



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

**October 13, 2016**

**7:00 PM**

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

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

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

- I. ROLL CALL**
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
- IV. NOTICE REGARDING ADJOURNMENT**

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

- V. APPROVAL OF THE MINUTES:** September 8, 2016
- VI. PLANNING DIRECTOR'S REPORT**
- VII. PUBLIC HEARINGS**

**A. LUPA 2016- 116: 100 North Halifax Drive, Small Scale Land Use Map Amendment**

This is a request submitted by Ed Schwarz, Halifax 100 LLC, property owner to amend the Future Land Use designation of a 1.48± acre property located at 100 North Halifax Drive from the existing land use designation of "Public/Institutional" to "Medium Density Residential".

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

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

September 8, 2016

7:00 PM

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

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

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**I. ROLL CALL**

Members Present

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

Staff Present

Ric Goss, Planning Director  
Steven Spraker, Senior Planner  
Ann-Margaret Emery, Assistant City Attorney  
Melanie Nagel, Recording Technician

**II. INVOCATION**

Mr. Jorczak led the invocation.

**III. PLEDGE OF ALLEGIANCE**

**IV. NOTICE REGARDING ADJOURNMENT**

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## V. MINUTES

### August 11, 2016

Mr. Jorczak moved to approve the August 11, 2016 Minutes as presented. Mr. Briley seconded the motion. Hearing no objections, the minutes were unanimously approved.

## VI. PLANNING DIRECTOR'S REPORT

None.

## VII. PUBLIC HEARINGS

### A. SE 2016-108: 5 South Yonge Street, Special Exception for Sign Variance

Mr. Steven Spraker, Senior Planner, City of Ormond Beach, stated that this is a Special Exception request for the corner of Granada Blvd. and S. Yonge St. The request is to replace an existing sign that encroaches into the right-of-way. Over time, Volusia County Engineering has placed a traffic control box which is in front of the sign. Our code has been amended to allow for sign variances, very specific to the height. The City's Land Development Code requires that monument signs have a maximum height of 8'. The application is seeking to go to 10' in height.

Mr. Spraker shared a picture of the site, showing how the present sign blocks the view of the cars making a right hand turn off of US 1 onto Granada Blvd. Mr. Spraker explained that the new sign will be a ground sign that will have no exposed poles, and will be 10' in height. The sign will meet the side setback of 5', which is a benefit, allowing motorists exiting the site to see the right hand turn movement, and the east bound traffic on St. Rt. 40. Staff is recommending approval of the Special Exception for the Sign Variance.

Mr. Briley stated that he can see why the applicant wants the sign to be clear of the traffic control box, but once this sign goes to 10' will there be clearance for the tree. Mr. Spraker stated that the tree can be trimmed down for increased visibility.

Ms. Press stated that she purposely drove around to look at the present sign, and it is blocked when someone is traveling east, and she can see where it would be dangerous for someone exiting the lot.

Ms. Behnke stated that she was also concerned about the tree, and it would obviously have to be trimmed. Ms. Behnke stops at this facility almost every morning, and it is a problem pulling out to go east on Granada. She would be 100% in favor of the proposed sign.

Applicant, Ms. Anne Dumond, with Canopy Specialist, stated that the tree is a little bit of a problem with the 10' sign. They have talked about relocating the tree, so that more landscaping can be filled in around the monument sign.

Chairman Thomas stated that a while back, when the Board was reviewing the sign ordinance, they had discussed monument signs and the ability to see under them, through them, or around them. As he drives around the City, he notices that in a lot

of cases they block a person's visual view. Chairman Thomas is wondering if this is something that in the future the Board can discuss, and maybe have the signs be arched so that people can see under them, or on some type of pillars.

Mr. Heaster mentioned a previous sign that was brought before the Board, which had a pole that was framed out, so it didn't look like a pole, and the Board had some discussion at that time about making some changes to the sign ordinance.

Chairman Thomas stated that the sign ordinance is something he would like to revisit in the future.

**There being no further discussion, Mr. Briley moved to approve SE 2016-108: Special Exception for Sign Variance. Mr. Jorczak seconded the motion. Vote was called, and the motion unanimously approved (6-0).**

**B. M 2016-110: City Wide Bike Plan**

Mr. Ric Goss, Planning Director, stated that a couple of months ago the Planning Board had a work session to review the Bike Plan. Following the work session, several different types of bridges were looked into for the fixed bridge over the canal. Observations were made in the area at both low and high tide, and after looking at bridges that could be made handicap accessible, at this point the bridge has been deleted from the plan. Mr. Goss stated that he re-calculated the cost to run the path to Yonge Street, which involves a drainage channel, some cross-walk changes, and some improvements at the intersection of US 1 and Wilmette. Mr. Goss is recommending that the Bike Plan be approved, as presented, for public hearing before the City Commission.

Ms. Press asked what the next step is, once this gets approved. How does this get funded and is there a specific plan to be submitted to FDOT or some other agency. Mr. Goss replied that the City Commission had asked him to prioritize the projects, and he came up with a prioritization scale based on the points allocated. The plan for US 1, which is about 4 miles in length, is part of the US 1 corridor improvement plan, which will be built by DOT, with a match from the City. The path along Misner's Branch, came out of a bike safety study with Tomoka Elementary School.

Mr. Briley asked if Mr. Goss was waiting to hear back from DOT as far as their engineering study on US 1, from Wilmette to Granada. Mr. Goss stated that before the bike paths would be designed, the signal improvements would need to be made to accommodate the bicycle movements. That is an accessory improvement to the signal, which means the City would need to provide the maintenance costs. Mr. Briley stated that there are safety studies going on right now because of all the accidents that have occurred in that corridor.

Mr. Heaster stated that he is someone who rides the loop, and this is a great first step, and the bike paths will be a great addition to quality of life in Ormond Beach, and he looks forward to this project happening.

Mr. Jorczak asked if the ranking for the bike paths is dependent on the potential funding sources. Mr. Goss stated that the funding is linked to criterion that includes safety and citizen support. Mr. Jorczak stated that with approval tonight, when will

City Commission then come back to Planning with what their recommendation is. Mr. Goss stated that this will have a public hearing before City Commission on October 18. It will require just one public hearing since it will be acted upon by resolution.

Ms. Behnke stated that she understands that there are three different categories of bike riders, but most of the people that she has spoken to are interested in safe trails – trails where they can ride 10 miles continuously.

Mr. Sean Daly, 1106 Northside Dr, stated that this is a great plan in many ways. He rides his bike every week, both on the major travel thoroughfares, through Tomoka Park, on the beach, and one thing that has always concerned him is the one real bike path in the City which goes over the Granada Bridge and then ends when you get to the bottom of the bridge and you are right into a lane of traffic. That is what we should be trying to fix as we prioritize these projects. Five spaces in front of Billy's Tap Room should not be there at the expense of bicycle safety for people who ride their bikes on Granada.

Mr. Daly is more concerned about the path behind the Northbrook subdivision. At a previous meeting, Mr. Daly talked about how the City obtained the property that it could potentially put a bike path on. It was supposed to be a wetlands holding area and a park for the people of Northbrook. There is no City property behind Oak Forest, and the only City property behind Woodmere is the extension of Yonge Street ROW, except for Sanchez. The rest of it is a state park. This 12-acre parcel was set aside by the developer because it sits so low that there needs to be a place for the water to set when it drains off of the properties. The City paid a lot of money to protect the wildlife in this area, protect the water recharge, and when Northbrook was developed, it was promised that the park would be there for the people of Northbrook.

Mr. Daly continued that the City says it will do what it can to protect the security and privacy of homeowners. Between the last meeting and this meeting, we still do not know where the path will be. Mr. Daly is sure the path will run along the fire break that is already there, and this is largely wetlands. There is an alternative shown in the plan, which would beef up the sidewalks that already exist, and they would become 8' sidewalks. The City allowed all three subdivisions, Woodmere, Oak Forest and Northbrook, to be developed without sidewalks. The only sidewalk that was put in was done after the fact, and leads to the elementary school. People walk and ride bikes in these neighborhoods all the time, in the streets because it is not a thoroughfare.

Mr. Daly stated that he doesn't know why the City needs to spend a million dollars, when there are already sidewalks, when nobody is complaining about the access that exists already. Who are we doing this for? If it is for the citizens in that area, the City doesn't need to do it. People can already ride around freely. This is not an appropriate way to spend tax payer dollars, when there is no real need to do it, and there is the potential for upsetting and causing harm to the homeowners in three different subdivisions. The City hasn't heard from these homeowners yet, because the City doesn't have a plan yet. Once the plans are drawn, the homeowners will be here.

Mr. Daly continued that there are deer and turkey behind the houses every day because this area has been undeveloped for a number of years. Wildlife has recognized that they can go all the way from Tomoka State Park down to Sanchez Park. That is not the way it is going to be when there is humanity flowing through on a concrete sidewalk. The biggest concern Mr. Daly has always had is fire coming through the wooded area behind his home. The fire department would not get there quick enough to save them if there is an appropriate wind. You will be putting a lot of people behind these homes, walking and riding bikes, and all it takes is one of them doing something foolish, and now the homeowners don't have the protection that they had before.

