



**CITY OF ORMOND BEACH**

v5.3

Planning Department

22 South Beach Street, Ormond Beach, FL 32174

Tel: (386) 676-3238

www.ormondbeach.org

comdev@ormondbeach.org

**SITE PLAN REVIEW - APPLICATION**

*For Planning Department Use*

Application Number

Date Submitted

**APPLICATION TYPE**

Please select appropriate application type

New Site Plan

**FEES**

	<u>Application</u>	<u>Advisory Board</u>	<u>Commission</u>	<u>Total*</u>
Conceptual Plan	100	N/A	N/A	100
New Site Plan	1500	N/A	N/A	1500
Site Plan Re-Submittal	500	N/A	N/A	500
Minor Modification to Approved Site Plan	600	N/A	N/A	600
Lot Split or Lot Line Adjustment	350	N/A	N/A	350
Downtown Site Plan (New)	600	N/A	N/A	600
Downtown (Minor Modification)	300	N/A	N/A	300
Street Vacation	500	N/A	1424	1924
Easement Release	50	N/A	N/A	50

Base fee of 300, plus 20 per acre up to 10 acres;

- plus 10 per acre over 10 acres up to 40 acres;

- plus 5 per acre for each acre of fraction thereof over 40 acres up to 160 acres;

- plus 2 per acre thereafter.

TOTAL: **\$2,080**

\*The total is calculated as the Application plus approximate Advisory Board and Commission Public Notification Fees. Depending on the actual costs, Staff shall refund any remaining balance or require additional payment. Please refer to the Schedule of Fees in the Land Development Code or contact the Planning Department for a summary of those noted plus any additional costs that may be required.

**APPLICANT INFORMATION**

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

Name	Roger W. Strcula, PE, Upham, Inc.
Address	265 Kenilworth Ave.
City, State, Zip Code	Ormond Beach, FL 32174
Telephone	386.672.9515 X203
Email Address	rwstrcula@uphaminc.com

If this application is being submitted by person other than the property owner, please provide the following Property Owner Information. (see attached letter of authorization)

**PROPERTY OWNER INFORMATION**

Name	West Granada, LLC / George D. Anderson, General Partner
Address	315 N. Atlantic Ave.
City, State, Zip Code	Daytona Beach, FL 32118
Telephone	c/o Gus Gornto, Esq. 386.257.2566
Email Address	gus@gorntolaw.com

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

**PROPERTY DETAILS**

Address	1298 W. Granada Blvd. Ormond Beach
Zip Code	32174
Parcel I.D.	30-14-32-00-00-0330
Legal Description	See attached description of 14.53 acres

**APPLICANT INFORMATION**

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

Name	Roger W. Strcula, PE, Upham, Inc.
Address	265 Kenilworth Ave.
City, State, Zip Code	Ormond Beach, FL 32174
Telephone	386.672.9515 X203
Email Address	rwstrcula@uphaminc.com

If this application is being submitted by person other than the property owner, please provide the following Property Owner Information. (see attached letter of authorization)

**PROPERTY OWNER INFORMATION**

Name	Lowe's Home Centers, Inc.
Address	1605 Curtis Bridge Road
City, State, Zip Code	Wilkesboro, NC 28659
Telephone	336.658.2182
Email Address	Michael.W.Reynolds@Lowe.com

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

**PROPERTY DETAILS**

Address	1340 W. Granada Blvd. Ormond Beach
Zip Code	32174
Parcel I.D.	30-14-32-00-00-0311
Legal Description	See attached description of 3.42 acres (easterly portion of Lowe's property under contract to Developer)

**PROJECT COORDINATOR**

Name	Roger W. Strcula, PE, Upham, Inc.
Address	265 Kenilworth Ave.
City, State, Zip Code	Ormond Beach, FL 32174
Telephone	386.672.9515 X203
Email Address	rwstrcula@uphaminc.com

**PROJECT INFORMATION**

Name	Shoppes on Granada
Description	Total development is comprised of two separate parcels (3.42 acres from Lowe's and 14.53 acres from W. Granada, LLC) combined for a total project area of 17.95 acres. The easterly 14.53 acres was annexed into the City per Ord. 2013-44 and rezoned to B-8 and SE per Ord. 2013-74. The westerly 3.42 acres is zoned B-8. Commercial development of approximately 31,240 gross square feet with three separate buildings for retail and restaurant use is being proposed for specified tenants. The proposed development is comprised of the following land coverage areas: Total Impervious 3.20 acres, Open Space and Ponds 6.84 acres and Conservation 7.91 acres. A total of 1.02 acres of an existing Conservation Easement within the 3.42 acres from Lowe's is being released and mitigated through SJRWMD and is near approval (IND-127-76071-3). The stormwater ERP is also near final approval through SJRWMD. A total of 7.91 acres will be placed into a Conservation Easement. The development will also have cross-connection through Lowe's for use of the signal.

**CERTIFICATION**

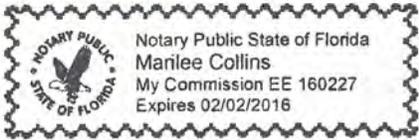
I hereby certify that the information provided above is true and correct to the best of my knowledge and that I am aware of the application submittal requirements and review process for this application. I hereby authorize City of Ormond Beach Staff to place legal notice, if applicable, on my property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

Signed by Roger W Stuel Date 5/20/14

**Corporation**

**STATE OF FLORIDA)**  
**COUNTY OF VOLUSIA) SS**

The foregoing instrument was acknowledged before me this 20 day of MAY, 2014, by ROGER W. STUELLA, in their capacity as the PRESIDENT, of UPHAM, INC. who is personally known to me or has provided identification.



Notary Public State of Florida  
 Manilee Collins  
 My Commission EE 160227  
 Expires 02/02/2016

Manilee Collins  
 Notary Public  
 State of Florida  
 My Commission Expires:

ATTEST: \_\_\_\_\_

**Individual**

**STATE OF FLORIDA)**  
**COUNTY OF VOLUSIA) SS**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, who provided \_\_\_\_\_, as identification or is personally known to me.

\_\_\_\_\_  
 Notary Public  
 State of Florida  
 My Commission Expires: