

# STAFF REPORT

## City of Ormond Beach Department of Planning

**DATE:** August 11, 2016

**SUBJECT:** 26 Plaza Drive – Small Scale Future Land Use Map Amendment

**APPLICANT:** City Initiated

**NUMBER:** LUPA-16-069

**PROJECT PLANNER:** Becky Weedo, AICP, CFM, Senior Planner

### INTRODUCTION:

This is a City initiated request for a Small Scale Comprehensive Plan Land Use Map amendment for the subject property located at 26 Plaza Drive. This request is to change approximately 0.15 acres from the existing future land use designation of Volusia County “Urban Medium Intensity” (UMI) to Ormond Beach “Low Density Residential” (LDR) as the result of an annexation adopted on July 26, 2016.

### BACKGROUND:

The property located at 26 Plaza Drive has a Volusia County land use designation of “Urban Medium Density” The parcel is located approximately 1,123 linear feet west of the intersection of Ocean Shore Boulevard (SR A1A) and Plaza Drive. The parcel is currently a vacant single-family residential lot. The property owner, Ana E. Romero, requested voluntary annexation of this parcel which was approved by the City of Ormond Beach on July 26, 2016 by Ordinance 2016-23 based upon connecting to the city water system.

Aerial Map of the Location of the Subject Property



Since the subject property is now located within the City of Ormond Beach, it is required to have a similar land use and compatible zoning. Until a City land use designation and zoning classification are adopted, the property maintains its County land use and zoning classifications.

The property is currently zoned Volusia County R-4 (Urban Single-Family Residential). The proposed zoning classification is R-2.5 (Single-Family Low-Medium Density) and will follow upon the completion of the administrative land use change. The proposed land use amendment schedule of the subject property is as follows:

<b>Action/Board</b>	<b>Date</b>
Planning Board	August 11, 2016
City Commission 1 <sup>st</sup> Reading	September 20, 2016
City Commission 2 <sup>nd</sup> Reading	October 4, 2016
Transmit to Volusia County Growth Management Commission and adjoining jurisdictions	October 7, 2016
Transmit Courtesy Copy to Florida Department of Economic Opportunity (DEO)	October 7, 2016

**ANALYSIS:**

The proposed amendment seeks to change the land use designation of the subject property from unincorporated Volusia County “Urban Medium Intensity” to the City of Ormond Beach “Low Density Residential” on the future land use map (Exhibit A). Staff has reviewed the proposed Future Land Use Map amendment based upon the following criteria:

**1. Whether the future land use amendment is consistent with the Comprehensive Plan Goals, Objectives and Policies.**

The proposed FLU amendment is consistent with the Goals Objectives, and Policies of the Comprehensive Plan, including but not limited to:

Goal 5. Annexation – The City provides utility service beyond its Municipal limits and shall require that any connection to the City utility system either annex into the City or enter into an annexation agreement if not contiguous. 26 Plaza Drive was contiguous and therefore annexed voluntarily.

Policy 5.1.1. under Goal 5, Annexation of the Future Land Use Element, states that the City shall assign a similar land use to annexed properties. The proposed future land use designation presently assigned to the subject property is Volusia County “UMI” and

the proposed future land use designation is Ormond Beach “LDR”. Both land use designations are compatible with adjacent land uses to the north, south, east, and west.

In addition, one of the general goals of the land use element is to achieve the highest quality of life for all residents by ensuring land use compatibility. The use of appropriate land use distribution is a key element of land use compatibility. The Future Land Use Element of the City’s Comprehensive Plan includes policy 1.1.3 which states that the character of existing neighborhoods should be preserved by not allowing intrusion of land uses that would threaten to alter neighborhood character. The directive text of the City’s Comprehensive Plan states,

“The LDR designation is used to protect and encourage the continued development of typical single-family residential areas and stabilize and protect the character of such neighborhoods.”

## **2. Whether the proposed plan amendment meets the criteria established in the Florida Statutes:**

In accordance with Chapter 163.3187(1), Florida Statutes, any local government comprehensive plan amendments directly related to proposed small-scale development activities may be approved without regard to statutory limits on the frequency of consideration of amendments to the local comprehensive plan. A small-scale development amendment may be adopted only under the following conditions:

### **a. The proposed amendment involves a use of 10 acres or fewer.**

The subject property is ±0.15 acres (less than 10 acres)

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

The proposed small-scale amendment complies with this requirement.

The following represents amendments currently adopted and proposed in calendar year 2016:

File Number	File Name and Address	Land Use Change	Status	Total Acres
LUPA 16-23	500 N. Tymber Creek Rd.	County "Environmental Systems Corridor" to City "Open Space/Conservation"(±1.10) and County "Rural" to City "Rural Estate/Agricultural"( ±8.5)	Adopted	±9.60
LUPA 16-83	1195 Roberts Street	County "Urban Low Intensity" and City ISBA "Light Industrial/Utilities" to City "Low Density Residential"	Proposed	±4.14
LUPA 16-101	parcel #4230-00-00-0051	City "Public/Institutional" to City "Residential, Office, Retail"	Proposed	±0.20
			Total:	±13.94

**c. The proposed amendment does not involve a text change to the goals, policies, and objectives of the local government’s comprehensive plan, but only proposes a land use change to the future land use map for a site-specific small scale development activity. However, text changes that relate directly to, and are adopted simultaneously with, the small scale future land use map amendment shall be permissible under this section.**

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

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

This criterion is not applicable as the site location is not located within an area of state critical concern.

- **3: Whether the land use is an appropriate use of the land.**

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- **Land Use:** The adjacent land uses and zoning are as follows:
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Land Use and Zoning Designations of Adjacent Property			
	Current Land Uses	Future Land Use Designation	Zoning
North	Single Family Residential	Volusia County "Urban Medium Intensity"	Volusia County Urban Single Family Residential (R-4)
South	Single Family Residential	Ormond Beach "Low Density Residential"	Ormond Beach Single Family Low-Medium Density (R-2.5)
East	Vacant Single Family Residential	Volusia County "Urban Medium Intensity"	Volusia County Urban Single Family Residential (R-4)
West	Single Family Residential	Volusia County "Urban Medium Intensity"	Volusia County Urban Single Family Residential (R-4)

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- The future land use designation presently assigned to the subject property is Volusia County "Urban Low Intensity" which is described in the table below:

Current Future Land Use	Max Density	Uses Allowed	Compatible Zoning	Conditionally Compatible
County Urban Medium Intensity (UMI)	4 – 8 DU/acre	Single Family Dwellings, townhouses and low-rise apartments. May allow neighborhood business.	R-4, R-5, R-6, R-9, MH-1, MH-5, RPUD, BPUD, MPUD	MH-2, B-2, B-8, B-9, P, C, RC

Since the property is planned to be developed as single-family residential on a small platted lot, the recommended City future land use designation is Low Density Residential (LDR) described in the table below.

Potential City Land Uses	Min/Max Density	Uses Allowed	Compatible Zoning
City Low Density Residential (LDR)	up to 4.3 units/acre	Single-family housing- May allow institutional uses	R-1, R-2, R-2.5, R-3, PRD

The Low Density Residential (LDR) classification allows up to 4.3 units per acre and is intended to protect and encourage the continued development of typical single-family residential areas and stabilize and protect the character of such neighborhoods. The proposed future land use classification of LDR is the most compatible with adjacent land uses to the subject property and the County's land use of ULI.

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

The analysis of infrastructure needs for a comprehensive plan amendment is different from a concurrency review for a site plan. Impact analysis examines the maximum expected impacts of the current designation versus the requested designation based on a preliminary development scenario. This analysis is not meant to replace or contradict the findings of a Concurrency Management Review. However, the relative differences between designations can provide useful information in the long-range planning process. This analysis is based on a total platted lot area of 0.15 acres.

Transportation: There will be no change to the maximum scenario with the proposed land use amendment and thus, no impact to the transportation facilities.

Water: The property is located in the Ormond Beach North Peninsula water service district and will not generate an increase in demand.

Wastewater: The subject property is vacant and any site development will require a drainage plan.

Solid Waste: There will be no impact to capacity to serve the proposed land use.

Schools: The maximum scenario provides no increase in dwelling units and thus no impact to Volusia County Schools.

#### **5. Whether the proposed map amendment impacts surrounding jurisdictions.**

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

#### **Conclusion:**

Staff supports the land use amendment from county land use of Urban Medium Density to city land use of Low Density Residential. The small scale land use map amendment is an administrative amendment required to assign a City Future Land Use Map designation to the subject parcel. Staff believes that the Ormond Beach "Low Density Residential" land use category is appropriate for the following reasons:

1. The amendment meets the Goals, Objectives, and Policies of the City's comprehensive plan;

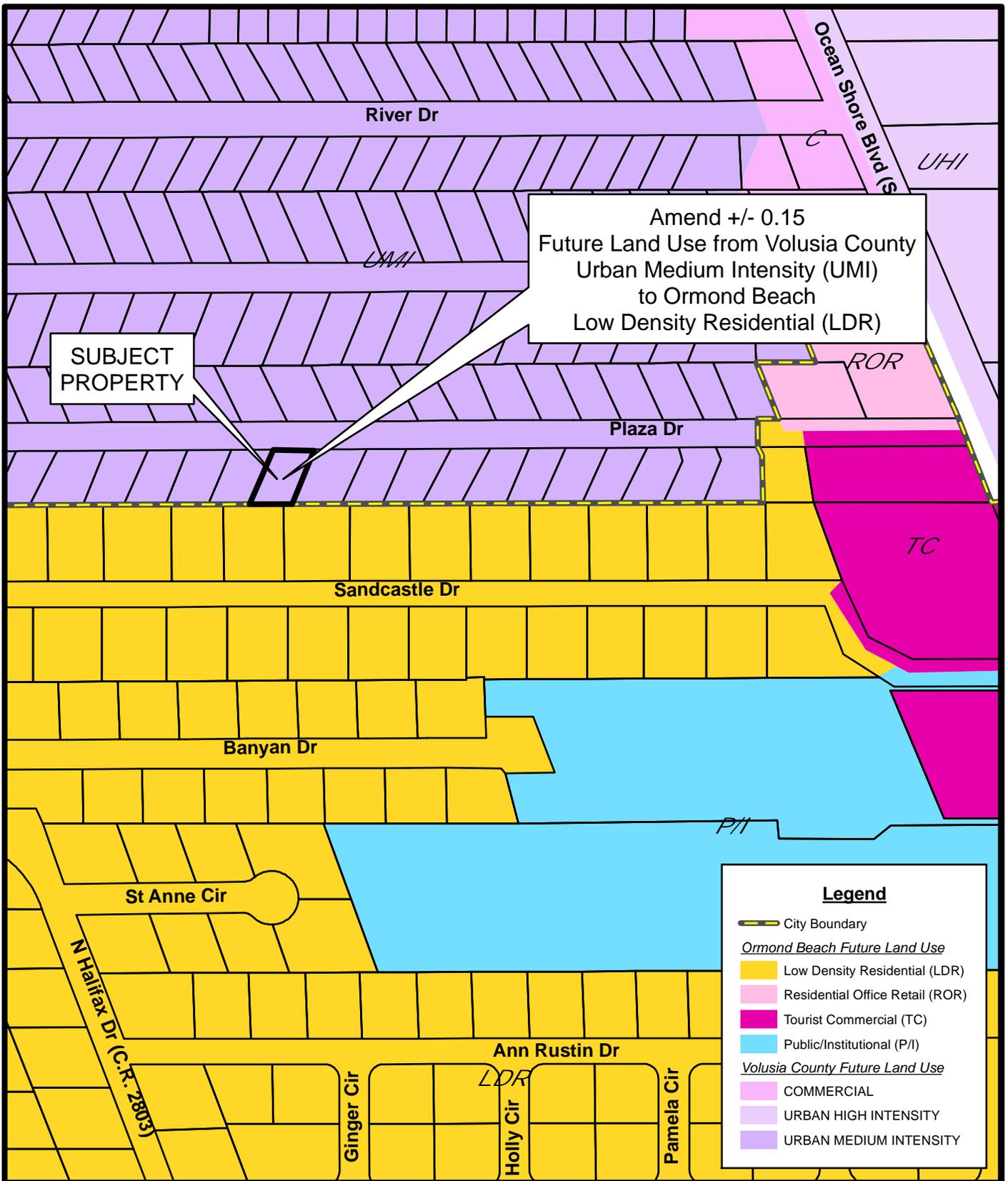
2. The amendment meets the requirements established in the Florida Statutes;
3. The proposed land use is an appropriate use of land;
4. There is adequate infrastructure to serve the proposed land use; and
5. The proposed land use will not impact surrounding jurisdictions.

**RECOMMENDATION:**

Staff recommends that the Planning Board recommend **APPROVAL** of Case # LUPA 16-069, a Future Land Use map amendment for 0.15 acres from the existing land use designation of Volusia County “Urban Medium Intensity” to Ormond Beach “Low Density Residential” for the subject property located at 26 Plaza Drive.

# **ATTACHMENT 1**

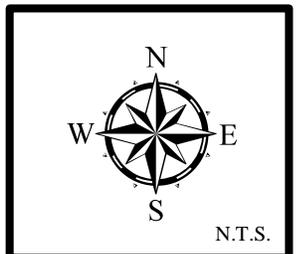
Future Land  
Use Map



**PROPOSED ORMOND BEACH  
FUTURE LAND USE MAP  
26 PLAZA DR (+/- 0.15 ACRES)**

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Prepared By: The City of Ormond Beach  
G.I.S. Department - July 19, 2016



# STAFF REPORT

## City of Ormond Beach Department of Planning

**DATE:** August 11, 2016

**SUBJECT:** 26 Plaza Drive- Amendment to Official Zoning Map

**APPLICANT:** City Initiated

**NUMBER:** RZ16-070

**PROJECT PLANNER:** Becky Weedo, AICP, CFM, Senior Planner

### **INTRODUCTION:**

This is a city initiated request to amend the City's Official Zoning Map for a ±0.15-acre parcel of land from the existing zoning classification of Volusia County R-4 (Urban Single-Family Residential) to Ormond Beach R-2.5 (Single-Family Low-Medium Density) at 26 Plaza Drive as the result of an annexation adopted July 26, 2016.

### **BACKGROUND:**

The property located at 26 Plaza Drive currently has a Volusia County zoning classification of R-4 (Urban Single Family Residential). The parcel is located approximately 1,123 linear feet west of the intersection of Ocean Shore Boulevard (SR A1A) and Plaza Drive. The parcel is currently a vacant single-family residential lot. The property owner, Ana E. Romero, requested voluntary annexation of this parcel which was approved by the City of Ormond Beach on July 26, 2016 by Ordinance 2016-23 based upon connecting to the city water system.

Since the subject property is now located within the City of Ormond Beach, it is required to have a similar land use designation and compatible zoning classification to the existing County land use and zoning. Until a City land use and zoning designation are adopted, the property maintains its County designations. The proposed rezoning from Volusia County R-4 to City of Ormond Beach R-2.5 is contingent upon adopting the future land use map amendment. A single-family residence is planned to be built on the subject property associated with this rezoning. Subsequent to Planning Board review, the rezoning will be reviewed by the City Commission for final action.

### **ANALYSIS:**

The existing Volusia County zoning classification for the subject property is Volusia County R-4 (Urban Single-Family Residential). The Volusia County Land Development Code states the purpose and intent for the R-4 zoning as follows:

*The purpose and intent of the R-4 Urban Single-Family Residential Classification is to provide medium-density residential developments, preserving the character of existing or proposed residential neighborhoods.”*

The subject property is undergoing a land use amendment to assign a City Future Land Use designation of “Low Density Residential”. The goal of the zoning classification is to provide the most compatible zoning with surrounding properties and the most consistent designation with the adopted Future Land Use. The adjacent land use and zoning designations are:

**Land Use Designations and Zoning Classifications of Surrounding Property**

<b>Land Use and Zoning Designations of Adjacent Property</b>			
	<b>Current Land Uses</b>	<b>Future Land Use Designation</b>	<b>Zoning</b>
<b>North</b>	Single Family Residential	Volusia County “Urban Medium Intensity”	Volusia County Urban Single Family Residential (R-4)
<b>South</b>	Single Family Residential	Ormond Beach “Low Density Residential”	Ormond Beach Single Family Low-Medium Density (R-2.5)
<b>East</b>	Vacant Single Family Residential	Volusia County “Urban Medium Intensity”	Volusia County Urban Single-Family Residential (R-4)
<b>West</b>	Single Family Residential	Volusia County “Urban Medium Intensity”	Volusia County Urban Single-Family Residential (R-4)

In choosing a consistent zoning district for the proposed land use of Low Density Residential, Table 2-2 under Chapter 2, Article I – Establishment of Zoning Districts and Official Zoning Map, Section 2.02 of the City’s Land Development Code was referenced.

<b>Table 2.2 Establishment of Zoning Districts and Official Zoning Map</b>	
Chapter 2, Article I Zoning Districts, Section 2.02 Future Land Use Map Designations and Zoning Districts	
<b>Comprehensive Plan Future Land Use Map Designation</b>	<b>Corresponding Compatible Zoning District</b>
Low Density Residential	R-1, Residential Estate R-2, Single-Family Low Density R-2.5, Single-Family Low-Medium Density R-3, Single-Family Medium Density PRD, Planned Residential Development

The R-2.5 zoning district has been assigned to all properties within the City south of the subject property and offers similar City zoning to the Volusia County R-4 zoning classification. The R-2.5 zoning district’s *“purpose is to protect and encourage the continued development of residential single-family development that has occurred at relatively low densities”*. The City R-2.5 zoning district is recommended as the most compatible and similar designation to surrounding properties and is the only designation that will not cause “spot zoning” in the City jurisdiction.

**CONCLUSION/CRITERIA FOR APPROVAL:**

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

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

A single-family residence is proposed and the request is based on a need to assign a City zoning classification to the property as the result of annexation. The zoning map amendment will not adversely affect public health, safety, welfare or the quality of life. Any future site redevelopment shall be reviewed based upon the standards of the Land Development Code.

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

There is a separate future land use map amendment that proposes to assign a City “Low Density Residential” designation to the property. The proposed R-2.5 zoning district is consistent with the “Low Density Residential” land use designation.

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

There are no environmentally sensitive lands or natural resources that will be impacted by the zoning map 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.**

The future single-family residence will be required to comply with the standards of the Land Development Code and will not impact surrounding properties.

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

The future single-family residence will be required to comply with the standards of the Land Development Code and will not impact public facilities.

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.**

There will be no transportation impacts as a result of this amendment. The future development will be required to comply with the standards of the Land Development Code.

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

This amendment will cause no impacts to use of space or aesthetics. The future development will be required to comply with the standards of the Land Development Code.

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

The future development will be required to comply with the standards of the Land Development Code and the Florida Building Code. This amendment will cause no impact to 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.**

The future development will be required to comply with the standards of the Land Development Code. This amendment will cause no impact to the neighborhood and 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.

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

- The impacts on facilities and services will not change as a result of the requested zoning amendment from Volusia County R-4 (Urban Single-Family Residential) to Ormond Beach R-2.5 (Single-Family Low-Medium Density);
- The proposed City zoning classification of R-2.5 is consistent with the Volusia County zoning classification of R-4 and with the surrounding properties currently zoned in the City; and
- The administrative request is consistent with the compatibility matrix outlined in the Land Development Code for the Future Land Use Plan Map designation of "Low Density Residential".

**RECOMMENDATION:** Staff recommends that the Planning Board recommend **APPROVAL** to the City Commission of the administrative request to amend the Official Zoning Map to change the zoning classification of 26 Plaza Drive from Volusia County R-4 (Urban Single-Family Residential) to Ormond Beach R-2.5 (Single-Family Low-Medium Density).

