AGENDA

CITY OF ORMOND BEACH, FLORIDA

CITY COMMISSION MEETING

August 3, 2022
7:00 PM

Mayor Bill Partington
Zone 1 – Commissioner Dwight Selby **Zone 3 – Commissioner Susan Persis**
Zone 2 – Commissioner Troy Kent **Zone 4 – Commissioner Rob Littleton**

COMMISSION CHAMBERS
22 South Beach Street, Ormond Beach, FL 32174
Phone: 386-677-0311 **Web: www.ormondbeach.org**

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS AND PROCLAMATIONS

A. CareerSource Flagler Volusia - Robin King

5. AUDIENCE REMARKS - REGARDING ITEMS NOT ON THE AGENDA

6. APPROVAL OF MINUTES

A. Minutes from City Commission meeting - July 19, 2022

7. CONSENT AGENDA

The action proposed is stated for each item on the Consent Agenda. Unless a City Commissioner removes an item from the Consent Agenda, no discussion on individual items will occur and a single motion will approve all items.

A. **RESOLUTION NO. 2022-95:** A RESOLUTION AUTHORIZING THE SUBMITTAL OF AN ON-LINE GRANT APPLICATION IN THE AMOUNT OF $11,850.00 TO THE UNITED STATES DEPARTMENT OF JUSTICE, OFFICE OF JUSTICE PROGRAMS, UNDER THE EDWARD BYRNE JUSTICE ASSISTANCE GRANT PROGRAM; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS INCIDENTAL THERETO, INCLUDING

ANY CONTRACT NECESSARY FOR THE CITY TO ACCEPT THE GRANT AWARD; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Loretta Moisio, Grants Coordinator (386-676-3315)*

B. **RESOLUTION NO. 2022-96:** A RESOLUTION AUTHORIZING THE EXECUTION OF AN AMENDMENT TO AGREEMENT FOR PEST CONTROL SERVICES BETWEEN THE CITY OF ORMOND BEACH AND PEACHTREE SERVICES, INC. FOR THE LIMITED PURPOSE OF ACKNOWLEDGING THE NEW CORPORATE NAME OF THE ENTITY PROVIDING PEST CONTROL SERVICES; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Robert Carolin, Leisure Services Director (386-676-3279)*

C. **RESOLUTION NO. 2022-97:** A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE CITY OF ORMOND BEACH AND THE RIVER TO SEA TRANSPORTATION PLANNING ORGANIZATION IN SUPPORT OF PLANNING AND FUNDING OF VOLUSIA COUNTY TRANSPORTATION SYSTEM PROJECTS; AUTHORIZING THE EXPENDITURE OF FUNDING AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director (386-676-3341)*

D. **RESOLUTION NO. 2022-98:** A RESOLUTION PURSUANT TO SECTION 8-4(8), LIENS, OF THE CITY OF ORMOND BEACH CODE OF ORDINANCES AUTHORIZING THE IMPOSITION OF A LIEN AGAINST THE REAL PROPERTY LOCATED AT 257 LAWS LANE, ORMOND BEACH, VOLUSIA COUNTY, FLORIDA (PARCEL ID NO. 4241-08-01-0060) FOR COSTS INCURRED BY THE CITY TO DEMOLISH AN UNSAFE STRUCTURE; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director (386-676-3341)*

E. **MetroNet Registration as a Telecommunications Service Provider**

Staff Contact: *Steven Spraker, Planning Director (386-676-3341)*

Disposition: Approve as recommended in the City Manager memorandum dated August 3, 2022.

F. **Construction & Demolition Franchise Renewal for Samsula Landfill, Inc.**

Staff Contact: *Kevin Gray, Deputy Public Works Director (386-676-3577)*

Disposition: Approve as recommended in the City Manager memorandum dated August 3, 2022.

8. PUBLIC HEARINGS

A. **ORDINANCE NO. 2022-18:** AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP TO INCORPORATE THE PROVISIONS OF THE SECOND AMENDED NORTH US HIGHWAY 1 INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN THE CITY OF ORMOND BEACH AND THE COUNTY OF VOLUSIA; AUTHORIZING TRANSMITTAL; PROVIDING FOR PUBLIC HEARINGS; PROVIDING FOR CONFLICTING ORDINANCES; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Staff Contact: *Steven Spraker, Planning Director (386-676-3341)*

B. **ORDINANCE NO. 2022-19:** AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A FIRST AMENDED DEVELOPMENT ORDER FOR THE "REGAL MULTI-FAMILY" PLANNED BUSINESS DEVELOPMENT, LOCATED AT 215 WILLIAMSON BOULEVARD; AUTHORIZING THE REDEVELOPMENT OF A FORMER MOVIE THEATER, CONSTRUCTION OF A MAXIMUM OF 312 MULTIFAMILY RESIDENTIAL UNITS, AND BUILDING DIMENSIONS GREATER THAN ONE HUNDRED AND EIGHTY FEET (180') IN LENGTH; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Staff Contact: *Steven Spraker, Planning Director (386-676-3341)*

C. **ORDINANCE NO. 2022-20:** AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE I, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE A CERTAIN PARCEL OF REAL PROPERTY TOTALING APPROXIMATELY 2.53 ACRES LOCATED AT 55 NORTH NOVA ROAD (VOLUSIA COUNTY PARCEL NUMBER 4221-00-01-0011) FROM B-8 (COMMERCIAL) TO PLANNED BUSINESS DEVELOPMENT (PBD); AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Staff Contact: *Steven Spraker, Planning Director (386-676-3341)*

D. **ORDINANCE NO. 2022-21:** AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A PLANNED BUSINESS DEVELOPMENT TO BE LOCATED AT 55 NORTH NOVA ROAD, TO BE KNOWN AS THE "SPLASH CAR WASH"; AUTHORIZING THE REDEVELOPMENT OF THE PROPERTY FOR A FULLSERVICE CAR WASH; AUTHORIZING ALTERNATIVE WALL SIGNAGE; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Staff Contact: *Steven Spraker, Planning Director (386-676-3341)*

E. **ORDINANCE NO. 2022-22:** AN ORDINANCE AMENDING SECTION 1-22, DEFINITIONS OF TERMS AND WORDS, OF ARTICLE III, DEFINITIONS AND ACRONYMS, OF CHAPTER 1, GENERAL ADMINISTRATION; AMENDING SECTION 2-32, I-1, LIGHT INDUSTRIAL ZONING DISTRICT, OF ARTICLE II, DISTRICT REGULATIONS, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS; AMENDING SECTION 2-57, CRITERIA FOR REVIEW OF SPECIFIC CONDITIONAL AND SPECIAL EXCEPTION, OF ARTICLE IV, CONDITIONAL AND SPECIAL EXCEPTION REGULATIONS, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS; AND AMENDING SECTION 3-26, OFF-STREET PARKING REQUIREMENTS, OF ARTICLE III, OFF-STREET PARKING, CIRCULATION AND LOADING, OF CHAPTER 3, PERFORMANCE STANDARDS; BY AMENDING DEFINITIONS TO PROVIDE A DEFINITION AND CONDITIONAL CRITERIA FOR THE WAREHOUSE, INDOOR MINI-RENTAL USE, AND BY AMENDING THE PARKING CALCULATIONS FOR WAREHOUSE, INDOOR MINI-RENTAL AND MINI-WAREHOUSES; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Staff Contact: *Steven Spraker, Planning Director (386-676-3341)*

F. **ORDINANCE NO. 2022-24:** AN ORDINANCE ANNEXING ONE PARCEL OF REAL PROPERTY INTO THE CITY OF ORMOND BEACH, SAID PROPERTY BEING GENERALLY LOCATED APPROXIMATELY 125 FEET WEST OF OLD DIXIE HIGHWAY AND APPROXIMATELY 770 FEET NORTH OF PLANTATION OAKS BOULEVARD, BEING LOCATED AT LOT 13, BLOCK 217, ORMOND ON THE BAY, VOLUSIA COUNTY PARCEL NUMBER 3239-03-17-0130; SETTING FORTH ZONING PRIVILEGES AND OBLIGATIONS REGARDING THE PROPERTY; REDEFINING THE TERRITORIAL BOUNDARIES OF THE CITY OF ORMOND BEACH TO INCLUDE THE PROPERTY; REDESIGNATING THE BOUNDARIES OF ZONE 1 OF THE CITY OF ORMOND BEACH TO INCLUDE THE PROPERTY; PROVIDING FOR TRANSMISSION; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director (386-676-3341)*

9. SECOND READING OF ORDINANCES

A. **ORDINANCE NO. 2022-23:** AN ORDINANCE AMENDING SECTION 2-300, METHODS OF SOURCE SELECTION, OF DIVISION 3, PURCHASING, OF ARTICLE IX, FINANCIAL MATTERS, OF CHAPTER 2, ADMINISTRATION, OF THE CODE OF ORDINANCES OF THE CITY OF ORMOND BEACH, BY AMENDING THE PURCHASING THRESHOLD FOR SMALL PURCHASES; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Staff Contact: *Kelly McGuire, Finance Director (386-676-3226)*

10. REPORTS, SUGGESTIONS, REQUESTS

11. ADJOURNMENT

Website Address – www.ormondbeach.org

NOTICE – Pursuant to Section 286.0105 of the Florida Statutes, if any person decides to appeal any decision made by the City Commission with respect to any matter considered at this public meeting, such person will need a record of the proceedings and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

For special accommodations, please notify the City Clerk's Office at least 72 hours in advance.
Phone: 386-677-0311

Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.

In accordance with the Americans with Disabilities Act (ADA), persons with a disability, such as a vision, hearing or speech impairment, or persons needing other types of assistance, and who wish to attend City Commission meetings or any other board or committee meeting may contact the City Clerk's Office in writing, or may call 386-677-0311 for information regarding available aids and services.

MINUTES
ORMOND BEACH CITY COMMISSION
HELD AT CITY HALL COMMISSION CHAMBERS

July 19, 2022 **7:00 p.m.** **Commission Chambers**

Present: Mayor Bill Partington, Commissioners Dwight Selby, Troy Kent, Susan Persis, and Rob Littleton, City Manager Joyce Shanahan, Assistant City Manager Claire Whitley, City Attorney Randy Hayes, and City Clerk Susan Carroll Dauderis.

A G E N D A

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. ADOPTION OF FISCAL YEAR 2022-2023 TENTATIVE MILLAGE RATE

A**. RESOLUTION NO. 2022-79:** A RESOLUTION ADOPTING PROPOSED MILLAGE RATES FOR THE 2022-2023 FISCAL YEAR; ESTABLISHING THE DATE, TIME AND PLACE FOR THE FIRST PUBLIC HEARING ON THE PROPOSED MILLAGE RATES AND THE TENTATIVE BUDGET; DIRECTING COMMUNICATION; EXPRESSING LEGISLATIVE INTENT; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Kelly McGuire, Finance Director (386-676-3226)*

5. PRESENTATIONS AND PROCLAMATIONS

A. Fire Chief David King

B. Lieutenant Michelle Willis

C. A Home for Every Pet

D. Parks and Recreation Month

6. AUDIENCE REMARKS - REGARDING ITEMS NOT ON THE AGENDA

7. APPROVAL OF MINUTES

A. Minutes from City Commission meeting – June 7, 2022

8. CONSENT AGENDA

The action proposed is stated for each item on the Consent Agenda. Unless a City Commissioner removes an item from the Consent Agenda, no discussion on individual items will occur and a single motion will approve all items.

A**. RESOLUTION NO. 2022-80:** A RESOLUTION AMENDING THE DATES AND TIMES FOR THE HOLDING OF REGULAR MEETINGS OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, FOR THE MONTHS OF AUGUST AND OCTOBER 2022; PROVIDING FOR EXCEPTIONS THERETO; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Susan Dauderis, City Clerk (386-676-3340)*

B**. RESOLUTION NO. 2022-81:** A RESOLUTION APPOINTING A MEMBER TO SERVE ON THE HUMAN RESOURCES BOARD;

SETTING FORTH TERMS AND CONDITIONS OF SERVICE; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Susan Dauderis, City Clerk (386-676-3340)*

C. **RESOLUTION NO. 2022-82:** A RESOLUTION APPROVING A CLASSIFICATION AND COMPENSATION STUDY AS THE CITY'S PAY AND CLASSIFICATION PLAN; AUTHORIZING AND DIRECTING THE IMPLEMENTATION OF THE PAY AND CLASSIFICATION PLAN, SUBJECT TO CERTAIN CONDITIONS; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Claire Whitley, Assistant City Manager (386-676-3202)*

D. **RESOLUTION NO. 2022-83:** A RESOLUTION AUTHORIZING THE EXECUTION OF A COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF ORMOND BEACH AND THE NATIONAL ASSOCIATION OF GOVERNMENT EMPLOYEES; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Claire Whitley, Assistant City Manager (386-676-3202)*

E. **RESOLUTION NO. 2022-84:** A RESOLUTION ACCEPTING A PROPOSAL FROM BARNES, FERLAND AND ASSOCIATES, INC. FOR REPORT PREPARATION AND ASSOCIATED TASKS REGARDING THE NOVA LANDFILL CLOSURE PERMIT RENEWAL; AUTHORIZING THE EXECUTION OF A WORK AUTHORIZATION THERETO; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Alex Schumann, City Engineer (386-676-3302)*

F. **RESOLUTION NO. 2022-85:** A RESOLUTION ACCEPTING THE BID OF GENERAL MECHANICAL CORPORATION REGARDING THE POLICE STATION HVAC UPGRADES PROJECT, UNDER BID NO. 2022-21; REJECTING ALL OTHER BIDS; AUTHORIZING THE EXECUTION OF A CONTRACT AND PAYMENT THEREFOR; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Alex Schumann, City Engineer (386-676-3302)*

