

STAFF REPORT

City of Ormond Beach

Department of Planning

DATE: February 5, 2014

SUBJECT: 875 Sterthaus Drive, Ormond Renaissance Condominium, Comprehensive Plan Amendment over ten acres

APPLICANT: Parker Mynchenberg, P.E., R.L.A., Parker Mynchenberg & Associates, Inc. on behalf of Ernest V. LaCour, Ormond King Center, LLC, property owner

NUMBER: LUPA 14-036

PROJECT PLANNER: Steven Spraker, AICP, Senior Planner

INTRODUCTION: This is a request submitted by Parker Mynchenberg, P.E., R.L.A., Parker Mynchenberg & Associates, Inc. on behalf of Ernest V. LaCour, Ormond King Center, LLC, property owner, for a Comprehensive Plan Land Use Map amendment of a 13.73± acre portion of 875 Sterthaus Drive from the existing land use designation of “Public Institutional” to “Office Professional”.

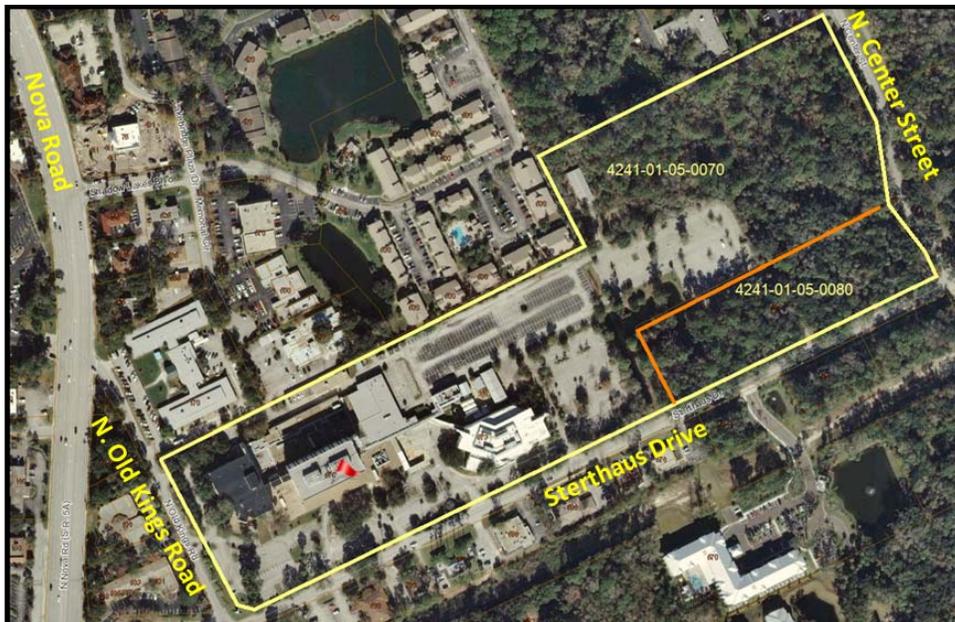
BACKGROUND: The property at 875 Sterthaus Drive was the site of the former Florida Hospital which was constructed in the 1960’s with additional structures added to the campus, such as the oncology center in the 1990’s. The hospital use re-located and in 2012 the buildings and associated improvements, such as parking were demolished and removed from the site. The applicant purchased the property in January 2013 and has started the process of redevelopment of the former hospital property. As shown below, the site is currently vacant with no buildings or vertical improvements.



The applicant met with City staff in a pre-application meeting and provided a concept plan that included 286 multi-family units and a house of worship site with an approximate 4,000 square foot building. The concept plan illustrated eleven buildings that were five stories in height each containing 26 units. The bottom floor of each building provided garage parking for residents. It was determined that the subject property has a split land use designation of “Public/Institutional” and “Office Professional” and a land use amendment would be required for the 13.73± acres designated “Public/Institutional”. The entire 27.6± acres has the B-1 (Professional Office/Hospital) zoning designation.

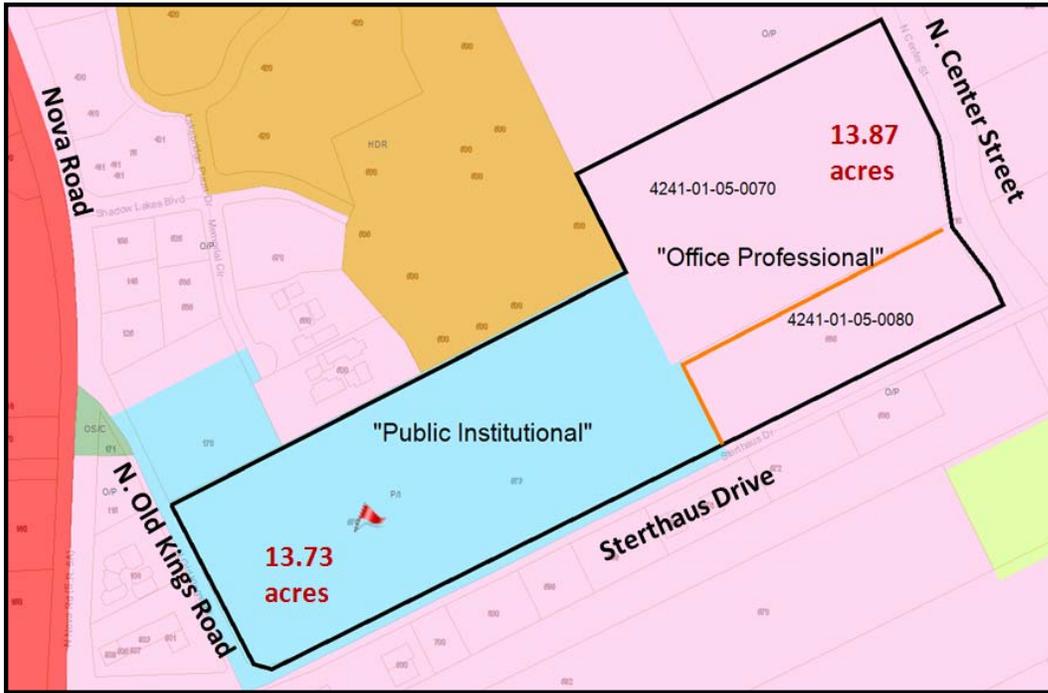
The purpose of this application is to provide the entire property with the “Office Professional” land use designation to allow redevelopment of the property. This application is solely for the land use of the property and does not approve any site or construction activity. The amendment would allow the framework for future site plans and construction activities for a variety of land uses allowed under the “Office Professional” land use designation. It is important to note that while the applicant has indicated a desire for multi-family uses, a variety of uses could be allowed under the Office Professional” land use. The exact use and site plan would be determined with the zoning designation. Any site plan application would require a neighborhood meeting in accordance with the City’s Land Development Code.