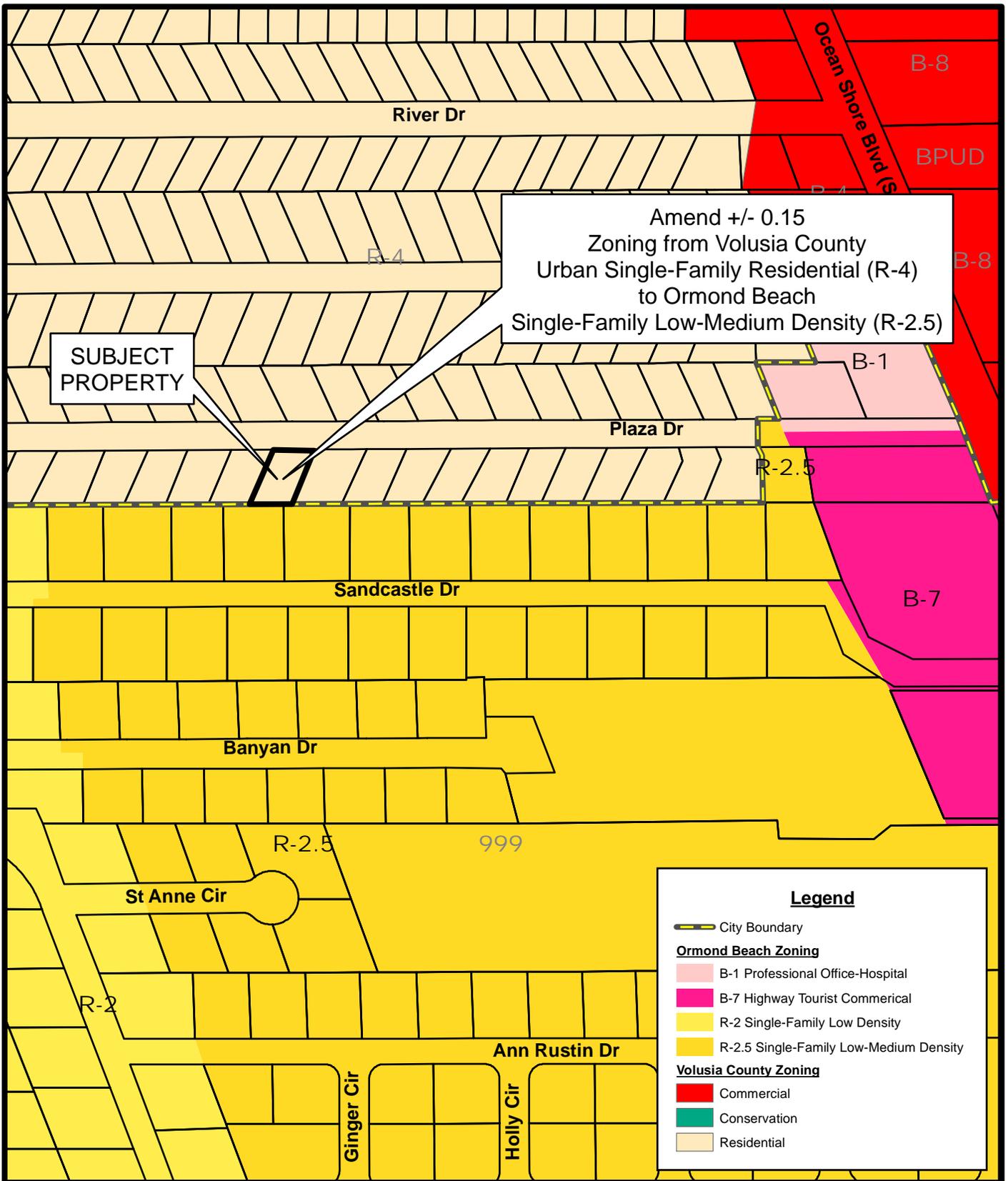
#### Attachments

Exhibit 1: Zoning Map

Exhibit 2: Section 2-14 of the LDC, R-2.5 Zoning District

# **ATTACHMENT 1**

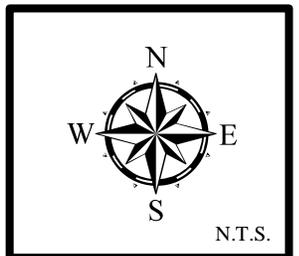
Zoning  
Map



**PROPOSED ORMOND BEACH  
ZONING MAP  
26 PLAZA DR (+/- 0.15 ACRES)**

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Prepared By: The City of Ormond Beach  
G.I.S. Department - July 19, 2016



# **ATTACHMENT 2**

R-2.5 Zoning District

**Sec. 2-14. R-2.5, Single-Family Low-Medium Density Zoning District.**

<b>A. PURPOSE:</b> The purpose of the Single-Family Low-Medium Density (R-2.5) Zoning District is to protect and encourage the continued development of the residential single-family development that has occurred at relatively low densities.																												
<b>B. DIMENSIONAL STANDARDS</b>																												
1. Density	2. Maximum Building Height	3. Maximum Building Coverage	4. Maximum Impervious Lot Coverage	5. Minimum Lot Size	6. Minimum Lot Width	7. Minimum Lot Depth	8. Minimum Perimeter	9. Setbacks																				
								a. Front	b. Rear	c. Side	d. Street Side/ Corner	e. Waterbody																
4.98 units per acre	30'	35%	75%	8,750 SF	90'	None	None	30'	20'	8' total 20'	20'	30'																
<b>C. PERMITTED USES</b>			<b>D. CONDITIONAL USES</b>				<b>E. SPECIAL EXCEPTION USES</b>			<b>F. OTHER STANDARDS</b>																		
1. Community Residential Home 2. Dwelling, Single-Family—Detached 3. School, Public			1. Adult Family Care Home 2. Family Day Care Home 3. Foster Home 4. Group Home 5. Parks and Recreation Facilities, Private 6. Parks and Recreation Facilities, Public 7. Public Facilities 8. Public Utilities 9. Telecommunication Tower or Antenna, Camouflaged 10. Water Survival Instruction 11. Wind Energy System				1. Bed and Breakfast Inn 2. Golf Course/Country Club 3. Historic Preservation Mixed Use 4. House of Worship 5. School, Private			All development must comply with setback requirements: 1. Wetlands (chapter 3, article II). 2. Special corridors and buffer requirements (chapter 3, article I). 3. See conditional and special exception regulations (chapter 2, article IV). 4. Use of dwelling units for transient lodging is prohibited in order to protect and maintain the residential character of the zoning district. 5. Single-family residential buildings shall have the following minimum floor area: <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Type</th> <th>1-Story</th> <th>Split Level</th> <th>2-Story</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>1,500 SF</td> <td>1,800 SF</td> <td>2,100 SF</td> </tr> <tr> <td>B</td> <td>1,350 SF</td> <td>1,650 SF</td> <td>2,000 SF</td> </tr> <tr> <td>C</td> <td>1,150 SF</td> <td>1,400 SF</td> <td>1,750 SF</td> </tr> </tbody> </table>			Type	1-Story	Split Level	2-Story	A	1,500 SF	1,800 SF	2,100 SF	B	1,350 SF	1,650 SF	2,000 SF	C	1,150 SF	1,400 SF	1,750 SF
Type	1-Story	Split Level	2-Story																									
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<b>G. PERMITTED ACCESSORY USES:</b> Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.																												

(Ord. No. 2013-11, § 1, 2-5-2013; Ord. No. 2013-13, § 7, 2-5-2013)

# STAFF REPORT

## City of Ormond Beach Department of Planning

**DATE:** August 11, 2016

**SUBJECT:** 1195 Roberts St. – Small-Scale Future Land Use Map Amendment

**APPLICANT:** City Initiated

**NUMBER:** LUPA 16-083

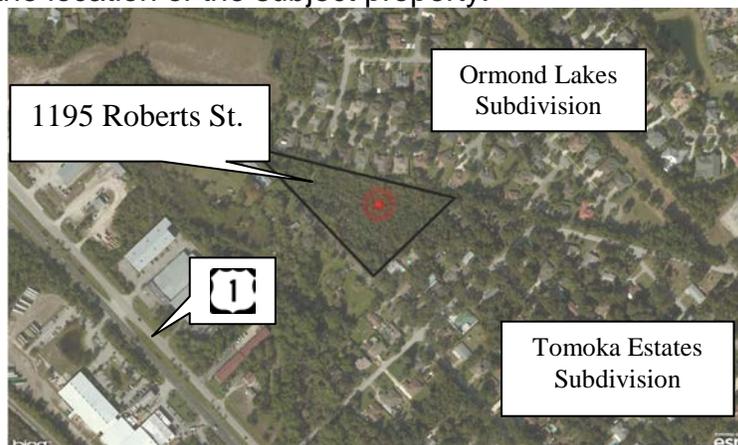
**PROJECT PLANNER:** Becky Weedo, AICP, CFM, Senior Planner

### **INTRODUCTION:**

This is a City initiated request for a Small Scale Comprehensive Plan Land Use Map amendment for the subject property located at 1195 Roberts Street. This request is to change approximately 4.14 acres from the existing future land use designations of Volusia County “Urban Low Intensity (ULI)” and Ormond Beach Interlocal Service Boundary Agreement (ISBA) “Light Industrial/Utilities” (LI/U) to Ormond Beach “Low Density Residential (LDR)” as the result of an annexation adopted on July 26, 2016.

### **BACKGROUND:**

The property at 1195 Roberts Street is located approximately 1,174 linear feet northwest of the intersection of North US Highway 1 and Wall Avenue. This property previously had split land uses and zoning and was analyzed as part of the North US 1 Interlocal Service Boundary Agreement (ISBA) area. The property is approximately 4.14 acres with 1.35± acres within the ISBA area and 2.79± acres outside the ISBA. Below is an aerial map of the location of the subject property:



Currently, the property has two future land use classifications. The portion inside the ISBA is designated as City “Light Industrial/Utilities” (LI/U) and the portion outside the ISBA is County “Urban Low Intensity” (ULI). The property owners requested voluntary annexation of this parcel which was approved by the City of Ormond Beach on July 26, 2016 with Ordinance 2016-24. The annexation was based upon the plan to build a single-family home with a residential future land use and compatible zoning designation under one jurisdiction.

Since the subject property is now located within the City of Ormond Beach, it is required to have a similar land use and compatible zoning. Until a City land use designation and zoning classification are adopted, the property maintains its County land use and zoning classifications.

The property is currently zoned Volusia County R-3, Urban Single-Family Residential and ISBA I-1, Light Industrial. The proposed zoning classification is City R-3 (Single-Family Medium Density) and will follow upon the completion of the administrative land use change. The proposed land use amendment schedule of the subject property is as follows:

<b>Action/Board</b>	<b>Date</b>
Planning Board	August 11, 2016
City Commission 1 <sup>st</sup> Reading	September 20, 2016
City Commission 2 <sup>nd</sup> Reading	October 4, 2016
Transmit to Volusia County Growth Management Commission and adjoining jurisdictions	October 7, 2016
Transmit Courtesy Copy to Florida Department of Economic Opportunity (DEO)	October 7, 2016

**ANALYSIS:**

The proposed amendment seeks to change the land use designation of the subject property from unincorporated Volusia County “Urban Low Intensity” and City ISBA “Light Industrial/Utilities” (LI/U) to Ormond Beach “Low Density Residential” (LDR) on the future land use map (Exhibit A). Staff has reviewed the proposed Future Land Use Map amendment based upon the following criteria:

**1. Whether the future land use amendment is consistent with the Comprehensive Plan Goals, Objectives and Policies.**

The proposed FLU amendment is consistent with the Goals Objectives, and Policies of the Comprehensive Plan, including but not limited to:

Policy 5.1.1. under Goal 5, Annexation of the Future Land Use Element, states that the City shall assign a similar land use to annexed properties. The future land use designations presently assigned to the subject property are Volusia County “ULI” and ISBA “I-1”. The proposed future land use designation is Ormond Beach “LDR”. The land use designation is compatible with adjacent land uses to the north, south, east, and west. Directly to the east is the Ormond Beach “LDR” land use designation. The property is in the Ormond Lakes subdivision developed with single-family residences.

In addition, one of the general goals of the land use element is to achieve the highest quality of life for all residents by ensuring land use compatibility. The use of appropriate land use distribution is a key element of land use compatibility. The Future Land Use Element of the City’s Comprehensive Plan includes policy 1.1.3 which states that the character of existing neighborhoods should be preserved by not allowing intrusion of land uses that would threaten to alter neighborhood character. The directive text of the City’s Comprehensive Plan states,

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## **2. Whether the proposed plan amendment meets the criteria established in the Florida Statutes:**

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### **a. The proposed amendment involves a use of 10 acres or fewer.**

- The subject property is ±4.14 acres (less than 10 acres)

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

- The proposed small-scale amendment complies with this requirement.

The following represents amendments currently adopted and proposed in calendar year 2016:

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LUPA 16-69	26 Plaza Drive	County "Urban Low Intensity" to City "Low Density Residential"	Proposed	±0.15
LUPA 16-101	parcel #4230-00-00-0051	City "Public/Institutional" to City "Residential, Office, Retail"	Proposed	±0.20
Total:				±9.95

c. The proposed amendment does not involve a text change to the goals, policies, and objectives of the local government’s comprehensive plan, but only proposes a land use change to the future land use map for a site-specific small scale development activity. However, text changes that relate directly to, and are adopted simultaneously with, the small scale future land use map amendment shall be permissible under this section.

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

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

- This criterion is not applicable as the site location is not located within an area of state critical concern.

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

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

Land Use and Zoning Designations of Adjacent Property			
	Current Land Uses	Future Land Use Designation	Zoning
North	Ormond Lakes Subdivision	City "Low Density Residential"	City R-3 with PRD overlay "Planned Residential Development"
South	Vacant property within ISBA area and Single-Family home in County jurisdiction	City ISBA "Light Industrial/Utilities" and County "Urban Low Intensity"	City ISBA I-1 "Light Industrial" and County R-3 "Urban Single-Family Residential"
East	Tomoka Estates Subdivision	County "Urban Low Intensity"	County R-3 "Urban Single-Family Residential"
West	Vacant	City "Open Space/Conservation" and "Medium Density Residential"	City SE "Special Environmental" and R-5 "Multi-family Medium Density"

The future land use designation presently assigned to the subject property is Volusia County "Urban Low Intensity" which is described in the table below:

Current Future Land Use		Max Density	Uses Allowed	Compatible Zoning	Conditionally Compatible
County	Urban Low Intensity (ULI)	4 DU/acre	Single Family Dwellings - May allow neighborhood convenience uses.	R-1, R-2, R-3, RPUD, MH-6, MH-7, BPUD, MPUD	B-2, B-9, RR, RA, RE, R-4, R-9, RE, MH-3, MH-4, MH-8, A-2, A-3, A-4, P, C, RC

Since the property is planned to be developed as single-family residential, the recommended City future land use designation is Low Density Residential (LDR) described in the table below.

Potential City Land Uses		Min/Max Density	Uses Allowed	Compatible Zoning
City	Low Density Residential (LDR)	up to 4.3 units/acre	Single-family housing- May allow institutional uses	R-1, R-2, R-2.5, R-3, PRD

The Low Density Residential (LDR) classification allows up to 4.3 units per acre and is intended to protect and encourage the continued development of typical single-family residential areas and stabilize and protect the character of such neighborhoods. The proposed future land use classification of LDR is the most compatible with adjacent land uses to the subject property and the County’s land use of ULI.

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

The analysis of infrastructure needs for a comprehensive plan amendment is different from a concurrency review for a site plan. Impact analysis examines the maximum expected impacts of the current designation versus the requested designation based on a preliminary development scenario. This analysis is not meant to replace or contradict the findings of a Concurrency Management Review. However, the relative differences between designations can provide useful information in the long-range planning process. This analysis is based on a total platted lot area of 4.14 acres. The maximum scenario analysis is detailed in Table 1:

Existing Future Land Use (1.35± acres)	Intensity/ Density	Maximum Intensity/ Density	Proposed City Future Land Use	Proposed Density	Proposed City Maximum Density	Change In Potential Intensity/ Density
ISBA - Industrial (I) (1.35± acres)	0.60 FAR	35,284 square feet (SF)	Low Density Residential (LDR)	4.3 Dwelling units per acre	5 Dwelling Units	-35,284 SF Industrial +5 DU
County – Urban Low Intensity (ULI) (2.79+ acres)	4.0 Dwelling units per acre	11 Dwelling Units (DU)	Low Density Residential (LDR)	4.3 Dwelling units per acre	12 Dwelling Units	+1 DU

Transportation: The analysis in Table 1 indicates a potential of an additional 6 total dwelling units but a reduction of 35,284 square feet of industrial use. Below is the analysis based on the ITE Trip Generation Rate, 9<sup>th</sup> edition:

ITE Code	Units	Daily	AM Hour	PM Hour
140 Manufacturing	-35.3 KSF2	-135	-26	-26
210 Single Family	+6 DUs	57	5	6
Total Trip Difference		-78	-21	-20

Since the maximum scenario projects a reduction of 78 daily trips, there will be no impact to surrounding transportation facilities.

Water & Sewer: There is no availability of water or sewer to serve the subject property and thus, no impact to City utility services.

Wastewater: The subject property is vacant and any site development will require a drainage plan.

Solid Waste: There will be no impact to capacity to serve the proposed land use.

Schools: The maximum scenario provides a potential of about six (6) additional dwelling units. The proposed Future Land Use map amendment was reviewed by Volusia County Schools and determined that there would be no significant impact (Attachment 2).

## **5. Whether the proposed map amendment impacts surrounding jurisdictions.**

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

### **CONCLUSION:**

Staff supports the land use amendment from Volusia County “Urban Low Intensity” (ULI) and City ISBA “Light Industrial/Utilities” (LI/U) to Ormond Beach “Low Density Residential” (LDR). The small scale land use map amendment is an administrative amendment required to assign a City Future Land Use Map designation to the subject parcel. Staff believes that the Ormond Beach “Low Density Residential” land use category is appropriate for the following reasons:

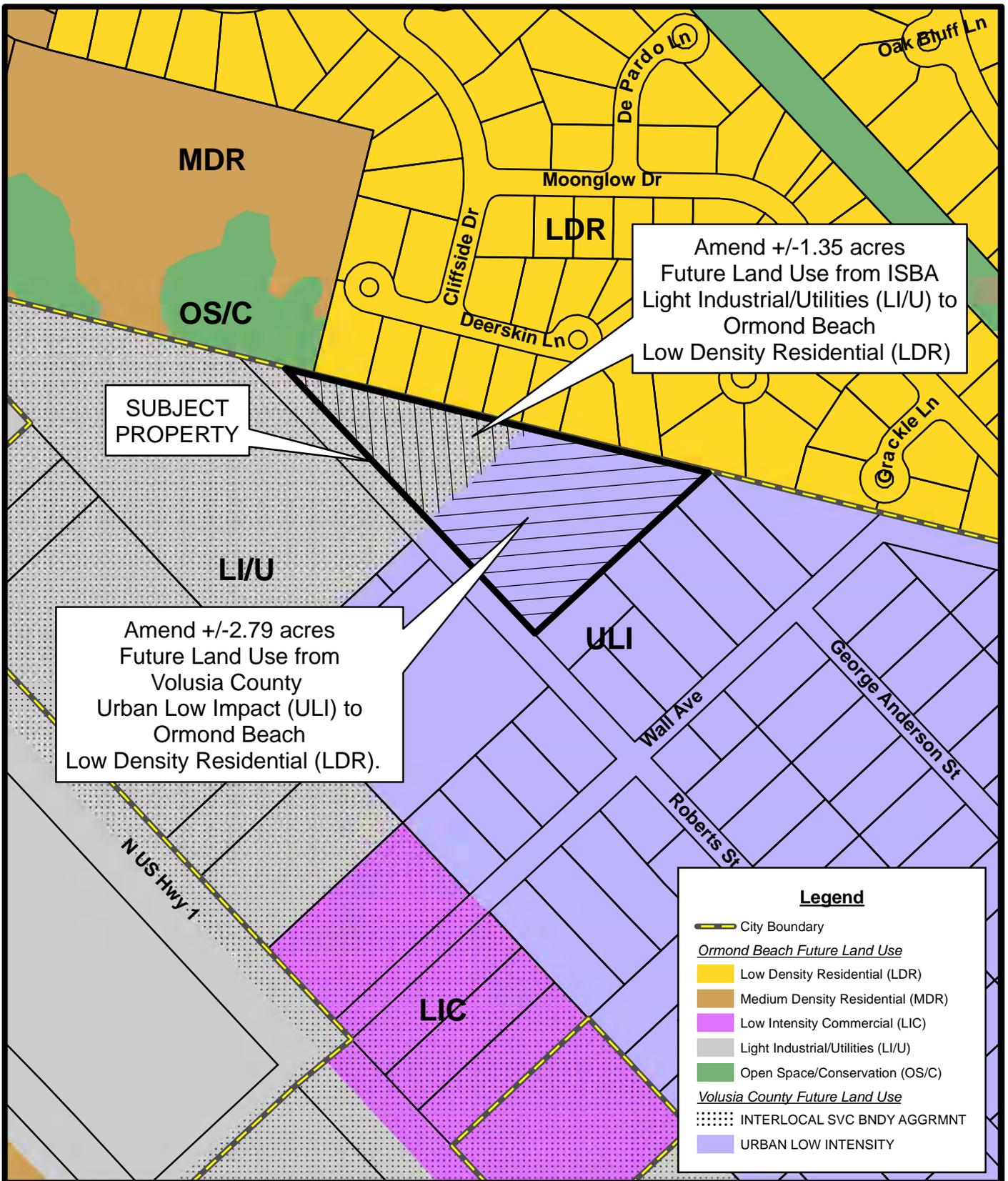
1. The amendment meets the Goals, Objectives, and Policies of the City’s comprehensive plan;
2. The amendment meets the requirements established in the Florida Statutes;
3. The proposed land use is an appropriate use of land;
4. There is adequate infrastructure to serve the proposed land use; and
5. The proposed land use will not impact surrounding jurisdictions.