G. **RESOLUTION NO. 2022-86:** A RESOLUTION ACCEPTING THE BID OF SANDERSON CONCRETE CONSTRUCTION, INC. REGARDING THE WASHINGTON STREET WEST SIDE SIDEWALK IMPROVEMENTS PROJECT, UNDER BID NO. 2022-06; REJECTING ALL OTHER BIDS; AUTHORIZING THE EXECUTION OF A CONTRACT AND PAYMENT THEREFOR; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Alex Schumann, City Engineer (386-676-3302)*

H. **RESOLUTION NO. 2022-87:** A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A PUBLIC SIDEWALK EASEMENT MEASURING TWELVE FEET WIDE AND APPROXIMATELY 1,000 LINEAR FEET LONG FROM CAMEO SOLUTIONS, LLC, TO PROVIDE A PUBLIC SIDEWALK ALONG THE SOUTHLAND ROAD RIGHT-OF-WAY ON PROPERTY LOCATED AT 1345 NORTH U.S. HIGHWAY 1; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director (386-676-3341)*

I. **RESOLUTION NO. 2022-88:** A RESOLUTION AUTHORIZING THE EXECUTION OF A QUITCLAIM DEED IN FAVOR OF ALOJZ A. AND MARY H. BRUNO RELEASING A FIVE FOOT (5.0'') UTILITY EASEMENT LOCATED ALONG THE SOUTH PROPERTY LINE OF LOT 9, THE WOODS SUBDIVISION (50 BOSARVEY CIRCLE); PROVIDING FOR RECORDATION; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director (386-676-3341)*

J. **RESOLUTION NO. 2022-89:** A RESOLUTION AUTHORIZING A WAIVER OF RESIDENTIAL GARAGE SALE PERMITS AND FEES AS PART OF THE 14TH ANNUAL SUPER SCENIC 150-MILE GARAGE SALE ON THE BEACHSIDE FROM THE NORTH CITY LIMITS TO THE SOUTH CITY LIMITS, FROM THE HALIFAX RIVER TO THE ATLANTIC OCEAN, ON SATURDAY, NOVEMBER 19, 2022, FROM 8:00 A.M. TO 2:00 P.M.; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director (386-676-3341)*

K. **RESOLUTION NO. 2022-90:** A RESOLUTION NAMING THE SOUTH ORMOND NEIGHBORHOOD CENTER THE “JOE AND ELLWILLIE DANIELS SOUTH ORMOND NEIGHBORHOOD CENTER”; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Robert Carolin, Leisure Services Director (386-676-3279)*

L. **RESOLUTION NO. 2022-91:** A RESOLUTION AUTHORIZING THE EXECUTION OF AN AMENDMENT AND RENEWAL OF A SCHOOL RESOURCE OFFICER AGREEMENT BETWEEN THE CITY OF ORMOND BEACH AND THE SCHOOL BOARD OF VOLUSIA COUNTY; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Jesse Godfrey, Police Chief (386-676-3525)*

M. **Intent to Bid - Roadway Resurfacing 2022**

Staff Contact: *Alex Schumann, City Engineer (386-676-3302)*

Disposition: Approve as recommended in the City Manager memorandum dated July 19, 2022.

N. **Repairs to West Granada Median**

Staff Contact: *Robert Carolin, Leisure Services Director (386-676-3279)*

Disposition: Approve as recommended in the City Manager memorandum dated July 19, 2022.

O. **Maintenance Repairs to the HID Lighting at Ormond Beach Sports Complex and Nova Community Center**

Staff Contact: *Robert Carolin, Leisure Services Director (386-676-3279)*

Disposition: Approve as recommended in the City Manager memorandum dated July 19, 2022.

P. **Auto Renew Contract - Basketball Facilities Lease Agreement**

Staff Contact: *Robert Carolin, Leisure Services Director (386-676-3279)*

Disposition: Approve as recommended in the City Manager memorandum dated July 19, 2022.

Q. **Auto Renew Contract - Stanley Steamer Display**

Staff Contact: *Robert Carolin, Leisure Services Director (386-676-3279)*

Disposition: Approve as recommended in the City Manager memorandum dated July 19, 2022.

R. **Seabreeze Baseball Booster Club Proposal for Renovations on Wendelstedt Field 1**

Staff Contact: *Robert Carolin, Leisure Services Director (386-676-3279)*

Disposition: Approve as recommended in the City Manager memorandum dated July 19, 2022.

S. **City Manager Status Report, July 2022**

Staff Contact: *Joyce Shanahan, City Manager (386-676-3200)*

Disposition: Approve as recommended in the City Manager memorandum dated July 19, 2022.

9. PUBLIC HEARINGS

A. **ORDINANCE NO. 2022-14:** AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT AND THE INTERGOVERNMENTAL COORDINATION ELEMENT OF THE COMPREHENSIVE PLAN BY INCORPORATING THE PROVISIONS OF THE SECOND AMENDED NORTH US HIGHWAY 1 INTERLOCAL SERVICE BOUNDARY AGREEMENT (ISBA) BETWEEN THE CITY OF ORMOND BEACH AND THE COUNTY OF VOLUSIA; PROVIDING FOR TRANSMITTING COPIES OF THE NOTICE AND AMENDMENT TO THE STATE REVIEWING AGENCIES, THE COUNTY OF VOLUSIA, AND ANY OTHER LOCAL GOVERNMENT OR GOVERNMENTAL AGENCY REQUESTING A COPY; PROVIDING FOR PUBLIC HEARINGS; PROVIDING FOR CONFLICTING ORDINANCES; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Staff Contact: *Steven Spraker, Planning Director (386-676-3341)*

B. **ORDINANCE NO. 2022-18:** AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP TO INCORPORATE THE PROVISIONS OF THE SECOND AMENDED NORTH US HIGHWAY 1 INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN THE CITY OF ORMOND BEACH AND THE COUNTY OF VOLUSIA; AUTHORIZING TRANSMITTAL; PROVIDING FOR PUBLIC HEARINGS; PROVIDING FOR CONFLICTING ORDINANCES; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director (386-676-3341)*

C. **ORDINANCE NO. 2022-19:** AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A FIRST AMENDED DEVELOPMENT ORDER FOR THE “REGAL MULTI-FAMILY” PLANNED BUSINESS DEVELOPMENT, LOCATED AT 215 WILLIAMSON BOULEVARD; AUTHORIZING THE REDEVELOPMENT OF A FORMER MOVIE THEATER, CONSTRUCTION OF A MAXIMUM OF 312 MULTIFAMILY

RESIDENTIAL UNITS, AND BUILDING DIMENSIONS GREATER THAN ONE HUNDRED AND EIGHTY FEET (180') IN LENGTH; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director (386-676-3341)*

D**. ORDINANCE NO. 2022-20:** AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE I, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE A CERTAIN PARCEL OF REAL PROPERTY TOTALING APPROXIMATELY 2.53 ACRES LOCATED AT 55 NORTH NOVA ROAD (VOLUSIA COUNTY PARCEL NUMBER 4221-00-01-0011) FROM B-8 (COMMERCIAL) TO PLANNED BUSINESS DEVELOPMENT (PBD); AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director (386-676-3341)*

E**. ORDINANCE NO. 2022-21:** AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A PLANNED BUSINESS DEVELOPMENT TO BE LOCATED AT 55 NORTH NOVA ROAD, TO BE KNOWN AS THE "SPLASH CAR WASH"; AUTHORIZING THE REDEVELOPMENT OF THE PROPERTY FOR A FULL-SERVICE CAR WASH; AUTHORIZING ALTERNATIVE WALL SIGNAGE CONSISTING OF FIVE (5) SIGNS TOTALING 151.34 SQUARE FEET; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director (386-676-3341)*

F**. ORDINANCE NO. 2022-22:** AN ORDINANCE AMENDING SECTION 1-22, DEFINITIONS OF TERMS AND WORDS, OF ARTICLE III, DEFINITIONS AND ACRONYMS, OF CHAPTER 1, GENERAL ADMINISTRATION; AMENDING SECTION 2-32, I-1, LIGHT INDUSTRIAL ZONING DISTRICT, OF ARTICLE II, DISTRICT REGULATIONS, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS; AMENDING SECTION 2-57, CRITERIA FOR REVIEW OF SPECIFIC CONDITIONAL AND SPECIAL EXCEPTION, OF ARTICLE IV, CONDITIONAL AND SPECIAL EXCEPTION REGULATIONS, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS; AND AMENDING SECTION 3-26, OFF-STREET PARKING REQUIREMENTS, OF ARTICLE III, OFF-STREET PARKING, CIRCULATION AND LOADING, OF CHAPTER 3, PERFORMANCE STANDARDS; BY AMENDING DEFINITIONS TO PROVIDE A DEFINITION AND CONDITIONAL CRITERIA FOR THE WAREHOUSE, INDOOR MINI-RENTAL USE, AND BY AMENDING THE PARKING CALCULATIONS FOR WAREHOUSE, INDOOR MINI-RENTAL AND MINI-WAREHOUSES; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director (386-676-3341)*

G. **RESOLUTION NO. 2022-92:** A RESOLUTION AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A SPECIAL EXCEPTION TO ALLOW LIVE OUTDOOR MUSIC UNDER CERTAIN CONDITIONS ASSOCIATED WITH THE "ORMOND MEMORIAL ART MUSEUM & GARDENS" LOCATED AT 78 EAST GRANADA BOULEVARD, WITHIN THE B-4 (CENTRAL BUSINESS) ZONING DISTRICT; ESTABLISHING CONDITIONS AND EXPIRATION DATE OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director (386-676-3341)*

H. **RESOLUTION NO. 2022-93:** A RESOLUTION AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A SPECIAL EXCEPTION ASSOCIATED WITH THE "ORMOND MEMORIAL ART MUSEUM & GARDENS" LOCATED AT 78 EAST GRANADA BOULEVARD, WITHIN THE B-4 (CENTRAL BUSINESS) ZONING DISTRICT, WITHIN THE DOWNTOWN OVERLAY DISTRICT, TO ALLOW ONE 24+ SQUARE FOOT WALL SIGN IN ADDITION TO THE PREVIOUSLY APPROVED FIVE WALL SIGNS OF 206+ SQUARE FEET, FOR A TOTAL OF SIX WALL SIGNS OF 230+ SQUARE FEET; ESTABLISHING CONDITIONS AND EXPIRATION DATE OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director (386-676-3341)*

I. **RESOLUTION NO. 2022-94:** A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, AUTHORIZING THE EXECUTION AND ISSUANCE OF A PUBLIC ART ORDER APPROVING THE DISPLAY OF A BUTTERFLY WALL SCULPTURE ON THE SOUTH FACING WALL; APPROVING THE INSTALLATION AND DISPLAY OF A BUTTERFLY WALL SCULPTURE ON THE WEST FACING WALL OF THE BUILDING LOCATED AT 78 EAST GRANADA BOULEVARD; ACCEPTING THE DONATION OF PUBLIC ART FROM THE ORMOND MEMORIAL ART MUSEUM, INC.; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director (386-676-3341)*

10. FIRST READING OF ORDINANCES

A. **ORDINANCE NO. 2022-23:** AN ORDINANCE AMENDING SECTION 2-300, METHODS OF SOURCE SELECTION, OF DIVISION 3, PURCHASING, OF ARTICLE IX, FINANCIAL MATTERS, OF CHAPTER 2, ADMINISTRATION, OF THE CODE OF ORDINANCES OF THE CITY OF ORMOND BEACH, BY AMENDING THE PURCHASING THRESHOLD FOR SMALL PURCHASES; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Kelly McGuire, Finance Director (386-676-3226)*

11. SECOND READING OF ORDINANCES

A. **ORDINANCE NO. 2022-17:** AN ORDINANCE APPROVING THE FINAL PLAT FOR THE "TIGER OAKS, PHASE 1A" SUBDIVISION, A PLANNED RESIDENTIAL DEVELOPMENT; ESTABLISHING

CONDITIONS AND EXPIRATION DATE OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Staff Contact: *Steven Spraker, Planning Director (386-676-3341)*

12. REPORTS, SUGGESTIONS, REQUESTS

13. ADJOURNMENT

M I N U T E S

Item #1 – Meeting Call to Order

Mayor Partington called the meeting to order at 7:11 p.m.

Item #2 – Invocation

Pastor Neal Ganzel Jr., Coquina Presbyterian Church, provided the invocation.

Item #3 – Pledge of Allegiance

Mayor Partington led the Pledge of Allegiance.

Item #4 – Adoption of Fiscal Year 2022-2023 Tentative Millage Rate

Item #4A – Fiscal Year 2022-2023 Proposed Millage Rate

City Clerk Susan C. Dauderis read by title only:

RESOLUTION NO. 2022-79

A RESOLUTION ADOPTING PROPOSED MILLAGE RATES FOR THE 2022-2023 FISCAL YEAR; ESTABLISHING THE DATE, TIME AND PLACE FOR THE FIRST PUBLIC HEARING ON THE PROPOSED MILLAGE RATES AND THE TENTATIVE BUDGET; DIRECTING COMMUNICATION; EXPRESSING LEGISLATIVE INTENT; AND SETTING FORTH AN EFFECTIVE DATE.

Mayor Partington explained there would be a tax increase, noting it was lower than staff and the Budget Advisory Board's recommended rate.

Commissioner Selby moved, seconded by Commissioner Kent, to amend the tentative operating millage rate to 3.7610 mills within Resolution No. 2022-79.

Mr. Randy Hayes, City Attorney, requested the Commission motion to approve the resolution for discussion purposes then motion for an amendment.

Commissioner Selby moved, seconded by Commissioner Kent, to approve Resolution No. 2022-79, as read by title only.

Call Vote:	Commissioner Selby	Yes
	Commissioner Kent	Yes
	Commissioner Persis	Yes
	Commissioner Littleton	Yes
Carried.	Mayor Partington	Yes

Mr. Hayes clarified the Commission needed to motion to rescind the action taken.

Commissioner Selby moved, seconded by Commissioner Kent, to rescind approval of Resolution No. 2022-79, as read by title only.

Call Vote:	Commissioner Kent	Yes
	Commissioner Persis	Yes
	Commissioner Littleton	Yes
	Commissioner Selby	Yes
Carried.	Mayor Partington	Yes

Mayor Partington clarified the staff report had the 3.8640 mills and Commissioner Selby motioned to amend the millage rate to 3.761.

