



**CITY OF ORMOND BEACH**

Planning Department

22 South Beach Street, Ormond Beach, FL 32174

Tel: (386) 676-3238

www.ormondbeach.org

comdev@ormondbeach.org

14-36

RECEIVED

JAN 09 14

By: GAW

**PUBLIC HEARING- APPLICATION**

*For Planning Department Use*

Application Number

Date Submitted

**APPLICATION TYPE AND FEES**

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

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

**APPLICANT INFORMATION**

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

Name

Full Address

Telephone  Email

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

**PROPERTY OWNER INFORMATION\*\*\***

Name

Full Address

Telephone  Email

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

**PROPERTY DETAILS**

Full Address 875 Sterthaus Drive Ormond Beach, FL 32174

Legal Description See attached

**PROJECT COORDINATOR**

Name Parker Mynchenberg

Full Address 1729 Ridgewood Ave Holly Hill, FL 32117

Telephone 386-677-6891 Email info@parkermynchenberg.com

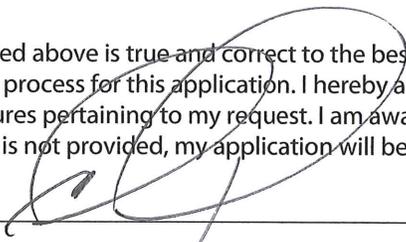
**PROJECT INFORMATION**

Name Ormond Renaissance Condominium

Description

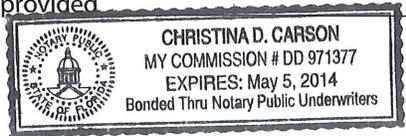
**CERTIFICATION**

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

Signature: 

STATE OF FLORIDA  
 COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 08 day of Jan, 2014 by ERNEST U. LALAR as Man. (title\*) for Ormond King Castle (name of corporation\*), who  provided as identification, or  who is personally known to me.



Christina D. Carson  
 Notary Public, State of Florida  
 My Commission Expires:

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

**LETTER OF AUTHORIZATION**

**Re: Ormond Renaissance Condominium**

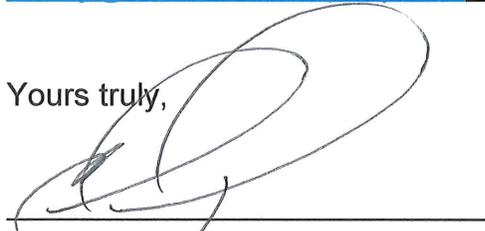
To Whom It May Concern:

By copy of this letter, I, Ernest V. LaCour of Ormond King Center, LLC, hereby authorize Parker Mynchenberg & Associates, Inc. to act on my behalf with regard to obtaining agency approvals, including, but not limited to:

- 1. City Site Plan Submittals (if applicable)
- 2. City Comprehensive Plan Submittals (if applicable)
- 3. City Rezoning Submittals (if applicable)
- 4. FDEP Water and Wastewater Permit Applications (if applicable)
- 5. St Johns River Water Management District Permit Applications (if applicable)
- 6. County Use Permit Applications (if applicable)

If you have any questions, please contact me at 386-760-4188 or by email at [buddy@lacourandcompany.com](mailto:buddy@lacourandcompany.com) with copy to: [chris@lacourandcompany.com](mailto:chris@lacourandcompany.com).

Yours truly,



November 15, 2013  
Date

Ormond King Center, LLC  
220 Charles Street  
Port Orange, FL 32129

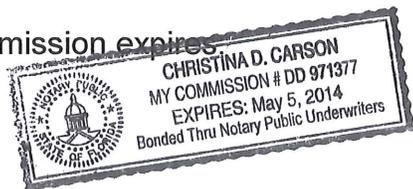
**STATE OF FLORIDA**

COUNTY OF Volusia

Before me, the undersigned authority, this day personally appeared Ernest V. LaCour, well known to me to be the Manager of Ormond King Center, LLC, and he acknowledges executing the foregoing Letter of Authorization under authority duly vested in him by said County as such officer and for the uses and purposes expressed therein.

WITNESS my hand and official seal this 15 day of November, 2013.

My Commission expires



Christina D. Carson  
Notary Public, State of Florida at Large

PARKER MYNCHENBERG &amp; ASSOCIATES, INC.

14-36

1729 Ridgewood Avenue  
Holly Hill, Florida 32117  
(386) 677-6891  
FAX (386) 677-2114  
E-Mail: info@parkermynchenberg.com

Mr. Steven Spraker, AICP  
Senior Planner  
City of Ormond Beach  
Planning Department  
22 S. Beach St., Room 104  
Ormond Beach, FL 32175-0277

January 8, 2014

**Re: ORMOND RENAISSANCE CONDOMINIUM – ORMOND BEACH, FLORIDA  
Comprehensive Plan Amendment Initial Submittal**

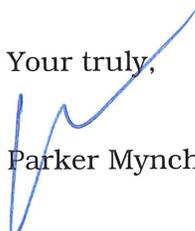
Dear Steven:

Please find enclosed the following in connection with the above referenced project:

1. One (1) completed Application.
2. One (1) signed and sealed survey including Legal Description.
3. One (1) copy of Land Use Amendment Narrative.
4. One (1) copy of the Letter of Authorization.
5. One (1) copy of the 1"=300' Aerial Indicating Amendment Location.
6. A check in the amount of \$4,600.00 to cover the Comp Plan Amendment fee.

Should you have any questions or need additional information, please do not hesitate to contact me at 677-6891.

Your truly,

  
Parker Mynchenberg, P.E., R.L.A.

PM/cm

Enclosures

cc: Mr. Buddy LaCour

## LAND USE PLAN AMENDMENT APPLICATION – NARRATIVES

### APPLICANT INFORMATION

1. Applicant: Parker Mynchenberg & Associates, Inc. as Agent for Property Owner  
1729 Ridgewood Avenue, Holly Hill, FL 32117  
Phone: 386-677-6891 Fax: 386-677-2114  
Email: [info@parkermynchenberg.com](mailto:info@parkermynchenberg.com)
2. Property Owner: Ormond King Center, LLC  
Manager: Ernest V. LaCour  
220 Charles Street, Port Orange, FL 32129  
Phone: 386-760-4188 Fax: 386-760-4187  
Email: [info@lacourandcompany.com](mailto:info@lacourandcompany.com)
3. Statement of Rationale for the proposed Land Use Plan Amendment: The existing land use designation of “Public/Institutional,” which allowed for the previous hospital use for the site, does not allow for the planned multi-family residential development being proposed by the current property owner/applicant. The amended designation of “Office/Professional” is being proposed as being appropriate for the site in relation to the similar land use designation for most of the adjacent properties in the area and would permit the planned multi-family residential development and desired density.