Mr. Daly stated that the prosecutor in him says, "If you build it, they will come." And what he means is that the people who have to make their appointments for sexual conduct, whenever you build a park that is remote, people do things that aren't appropriate in public. Now there will be a 3 mile stretch where they can meander off and do whatever they want to do. Maybe if the path is heavily patrolled by law enforcement, there won't be anything going on.

Mr. Daly asked again what the need is for this bike path, when he can ride his beach cruiser bike from Sanchez Park to Tomoka State Park, in about 5 minutes, without any potential harm because there are sidewalks all the way. It is easy to pass this on to City Commission, but there is an alternative route before this Board tonight.

Mr. Heaster stated that for the record, the 5 parking spaces in front of Billy's and the Gaslamp Shoppes are very important to the viability of the downtown. The parking spaces are there to slow people down and get them to frequent and shop. Mr. Heaster understands the concern for safety, but he is very passionate about the shops along there.

Mr. Heaster stated that what he is hearing Mr. Daly say is that there are alternative routes that are adequate and safe, and it is not necessary to go behind the homes and spend the money to establish the bike route, and there is a viable option for people to go through the neighborhoods, to safely go through that area today. Mr. Heaster thinks that a path like what is recommended would bring value to the homes by having access to it, and have an alternative way to walk with their kids and be safely off the street. Doesn't this bring an inherent value to the homes to have the kids ride on the path and not have to worry about a car coming down the street?

Mr. Daly stated that they already have this available, when you go up Domicilio Avenue to the extension past the school. There is a roadway that is blocked by the coquina rocks, and people walk their dogs back there. It isn't paved, but people do ride their bikes back there. People in the area know that it is there, and they can access it if they want. Rather than spending money behind these houses, the money would be better spent by addressing the safety issues on the streets where there are problems, on the major thoroughfares.

Mr. Heaster asked Mr. Goss if there are procedures in place to explain the plans and get public input before everything is finalized. Mr. Goss stated that it was explained at the neighborhood meetings that this was a plan, and when the projects actually got to the design stage, there would be neighborhood meetings about the design.

Mr. Goss stated that he was in Pinellas County from 1985 – 2002, and the same questions came up when they wanted to build the Pinellas Trail. People felt that crime would go up and it would bring everybody from everywhere else to use the trail. They built 100 miles of 12' wide trails from St. Pete all the way up to Tarpon Springs, with spurs to hook up all the cities. All of the city parks are connected to the trail, and a lot of tourists use this trail. Crime did not go up, and property values went up if they had access to the Pinellas Trail. Will there be people from other cities who come and use the bike trails? Of course there will be. But, this bike plan is more a quality of life issue that has been laid out for the residents of Ormond Beach.

Mr. Goss mentioned the 8' trail that was put in from Inglesa up to the state park. It didn't seem to disrupt the wildlife. The deer walk across the 8' wide sidewalk. Mr. Goss doesn't think that the wildlife will be affected by a 12' trail. The 8' trail has already proven that if you put it there, people will use it. There are a number of people who come to the state park by bike and they walk the trail. Mr. Goss recommends that the Board should endorse the plan as is, keep both alternatives in, and when it gets to the design phase then there will be neighborhood meetings, and the people will participate in the design.

Mr. Briley asked if the Northbrook, Oak Forest and Woodmere homeowners would all be invited to the same meeting. Mr. Goss stated that everyone within 300' of the vacant land was contacted and will be included again. There will be multiple meetings.

Mr. Jorczak asked how many people attended the first round of neighborhood meetings. Mr. Goss replied that maybe a total of 30 people for the three meetings. Postcards were sent out in December and the meetings were held in January. Residents had an opportunity to attend three different meetings. Mr. Goss recommended that the plan moves forward.

Ms. Press thinks that a study like the bike plan is fantastic and is great for the quality of life for the City. If the Board passes this Bike Plan, does that mean that it is written in stone and everything in the plan is going to be passed? Mr. Goss explained that by time this gets through the political process, probably only 50% of the plan will implemented, and there will be discussions and meetings for each individual plan. There are a couple of the paths that have no alternatives, because there is no place else to put them. For example, the proposed path on US 1 in the ROW, from Wilmette to Broadway, it has to go in the ROW, although we don't know exactly where. At the neighborhood meetings that were held, it was explained that each bike path design will have meetings so that people can see the engineering designs and make comments on them.

Ms. Behnke asked what exactly the Board was voting on – a concept or an exact plan? Mr. Goss explained that the plan is a concept that lays out where we think there could potentially be bicycle corridors. We don't know exactly where they would be at this time.

Mr. Briley stated that he feels comfortable moving this forward, but with the understanding that there will be neighborhood meetings, and the different options can be discussed at that time.

Chairman Thomas stated that having lived in Florida since 1949, the sidewalks were always for pedestrians and bicyclist. The avid bicyclists feel like they should be on the roads. Chairman Thomas would rather take the money and widen every sidewalk along the roads to 8' – 10'. Every time he sees a bicyclist on the road he cringes, because he has no idea what they are going to do. Chairman Thomas continued that he is in favor of the bike path concept, and we need some dedicated paths around the City, because he has a problem mixing bikes and cars.

Mr. Briley stated that having the road bikes on an 8' or 12' sidewalk, moving along at 25 mph, can be a danger mixing in with the casual bicyclist or someone walking on the paths.

Chairman Thomas stated that the City Commission will do what is right, and listen to the citizens and make informed decisions.

Mr. Jorczak stated that there will be additional meetings for the plan, and our approval will keep it moving forward with something that will be a good addition to the City in terms of our overall mobility concept. This document gives us a starting point to develop over time what hopefully will be a fantastic addition to the City.

Ms. Press stated that you have to start with a concept, and that is exactly what Mr. Goss has done, we need to move forward with it, and it will be good for the City.

Mr. Heaster stated that the Commission will read the minutes and the discussion that has taken place and they will realize that input is important.

**Mr. Jorczak made a motion to approve M 2016-110: City Wide Bike Plan. Mr. Heaster seconded the motion. Vote was called, and the motion unanimously approved (6-0).**

Mr. Lewis Heaster stated that before moving to Item C on the agenda for LDC 2016-111 Amendment to the Floodplain Regulations, he has a conflict of interest, so he will be refraining from discussion and will abstain from the vote on this item. Mr. Heaster filed form 8B with the Recording Secretary, and submitted copies for the Board members.

**C. LDC 2016-111: Compensatory Storage, Section 3-20 Floodplain, Chapter 3, Article II of the Land Development Code**

Mr. Ric Goss, Planning Director, stated that this is an amendment to the Land Development Code, and an amendment to the City Code of Ordinances that are affected by the proposed change. Mr. Goss will be discussing the City regulations which are under FEMA, St. Johns Water Management and the City's Code as it pertains to floodplain management and compensatory storage. Mr. Goss will discuss the impacts to the floodplain by current development, and will be addressing floodplain impacts for the compensation storage and the basin analysis. The City has found out that there isn't enough compensating storage in the Thompson Creek or Laurel Creek basin to accommodate development. Mr. Goss will also address the future floodplain impacts within the City of Ormond Beach, based on this proposal.

Mr. Goss stated that Section 3-20 of the Ormond Beach LDC lays out the requirements for what needs to be done in the special flood area. In 2010, the City introduced a payment in lieu of, based upon the flood study that was done in 2009. The FEMA criteria for Land Use Management looks at the cumulative impact to the floodplain, which can't be any more than 1' at any point in the floodplain area.

Mr. Goss continued that in the St. Johns River Water Management District, they have the same proposal with the same requirement. It is interesting that theirs is not cumulative, but is per project, which is less stringent, and yet they are more stringent by stating that no more than one tenth of a foot increase is allowed in the 100-year flood elevation 500 feet upstream.

Mr. Goss stated that LDC addresses that floodplain impacts should be mitigated through the use of compensating storage, either by onsite, offsite, or through payment in lieu of. The traditional means was a cup for a cup – in other words, if there was fill done in the floodplain, then there would need to be an equal cut into the floodplain. If the cut is equal or more than the fill, then that is great. But, if the fill is more than the cut, then it has to be provided somewhere else. In March, 2010, Resolution 2010-19 was passed and basically laid out compensatory storage and the fees. The fees were based on \$3.36 per cubic yard.

Mr. Goss reviewed the proposed floodplain impacts. In Thompson Creek there were two small project on Hand Ave. and also Parque Blvd. In the Laurel Creek area the Antares project was approved and Ormond Central, Granada Pointe, and the YMCA dog park expansion plans have been submitted. The Ormond Renaissance is not requesting compensatory storage, nor is the City providing it.

Mr. Goss continued to review the cubic yards that could not be handled on-site for the previously mentioned projects. In the Thompson Creek area it is about 1,356 cubic yards, and in the Laurel Creek area it is about 29,566 cubic yards. Fifteen potential locations were looked at in the area for providing compensating storage, from Wilmette to Fleming. The City focused on areas recommended in the 2009 CDM Study, or land that the City owned. The Flood Zone information was reviewed and an evaluation was done to make sure the properties were located in the Thompson Creek or Laurel Creek flood basin.