Mr. Hayes stated that was correct, noting for a motion to be on the floor for discussion before amending the resolution or ordinance.

Commissioner Selby moved, seconded by Commissioner Kent, to approve Resolution No. 2022-79 as presented in the staff report dated July 19, 2022.

Commissioner Selby moved, seconded by Commissioner Kent, to amend the operating millage rate to 3.7610 mills within Resolution No. 2022-79.

Commissioner Kent stated he would support the item even though it was a tax increase, noting the lower tax rate would save the citizens about $6 from originally proposed.

Commissioner Selby explained he supported the lower rate as the proposed budget had the reserves in the general fund at around 16 percent and city policy was set at 15 percent.

Ms. Joyce Shanahan, City Manager, clarified the lower millage rate would result in a tax reduction of $6 to the property owners, not an increase of $6.

Commissioner Littleton stated his support of the lower tax rate.

Commissioner Persis thanked the Budget Advisory Board for their work on the budget and noted her concern of the lower reserve amount.

Call Vote:	Commissioner Littleton	Yes
	Commissioner Selby	Yes
	Commissioner Kent	Yes
	Commissioner Persis	Yes
Carried.	Mayor Partington	Yes

Mayor Partington stated the tentative millage rate for the City of Ormond Beach necessary to fund the Fiscal Year 2022-2023 budget was 3.7610 mills. He noted the rate was 5.68% above the rolled back rate of 3.5587 mills. He stated the tentative debt service millage rates were 0.005 for the 2003 General Obligation Bond Sinking Fund and 0.08 for the 2010 General Obligation Bond Sinking Fund. He noted it was a public hearing and asked if there were any members of the public who wished to speak or ask questions prior to adoption of the tentative millage rate. He stated there were no persons registered to speak on the item.

Mayor Partington stated the tentative operating millage rate of 3.7610 mills, was 5.68% above the rolled back millage rate of 3.5587 mills. He stated the tentative debt service millage rates were 0.005 for the 2003 General Obligation Bond Sinking Fund and 0.08 for the 2010 General Obligation Bond Sinking Fund and called the vote on the underlying motion.

Call Vote:	Commissioner Persis	Yes
	Commissioner Littleton	Yes
	Commissioner Selby	Yes
	Commissioner Kent	Yes
Carried.	Mayor Partington	Yes

Mayor Partington stated the tentative operating millage rate was set at 3.7610 mills, which was 5.68% above the rolled back millage rate of 3.5587 mills.

Item #5 – Presentations and Proclamations

Item #5A – Fire Chief David King

Mayor Partington presented Fire Chief David King with a proclamation recognizing him for his service to the City and encouraged residents to wish him the best in his well-deserved retirement.

Item #5B – Lieutenant Michelle Willis

Mayor Partington presented a proclamation to Lieutenant Michelle Willis congratulating her for training in the Federal Bureau of Investigations (FBI) National Academy. He discussed her history with the City and urged all residents to commend Lieutenant Willis for her accomplishments.

Item #5C – A Home for Every Pet

Mayor Partington presented the Halifax Humane Society with a proclamation recognizing July 19, 2022 as A Home for Every Pet day, noting the partnership between the City and the Halifax Humane Society. He urged residents to recognize the benefits of pets and collaborate in reaching the lower rate ever for pet homelessness.

Item #5D – Parks and Recreation Month

Mayor Partington presented a proclamation to Leisure Services Director Robert Carolin recognizing July as Parks and Recreation Month. He noted the benefits of parks and the department within the community. He encouraged residents to utilize and recognize the benefits derived from parks and recreation resources.

Item #6 – Audience Remarks

Mr. Ike Leary, 1 South Beach Street, complimented Mr. Carolin on the Reel in the Fun fishing tournament and staff on the Independence Day celebration. He inquired about the status on the Cassen Park redesign.

Ms. Shanahan stated the Commission held a workshop in February 2022 and the direction to staff was to send the design out to bid for engineering services.

Mr. Alex Schumann, City Engineer, clarified the selection committee met on Friday, July 15, 2022, noting the item would be brought before the Commission as the next step.

Ms. Shanahan noted once the bid was awarded staff would move forward on the final designs and plans.

Mr. Bill Denny, 1027 North Halifax Drive, thanked the City and staff for allowing Citizens for Ormond Beach to host a candidate forum at the Ormond Beach Senior Center. He discussed the upcoming events hosted by Citizens for Ormond Beach.

Ms. Beth Jones, complimented the City on the parks and events. She expressed her concerns regarding Sanchez Park and Melrose Park. She requested the Commission focus on what the City had in place instead of encouraging new growth.

Mayor Partington explained due to Sanchez Park being a memorial park there were specialized materials, noting supply chain issues. He explained the city paid for the repairs out of the reserves instead of waiting for insurance money to help expedite the process.

Commissioner Kent inquired where in the process staff was with the Cassen Park redesign; whereby, Mr. Shawn Finley, Public Works Director, clarified after the February 2022 workshop, staff put together a Request for Qualifications (RFQ) to be sent to the public, in which the city received three responses that were under review. Mr. Finley stated the bait shop would remain the same size that was previously decided upon. He noted there would be further public meetings and staff planned to present an item at the August 16, 2022, City Commission meeting to award the contract for design.

Mr. Finley stated staff was informed the materials for Sanchez Park arrived to the warehouse and the contractor was working to schedule the install date.

Mayor Partington inquired if Mr. Leary was contracted for a set square footage for his shop; whereby, Mr. Finley stated that was correct.

Item #7 – Approval of Minutes

Mayor Partington advised the minutes of the June 7, 2022, meeting had been sent to the Commission for review and were posted on the city's website for public viewing. He asked for any corrections, additions, or omissions. He stated that hearing no corrections, the minutes would stand approved as presented.

Commissioner Littleton moved, seconded by Commissioner Persis, for approval of the June 7, 2022, City Commission meeting minutes.

The motion passed by voice vote.

Item #8 – Consent Agenda

Mayor Partington advised the actions proposed for the items on the Consent Agenda were so stated on the agenda. He asked if any member of the Commission had questions or wished to discuss any items separately.

Commissioner Kent requested Item 8L be pulled from the Consent Agenda.

Ms. Shanahan requested Item 8A be pulled from the Consent Agenda.

Commissioner Persis moved, seconded by Commissioner Littleton, for approval of the consent agenda, absent Items 8A and 8L.

Call Vote:	Commissioner Selby	Yes
	Commissioner Kent	Yes
	Commissioner Persis	Yes
	Commissioner Littleton	Yes
Carried.	Mayor Partington	Yes

Item #8A – City Commission Meeting Dates Change – August and October 2022 Dates

City Clerk Susan C. Dauderis read by title only:

RESOLUTION NO. 2022-80

A RESOLUTION AMENDING THE DATES AND TIMES FOR THE HOLDING OF REGULAR MEETINGS OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, FOR THE MONTHS OF AUGUST AND OCTOBER 2022; PROVIDING FOR EXCEPTIONS THERETO; AND SETTING FORTH AN EFFECTIVE DATE.

Ms. Shanahan explained due to planning notices that were previously sent, she was requesting the August 3, 2022 meeting remain on that date and not be moved to August 2, 2022. She explained the October date was moved due to National Night Out being moved from August 2, 2022 to October 4, 2022.

Commissioner Selby moved, seconded by Commissioner Persis, for approval of Resolution 2022-80.

Commissioner Selby moved, seconded by Commissioner Persis, to amend Resolution 2022-80 by changing the August 2, 2022 City Commission meeting to its previously scheduled August 3, 2022.

Call Vote:	Commissioner Persis	Yes
	Commissioner Littleton	Yes
	Commissioner Selby	Yes
	Commissioner Kent	Yes
Carried.	Mayor Partington	Yes

Mayor Partington called the vote on the underlying motion.

Call Vote:	Commissioner Kent	Yes
	Commissioner Persis	Yes
	Commissioner Littleton	Yes
	Commissioner Selby	Yes
Carried.	Mayor Partington	Yes

Item #8L – Interlocal Agreement with Volusia County School Board Update SRO

City Clerk Susan C. Dauderis read by title only:

RESOLUTION NO. 2022-91

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AMENDMENT AND RENEWAL OF A SCHOOL RESOURCE OFFICER AGREEMENT

BETWEEN THE CITY OF ORMOND BEACH AND THE SCHOOL BOARD OF VOLUSIA COUNTY; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Persis moved, seconded by Commissioner Selby, for approval of Item 8L.

Commissioner Kent expressed his support of a School Resource Officer (SRO) and his appreciation for Officer Gregory Stokes. He voiced his concerns regarding the funding of the SRO position, noting he believed the Volusia County School Board should fully fund the position.

Commissioner Persis stated her support of the City helping fund the position.

Commissioner Littleton stated his support of the item.

Call Vote:	Commissioner Littleton	Yes
	Commissioner Selby	Yes
	Commissioner Kent	Yes
	Commissioner Persis	Yes
Carried.	Mayor Partington	Yes

Comments on the Consent Agenda

Commissioner Kent discussed his support of Item 8K, the renaming of the South Ormond Neighborhood Center.

Commissioner Littleton stated his support of Item 8D regarding the National Association of General Employees collective bargaining agreement and Item 8F regarding the police station HVAC upgrades.

Commissioner Selby expressed his support of Item 8E which renewed the landfill permit. He suggested staff look at what it would cost to reclaim that land area.

Item #9 – Public Hearings

Item #9A – N US 1 Second Amended ISBA Comprehensive Plan Text Amendments Expedited

Mayor Partington opened the public hearings.

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2022-14

AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT AND THE INTERGOVERNMENTAL COORDINATION ELEMENT OF THE COMPREHENSIVE PLAN BY INCORPORATING THE PROVISIONS OF THE SECOND AMENDED NORTH US HIGHWAY 1 INTERLOCAL SERVICE BOUNDARY AGREEMENT (ISBA) BETWEEN THE CITY OF ORMOND BEACH AND THE COUNTY OF VOLUSIA; PROVIDING FOR TRANSMITTING COPIES OF THE NOTICE AND AMENDMENT TO THE STATE REVIEWING AGENCIES, THE COUNTY OF VOLUSIA, AND ANY OTHER LOCAL GOVERNMENT OR GOVERNMENTAL AGENCY REQUESTING A COPY; PROVIDING FOR PUBLIC HEARINGS; PROVIDING FOR CONFLICTING ORDINANCES; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Mr. Joseph Valerio, 1213 Northside Drive, expressed his concerns regarding wetlands and flooding.

Mr. Glenn Storch, 420 South Nova Road, stated he represented the applicant for the item. He clarified almost all wetlands were to be preserved, noting there were plans in place to help with the runoff water during heavy rains. He stated those topics and other concerns would be addressed at future neighborhood meetings.

Mayor Partington inquired about the Saint Johns River Water Management Districts (SJRWMD) regarding stormwater; whereby, Mr. Steven Spraker, Planning Director, clarified there was a stormwater analysis that was reviewed by SJRWMD and the City's

civil engineer, noting per Florida State statutes properties cannot drain any more water than what was draining pre-development conditions.

Commissioner Selby stated his understanding was any water the property received would be treated; whereby, Mr. Spraker stated that was correct.

Commissioner Selby moved, seconded by Commissioner Persis, for approval of Ordinance No. 2022-14, on second reading, as read by title only.

Call Vote:	Commissioner Selby	Yes
	Commissioner Kent	Yes
	Commissioner Persis	Yes
	Commissioner Littleton	Yes
Carried.	Mayor Partington	Yes

Item #9B – Second Amended ISBA Future Land Use Map Amendment (89.99 acres) Re-adoption

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2022-18

AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP TO INCORPORATE THE PROVISIONS OF THE SECOND AMENDED NORTH US HIGHWAY 1 INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN THE CITY OF ORMOND BEACH AND THE COUNTY OF VOLUSIA; AUTHORIZING TRANSMITTAL; PROVIDING FOR PUBLIC HEARINGS; PROVIDING FOR CONFLICTING ORDINANCES; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Spraker reviewed a presentation and explained when the Commission approved the item in May, staff sent the documents off to the Department of Economic Opportunity (DEO) and the response was the item could not be adopted before Item 9A, Ordinance Number 2022-14. He reviewed the process moving forward and what was previously done. He clarified the item presented was a land use amendment. He stated the property owner came to staff and offered to reduce the density to three units per acre compared to the eight units Volusia County allowed. He discussed the enclaves which were county properties within the area discussed.

Mr. Hayes stated the Interlocal Boundary Service Agreement (ISBA) area was a product of the negotiation efforts between the city and county regarding the unsavory uses that were allowed. He explained there were statutory provisions that allowed the city to annex land even though it created enclaves.

Mayor Partington inquired about the enclave properties being on a septic system; whereby, Mr. Spraker stated with the development of Ridgehaven, the infrastructure would be in place for the properties to connect to city water and sewer if the property owners desired. Mayor Partington noted his concerns regarding the density allowed by Volusia County.

Commissioner Persis moved, seconded by Commissioner Selby, for approval of Ordinance No. 2022-18, on first reading, as read by title only.

Call Vote:	Commissioner Kent	Yes
	Commissioner Persis	Yes
	Commissioner Littleton	Yes
	Commissioner Selby	Yes
Carried.	Mayor Partington	Yes

Item #9C – 215 Williamson Boulevard, Regal Multi-Family, Planned Business Development First Amendment

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2022-19

AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A FIRST AMENDED DEVELOPMENT ORDER FOR THE "REGAL MULTI-FAMILY" PLANNED BUSINESS DEVELOPMENT, LOCATED AT 215 WILLIAMSON BOULEVARD; AUTHORIZING THE REDEVELOPMENT OF A FORMER MOVIE THEATER, CONSTRUCTION OF A MAXIMUM OF 312 MULTIFAMILY RESIDENTIAL UNITS, AND BUILDING DIMENSIONS GREATER THAN ONE HUNDRED AND EIGHTY FEET (180') IN LENGTH; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Spraker explained the item was for a Planned Business Development (PBD) amendment for the property at 215 Williamson Boulevard. He discussed the surrounding area noting the property was within the Transportation Concurrency Exception Area. He explained the property previously sought commercial uses, but the amendment was seeking multi-family uses at 26 units per acre with a maximum of 312 apartment units. He explained the site plan showed 310 units within three buildings. He noted all the buffers would remain and the stormwater ponds would receive fountains and be maintained. He stated the last time the city permitted multi-family development was 2010 and presented the elevations. He noted the Site Plan Review Committee reviewed the site plan, discussed the trip generation analysis, and explained a traffic study was not required. He stated a school concurrency certificate was provided and discussed the next steps if approved.

Ms. Kimberly Friedman, 300 North Nova Road, stated she was with the Jaffe Corporation and was there on behalf of the Ormond Towne Square. She voiced her concern regarding Ormond Towne Square abutting a multi-family development with no fence or wall between the parcels.

Mr. Valerio requested a traffic study be completed, noting his concerns regarding the multi-family development near a busy intersection.

Mayor Partington read an email from Mr. Jeremy Cruz which requested the Commission consider not selling the property to become an apartment complex, but utilize it as a community area for music and arts.

Mayor Partington stated the city did not own the property.

Mr. Paul Holub, 675 North Beach Street, stated he was there as a member of Southwest I-95, LLC and presented a PowerPoint. He discussed the natural buffers, retention ponds, signage, traffic and potential uses. He addressed the enhanced mobility options, noting the developers planned to include the addition of a Votran bus stop, sidewalk connection to Williamson Boulevard, electric vehicle and bicycle charging stations and designated Uber, Lyft and various delivery services parking. He stated the property promoted social connections through social areas, office space and other amenities. He explained there was no access for vehicles to access Ormond Towne Square from the property as there would be landscaped buffers between the two parcels. He stated there was to be 312 new trees planted on the property.

Commissioner Selby inquired if there was an access to Discount Tire from the property; whereby, Mr. Holub explained there was a cross access easement that was required as a secondary access point in the event the main entrance was unable to be utilized.

Mayor Partington disclosed that Mr. Holub was a campaign contributor, a long-time family friend and noted they discussed the traffic issues. He also disclosed that Mr. Charles Lichtigman was a campaign contributor.

Commissioner Selby disclosed Mr. Lichtigman reached out to him and noted they did not speak but did leave each other voice messages.

Commissioner Littleton disclosed Mr. Holub showed him the blueprints many months ago but did not discuss since.

Commissioner Kent and Commissioner Persis stated they had no discussion with the applicants.

Commissioner Selby moved, seconded by Commissioner Littleton, for approval of Ordinance No. 2022-19, on first reading, as read by title only.

Commissioner Selby discussed his support of the item. He inquired about the school concurrency letter, noting it appeared a couple of the schools were showing as at or just above capacity; whereby, Mr. Spraker stated the schools level of service would go up to 115 percent as an acceptable capacity level.

Commissioner Persis, Commissioner Littleton and Mayor Partington expressed their support of the item.

Commissioner Kent discussed the population and growth of the city, noting his support of the item.

Call Vote:	Commissioner Persis	Yes
	Commissioner Littleton	Yes
	Commissioner Selby	Yes
	Commissioner Kent	Yes
Carried.	Mayor Partington	Yes

Mayor Partington adjourned the meeting for a short break at 9:04 p.m.
Mayor Partington reconvened the meeting at 9:13 p.m.

Item #9D – 55 North Nova Road, Splash Car Wash, Zoning Map Amendment

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2022-20

AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE I, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE A CERTAIN PARCEL OF REAL PROPERTY TOTALING APPROXIMATELY 2.53 ACRES LOCATED AT 55 NORTH NOVA ROAD (VOLUSIA COUNTY PARCEL NUMBER 4221-00-01-0011) FROM B-8 (COMMERCIAL) TO PLANNED BUSINESS DEVELOPMENT (PBD); AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Spraker reviewed a PowerPoint for the zoning map amendment and development order. He discussed the property and existing easements. He explained the zoning map amendment established the framework for the issuance of the development order. He noted the redesign incorporated new stormwater areas and explained the developer was saving a historic tree onsite. He clarified the vehicle detailing and wash was not an allowed use in the B-8 zoning district and noted the developer was looking to add additional signage. He explained at the Planning Board meeting, the concern of Sterthaus Drive and Nova Road intersection was raised. He stated the city worked to clean up the vegetation in the area allowing all signage to be visible and the issue was not with the developer.

Commissioner Persis inquired about the plans to improve the Sterthaus Drive and Nova Road intersection; whereby, Mr. Spraker stated there were discussions to install objects to force right hand turns, noting the main issue was the median. She inquired if the quickest way to head north on Nova Road would be to make a U-Turn at the Wilmette Avenue intersection; whereby, Mr. Spraker noted citizens could go out North Old Kings Road and turn right at Granada to head either north or south from there as a reasonable alternative.

Commissioner Littleton inquired what type of businesses could be there with no zoning changes; whereby, Mr. Spraker stated it was in the B-8 district which allowed drive-through restaurants, restaurants, medical offices and personal services. Mr. Spraker noted car washes were only allowed in a B-5 commercial zoning district.

Commissioner Kent questioned why the city zoned the area to not allow car washes; whereby, Mr. Spraker stated per the PBD if staff can find a determination that the development would be a consistent use, it would be allowed.

Commissioner Selby discussed the parking easement in favor of Chicken Salad Chick and utility easement in favor of Florida Power and Light (FPL).

Commissioner Persis expressed her concerns and questioned if the car wash was the best use of the property, noting there was another car wash minutes away.

Mr. Steve Schlossberg, 55 North Nova Road, stated he was there on behalf of Splash Carwash and discussed their background within the area. He explained a few of the features including a self-prep area and a full-service detail tunnel, he noted citizens would be in and out of the car wash and detailing in 15 minutes. He stated the only other car wash with a detail tunnel nearby was in Melbourne, Florida.

Commissioner Kent voiced his concerns regarding the colors, signage and animated sponge, noting his support of the business.

Mr. Spraker stated the Commission could request for color changes but noted the colors were allowed by the Land Development Code.

Commissioner Kent discussed his apprehension on the proposed square footage of signs.

Commissioner Persis agreed with Commissioner Kent's concerns regarding the animated sponge.

Mr. Schlossberg stated he could remove the animated sponge.

Mayor Partington inquired about the entrance to the facility; whereby, Mr. Schlossberg stated there were multiple entrances including North Old Kings Road and Nova Road. Mayor Partington clarified the back was where cars would enter the tunnels; whereby, Mr. Schlossberg stated that was correct. Mayor Partington questioned if signs were needed at both ends of the tunnels or if just the entrance would be sufficient.

Mr. Schlossberg stated the signage was on both ends of the tunnels as he believed it was a new concept to the area, the interior detail tunnel, and wanted to showcase that on Nova Road.

Commissioner Littleton inquired why the Port Orange location had different colors; whereby, Mr. Schlossberg stated the car wash in Port Orange was built in 1994.

Commissioner Persis agreed with Commissioner Kent and would like to see non-primary colors in the color scheme.

Mayor Partington stated he would like to see not as bright colors and asked Mr. Spraker how to make that happen; whereby, Mr. Spraker stated the Commission could continue the item and request the elevations come back on a first reading or approve on the first reading contingent on receiving revised elevations and amend on second reading.

Commissioner Selby discussed the signage and requested the applicant make the North Old Kings Drive signage smaller to reduce the square footage of requested signage.

Mr. Schlossberg stated he would be willing to rework the signs and colors to bring back for the second reading.

Commissioner Littleton moved, seconded by Commissioner Persis, for approval of Ordinance No. 2022-20, on first reading, as read by title only.

Commissioner Kent stated his approval was based upon significant changes in the exterior for the second reading.

Call Vote:	Commissioner Littleton	Yes
	Commissioner Selby	Yes
	Commissioner Kent	Yes
	Commissioner Persis	Yes
Carried.	Mayor Partington	Yes

Item #9E – 55 North Nova Road, Splash Car Wash, Issuance of a Development Order

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2022-21

AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A PLANNED BUSINESS DEVELOPMENT TO BE LOCATED AT 55 NORTH NOVA ROAD, TO BE KNOWN AS THE "SPLASH CAR WASH"; AUTHORIZING THE REDEVELOPMENT OF THE PROPERTY FOR A FULL-SERVICE CAR WASH; AUTHORIZING ALTERNATIVE WALL SIGNAGE CONSISTING OF FIVE (5) SIGNS TOTALING 151.34 SQUARE FEET; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Holub explained the property had inquiries for drive-throughs and noted the concern regarding higher trip counts and possible disruption to the Chicken Salad Chick parking easement. He stated the drive-through interior service detail tunnel was impressive when he went and looked at the facility in Melbourne.

Mayor Partington noted the same disclosures applied that were discussed on Item 9C.

Commissioner Kent inquired on the Mayor's thoughts regarding the signage on the exterior at the end of the tunnels; whereby, Mayor Partington stated he was curious to see what would be presented based on the last items discussion.

Commissioner Kent inquired about the monument sign near Nova Road; whereby, Mr. Spraker stated the project did propose a monument sign. Commissioner Kent explained that sign would state car wash and questioned if the signs at the end of the tunnels were needed, noting he believed the submitted plan had too much signage.

Commissioner Persis requested the applicant look into changing the font.

Mayor Partington stated Ormond Beach had a very high standard and hoped the applicant would get with Mr. Holub as he worked on many projects throughout the city.

Commissioner Kent inquired if the item would come back to the Commission; whereby, Mr. Spraker stated the item was set to come back to the Commission on August 3, 2022.

Commissioner Littleton moved, seconded by Commissioner Persis, for approval of Ordinance No. 2022-21, on first reading, as read by title only, with the stipulation that the exterior would be updated before the second reading.

Call Vote:	Commissioner Selby	Yes
	Commissioner Kent	Yes
	Commissioner Persis	Yes
	Commissioner Littleton	Yes
Carried.	Mayor Partington	Yes

Item #9F – Land Development Code Amendment, Warehouse, Indoor Mini-Rental

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2022-22

AN ORDINANCE AMENDING SECTION 1-22, DEFINITIONS OF TERMS AND WORDS, OF ARTICLE III, DEFINITIONS AND ACRONYMS, OF CHAPTER 1, GENERAL ADMINISTRATION; AMENDING SECTION 2-32, I-1, LIGHT INDUSTRIAL ZONING DISTRICT, OF ARTICLE II, DISTRICT REGULATIONS, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS; AMENDING SECTION 2-57, CRITERIA FOR REVIEW OF SPECIFIC CONDITIONAL AND SPECIAL EXCEPTION, OF ARTICLE IV, CONDITIONAL AND SPECIAL EXCEPTION REGULATIONS, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS; AND AMENDING SECTION 3-26, OFF-STREET PARKING REQUIREMENTS, OF ARTICLE III, OFF-STREET PARKING, CIRCULATION AND LOADING, OF CHAPTER 3, PERFORMANCE STANDARDS; BY AMENDING DEFINITIONS TO PROVIDE A DEFINITION AND CONDITIONAL CRITERIA FOR THE WAREHOUSE, INDOOR MINI-RENTAL USE, AND BY AMENDING THE PARKING CALCULATIONS FOR WAREHOUSE, INDOOR MINI-RENTAL AND MINI-WAREHOUSES; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Spraker stated the request for the item was for an LDC amendment to allow indoor storage as it was not a use allowed in the LDC, but noted its popularity. He stated the industrial zoning district staff believed to be the most appropriate zone. He discussed the indoor storage facilities previously approved and stated Planning Board and staff recommended approval.

Commissioner Littleton inquired where the I-1 zoning was typically located; whereby, Mr. Spraker stated US Highway One and Industrial Airport Business Park.

Commissioner Persis moved, seconded by Commissioner Littleton, for approval of Ordinance No. 2022-22, on first reading, as read by title only.

Call Vote:	Commissioner Kent	Yes
	Commissioner Persis	Yes
	Commissioner Littleton	Yes
	Commissioner Selby	Yes
Carried.	Mayor Partington	Yes

Item #9G – 78 East Granada Boulevard – Special Exception for Outdoor Activity

City Clerk Susan C. Dauderis read by title only:

RESOLUTION NO. 2022-92

A RESOLUTION AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A SPECIAL EXCEPTION TO ALLOW LIVE OUTDOOR MUSIC UNDER CERTAIN CONDITIONS ASSOCIATED WITH THE “ORMOND MEMORIAL ART MUSEUM & GARDENS” LOCATED AT 78 EAST GRANADA BOULEVARD, WITHIN THE B-4 (CENTRAL BUSINESS) ZONING DISTRICT; ESTABLISHING CONDITIONS AND EXPIRATION DATE OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Spraker reviewed Items 9G, 9H and 9I. He explained Item 9G was for a special exception to allow live outdoor music and reviewed the decibel ratings for the area. He noted Item 9H was for additional signage and 9I was for a butterfly wall display.

Commissioner Kent inquired why only four performers were allowed; whereby, Mr. Spraker stated the applicant requested for four performers.

Commissioner Littleton inquired if the B-4 district was the downtown area; whereby, Mr. Spraker stated that was correct.

Ms. Stephanie Mason-Teague, Ormond Memorial Art Museum and Gardens Director, stated the music was for weddings, celebrations and other private parties, clarifying it was not for a concert venue.

Commissioner Selby moved, seconded by Commissioner Persis, for approval of Resolution No. 2022-92, as read by title only.

Call Vote:	Commissioner Persis	Yes
	Commissioner Littleton	Yes
	Commissioner Selby	Yes
	Commissioner Kent	Yes
Carried.	Mayor Partington	Yes

Item #9H – 78 East Granada Boulevard, Wall Signage Special Exception

City Clerk Susan C. Dauderis read by title only:

RESOLUTION NO. 2022-93

A RESOLUTION AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A SPECIAL EXCEPTION ASSOCIATED WITH THE “ORMOND MEMORIAL ART MUSEUM & GARDENS” LOCATED AT 78 EAST GRANADA BOULEVARD, WITHIN THE B-4 (CENTRAL BUSINESS) ZONING DISTRICT, WITHIN THE DOWNTOWN OVERLAY DISTRICT, TO ALLOW ONE 24+ SQUARE FOOT WALL SIGN IN ADDITION TO THE PREVIOUSLY APPROVED FIVE WALL SIGNS OF 206+ SQUARE FEET, FOR A TOTAL OF SIX WALL SIGNS OF 230+

SQUARE FEET; ESTABLISHING CONDITIONS AND EXPIRATION DATE OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Persis moved, seconded by Commissioner Selby, for approval of Resolution No. 2022-93, as read by title only.

Call Vote:	Commissioner Littleton	Yes
	Commissioner Selby	Yes
	Commissioner Kent	Yes
	Commissioner Persis	Yes
Carried.	Mayor Partington	Yes

Item #9I – 78 East Granada Boulevard, Public Art

City Clerk Susan C. Dauderis read by title only:

RESOLUTION NO. 2022-94

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, AUTHORIZING THE EXECUTION AND ISSUANCE OF A PUBLIC ART ORDER APPROVING THE DISPLAY OF A BUTTERFLY WALL SCULPTURE ON THE SOUTH FACING WALL; APPROVING THE INSTALLATION AND DISPLAY OF A BUTTERFLY WALL SCULPTURE ON THE WEST FACING WALL OF THE BUILDING LOCATED AT 78 EAST GRANADA BOULEVARD; ACCEPTING THE DONATION OF PUBLIC ART FROM THE ORMOND MEMORIAL ART MUSEUM, INC.; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Persis moved, seconded by Commissioner Selby, for approval of Resolution No. 2022-94, as read by title only.

Commissioner Littleton inquired if further donations occur and more butterflies are added would the request need to come back before the Commission; whereby, Mr. Spraker confirmed an item would come before the Commission.

Call Vote:	Commissioner Selby	Yes
	Commissioner Kent	Yes
	Commissioner Persis	Yes
	Commissioner Littleton	Yes
Carried.	Mayor Partington	Yes

Mayor Partington closed the public hearings.

Item #10 – First Reading of Ordinances

Item #10A – Procurement Threshold

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2022-23

AN ORDINANCE AMENDING SECTION 2-300, METHODS OF SOURCE SELECTION, OF DIVISION 3, PURCHASING, OF ARTICLE IX, FINANCIAL MATTERS, OF CHAPTER 2, ADMINISTRATION, OF THE CODE OF ORDINANCES OF THE CITY OF ORMOND BEACH, BY AMENDING THE PURCHASING THRESHOLD FOR SMALL PURCHASES; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

Ms. Shanahan stated the request was to raise the threshold for small purchases to $2,500.

Commissioner Littleton moved, seconded by Commissioner Selby, for approval of Ordinance No. 2022-23, on first reading, as read by title only.

Commissioner Kent expressed his support of the item.

Call Vote:	Commissioner Kent	Yes
	Commissioner Persis	Yes

	Commissioner Littleton	Yes
	Commissioner Selby	Yes
Carried.	Mayor Partington	Yes

Item #11 – Second Reading of Ordinances

Item #11A – Tiger Oaks, Phase 1A Final Plat

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2022-17

AN ORDINANCE APPROVING THE FINAL PLAT FOR THE "TIGER OAKS, PHASE 1A" SUBDIVISION, A PLANNED RESIDENTIAL DEVELOPMENT; ESTABLISHING CONDITIONS AND EXPIRATION DATE OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Commissioner Selby moved, seconded by Commissioner Littleton, for approval of Ordinance No. 2022-17, on second reading, as read by title only.

Call Vote:	Commissioner Persis	Yes
	Commissioner Littleton	Yes
	Commissioner Selby	Yes
	Commissioner Kent	Yes
Carried.	Mayor Partington	Yes

Item #12 – Reports, Suggestions, Requests

Events

Ms. Shanahan thanked the Commission for their work at the Operating Budget Workshop. She stated staff was requesting to hold a Shade Meeting with the Commission regarding negotiations with the fire union, noting it would be a 30-minute meeting; whereby, Commissioner Littleton suggested holding the meeting before the August 3, 2022, City Commission Meeting.

Commissioner Persis suggested starting the meeting at 6:15 p.m. that evening; whereby Ms. Shanahan clarified the meeting would be held on Wednesday, August 3, 2022, at 6:15 p.m.

Commissioner Selby, Commissioner Kent, Commissioner Persis and Commissioner Littleton expressed their support of the Independence Day celebration and thanked staff for their hard work.

Commissioner Kent requested staff look into increasing the age for the Reel in the Fun Fishing Tournament, noting he believed children should be allowed to participate until age 16 when they need to get a fishing license.

Commissioner Persis stated there would be three new principals coming to Ormond Beach and requested the Commission recognize them and welcome them to the city.

Staff

Ms. Claire Whitley, Assistant City Manager, congratulated Lieutenant Michelle Willis.

Commissioner Selby, Commissioner Kent and Commissioner Littleton discussed Chief King and expressed their gratitude for him.

Commissioner Littleton thanked Mr. Kevin Gray, Deputy Public Works Director, Mr. Schumann and Mr. Finley for their assistance with citizen concerns in June 2022.

Dr. Mary McLeod Bethune Statue

Commissioner Kent stated he received a certificate of recognition for his donation to the Dr. Mary McLeod Bethune Statuary project.

Commissioner Persis thanked the Commission for allowing her to travel to Washington D.C. for the Statuary Committee activities and represent the City of Ormond Beach. She stated she also received her certificate of recognition.

Commissioner Littleton expressed his support of the statue and stated how proud he was to support it.

Election
Commissioner Kent, Commissioner Persis and Mayor Partington congratulated Mr. Travis Sargent for becoming Zone Two City Commissioner-Elect.

Item #13 – Adjournment

The meeting was adjourned at 10:28 p.m.

APPROVED: August 3, 2022

BY: _____
Bill Partington, Mayor

ATTEST:

_____
Susan Carroll Dauderis,
City Clerk

CITY OF ORMOND BEACH

City Manager • 22 S. Beach Street • Ormond Beach • Florida • 32174 • (386) 676-3200 • Fax (386) 676-3384

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce A. Shanahan, City Manager

From: Loretta Moisio, Grants Coordinator

Date: August 3, 2022

Subject: FY 2022 Edward Byrne Memorial Justice Assistance (JAG) Grant Program - Local Solicitation

Commission Goal: Public Safety - Other

Introduction

This is a request for the City Commission to approve the submittal of an on-line grant application to the United States (U.S.) Department of Justice under the Edward Byrne Justice Assistance Grant Program 2022 for $11,850 in formula grant funding for law enforcement equipment.

Background

The Edward Byrne Justice Assistance Grant Program, through the U.S. Department of Justice, is providing direct formula grant funding to assist local and tribal efforts to prevent or reduce crime and violence. The City's direct award has been determined to be $11,850. The award is based on Part 1 crime statistics and requires that units of local government must have submitted to the FBI at least three years of Uniform Crime Report (UCR) data during the most recent ten-year period for which UCR data are available in order to be eligible for this funding. The funds must be used in one of the following eight (8) federal purpose areas:

- Law enforcement programs
- Prosecution and court programs
- Prevention and education programs
- Corrections and community corrections programs
- Drug treatment and enforcement programs
- Planning, evaluation, and technology improvement programs
- Crime victim and witness programs (other than compensation)
- Mental health programs and related law enforcement and corrections programs, including behavioral programs and crisis intervention teams

Discussion

The on-line application submittal deadline for the grant is 8:59 PM August 8, 2022. With this grant funding, the Police Department wishes to apply under the law enforcement programs purpose area and would like to purchase a DART Range for firearms simulation training.

The DART Range can be used every day and is capable of supporting intense training in a wide range of critical skills. It is an audio/video projection system that is portable, and can be set up in any indoor environment, presenting trainees with a variety of virtual scenarios that compel them to react with the use of simulated weapons, or non-armed de-escalation techniques. The system has proven to be an effective tool for providing more frequent, more intense weapons and de-escalation training, which is intended to supplement other simulated and live-fire drills that are less frequent due to costs of ammunition and setup/cleanup time. DART Range requires very little space for setup and can be used with pre-made courses and unlimited courses can be customized to the needs of the Ormond Beach Police Department through the DART Studio.

Budget Impact

The estimated cost to purchase the requested equipment is $11,850. The total grant award is $11,850. Funds through Fund 301 - General Capital Fund.

Citizen Impact

The citizens of the City of Ormond Beach have great potential to benefit from this system, which is intended to provide a wide range of scenario-based training to their police officers, who serve their community in a continuously changing law enforcement dynamic. Establishing critical decision-making skills and promoting de-escalation techniques are among the primary training goals of the Ormond Beach Police Department in order to provide our community with the best services available. These goals are expected to be better achieved with the implementation of this system.

Recommendation

It is recommended that the City Commission authorize the on-line grant submittal to the U.S. Department of Justice in the amount of $11,850 as outlined above and authorize acceptance if awarded.

Attachments:

- 22-95 Edward Byrne Justice Assistance Grant Program FY 22 (P22-0106G) (PDF)
- 2022 Solicitation (PDF)
- fy-2022-jag-local-allocations-FL (PDF)
- DART 1274-5707 (PDF)
- DART-Info-Pack-2022b (PDF)

REVIEWED BY:

Kelly McGuire, Finance Director 7/11/2022

Claire Whitley, Assistant City Manager 7/25/2022

APPROVED BY:

Joyce A. Shanahan, City Manager 7/26/2022

RESOLUTION NO. 2022-95

A RESOLUTION AUTHORIZING THE SUBMITTAL OF AN ON-LINE GRANT APPLICATION IN THE AMOUNT OF $11,850.00 TO THE UNITED STATES DEPARTMENT OF JUSTICE, OFFICE OF JUSTICE PROGRAMS, UNDER THE EDWARD BYRNE JUSTICE ASSISTANCE GRANT PROGRAM; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS INCIDENTAL THERETO, INCLUDING ANY CONTRACT NECESSARY FOR THE CITY TO ACCEPT THE GRANT AWARD; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the United States Department of Justice, Office of Justice Programs, provides financial assistance to local governments under the Edward Byrne Memorial Justice Assistance Grant ("JAG") program as a means to enhance crime prevention efforts, and

WHEREAS, the City Commission desires to authorize the submission of an on-line application for financial assistance in the amount of $11,850.00 available under the JAG program for the acquisition of a firearms training simulator for use by the Ormond Beach Police Department to support training in a wide range of critical calls, and

WHEREAS, the total cost of the firearms training simulator is estimated to be $11,850.00, and

WHEREAS, the City Commission desires to accept said grant once it is awarded, now therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA, THAT:

SECTION ONE. The City Manager or her designee is hereby authorized and directed to submit an on-line grant application in the amount of $11,850.00 to the U.S. Department of Justice, Office of Justice Programs, under the Edward Byrne Memorial Justice Assistance Grant.

SECTION TWO. The City Commission hereby authorizes the acceptance of said grant funds once awarded; and further authorizes the Mayor and City Manager to execute any and all documents incidental thereto including any contract that is necessary for the City to accept the grant award.

SECTION THREE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED this 3rd day of August, 2022.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

OMB No. 1121-0329
Approval Expires 12/31/2023

U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

BJA FY 2022 Edward Byrne Memorial Justice Assistance Grant Program — Local Solicitation

Assistance Listing Number #	16.738
Grants.gov Opportunity Number:	O-BJA-2022-171368
Solicitation Release Date:	June 22, 2022 2:00 PM
Grants.gov Deadline:	August 03, 2022 8:59 PM
Application JustGrants Deadline:	August 08, 2022 8:59 PM

Overview

The U.S. Department of Justice (DOJ), Office of Justice Programs (OJP), Bureau of Justice Assistance (BJA) seeks applications for funding for the Edward Byrne Memorial Justice Assistance Grant (JAG) Program. This program furthers the DOJ's mission by assisting local and tribal law criminal justice efforts to prevent or reduce crime and violence and to improve the administration of the criminal justice system.

This solicitation incorporates the OJP Grant Application Resource Guide by reference. The OJP Grant Application Resource Guide provides guidance to applicants to prepare and submit applications to OJP for funding. **If this solicitation expressly modifies any provision in the OJP Grant Application Resource Guide, the applicant is to follow the guidelines in this solicitation as to that provision.**

This solicitation expressly modifies the OJP Grant Application Resource Guide by not incorporating the "Limitation on Use of Award Funds for Employee Compensation; Waiver" provisions in the "Financial Information" section of the OJP Grant Application Resource Guide.

Solicitation Categories

Competition ID	Category *	Number of Awards	Dollar Amount for Award	Performance Start Date	Performance Duration (Months)
C-BJA-2022-00154-PROD	Category 1 - Applicants with eligible allocation amounts of less than $25,000	618	$9,450,338.00	10/1/21 12:00 AM	24
C-BJA-2022-00155-PROD	Category 2 - Applicants with eligible allocation amounts of $25,000 or more	580	$83,437,803.00	10/1/21 12:00 AM	48

Eligible Applicants:
City or township governments, County governments, Native American tribal governments (Federally recognized), Special district governments, Other

Other

By law, for purposes of the JAG Program, the term "units of local government" includes a town, township, village, parish, city, county, borough, or other general-purpose political subdivision of a state; or it may be a federally recognized American Indian tribal government that performs law enforcement functions (as determined by the Secretary of the Interior). A unit of local government also may be any law enforcement district or judicial enforcement district established under applicable state law with authority to independently establish a budget and impose taxes; for example, in Louisiana, a unit of local government means a district attorney or parish sheriff. The eligible allocations by state for the fiscal year (FY) 2022 JAG Program can be found at: https://bja.ojp.gov/program/jag/fy-2022-allocations.