### **RECOMMENDATION**

Staff recommends that the Planning Board recommend **APPROVAL** of Case # LUPA 16–083 a Future Land Use map amendment for ±4.14 acres from the existing land use designation of Volusia County “Urban Low Intensity” and City ISBA “Light Industrial/Utilities” to City of Ormond Beach “Low Density Residential” for the subject property located at 1195 Roberts Street.

# **ATTACHMENT 1**

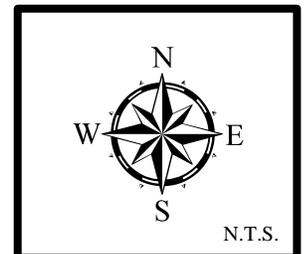
## Future Land Use Map



**PROPOSED ORMOND BEACH  
 FUTURE LAND USE MAP  
 1195 ROBERTS ST (+/- 4.14 Acres)**

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Prepared By: The City of Ormond Beach  
 G.I.S. Department - July 15, 2016



# **ATTACHMENT 2**

Volusia County School  
Statement of No  
Objection

## Weedo, Becky

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**From:** Weedo, Becky  
**Sent:** Monday, August 01, 2016 1:43 PM  
**To:** Weedo, Becky  
**Subject:** RE: 1195 Roberts St Land Use Plan Amendment

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**From:** Morrissey, Saralee L. [<mailto:smorriss@volusia.k12.fl.us>]  
**Sent:** Monday, August 01, 2016 1:41 PM  
**To:** Weedo, Becky  
**Cc:** Kozielski, Eric A.  
**Subject:** RE: 1195 Roberts St Land Use Plan Amendment

The school district has no objections. As part of an administrative amendment based on annexation, we understand the purpose to be to keep the land use as consistent with the previous land use and surrounding area. The increase in density is minimal and as undeveloped land, a development application will necessitate a school concurrency evaluation. Thanks for checking with us Becky.

*Saralee L. Morrissey, FAICP*  
*Director, Planning*  
*Volusia County Schools*  
*(386) 255-6475 extension 50772*

<http://myvolusiaschools.org/planning-business-services/Pages/default.aspx>

*Follow me on Twitter!*

*@SaraleeMorriss1*

Make no little plans; they have no magic to stir men's blood...  
Make big plans, aim high in hope and work.  
~Daniel Burnham

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**From:** Weedo, Becky [<mailto:Becky.Weedo@ormondbeach.org>]  
**Sent:** Thursday, July 14, 2016 4:27 PM  
**To:** Morrissey, Saralee L.  
**Subject:** 1195 Roberts St Land Use Plan Amendment

Dear Saralee,

I am currently working on an administrative land use map amendment as the result of an annexation of 1195 Roberts Street. The property previously had split zoning and was analyzed as part of the North US 1 Interlocal Service Boundary Agreement (ISBA) area between the County and the City.

The purpose of this amendment is to change the land use from Volusia County Urban Low Intensity" (2.78 ac) and ISBA "Industrial" (1.35 ac) to City of Ormond Beach "Low Density Residential" (4.14 ac). The maximum scenario provides a potential of about 6 additional dwelling units. Please advise as to any impacts to public

schools as the result of the proposed land use amendment. Attached is a draft future land use map for your reference. If you need any additional information, please let me know.

Thank you,  
Becky

**Becky R. Weedo**, AICP, CFM  
Senior Planner  
City of Ormond Beach  
Planning Department  
22 South Beach St.  
Room 104  
Ormond Beach, FL 32174  
ofc. 386-676-3342  
[weedo@ormondbeach.org](mailto:weedo@ormondbeach.org)



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Thank You

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# STAFF REPORT

## City of Ormond Beach Department of Planning

**DATE:** August 11, 2016

**SUBJECT:** 1195 Roberts Street- Amendment to Official Zoning Map

**APPLICANT:** City Initiated

**NUMBER:** RZ16-084

**PROJECT PLANNER:** Becky Weedo, AICP, CFM, Senior Planner

### **INTRODUCTION:**

This is a city initiated request to amend the City's Official Zoning Map for a ±4.14-acre parcel of land from the existing zoning classifications of Volusia County Urban Single-Family Residential (R-3) and City ISBA Light Industrial (I-1) to Ormond Beach Single-Family Medium Density (R-3) at 1195 Roberts Street as the result of an annexation adopted July 26, 2016.

### **BACKGROUND:**

The property at 1195 Roberts Street is located approximately 1,174 linear feet northwest of the intersection of North US Highway 1 and Wall Avenue. This property previously had split land uses and zoning and was analyzed as part of the North US 1 Interlocal Service Boundary Agreement (ISBA) area. The property is approximately 4.14 acres with 1.35± acres within the ISBA area and 2.79± acres outside the ISBA.

Currently, the property has two zoning designations. The portion inside the ISBA is designated as City I-1 (Light Industrial) and the portion outside the ISBA is County R-3 (Urban Single-Family Residential). The property owners requested voluntary annexation of this parcel which was approved by the City of Ormond Beach on July 26, 2016 with Ordinance 2016-24. The annexation was based upon the plan to build a single-family home with a residential future land use and consistent zoning designation under one jurisdiction.

Since the subject property is now located within the City of Ormond Beach, it is required to have a similar land use and compatible zoning. Until a City land use designation and zoning classification are adopted, the property maintains its County and ISBA land use and zoning classifications. The proposed rezoning from Volusia County R-3 and ISBA I-1 to City of Ormond Beach R-3 is contingent upon adopting the future land use map amendment. Subsequent to Planning Board review, the rezoning will be reviewed by the City Commission for final action.

**ANALYSIS:**

The existing Volusia County zoning classification for the subject property is Volusia County R-3 (Urban Single-Family Residential) and ISBA I-1 (Light Industrial). The Volusia County Land Development Code states the purpose and intent for the R-3 zoning as follows:

*The purpose and intent of the R-3 Urban Single-Family Residential Classification is to provide medium-low-density residential developments, preserving the character of existing or proposed residential neighborhoods.”*

The goal of the zoning classification is to provide the most compatible zoning with surrounding properties and the most consistent designation with the Future Land Use. The current adjacent land use and zoning designations are:

**Land Use Designations and Zoning Classifications of Surrounding Property**

<b>Land Use and Zoning Designations of Adjacent Property</b>			
	<b>Current Land Uses</b>	<b>Future Land Use Designation</b>	<b>Zoning</b>
<b>North</b>	Ormond Lakes Subdivision	City "Low Density Residential"	City R-3 with PRD overlay "Planned Residential Development"
<b>South</b>	Vacant property within ISBA area and Single-Family home in County jurisdiction	City ISBA "Light Industrial/Utilities" and County "Urban Low Intensity"	City ISBA I-1 "Light Industrial" and County R-3 "Urban Single-Family Residential"
<b>East</b>	Tomoka Estates Subdivision	County "Urban Low Intensity"	County R-3 "Urban Single-Family Residential"
<b>West</b>	Vacant	City "Open Space/Conservation" and "Medium Density Residential"	City SE "Special Environmental" and R-5 "Multi-family Medium Density"

In choosing a consistent zoning district for the proposed land use of Low Density Residential, Table 2-2 under Chapter 2, Article I – Establishment of Zoning Districts and Official Zoning Map, Section 2.02 of the City’s Land Development Code was referenced.

<b>Table 2.2 Establishment of Zoning Districts and Official Zoning Map</b> Chapter 2, Article I Zoning Districts, Section 2.02 Future Land Use Map Designations and Zoning Districts	
<b>Comprehensive Plan Future Land Use Map Designation</b>	<b>Corresponding Compatible Zoning District</b>
Low Density Residential	R-1, Residential Estate R-2, Single-Family Low Density R-2.5, Single-Family Low-Medium Density R-3, Single-Family Medium Density PRD, Planned Residential Development

The City R-3 zoning district has been assigned to all properties within the City north of the subject property and offers similar City zoning to the Volusia County R-3 zoning classification. The City’s R-3 zoning district’s *“purpose is to protect and encourage the continued development of residential single-family development that has occurred at relatively low densities”*. The City R-3 zoning district is recommended as the most compatible and similar designation to surrounding properties and consistent with the proposed Low Density Residential future land use designation.

**CONCLUSION/CRITERIA FOR APPROVAL:**

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

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

A single-family residence is proposed and the request is based on a need to assign a City zoning classification to the property as the result of annexation. The zoning map amendment will not adversely affect public health, safety, welfare or the quality of life. Any future site redevelopment shall be reviewed based upon the standards of the Land Development Code.

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

There is a separate future land use map amendment that proposes to assign a City “Low Density Residential” designation to the property. The proposed R-3 zoning district is consistent with the “Low Density Residential” land use designation.

- 3. The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies,**

**wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.**

There are no environmentally sensitive lands or natural resources that will be impacted by the zoning map 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.**

The future single-family residence will be required to comply with the standards of the Land Development Code and will not impact surrounding properties.

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

The future single-family residence will be required to comply with the standards of the Land Development Code and will not impact public facilities.

- 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.**

There will be no transportation impacts as a result of this amendment. The future development will be required to comply with the standards of the Land Development Code.

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

This amendment will cause no impacts to use of space or aesthetics. The future development will be required to comply with the standards of the Land Development Code.

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

The future development will be required to comply with the standards of the Land Development Code and the Florida Building Code. This amendment will cause no impact to 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.**

The future development will be required to comply with the standards of the Land Development Code. This amendment will cause no impact to the neighborhood and 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.

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

- The impacts on facilities and services will not change as a result of the requested zoning amendment from Volusia County R-3 (Urban Single-Family Residential) and ISBA I-1 (Light Industrial) to Ormond Beach R-3 (Single-Family Medium Density);
- The proposed City zoning classification of R-3 is consistent with the Volusia County zoning classification of R-3 and with the surrounding properties currently zoned in the City; and
- The administrative request is consistent with the compatibility matrix outlined in the Land Development Code for the Future Land Use Plan Map designation of “Low Density Residential”.

**RECOMMENDATION:** Staff recommends that the Planning Board recommend **APPROVAL** to the City Commission of the administrative request to amend the Official Zoning Map to change the zoning classification of 1195 from Volusia County R-3 (Urban Single-Family Residential) and ISBA I-1 (Light Industrial) to Ormond Beach R-3 (Single-Family Medium Density).

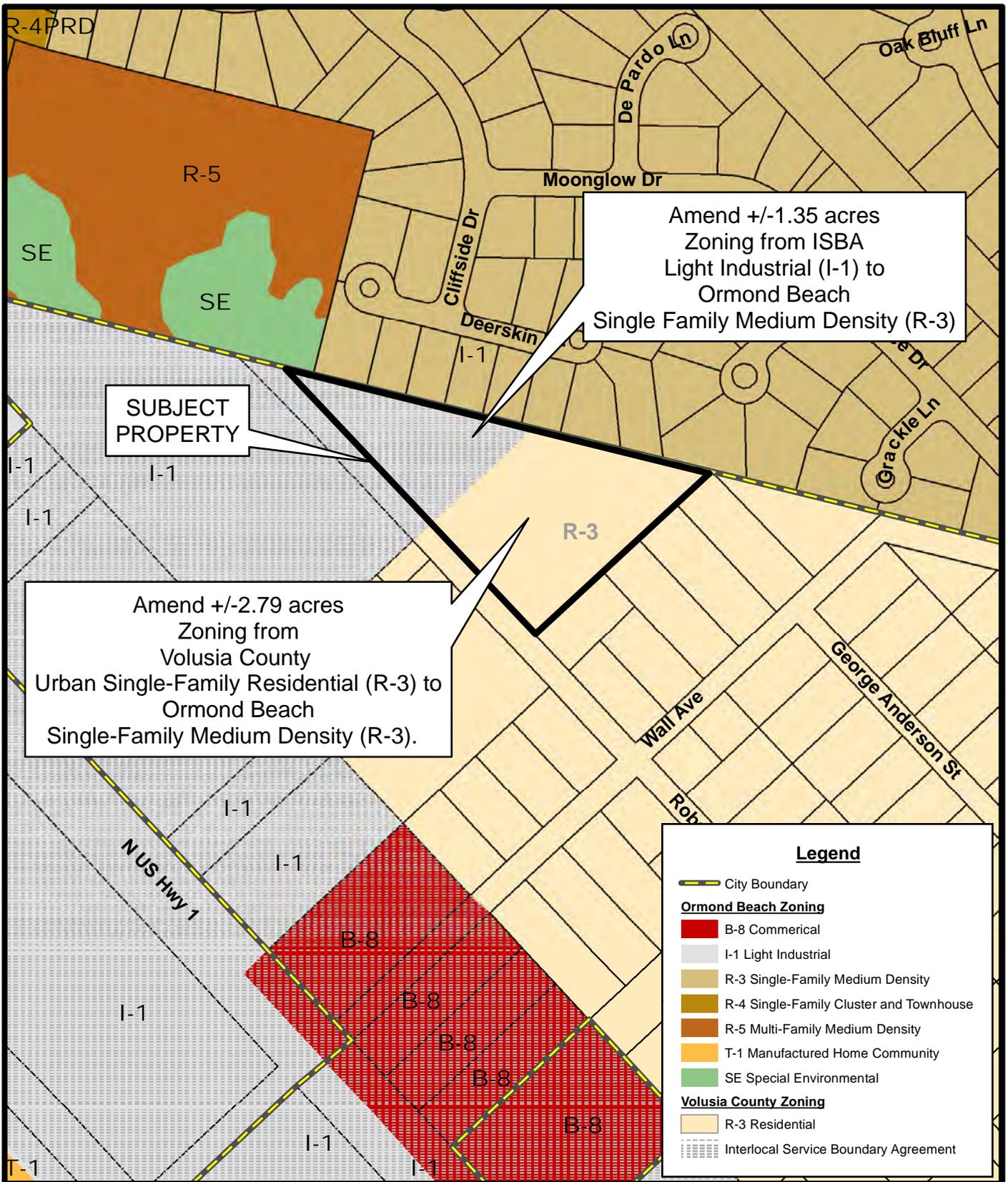
### Attachments

Exhibit 1: Zoning Map

Exhibit 2: Section 2-15 of the LDC, R-3 Zoning District

# **ATTACHMENT 1**

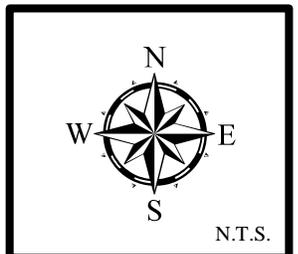
Zoning  
Map



**PROPOSED ORMOND BEACH  
ZONING MAP**  
**1195 ROBERTS ST (+/- 4.14 Acres)**

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Prepared By: The City of Ormond Beach  
G.I.S. Department - July 19, 2016



# **ATTACHMENT 2**

R-3 Zoning District

**Sec. 2-15. R-3, Single-Family Medium Density Zoning District.**

<b>A. PURPOSE:</b> The purpose of the Single-Family Medium Density (R-3) Zoning District is to stabilize and protect the residential characteristics of existing medium density, single-family neighborhoods and to promote and encourage a suitable environment for family life.																												
<b>B. DIMENSIONAL STANDARDS</b>																												
1. Density	2. Maximum Building Height	3. Maximum Building Coverage	4. Maximum Impervious Lot Coverage	5. Minimum Lot Size	6. Minimum Lot Width	7. Minimum Lot Depth	8. Minimum Perimeter	9. Setbacks																				
								a. Front	b. Rear	c. Side	d. Street Side/Corner	e. Waterbody																
5.05 units per acre	30'	35%	75%	8,625 SF	75'	115'	None	25'	20'	8' total 20'	20'	30'																
<b>C. PERMITTED USES</b>			<b>D. CONDITIONAL USES</b>			<b>E. SPECIAL EXCEPTION USES</b>			<b>F. OTHER STANDARDS</b>																			
1. Community Residential Home 2. Dwelling, Single-Family—Detached 3. School, Public			1. Adult Family Care Home 2. Assisted Living 3. Cemetery 4. Family Day Care Home 5. Foster Home 6. Group Home 7. Parks and Recreation Facilities, Private 8. Parks and Recreation Facilities, Public 9. Public Facilities 10. Public Utilities 11. Telecommunication Tower or Antenna, Camouflaged 12. Water Survival Instruction 13. Wind Energy System			1. Adult Day Care 2. Bed and Breakfast Inn 3. Child Care Facilities 4. Historic Preservation Mixed Use 5. House of Worship 6. Nursing Home 7. School, Private			All development must comply with setback requirements: 1. Wetlands (chapter 3, article II). 2. Special corridors and buffer requirements (chapter 3, article I). 3. See conditional and special exception regulations (chapter 2, article IV). 4. Use of dwelling units for transient lodging is prohibited in order to protect and maintain the residential character of the zoning district. 5. Single-family residential buildings shall have the following minimum floor area: <table border="1" data-bbox="2209 1038 2806 1187"> <thead> <tr> <th>Type</th> <th>1-Story</th> <th>Split Level</th> <th>2-Story</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>1,500 SF</td> <td>1,800 SF</td> <td>2,100 SF</td> </tr> <tr> <td>B</td> <td>1,350 SF</td> <td>1,650 SF</td> <td>2,000 SF</td> </tr> <tr> <td>C</td> <td>1,150 SF</td> <td>1,400 SF</td> <td>1,750 SF</td> </tr> </tbody> </table> The required minimum building square footage for residential structures with a "C" zoning suffix (as shown on the official zoning map), may be reduced by 15% where the chief building official finds that the proposed building is to be occupied by residents which qualify for assistance as low- to medium-income as defined by the United States Department of Housing and Urban Development.				Type	1-Story	Split Level	2-Story	A	1,500 SF	1,800 SF	2,100 SF	B	1,350 SF	1,650 SF	2,000 SF	C	1,150 SF	1,400 SF	1,750 SF
Type	1-Story	Split Level	2-Story																									
A	1,500 SF	1,800 SF	2,100 SF																									
B	1,350 SF	1,650 SF	2,000 SF																									
C	1,150 SF	1,400 SF	1,750 SF																									
<b>G. PERMITTED ACCESSORY USES:</b> Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.																												
<b>H. SPECIAL STANDARDS:</b>																												
<p><b>Nonconformance:</b> Single-family residential lots located within this district and having a minimum lot area of 7,500 square feet, a minimum width of 75', and are located in areas of the city where established street patterns and lot configurations are generally consistent with the 75'/7,500 square foot standard, shall be deemed to be conforming lots, subject to the setback and buffer requirements of Ordinance No. 78-35, as existed on December 31, 1991. Parcels within such districts may be divided into lots having minimum lot areas of 7,500 square feet and minimum widths of 75', provided the structure on each lot meets the setback and buffer requirements of Ordinance No. 78-35. However, where the recorded plat or Covenants indicate front yards in excess of current city standards for principal buildings, said plat or covenants shall first be properly amended prior to the issuance of a building permit.</p> <p><b>Approved Plats:</b> Setbacks that are less restrictive than the standards listed above are acceptable, provided that they are either shown on the approved plat or a less restrictive standard was in place at the time of recording the original plat.</p>																												

(Ord. No. 2013-11, § 2, 2-5-2013; Ord. No. 2013-13, § 8, 2-5-2013)

# STAFF REPORT

## City of Ormond Beach Department of Planning

**DATE:** August 4, 2016

**SUBJECT:** Volusia County Property Appraiser parcel #4230-00-00-0051 – Small-Scale Land Use Map Amendment

**APPLICANT:** Paul F. Holub, Jr., Holub Development Company

**NUMBER:** LUPA 2016-101

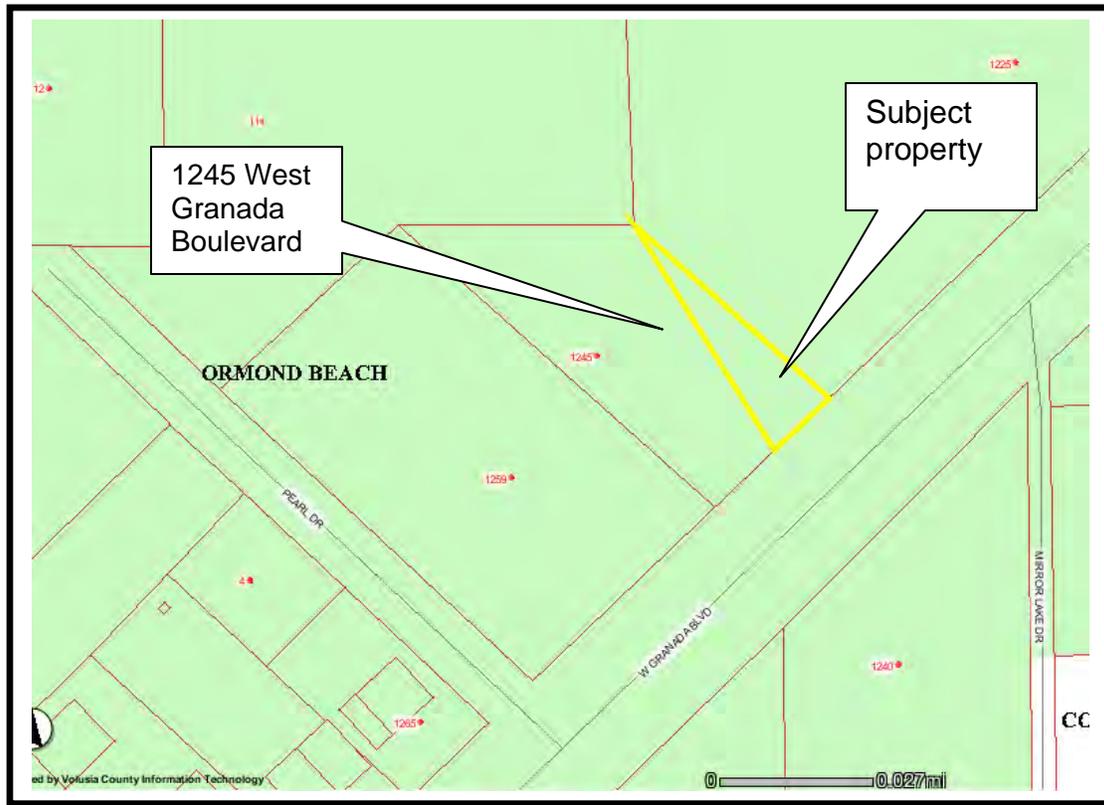
**PROJECT PLANNER:** Steven Spraker, AICP, Senior Planner

**INTRODUCTION:** This is a request submitted by Paul F. Holub, Holub Development Company, to amend the Future Land Use designation of a ±0.20-acre property located east of 1245 West Granada Boulevard and west of 1245 West Granada Boulevard. The subject property does not have a property address and the Volusia County Property Appraiser parcel number is 4230-00-00-0051. The requested land use amendment seeks to change from the existing land use designation of “Public/Institutional” to “Residential, Office, Retail”.

**BACKGROUND:** The subject property is a triangle shaped parcel of land that was sold from the Church of the Holy Child at 1225 West Granada Boulevard to the property owner of 1245 West Granada Boulevard. The subject property does not have a site address and shall be combined with the property at 1245 West Granada Boulevard. The property at 1245 West Granada Boulevard currently has a non-conforming house and the applicant is seeking to allow commercial development. The 1245 West Granada Boulevard parcel is an odd shape parcel that has hindered previous site development. There have been two past site plans for the parcel and multiple concept plans for the property. A key issue was the irregular shape of the 1245 West Granada Boulevard parcel. The applicant bought the triangle shaped parcel from the Church of the Holy Child to square off the property at 1245 West Granada Boulevard to allow future site development. No site development plans have been submitted to the City at the current time for the property at 1245 West Granada Boulevard.

The current land use of the property at 1245 West Granada Boulevard is “Residential, Office, Retail” and the current zoning is B-10 (Suburban). The Church of the Holy Child parcel, including the triangle shaped portion purchased by the applicant, has a land use of “Public Institutional” and a zoning designation of SR (Suburban Residential). In order to use the triangle shaped portion purchased from the church, the applicant is required to amend the land use and zoning designation to be consistent with the property at 1245 West Granada Boulevard.

**EXHIBIT 1: Volusia County Property Appraiser’s website map**



Source: Volusia County Property Appraiser website

**EXHIBIT 2: Site aerial:**



Source: <http://explorer.pictometry.com/index.php>

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

Purpose: This category includes governmental and public uses, such as City Hall, post offices, fire and police stations, and libraries; educational facilities, such as elementary, middle, and high schools, whether public, parochial or private; cemeteries; religious facilities; airport, hospitals, and other facilities, such as civic associations and service clubs, child care centers, and facilities for the care of the aged and infirm. Public uses are provided for in all zoning districts either as permitted or special exception uses.

The City does not have a special zoning district for this land use category. Therefore the underlying zoning district may be any district, provided that it is compatible with the surrounding zoning districts and the use of the parcel is consistent with the uses allowed in the district. In districts where such uses may be questionable, a public hearing may be required.

Due to the scale and impracticability of showing all public/institutional uses, such uses are not always shown on the Land Use Map, even when permitted.

Density: Maximum: Not permitted.

Maximum FAR: 0.8

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

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

Density: Maximum: 15 units per acre.

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

The tentative schedule of the land use application is as follows:

**EXHIBIT 3: Land use amendment tentative application schedule**

Action/Board	Date
Planning Board	August 11, 2016
City Commission 1 <sup>st</sup> Reading	September 20, 2016
City Commission 2 <sup>nd</sup> Reading	October 4, 2016
Transmit to Volusia County Growth Management Commission and adjoining jurisdictions	October 7, 2016
Transmit to Florida Department of Economic Opportunity	October 7, 2016

## **ANALYSIS:**

The proposed land use amendment seeks to change the land use designation of the subject property from “Public/Institutional” to “Residential, Office, Retail” on the future land use map. The property is currently vacant and there are no uses on the subject property.

Policy 2.5.2. of the Future Land Use Element of the City’s Comprehensive Plan provides the review criteria for land use map amendments. The policy states:

“The following criteria shall be used in reviewing Comprehensive Plan amendments:

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

Staff’s review of the criteria listed above is provided below:

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

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

Goal 1 of the Future Land Use Element currently states,

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

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

<p>Objective 1.2                  Future Land Use                  Element</p>	<p>Ensure that adequate amounts of land are available to meet the commercial land use needs of the community.</p>
<p>POLICY 1.2.6.                  Future Land Use                  Element</p>	<p>New commercial development shall be required to provide appropriate buffers and landscaping to minimize negative impacts on surrounding uses.</p>
<p>POLICY 2.1.14.                  Future Land Use                  Element</p>	<p>The City shall maintain citywide architectural standards for the new development and redevelopment of existing buildings.</p>
<p>GOAL 1.                  LAND USE                  Transportation                  Element</p>	<p>PROMOTE A BALANCED, AFFORDABLE, RELIABLE, CONVENIENT AND EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM THAT SUPPORTS THE LAND USE VISION OF THE ORMOND BEACH COMPREHENSIVE PLAN.</p>
<p>POLICY 1.5.2.                  Transportation                  Element</p>	<p>Development and redevelopment within designated TCEAs is exempt from traditional state-mandated transportation concurrency requirements but shall comply with Objective 1.6 of the Transportation Element and associated policies as well as transit design principles.</p>

The purpose of this amendment is to allow the addition of the triangle shaped parcel to be added to the property at 1245 West Granada Boulevard to allow it to redevelop from a non-conforming use to a use conforming to the “Residential, Office, Retail” land use. The proposed amendment is consistent with the City’s adopted Comprehensive Plan.

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

**COMPREHENSIVE PLAN**

**Amendment of adopted comprehensive plan:**

In accordance with Chapter 163.31879(c), Florida Statutes any local government comprehensive plan amendments directly related to proposed small-scale

development activities may be approved without regard to statutory limits on the frequency of consideration of amendments to the local comprehensive plan. A small-scale development amendment may be adopted only under the following conditions:

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

The subject property is  $\pm 0.20$  acres (less than 10 acres).

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

The total of all small-scale amendments shall be less than 120 acres amended in a calendar year.

**c. The proposed amendment does not involve a text change to the goals, policies, and objectives of the local government’s comprehensive plan, but only proposes a land use change to the future land use map for a site-specific small scale development activity. However, text changes that relate directly to, and are adopted simultaneously with, the small scale future land use map amendment shall be permissible under this section.**

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

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

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

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

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

**EXHIBIT 4: Land use and zoning designations of adjacent property**

Land Use and zoning designations of adjacent property			
	Current Land Uses	Future Land Use Designation	Zoning
North	Single Family residential	"Suburban Low Density Residential"	SLDR (Suburban Low Density Residential)
South	Bank	"Residential, Office, Retail"	B-10 (Suburban Boulevard)
East	Holy Child church	"Public Institutional"	SR (Suburban Residential)
West	Non-conforming single-family	"Residential, Office, Retail"	B-10 (Suburban Boulevard)

The subject property is located along the Granada Boulevard corridor in close proximity to Interstate I-95. The proposed land use is similar to other properties within the corridor.

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

**Infrastructure:** Impact analysis examines the maximum expected impacts of the current designation versus the requested designation based on a preliminary development scenario. This analysis is not meant to replace or contradict the findings of a Concurrency Management Review. However, the relative differences between designations can provide useful information in the long-range planning process. This analysis is based on ±0.20 developed acres to be assigned the City "Low Intensity Commercial" land use.

**Transportation:** West Granada Boulevard in this corridor is a concurrency exception area and typical transportation concurrency would not be applicable. The subject area is most likely to be used for a Greenbelt buffer, a side yard buffer and a driveway access aisle. The analysis below does show that the land use amendment would reduce the overall traffic impact compared to the existing land use under the theoretical maximum development scenario. The City land use of "Public Institutional" allows a 0.80 floor area ratio (FAR) and the "Residential, Office, Retail" land use allows a 0.50 FAR for office development and 0.20 for commercial development. The theoretical maximum development scenario for traffic is as follows:

Lot area = 8,712	“Public Institutional”	“Residential, Office, Retail”	“Residential, Office, Retail”
Maximum FAR	0.80	0.50	0.20
Maximum building square footage based on FAR	6,790	4,356	1,742
ITE #565 (Daycare) per 1,000 SF of building area	74.06		
ITE #820 (shopping center) per 1,000 SF of building area			42.94
ITE #720 (Medical/Dental office) per 1,000 SF of building area		36.13	
Total maximum # of trips at FAR	516	158	75

The “Public Institutional” allows a daycare which at a 0.80 FAR could generate 516 average daily trips. The medical office scenario for the “Residential, Office, Retail” land use would be the most intense traffic scenario and would generate 158 average daily trips. The land use amendment would decrease the theoretical maximum trips by 358 average daily trips.

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

Stormwater Management: The site is currently vacant and part of a master designed commercial subdivision that includes the provision of a common stormwater management system.

Solid Waste: There is adequate capacity to provide solid waste service to the subject property.

Schools: The “Residential, Office, Retail” does allow residential uses at a density of 15 units per acre. The property would allow 3 units based on the 0.20 acres. As part of the Ordinance, the project shall prohibit residential uses on the 0.20 acres that is under application for the land use amendment. There shall no impacts to local schools as the result of this amendment.

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

## **5. Whether the proposed map amendment impacts surrounding jurisdictions.**

The property is located along West Granada Boulevard and there are no impacts expected to any surrounding jurisdiction. The purpose of the amendment is to ensure consistency with the assigned land use designation of 1245 West Granada Boulevard since the property is intended to be combined with 1245 West Granada Boulevard. The acquisition of the subject triangular shaped parcel will ensure and improve access and landscape buffers to the larger project area.

**RECOMMENDATION:** It is expected that the application will be reviewed by the City Commission at the September 20, 2016 and October 4, 2016 public meetings. It is staff's determination that the land use amendment:

1. Is consistent with the Goals, Objectives, and Policies established in the City's Comprehensive Plan;
2. Is consistent with state requirements;
3. Is an appropriate use of the land;
4. Has adequate infrastructure to serve the proposed land use; and
5. Does not impact surrounding jurisdictions.

Based on this review, staff recommends that the Planning Board recommend **APPROVAL** of the Future Land Use map amendment for ±0.20 acres from the existing land use designation of "Public/Institutional" to "Residential, Office, Retail" for Volusia County parcel number 4230-00-00-0051 with the condition in the Ordinance that prohibits residential uses on the parcel.

### Attachments:

- Attachment 1: Location Map and site pictures
- Attachment 2: Future Land Use Map
- Attachment 3: Legal Description and Sketch

# **ATTACHMENT 1**

Location Map and  
site pictures



LOCATION MAP  
Parcel 4230-00-00-0051



Aerial of the subject property area



# Existing non-conforming house at 1245 West Granada Boulevard





Location of triangle parcel (follows power poles)

**SITE SURVEY OF  
EXISTING PROPERTY  
AT 1245 WEST GRANADA BOULEVARD**

**NOTES:**

- - 1 1/4" Iron Pipe and Cap #6883 recovered
- - 1 1/4" Iron Pipe found
- - 5/8" Iron Rod and Cap #2620 found, elevation = 26.07', site Bench Mark 2
- - 5/8" Iron Rod and Cap #2620 found
- - 3/8" Iron Rod and Cap #3464 found
- - 4' X 4' Concrete Monument and Cap #1127 found
- - Fire Hydrant

No overhead or underground features shown except as noted.

Record dimensions are shown in parenthesis, field measurements are not.

Subject parcel contains 38,626.5 Square feet, 0.887 Acres

All of the NE 1/4 of Section 30, Township 14 South, Range 32 East not shown.

Elevations are on National Geodetic Vertical Datum based on "HPR-103" (now destroyed), published elevation 27.35 feet.

Bearings are assumed, based on the Northerly Right-of-Way of Granada Boulevard shown hereon, bearing S46°09'06"W. Said bearing taken from the Department of Transportation right-of-Way Maps.

This survey and plot not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

There may be additional restrictions and/or other matters not shown hereon that may be found in the public records of this county, Florida.

**SCALE: 1" = 20'**

- CLF - Chain Link Fence
- WUP - Wood Utility Pole
- WM - Water Meter
- SV - Sewer Valve
- TCB - Television Cable Box

**PLAT OF BOUNDARY SURVEY OF:**

THAT PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH RANGE 32 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH ALONG THE EAST LINE THEREOF, A DISTANCE OF 640.17 FEET TO A POINT IN THE NORTHERLY LINE OF TOMOKA AVENUE, BEFORE BEING WIDENED; THENCE NORTH 47 DEGREES 25 MINUTES EAST, ALONG THE LINE OF TOMOKA AVENUE, A DISTANCE OF 143 FEET TO A POINT THEREIN; THENCE NORTH 47 DEGREES 03 MINUTES WEST A DISTANCE OF 33.37 FEET TO A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY OF STATE ROAD #40, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 47 DEGREES 03 MINUTES WEST, A DISTANCE OF 395.5 FEET TO A POINT; THENCE NORTH 89 DEGREES 52 MINUTES EAST, A DISTANCE OF 215.0 FEET TO A POINT; THENCE SOUTH 30 DEGREES 38 MINUTES 30 SECONDS EAST, A DISTANCE OF 254.7 FEET TO A POINT IN THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY OF STATE ROAD #40; THENCE SOUTH 47 DEGREES 25 MINUTES WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

Legal description per Official Records Book 1104, Page 226, public records of Volusia County, Florida.

The above described property is in zone "X" per the Flood Insurance Rate Map, Community Number 125136, Map & Panel Number 12127C0213H, dated February 19, 2003.

**CERTIFICATE:**

This is to certify that the plat delineated hereon is in compliance with the Minimum Technical Standards per Sections 5J-17.050 to 5J-17.052, Florida Administrative Code, pursuant to Section 472.027 of the Florida Statutes.