The property owner/applicant believes that the planned redevelopment of the site as a medium density, for sale, multi-family residential project furthers the goals and objectives of the City’s Comprehensive Plan for land use. It will increase the variety of housing types available to residents, maintain the existing density in the area, preserve and enhance the character of the surrounding neighborhood, and utilize existing public infrastructure and services. Residents will have the advantage of nearby convenient shopping, services, recreation facilities, and mass transit routes.

### AMENDMENT SITE DESCRIPTION

1. 13.7± acre rectangular parcel, bounded by Sterthaus Drive on the south and Old Kings Road on the west, running northerly approximately 481 feet from Sterthaus Drive and easterly for approximately 1,242 feet from Old Kings Road.
2. Survey and Legal Description for the amendment site – See attached Exhibits “A” & “A-1.”
3. Map indicating the amendment site’s location, boundaries and proposed land use - See attached Exhibit “B”.

### EXISTING AND PROPOSED USES

1. Current land use designation for the amendment site is “Public/Institutional” (P/I). Proposed designation is “Office/Professional” (O/P).

2. Current land use designation of adjacent properties:

North: "Public/Institutional," "Office/Professional," and "High Density Residential"

East: "Office/Professional"

South: "Office/Professional"

West: "Office/Professional"

3. Existing Uses:

Amendment Site: Vacant land; previous site of Ormond Memorial Hospital

Adjacent North: Medical and Professional Offices; Rental Apartments

Further North: Medical and Professional Offices; Bank; Rental Apartments

Northeast: Adult Care/Retirement Residential; Commercial (east of Center Street)

Adjacent East: Approximately 13.9 acres of vacant land, east to Center Street, currently designated "Office/Professional," which will be part of the planned multi-family residential development

Further East: Commercial (east of Center Street)

Southeast: Vacant lane; Utility/FPL; YMCA

Adjacent South: Medical and Professional Offices (south of Sterthaus Drive)

Further South: Medical and Professional Offices; Bank; Rental Apartments

Southwest: Medical and Professional Offices; Retail; Bank; Church; Restaurants; Cemetery (east and west of Nova Road)

Adjacent West: Medical and Professional Offices; Bank (west side of Old Kings Road)

Further West: Commercial; Retail; Bank; Restaurants (west of Nova Road)

Northwest: Retail; Bank; Professional Offices (west of Nova Road – Trails Shopping Center)

4. Proposed Use of the Amendment Site (and the adjacent 13.9 acres to the east of the site, which already has a land use designation of "Office/Professional")

## **Ormond Renaissance Condominium**

A proposed multi-family residential development with very aesthetically designed buildings in a park-like setting, including interconnecting walkways, open vistas, protected conservation areas, and a recreational facility. The development will include approximately 286 for-sale dwelling units, ranging in size from approximately 1,300 s.f. for the 2br/2ba units (approximately 60% of the total), to 1,500 s.f. for the 3br/2ba units (approximately 40% of the total). The units will be located in 5-story, 26-unit buildings including one (1) level of parking garages (26 spaces) on the ground floor. Required parking is based on 2 spaces/unit plus 5% surface parking will be provided for visitors.

One, centrally-located clubhouse of approximately 4,000 s.f. is planned, with a pool/patio area. The protected conservation areas, water retention ponds, landscaped courtyards, and other green open space/walkways will total more than 30% of the overall site.

A church site of approximately one (1) acre will be located at the southeast corner of the project area off Center Street, with an approximately 4,000 s.f. building with 100 seats and required surface parking at 1 space per 3 seats or 34 parking spaces.

The amendment site is currently vacant land there are no existing uses on the property.

5. Maximum allowable development per the existing land use designate for the amendment site. The existing land use designation of "Public/Institutional" only allows governmental and public uses and does not permit any residential, office, or commercial uses. No maximum square footage for non-residential uses or dwelling unit density is specified in the City's Comprehensive Plan for this land use designation.

### LAND USE COMPATABILITY

As indicated in the Applicant's "Statement of Rationale for the Amendment," the proposed amended land use designation of "Office/Professional" is consistent with the existing uses and future land uses designated in the area, because the majority of properties in the area surrounding the amendment site currently are already designated as "Office/Professional." It is also compatible with other tracts/parcels currently designated "Public/Institutional," "High Density Residential," and "General Commercial," because those tracts/parcels already are adjacent to areas designated as "Office/Professional."

The Property Owner/Applicant is also submitting an application to have the amendment site and the additional contiguous 13.9 acres rezoned to a Planned Business District (PBD), which is consistent with the "Office/Professional" land use designation. The City's Land Development Code provisions for approval of a PBD will ensure that the planned redevelopment of the amendment site is compatible with the other land uses in the area and conforms to all the policies of the City's Comprehensive Plan.

CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE CITY'S COMPREHENSIVE PLAN (Section 12, under SERVICES AND FACILITIES, pg 5)

Overall the proposed "Office/Professional" designation for the amendment site will further the following goals, objectives and policies contained in the "Future Land Use" and "Housing" Elements of the City's Comprehensive Plan:

1. Future Land Use Element:

Goal #1: Land Use Distribution. The proposed "Office/Professional" designation will allow redevelopment of the former Ormond Memorial Hospital site in a manner consistent with the surrounding properties' land use designations. It will maintain current residential densities in the area and further the following objective:

Objective 1.1: Residential Land Use. The proposed designation will allow a multi-family residential use that will meet the following specific policies:

1.1.2: Promote redevelopment that will include on-site common open space and recreational facilities.

1.1.3: Preserve the character of the surrounding neighborhood.

1.1.6: Increase the variety of housing types available to meet the varied needs of the citizens of Ormond Beach.

1.1.9: Provide for medium-density residential development near existing public recreational facilities, thoroughfares and mass transit.

1.1.10: Provide housing for residents in close proximity to shopping, banks, medical offices, services, restaurants and recreation (YMCA).

Goal #2: Land Use Compatibility. The proposed designation is compatible with adjacent land uses, maximizes efficient use of existing public infrastructure, minimizes any negative impact on other land uses in the area, and furthers the following objectives:

Objective 2.2: Concurrency. The City's approval process for the amended land use designation and development approval policies will ensure that the impact of the planned redevelopment for the amendment site does not degrade the established level-of-service standards for public facilities and services in the area. It will actually reduce the impact on certain public facilities such as area roads from the previous Public/Institutional use.