Eligible allocations under JAG are posted annually on the JAG web page. See the allocation determination and "Units of Local Government" requirements section for more information. **Applicants with eligible allocation amounts of less than $25,000 will apply to Category 1, and applicants with eligible allocation amounts of $25,000 or more will apply to Category 2.**

All recipients and subrecipients (including any for-profit organization) must forgo any profit or management fee.

Contact Information

For technical assistance with submitting the Application for Federal Assistance standard form (SF)-424 and a Disclosure of Lobbying Activities form (SF-LLL) in Grants.gov, contact the Grants.gov Customer Support Hotline at 800-518-4726, 606-545-5035, Grants.gov customer support, or support@grants.gov. The Grants.gov Support Hotline operates 24 hours a day, 7 days a week, except on federal holidays.

For technical assistance with submitting the **full application** in DOJ's Justice Grants System (JustGrants), contact the JustGrants Service Desk at 833-872-5175 or JustGrants.Support@usdoj.gov. The JustGrants Service Desk operates 5 a.m. to 9 p.m. eastern time Monday–Friday and 9 a.m. to 5 p.m. Saturday, Sunday, and federal holidays.

For assistance with any other requirements of this solicitation, contact the OJP Response Center by telephone at 800-851-3420 or TTY: 301-240-6310 (hearing impaired only), or by email at grants@ncjrs.gov. The OJP Response Center hours of operation are 10 a.m. to 6 p.m. eastern time Monday–Friday, and 10 a.m. to 8 p.m. on the solicitation close date.

Submission Information
Applications will be submitted to DOJ in two steps:

Step 1: The applicant must submit by the Grants.gov deadline the required Application for Federal Assistance standard form (SF)-424 and a Disclosure of Lobbying Activities (SF-LLL) form when they register in Grants.gov at https://www.grants.gov/web/grants/register.html. To register in Grants.gov, the applicant will need to ensure that its System for Award Management (SAM) registration is current.

Step 2: The applicant must then submit the **full application,** including attachments, in JustGrants at https://justicegrants.usdoj.gov/. To be considered timely, the full application must be submitted in JustGrants by the JustGrants application deadline. OJP encourages applicants to review the "How to Apply" section in the OJP Grant Application Resource Guide and the JustGrants website for more information, resources, and training.

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Program Description

Overview

OJP is committed to advancing work that promotes civil rights and racial equity, increases access to justice, supports crime victims and individuals impacted by the justice system, strengthens community safety and protects the public from crime and evolving threats, and builds trust between law enforcement and the community.

The Edward Byrne Memorial Justice Assistance Grant (JAG) Program is the primary provider of federal criminal justice funding to states and units of local government. BJA will award JAG Program funds to eligible units of local government as described in this FY 2022 JAG Program Local Solicitation.

For more information on the JAG Program, please refer to the JAG Fact Sheet and/or JAG Frequently Asked Questions (FAQs).

Statutory Authority: The JAG Program is authorized by Title I of Pub. L. No. 90-351 (generally codified at 34 U.S.C. 10151-10726), including subpart 1 of part E (codified at 34 U.S.C. 10151-10158); see also 28 U.S.C. 530C(a).

Specific Information

Statutory Formula
JAG awards are based on a statutory formula that is fully described within the JAG Technical Report. Once each fiscal year's overall JAG Program funding level is determined, BJA works with the Bureau of Justice Statistics to begin a four-step grant award calculation process, which, in general, consists of:

1. Computing an initial JAG allocation for each state, based on its share of violent crime and population (weighted equally).
2. Reviewing the initial JAG allocation amount to determine if the state allocation is less than the minimum award amount defined in the JAG legislation (0.25 percent of the total). If this is the case, the state is funded at the minimum level, and the funds required for this are deducted from the overall pool of JAG funds. Each of the remaining states receives the minimum award plus an additional amount based on its share of violent crime and population.
3. Dividing each state's final award amount (except for the territories and the District of Columbia) between the state and its units of local governments at rates of 60 and 40 percent, respectively.
4. Determining units of local government award allocations, which are based on their proportion of the state's 3-year violent crime average. If the "eligible award amount" for a particular unit of local government, as determined on this basis, is $10,000 or more, then the unit of local government is eligible to apply directly to OJP (under the JAG Local Solicitation) for a JAG award. If the "eligible award amount" for a particular unit of local government, as determined on this basis, is less than $10,000, however, the funds are not made available for a direct award to that particular unit of local government, but instead are added to the amount that is awarded to the state

Allocation Determination and Units of Local Government Requirements Regarding Use of JAG Funds
Eligible allocations under JAG are posted annually on the JAG web page.

According to the JAG Program statute, a "disparity" may exist between the funding eligibility of a county and its associated municipalities. See 34 U.S.C. § 10156(d)(4). Units of local government identified by BJA as disparate must select a fiscal agent that will submit a joint application for the allocation to include all disparate municipalities. A memorandum of understanding (MOU) that identifies which jurisdiction will serve as the applicant or fiscal agent for joint funds must be completed and signed by the authorized representative for each participating jurisdiction. Once an award is made, the fiscal agent will be responsible for distributing award funds to the other jurisdictions in the disparate group through subawards that include all appropriate award conditions. To verify eligibility on the JAG web page, an applicant should click on its respective state and note the following regarding the state's allocation table:

1. Disparate units of local government are listed in shaded groups, in alphabetic order by county. Units of local government identified as disparate must select one unit of local government to submit an application on behalf of the disparate group.
2. Counties that have an asterisk (*) under the “Direct Allocation" column did not submit the level of violent crime data to qualify for a direct award from BJA but are in the disparate grouping indicated by the shaded area. The JAG legislation requires these counties to remain a partner with the local jurisdictions receiving funds and must be a signatory on the required MOU.
3. Direct allocations are listed alphabetically below the shaded disparate groupings.

Please note that disparate jurisdictions do not need to abide by the listed individual allocations, which are provided for information only. Jurisdictions in a funding disparity are responsible for determining individual amounts within the Eligible Joint Allocation and documenting individual allocations in the MOU.

Statutory Program Areas
In general, JAG funds awarded to a unit of local government under the FY 2022 program may be used to hire additional personnel and/or purchase equipment, supplies, contractual support, training, technical assistance, and information systems for criminal justice, including for any one or more of the following program areas:

- Law enforcement programs
- Prosecution and court programs
- Prevention and education programs
- Corrections and community corrections programs
- Drug treatment and enforcement programs
- Planning, evaluation, and technology improvement programs
- Crime victim and witness programs (other than compensation)
- Mental health programs and related law enforcement and corrections programs, including behavioral programs and crisis intervention teams

Note that the statute defines “criminal justice” as “activities pertaining to crime prevention, control, or reduction, or the enforcement of the criminal law, including, but not limited to, police efforts to prevent, control, or reduce crime or to apprehend criminals, including juveniles, activities of courts having criminal jurisdiction, and related agencies (including but not limited to prosecutorial and defender services, juvenile delinquency agencies, and pretrial service or release agencies), activities of corrections, probation, or parole authorities and related agencies assisting in the rehabilitation, supervision, and care of criminal offenders, and programs relating to the prevention, control, or reduction of narcotic addiction and juvenile delinquency.”

BJA Areas of Emphasis
BJA recognizes that many state and local criminal justice systems currently face challenging fiscal environments and an important, cost-effective way to relieve those pressures is to share or leverage resources through cooperation among federal, state, and local law enforcement. Key areas of priority for BJA include: Combatting Hate Crime, Promoting Public Trust between Communities and Criminal Justice Agencies, Reducing Violent Crime, Community Violence Intervention (CVI), Addressing COVID-19 Criminal Justice Challenges and Sustaining Innovations, and Crime Analysis and Investigation. BJA encourages each recipient of FY 2022 JAG funds to join federal law enforcement agencies in addressing these challenges. Additional details on the BJA areas of emphasis can be found below:

Combatting Hate Crime: Hate crimes (sometimes called bias-motivated crimes) are criminal offenses motivated by some form of bias toward victims on the basis of their perceived or actual race, color, religion, national origin, sexual orientation, gender, gender identity, or disability. As noted in the June 21, 2021, BJA Acting Director Mahoney Letter to JAG State Administering Agency (SAA) Directors and the January 26, 2022, DOJ Associate Attorney General Gupta Letter to SAA Directors, JAG funds may be used to prevent and respond to hate crimes and bias-motivated attacks. BJA encourages JAG recipients to utilize funding to prioritize efforts to identify, investigate, report, and prevent hate crimes and hate incidents; increase public awareness and expand/enhance the reporting of hate crimes; enhance the capacity of law enforcement and prosecutors to prevent and address hate crimes through education, training, and tools to investigate and prosecute hate crime cases; increase collaboration between federal, state, local, tribal, and territorial

(SLTT) law enforcement and prosecution agencies in their investigation and prosecution of hate crimes; assist SLTT law enforcement with training in identifying and classifying hate crimes and update these crimes in their entries in the National Incident-Based Reporting System (NIBRS); create state-run hate crime reporting hotlines that direct individuals to law enforcement, if appropriate; and fund victim support services. More information on BJA's hate crimes portfolio, including the Emmett Till Cold Case Investigations and Matthew Shepard and James Byrd, Jr. Hate Crimes programs, can be found at Hate Crime | Bureau of Justice Assistance (ojp.gov).

Promoting Public Trust between Communities and Criminal Justice Agencies: For many communities, recent high profile incidences of excessive uses of force have contributed to strained relationships and a lack of confidence in law enforcement, courts, and prosecutors. Justice system practitioners' ability to address crime and collaborate with the public depends on having trust and legitimacy with the communities they serve. Criminal justice agencies must work together to renew and strengthen relationships with community members and leaders in order to elevate public confidence and trust in law enforcement, the courts, prosecutors, defense counsel, and corrections; reduce crime; and ensure that the rights of all are protected. In his January 21, 2022, remarks to the U.S. Conference of Mayors, Attorney General Garland stated, "…promoting public trust between communities and law enforcement is essential to making both communities and policing safer. The department will continue to fulfill its duty to ensure the constitutional policing practices that promote the accountability necessary to build that public trust." As such, BJA encourages SLTT jurisdictions to utilize JAG funding in support of projects that aim to partner police and community organizations and advance constitutional policing practices that create the transparency and accountability necessary to build public trust. The practices include, but are not limited to: eliminating racial profiling and implicit bias, eliminating excessive force and chokeholds, eliminating "no-knock" warrants in drug cases, eliminating contractual arrangements that prevent investigations of law enforcement misconduct, and prohibiting sexual contact between police and persons in their custody. BJA also encourages SLTT jurisdictions to utilize JAG funding in support of projects that aim to increase trust and confidence in prosecutorial, defense, and court practices such as neighborhood-focused community courts programs and building capacity and tools to protect constitutional rights under the Sixth Amendment.

Reducing Violent Crime: Although the Federal Bureau of Investigation (FBI) Uniform Crime Report (UCR) *Crime in the United States* publications for 2020 and 2021 are not yet available, there are other indicators to suggest that certain types of violent crime increased in many areas. According to an analysis of 27 cities conducted by the Council on Criminal Justice, incidents of homicide increased 5 percent over 2020, which had already seen a 44 percent increase in homicides over 2019. Also, preliminary data compiled by the National Law Enforcement Officers Memorial Fund (NLEOMF) indicates that as of December 31, 2021, 458 federal, state, tribal, and local law enforcement officers died in the line of duty in 2021. This is an increase of 55 percent from the 295 officers killed during the same period in 2020 and is the highest total line-of-duty officer deaths since 1930 when there were 312 fatalities. In addition, the past year has seen an unprecedented increase in threats of violence against Americans who administer the election process in our country.

In June of 2021, the Biden-Harris Administration announced a Comprehensive Strategy to Prevent and Respond to Gun Crime and Ensure Public Safety to stem the flow of firearms used to commit violence including by holding rogue firearms dealers accountable for violating federal laws; supporting local law enforcement with federal tools and resources to help address summer violent crime; investing in evidence-based community violence interventions; expanding summer programming, employment opportunities, and other services and supports for teenagers and young adults; and helping formerly incarcerated individuals successfully reenter their communities.

Recognizing that violent crime and the drivers of that crime vary from community to community, BJA encourages JAG grantees to invest funds to tailor programs and responses to state and local crime issues through the use of data and analytics; coordinate with United States Attorneys and Project Safe Neighborhoods grantees in order to leverage funding for violence reduction projects, and coordinate their law enforcement activities with those of federal law enforcement agencies such as the FBI, the Bureau of Alcohol, Tobacco, Firearms, and Explosives, the Drug Enforcement Administration, the United States Marshals Service, and the Department of Homeland Security (DHS); and form partnerships with federal, state, and local law enforcement and prosecutors to identify persons who use guns in the commission of a

crime and who purchase or sell guns illegally. This includes ensuring that persons prohibited from purchasing firearms (see e.g.,18 U.S.C. § 922(g)) are deterred from doing so by enhancing complete, accurate, and timely access to the FBI's National Instant Criminal Background Check System (NICS) and the submission of all necessary records to the FBI databases in a timely fashion, thereby helping to prevent illegal transfers of firearms to those who are prohibited from owning firearms under current law.

In addition, in June 2021, DOJ issued guidance regarding threats against election workers and a task force to address the rise in such threats. BJA also sent a letter to SAA Directors to address the rise in such threats. BJA also sent a letter to SAA Directors clarifying that JAG funds can be used to deter, detect, and protect against threats of violence against election workers, administrators, officials, and others associated with the electoral process. BJA encourages JAG recipients to utilize funds to prevent and respond to violent threats of this kind.