The property consists of two Volusia County parcels: (1) 4241-01-05-0070 (875 Sterthaus Drive) and (2) 4241-01-05-0080 (555 Sterthaus Drive). The property is 27.6± acres and bounded by Old Kings Road to the west, Sterthaus Drive to the south, and North Center Street to the east as shown on the aerial below:



The 27.6± acre master parcel is split into two land uses. The 13.73± acres abuts the intersection of Old Kings Road and Sterthaus Drive and has a land use designation of “Public Institutional”. The remaining 13.87± acres abuts the intersection of North Center Street and Sterthaus Drive and has a land use designation of “Office Professional”.

The land uses for the property at 875 Sterthaus Drive are shown below:



The adjacent land uses and zoning designations are summarized below:

Land Use and Zoning Designations of Adjacent Property			
	Current Land Uses	Future Land Use Designation	Zoning
North	Avante, Shadow Lakes Apartments	"Public Institutional" "Office/Professional" "High Density Residential"	B-1 (Office Professional/Hospital) R-6 (Multi-family, Medium-High Density)
South	Medical offices	"Office Professional"	B-1 (Office Professional/Hospital)
East	Vacant land	"Office/Professional"	B-1 (Office Professional/Hospital)
West	Medical offices	"Office/Professional"	B-1 (Office Professional/Hospital)

Below are pictures of the surrounding uses abutting the area where the land use amendment is proposed:

North – Avante



North- Shadow Lakes apartments



West – Medical offices



South – Medical offices



ANALYSIS:

The proposed land use amendment is an applicant initiated amendment to the 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. Policy 2.5.2 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.

Below is staff's analysis of the criteria of Policy 2.5.2.:

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

The application is for a Comprehensive Plan Land Use Map amendment for a 13.73± acre tract at 875 Sterthaus Drive from the existing land use designation of "Public/Institutional" to "Office Professional".

CURRENT LAND USE

The current land use is "Public Institutional" and the Ormond Beach Comprehensive Plan Land Use Element states the following for this 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

Based on the land use description for the "Public Institutional", the following would be the maximum development scenario. Please note, that this is the maximum theoretical density and intensity and is likely not achievable based on the city's land development regulations.

Below is the current land use maximum development scenario:

Total Area (acres):	13.73
Total Square Feet:	598,079
Maximum Residential Density (not permitted)	0
Maximum Non-Residential Square Footage allowed (0.80 FAR)	478,463

PROPOSED LAND USE

The application proposes to designate 13.73± acres to the “Office Professional” land use category. The Future Land Use Element of the Comprehensive Plan states the following for the “Office Professional” land use designation:

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

Density: Maximum: 15 units per acre.

Maximum FAR: 0.5

Based on the land use description for the “Office Professional”, the following would be the maximum development scenario. Please note, that this is the maximum theoretical density and intensity and is likely not achievable based on the city’s land development regulations.

Below is the current land use maximum development scenario:

Total Area (acres):	13.73
Total Square Feet:	598,079

Maximum Residential Density (15 units per acre)	206
Maximum Non-Residential Square Footage allowed (0.80 FAR)	299,039

Based on the land use categories, the proposed “Office Professional” land use would increase the maximum residential density from 0 units to 206 units. The non-residential uses permitted would be decreased from 478,463 square feet to 299,039 square feet, for a reduction of 179,424 square feet.

Below are specific Goals, Objectives, and Policies that are applicable to this application:

<p>GOAL 1 Future Land Use Element</p>	<p>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.</p> <p>THE FUTURE LAND USE PLAN 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 FOR A CONTINUED HIGH LEVEL OF OPEN SPACE. SPECIFIC GOALS AND POLICIES ARE LISTED BELOW FOR EACH TYPE OF LAND USE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.</p>
<p>OBJECTIVE 1.1. Future Land Use Element</p>	<p>Ensure the availability of adequate lands to meet the residential land use needs of the community.</p>
<p>POLICY 1.1.2 Future Land Use Element</p>	<p>Continue to promote sound planning for the location and design of new residential developments including on-site common open space and recreation facilities.</p>
<p>POLICY 1.1.6. Future Land Use Element</p>	<p>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.</p>
<p>POLICY 1.1.9. Future Land Use Element</p>	<p>Medium and high density multi-family residential development shall be encouraged near employment centers with convenient access to public recreational facilities, the thoroughfare system and mass transit routes.</p>
<p>POLICY 1.1.14 Future Land Use Element</p>	<p>Enhance community livability in the central core and older sections of the City by encouraging infill as appropriate, transit oriented development and walkable residential areas.</p>

<p>GOAL 1. LAND USE Transportation Element</p>	<p>PROMOTE A BALANCED, AFFORDABLE, RELIABLE, CONVENIENT AND EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM THAT SUPPORTS THE LAND USE VISION OF THE ORMOND BEACH COMPREHENSIVE PLAN.</p>
<p>OBJECTIVE 1.5. Transportation Element</p>	<p>Establish Transportation Concurrency Exception Areas along Votran core transit corridors to support intensified mix use development and redevelopment as measured by floor area, impervious surface, and density along commercial corridors and in the downtown redevelopment area.</p>
<p>POLICY 1.5.2.</p>	<p>Development and redevelopment within designated TCEAs is exempt from traditional state-mandated transportation concurrency requirements but shall comply with Objective 1.6 of the Transportation Element and associated policies as well as transit design principles.</p>
<p>GOAL 1. Housing Supply Housing Element</p>	<p>ENSURE THE AVAILABILITY OF SAFE AND ADEQUATE HOUSING UNITS OF DIFFERENT TYPES, SIZES, AND PRICE RANGES TO MEET THE NEEDS OF ALL CURRENT AND FUTURE RESIDENTS.</p>
<p>POLICY 1.1.2. Housing Element</p>	<p>Land use plan amendments which increase density shall occur in areas with few environmental constraints and where adequate public infrastructure and services exist.</p>

The “Public Institutional” land use was designed for specific public uses such as hospitals, governmental uses, and schools. With the re-location of the hospital, the land use is required to be amended to allow other uses to redevelop the site. Staff concludes that the amendment is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan.