Objective 2.3: Urban Sprawl. The proposed designation reduces urban sprawl by allowing a compact residential development within the existing urban service area of the City. It meets the following specific policies:

2.3.1: Directs urban growth to an area where necessary public facilities and services are already available.

2.3.5: Allows for infill of an existing developed area.

Object 2.4: Smart Growth. The proposed designation and planned multi-family redevelopment will foster additional housing opportunities for City residents, further the concept of a walkable neighborhood and sense of place, preserve open space and environmentally sensitive land, provide a variety of transportation choices, and utilize existing public facilities.

Objective 2.6: Sustainability. The proposed designation will allow a multi-family residential development designed to encourage pedestrian, bicycle and mass transit use.

## 2. Housing Element:

Goal #1: Housing Supply. The proposed designation allows residential redevelopment of the amendment site to provide additional housing units to meet the needs of current and future residents.

Goal #2: Neighborhood Maintenance. The proposed designation, allowing the planned residential redevelopment, will enhance the surrounding neighborhood with high-quality housing in an attractive living environment.

Goal #4: Home Ownership. The proposed designation, allowing the planned for-sale multi-family dwelling units, will increase the variety of housing available for ownership in the area of the amendment site.

## Exhibit "A"

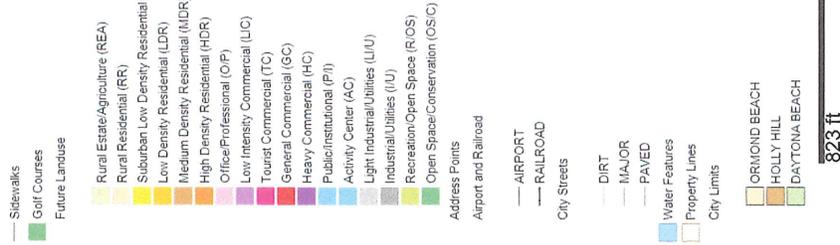
### LEGAL DESCRIPTION:

BEING A PORTION OF LOT "F", GRANT LOT 10 AND LOT "D", OF GRANT LOT 10-1/2, THEREOF, ASSESSOR'S SUBDIVISION OF THE HENRY YOUNG GRANT, OF RECORD IN MAP BOOK 2, PAGE 118, ALSO RECORDED IN MAP BOOK 12, PAGE 24, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

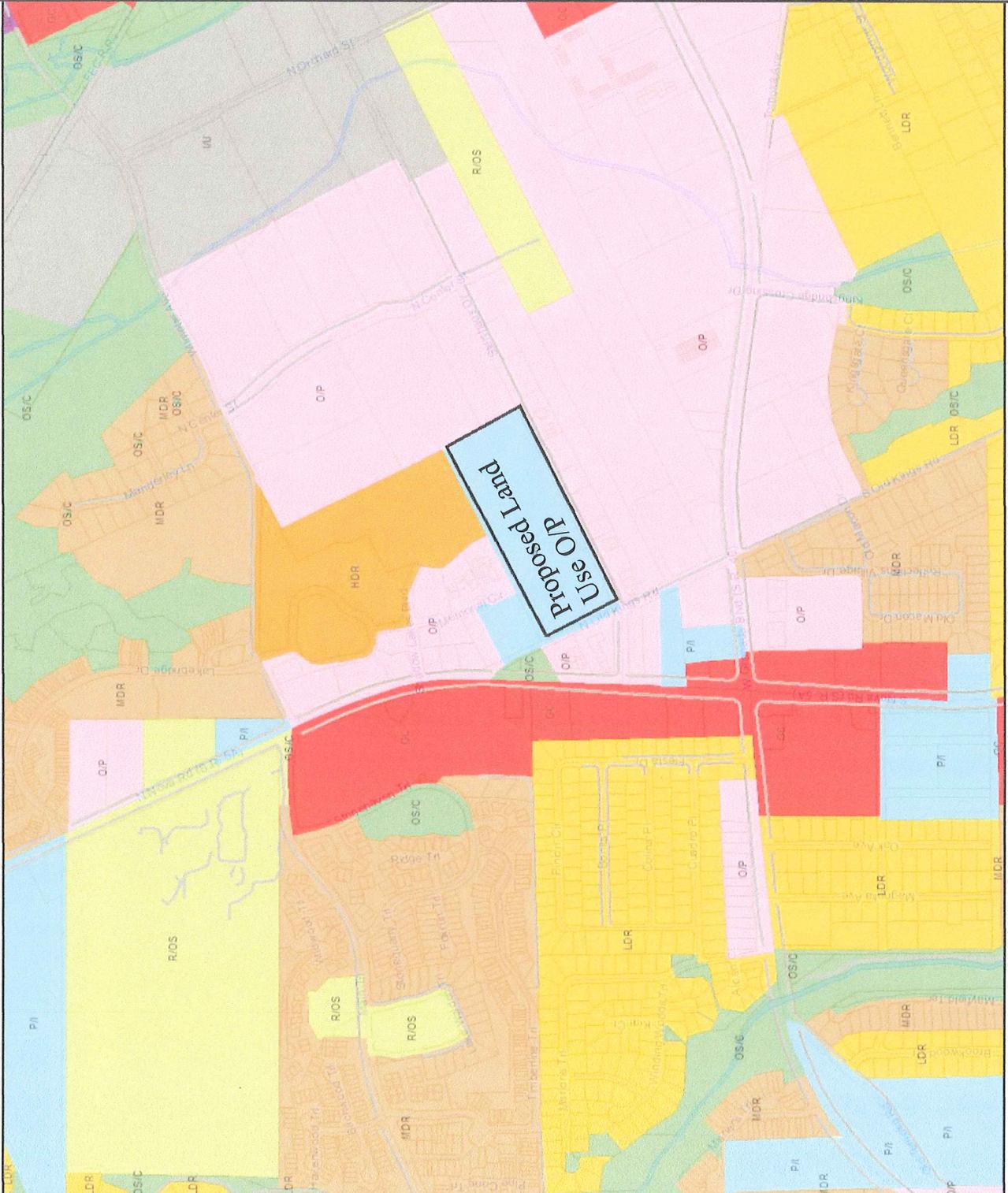
COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD (A 50 FOOT RIGHT-OF- WAY), WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STERTHAUS AVENUE (A 50 FOOT RIGHT-OF- WAY); RUN THENCE NORTH 24 DEGREES 14 MINUTES 37 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID OLD KINGS ROAD, FOR A DISTANCE OF 481.43 FEET TO A POINT ON THE NORTH LINE OF LOT "D", OF GRANT LOT 10-1/2, THEREOF, ASSESSOR'S SUBDIVISION OF THE HENRY YOUNG GRANT, OF RECORD IN MAP BOOK 2, PAGE 118, ALSO RECORDED IN MAP BOOK 12, PAGE 24, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY LINE NORTH 65 DEGREES 10 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT "D", OF GRANT LOT 10-1/2, FOR A DISTANCE OF 1241.82 FEET TO THE NORTHEAST CORNER OF SAID LOT "D", GRANT LOT 10-1/2; THENCE DEPARTING SAID NORTH LINE SOUTH 24 DEGREES 20 MINUTES 08 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT "D", GRANT LOT 10-1/2, FOR A DISTANCE OF 257.12 FEET TO THE NORTHEAST CORNER OF LOT "F", GRANT LOT 10, OF SAID ASSESSOR'S SUBDIVISION OF THE HENRY YOUNG GRANT; THENCE SOUTH 24 DEGREES 15 MINUTES 08 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT "F", GRANT LOT 10, FOR A DISTANCE OF 224.76 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID STERTHAUS AVENUE ; THENCE SOUTH 65 DEGREES 12 MINUTES 03 SECONDS WEST ALONG SAID NORTHERLYRIGHT-OF-WAY LINE, FOR A DISTANCE OF 1242.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 13.734 ACRES MORE OR LESS.