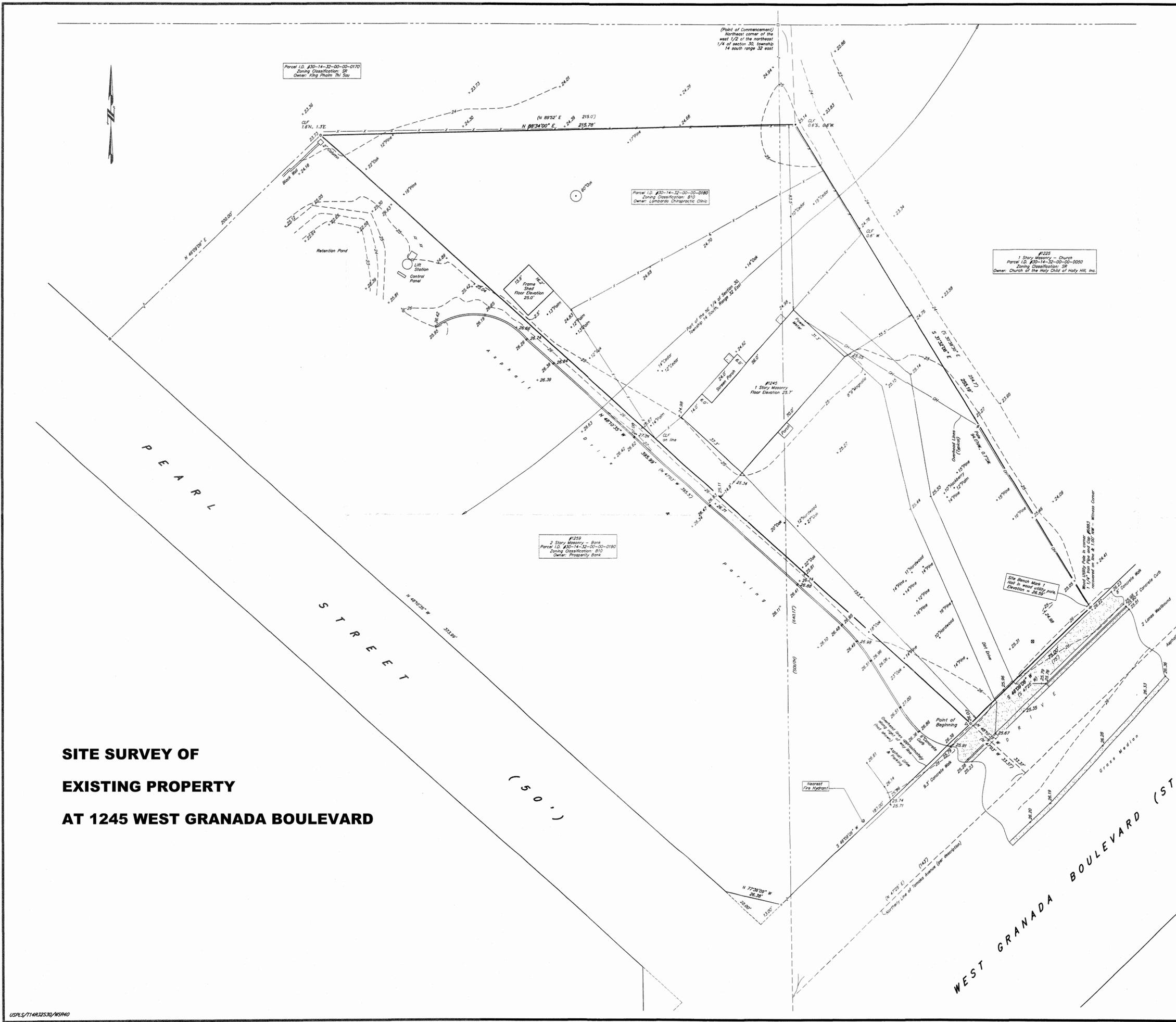
11 September, 2013  
(field date)

John J. Matejka, III, P.S.M. #4002  
Licensed Business #6883

Certified to 1245 Blvd Investors, LLC, Old Republic National Title Company and Jeffrey C. Sweet, Esquire. 10-9-13

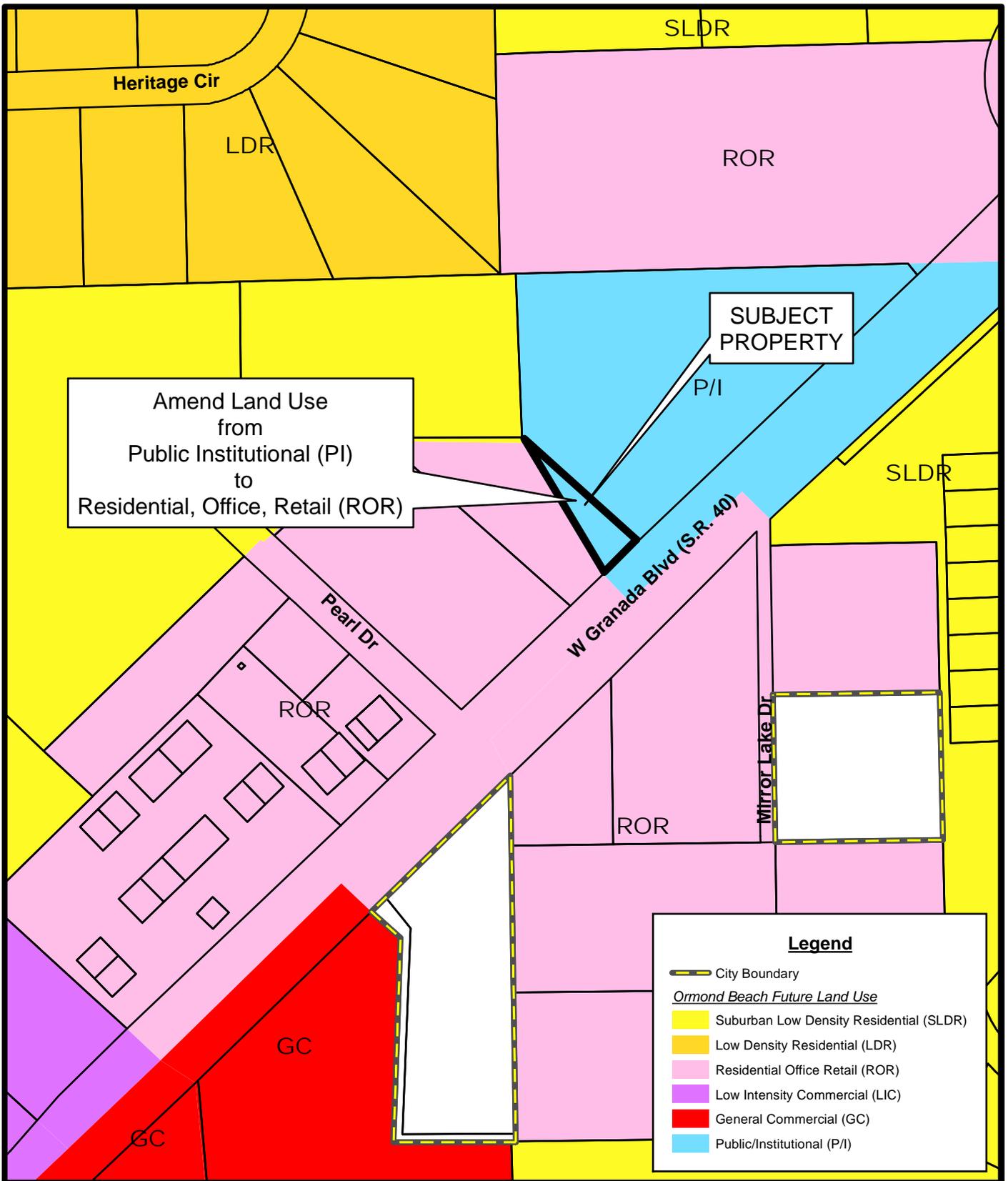
PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH RANGE 32 EAST

FOR: 1245 BLVD INVESTORS, LLC. P.O. BOX 730086 ORMOND BEACH, FLORIDA	BY: J. J. MATEJKA & ASSOCIATES, INC. PROFESSIONAL SURVEYORS & MAPPERS 408 HARVEY AVENUE DAYTONA BEACH, FLORIDA JOB #13 17546 PLAT #13X11
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# **ATTACHMENT 2**

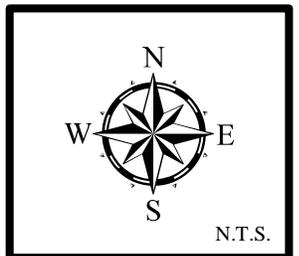
## **Future Land Use Map**



**PROPOSED ORMOND BEACH  
LAND USE MAP  
PARCEL 4230-00-00-0051**

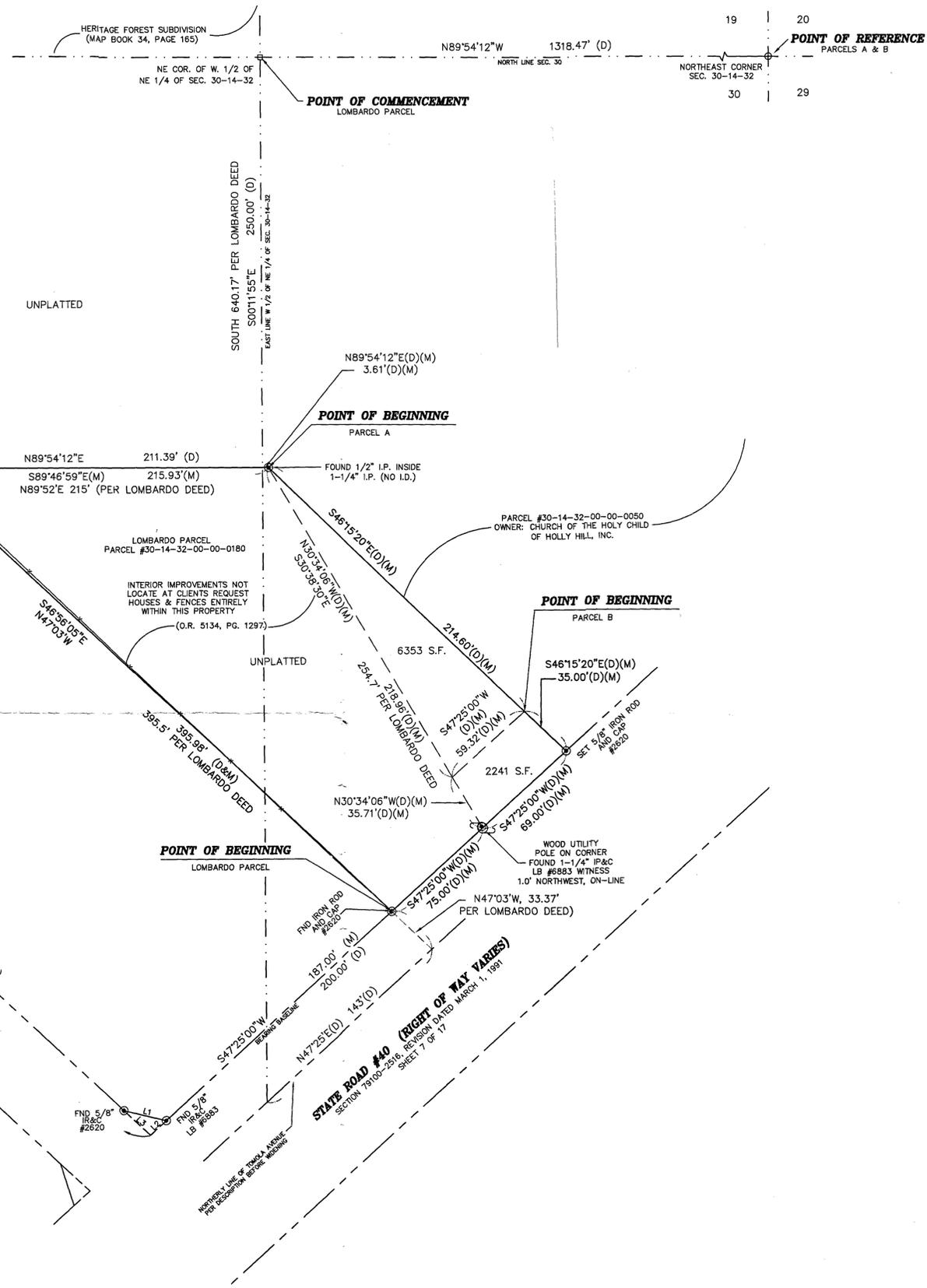
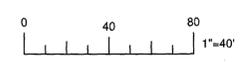
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Prepared By: The City of Ormond Beach  
G.I.S. Department - July 28, 2016



# **ATTACHMENT 3**

## **Legal Description and Sketch**



LEGAL DESCRIPTION PARCEL A  
A portion of the Northeast one-quarter of Section 30, Township 14 South, Range 32 East, lying Northwest of State Road 40, a 100-foot right-of-way being more particularly described as follows:

As a Point of Reference, commence at the Northeast corner of said Section 30; thence run North 89°54'12" West, along the North line of said Section 30 a distance of 1318.47 feet to the Northeast corner of the West one-half of the said Northeast one-quarter of Section 30, said point also being the Southeast corner of Heritage Forest Subdivision, as recorded in Map Book 34, Page 165, of the Public Records of Volusia County, Florida; thence run South 00°11'55" East, along the East line of the said West one-half of the Northeast one-quarter of Section 30, a distance of 250.00 feet; thence run North 89°54'12" West, a distance of 3.61 feet to the POINT OF BEGINNING of this description; thence run South 46°15'20" East, a distance of 214.60 feet; thence run South 47°25'00" West, a distance of 59.32 feet to an intersection with the East line of that parcel of land as described in Official Records Book 5134, Page 1297, of the Public Records of Volusia County, Florida; thence run North 30°34'06" West, along said East line, a distance of 218.96 feet to the POINT OF BEGINNING of this description, said parcel containing 6352.5 square feet.

LEGAL DESCRIPTION PARCEL B  
A portion of the Northeast one-quarter of Section 30, Township 14 South, Range 32 East, lying Northwest of State Road 40, a 100-foot right-of-way being more particularly described as follows:

As a Point of Reference, commence at the Northeast corner of said Section 30; thence run North 89°54'12" West, along the North line of said Section 30 a distance of 1318.47 feet to the Northeast corner of the West one-half of the said Northeast one-quarter of Section 30, said point also being the Southeast corner of Heritage Forest Subdivision, as recorded in Map Book 34, Page 165, of the Public Records of Volusia County, Florida; thence run South 00°11'55" East, along the East line of the said West one-half of the Northeast one-quarter of Section 30, a distance of 250.00 feet; thence run North 89°54'12" West, a distance of 3.61 feet; thence run South 46°15'20" East, a distance of 214.60 feet to the POINT OF BEGINNING of this description; thence continue South 46°15'20" East a distance of 35.00 feet to an intersection with the Northwesterly right-of-way line of said State Road 40; thence run South 47°25'00" West, along said Northwesterly right-of-way line of State Road # 40, a distance of 69.00 feet to an intersection with the East line of that parcel of land as described in Official Records Book 5134, Page 1297, of the Public Records of Volusia County, Florida; thence run North 30°34'06" West, along said East line, a distance of 35.71 feet; thence, departing said East line, run North 47°25'00" East a distance of 59.32 feet to the POINT OF BEGINNING of this description, said parcel containing 2241 square feet.

LEGAL DESCRIPTION LOMBARDO PARCEL (Provided by Client)

That part of the Northeast 1/4 of Section 30, Township 14 South, Range 32 East, Volusia County, Florida, more particularly described as follows: commencing at the Northeast corner of the West 1/2 of the Northeast 1/4 of said Section 30; thence South along the East line thereof, a distance of 640.17 feet to a point in the Northern line of Tomoka Avenue, before being widened; thence North 47°25' East, along the line of Tomoka Avenue, a distance of 14.3 feet to a point thereof; thence North 47°03' West, a distance of 33.37 feet to a point in the Northwesterly right-of-way of State Road # 40, as now established, said point being the point of beginning; thence continue North 47°03' West, a distance of 395.5 feet to a point; thence North 89°52' East, a distance of 215.0 feet to a point; thence South 30°38'30" East, a distance of 254.7 feet to a point in the aforesaid Northwesterly right-of-way of State Road # 40; thence South 47°25' West, along said right-of-way a distance of 75 feet to the point of beginning.

SURVEYOR'S NOTES:  
(1) The expected use of the land is Commercial. As classified in the Standards of Practices (5J-17.051(3)(b)15.b.1, F.A.C.). This area would fall under the category of "Commercial/High Risk". The minimum relative accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement with an electronic total station and calculation of a closed geometric figure was found to exceed this requirement.

(2) The descriptions of the property were provided by the client. A Title Commitment from Chicago Title Insurance Company, File No. 12153-Lombardo, dated March 6, 2013, was provided for reference. Plots of record of the subject properties and referenced recorded documents were obtained from the Clerk of the Court's office in Volusia County. No instruments of record reflecting easements, rights-of-way and or ownership were furnished this surveyor, except as shown.

(3) There may be other restrictions of record in the Public Records of this County, including those in specific Conditions of Covenants and Restrictions for this subdivision, that are not shown on this survey or have not been provided for reference.

(4) Bearings are based on the provided base legal description with the Northwesterly right-of-way line of State Road #40 being the bearing baseline for this survey and having a bearing of South 47°25' West.

(5) Ownership of fences was not known or determined.

(6) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties. (Section 5J-17.051(3)(b)6, F.A.C.)

(7) All equipment was tested and calibrated. Two sets of angles were turned and averaged. Distances were measured in feet and meters and averaged with the distances shown in feet.

(8) There are no inconsistencies with the boundary. All corners found were within acceptable standards for location and new corner monumentation was set at the missing corners.

(9) Unless otherwise noted, all bearings and distances are field measured and are in agreement with the provided deed or record plat.

(10) No underground foundations or improvements have been located except as noted.

(11) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties. (Section 5J-17.051(3)(b)6, F.A.C.)

(12) All easements shown are determined from the plat of record or provided legal documents.

No.	Bearing	Distance
L1	N76°21'16"W	26.39'
L2	S47°25'00"W	13.00'
L3	N46°56'05"W	22.00'

PROPERTY LIES IN FLOOD ZONE... PUBLISHED BASE FLOOD ELEVATION... ELEVATIONS BASED ON... PUBLISHED ELEVATION...

LEGEND  
\* = DEGREES, ' = MINUTES, " = SECONDS  
OH-E = OVERHEAD ELECTRIC  
... (Detailed list of symbols and abbreviations for survey features)

GENERAL NOTES:  
NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR...  
THE TERM CERTIFIED AS USED IN THIS STATEMENT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR AND THAT WHICH IS FORMULATED ON THE BEST AVAILABLE INFORMATION AND BELIEF...  
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION...

SHEET 1 OF 1 SHEETS  
JOB NO. 13-7205  
FILE NO. 13-7205  
SCALE 1"=40'  
A.A. WILBERT JR., LAND SURVEYING, INC.  
P.O. BOX 1487, ORMOND BEACH, FLORIDA 32175  
(386) 678-9056  
PREPARED BY: [Signature]

DATE	TYPE OF SURVEY	REVISIONS	PARTY CHIEF	FIELD BOOK	FIELD SURVEYED	DRAWN BY	CHECKED BY
12/28/14	BOUNDARY		PARKIN	168/47	8/28/14	MC	AAW

THIS PLAT IS HEREBY CERTIFIED TO:  
1) 1245 BLVD. INVESTORS, LLC  
2) CHICAGO TITLE INSURANCE COMPANY  
3) REUNION BANK  
4) JEFFREY C. SWEET, ESQ.

THIS PLAT IS HEREBY CERTIFIED AS MEETING THE MINIMUM TECHNICAL REQUIREMENTS OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



13-7205.DWG, 9/16/2014 8:30:52 PM DWG, 13-7205.dwg

# STAFF REPORT

## City of Ormond Beach Department of Planning

**DATE:** August 4, 2016

**SUBJECT:** Volusia County Property Appraiser parcel #4230-00-00-0051,  
Amendment to Official Zoning Map

**APPLICANT:** Paul F. Holub, Jr., Holub Development Company

**NUMBER:** RZ 2016-102

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

### **INTRODUCTION:**

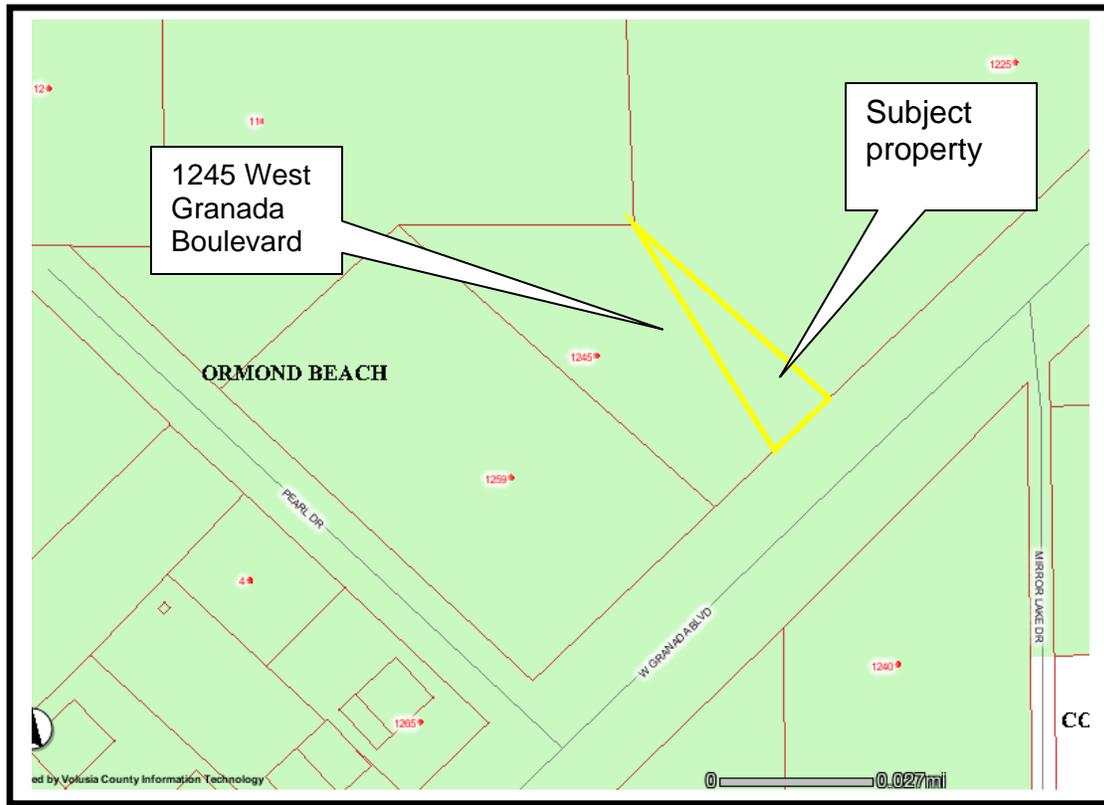
This is a request submitted by Paul F. Holub, Holub Development Company, to amend the zoning map designation of a ±0.20-acre property which is not addressed and is located east of 1245 West Granada Boulevard and west of 1245 West Granada Boulevard. The subject property's Volusia County Property Appraiser parcel number is 4230-00-00-0051. The requested amendment seeks to change from the existing zoning map designation of SR (Suburban Residential) to B-10 (Suburban Boulevard).