Mr. Goss stated that soil surveys were done, because if the area does not have good soil, it won't work for compensatory storage. Also, the capacity of the property was done, looking at the depth to water table, and the site hydrology. When the study was done in 2009, they didn't do soil samples. All they did was tell which areas would provide a certain amount of storage. When you actually look at the flood elevation, and the real water table, it is much higher. So, there is less compensatory storage that can be provided, because the water table is too high.

Mr. Goss stated that we also looked at the LiDAR contours that FEMA gave the City this year. Recently FEMA went through an entire floodplain study and re-did all of their maps. Then it was determined how much storage can be gained on a site, which was only provided from the Base Flood Elevation to the Seasonal High Groundwater Elevation. So, when the cost estimates were prepared, we used the Cost to Excavate, divided by Calculated Storage Gained, and that gave the Cost per Cubic Yard of Compensatory Storage.

Mr. Goss reviewed the potential compensating storage projects, and where they were located on a map. The maximum storage that the City can get from all of this is 22,472 CY, and the cost was \$1,299,000. So, for the City it will cost \$60.85/CY. Even if the City wanted to raise the fees, it can't provide compensatory storage to the developments that have been approved and vested. If the City can't provide the storage, even if it collected money at \$60.00 per cubic foot, there has to be another way of allowing what the City's approved and what has been submitted for approval. The CDM Model was reviewed, and we looked at Thompson and Laurel (A & B) Creek basins.

Mr. Goss showed the elevations at each node prior to fill, and then when the developments have been done, what the change in elevation would be. So under FEMA and St. Johns regulations, we haven't raised the floodplain more than 1/10 of an inch.

Mr. Goss stated that the conclusion would be that we haven't triggered the thresholds for FEMA or St. Johns, the FEMA grants for Phase II weren't awarded so no storage is available. Based on the modeling there will be no further mitigation required. We have projects that have incurred a lot of the expenses which should be considered and we are recommending that they be vested. Allowing developers to purchase compensating storage credits is not a long term option, and to continue, the City will be placed with an economic burden.

Mr. Goss stated that Staff recommends the City staff continue to work with developers who have submitted plans, eliminating the ability for developers to purchase compensating storage credits, revise the Land Development Code and Code of Ordinances to remove the ability to purchase compensating storage credits, and require developers to address impacts from fill in the floodplain.

Mr. Jorczak asked if this meant that developers couldn't mitigate in another storage area, or buy credit. Mr. Goss stated that there is no way to mitigate in another hydrologic basin. They have to do it in the same basin that they are doing the impact.

Ms. Press questioned about one of Mr. Heaster's properties with Mr. Holub, and didn't he buy a lot to compensate for the building on Granada. Mr. Goss explained that all of the properties that he had mentioned previously, they have all provided compensatory storage on their sites, just not the full amount. So they are buying the remaining from the City, and the City can't continue to do this.

Mr. Jorczak confirmed that the basins that were selected came from the core of engineers study for the whole area. Mr. Goss explained that the CDM Model was used, which had been done in 2009, using FEMA's storm water management model. In the study, Phase 1 was to interconnect all of the lakes, put in a pump on the north end and raise the road. That was done. Phase 2 was to put in a bigger pump down at Fleming and also put in a huge pond of 200,000 CY of compensatory storage.

Mr. Goss continued that the proposal is to amend the Land Development Code for Compensatory Storage, and also the City Code of Ordinances for the fees. Paragraph 2 would be deleted in its entirety, paragraph 3 would be deleted,

paragraph 4 would become 2, and paragraph 5 would become 3, paragraph 6 would be deleted in its entirety, and paragraph 7 would be come 4.

Mr. Jorczak asked what would be the impact of this on the City's ability to continue to develop the vacant properties currently in the City that we're looking at for in-fill. Mr. Goss stated that everywhere else they need to provide compensatory storage on site. Ormond Crossing has already done that. Everywhere else that is in the floodplain, outside of these two basins, are required to do it. Mr. Jorczak asked if the ground is capable of absorbing that storage. Mr. Goss stated that he hasn't done a study for all of the other areas, but Ormond Crossing has already done their studies and provided all of their compensatory storage.

Ms. Behnke asked if the City is still going to be short of storage space. Mr. Goss stated that if he has compensatory storage from mitigation, he will be short about 7,000 CY. Mr. Goss explained that the fee and the payment in-lieu-of will not work in the long run. So they went back to the regulations and read the trigger points for FEMA and St. Johns.

Ms. Press stated that there is no question that there are extreme problems in climate throughout the world, and there is no question that we will see flooding here sometime like we have never seen before. Mr. Goss stated that is why they wanted to model it, so they wouldn't have negative impacts, and it was under St. Johns trigger, so we are looking good there.

Mr. Briley stated that this will make Ormond Renaissance to keep their storm water on site, unless they see the threshold. Mr. Goss stated that Ormond Renaissance was approved with no requests for compensatory storage. They were approved without requesting it, and then they came back and asked if they could get it, and the City said no.

Mr. Jorczak stated that development in the future may be limited as far as what they can put on the property based on how much water they can hold on that property. Mr. Goss stated that it will be like it was prior to 2010.

**Mr. Jorczak made a motion to approve LDC 2016-111: Compensatory Storage, Section 3-20 Floodplain, Chapter 3, Article II of the Land Development Code. Ms. Press seconded the motion. Vote was called, and the motion unanimously approved (5-0) with Mr. Heaster abstaining.**

## **VIII. OTHER BUSINESS**

None.

## **IX. MEMBER COMMENTS**

Mr. Jorczak stated that the motorcycle clubhouse is currently for sale for \$199,000 if anybody wants to buy it. Chairman Thomas commented that this was a great job by the City of Ormond Beach Legal Department.

Mr. Briley stated that during the Bike Plan discussion he had mentioned the Wilmette and US 1 intersection. There are no left turn arrows on Wilmette and as

soon as the light turns green, someone will always turn left in front of the oncoming traffic. But it should be investigated to put left turn arrows there, and the protected left turns on US 1 turning onto Wilmette.

**X. ADJOURNMENT**

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

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Ric Goss, Planning Director

ATTEST:

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Doug Thomas, Chair

*Minutes transcribed by Melanie Nagel.*

# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Heaster Lewis Marx	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Ormond Beach Planning Board
MAILING ADDRESS 90 Riverside Drive	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
CITY Ormond Beach	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
COUNTY Volusia	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED September 8, 2016	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

## WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

\* \* \* \* \*

### ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

\* \* \* \* \*

### APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

**IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:**

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

## APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

## DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Lewis Marx Heaster, hereby disclose that on September 8, 20 16 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, PAUL HOLUB ;
- inured to the special gain or loss of my relative, \_\_\_\_\_ ;
- inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

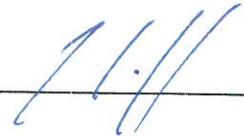
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

LDC Amendment to Floodplain regulation (Case # 16-111)

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

September 8, 2016

Date Filed

Signature 

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

# STAFF REPORT

## City of Ormond Beach Department of Planning

**DATE:** October 6, 2016

**SUBJECT:** 100 North Halifax Drive – Small-Scale Land Use Map  
Amendment

**APPLICANT:** Ed Schwarz, Halifax 100 LLC

**NUMBER:** LUPA 2016-116

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

**INTRODUCTION:** This is a request submitted by Ed Schwarz, Halifax 100 LLC, property owner to amend the Future Land Use designation of a 1.48± acre property located at 100 North Halifax Drive from the existing land use designation of “Public/Institutional” to “Medium Density Residential”.

**BACKGROUND:** The property at 100 North Halifax Drive has a Future Land Use designation of “Public/Institutional” and a zoning designation of R-2 (Single-Family Low Density). The Volusia County Property Appraiser website shows that there are two buildings on site of 1,818 square feet and 2,964 square feet, both constructed in 1975. The property was historically utilized for a house of worship. The current property owner, Halifax 100 LLC purchased the property in April of 2014 with the intention of developing a residential development similar to the multi-family development south of the subject property at 60 North Halifax Drive.

Based on the existing land use and zoning, a multi-family development would require a process that has four primary steps as described below:

### **Step 1: Land Use:**

A property’s land use is approved as part of the City’s Comprehensive Plan and provides an overall philosophy of the intended use of the property, including the maximum intensity (square footage of the building) and maximum density (number of residential units per acre). The land use amendment does not approve a specific use or development and there is no development plans associated with a land use. The land use does provide the framework for implementation of zoning and a specific site plan that occurs later on within the steps of a site development. The current land use of “Public/Institutional” for the property at 100 North Halifax Drive only allows institutional uses such as churches, daycares, assisted living facility, and governmental facilities. The current land use application seeks to amend the land use to the “Medium Density Residential” land use to allow residential uses.

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

**EXHIBIT 1: Land use amendment tentative application schedule**

Action/Board	Date
Planning Board	October 13, 2016
City Commission 1 <sup>st</sup> Reading	December 6, 2016
City Commission 2 <sup>nd</sup> Reading	To be determined
Transmit to Volusia County Growth Management Commission and adjoining jurisdictions	To be determined
Transmit to Florida Department of Economic Opportunity	To be determined

**Step 2: Zoning:**

The property’s zoning further refines the permitted, conditional, and special exception uses and establishes dimensional standards such as setbacks, lot coverage and building coverage. A property’s zoning designation is required to be consistent with the adopted land use designation for the property. **There are no zoning applications currently for the property at 100 North Halifax Drive at this time.** The zoning aspects of the property would be addressed with a future zoning map amendment application and only if the land use is amended to “Medium Density Residential”.

**Step 3: Site plan:**

A site plan is a specific plan that identifies the proposed use, location of the building(s) on-site, stormwater, landscaping, buffers and walls, parking, handicapped access, and project utilities. Site plans are reviewed and approved by the City’s Site Plan Review Committee (SPRC) for permitted and conditional uses and by the City Commission, after SPRC review, for special exception or planned developments. If the applicant elected to perform a planned development, the site plan and rezoning steps would be processed at the same time. The land use application must be amended and completed for the subject property prior to the starting of a residential project because the existing land use of “Public/Institutional” does not allow residential uses. The City’s Land Development Code requires that the site plan approval process shall require a neighborhood meeting with notification to all property owners within a 600’ site radius.

**Step 4: Construction permits:**

Once the land use, zoning, and site plan have all been completed the project would have two construction permits. The first construction permit is an engineering permit that would implement the site plan (non-building) improvements. The second construction permit is the building permit that demonstrates how the buildings are to be constructed. Both engineering and building permits are inspected and once completed, a Certificate of Occupancy would be issued.

The applicant did conduct a neighborhood meeting on September 27, 2016 at the subject property. The focus of the meeting was to provide an introduction to the project and the process needed to allow a ten unit multi-family development. There were

approximately 25 individuals who attended the meeting. The meeting focused more on the site plan aspects of the project than the land use application.

Below is a picture of the existing site:

**EXHIBIT 2: Existing site picture**



**EXHIBIT 3: 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 “Medium Density Residential” land use category:

Purpose: To allow a variety of highly aesthetic dwelling units, encouraging the establishment of recreation areas and open space and discouraging look-alike rows of dwellings. MDR also allows the development of relatively low density duplex, townhouse and multi-family projects which emphasize open space and maintain a low profile, thus maximizing the compatibility with single-family areas. Institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: Minimum 5-12 units per acre except in the Downtown Community Redevelopment Area where 5 - 15 units shall be allowed.

Maximum FAR: 0.3

### **ANALYSIS:**

The proposed land use amendment seeks to change the land use designation of the subject property from “Public/Institutional” to Medium Density Residential” on the future land use map. 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.

Objective 1.1 Future Land Use Element	Ensure the availability of adequate lands to meet the residential land use needs of the community.
POLICY 1.1.2. Future Land Use Element	Continue to promote sound planning for the location and design of new residential developments including on-site common open space and recreation facilities.

POLICY 1.1.5.  Future Land Use Element	Encourage innovative design measures for new residential developments and ensure that adequate provision is made for neighborhood facilities suitable to the type of development proposed.
POLICY 1.1.6.  Future Land Use Element	Provide the opportunity, through zoning and other land use controls, for the development of a variety of housing types (i.e., single-family, duplex, townhouse, multi-family) in both conventional, planned unit and cluster type developments, that will meet the varied needs of the citizens of Ormond Beach.

The purpose of this amendment is to redevelop the church property to a medium density residential use, similar to the project abutting the property to the south at 60 North Halifax Drive. 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 1.48± 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	"Low density residential"	R-2 (Single-family low density)
South	Multi-family	"Medium density residential"	R-5 (Multi-family medium Residential)
East	Single family residential	"Low density residential"	R-2 (Single-family low density)
West	Oceanside Country Club	"Low density residential"	R-2.5 (Single-family low-medium density)

The application seeks to extend the "Medium Density Residential" land use to the property at 100 North Halifax Drive. The area in question is a transition area from the more intensive uses along Granada Boulevard to the south and the single-family homes located west of the subject property. Arguments could be made for either the "Low Density Residential" or the "Medium Density Residential" land uses. The subject property serves as a transitional parcel and is appropriate for a "Medium Density Residential" land use designation. Site and design regulations to ensure compatibility with single-family residences exist within the Land Development Code and additional public hearings are required to review the site design.

### 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 1.48± acre site.

Overall land use analysis:

**Parcel Size:** 1.48 acres  
 64,468.8 square feet

<b>Existing land use “Public/Institutional”</b>		<b>Proposed land use “Medium Density Residential”</b>	
Maximum Floor Area Ratio (FAR)	0.8	Maximum Floor Area Ratio (FAR)	0.3
Maximum Density	0	Maximum Density	12
Maximum Building size	51,575 square feet	Maximum Building size	19,341 square feet
Maximum Density	0	Maximum Density	17 units

Building size difference with land use amendment:	<b>-32,234 square feet</b>
Residential density increase allowed:	<b>17 units</b>

Based on the floor area ratio between the “Public/Institutional” land use and the “Medium Density Residential” land use, the maximum building size decreases by 32,234 square feet. The “Medium Density Residential” allows residential uses where the existing “Public/Institutional” land use does not. The land use application would allow a maximum of 17 residential units.

Transportation: 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. It is important to note that the below is a theoretical maximum development scenario and not an actual development scenario. The theoretical maximum development scenario for traffic is as follows:

	“Public Institutional”	“Medium Density Residential”
Maximum building square footage based on FAR	51,575	19,341
ITE #560 (Church) per 1,000 SF of building area	9.11	
Total maximum # of trips at FAR	469	176
Net reduction of average daily trips		293

Both land uses allow institutional uses. Based upon the lower allowed floor area ratio of the proposed land use, the maximum trips shall always be less than the current land use. The proposed land use amendment would lower the traffic impact from 100 North Halifax Drive.

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

Stormwater Management: The site is currently developed with a large amount of hard surface area. Any redevelopment would require a stormwater management plan with review and approval from the City.

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

Schools: The “Medium Density Residential” allows residential uses where the existing “Public/Institutional” land use does not. The land use application would allow a maximum of 17 residential units. The applicant has submitted a school concurrency form to Volusia County which is under review. The project must obtain a school concurrency determination prior to being placed on the City Commission agenda.

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 North Halifax Drive and there are no impacts expected to any surrounding jurisdiction.

**RECOMMENDATION:** 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 1.48± acres located at 100 North Halifax Drive from the existing land use designation of “Public/Institutional” to “Medium Density Residential”. The project is required to provide a school concurrency letter prior to being scheduled for City Commission action.

Attachments:

Attachment 1: Location Map and site pictures

Attachment 2: Future Land Use Map

Attachment 3: Legal Description and Sketch

# **ATTACHMENT 1**

**Applicant letter,  
location map and site  
pictures**

**Halifax 100, LLC  
570 Memorial Circle  
Suite 300  
Ormond Beach, FL 32174**

Mr Steve Spranker  
Planning Department  
City of Ormond Beach

RE: Land Use Change  
100 N Halifax Ave.

I purchased approximately 1.5 Acres at 100 N Halifax from the Christian Science Church to develop a multi-family residential housing location. Presently on the existing site sits a 3000 SF church structure and a 2500 SF auxiliary building used for church offices and meeting areas. In addition to this is approximately a 100 car asphalt parking area used for church services held there. The present structures have been located there for over 50 years. The church attendance has dwindled down to a point that it is not feasible to maintain the facilities for church services. Rather than market the facility to other church interest; I believe this sites highest and best use is for multi-family residential development. The intent of my urban infill request is to convert the existing site into a 10 unit high-end townhouse development which would be in line with similar adjacent properties and residential uses. In recent years, this area has had no new residential development. However, the demand for attractive smart living within walking distance to restaurants, retail and club activities is high. Provided I can achieve a price point conducive to this style of living, I believe this development will be a real asset to the Ormond Beachside Community.

In order to accomplish this I am requesting a land use change from public institutional to a Planned Residential Development (PRD) zoning classification.