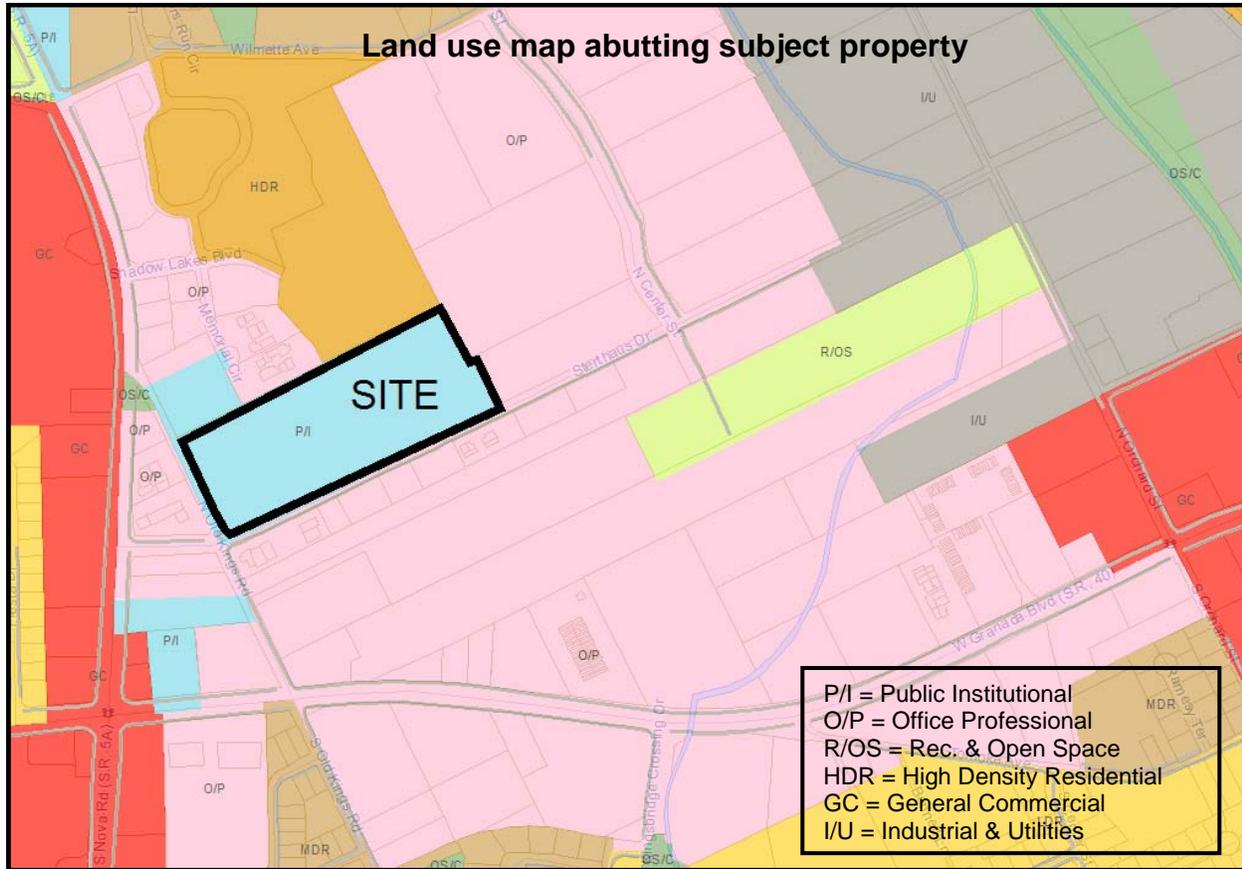
2. Does it meet the criteria established in the City’s Comprehensive Plan and the Florida Statute?

The City’s Comprehensive Plan and Florida Statutes establish the process, including required advertising for a large scale map amendment. The amendment includes the information provided by the applicant, included in EXHIBIT 3, the proposed land use map in EXHIBIT 2, and the data and analysis in this report. Additionally, the application will conduct three public hearings for any public comments and shall be reviewed by the Volusia Growth Management Commission and state agencies.

Staff concludes that the amendment meets or exceeds the criteria established in the Comprehensive Plan and Florida Statute.

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

The dominant land use abutting the subject property is “Office Professional”. The “Office Professional” is located south of Wilmette Avenue, east and west of Center Street, abutting Granada Boulevard and east of Nova Road as shown on the land use map below:



During the sale process of the former hospital there were inquires to amending the land use designation to either “General Commercial” of “Low Intensity Commercial” designations with the goal of developing retail on the property. Staff expressed concerns regarding the visibility of the location without frontage to a major roadway and the increase in transportation demand. The “Office Professional” land use category allows a variety of uses that would be consistent with the existing developed land use patterns in the area general of the subject property. There have been recent multi-family developments within the area that include Madison Glen (95 units) and Olive Grove (88 units). Within the “Office Professional” land use directive, it is expected that multi-family uses would be a use of the land use category. If the subject property is developed as a multi-family use, it would provide additional potential customers to existing retail uses along Nova Road and in the City’s Downtown Community

Redevelopment Area. Planning staff believes that the “Office Professional” land use category is an appropriate use of land.

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

The analysis of infrastructure needs for a comprehensive plan amendment is different from a concurrency review for a site plan. Under Florida Statutes, the City is required to analyze the proposed land use change based on the maximum allowable density under the proposed land use category. The existing land use would permit a maximum density of zero residential units and 478,463 square feet. With the proposed land use, residential uses would increase by 206 residential units and the maximum square footage allowed would decrease by 299,039 square feet.