# Exhibit "B"



823 ft



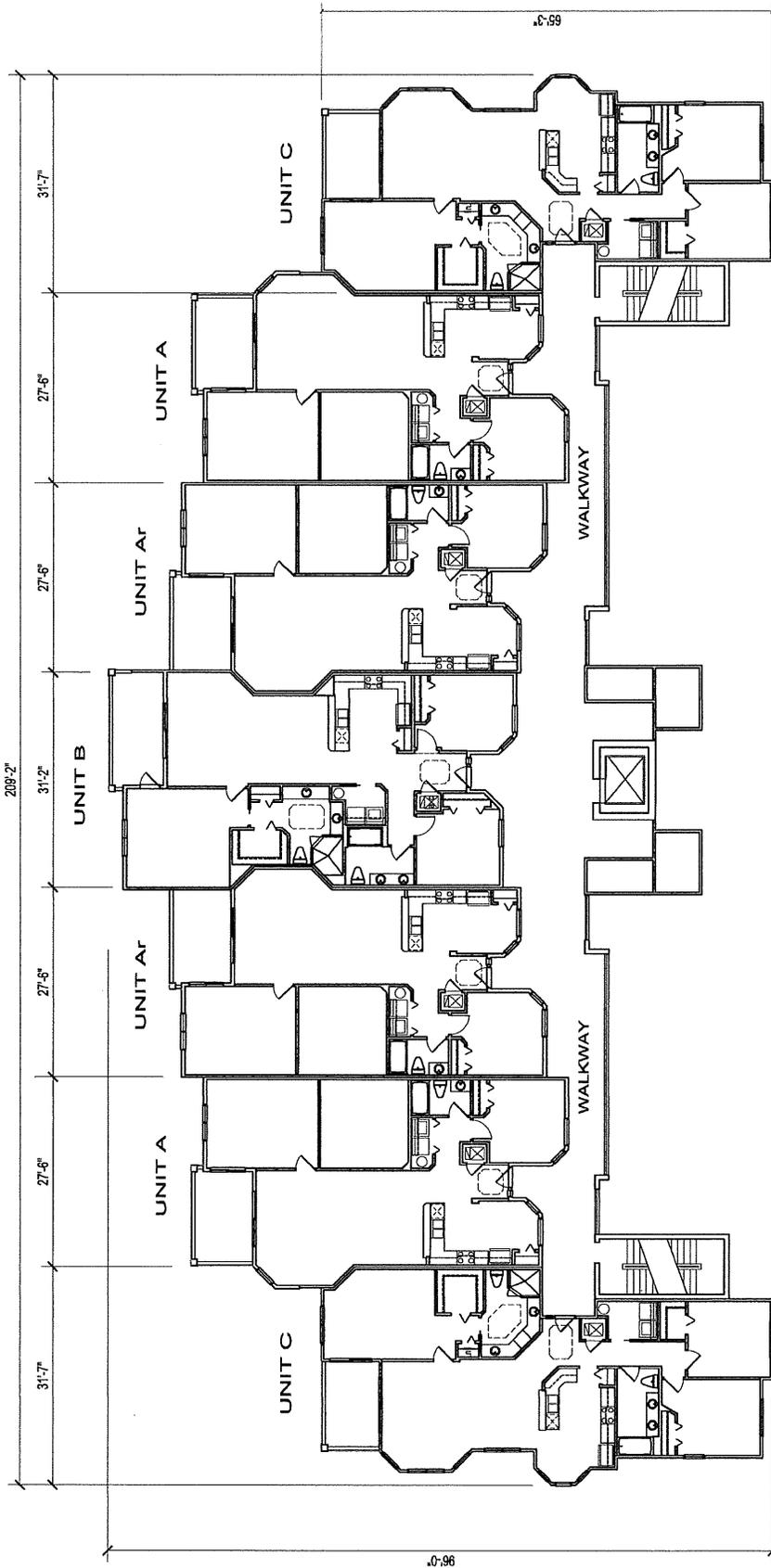
GIS data is provided on an "as is" basis. The accuracy or reliability of the data is not guaranteed or warranted in any way. The City of Ormond Beach specifically disclaims any warranty either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for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