### **BACKGROUND:**

The subject property is a triangle shaped parcel of land that was sold from the Holy Child Church at 1225 West Granada Boulevard to the property owner at 1245 West Granada Boulevard. The subject property does not have a site address and shall be combined with the property at 1245 West Granada Boulevard. The property at 1245 West Granada Boulevard currently has a non-conforming house and the applicant is seeking to allow commercial development. The 1245 West Granada Boulevard parcel is an odd shape that has hindered previous site development. There have been two past site plans for the parcel and multiple concept plans for the property. A key issue was the irregular shape of the 1245 West Granada Boulevard parcel. The applicant bought the triangle shaped parcel from the church to square off the property at 1245 West Granada Boulevard to allow future site development. No site development plans have been submitted to the City at the current time for the property at 1245 West Granada Boulevard.

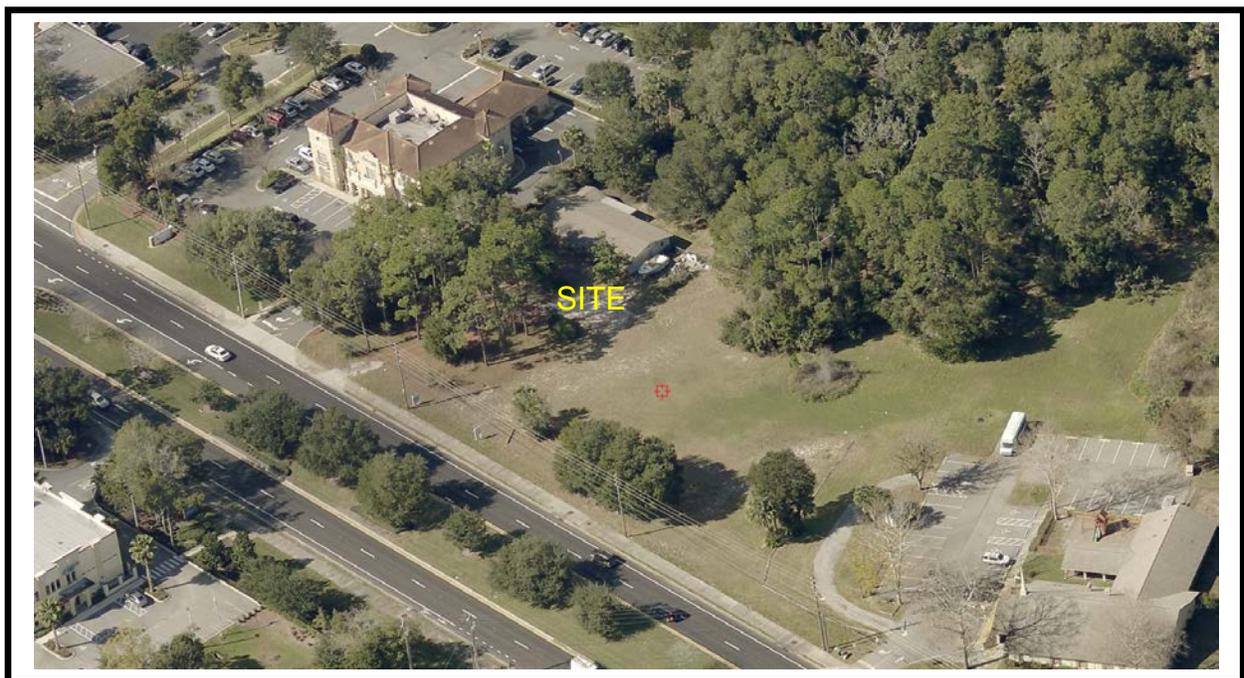
The current land use of the property at 1245 West Granada Boulevard is "Residential, Office, Retail" and the current zoning is B-10 (Suburban). The church parcel, including the triangle shaped portion purchased by the applicant, has a land use of "Public Institutional" and a zoning designation of SR (Suburban Low Density Residential). In order to use the triangle shaped portion purchased from the church, the applicant is required to amend the land use and zoning designation to be consistent with the property at 1245 West Granada Boulevard.

**EXHIBIT 1: Volusia County Property Appraiser's website map**



Source: Volusia County Property Appraiser website

**EXHIBIT 2: Site aerial:**



Source: <http://explorer.pictometry.com/index.php>

## **ANALYSIS:**

The subject property is undergoing a separate Small Scale Comprehensive Plan Land Use Map amendment seeking to amend the land use from “Public/Institutional” to “Residential, Office, Retail” land use designation. Section 2-02 of the Land Development Code provides the compatible zoning districts to the “Residential, Office, Retail” land use designation which are:

1. B-1, Professional Office/Hospital
2. B-9, Boulevard
3. B-10, Suburban Boulevard
4. PBD, Planned Business Development

Staff analyzed the potential zoning districts as follows:

**B-1, Professional Office, Hospital:** Section 2-22(A) of the Land Development Code provides the purpose of the B-1, Professional Office, Hospital zoning district as follows:

The purpose of the Professional Office/Hospital (B-1) Zoning District is to provide areas primarily for professional offices, institutional uses, also allowing multifamily residential and retail uses with special emphasis given to sound architectural design practices, site planning, landscaping and sign location.

The B-1 zoning district is used throughout the City and has a minimum lot size of 20,000 square feet. The maximum height in the B-1 zoning district is 40'. The B-1 zoning district is located along Granada Boulevard, west of Nova Road, along New Britain Avenue, and around the former hospital property along Sterthaus Drive.

**B-9, Boulevard:** Section 2-30(A) of the Land Development Code provides the purpose of the B-9, Boulevard zoning district as follows:

The purpose of the B-9, Boulevard Zoning District is to provide for the maintenance of the character of relatively large and extensively wooded areas abutting major transportation routes. The district provides for large lot uses having setbacks adequate to preserve noticeable amounts of the natural amenities and, at the same time, provide for highly intensive and architecturally significant uses within the district compatible with the density and intensity of the surrounding uses in the corridor. The district is suitable for use along major routes where it is in the interest of the public to minimize access cuts in order to promote safety and avoid traffic congestion.

The B-9 zoning district is located along Granada Boulevard between Old Kings Road and Orchard Street. The zoning district minimum is 1.5 acres and the maximum allowable height is 75'.

**B-10, Suburban Boulevard:** Section 2-31(A) of the Land Development Code provides the purpose of the B-10, Suburban Boulevard zoning district as follows:

The purpose of the B-10, Suburban Boulevard Zoning District is to provide for the maintenance of the character of relatively large and extensively wooded areas abutting the city's major transportation routes. The district provides for large lot uses having setbacks adequate to

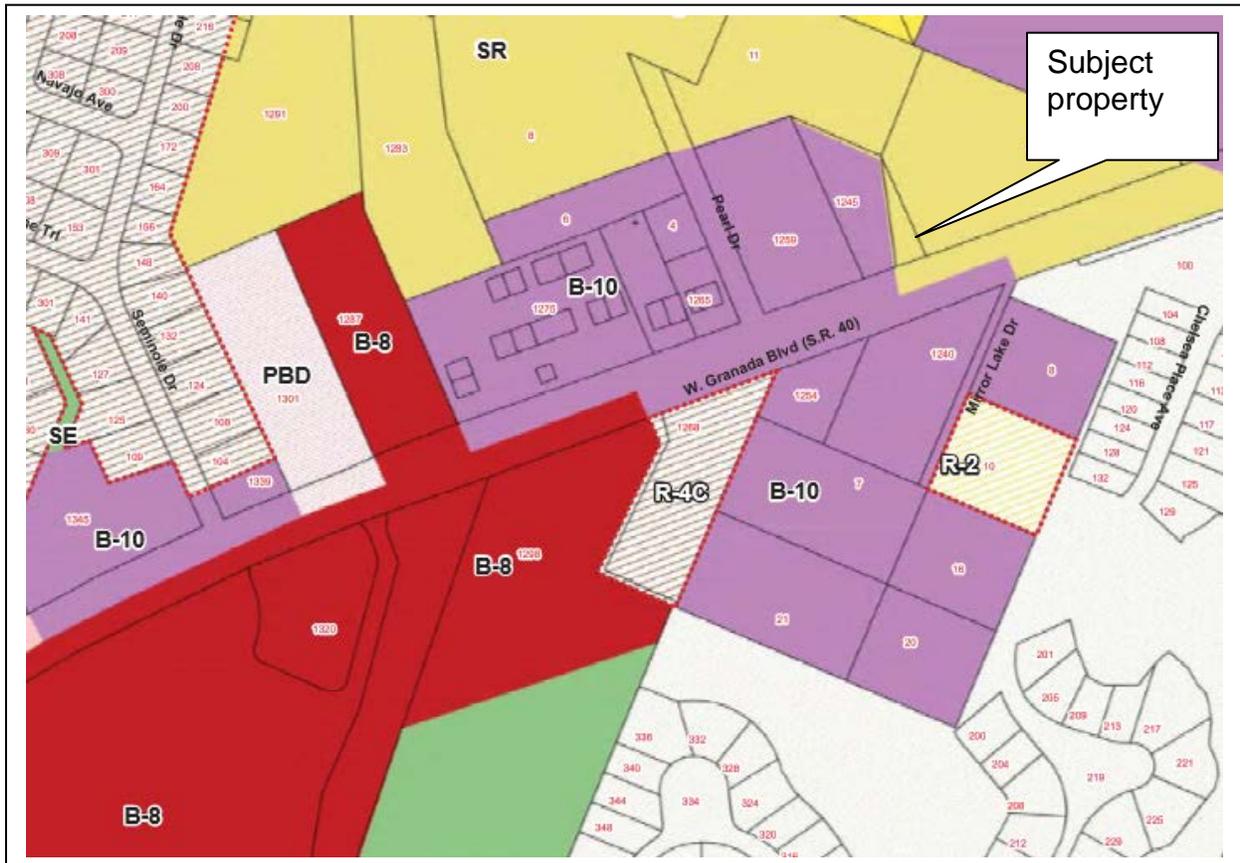
preserve noticeable amounts of the natural amenities and, at the same time, provide for architecturally significant uses within the district that project a lower intensity suburban environment. The district is particularly suitable for use along major entrance routes where it is in the interest to minimize access cuts in order to promote safety and avoid traffic congestion.

The B-10 zoning district is located along Granada Boulevard, west of Old Tomoka Road and along Clyde Morris and Hand Avenue. The zoning district minimum is 1.5 acres and the maximum allowable height is 45' for commercial structures. The property at 1245 West Granada Boulevard has a zoning designation of B-10.

**PBD, Planned Business Development.** This zoning district requires the development of a detailed site plan and review by the Planning Board and approval of the City Commission. Applicants of the PBD zoning district are often seeking flexibility with use and/or design standards.

The application to rezone seeks the B-10, Suburban Boulevard zoning district. The current zoning map shows the following zoning along Granada Boulevard:

**EXHIBIT 3: Zoning map of area around subject property**



Based on the zoning designation of the property at 1245 West Granada Boulevard and the other B-10 zoning designation in the immediate area, staff concurs with the applicant's request to the B-10 zoning designation.

**Zoning Adjacent Land Use:**

Adjacent land uses and zoning are as follows:

**EXHIBIT 4: Land Use and Zoning Designations of Surrounding Property**

Land Use and zoning designations of adjacent property			
	Current Land Uses	Future Land Use Designation	Zoning
North	Single Family residential	"Suburban Low Density Residential"	SLDR (Suburban Low Density Residential)
South	Bank	"Residential, Office, Retail"	B-10 (Suburban Boulevard)
East	Holy Child church	"Public Institutional"	SR (Suburban Residential)
West	Non-conforming single-family	"Residential, Office, Retail"	B-10 (Suburban Boulevard)

**CONCLUSION/CRITERIA FOR APPROVAL:**

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

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

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

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

The subject property is undergoing a separate land use map amendment that proposes to assign a City "Residential, Office, Retail" land use designation to the property. The requested B-10, Suburban Boulevard zoning district is consistent with the "Residential, Office, Retail" land use designation.

- 3. The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened**

**plants and animal species or species of special concern, wellfields, and individual wells.**

The property is an existing developed site with a non-conforming single-family house located on the property. Any new construction would require review by the Site Plan Review Committee. This criterion is not applicable.

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

This proposed zoning map amendment is not anticipated to have a significant impact on adjacent properties. The triangle shaped portion is being added to the property at 1245 West Granada Boulevard to allow the site to be squared off to allow site access and landscape buffers. Any site development would require separate approvals and a neighborhood meeting.

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

The property has an existing non-conforming single-family house located on the property and any new construction would require review by the Site Plan Review Committee. This criterion is not applicable.

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

The property has an existing non-conforming single-family house located on the property and any new construction would require review by the Site Plan Review Committee. This criterion is not applicable.

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

The property has an existing non-conforming single-family house located on the property and any new construction would require review by the Site Plan Review Committee. This criterion is not applicable.

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

The property has an existing non-conforming single-family house located on the property and any new construction would require review by the Site Plan Review Committee. This criterion is not applicable.

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

The property has an existing non-conforming single-family house located on the property and any new construction would require review by the Site Plan Review Committee. This criterion is not applicable.

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

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

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

- The impacts on facilities and services will not change as a result of the requested zoning amendment; and
- The proposed city zoning classification of B-10, Suburban Boulevard is the most consistent with the “Residential, Office, Retail” land use.

**RECOMMENDATION:**

Staff recommends that the Planning Board recommend **APPROVAL** to the City Commission to amend the zoning designation of 0.20± acres at Volusia County Property Appraiser parcel number is 4230-00-00-0051 from SR (Suburban Residential) to B-10 (Suburban Boulevard), consistent with the “Residential, Office, Retail” land use.

Attachments:

- 1: Site map(s) and pictures
- 2: Proposed zoning map
- 3: Survey
- 4: Land Development Code, B-10, Suburban Boulevard, zoning district

# **ATTACHMENT 1**

Location Map and  
site pictures



LOCATION MAP  
Parcel 4230-00-00-0051



Aerial of the subject property area



# Existing non-conforming house at 1245 West Granada Boulevard





Location of triangle parcel (follows power poles)

**SITE SURVEY OF  
EXISTING PROPERTY  
AT 1245 WEST GRANADA BOULEVARD**

**NOTES:**

- - 1 1/4" Iron Pipe and Cap #6883 recovered
- - 1 1/4" Iron Pipe found
- - 5/8" Iron Rod and Cap #2620 found, elevation = 26.07', site Bench Mark 2
- - 5/8" Iron Rod and Cap #2620 found
- - 3/8" Iron Rod and Cap #3464 found
- - 4" x 4" Concrete Monument and Cap #1127 found
- - Fire Hydrant

No overhead or underground features shown except as noted.

Record dimensions are shown in parenthesis, field measurements are not.

Subject parcel contains 38,626.5 Square feet, 0.887 Acres

All of the NE 1/4 of Section 30, Township 14 South, Range 32 East not shown.

Elevations are on National Geodetic Vertical Datum based on "HPR-103" (now destroyed), published elevation 27.35 feet.

Bearings are assumed, based on the Northerly Right-of-Way of Granada Boulevard shown hereon, bearing S46°09'06"W. Said bearing taken from the Department of Transportation right-of-Way Maps.

This survey and plot not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

There may be additional restrictions and/or other matters not shown hereon that may be found in the public records of this county, Florida.

**SCALE: 1" = 20'**

- CLF - Chain Link Fence
- WUP - Wood Utility Pole
- WM - Water Meter
- SV - Sewer Valve
- TCB - Television Cable Box

**PLAT OF BOUNDARY SURVEY OF:**

THAT PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH RANGE 32 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH ALONG THE EAST LINE THEREOF, A DISTANCE OF 640.17 FEET TO A POINT IN THE NORTHERLY LINE OF TOMOKA AVENUE, BEFORE BEING WIDENED; THENCE NORTH 47 DEGREES 25 MINUTES EAST, ALONG THE LINE OF TOMOKA AVENUE, A DISTANCE OF 143 FEET TO A POINT THEREIN; THENCE NORTH 47 DEGREES 03 MINUTES WEST A DISTANCE OF 33.37 FEET TO A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY OF STATE ROAD #40, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 47 DEGREES 03 MINUTES WEST, A DISTANCE OF 395.5 FEET TO A POINT; THENCE NORTH 89 DEGREES 52 MINUTES EAST, A DISTANCE OF 215.0 FEET TO A POINT; THENCE SOUTH 30 DEGREES 38 MINUTES 30 SECONDS EAST, A DISTANCE OF 254.7 FEET TO A POINT IN THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY OF STATE ROAD #40; THENCE SOUTH 47 DEGREES 25 MINUTES WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

Legal description per Official Records Book 1104, Page 226, public records of Volusia County, Florida.

The above described property is in zone "X" per the Flood Insurance Rate Map, Community Number 125136, Map & Panel Number 12127C0213H, dated February 19, 2003.

**CERTIFICATE:**

This is to certify that the plat delineated hereon is in compliance with the Minimum Technical Standards per Sections 5J-17.050 to 5J-17.052, Florida Administrative Code, pursuant to Section 472.027 of the Florida Statutes.