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

The proposed water and sewer impacts would be as follows:

	Maximum square footage allowed	Maximum water usage gallons per day) (20% X SF)	Maximum sewer usage (gallons per day) (20% X SF)
Current land use			
Public Institutional	478,463	95,693	95,693
Proposed land use			
Office Professional (non-residential)	299,039	59,808	59,808
Net reduction	-174,424	-35,885	-35,885

The water and sewer impacts for the proposed land use amendment would be reduced based on the floor area ratio being lower in the “Office Professional” land use category. Staff also calculated the water and sewer ratio based on the maximum of 206 multi-family units. Based on a consumption of 280 gallons per day, the 206 multi-family units would have a maximum water and sewer usage of 57,680 gallons of water per day, which is a reduction in the maximum usage from the existing land use.

Traffic:

The subject property is located within a Transportation Concurrency Exception Area (TCEA) as defined in Policy 1.5.1. of the Transportation Element of the Comprehensive Plan. The transportation and multi-modal strategies contained in Objectives 1.5 through

1.8 of the Transportation Element would be applied to the project. Below is a summary of the theoretical maximum impacts of the current and proposed land uses:

Current	Maximum Square Footage Allowed	Maximum Traffic Impacts using #733 (Government office complex)
Public Institutional	478,463	32,980 average daily trips
Proposed	Maximum Square Footage Allowed	Maximum Traffic Impacts using #720 (Medical dental office)
Office Professional	299,039	10,804 average daily trips
Net Reduction	-174,980	-22,176

The reduction in the building square footage would result in the reduction of the maximum traffic impacts. The following compares the previous use (hospital) and the proposed use (condominiums and a church):

Use	Unit/Square Footage	ITE Use Code	Average Daily Trips
Hospital	205 beds	#610	2,421
Cancer Center	60,000 Square Feet	#720	2,168
Total			4,589
Condominium	286 units	#230	1,662
Church	4,000 square feet	#560	36
Total			1,698
Net Reduction			-2,891

The land use plan amendment would decrease traffic impacts based on the decrease of the floor area ratio.

Schools: The proposed land use amendment increases the potential number of residential dwelling units by 206. School capacity for the increase in residential density has been reviewed by the Volusia County School Board and has been determined acceptable and is included in EXHIBIT 4 of this report.

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 subject property is located in the center of the City and is not abutting any lands within another jurisdiction. It is not expected that this amendment would impact any surrounding jurisdiction.

RECOMMENDATION: It is recommended that the Planning Board recommend **APPROVAL** of the amendment to the Future Land Use Map (FLUM) for 13.73± acre property at 875 Sterthaus Drive from the existing land use designation of “Public Institutional” to “Office Professional”.

Attachments: Exhibit 1: Sketch and legal description of property and proposed land use areas
Exhibit 2: Future Land Use Map
Exhibit 3: Applicant provided information
Exhibit 4: Volusia County School Board letter

Exhibit 1

Legal description of
area proposed to be
amended to “Office
Professional” land
use category

Exhibit "A"

LEGAL DESCRIPTION:

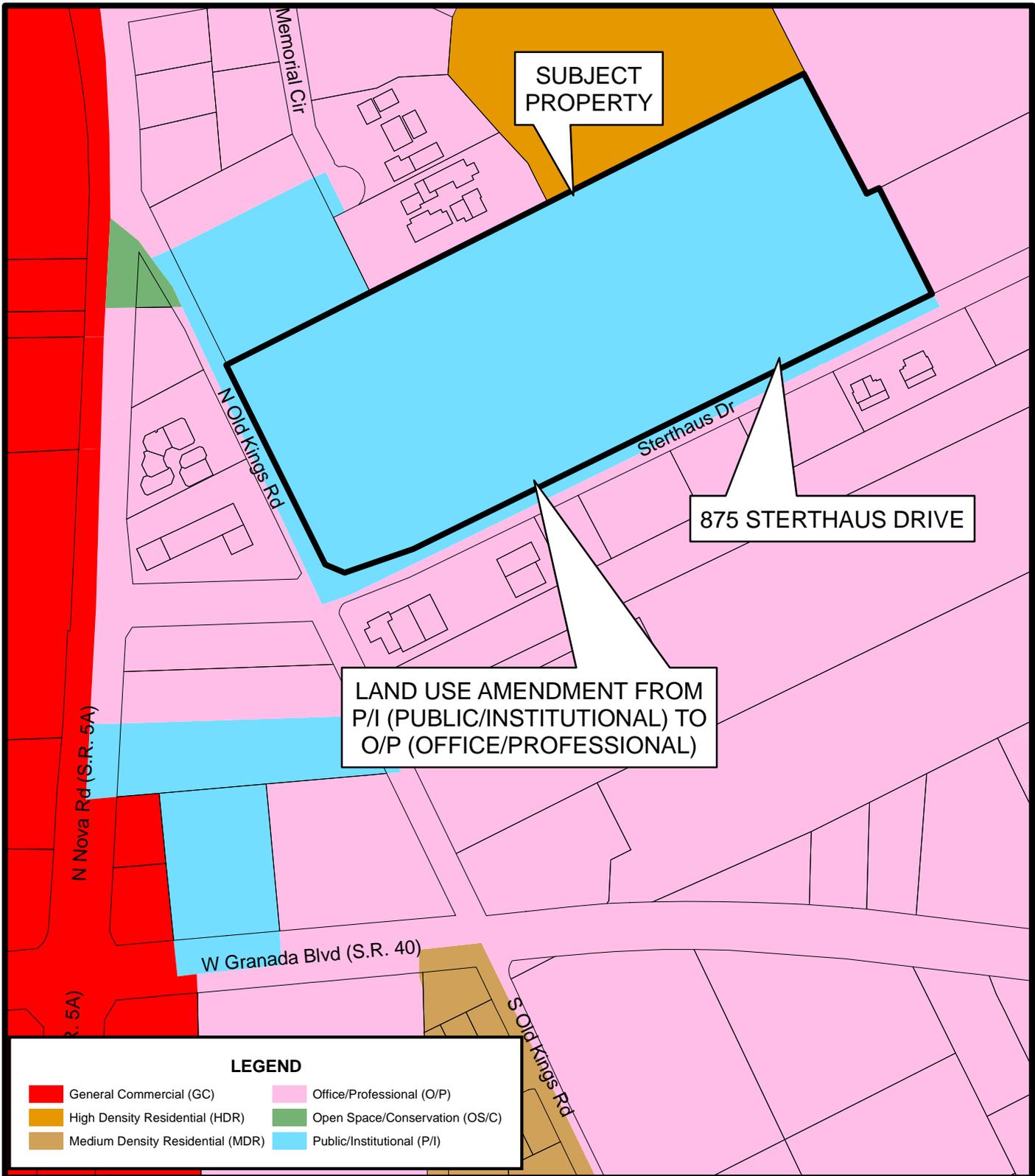
BEING A PORTION OF LOT "F", GRANT LOT 10 AND LOT "D", OF GRANT LOT 10-1/2, THEREOF, ASSESSOR'S SUBDIVISION OF THE HENRY YOUNG GRANT, OF RECORD IN MAP BOOK 2, PAGE 118, ALSO RECORDED IN MAP BOOK 12, PAGE 24, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 2

