

Landowner Letter of Authorization

I, **Paul F. Holub Jr.** on behalf of **Port Orange Investors, LLC** whose primary business address is **P.O. Box 730086, Ormond Beach, Florida 32173**, as **Landowner** of the below referenced Tax Parcel ID and/or Legal Description, hereby authorize **Mr. Steven Schlossberg, Managing Member of Ormond Car Wash Investments, LLC** whose primary address is **100 E. Granada Blvd. Ormond Beach, FL 32176** and/or **Roger W. Strcula, PE President of Upham, Inc.** whose primary business address is **265 Kenilworth Ave. Ormond Beach, FL 32174**, to act as the **Applicant's Agent** on behalf of the indicated officer of corporation or trustee for the purposes of executing and/or submitting applications to obtain applicable Agency Permits for the proposed development within the property so indicated.

Agency Permits include and not limited to the following:

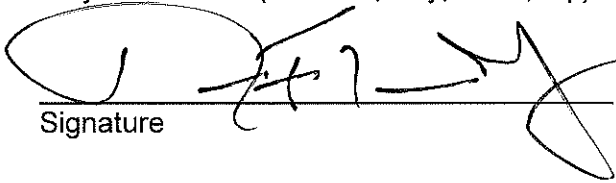
- City Site Plan Application and associated applications
- FDEP Water, Wastewater, Stormwater and NPDES Permit applications
- FDOT Drainage and/or Driveway Connection Permit Applications
- Water Management District Permit Applications
- Local Utility Providers (water, sewer, electrical, etc.)

Parcel ID: 4221-00-01-0011

Landowner, Corporate Officer or Trustee of Tax Parcel Number(s)/ Legal Description

55 N. Nova Road, Ormond Beach, Florida 32174

Project Location (Address, City, State, Zip)



Signature

Paul F. Holub, Jr. / Managing Member

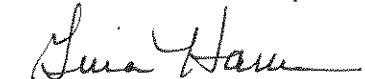
Print Name, Title

Signature

Print Name, Title

State of Florida
County of Volusia

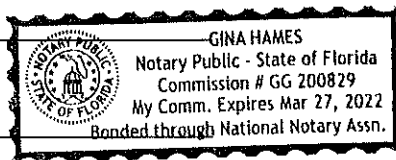
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of, March 2022, by Paul F. Holub, Jr. as Managing Member of Port Orange Investors, LLC who is personally known to me or has produced _____ as identification.



Notary Public

Gina Hames

Name



Legal Description

GOVERNMENT LOT 1, SECTION 21, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 535.75' OF SAID GOVERNMENT LOT 1 WITH THE EASTERLY LINE OF NOVA ROAD, A 100' STREET AS NOW LAID OUT, SAID POINT BEING A DISTANCE OF 537.02' SOUTH 02°42' WEST FROM THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 1 WITH THE AFORESAID EASTERLY LINE OF NOVA ROAD; THENCE SOUTH 02°42' WEST ALONG EASTERLY LINE OF NOVA ROAD A DISTANCE OF 353.35' TO A POINT; THENCE NORTH 84°35'30" EAST AND IN PART ALONG THE NORTH LINE OF THE PROPERTY OF ORMOND BEACH PRIMITIVE BAPTIST CHURCH, A DISTANCE OF 536.05' TO THE WESTERLY LINE OF KINGS ROAD, A 50' STREET AS NOW LAID OUT; THENCE NORTH 25°31'10" WEST ALONG THE WESTERLY LINE OF KINGS ROAD, A DISTANCE OF 344.1' TO THE SOUTHERLY LINE OF STERTHAUS AVENUE, A 50' STREET AS NOW LAID OUT; THENCE SOUTH 88°45'50" WEST ALONG SAID SOUTHERLY LINE OF STERTHAUS AVENUE, A DISTANCE OF 368.9' TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT PART OF:

GOVERNMENT LOT 1, SECTION 21, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1, RUN THENCE NORTH 88°46'38" EAST, A DISTANCE OF 272.02 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF S.R. 5A (NOVA ROAD); THENCE SOUTH 2°44'46" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 637.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 2°44'46" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 253.09 FEET; THENCE NORTH 84°38'16" EAST, A DISTANCE OF 9.60 FEET; THENCE NORTH 2°44'46" EAST, A DISTANCE OF 19.55 FEET; THENCE NORTH 1°16'02" EAST A DISTANCE OF 232.50 FEET; THENCE SOUTH 88°46'38" WEST, A DISTANCE OF 3.51 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

THE SOUTH 100 FEET OF THE NORTH 635.75 FEET OF THE GOVERNMENT LOT 1, SECTION 21, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, AS LIES EASTERLY OF NOVA ROAD, A 100-FOOT STREET AS NOW LAID OUT, AND WESTERLY OF KINGS ROAD, A 50-FOOT STREET, AS NOW LAID OUT. SAID PROPERTY BEING 100.23 FEET ON NOVA ROAD AND 109.71 FEET ON KINGS ROAD.



Updated October 1, 2021

City of Ormond Beach Site Plan Review Committee Application

Planning Department

22 South Beach Street, Room 104, Ormond Beach, FL 32174

(386) 676-3238 www.ormondbeach.org comdev@ormondbeach.org

INSTRUCTIONS

Submittals to the Site Plan Review Committee require either a (1) pre-application meeting or a (2) pre-application waiver. Please complete this application and submit to comdev@ormondbeach.org to receive an invitation to upload to Project Dox. Please upload all site plans (individual sheets of the site plan sheets) and related documents. Assistance is available by e-mailing comdev@ormondbeach.org or calling (386) 676-3238.

PROJECT INFORMATION

Project Type:*	Commercial Redevelopment	*Complete fee sheet (page 3)
Project Name:	Splash Car Wash	
Project Address:	55 N. Nova Road, Ormond Beach, FL 32174	
Volusia County parcel number(s):	4221-00-01-0011	
Description:	Redevelopment of a 2.53 ac parcel of the vacated Ormond Beach Alliance Church for a full-serve car wash including self service vacuum and detail stations.	
Pre-application date:	Dec 8 and 15, 2021	Pre-application waiver granted: <input type="checkbox"/>

PROJECT COORDINATOR

Name:	Roger W. Strcula, PE / Upham, Inc.	
Address:	265 Kenilworth Avenue	
City, State, Zip code:	Ormond Beach, Florida 32174	
Telephone:	386.672.9515 X203	
E-mail:	rwstrcula@uphaminc.com	

APPLICANT INFORMATION

Same as project coordinator	<input type="checkbox"/>	Same as property owner	<input type="checkbox"/>
Name:	Steve Schlossberg, Managing Member, Ormond Car Wash Investments, LLC		
Address:	100 E Granada Boulevard		
City, State, Zip code:	Ormond Beach, FL 32176		
Telephone:	386.257.2026		
E-mail:	steve@pditravel.com		

PROPERTY OWNER	
Same as project coordinator	Same as property owner
Name:	Port Orange Investors, LLC
Address:	PO Box 730086
City, State, Zip code:	Ormond Beach, Florida 32173
Telephone:	386.677.7617
E-mail:	holubdev@aol.com

VIEW ONLY ACCESS TO PROJECT DOX (Provides viewing access to the project)			
Name:		E-mail	
Name:		E-mail	
Name:		E-mail	
Name:		E-mail	

CERTIFICATION	
<p>By submitting this application, I hereby certify that the information provided is true and correct to the best of my knowledge and that I am aware of the application submittal requirements and the review process for this application. I authorize Ormond Beach staff to access the subject property during typical business hours to review the site plan application.</p>	
<p style="text-align: right;">Signature: _____ Steve Scholssberg, as Applicant (see letter of authorization from Landowner)</p>	
<p>STATE OF FLORIDA COUNTY OF <u>VOLUSIA</u></p>	
<p>The forgoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ as _____ (title*) for _____ (name of corporation*), who () provided _____ as identification, or () who is personally known to me.</p>	
<p style="text-align: right;">_____ Notary Public, State of Florida My Commission Expires:</p>	
<p>* 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.</p>	