Community Violence Interventions: In April 2021, the Biden-Harris Administration announced historic investments in community violence intervention (CVI) efforts to combat the gun violence epidemic. CVI is an approach that uses evidence-informed strategies to reduce violence through tailored, community-centered initiatives. These multidisciplinary strategies engage individuals and groups to prevent and disrupt cycles of violence and retaliation and establish relationships between individuals and community assets to deliver services that save lives, address trauma, provide opportunity, and improve the physical, social, and economic conditions that drive violence. CVI strategies typically focus on high risk individuals and gang and gun violence, as well as the historical and structural challenges that often contribute to community violence. CVI strategies should involve holistic, coordinated interventions attending to the multiple needs of individuals at high risk of gang and gun violence. For example, hospital-based violence intervention programs use credible messengers to connect with victims of gun violence while they are still in the hospital, and then wraparound services are typically deployed such as behavioral health supports, employment access, housing advocacy, and family supports. visit https://bja.ojp.gov/program/community-violence-intervention/overview. BJA encourages JAG recipients to invest JAG funds to tailor programs and responses to CVI in an effort to build strong, sustained partnerships with community residents and organizations to support CVI work in communities most impacted by violent crime. CVI strategies will be highlighted on BJA's National Training and Technical Assistance Center (NTTAC) website, and jurisdictions looking to implement those strategies can request training and technical assistance (TTA) on the NTTAC website.

Addressing COVID-19 Criminal Justice Challenges and Sustaining Innovations: As a result of the COVID-19 pandemic, SLTT criminal justice agencies implemented various community mitigation policies to prevent and reduce the spread of COVID-19. Courts at every level were forced to cancel or significantly scale back proceedings, which commonly included suspending in-person hearings, granting extensions of court deadlines and waivers of speedy trials, restricting access to court buildings, and postponing jury trials. This created a backlog of cases, which impacted criminal court operations and court staff, victims, and witnesses, as well as defendants. To address backlogs and other consequences of the necessary mitigation policies, SLTT agencies created innovative ways to administer justice. While many of these innovations had an up-front cost, they hold significant potential to be cost saving and efficient over time. For example, correctional facilities have enabled virtual programming, education, medical appointments, and family visits, as well as efforts to reduce incarcerated populations. Police departments have hosted virtual community engagement events and opportunities, and courts and community corrections have increased the use of virtual staffing, status hearings, client visits, and access to treatment and support services. In addition, resources have supported the purchase of technology like headsets and Wi-Fi hotspots to ensure confidentiality of defense counsel with clients, as well as partnerships with community partners to host outdoor events like drug court graduations. It is important for SLTT agencies to sustain innovations that improved both the efficiency and effectiveness of justice system operations, and BJA encourages JAG recipients to utilize funds for continued innovation sustainment activities and to continue to address the backlog of cases. This could include the purchase of technology to enhance the use of virtual tools to conduct outreach to witnesses and defendants, as well as for hearings and status conferences, staffing, and enhancing access to services; resources to assist the jurisdiction to develop or enhance its case management system to assess and work to eliminate the backlog of cases; building tools to support diversion and alternatives to incarceration as part of the review of backlogged cases; and technology and equipment to retrofit court houses and staff to mitigate risks to staff and those coming to court. In addition to

or in conjunction with support for technology, BJA encourages SLTT agencies to address backlogs by instituting triage and other case-processing improvements, including diversion practices, by prosecutors and courts pretrial, as well as the implementation of legal and nonlegal navigators to guide and support defendants through the legal process.

Crime Analysis and Investigation: With the recent increases in violent crime, crime analysis and investigations have become increasingly vital. Law enforcement agencies that have robust analysis capabilities are better able to focus their limited resources in ways that directly improve public safety while protecting the rights of civilians. According to the International Association of Crime Analysts (IACA), "Crime analysis is both a profession and a set of techniques." The professionals who perform crime analysis, and the techniques they use, are dedicated to helping law enforcement agencies become more effective through the use of relevant metrics, information, and analytical practices.

This past year, ransomware has emerged as an international challenge affecting public sectors, private sectors, and even individuals. According to Cybersecurity and Infrastructure Security Agency (CISA) Alert (AA22-040A), "ransomware tactics and techniques continued to evolve in 2021, which demonstrates ransomware threat actors' growing technological sophistication and an increased ransomware threat to organizations globally." To combat this growing threat, DOJ, DHS, and other federal partners have launched a centralized repository of resources for organizations and individuals at StopRansomware.gov. This is a collaborative effort across the federal government and is the first joint website created to help private and public organizations mitigate their ransomware risk.

BJA encourages JAG recipients to utilize funds to support crime analysis efforts, including the hiring of cybercrime analysts and investigators, as well as cybercrime training for state or local law enforcement and emergency dispatch personnel. Recipients utilizing grant funds to support technological devices, artificial intelligence, predictive analytics, and other data-driven solutions ("Technological enhancements") directly should ensure those projects address the tenants of digital trust to include: how the technology will be carefully implemented through training of personnel and the setting and enforcement of policies governing its use to ensure that it contributes to positive outcomes for public safety, the community and/or the criminal justice system; and how the recipient will safeguard privacy, civil rights, and civil liberties throughout the duration of the project period.

Additional Uses of JAG Funds
JAG funds awarded under this FY 2022 solicitation may be used to:

- Enforce state and local laws that establish offenses similar to offenses established in 21 U.S.C. § 801 et seq. and/or improve the functioning of the criminal justice system, with emphasis on violent crime and serious offenses, by providing additional personnel, equipment, training, technical assistance, and information systems for the more widespread apprehension, prosecution, adjudication, detention, and rehabilitation of persons who violate these laws and assist the victims of such crimes (other than compensation).
- Support projects related to preventing, detecting, seizing, and/or stopping the presence and use of contraband cellphones within correctional facilities. This includes the purchasing of managed access systems and other mitigation technologies (as permitted by applicable law).
- Purchase fentanyl and methamphetamine detection equipment, including handheld instruments and training for law enforcement safety, as well as opioid reversal agents.
- Purchase drug-detection canines to combat the rise in drug trafficking, including that of methamphetamines.
- Support efforts to seal and expunge criminal history information in accordance with state laws and policies.
- Support efforts to attract and retain an all-inclusive, diverse, expert, and accountable law enforcement workforce.
- Support virtual reality de-escalation training.
- Purchase humane remote restraint devices that enable law enforcement to restrain an uncooperative subject without requiring the infliction of pain.
- Purchase gunfire detection technology.
- Additionally, JAG funds awarded under this FY 2022 solicitation may be used for any purpose indicated here: Purposes for Which Funds Awarded under the Edward Byrne Memorial Justice Assistance Grants (JAG) Program May Be Used (ojp.gov).

Limitations on the Use of JAG Funds

Administrative Costs
Up to 10 percent of a JAG award, including up to 10 percent of any earned interest, may be used for costs associated with administering the award, which can include indirect costs.

Supplanting
JAG funds may not be used to supplant state or local funds, but must be used to increase the amounts of such funds that would, in the absence of federal funds, be made available. See the JAG FAQs for examples of supplanting. Although supplanting is prohibited, the leveraging of federal funding is encouraged.

Matching Funds
Absent specific federal statutory authority to do so, JAG award funds may not be used as a match for other federal awards.

Prohibited Expenditures and Associated Procedures under JAG
The JAG statute, at 34 U.S.C. § 10152(d),specifically identifies a list of prohibited items. JAG funds provided under this part may NOT be used, directly or indirectly, to provide any of the following: (1) Any security enhancements or any equipment to any nongovernmental entity that is not engaged in criminal justice or public safety. (2) Unless the Attorney General certifies that extraordinary and exigent circumstances exist that make the use of such funds to provide such matters essential to the maintenance of public safety and good order:

- Vehicles, vessels, or aircraft*
- Luxury items
- Real estate
- Construction projects (other than penal or correctional institutions)
- Any similar matters

*Police cruisers, police boats, and police helicopters are allowable vehicles under JAG and do not require BJA certification. For purposes of JAG, a vehicle is considered a “police cruiser” only if it is used in the ordinary course for routine police patrol within the United States. Vehicles (including motorcycles, SUVs, and ATVs) used as “police cruisers” are not prohibited under JAG, and therefore may be acquired with JAG funds in the ordinary course, to the extent otherwise allowable under the award. For more information, please see the “prohibited expenditure list” at: JAG Prohibited and Controlled Expenditures Guidance.

Please refer to the JAG FAQs for details on how to request prior approval (a waiver) from BJA to utilize JAG funds for prohibited item(s).

Note: The use of BJA grant funds for unmanned aircraft systems (UAS), including unmanned aircraft vehicles (UAV), and/or any accompanying accessories to support UAS or UAV devices/systems, is unallowable.

Other Program Requirements
A unit of local government that applies for and receives an FY 2022 JAG award must note the following:

Trust Fund — Units of local government may draw down JAG funds either in advance or on a reimbursement basis. To draw down in advance, a trust fund must be established in which to deposit the funds. The trust fund must be in an interest-bearing account, unless one of the exceptions in 2 C.F.R. § 200.305(b)(8) apply. If subrecipients draw down JAG funds in advance, they also must establish a trust fund in which to deposit the funds. For additional information, see 2 C.F.R. § 200.305.

Certifications and Assurances by the Chief Executive of the Applicant Government (which incorporates the 30-day governing body review requirement) — A JAG application is not complete, and a unit of local government may not access award funds, unless the chief executive of the applicant unit of local government (e.g., the mayor) properly executes, and the unit of local government submits, the “Certifications and Assurances by the Chief Executive of the Applicant Government.” The most up-to-date version of this certification can be found at: FY 2022 Byrne JAG — Certifications and Assurances by the Chief Executive of the Applicant Government (ojp.gov). Please note that this certification takes the place of the review narrative attachment and contains

assurances that the governing body notification and public comment requirements, which are required under the JAG statute (at 34 U.S.C. § 10153(a)(2)), have been satisfied.

OJP will not deny an application for an FY 2022 award for failure to submit these "Certifications and Assurances by the Chief Executive of the Applicant Government" by the application deadline, but a unit of local government will not be able to access award funds (and its award will include a condition that withholds funds) until it submits these certifications and assurances, properly executed by its respective chief executive (e.g., the mayor).

Body-worn Cameras (BWCs) — A JAG award recipient that proposes to use FY 2022 funds to purchase BWC equipment or implement or enhance BWC programs must provide to OJP a certification(s) that each direct recipient receiving the equipment or implementing the program has policies and procedures in place related to BWC equipment usage, data storage and access, privacy considerations, and training. The certification form related to BWC policies and procedures can be found at: Edward Byrne Memorial Justice Assistance Grant (JAG) Program — Body-worn Camera (BWC) Policy Certification (ojp.gov).

A JAG award recipient that proposes to use funds for BWC-related expenses will have funds withheld until the required certification is submitted and approved by OJP. If the JAG award recipient proposes to change project activities to utilize JAG funds for BWC-related expenses after the award is accepted, the JAG award recipient must submit the signed certification to OJP at that time.

Further, before making any subaward for BWC-related expenses, the JAG award recipient must collect a completed BWC certification from the proposed subrecipient. Any such certifications must be maintained by the JAG award recipient and made available to OJP upon request. The BJA BWC Toolkit provides model BWC policies and best practices to assist criminal justice departments in implementing BWC programs.

Apart from the JAG Program, BJA provides funds under the Body-worn Camera Policy and Implementation Program (BWCPIP). BWCPIP allows jurisdictions to develop and implement policies and practices required for effective program adoption; and to address program factors including the purchase, deployment, and maintenance of camera systems and equipment; data storage and access; and privacy considerations. Interested JAG award recipients may wish to refer to the BWC Program web page for more information. JAG award recipients that are also BWC award recipients may not use JAG funds for any part of the 50 percent match required by the BWC Program.

Body Armor — Body armor purchased with JAG funds may be purchased at any threat level, make, or model from any distributor or manufacturer, as long as the following requirements are met: The body armor must have been tested and found to comply with the latest applicable National Institute of Justice ballistic or stab standards (https://cjtec.org/compliance-testing-program/compliant-product-lists/). In addition, body armor purchased must be made in the United States.

Finally, body armor purchased with JAG funds must be "uniquely fitted vests," which means protective (ballistic or stab-resistant) armor vests that conform to the individual wearer to provide the best possible fit and coverage through a combination of: (1) correctly sized panels and carrier determined through appropriate measurement, and (2) properly adjusted straps, harnesses, fasteners, flaps, or other adjustable features. Note that the requirement that body armor be "uniquely fitted" does not necessarily require body armor that is individually manufactured based on the measurements of an individual wearer. In support of OJP's efforts to improve officer safety, the American Society for Testing and Materials (ASTM) International has made available the Standard Practice for Body Armor Wearer Measurement and Fitting of Armor (Active Standard ASTM E3003) at no cost. The Personal Armor Fit Assessment Checklist is excerpted from ASTM E3003.

A JAG award recipient that proposes to use FY 2022 award funds to purchase body armor must provide OJP with a certification(s) that each law enforcement agency receiving body armor has a written "mandatory wear" policy in effect* (s*ee* 34 U.S.C. § 10202(c)). The certification form related to mandatory wear can be found at: Justice Assistance Grant (JAG) Program — Body Armor Mandatory Wear Policy Certification (ojp.gov).Note: A JAG award recipient that proposes to use funds for the purchase of body armor will have funds withheld until the required certification is submitted and approved by OJP. If the JAG award recipient proposes to change project activities to utilize funds for the purchase body armor after the award is accepted, the award recipient must submit the signed certification to OJP at that time.

Further, before making any subaward for the purchase of body armor, the JAG award recipient must collect a completed mandatory wear certification from the proposed subrecipient. Any such certifications must be maintained by the JAG award recipient and made available to OJP upon request.

Apart from the JAG Program, BJA provides funds under the Patrick Leahy Bulletproof Vest Partnership (BVP) Program. The BVP Program provides funding to state and local law enforcement agencies for the purchase of ballistic-resistant and stab-resistant body armor. For more information on the BVP Program, including eligibility and an application, refer to the BVP web page. JAG award recipients should note, however, that funds may not be used as any part of the 50 percent match required by the BVP Program.