Future Land Use Map



LAND USE AMENDMENT MAP
875 STERTHAUS DRIVE
(4221-11-00-0080)

Prepared By: The City of Ormond Beach
 G.I.S. Department - 1/10/2013

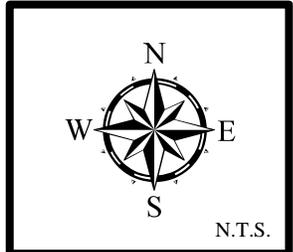


Exhibit 3

Applicant provided
information

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
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
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 land; 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 designation 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.

Objective 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.

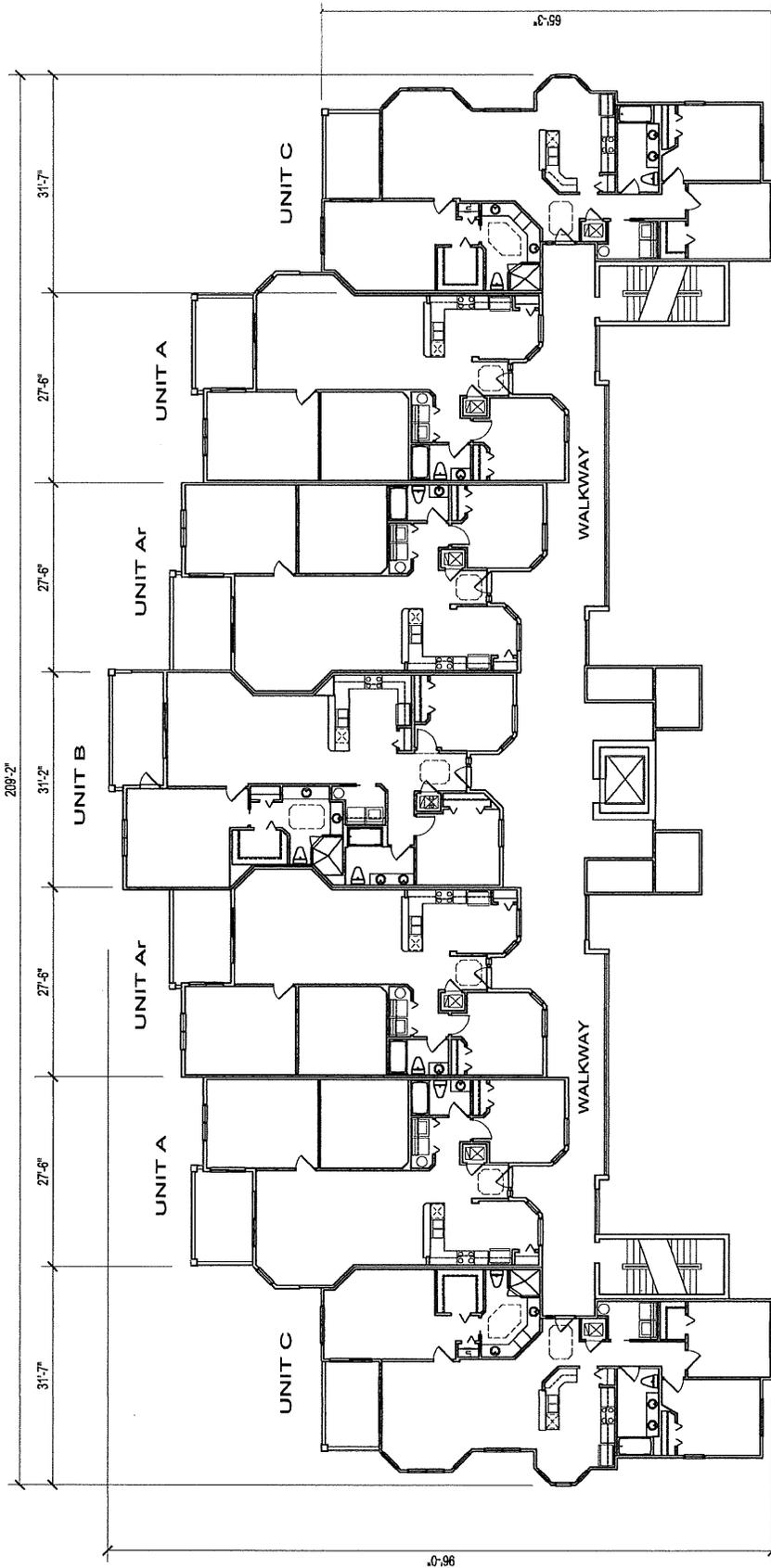
THE ABOVE DESCRIBED PARCEL CONTAINS 13.734 ACRES MORE OR LESS.