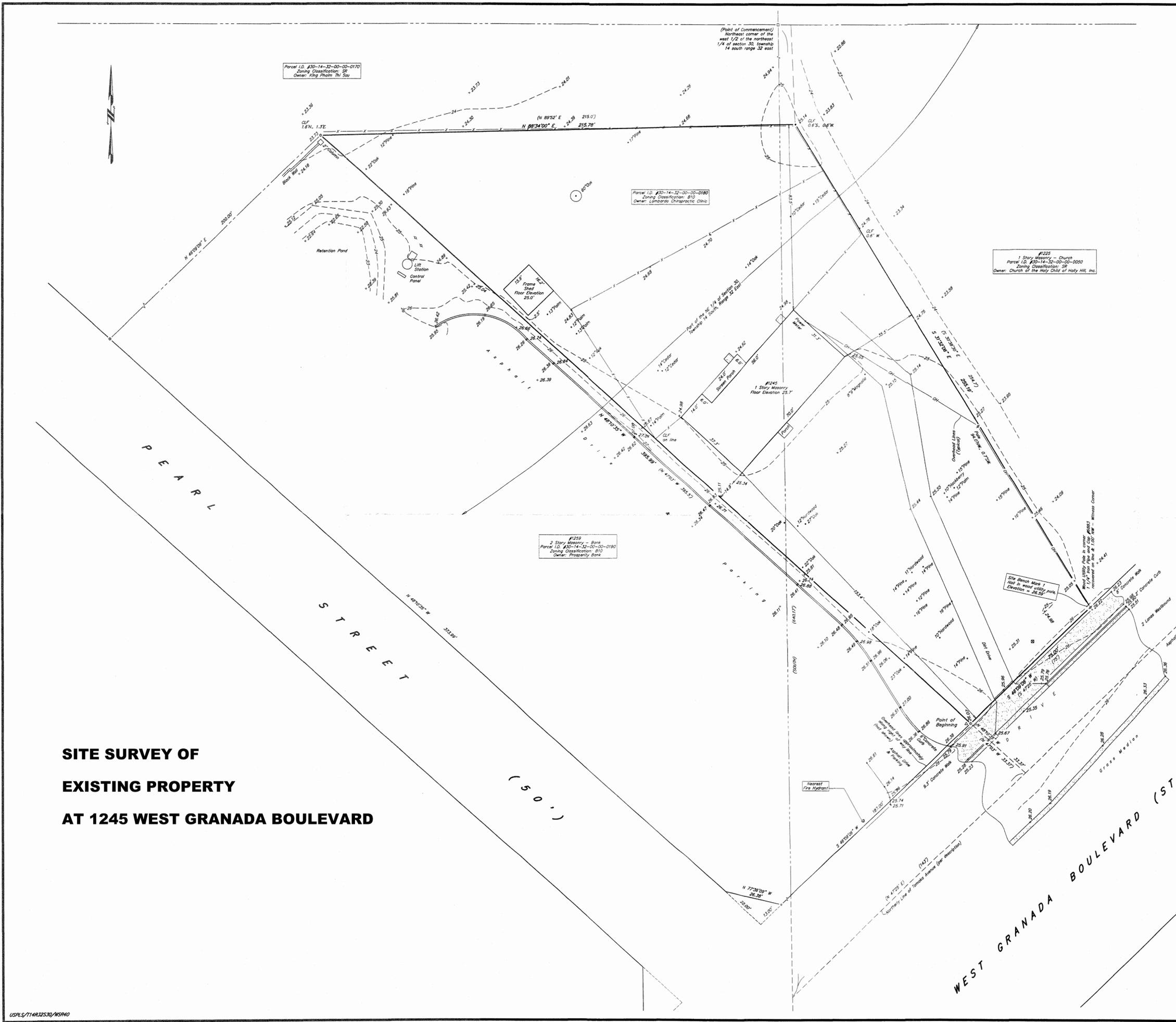
11 September, 2013  
(field date)

John J. Matejka, III, P.S.M. #4002  
Licensed Business #6883

Certified to 1245 Blvd Investors, LLC, Old Republic National Title Company and Jeffrey C. Sweet, Esquire. 10-9-13

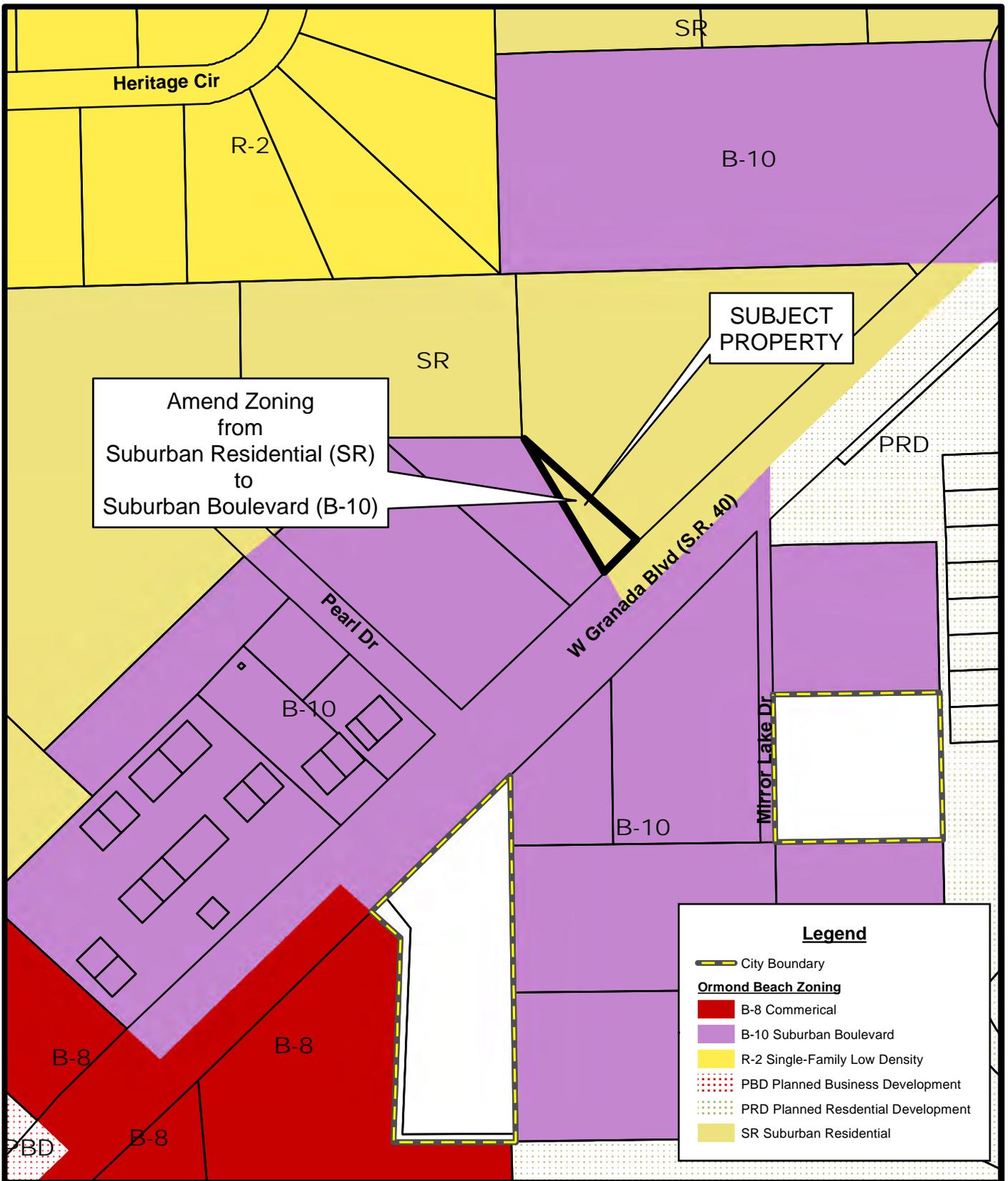
PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH RANGE 32 EAST

FOR: 1245 BLVD INVESTORS, LLC. P.O. BOX 730086 ORMOND BEACH, FLORIDA	BY: J. J. MATEJKA & ASSOCIATES, INC. PROFESSIONAL SURVEYORS & MAPPERS 408 HARVEY AVENUE DAYTONA BEACH, FLORIDA JOB #13 17546 PLAT #13X11
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# **ATTACHMENT 2**

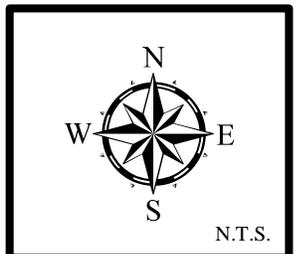
## Zoning Map



**PROPOSED ORMOND BEACH ZONING MAP**  
**PARCEL 4230-00-00-0051**  

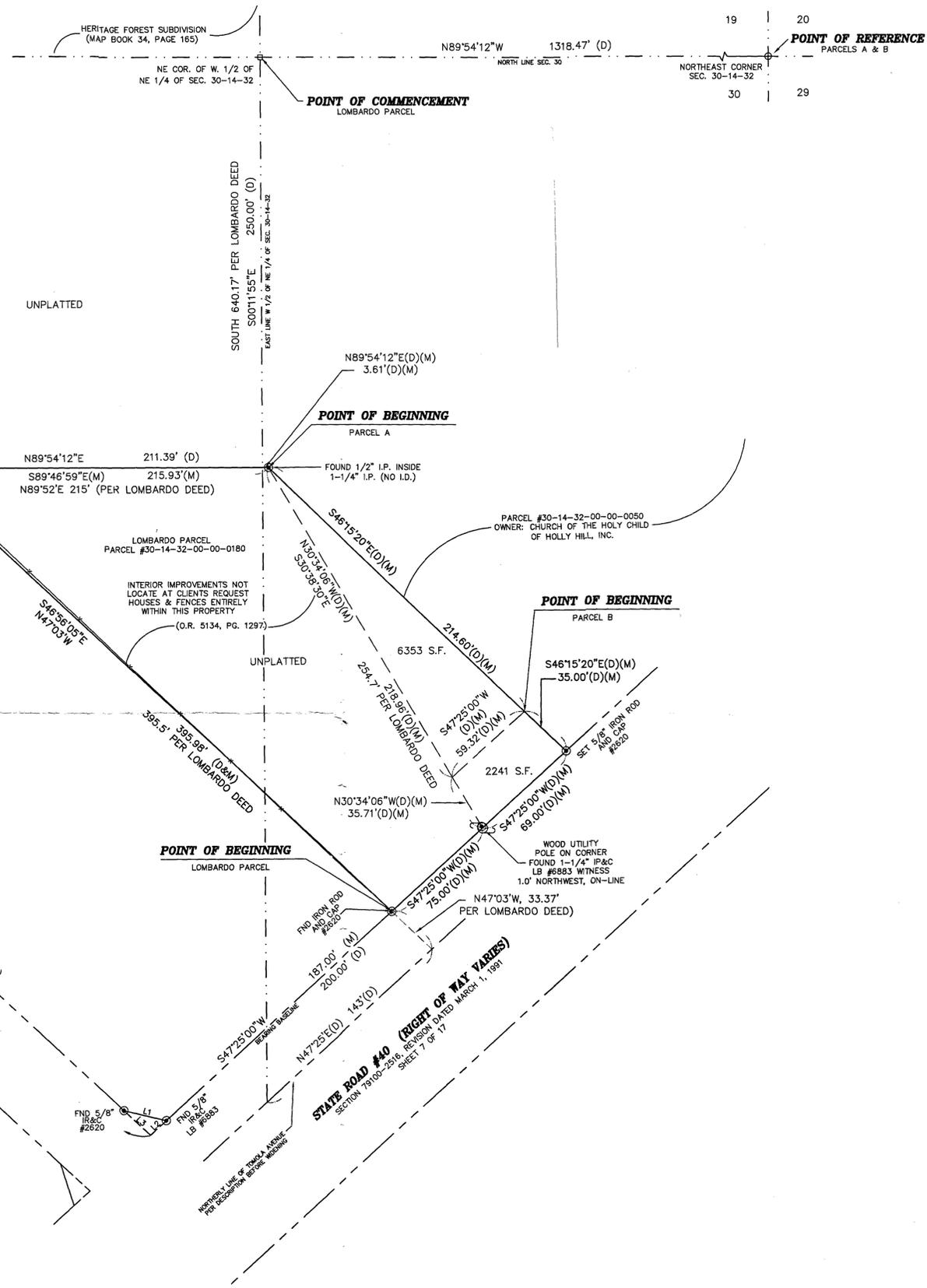
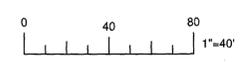

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 Prepared By: The City of Ormond Beach  
 G.I.S. Department - July 28, 2016



# **ATTACHMENT 3**

Site survey



LEGAL DESCRIPTION PARCEL A  
A portion of the Northeast one-quarter of Section 30, Township 14 South, Range 32 East, lying Northwest of State Road 40, a 100-foot right-of-way being more particularly described as follows:

As a Point of Reference, commence at the Northeast corner of said Section 30; thence run North 89°54'12" West, along the North line of said Section 30 a distance of 1318.47 feet to the Northeast corner of the West one-half of the said Northeast one-quarter of Section 30, said point also being the Southeast corner of Heritage Forest Subdivision, as recorded in Map Book 34, Page 165, of the Public Records of Volusia County, Florida; thence run South 00°11'55" East, along the East line of the said West one-half of the Northeast one-quarter of Section 30, a distance of 250.00 feet; thence run North 89°54'12" West, a distance of 3.61 feet to the POINT OF BEGINNING of this description; thence run South 46°15'20" East, a distance of 214.60 feet; thence run South 47°25'00" West, a distance of 59.32 feet to an intersection with the East line of that parcel of land as described in Official Records Book 5134, Page 1297, of the Public Records of Volusia County, Florida; thence run North 30°34'06" West, along said East line, a distance of 218.96 feet to the POINT OF BEGINNING of this description, said parcel containing 6352.5 square feet.

LEGAL DESCRIPTION PARCEL B  
A portion of the Northeast one-quarter of Section 30, Township 14 South, Range 32 East, lying Northwest of State Road 40, a 100-foot right-of-way being more particularly described as follows:

As a Point of Reference, commence at the Northeast corner of said Section 30; thence run North 89°54'12" West, along the North line of said Section 30 a distance of 1318.47 feet to the Northeast corner of the West one-half of the said Northeast one-quarter of Section 30, said point also being the Southeast corner of Heritage Forest Subdivision, as recorded in Map Book 34, Page 165, of the Public Records of Volusia County, Florida; thence run South 00°11'55" East, along the East line of the said West one-half of the Northeast one-quarter of Section 30, a distance of 250.00 feet; thence run North 89°54'12" West, a distance of 3.61 feet; thence run South 46°15'20" East, a distance of 214.60 feet to the POINT OF BEGINNING of this description; thence continue South 46°15'20" East a distance of 35.00 feet to an intersection with the Northwesterly right-of-way line of said State Road 40; thence run South 47°25'00" West, along said Northwesterly right-of-way line of State Road # 40, a distance of 69.00 feet to an intersection with the East line of that parcel of land as described in Official Records Book 5134, Page 1297, of the Public Records of Volusia County, Florida; thence run North 30°34'06" West, along said East line, a distance of 35.71 feet; thence, departing said East line, run North 47°25'00" East a distance of 59.32 feet to the POINT OF BEGINNING of this description, said parcel containing 2241 square feet.

LEGAL DESCRIPTION LOMBARDO PARCEL (Provided by Client)  
That part of the Northeast 1/4 of Section 30, Township 14 South, Range 32 East, Volusia County, Florida, more particularly described as follows: commencing at the Northeast corner of the West 1/2 of the Northeast 1/4 of said Section 30; thence South along the East line thereof, a distance of 640.17 feet to a point in the Northern line of Tomoka Avenue, before being widened; thence North 47°25' East, along the line of Tomoka Avenue, a distance of 143 feet to a point thereof; thence North 47°03' West, a distance of 33.37 feet to a point in the Northwesterly right-of-way of State Road # 40, as now established, said point being the point of beginning; thence continue North 47°03' West, a distance of 395.5 feet to a point; thence North 89°54' East, a distance of 215.0 feet to a point; thence South 30°38'30" East, a distance of 254.7 feet to a point in the aforesaid Northwesterly right-of-way of State Road # 40; thence South 47°25' West, along said right-of-way a distance of 75 feet to the point of beginning.

SURVEYOR'S NOTES:  
(1) The expected use of the land is Commercial. As classified in the Standards of Practices (5J-17.051(3)(b)15.b.1, F.A.C.). This area would fall under the category of "Commercial/High Risk". The minimum relative accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement with an electronic total station and calculation of a closed geometric figure was found to exceed this requirement.  
(2) The descriptions of the property were provided by the client. A Title Commitment from Chicago Title Insurance Company, File No. 12153-Lombardo, dated March 6, 2013, was provided for reference. Plots of record of the subject properties and referenced recorded documents were obtained from the Clerk of the Court's office in Volusia County. No instruments of record reflecting easements, rights-of-way and or ownership were furnished this surveyor, except as shown.  
(3) There may be other restrictions of record in the Public Records of this County, including those in specific Conditions of Covenants and Restrictions for this subdivision, that are not shown on this survey or have not been provided for reference.  
(4) Bearings are based on the provided base legal description with the Northwesterly right-of-way line of State Road #40 being the bearing baseline for this survey and having a bearing of South 47°25' West.  
(5) Ownership of fences was not known or determined.  
(6) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties. (Section 5J-17.051(3)(b)6, F.A.C.)  
(7) All equipment was tested and calibrated. Two sets of angles were turned and averaged. Distances were measured in feet and meters and averaged with the distances shown in feet.  
(8) There are no inconsistencies with the boundary. All corners found were within acceptable standards for location and new corner monumentation was set at the missing corners.  
(9) Unless otherwise noted, all bearings and distances are field measured and are in agreement with the provided deed or record plat.  
(10) No underground foundations or improvements have been located except as noted.  
(11) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties. (Section 5J-17.051(3)(b)6, F.A.C.)  
(12) All easements shown are determined from the plat of record or provided legal documents.

No.	Bearing	Distance
L1	N76°21'16"W	26.39'
L2	S47°25'00"W	13.00'
L3	N46°56'05"W	22.00'

PROPERTY LIES IN FLOOD ZONE... PUBLISHED BASE FLOOD ELEVATION... ELEVATIONS BASED ON... PUBLISHED ELEVATION...  
LEGEND  
\* = DEGREES, ' = MINUTES, " = SECONDS  
OH-E = OVERHEAD ELECTRIC  
OH-T = OVERHEAD TELEPHONE  
C = CALCULATED  
EL = ELEVATION  
EM = ELEC. METER  
CH = CHORD DISTANCE  
CH BR = CHORD BEARING  
A = ARC LENGTH  
AC = ACRES  
ASPH = ASPHALT  
BFE = BASE FLOOD ELEVATION  
BM = BENCHMARK  
C = CALCULATED  
CATV = CABLE TV  
C&P = CURB & GUTTER  
CH = CHORD DISTANCE  
CH BR = CHORD BEARING  
CLF = CHAIN-LINK FENCE  
CM = CONCRETE MONUMENT  
CMP = CORRUGATED METAL PIPE  
C.O. = CLEAN OUT  
D = DEED CALL  
E = EAST  
EL = ELEVATION  
EM = ELEC. METER  
ESMT = EASEMENT  
F = FIELD MEASUREMENT  
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION  
FPAL = FLORIDA POWER & LIGHT  
FR = FRAME  
IR&C = IRON ROD & CAP  
N.G.V.D. 1929 = NATIONAL GEODETIC VERTICAL DATUM  
NO ID. = NO IDENTIFICATION  
(NR) = NON-RADIAL LINE  
N&T = NAIL & TAB  
OR = OFFICIAL RECORDS BOOK & PAGE  
(P) = PLAT  
N = NORTH  
N.A.V.D.88 = NORTH AMERICAN VERTICAL DATUM  
P.C. = POINT OF CURVATURE  
P.P. = PERMANENT CONTROL POINT  
PAGE = PAGE  
POB = POINT OF BEGINNING  
P.O.R. = POINT OF REFERENCE  
P.M. = PERMANENT MONUMENT  
P.T. = POINT OF TANGENCY  
(R) = RADIAL LINE  
R&C = RE-ROD & CAP  
RCP = REINFORCED CONCRETE PIPE  
RES = RESIDENCE  
RGE = RANGE  
RR = REINFORCING ROD  
RR SPIK = RAILROAD SPIKE  
R/W = RIGHT-OF-WAY  
S = SOUTH  
SBT&T = SOUTHERN BELL SEC. 5 SECTION  
STY = STORY  
T = TANGENT  
TWP = TOWNSHIP  
W = WEST  
WF = WOOD FENCE  
WM = WATER METER  
WB = WATER VALVE  
WV = WATER VALVE  
TELEPHONE BOX  
FIBER OPTIC CABLE BOX  
CATV BOX  
ELECTRIC SERVICE  
P.O. = POWER POLE  
P.T. = TRANSFORMER  
ON CONCRETE PAD

GENERAL NOTES:  
NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR...  
THE TERM CERTIFIED AS USED IN THIS STATEMENT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR AND THAT WHICH IS FORMULATED ON THE BEST AVAILABLE INFORMATION AND BELIEF, AND AS SUCH IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, BY THE SURVEYOR AND HE DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE CLIENT, OR OTHER CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYOR'S OPINION.  
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

SHEET 1 OF 1 SHEETS  
JOB NO. 13-7205  
FILE NO. 13-7205  
SCALE 1"=40'  
PREPARED BY: ©2013  
**A.A. WILBERT JR., LAND SURVEYING, INC.**  
P.O. BOX 1487, ORMOND BEACH, FLORIDA 32175  
(386) 678-9056  
THIS SURVEY IS HEREBY CERTIFIED TO:  
1) 1245 BLVD. INVESTORS, LLC  
2) CHICAGO TITLE INSURANCE COMPANY  
3) REUNION BANK  
4) JEFFREY C. SWEET, ESQ.

