Beach
- 5 Children's Workshop Expansion
- 6 Center Street Partial ROW Vacation
- 7 CVS Health
- 8 Dollar General
- 9 Environmental Discovery Center
- 10 Georgian Inn
- 11 Granada Pointe
- 12 Hulls Seafood Deck
- 13 McDonald's
- 14 McNamara Warehouse
- 15 Moss Point - Entry Wall
- 16 Ormond Crossings - Phase A Plat
- 17 Ormond Crossings - Phase B Plat
- 18 Parque Warehouses
- 19 Riverbend Church Expansion
- 20 Speciality Surgery Center of Florida
- 21 S.R. Perrott Office Addition
- 22 Tomoka Ave Partial ROW Vacation
- 23 VYSTAR Credit Union
- 24 Window World
- 25 Woodstock Cafe
- 26 YMCA Parking Expansion
- 27 Zaxby's
- 28 Zaxby's/VYSTAR Entrance Improvements
- 29 1368 Ocean Shore Blvd
- 30 Huntington Green
- 31 Huntington Villas
- 32 Plantation Oaks
- 33 Recreational World



**City of Ormond Beach Commercial Development Report March 2, 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	Project nearing completion										E or Arc = Project Engineer or Architect O = Owner A = Applicant	
										City Commis- sion	Final Approval	DO Expiration	LDC Extension Expiration	Building Permit Info	Building Permit Value	Eng. Permit Info	Eng. Permit	Under Constru- ction	CO Issued		
1	<b>146 NORTH ORCHARD STREET</b> 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	90%		E = Alann Engineering Group O = Pat Baylor/Clinton Baylor
2	<b>550 WEST GRANADA BOULEVARD (BELLA MARIE)</b> 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			Neighbor- hood 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	<b>783 N US HWY 1, CAMPANA</b> 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	02.03.16	03.11.16															E = Alann Engineering Group O = Steven Campana
4	<b>ANTARES OF ORMOND BEACH</b> 720 West Granada Boulevard SPRC# 2016-012	123 unit Assisted Living Facility and associated site improvements	11.11.15	11.25.15	02.24.16	03.15.16			Neighbor- hood meeting (12.09.15)												E = Alann Engineering Group ARC = Lawson Group Architects, Inc. O = Antares of Ormond Beach, LLC
5	<b>CHILDREN'S WORKSHOP EXPANSION</b> 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	5%			O = Brian Adair E = MetaWorld Civil Consulting, LLC ARC = Richard Brookfield
6	<b>CENTER STREET PARTIAL ROW VACATION</b> SPRC# 2016-014 Center Street, south of Sterthaus Drive	Partial ROW vacation associated with the YMCA parking project	11.25.15	12.10.15					Required												A = YMCA E = Zev Cohen & Associates
7	<b>CVS HEALTH</b> 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.		Issued 02.01.16	\$2,641,707	Site Work = \$404,549	Issued 01.20.16	10%			E = England-Thims & Miller, Inc. ARC = Stefano DeLuca & Associates O = City of Ormond Beach
8	<b>DOLLAR GENERAL</b> 1545 North US 1 SPRC#2016-043	Demolish existing structure and construct a 9,100 SF store with associated site improvements	02.23.16	03.08.16																	E = Jade Consulting LLC O = HSC Ormond Beach, LLC ARC = Jared Ducote, Architect
9	<b>ENVIRONMENTAL DISCOVERY CENTER</b> 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	80%			E = Mark Dowst & Associates ARC = BPF Design Incorporated O = City of Ormond Beach
10	<b>GEORGIAN INN, SITE WORK</b> 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		90%			ARC = Scott Waldroff O = Georgian Inn
11	<b>GRANADA POINTE</b> 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	<b>HULLS SEAFOOD DECK</b> 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	02.08.16	02.29.16															O = Hull's Seafood Eng = Mark Dowst & Associates ARC = Richard Brookfield
13	<b>MCDONALD'S</b> 1530 North US 1 SPRC#2016-040	Update existing drive thru and site ADA upgrades	02.10.16	02.29.16																	E = CPH Inc. O = McDonald's USA LLC ARC = CPH Inc.