Respectfully submitted,



Ed Schwarz  
HALIFAX100, LLC

Aerial of 100 North Halifax Drive

60 N. Halifax Drive

Subject property

Oceanside Country Club



# Aerial of 100 North Halifax Drive

Subject property





Front view of 100 North Halifax Drive, looking west from Halifax Drive



Rear view of 100 North Halifax Drive, looking east



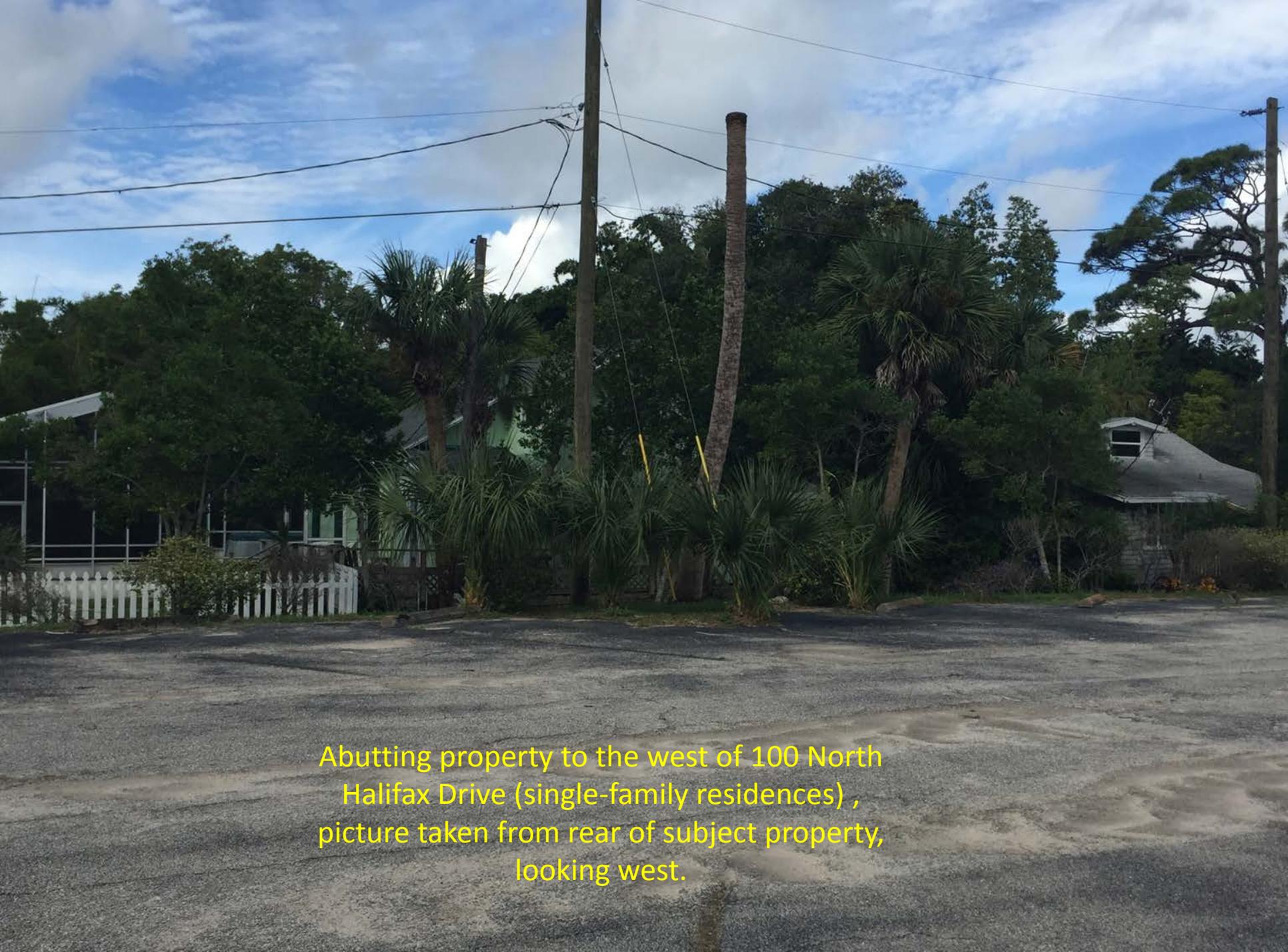
Oceanside County Club property across from 100 North Halifax Drive, looking east



Abutting property to the south of 100 North Halifax Drive at 60 North Halifax Drive, picture taken from Halifax Dive, looking west.



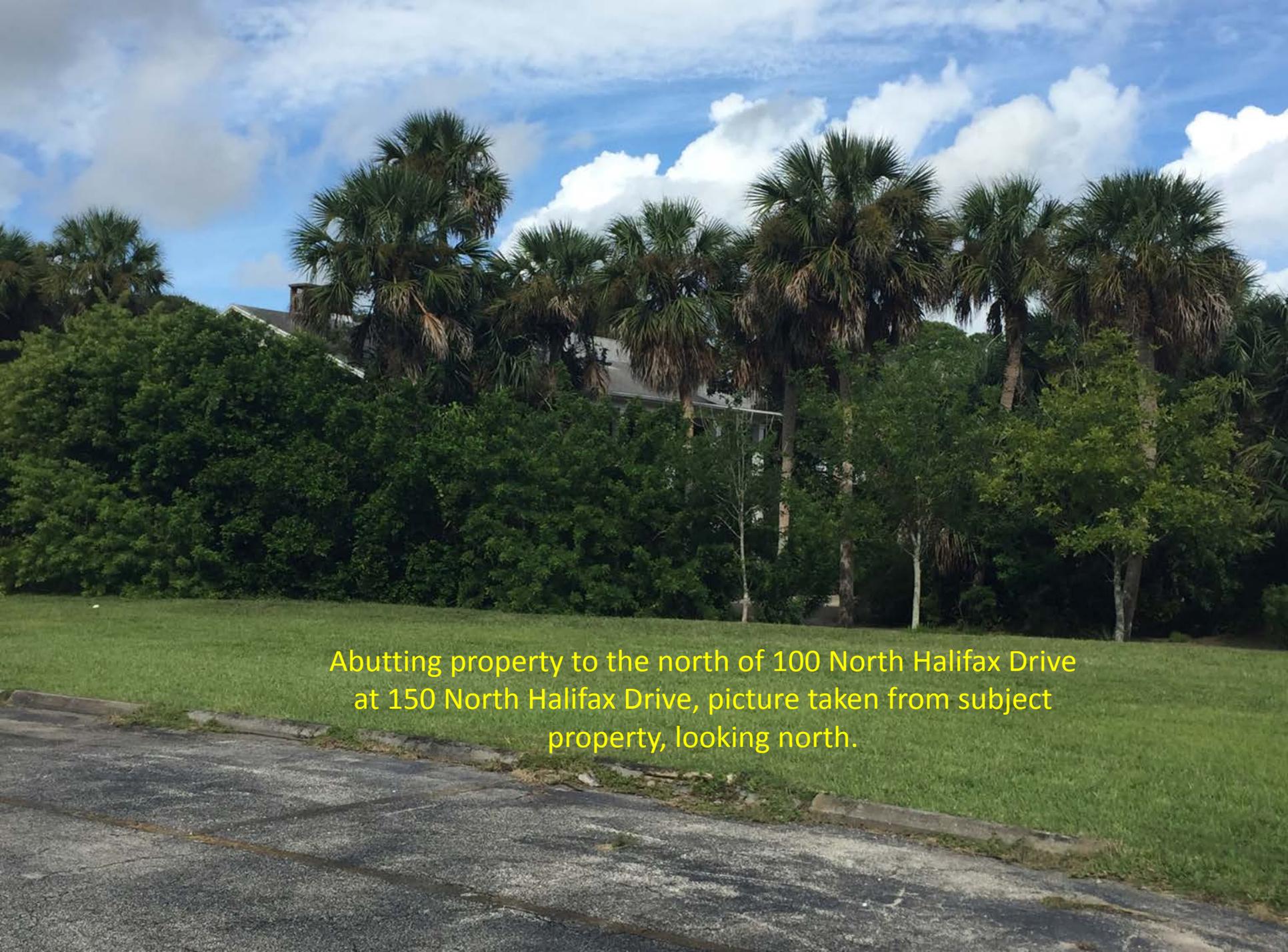
Abutting property to the south of 100 North Halifax Drive at 60 North Halifax Drive, picture taken from rear of subject property, looking south.



Abutting property to the west of 100 North Halifax Drive (single-family residences) , picture taken from rear of subject property, looking west.