Ormond Renaissance Village



875 Sterthaus Drive Ormond Beach, FL 32174

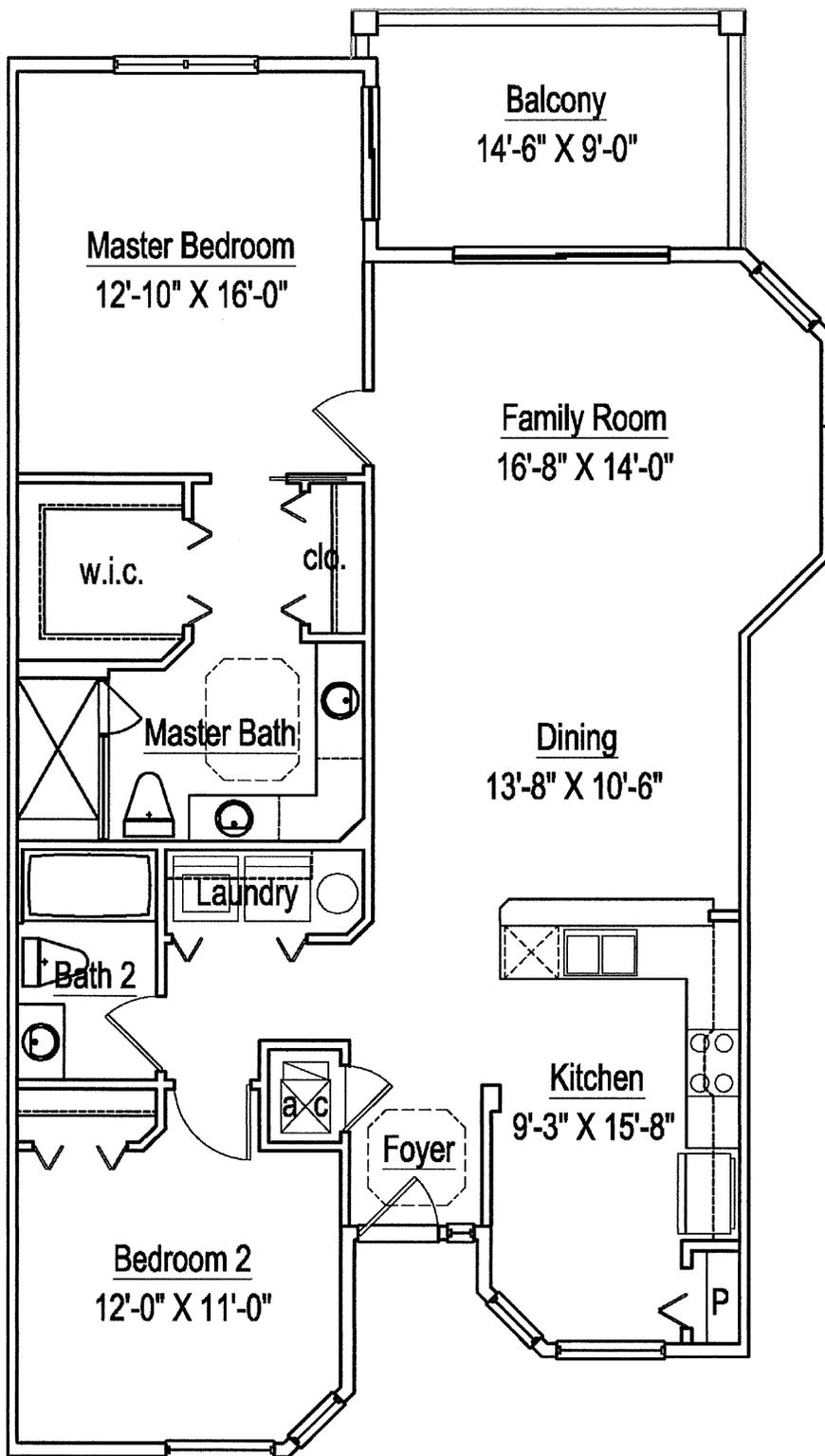




TYPICAL LEVEL BUILDING PLAN 7-UNITS PER FLOOR

REVISED 11-25-2013

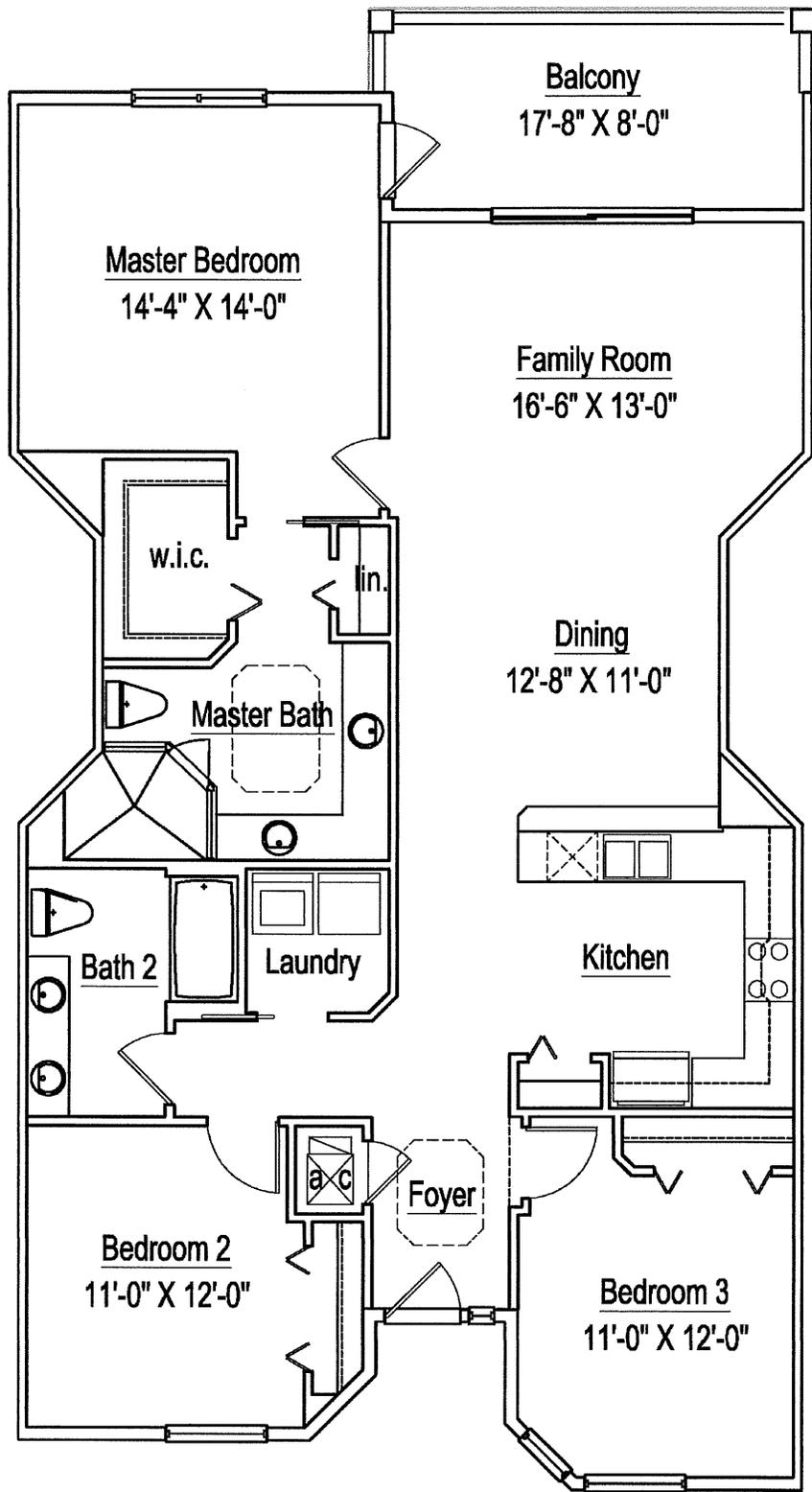
1/16" = 1'-0"



UNIT A

1,303 S. F.

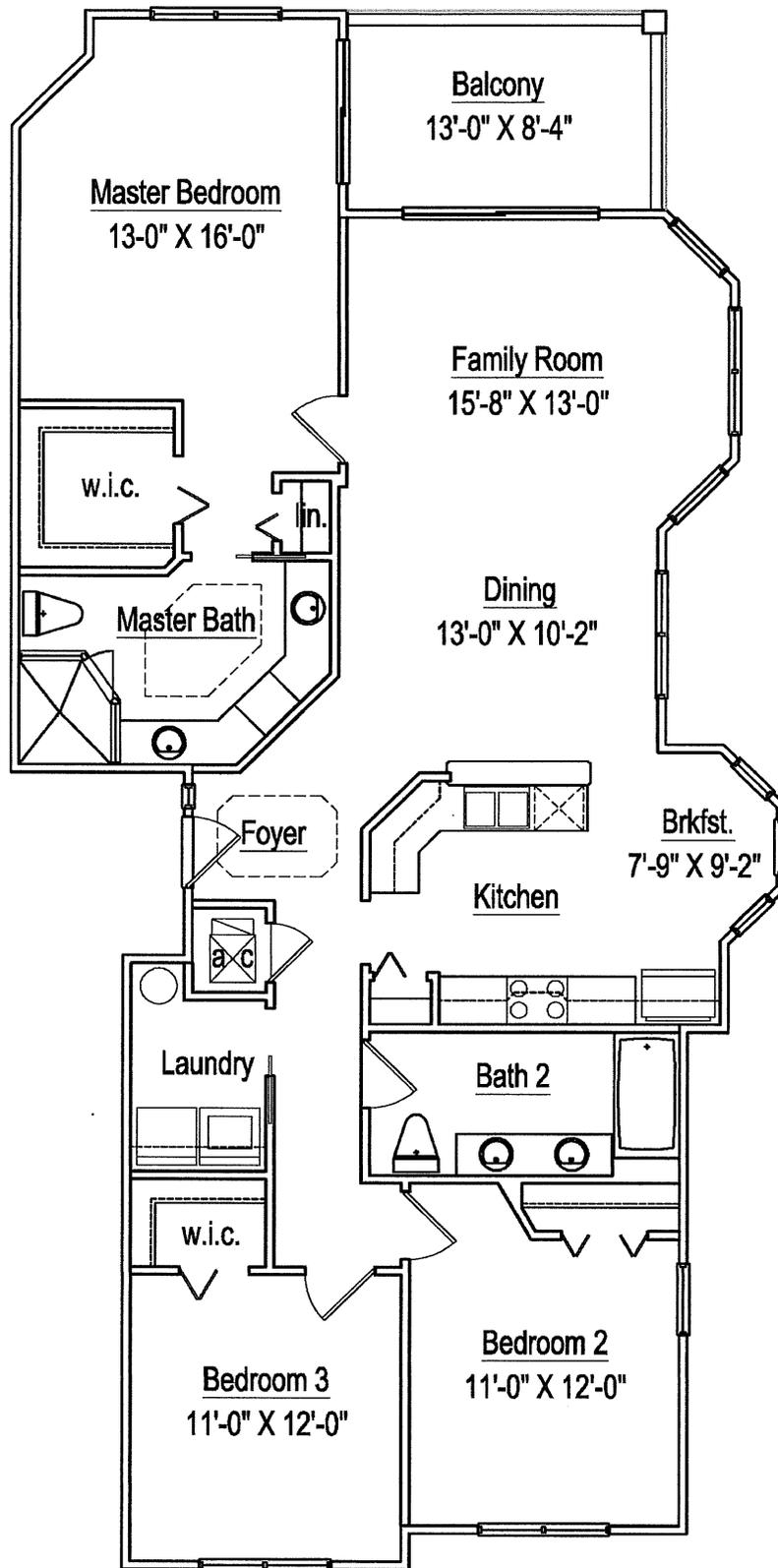
1/8" = 1'-0"



UNIT B

1,523 S. F.

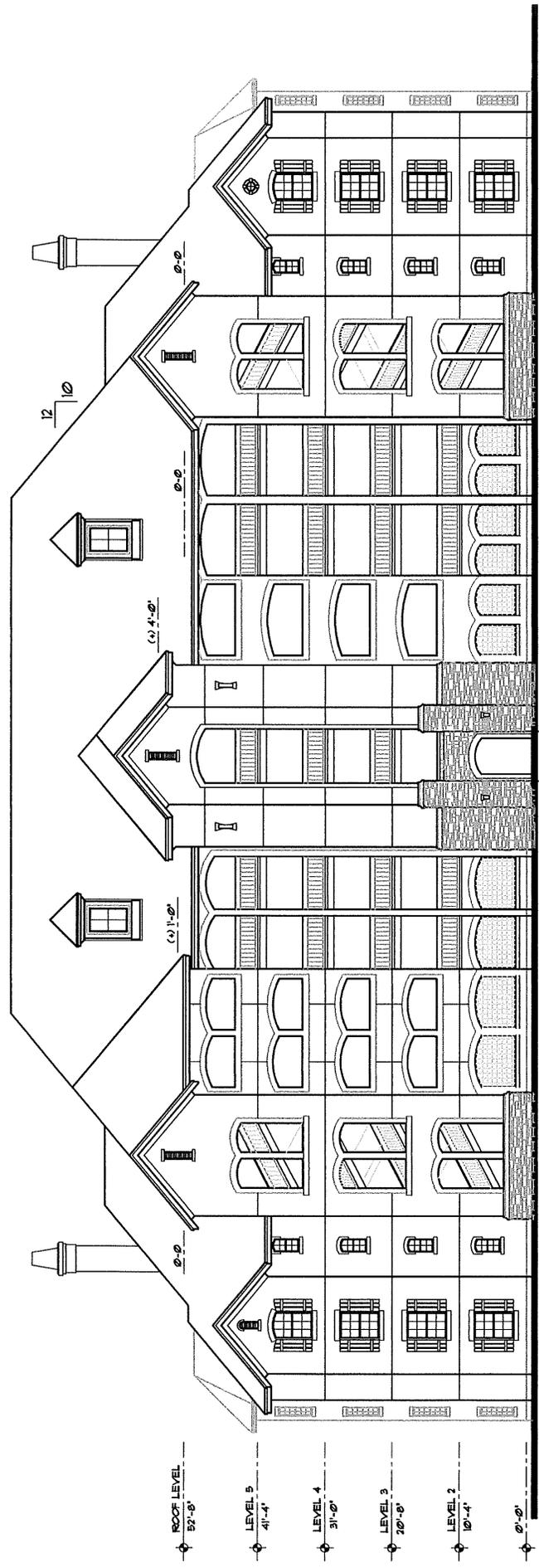
1/8" = 1'-0"