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

Change in project status

Project nearing completion

#	Project	Description	Application Date	1st Review	2nd Review	3rd Review	4th Review	5th Review	Advisory Board	Project nearing completion									CO Issued	E or Arc = Project Engineer or Architect O = Owner A = Applicant
										City Commission	Final Approval	DO Expiration	LDC Extension Expiration	Building Permit Info	Building Permit Value	Eng. Permit Info	Eng. Permit	Under Construction		
14	<b>McNAMARA WAREHOUSE</b> 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		Approved 02.24.16	\$256,938	Approved		0%		E = Parker Mynchenberg & Assoc O = McNamara Construction, LLC ARC = Stan Hoelle
15	<b>MOSS POINT, ENTRY WALL</b> 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
16	<b>ORMOND CROSSINGS, PHASE A PLAT</b> 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
17	<b>ORMOND CROSSINGS, PHASE B PLAT</b> 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
18	<b>PARQUE WAREHOUSES</b> 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	95%		E = Finley Engineering Group O = O.G. Property Holdings LLC ARC = Richard Brookfield
19	<b>RIVERBEND CHURCH EXPANSION</b> 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
20	<b>SPECIALITY SURGERY CENTER OF FL</b> 1545 Hand Avenue SPRC# 2016-026	Conversion of building to a Surgery Center with clinic including certain site improvements.	01.15.16	02.02.16	02.18.16															E = Jerry Finley, P.E. O = PRC Associates, LLC ARC = Gordon & Associates Architect, LLC
21	<b>S.R PERROTT OFFICE ADDITION</b> 1280 N. US Highway 1 SPRC#2016-041	Construct a 22,000 SF office building and associated site improvements	02.10.16	02.24.16	03.16.16															E = Parker Mynchenberg & Assoc O = S.R. Perrott, Inc.
22	<b>TOMOKA AVE, PARTIAL ROW VACATION</b> SPRC#2016-18 Tomoka Avenue & W. Granada Boulevard	Partial ROW vacation associated with the Granada Pointe project	12.08.15	12.23.15						Required										A = Granada Pointe, LLC Eng = Newkirk Engineering, Inc.
23	<b>VYSTAR CREDIT UNION</b> 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	20%		E = Parker Mynchenberg & Assoc O = 1301 W Granada Investors LLC ARC = RS&H, Inc.
24	<b>WINDOW WORLD</b> 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		Under review	\$500,000					E = Kirby Engineering, LLC O = Tillman Volusia Holdings, LLC ARC: A.L. Designs
25	<b>WOODSTOCK CAFÉ</b> 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
26	<b>YMCA PARKING EXPANSION</b> 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
27	<b>ZAXBY'S</b> 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
28	<b>ZAXBY'S/VYSTAR ENTRANCE IMPROVEMENTS</b> 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

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
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**Ormond Beach is Utility Provider Only**

29	<b>1368 OCEAN SHORE BLVD</b> 1368 Ocean Shore Blvd. SPRC# 2015-121	Sewer connection for existing building	08.28.15	09.08.15							02.12.16									E = Finley Engineering Group O = 1368 Oceanshore Blvd. LLC
30	<b>HUNTINGTON GREEN</b> 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	02.08.16				02.12.16									E = Zev Cohen & Associates O = BADC Huntington Communities, LLC
31	<b>HUNTINGTON VILLAS</b> 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	80%		E = Zev Cohen & Associates O = BADC Huntington Communities, LLC
32	<b>PLANTATION OAKS</b> 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.
33	<b>RECREATION WORLD</b> 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

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

**City of Ormond Beach Residential Development Report - March 2, 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	<b>CHELSEA PLACE, PHASE 3</b> Chelsea place subdivision SPRC #2016-034	65 single family lots	02.02.16	02.16.16																		E = Parker Mynchenberg & Associates O = CP & SP Residnetial Land, LLC
B	<b>GRANDE CHAMPION CYPRESS TRAILS</b> Clyde Morris Boulevard SPRC# 2016-048	50 single family lots on 28.65 acres	02.29.16	03.14.16																		E = Matthews Deign Group O = Indigo Development, LLC Purchaser = Grande Champion Partners, LLC
C	<b>ORMOND RENAISSANCE CONDOMINIUM</b> 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	Pending											E = Parker Mynchenberg & Associates O = Ormond King Center, LLC ARC = David Howard
D	<b>PINELAND</b> 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	02.20.16			PB Approved (4-2)	Approved Ord 08-44		10.21.13 PRD Rezoning	10.21.16 PRD Rezoning	NA	NA	10.21.15 PRD Rezoning						E = Zahn Engineering O = Funcoast Developers

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