DATE	TYPE OF SURVEY	REVISIONS	PARTY CHIEF	FIELD BOOK	FIELD SURVEYED	DRAWN BY	CHECKED BY
12/28/14	BOUNDARY		PARKIN	168/47	8/28/14	MC	AAW

THIS PLAT IS HEREBY CERTIFIED TO MEET THE MINIMUM REQUIREMENTS OF SECTION 5J-17.051, F.A.C. SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



13-7205.DWG, 9/16/2014 8:30:52 PM, DWG, 1: PRR, PLS

# **ATTACHMENT 4**

**B-10 zoning district**

**Sec. 2-31. B-10, Suburban Boulevard Zoning District.**

**A. PURPOSE:** The purpose of the B-10, Suburban Boulevard Zoning District is to provide for the maintenance of the character of relatively large and extensively wooded areas abutting the city's major transportation routes. The district provides for large lot uses having setbacks adequate to preserve noticeable amounts of the natural amenities and, at the same time, provide for architecturally significant uses within the district that project a lower intensity suburban environment. The district is particularly suitable for use along major entrance routes where it is in the interest to minimize access cuts in order to promote safety and avoid traffic congestion.

**B. DIMENSIONAL STANDARDS**

1. Type	2. Density	3. Maximum Building Height	4. Maximum Building Coverage	5. Maximum Impervious Lot Coverage	6. Minimum Lot Size in Acres	7. Minimum Lot Width	8. Minimum Lot Depth	9. Setbacks				
								a. Front	b. Rear	c. Side	d. Street Side/Corner*	e. Waterfront
Nonresidential Uses	N/A	45'	30 percent	75 percent	1.5 acres	250 feet (see subsection F.4)	N/A	75 feet (see below)	20 feet; 30 feet if abutting residential district; 5 feet additional rear yard required for each story over 2	20 feet; 25 feet if abutting a single-family residential district; 5 feet additional rear yard required for each story over 2	75 feet (see below)	30'
Multifamily	ten	75'	30 percent	75 percent	1.5 acres	250 feet (see subsection F.4)	N/A	75 feet (see below)	20 feet; 30 feet, if abutting residential district; 5 feet additional rear yard required for each story over 2	20 feet; 25 feet, if abutting single-family residential district; 5 feet additional rear yard required for each story over 2	75 feet (see below)	30'

**\*Front and side corner yards:** The front yard and side corner yard setbacks for properties abutting arterial roads shall be 75 feet, except as follows:  
 (1) 40 feet for nonresidential structures erected on lots which have an average lot depth of less than 200 feet and were in existence prior to April 3, 1984, or have been reduced to such depth through an eminent domain proceeding, provided that the landscape buffer area required by the Greenbelt Overlay District (chapter 3, article I) shall be extended to the area directly in front of the building, and provided further that no parking spaces or access drives or stormwater retention areas greater than two in depth shall be allowed in the said 40 feet.  
 (2) 51 feet for nonresidential structures erected on lots which have an average lot depth of 200 feet to 250 feet and were in existence prior to April 3, 1984, or have been reduced to such depth through an eminent domain proceeding.

C. PERMITTED USES	D. CONDITIONAL USES	E. SPECIAL EXCEPTION USES	F. OTHER STANDARDS				
1. Adult Day Care Center 2. Assisted Living Facility 3. Business and Professional Office 4. Business Service 5. Clubs and Fraternal Organization 6. Financial Institution 7. Instructional Physical Activity 8. Nursing Home 9. School, Public 10. Veterinarian	1. Child Care Facilities 2. Community Residential Home 3. Dwelling, Multifamily 4. Family Day Care Home 5. House of Worship 6. Parks and Recreation Facilities, Private 7. Parks and Recreation Facilities, Public 8. Personal Services 9. Public Facilities 10. Public Utilities 11. Recreational Facilities, Indoor 12. Restaurant, Type A 13. Restaurant, Type B 14. Retail Sales and Service 15. School, Private 16. Telecommunication Tower/Antennas, Camouflaged 17. Wind Energy System	1. Funeral Home 2. Outdoor Activity 3. Outdoor Storage 4. Recreation Facilities, Outdoor 5. Restaurant Type "C"	All development must comply with the following requirements: 1. Wetlands (chapter 3, article II). 2. Landscaping and buffering: if the parcel abuts a designated greenbelt corridor, the standards of chapter 3, article II shall apply with regard to buffering and landscape requirements. 3. Access: access to lots in this district shall be limited to one driveway for every 250 feet of street frontage. Common access for two lots is allowed. 4. Minimum lot width: where direct access is provided by a service road set back at least 25 feet from the right-of-way or through a common driveway with cross-easements, the minimum lot width shall be 125 feet. Where a service road is provided, no other direct vehicle access to the major arterial shall be permitted. 5. All multifamily, duplex and triplex residential dwelling units shall have the following minimum square footage per bedroom: <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>1 = 750 SF</td> <td>3 = 1,50 SF</td> </tr> <tr> <td>2 = 900 SF</td> <td>Over 3 = 150 SF</td> </tr> </table>	1 = 750 SF	3 = 1,50 SF	2 = 900 SF	Over 3 = 150 SF
1 = 750 SF	3 = 1,50 SF						
2 = 900 SF	Over 3 = 150 SF						

**G. PERMITTED ACCESSORY USES:** Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.

(Ord. No. 2012-03, § 9, 2-7-2012; Ord. No. 2015-16, §§ 9—11, 4-21-2015)

# CITY OF ORMOND BEACH

FLORIDA

PLANNING

MEMORANDUM

**TO:** Planning Board members

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

**DATE:** August 4, 2016

**SUBJECT:** Development projects

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

**Site Plan Review Committee (SPRC) Review:**

1. **CVS, 795 West Granada Boulevard.** The CVS project was issued a Certificate of Occupancy on August 1, 2016. Members of the SPRC perform multiple inspections focused on the site improvements including the buffer wall, parking, utilities, and landscaping.
2. **Vystar Credit Union, 1301 West Granada Boulevard.** The Vystar project is nearing the issuance of a Certificate of Occupancy. Members of the SPRC perform multiple inspections focused on the site improvements including the buffer wall, parking, utilities, and landscaping. The project contractor is working to address a lighting issue brought to staff's attention from an abutting neighbor.
3. **Children's Workshop, 506 Lincoln Avenue.** The project is nearing completion and SPRC staff members are coordinating with the property owner and contractor to provide inspections as the site work is completed. The property owner is seeking to be complete prior to the start of the new school year.
4. **Cunningham Research, 3 Signal Avenue.** The SPRC approved a site plan for a warehouse addition of 2,651 square feet. The project has submitted for a building permit to construct the addition.
5. **Realty Pros, 900 West Granada Boulevard (formerly 10 Magnolia Avenue).** The SPRC has received a site plan submittal for a 11,400 square foot office/retail building and associated site plan improvements. The subject property previously underwent a land use and zoning amendment to allow a commercial development. The project is conducting a neighborhood meeting at 6pm on Monday, August 15, 2016 at the Ormond Beach Library at 30 South Beach Street.
6. **20 West Tower Circle.** The SPRC conducted a pre-application meeting for this property. The concept plan showed a 40,000 square foot manufacturing and warehouse building.
7. **240 South Nova Road.** The SPRC conducted a pre-application meeting for this property. The concept plan shows a 5,000 square foot building with a veterinary office being the proposed use.

- 8. 554 Riverside Drive.** The SPRC discussed a water line relocation with the property owner and applicant associated with the construction of a single-family house.
- 9. 1211 West Granada Boulevard.** The SPRC conducted a pre-application meeting for this property. The site was previously approved for an AmSouth Bank. The concept plan showed approximately 25,000 square feet of retail square footage. The project engineer indicated the contract purchaser may pursue a Planned Development rezoning.
- 10. Granada Pointe, 600 West Granada Boulevard.** The SPRC is reviewing a re-submittal for this project. The project proposes a Planned Business Development rezoning that encompasses 32.58 acres, including 10.05 acres of conservation and a 6.71 acre stormwater parcel. The project proposes to re-align Tomoka Avenue and Granada Boulevard with a traffic signal. The conceptual plan shows three retail buildings of 15,000 square feet, 41,952 square feet, 26,000 square feet, a gas station of 5,539 square feet, and a restaurant of 2,800 square feet. The project has not yet scheduled a neighborhood meeting for the project.

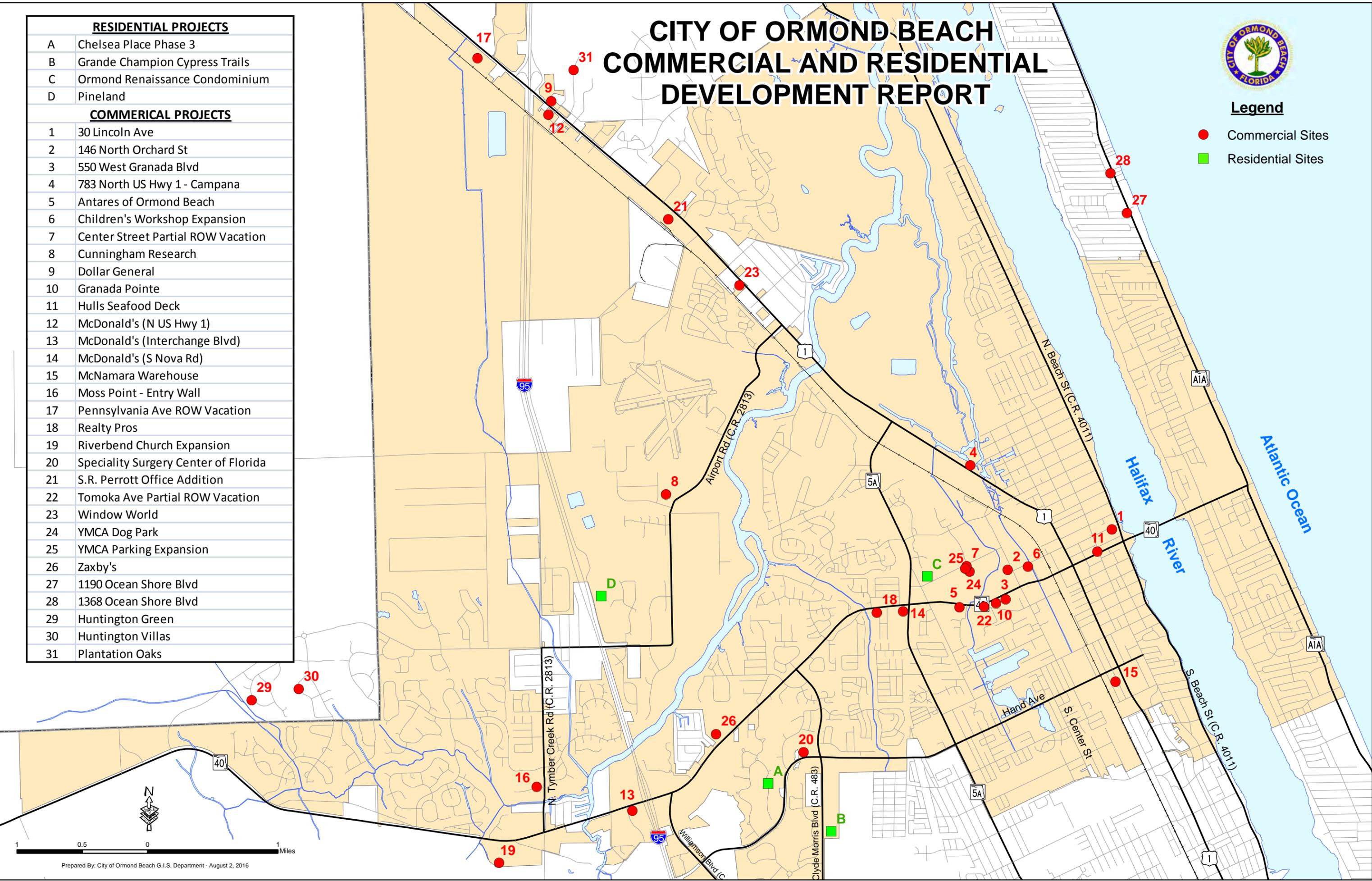
# CITY OF ORMOND BEACH COMMERCIAL AND RESIDENTIAL DEVELOPMENT REPORT



## 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	30 Lincoln Ave
2	146 North Orchard St
3	550 West Granada Blvd
4	783 North US Hwy 1 - Campana
5	Antares of Ormond Beach
6	Children's Workshop Expansion
7	Center Street Partial ROW Vacation
8	Cunningham Research
9	Dollar General
10	Granada Pointe
11	Hulls Seafood Deck
12	McDonald's (N US Hwy 1)
13	McDonald's (Interchange Blvd)
14	McDonald's (S Nova Rd)
15	McNamara Warehouse
16	Moss Point - Entry Wall
17	Pennsylvania Ave ROW Vacation
18	Realty Pros
19	Riverbend Church Expansion
20	Speciality Surgery Center of Florida
21	S.R. Perrott Office Addition
22	Tomoka Ave Partial ROW Vacation
23	Window World
24	YMCA Dog Park
25	YMCA Parking Expansion
26	Zaxby's
27	1190 Ocean Shore Blvd
28	1368 Ocean Shore Blvd
29	Huntington Green
30	Huntington Villas
31	Plantation Oaks



## City of Ormond Beach Commercial Development Report August 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	City Commission	Final Approval	DO Expiration	LDC Extension Expiration	Building Permit Info	Building Permit Value	Eng. Permit	Eng. Permit Constr. Value	Under Construction	CO Issued	E or Arc = Project Engineer or Architect
																				O = Owner
1	<b>30 LINCOLN AVENUE</b> 30 Lincoln Avenue SPRC # 2016-061	Construct a public parking lot of 36 parking spaces	04.01.16	04.15.16	05.03.16						05.20.16	05.20.18								E = City of Ormond Beach O = City of Ormond Beach
2	<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	Under Constr.				Issued 07.06.15	\$194,733.42	92%		E = Alann Engineering Group O = Pat Baylor/Clinton Baylor
3	<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			Neighborhood meeting (2.18.15)	NA	04.13.15	04.13.17								E = Daniel Johns, P.E. O = Granada Management, LLC ARC = Ben Butera
4	<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	05.20.16				05.24.16	Under Constr.			\$80,000	issued 05.27.2016	\$35,000	5%		E = Alann Engineering Group O = Steven Campana
5	<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	03.18.16	04.19.16		Neighborhood meeting (12.09.15)		04.12.16	04.12.18		In review	\$14,000,000					E = Alann Engineering Group ARC = Lawson Group Architects, Inc. O = Antares of Ormond Beach, LLC
6	<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	Issued 12.21.15	\$48,000	65%		O = Brian Adair E = MetaWorld Civil Consulting, LLC ARC = Richard Brookfield
7	<b>CENTER STREET PARTIAL ROW VACATION</b> SPRC# 2016-014 Center Street, south of Sterhaus Drive	Partial ROW vacation associated with the YMCA parking project	11.25.15	12.10.15	05.15.16				Required											A = YMCA E = Zev Cohen & Associates
8	<b>CUNNINGHAM RESEARCH</b> 3 Signal Avenue SPRC#16-081	Warehouse addition of 2,651 SF	05.26.16	06.09.16	07.26.16						07.26.16			In review	\$75,000					E = Alann Engineering Group O = Cunningham Family LTD Partnership
9	<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	03.09.16	04.18.16	05.10.16					05.24.16	Under Constr.		In review	\$885,000	Issued 06.03.16	\$292,000	5%		E = Jade Consulting LLC O = HSC Ormond Beach, LLC ARC = Jared Ducote, Architect
10	<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	04.05.16	06.09.16	08.07.16													O = Granada Pointe, LLC Eng = Newkirk Engineering, Inc.
11	<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	03.28.16				03.30.16	03.30.18								O = Hull's Seafood Eng = Mark Dowst & Associates ARC = Richard Brookfield
12	<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	04.20.16						04.22.16	04.22.18		Issued 05.23.16	\$31,000	Issued 05.18.16	\$31,834.83	0%		E = CPH Inc. O = McDonald's USA LLC ARC = CPH Inc.
13	<b>MCDONALD'S</b> 105 Interchange Boulevard SPRC# 2016-066	Update existing drive thru and site ADA upgrades	04.19.16	05.03.16							06.13.16	06.13.18								E = CPH Inc. O = McDonald's USA LLC ARC = CPH Inc.
14	<b>MCDONALD'S</b> 100 South Nova Road SPRC# 2016-065	Update existing drive thru and site ADA upgrades	07.01.16	07.15.16																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).

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	Eng. Permit Constr. Value	Under Construction	CO Issued	E or Arc = Project Engineer or Architect O = Owner A = Applicant
15	<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 02.24.16	included in building permit	10%		E = Parker Mynchenberg & Assoc O = McNamara Construction, LLC ARC = Stan Hoelle
16	<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
17	<b>PENNSYLVANIA AVENUE ROW VACATION</b> Pennsylvania Ave - North US1 SPRC# 16-077	Vacate a right-of-way as part of a larger project. ROW located on west side of US1, 1670 North US1	05.12.16	05.26.16	06.06.16					07.26.16 09.06.16 09.20.16										E = Zev Cohen & Associates
18	<b>REALTY PROS</b> 900 West Granada Boulevard SPRC #2016-091	Construct a 11,400 square foot office/retail building and associated site improvements on a 1.68 acre parcel.	07.20.16	08.03.16																E = Newkirk Engineering O = RPA Vestments, LLC ARC = BPF Design Inc.
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		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	06.09.16					06.22.16	06.22.18		Approved	\$2,410,000					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						03.22.16	Under Constr.		Issued 03.30.16	\$3,545,293	Issued 03.30.16	\$160,000	40%		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	03.31.16	05.15.16	06.09.16			Required										A = Granada Pointe, LLC Eng = Newkirk Engineering, Inc.
23	<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								E = Kirby Engineering, LLC O = Tillman Volusia Holdings, LLC ARC: A.L. Designs
24	<b>YMCA DOG PARK</b> 500 Sterthaus Drive SPRC #2106-088	Construct a public dog park on land owned by the YMCA with associated parking and site improvements	06.03.16	06.17.16																E = Zev Cohen & Associates O = Volusia/Flagler YMCA
25	<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
26	<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

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

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<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	Eng. Permit Constr. Value	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**

27	<b>1190 OCEAN SHORE BLVD</b> 1190 Ocean Shore Blvd. SPRC# 2016-096	Sewer connection for existing building	07.26.16	08.09.16																E = Anderson-Dixon LLC O = Afshari 1190, LLC
28	<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					Issued 04.13.16	\$29,770	90%		E = Finley Engineering Group O = 1368 Oceanshore Blvd. LLC
29	<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
30	<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	90%		E = Zev Cohen & Associates O = BADC Huntington Communities, LLC
31	<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	08.11.16															E = Parker Mynchenberg & Associates O = Plantation Oaks of Ormond Beach, L.C.

\* 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 - August 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	Improvement Value	Eng. 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	04.05.16						04.11.16						\$1,097,100	04.21.16	15%		E = Parker Mynchenberg & Associates O = CP & SP Residential 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	06.09.16	07.07.16	08.03.16		08.11.16												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	04.01.16						\$2,232,081	Submitted			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	04.08.16	05.23.16	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
D	<b>PINELAND, PHASE 1</b> East of I-95, north of Airport Road SPRC #2015-084	Construction of 44 single- family lots	02.04.16	02.23.16	04.21.16	05.24.16															E = Zahn Engineering
D	<b>PINELAND, PRD AMENDMENT</b> East of I-95, north of Airport Road SPRC #2016-086	Amendment to Ordinance 08-44	06.08.16	06.22.16					PB Approved												E = Zahn Engineering

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