UNIT C

1,528 S. F.

1/8" = 1'-0"



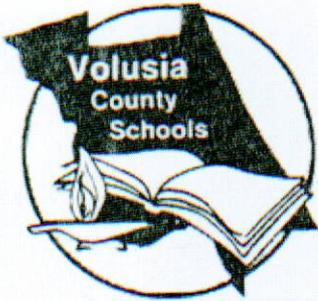
FRONT ELEVATION - BUILDING NO. 1 ORMOND RENAISSANCE CONDOMINIUMS

REVISED 1-6-2014

1/16"=1'-0"

Exhibit 4

Volusia County School
Board letter



Dr. Margaret A. Smith
Superintendent of Schools

FACILITIES SERVICES

3750 Olson Drive, Daytona Beach, Florida 32124
PHONE: 386/947-8786 FAX: 386/506-5056

School Board of Volusia County

Ms. Candace Lankford, Chairman
Mr. Stan Schmidt, Vice-Chairman
Mrs. Linda Costello
Mrs. Diane Smith
Mrs. Ida D. Wright

February 3, 2014

Mr. Parker Mynchenberg
Parker Mynchenberg & Associates
1729 N. Ridgewood Avenue
Holly Hill, FL 32117

**RE: Ormond Renaissance Condo, Ormond Beach
School Capacity Case #14-01-22-001-A**

Dear Mr. Mynchenberg:

The School District has reviewed the information for the land use amendment associated with the former Ormond Memorial Hospital property on Sterthaus Drive. As I understand, 13.76 acres of the master 27.6 acres requires a land use amendment in order to allow for multifamily residential development on the entire master parcel.

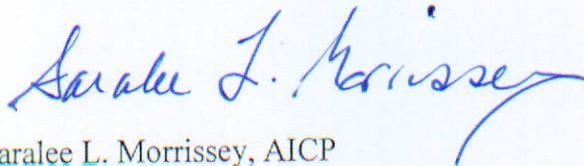
The proposal at this time includes a condominium development of 286 units. From a school adequacy evaluation, only the portion that is currently not permitted to have residential land uses is being evaluated; that portion of the property could contain a maximum of 206 residential units based solely on land use. By utilizing the School District's student generation rate for multifamily residential unit, the 13.76 acres developed under an allowable density of 15 units per acre could generate approximately 22 full time public school students. The schools impacted are as follows:

Schools	13/14 SY Enrollment	% of Permanent Capacity	Planned Capacity On site	Students Generated by request
Tomoka Elem	735	107%	Y	9
Ormond Beach Middle	1108	87%	N	5
Seabreeze High	1672	96%	N	7
Other				1

Tomoka Elementary is planned for a replacement; however, it is not currently funded nor included in a work program. It is anticipated that adequate capacity will be available; therefore, school district staff does not object to the land use/zoning change. Please be advised that future development orders, such as site plans and subdivisions, are subject to school concurrency review. The adequacy of school capacity will be evaluated again at that time when the impact of development is specifically quantified and known. The School Board has the right to adjust school attendance boundaries to balance student enrollment populations; therefore, students generated from this project may not attend the current assigned schools.

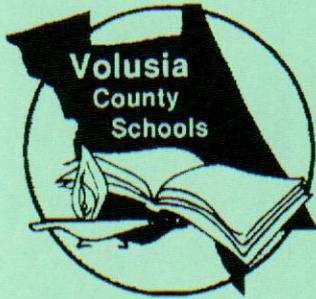
If you should have additional questions please contact me at (386) 255-6475, extension 50772.

Sincerely,

A handwritten signature in blue ink that reads "Saralee L. Morrissey". The signature is written in a cursive style with a long, sweeping underline.

Saralee L. Morrissey, AICP
Director, Planning

Cc: Dr. Margaret Smith, Superintendent
Steven Spraker, City of Ormond Beach
Project File



Finding of Adequate School Capacity
Volusia County School Board

Project Information	
Project Name	Ormond Renaissance Condominium
VCSB Project #	14-01-22-001-A
Jurisdiction Project#	
Parcel ID Numbers:	4241-01-05-0070, 0080
Project Location:	875 Sterthaus Drive
Residential Units:	286 total, 206 as part of land use amendment
Property Owner/Applicant:	Ormond King Center, LLC
Notes: Additional review may be required at time of subdivision/site plan submittal(s).	

Based upon the Findings of Fact, pursuant to School Board Policy 612 and Section 206 of the County Charter, the school district has determined at this time that school capacity is adequate to serve the proposed increase in residential density. This Finding shall constitute competent substantial evidence that adequate public school capacity is likely to be available at the time it is required to serve the planned new development. Capacity is not being reserved with this Finding unless otherwise noted on this document. This Finding of Adequate School Capacity allows this subject project to continue through the Comprehensive Plan Amendment and/or rezoning process; however, may be subject to additional school capacity review in the future.

Saralee L. Morrissey
 Saralee L. Morrissey, AICP, Director
 Planning

February 3, 2014
 Issue Date