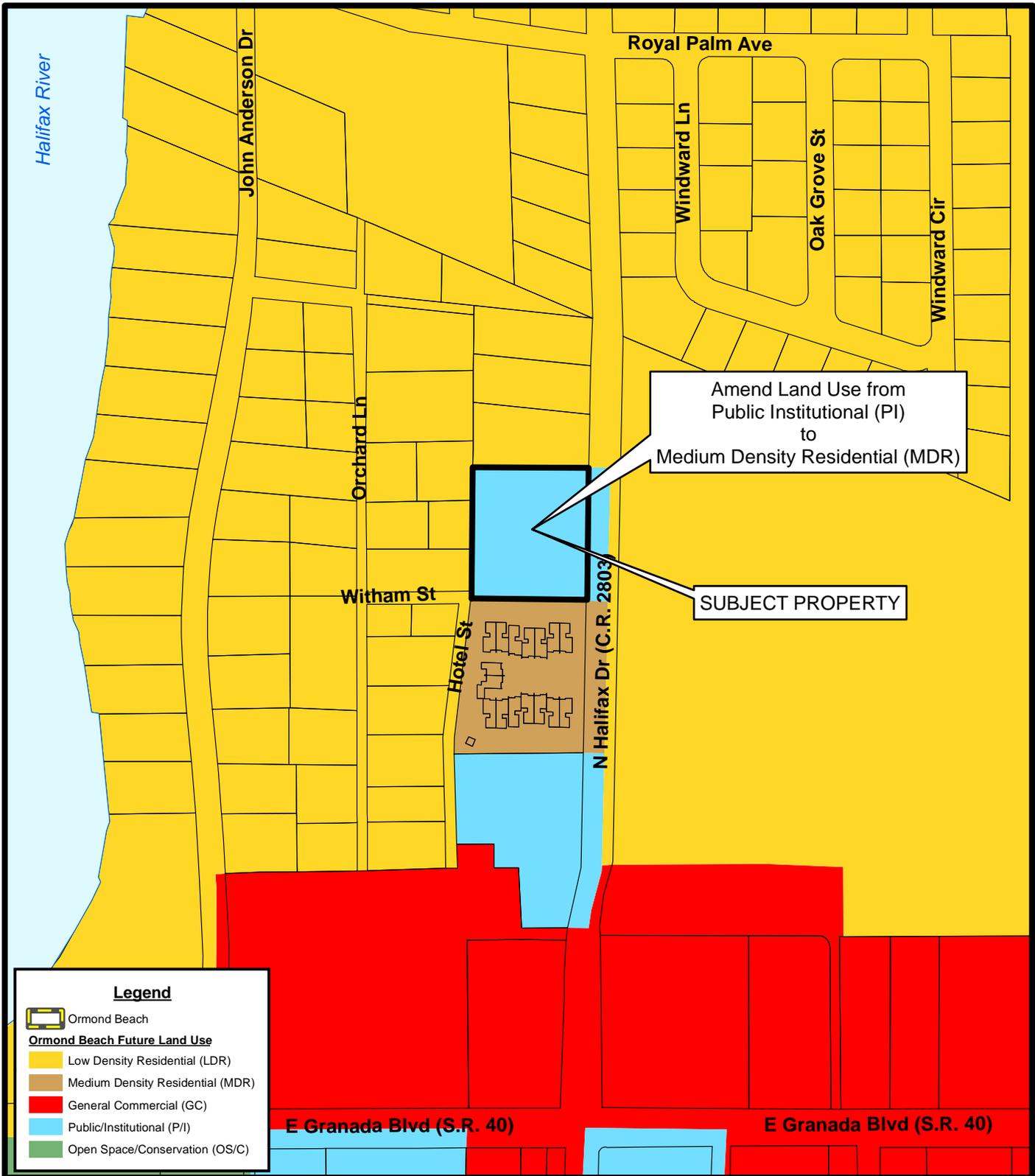
Fire trail located off, to the west, of the property at 100 North Halifax Drive.



Abutting property to the north of 100 North Halifax Drive  
at 150 North Halifax Drive, picture taken from subject  
property, looking north.

# **ATTACHMENT 2**

## **Future Land Use Map**



**Legend**

Ormond Beach

**Ormond Beach Future Land Use**

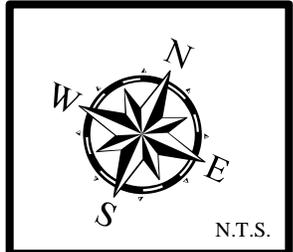
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- General Commercial (GC)
- Public/Institutional (P/I)
- Open Space/Conservation (OS/C)



**PROPOSED ORMOND BEACH  
LAND USE MAP**  
(100 NORTH HALIFAX DRIVE)

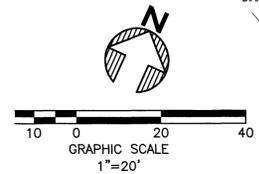
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Prepared By: The City of Ormond Beach  
G.I.S. Department - September 29, 2016



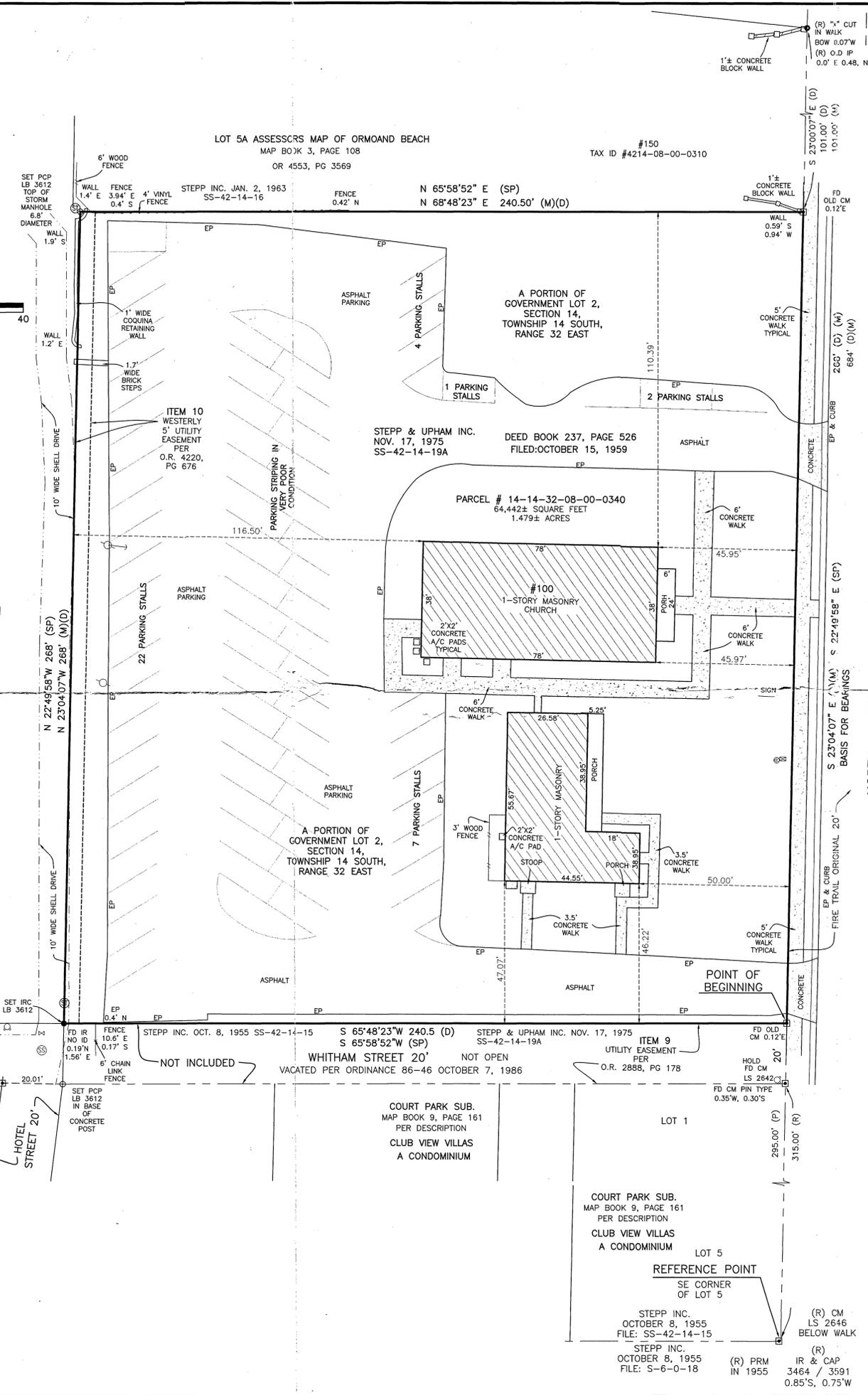
# **ATTACHMENT 3**

## **Legal Description and Sketch**



SANTA LUCIA PLANTATION THE PROPERTY OF JOHN ANDERSON  
UNNUMBERED LOT  
MAP BOOK 2 PAGE 160  
ALSO RECORDED IN MAP BOOK 17, PAGE 112

SANTA LUCIA PLANTATION THE PROPERTY OF JOHN ANDERSON  
UNNUMBERED LOT  
MAP BOOK 2 PAGE 160  
ALSO RECORDED IN MAP BOOK 17, PAGE 112



**LEGAL DESCRIPTION:**

A PORTION OF GOVERNMENT LOT 2, SECTION 14, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 5, COURT PARK SUBDIVISION PER MAP BOOK 9, PAGE 161, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUNNING NORTH 23 DEGREES 00 MINUTES 07 SECONDS WEST ALONG THE WESTERLY LINE OF NORTH HALIFAX DRIVE AS SAME IS NOW LAID OUT IN ORMOND BEACH, FLORIDA; (FORMERLY KNOWN AS FIRE TRAIL), A DISTANCE OF 315 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 65 DEGREES 48 MINUTES 23 SECONDS WEST, A DISTANCE OF 240.5 FEET; THENCE NORTH 23 DEGREES 04 MINUTES 07 SECONDS WEST 288 FEET TO A POINT; THENCE NORTH 65 DEGREES 48 MINUTES 23 SECONDS EAST TO THE WESTERLY LINE OF SAID NORTH HALIFAX DRIVE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID NORTH HALIFAX DRIVE A DISTANCE OF 288 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION CONVEYED IN OFFICIAL RECORD BOOK 2888, PAGE 177, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