*Ormond Renaissance Village*



*875 Sterthaus Drive Ormond Beach, FL 32174*

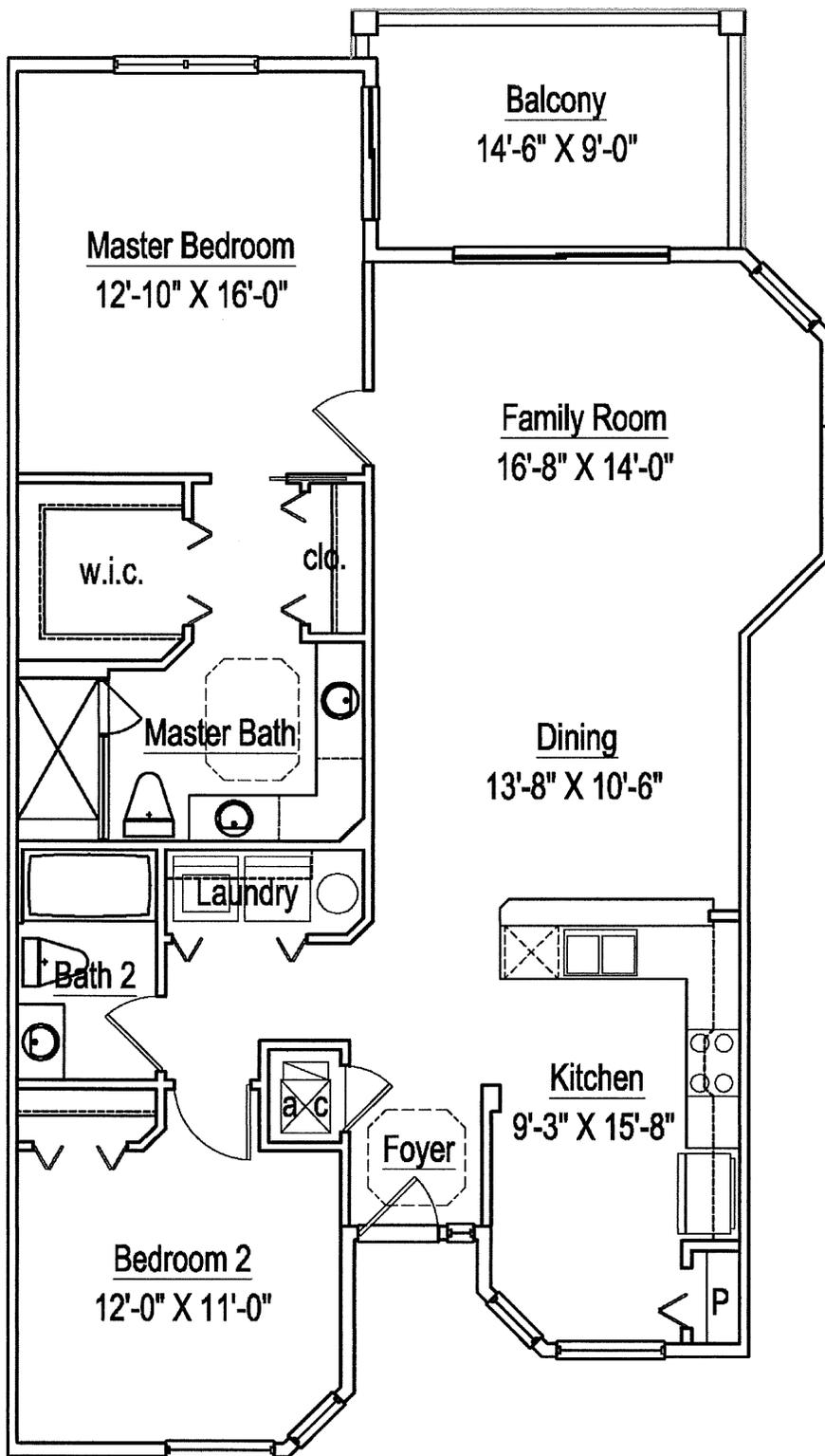




TYPICAL LEVEL BUILDING PLAN 7-UNITS PER FLOOR

REVISED 11-25-2013

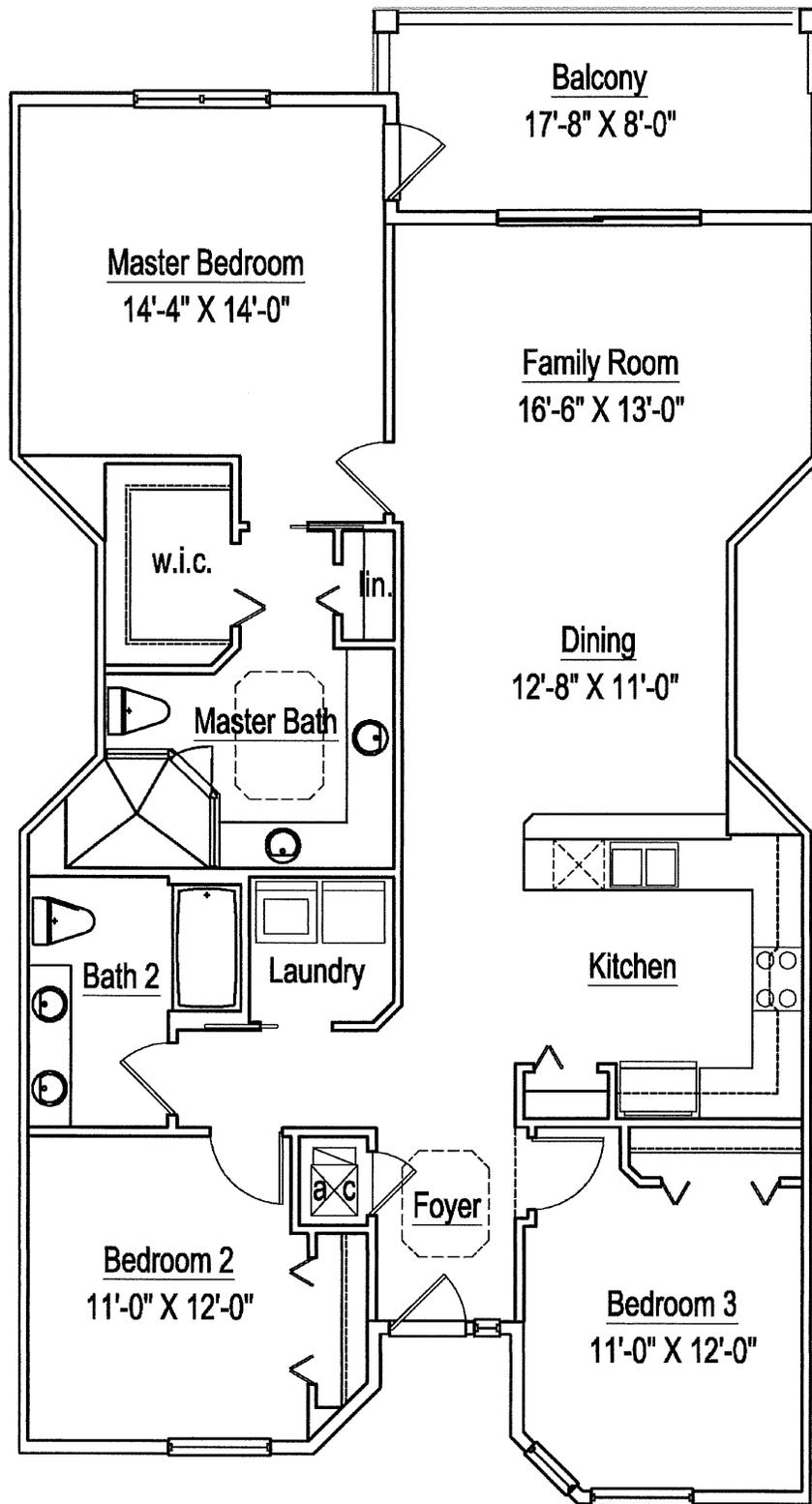
1/16" = 1'-0"



**UNIT A**

**1,303 S. F.**

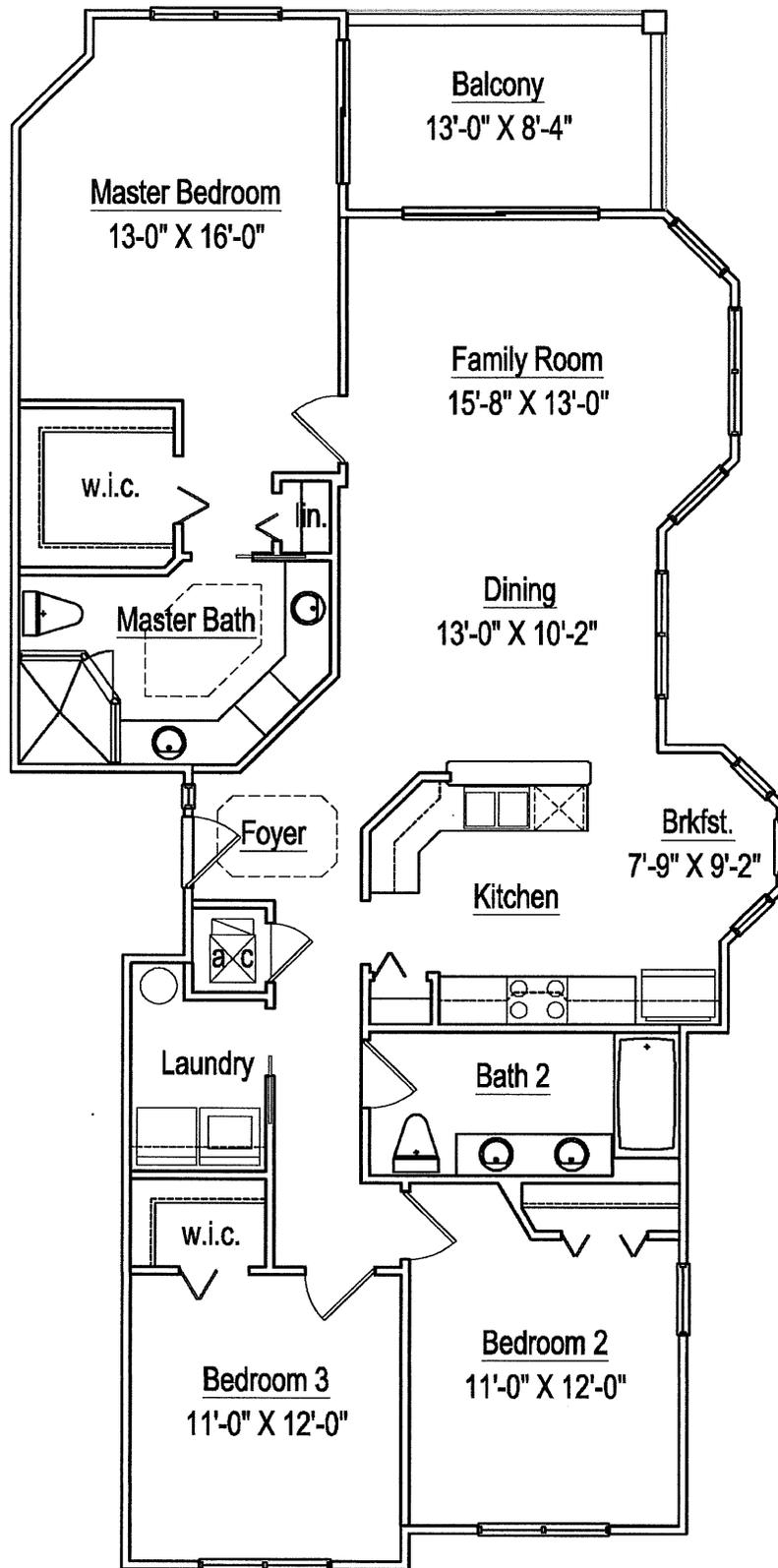
1/8" = 1'-0"