Updated October 1, 2021

City of Ormond Beach Site Plan Review Committee Application Fees

Planning Department

22 South Beach Street, Room 104, Ormond Beach, FL 32174

(386) 676-3238

www.ormondbeach.org

comdev@ormondbeach.org

INSTRUCTIONS

Site plan submittals require the submittal of applications per Ordinance 2021-30, codified in Section 8-10, Application processing fees, of the Code of Ordinances. All applications shall calculate the fees which shall be verified by city staff. **Assistance is available by e-mailing comdev@ormondbeach.org or calling (386) 676-3238.**

SITE PLAN FEES (Ordinance 2021-30 - Section 8-10 of Code of Ordinances)

Check all that apply	SPRC reviews	Fee	Applicant determined fees	Staff verification of fees
<input type="checkbox"/>	Concept plan (comment review)	\$100		
<input type="checkbox"/>	Downtown CRA, initial application	\$300		
<input type="checkbox"/>	Downtown CRA, minor modification	\$600		
<input type="checkbox"/>	Easement Release	\$200		
<input checked="" type="checkbox"/>	Initial application	\$2,000	2,000	
<input type="checkbox"/>	Lot Split	\$350		
<input type="checkbox"/>	Minor modification (existing buildings)	\$700		
<input type="checkbox"/>	Neighborhood meeting newspaper advertisement	\$350		
<input type="checkbox"/>	Outside of the city utility connection	\$600		
<input type="checkbox"/>	Resubmittals	\$300 (after 3rd submittal)		
<input type="checkbox"/>	Site work only (no new building square footage)	\$300		
<input type="checkbox"/>	Surface water management plan	\$350		
<input type="checkbox"/>	Traffic Impact Analysis	\$3,000 deposit, actual cost of review		
<input type="checkbox"/>	Other:			
TOTALS:			2,000	

NOTES

1. Checks are payable to the City of Ormond Beach.
2. Public hearing applications shall have separate application fees.
3. Site plan fees include landscape and wetland reviews.
4. Application fees are due with the submittal of the site plan application.



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City of Ormond Beach Site Plan Review Committee Project Information

Planning Department

22 South Beach Street, Room 104, Ormond Beach, FL 32174

(386) 676-3238

www.ormondbeach.org

comdev@ormondbeach.org

INSTRUCTIONS

Please complete key project information regarding the SPRC application. Items that are not applicable can be marked as NA. Assistance is available by e-mailing comdev@ormondbeach.org or calling (386) 676-3238.

PLANNING

Land Use:	Low Intensity Commercial	Zoning:	B-8, Commercial
Property acreage:	2.532	Phasing proposed?:	No
Existing building square footage:	4,621	New building square footage:	9,956
Parking required:	3 spaces + 1 space/ employee	Parking provided:	3
Impervious area (acres):	1.35	Previous area (acres):	1.18
Water meter size:	2"	Irrigation source:	well

CONCURRENCY

Proposed project average daily trips: ⁽¹⁾	< 1,000 trips per day
Proposed water generation: ⁽²⁾	1,494 gallons per day
Proposed sewer generation: ⁽³⁾	1,270 gallons per day
Note 1:	Trip generation from the ITE Trip generation manual. Daily trip projects over 1,000 require traffic impact analysis.
Note 2:	Residential, water = 243 gallons per day per unit. Commercial/Industrial water = (SF/100) X 15 gallons of water per day.
Note 3:	Residential, sewer = 281 gallons per day per unit. Commercial/Industrial sewer = Water gallons per day X 85% of water generation.

PROPERTY CHARACTERISTICS

Floodplain designation:	Zone "X"	Fill in the floodplain (acres):	0
Wetlands on site? (yes/no):	No	Acres of wetlands on-site:	0
Wetland impacts (acres):	none		
Type of wetland mitigation:	none		
Wooded site? (yes or no) :	Yes (partially wooded)		
If wooded site, calculated required natural area (project site X 15%):			0.379 acres
If wooded site, natural area provided:			0.379 acres