**GENERAL NOTES AND SURVEY REPORT:**

- BEARING STRUCTURE ASSUMED (N 23°04'07" W) ALONG THE WESTERLY LINE OF NORTH HALIFAX DRIVE, PER TITLE COMMITMENT BY WESTCOR LAND TITLE INSURANCE COMPANY, AGENCY # G42230, DATED JANUARY 16, 2014 @ 5:00 p.m.
- LEGAL DESCRIPTION PROVIDED PER TITLE COMMITMENT BY WESTCOR LAND TITLE INSURANCE COMPANY, AGENCY # G42230, DATED JANUARY 16, 2014 @ 5:00 p.m.
- RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS ( ), WHEN DIFFERS FROM MEASURED.
- FLOOD PLANE CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), COMMUNITY OF CITY OF ORMOND BEACH, FLORIDA, NUMBER 125136, PANEL NUMBER 12127C0216 IS NOT DATED: FEBRUARY 19, 2003. THE PROPERTY APPEARS TO BE FLOOD ZONE "X" THE BASE 100 YEAR FLOOD ELEVATION IS NOT SHOWN ON FIRM PANEL.
- ACCURACY STATEMENT: THE EXPECTED ACCURACY OF THE CONTROL TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY IS: THE CLOSURE OF THE TRAVERSE FOR THIS PROJECT IS: 1 : 101,954
- DATA SOURCES: (SP) STATE PLANE FLORIDA EAST GRID NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENTS)
- MEASUREMENT METHODS: HORIZONTAL AND VERTICAL MEASURES MADE BY ONE OR MORE OF THE FOLLOWING INSTRUMENTS: TOPCON INSTRUMENTS GPT-3003W, SOKKIA GRX-1 GPS INSTRUMENTS, PAL-2 LUFKIN STEEL TAPE, CST STEEL TAPE, STEEL HIGHWAY CHAIN, CST & LUFKIN FIBERGLASS TAPE FOR DIMENSIONS FOR BUILDINGS.
- CORNERS FOUND AND NOT FOUND AS SHOWN ON THIS SURVEY ARE REFERENCED TO THE FOLLOWING HELPER SURVEYS AND ORIGINAL PLAT / PLATS.
  - STEPP & UPHAM, INC. SURVEY FILE SS-42-14-19A, DATED NOVEMBER 17, 1975.
  - STEPP, INC. SURVEY FILE SS-42-14-19, DATED APRIL 27, 1965.
  - STEPP INC., SURVEY FILE SS-42-14-20, DATED SEPTEMBER 16, 1960.
  - STEPP INC., SURVEY FILE SS-42-14-16, DATED JANUARY 2, 1963.
  - UPHAM INC., SURVEY FILE 37-113, DATED JULY 25, 2002.
- TITLE INFORMATION PROVIDED BY WESTCOR LAND TITLE INSURANCE COMPANY ISSUING AGENCY / BRANCH NO.G42230, DATED JANUARY 16, 2014 @ 5:00 p.m. SCHEDULE B, SECTION 2:
  - EASEMENT BETWEEN FIRST CHURCH OF CHRIST, SCIENTIST - ORMOND BEACH AND CLUB VIEW VILLA CONDOMINIUM PER OFFICIAL RECORDS BOOK 2888, PAGE 178 - PLOTTED ON SURVEY AS SHOWN.
  - EASEMENT TO THE CITY OF ORMOND BEACH PER OFFICIAL RECORD BOOK 4220, PAGE 676 - PLOTTED ON SURVEY AS SHOWN.
- LIMITATIONS:
  - SOME INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY AND OR OWNERSHIP WHEN FURNISHED TO THIS SURVEYOR, EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. PER FLORIDA STATUTES RULE 5J-17.052(2)(d)(4)
  - IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM, FROM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM, DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNER'S CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYOR'S OPINION.
  - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY. PER FLORIDA STATUTES CHAPTER RULE 5J-17.051(3)(b)(6)
  - THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMES SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATION. ADDITIONAL SEALED ORIGINALS MAY BE PURCHASED UP TO SIX MONTHS AFTER THE DATE OF THE INVOICE. "ORIGINAL" AS DEFINED HEREON REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THE FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE WILL BE A SURCHARGE FOR THEM.
  - TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAMES AND ADDRESS WHEN SHOWN SHOWN IS EITHER SUPPLIED BY CLIENT AND/OR TAKEN FROM COUNTY APPRAISERS INTERNET WEB PAGE AND MAY NOT BE THE MOST CURRENT.
- TOPOGRAPHIC SURVEY:
  - CONTOURS ARE ON ONE FOOT INTERVALS, INTERPOLATED BETWEEN 100 FOOT GRIDS, VISIBLE GRADE BREAKS, ALONG WITH RANDOM GROUND ELEVATIONS.
  - OFFSITE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON THE REQUEST BY THE CLIENT AND OR THE CLIENT'S AGENT, BEING AN ARCHITECT OR ENGINEER.

REVISED AS SHOWN ... 02/19/2014

**ABBREVIATIONS / LEGEND:**

- AC AIR CONDITIONER
- AN ANCHOR
- AP APPROXIMATE
- AS AS SHOWN
- CA CALCULATED
- CC CORRUGATED
- CD CONCRETE
- CE CLEANOUT
- CF CARE OF
- CG CONCRETE
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# CITY OF ORMOND BEACH

FLORIDA

PLANNING

MEMORANDUM

**TO:** Planning Board members

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

**DATE:** October 5, 2016

**SUBJECT:** Development projects

Attached to this memorandum is the monthly development report. Listed below is an itemized summary of significant development project events:

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

**1. 30 Lincoln Avenue.**

- City parking lot of 34 public parking spaces.
- The project is nearing completion and is at 95% completion.

**2. Dollar General, 1545 North US Highway 1.**

- Demolish existing structure and construct a 9,100 SF store with associated site improvements.
- The project is nearing completion and is at 95% completion.

**3. McDonald's renovation, 100 South Nova Road.**

- Update existing drive thru and site ADA upgrades.
- Site plan was approved on September 27, 2016. No site or building permits have been submitted to date.

**4. Realty Pros, 900 West Granada Boulevard (formerly 10 Magnolia Avenue).**

- Construction of a 11,400 square foot office/retail building and associated site improvements on a 1.68 acre parcel.
- Site plan approved on October 3, 2016.
- Pre-construction meeting was held on October 5, 2016.
- Engineering permit was issued on October 5, 2016 with the site improvements valued at \$456,336. The building permit is under review with minor outstanding comments. The building permit value is \$850,000. It is expected that construction shall start the week of October 10, 2016.

**5. Granada Pointe, 600 West Granada Boulevard.**

- Rezoning to Planned Business Development encompassing 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. In addition, 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.

- No additional project submittal has been received and the project has not yet scheduled a neighborhood meeting as required by the Land Development Code. No public hearing schedule has been established by this project to date.

**6. Valiant Diner Expansion, Phase II, 15 West Tower Circle**

- Site plan submittal received on September 27, 2016.
- Project proposes to construct a second building of 20,000 SF and associated site improvements

**7. Proposed Dunkin Donuts, 1190 Ocean Shore Boulevard (Volusia County).**

- Project proposes to connect to the City sewer and establish a Dunkin Donuts in unincorporated Volusia County. The City is the utility provider.
- The site plan for the sewer connection was approved on September 26, 2016.

**8. 875 Sterthaus Drive, Ormond Renaissance Condominium.**

- Engineering permit issued on August 5, 2016 (site construction cost \$2,232,081) and site work commenced.

**9. Pineland Planned Residential Development (PRD).**

- Preliminary plat authorizing construction of Phase I approved on August 15, 2016 by the SPRC.
- PRD amendment, primarily related to the project expiration and completion dates, was approved by the City Commission on September 6<sup>th</sup>, 2016 and September 20<sup>th</sup>, 2016.

**10. Cypress Trails Planned Residential Development (PRD), 355 Clyde Morris Boulevard.**

- Project proposes 48 single family lots on 28.65 acres.
- Rezoning application reviewed by the Planning Board on August 11, 2016.
- City Commission approved the PRD rezoning on September 20, 2016 and October 4, 2016. The next step for the project would be subdivision construction plans through the Preliminary Plat process.

**11. Stonecreek Planned Residential Development (PRD), 2425 West Granada Boulevard.**

- Site plan submittal received on September 2, 2016.
- Project proposes 22 single family lots on 18.63 acres.
- A Planned Residential Development rezoning is required.