**UNIT B**

**1,523 S. F.**

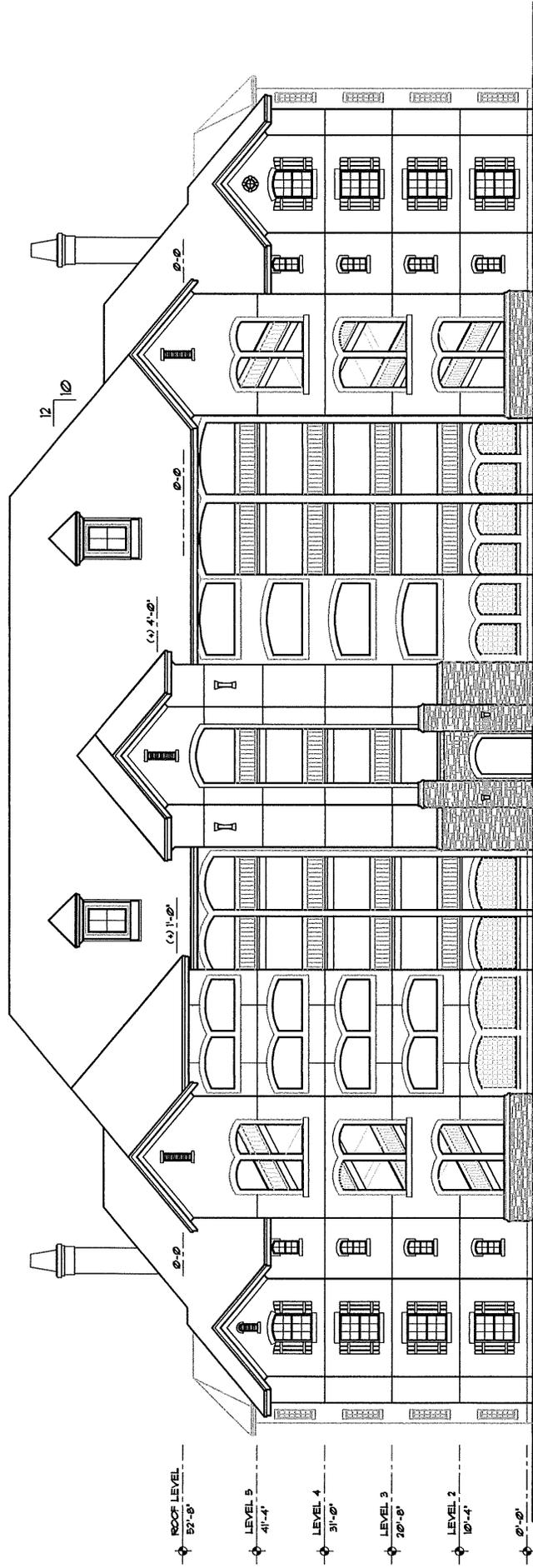
1/8" = 1'-0"



**UNIT C**

**1,528 S. F.**

1/8" = 1'-0"



FRONT ELEVATION - BUILDING NO. 1 ORMOND RENAISSANCE CONDOMINIUMS

REVISED 1-6-2014

1/16"=1'-0"





**CITY OF ORMOND BEACH**

v3.2013

Planning Department

22 South Beach Street, Ormond Beach, FL 32174

Tel: (386) 676-3238

www.ormondbeach.org

comdev@ormondbeach.org

**LAND USE PLAN AMENDMENT**

*For Planning Department Use*

Application Number

Date Submitted

**GROWTH MANAGMENT**

The 1985 Florida Legislature adopted the Local Government Comprehensive Planning and Land Development Regulation Act, referred to as Growth Management. This Act requires that each county and municipality adopt a comprehensive plan. Comprehensive plans contain chapters or "elements" that address future land use, housing, transportation, infrastructure, coastal management, conservation, recreation and open space, intergovernmental coordination and capital improvements. All development must be consistent with that plan. If a landowner proposes a development activity that is inconsistent, the owner must either change the proposal or apply for amendment to the plan. The Department of Economic Opportunity (DEO) reviews proposed amendments against detailed and specific criteria set forth in Chapter 163 of the Florida Statutes and Rule 9J-5 of the Florida Administrative Code. These criteria require each proposed amendment to be based on the best available data and analysis and professionally accepted planning methodologies.

**APPLICATION REQUIREMENTS**

Any property owner or authorized agent may submit an application requesting an amendment. To apply, submit 5 sets of the information required as specified in the application form, along with the application fee and the completed Application for Public Hearing. Materials should be submitted in a notebook binder. The submittal requirements are broken down into the following sections: Applicant Information; Amendment Site Description; Existing and Proposed Uses; Land Use Compatibility; Analysis of Public Services and Facilities; Analysis of Natural and Historic Resources; Hurricane Evacuation Analysis; Intergovernmental Coordination; Consistency with Goals, Objectives and Policies of the City of Ormond Beach Comprehensive Plan; Population Projections; and Additional Support Documents. The Department must receive the submittal before the closing date of the spring or fall amendment cycle.

**AMENDMENT CYCLE**

According to State of Florida law, the City can only make large-scale amendments to the City Comprehensive Plan twice per year (April 1st and October 1st). Each large-scale amendment is reviewed twice by the State of Florida. The process begins with a transmittal review. This occurs when a "transmittal draft" of the proposed amendment is sent to DCA. DCA and other state agencies perform an in-depth review of the proposed amendment. DCA then issues a report detailing the State's Objections, Recommendations, and Comments (ORC). The ORC report indicates whether or not DCA would find the proposed amendment in compliance upon adoption. Once the ORC report has been received, the City and the applicant consider any changes that must be made prior to adoption. Once the proposed amendment is adopted, it is sent to DCA for a final compliance review.

**APPLICANT INFORMATION**

1. Name, title, address, telephone, facsimile number and email of the applicant, agent and property owner.
2. A statement of rationale for the amendment; and a condensed version for the Staff report (2 paragraphs).

**AMENDED SITE DESCRIPTION**

1. Concise written description of the general boundaries and gross acreage of the amendment.
2. Sealed survey, including legal description in metes and bounds, of the amendment area.
3. Map at a scale of 1"=300' clearly indicating the amendment's location, boundaries and proposed land uses. Other scales may be accepted as requested at the discretion of the Planning Director.

**EXISTING AND PROPOSED USES**

1. Current and proposed City of Ormond Beach Comprehensive Plan designation(s) for the amendment site. If there are multiple land use designations, describe gross acreage within each designation.
2. Current land use designations for the adjacent properties.
3. Existing use of amendment site and adjacent areas.
4. Proposed use of the amendment site including proposed square footage for each non-residential use and/or dwelling unit count; please provide each existing nonresidential use square footage and existing dwelling units for the amendment area.

## **EXISTING AND PROPOSED USES (continued)**

5. Maximum allowable development per the City Comprehensive Plan under existing designation for the site, including square footage for each non-residential use and/or dwelling unit count.

## **LAND USE COMPATIBILITY**

Description of how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific City Comprehensive Plan policies and/or Land Development Code provisions or other measures that have or will be utilized to ensure land use compatibility.

## **SERVICES AND FACILITIES**

Provide calculations for the impact of an amendment on existing and planned services and public facilities. If multiple amendments are submitted, calculations must be prepared on both an individual and cumulative basis.

### **1. Potable Water**

- A. Data and analysis demonstrating that a sufficient supply of potable water and related infrastructure will be available to serve the proposed site through the long-term planning horizon, including the nature, timing and size of the proposed water supply, and related infrastructure improvements.
- B. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the St. Johns River Water Management District (SJRWMD) permitted withdrawal, including the expiration date of the SJRWMD permit.
- C. Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.
- D. Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.
- E. Identify projected capacity and demand for the short and long range planning horizons identified within the City Comprehensive Plan. Provide demand projections and information regarding planned wellfield expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status.
- F. Correspondence from City of Ormond Beach Public Works Department verifying the potable water information submitted as part of the application on items B-E above. Correspondence must contain name, position and contact information of party providing verification.

### **2. Sanitary Sewer**

- A. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.
- B. Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity and planned plant capacity.
- C. Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.
- D. Identify the projected plant capacity and demand for the short and long range planning horizons identified within the City Comprehensive Plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.
- E. Correspondence from the City of Ormond Beach Public Works Department verifying the sanitary sewer information submitted as part of the application on items A-D above. Correspondence must contain name, position and contact information of party providing verification.

### **3. Drainage Analysis**

- A. Provide the adopted level of service standard for the service area of the amendment.
- B. Identify the drainage systems serving the amendment area.
- C. Identify any planned drainage improvements, including year, funding sources and other relevant information.
- D. Identify the projected plant capacity and demand for the short and long range planning horizons identified within the City Comprehensive Plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.
- E. If the area in which the amendment is located does not meet the adopted level-of-service and there are no improvements planned to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and what the impacts will be on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

## **SERVICES AND FACILITIES (continued)**

- F. Correspondence from the City of Ormond Beach Engineering Department verifying the drainage information submitted as part of the application on items A-E above. Correspondence must contain name, position and contact information of party providing verification.

### **4. Solid Waste**

- A. Provide the adopted level of service standard for amendment site.
- B. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.
- C. Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.
- D. Correspondence from the solid waste provider verifying that capacity is available to serve the amendment area the information submitted as part of the application on items A-C above. Correspondence must contain name, position and contact information of party providing verification.

### **5. Traffic Circulation Analysis**

- A. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.
- B. Identify the projected level of service for the roadways impacted by the proposed amendment for the short (5 year) and long range planning horizons (currently 2025). Please utilize pm peak hour traffic volumes per Volusia County Metropolitan Planning Organization Traffic Impact Analysis Guidelines.
- C. The applicant will provide a traffic impact analysis for this amendment - calculate anticipated pm peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the short (5 year) and long range (currently 2025) planning horizons.
- D. Provide any transportation studies relating to this amendment, as desired.

### **6. Mass Transit Analysis**

- A. Identify the mass transit modes, existing and planned mass transit routes, and scheduled service (headway) serving the amendment area within 1/4 of a mile.
- B. Describe how the proposed amendment furthers or supports mass transit use.

### **7. Public Education Analysis (Residential Only)**

The Planning Department will request an analysis of the impacts of residential amendments on public education facilities from Volusia County Schools. The applicant is encouraged to contact Volusia County Schools Staff to discuss these issues at an early stage.

- A. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.
- B. Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.
- C. Identify the additional student demand resulting from this amendment calculations must be based on applicable student generation rates as defined in the Volusia County Land Development Code.
- D. Identify the planned and/or funded improvements to serve the area in which the amendment is located as included within the Volusia County Schools 5-year capital plan - provide student demand projections and information regarding planned permanent design capacities and other relevant information.
- E. Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes, etc.), not identified in item D above, to serve the area in which the amendment is located.

### **8. Recreation and Open Space Analysis (Residential Only)**

- A. Provide the current and adopted level of service standard for the service of the amendment site.
- B. Identify the parks serving the area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.
- C. Identify the net impact on demand for park acreage, as defined by the City Comprehensive Plan, resulting from this amendment.
- D. Identify the projected park needs for the short and long range planning horizons as identified within the City Comprehensive Plan - provide need projections and information regarding planned expansions including year, identified funding sources and other relevant information.

**SERVICES AND FACILITIES (continued)**

**9. Natural and Historic Resources Analysis**

Indicate if the site contains, is located adjacent to, or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated.

- A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.
- B. Archaeological sites listed on the Florida Master Site File.
- C. Wetlands.
- D. Outstanding Florida Water.
- E. "Endangered", "threatened species", "special concern", or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna) or the Florida Department of Agricultural and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.
- F. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.
- G. Wellfields - indicate whether the amendment is located within a wellfield protection zone as defined by the City Land Development Code, Chapter 3, Article 2, Section 3-19, "Public Water Supply Wellfield Protection". If so, specify the affected zone and any provisions for protection of the wellfield.
- H. Soils - describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area's natural features.
- I. Beach Access - Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.

**10. Hurricane Evacuation Analysis**

Required if those land use plan amendments located in a hurricane evacuation zone as identified by Volusia County Emergency Management.

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by Volusia County Emergency Management.

**11. Intergovernmental Coordination**

Indicate whether the proposed amendment site is adjacent to other jurisdictional boundaries. If so, describe contact.

**12. Consistency with Goals, Objectives, and Policies of the City of Ormond Beach Comprehensive Plan**

List the goals, objectives and policies of the City Comprehensive Plan which the proposed amendment furthers.

**13. Population Projections**

- A. Population projects for the 20 year planning horizon (indicate year).
- B. Population projections resulting from the proposed land use (if applicable).
- C. Using population projections for the 20-year planning horizon, demonstrate the effect of the proposed amendment on the land needed to accommodate the projected population.

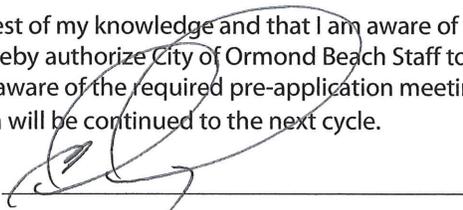
**14. Additional Supporting Documents**

- A. Other support documents or summary of support documents on which the proposed amendment is based.
- B. Any proposed voluntary mitigation or draft agreements.

**CERTIFICATION**

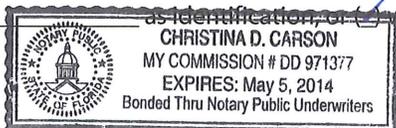
I hereby certify that the information provided above is true and correct to the best of my knowledge and that I am aware of the application submittal requirements and review process for this application. I hereby authorize City of Ormond Beach Staff to place legal notice on my property and to take pictures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

STATE OF FLORIDA  
COUNTY OF Volusia

Signature: 

The foregoing instrument was acknowledged before me this 08 day of Jan, 2014, by Ernest V. LaCour  
as Manager (title\*) for Ormond King Center, LLC (name of corporation\*), who () provided

as identification, or ( ) who is personally known to me.



Christina D. Carson  
Notary Public, State of Florida  
My Commission Expires:

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