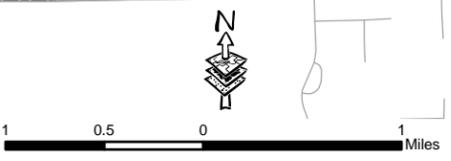
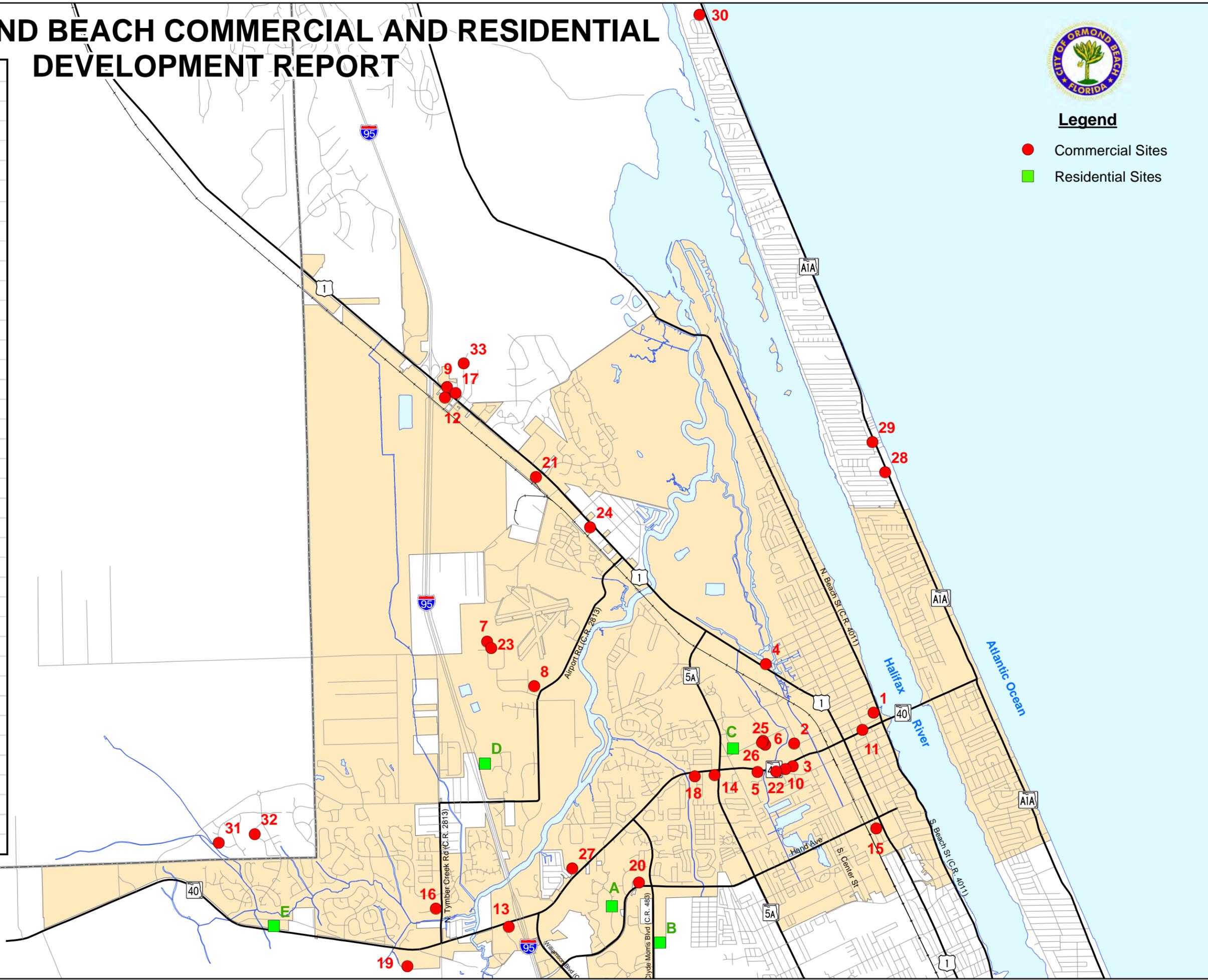
# CITY OF ORMOND BEACH COMMERCIAL AND RESIDENTIAL DEVELOPMENT REPORT



## Legend

- Commercial Sites
- Residential Sites

RESIDENTIAL PROJECTS	
A	Chelsea Place Phase 3
B	Grande Champion Cypress Trails
C	Ormond Renaissance Condominium
D	Pineland
E	Stonecreek
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	Center Street Partial ROW Vacation
7	Concentrated Aloe
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	Race Trac #661 Addition
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	Valiant Diner Expansion Phase 2
24	Window World
25	YMCA Dog Park
26	YMCA Parking Expansion
27	Zaxby's
28	1190 Ocean Shore Blvd
29	1368 Ocean Shore Blvd
30	5500 Ocean Shore Blvd
31	Huntington Green
32	Huntington Villas
33	Plantation Oaks



**City of Ormond Beach Commercial Development Report October 4, 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 A = Applicant
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				Issued 08.08.16		95%		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		Note: Site incorporated into Granada Pointe project.						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 ARC/E: W.A. Cross 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	Not applied				E = Alann Engineering Group ARC = Lawson Group Architects, Inc. O = Antares of Ormond Beach, LLC
6	<b>CENTER STREET PARTIAL ROW VACATION</b> SPRC# 2016-014 Center Street, south of Sterthaus Drive	Partial ROW vacation associated with the YMCA parking project	11.25.15	12.10.15	05.15.16				Required											A = YMCA E = Zev Cohen & Associates
7	<b>CONCENTRATED ALOE</b> 20 West Tower Circle #SPRC 2015-120	Construct a 37,800 SF manufacturing/office building and associate site improvements on vacant land	08.26.15	09.15.16	10.09.15						10.19.15	10.19.17		Not applied		Not applied				O = Timothy Meadows E = Finley Engineering ARC = Stan Hoelle
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			Approved	\$75,000	08.11.16	\$8,000	5%		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.		Issued 07.12.16	\$1,057,056	Issued 06.03.16	\$292,000	95%		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		Not applied		Not applied				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	\$315,000	Issued 05.18.16	\$31,834.83	10%		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		Issued 08.26.16	\$305,000	Issued 08.10.16	\$35,780.00	0%		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	07.19.16	09.12.16						09.27.16			Not applied		Not applied				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).

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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>RACETRAC #661, ADDITION</b> 1521 North US Highway 1 SPRC#2016-113	Addition of 393 SF of building, outdoor seating, and associated site improvements.	08.30.16	09.13.16																E = Tannath Design, Inc. O = RaceTrac Petroleum, Inc.
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	09.12.16				Neigh, meeting 08.15.16		10.03.16			In review	\$850,000	Issued 10.05.16	\$456,336	0%		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	Not Applied				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	70%		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>VALIANT DINER EXPANSION, PH 2</b> 15 W. Tower Circle SPRC# 2016-118	Construct a second building of 20,000 SF and associated site improvements	09.27.16	10.11.16																E = Zev Cohen & Associates O = Valiant Diners Company
24	<b>WINDOW WORLD</b> 1142 North US Highway 1 SPRC#15-092	Construction of 2,975 SF office, showroom, and warehouse and associated site improvements.	05.19.15	06.02.15	08.31.15						01.04.16	01.04.18		In review	\$500,000	Not applied				E = Kirby Engineering, LLC O = Tillman Volusia Holdings, LLC ARC: A.L. Designs
25	<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
26	<b>YMCA PARKING EXPANSION</b> 500 Sterthaus Drive SPRC#2015-011	Parking Lot Expansion	11.04.14	11.18.14	02.24.15															E = Zev Cohen & Associates O = Volusia/Flagler YMCA
27	<b>ZAXBY'S</b> 1287 West Granada Boulevard SPRC# 2014-102	Development of vacant land into a 3,847 square foot, 90 seat drive thru restaurant.	06.24.14	07.08.14	08.27.14				NA	NA	09.16.14	09.16.16		Not applied		Not applied				E = Newkirk Engineering APP = Demerburn, LLC ARC = HFR

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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**

28	<b>1190 OCEAN SHORE BLVD</b> 1190 Ocean Shore Blvd. SPRC# 2016-096	Sewer connection for existing building	07.26.16	08.09.16							09.26.16					Not applied				E = Anderson-Dixon LLC O = Afshari 1190, LLC
29	<b>1368 OCEAN SHORE BLVD</b> 1368 Ocean Shore Blvd. SPRC# 2015-121	Sewer connection for existing building	08.28.15	09.08.15							02.12.16					Issued 04.13.16	\$29,770	92%		E = Finley Engineering Group O = 1368 Oceanshore Blvd. LLC
30	<b>5500 OCEAN SHORE BOULEVARD</b> 5500 Ocean Shore Boulevard SPRC #2015-097	Water connection for existing building	06.17.14	07.01.14	02.02.15	03.06.15					03.25.16									E = Alann Engineering Group O = Kingston Shores Condo
31	<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
32	<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% portion		E = Zev Cohen & Associates O = BADC Huntington Communities, LLC
33	<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	08.26.16															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 - October 4, 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	80%		E = Parker Mynchenberg & Associates O = CP & SP Residential Land, LLC
B	<b>GRANDE CHAMPION CYPRESS TRAILS PRD ZONING</b> 355 Clyde Morris Boulevard SPRC# 2016-048	48 single family lots on 28.65 acres	02.29.16	03.14.16	06.09.16	07.07.16	08.03.16		Approved 08.11.16	Approved 09.20.16 &10.04.16	10.04.16 (CC)										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	Approved 08.05.16	5%		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				07.20.16	08.15.16	08.15.18									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	Approved 09.06.16 & 09.20.16	09.20.16 (CC)										E = Zahn Engineering
E	<b>STONECREEK PRD ZONING</b> 2425 West Granada Boulevard SPRC#2016-115	22 single family lots on 18.63 acres	09.02.16	09.19.16																	E = Matthews Deign Group O = Indigo Development, LLC Purchaser = Grande Champion Partners, LLC

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