*A mandatory wear concept and issues paper and a model policy are available from the BVP Customer Support Center, which can be contacted at vests@usdoj.gov or toll free at 1–877–758–3787. Additional information and FAQs related to the mandatory wear policy and certifications can be found in the JAG FAQs.

Interoperable Communications — Units of local government (including any subrecipients) that are using FY 2022 JAG funds for emergency communications activities should comply with the SAFECOM Guidance for Emergency Communication Grants (SAFECOM Guidance), including provisions on technical standards that ensure and enhance interoperable communications. The SAFECOM Guidance is an essential resource for entities applying for federal financial assistance for emergency communications projects. It provides general information on eligible activities, technical standards, and other terms and conditions that are common to most federal emergency communications programs. Specifically, the SAFECOM Guidance provides guidance to applicants on:

- Recommendations for planning, coordinating, and implementing projects.
- Emergency communications activities that can be funded through federal grants.
- Best practices, policies, and technical standards that help to improve interoperability.
- Resources to help grant recipients comply with technical standards and grant requirement

SAFECOM Guidance is recognized as the primary guidance on emergency communications grants by the Administration, Office of Management and Budget, and federal grant program offices. CISA updates the document every year in close coordination with federal, state, local, tribal, and territorial stakeholders and partners. SAFECOM Guidance is applicable to all federal grants funding emergency communications. The most recent version of the SAFECOM Guidance is available at https://www.cisa.gov/safecom/funding.

Additionally, emergency communications projects funded with FY 2022 JAG funds should support the Statewide Communication Interoperability Plan (SCIP) and be coordinated with the full-time statewide interoperability coordinator (SWIC) in the state of the project. As the central coordination point for a state's interoperability effort, the SWIC plays a critical role and can serve as a valuable resource. SWICs are responsible for the implementation of SCIP through coordination and collaboration with the emergency response community. CISA maintains a list of SWICs for each state and territory. Contact ecd@cisa.dhs.gov for more information. All communications equipment purchased with FY 2022 JAG Program funding should be identified during the quarterly performance measurement reporting.

DNA Testing of Evidentiary Materials and Uploading DNA Profiles to a Database — If JAG Program funds are to be used for DNA testing of evidentiary materials, any resulting eligible DNA profiles must be uploaded to the Combined DNA Index System (CODIS), the national DNA database operated by the FBI, by a government DNA lab with access to CODIS. No profiles generated with JAG funding may be entered into any other nongovernmental DNA database without prior written approval from BJA (exceptions include forensic genealogy). Additionally, award recipients utilizing JAG funds for forensic genealogy testing must adhere to the DOJ Interim Policy Forensic Genealogical DNA Analysis and Searching available at https://www.justice.gov/olp/page/file/1204386/download. For more information about DNA testing as it pertains to JAG, please refer to the JAG FAQs.

Entry of Records into State Repositories — As appropriate and to the extent consistent with law, a special condition will be imposed that would require the following: Any program or activity that receives federal financial assistance under JAG that is likely to generate court dispositions or other records relevant to NICS determinations, including any dispositions or records that involve any noncitizen or migrant who is undocumented in the United States (18 U.S.C. § 922(g)(5)(A), must have a system in place to ensure that all such NICS-relevant

dispositions or records are made available in a timely fashion.

National Incident-based Reporting System (NIBRS) — In FY 2016, the FBI formally announced its intention to sunset the UCR program's traditional Summary Reporting System (SRS) and replace it with NIBRS by January 1, 2021. By statute, BJA JAG awards are calculated using summary part 1 violent crime data from the FBI's UCR program. Specifically, the formula allocations for JAG rely heavily on the ratio of "the average number of part 1 violent crimes of the UCR of the FBI reported by such state for the three most recent years reported by such state to the average annual number of such crimes reported by all states for such years" (34 U.S.C. 10156(a)(1)(B)). Further, the local allocations rely on the "average annual number of part 1 violent crimes reported by such unit to the Federal Bureau of Investigation for the 3 most recent calendar years for which such data is available bears to the number of part 1 violent crimes reported by all units of local government in the State in which the unit is located to the Federal Bureau of Investigation for such years" (34 U.S.C. 10156(d)(2)(A). In preparation for the FBI's 2021 NIBRS compliance deadline, BJA imposed an administrative requirement for JAG award recipients that are not NIBRS compliant to dedicate 3 percent of their JAG award toward coming into full compliance with the FBI's NIBRS data submission requirement to both encourage and assist jurisdictions in working toward compliance and ensure they continued to have critical criminal justice funding available through JAG when SRS transitioned to NIBRS. **A NIBRS set-aside is NOT required for FY 2022 awards**; however, JAG recipients are encouraged to continue working toward and/or maintaining NIBRS compliance to ensure that JAG eligibility is not affected in future fiscal years. More information about NIBRS, including toolkits and updates from the FBI Criminal Justice Information Services team, can be found at NIBRS — FBI.

Goals, Objectives, Deliverables, and Timeline

Goals

In general, the FY 2022 JAG Program is designed to provide units of local government with additional personnel, equipment, supplies, contractual support, training, technical assistance, and information systems for criminal justice.

Objectives

The objectives are directly related to the JAG Program accountability measures described at https://bja.ojp.gov/sites/g/files/xyckuh186/files/media/document/jag-pmt-accountability-measures.pdf.

Deliverables

A unit of local government that receives an FY 2022 JAG award will be required to produce various types of reports including quarterly financial reports, quarterly performance reports, and semi-annual progress reports in JustGrants.

The Goals, Objectives, and Deliverables are directly related to the performance measures that show the completed work's results, as discussed in the "Application and Submission Information" section.

Evidence-Based Programs or Practices

OJP strongly encourages the use of data and evidence in policymaking and program development for criminal justice, juvenile justice, and crime victim services. For additional information and resources on evidence-based programs or practices, see the OJP Grant Application Resource Guide.

Information Regarding Potential Evaluation of Programs and Activities

OJP may conduct or support an evaluation of the programs and activities funded under this solicitation. For additional information, see the OJP Grant Application Resource Guide section entitled "Information Regarding Potential Evaluation of Programs and Activities."

Federal Award Information

General Guidance for Federal Award

Total number of awards BJA expects to make:1198
Maximum dollar amount for each award: $4,283,151

Total amount to be awarded under solicitation: $92,888,141
Period of performance start date: October 1, 2021
Period of performance duration:24–48 months

Category 1 — Eligible Allocation Amounts of Less than $25,000: Units of local government that are listed on the JAG web page as eligible for an allocation amount of less than $25,000 should apply under Category 1. This includes direct and joint (disparate) allocations. Category 1 awards of less than $25,000 are 2 years in length. Extensions of up to 2 years can be requested for these awards via JustGrants no fewer than 30 days prior to the project period end date and will be automatically granted upon request.

Category 2 — Eligible Allocation Amounts of $25,000 or More: Units of local government that are listed on the JAG web page as eligible for an allocation amount of $25,000 or more should apply under Category 2. This includes direct and joint (disparate) allocations. Category 2 awards of at least $25,000 are 4 years in length. Extensions beyond this period may be made on a case-by-case basis at the discretion of BJA and must be requested via JustGrants no fewer than 30 days prior to the project period end date

Availability of Funds
This solicitation and awards (if any are made) under this solicitation are subject to the availability of appropriated funds and to any modifications or additional requirements that may be imposed by the agency or by law. In addition, nothing in this solicitation is intended to, and does not, create any right or benefit, substantive or procedural, enforceable at law or in equity by any party against the United States; its departments, agencies, or entities; its officers, employees, or agents; or any other person.

The allocations for the FY 2022 JAG Program can be found at: Fiscal Year (FY) 2022 Local Edward Byrne Memorial Justice Assistance Grant (JAG) Allocations (ojp.gov).

Solicitation Categories

Competition ID	Category *	Number of Awards	Dollar Amount for Award	Performance Start Date	Performance Duration (Months)
C-BJA-2022-00154-PROD	Category 1 - Applicants with eligible allocation amounts of less than $25,000	618	$9,450,338.00	10/1/21 12:00 AM	24
C-BJA-2022-00155-PROD	Category 2 - Applicants with eligible allocation amounts of $25,000 or more	580	$83,437,803.00	10/1/21 12:00 AM	48

Types of Awards

BJA expects to make awards under this solicitation as grants. See the “Administrative, National Policy, and Other Legal Requirements” section of the OJP Grant Application Resource Guide for a brief discussion of important statutes, regulations, and award conditions that apply to many (or in some cases, all) OJP grants.

Financial Management and System of Internal Controls

Award recipients and subrecipients (including recipients or subrecipients that are pass-through entities) must, as described in the Part 200 Uniform Requirements as set out at 2 C.F.R. 200.303, comply with standards for financial and program management. See the OJP Grant Application Resource Guide for additional information.

Budget Information

This solicitation expressly modifies the OJP Grant Application Resource Guide by not incorporating the “Limitation on Use of Award Funds for Employee Compensation; Waiver” provision in the “Financial Information” section of the OJP Grant Application Resource Guide.

General requirement for federal authorization of any subaward; statutory authorization of subawards under the JAG Program statute. Generally, a recipient of an OJP award may not make subawards ("subgrants") unless the recipient has specific federal authorization to do so. Unless an applicable statute or DOJ regulation specifically authorizes (or requires) particular subawards, a recipient must have authorization from OJP before it may make a subaward. However, JAG subawards that are required or specifically authorized by statute (see 34 U.S.C. § 10152(a) and 34 U.S.C. § 10156) do not require prior approval. For additional information regarding subawards and authorizations, please refer to the subaward section in the OJP Grant Application Resource Guide.

Unmanned Aircraft Systems
The use of BJA grant funds for unmanned aircraft systems (UAS), including unmanned aircraft vehicles (UAV), and/or any accompanying accessories to support UAS or UAV devices/systems, is unallowable.

Cost Sharing or Matching Requirement

This solicitation does not require a match.

Pre-agreement Costs (also known as Pre-award Costs)

See the OJP Grant Application Resource Guide for information on Pre-agreement Costs (also known as Pre-award Costs).

Limitation on Use of Award Funds for Employee Compensation: Waiver

This solicitation expressly modifies the OJP Grant Application Resource Guide by not incorporating the "Limitation on Use of Award Funds for Employee Compensation; Waiver" provisions in the "Financial Information" section of the OJP Grant Application Resource Guide.

Prior Approval, Planning, and Reporting of Conference/Meeting/Training Costs

See the OJP Grant Application Resource Guide for information on Prior Approval, Planning, and Reporting of Conference/Meeting/Training Costs.

Costs Associated with Language Assistance (if applicable)

See the OJP Grant Application Resource Guide for information on Costs Associated with Language Assistance.

Eligibility Information

For eligibility information, see the solicitation cover page.

For information on cost sharing or matching requirements, see the "Federal Award Information" section.

Application and Submission Information

See the "Application Elements and Formatting Instructions" section of the OJP Grant Application Resource Guide for information on what happens to an application that does not contain all the specified elements or is nonresponsive to the scope of the solicitation.

Information to Complete the Application for Federal Assistance (SF-424)

The SF-424 must be submitted in Grants.gov. It is a required standard form used as a cover sheet for submission of pre-applications, applications, and related information. See the OJP Grant Application Resource Guide for additional information on completing the SF-424.

In Section 8F of the SF-424, please include the name and contact information of the individual **who will**

complete application materials in JustGrants. JustGrants will use this information *(email address)* to assign the application to this user in JustGrants.

Intergovernmental Review: This solicitation ("funding opportunity") **is** subject to Executive Order 12372. An applicant may find the names and addresses of state Single Points of Contact (SPOCs) at the following website: https://www.whitehouse.gov/wp-content/uploads/2020/04/SPOC-4-13-20.pdf. If the applicant's state appears on the SPOC list, the applicant must contact its SPOC to find out about, and comply with, the state's process under E.O. 12372. In completing the SF-424, an applicant whose state appears on the SPOC list is to make the appropriate selection in response to question 19 once the applicant has complied with its state E.O. 12372 process. An applicant whose state does not appear on the SPOC list should answer question 19 by selecting the response that the: "Program is subject to E.O. 12372 but has not been selected by the state for review."

Standard Applicant Information (JustGrants 424 and General Agency Information)

The Standard Applicant Information section of the JustGrants application is pre-populated with the SF-424 data submitted in Grants.gov. The applicant will need to review the Standard Applicant Information in JustGrants and make edits as needed. Within this section, the applicant will need to add: zip codes for areas affected by the project; confirm its Authorized Representative; and verify and confirm the organization's unique entity identifier, legal name, and address.

Proposal Narrative

The proposal narrative should be submitted as an attachment in JustGrants. The attached document should be double-spaced, using a standard 12-point Times New Roman font, and have no less than 1-inch margins. Pages should be numbered and submitted as an attachment.

Category 1 — Eligible Allocation Amounts of Less than $25,000
The proposal narrative for Category 1 applications should include a description of the project(s), including subawards, if applicable, to be funded with JAG funds over the 2-year grant period.

Category 2 — Eligible Allocation Amounts of $25,000 or More
The proposal narrative for Category 2 applications should include:

a. Description of the Issue — Identify the unit of local government's strategy/funding priorities for the FY 2022 JAG funds, the subgrant award process (if applicable, including disparates) and timeline, any progress or challenges, and a description of the programs to be funded over the 4-year grant period.

b. Project Design and Implementation — Describe the unit of local government's strategic planning process, if any, that guides its priorities and funding strategy. This should include a description of how the local community is engaged in the planning process and the data and analysis utilized to support the plan. It should identify the stakeholders currently participating in the strategic planning process, the gaps in the needed resources for criminal justice purposes, and how JAG funds will be coordinated with state and related justice funds.

c. Capabilities and Competencies — Describe any additional strategic planning/ coordination efforts in which the units of local government participate with other criminal justice entities within the local jurisdiction.
Plan for Collecting the Data Required for this Solicitation's Performance Measures

d. Plan for Collecting the Data Required for this Solicitation's Performance Measures —OJP will require each successful applicant to submit specific performance data that show the completed work's results. The performance data directly relate to the objectives previously identified under "Objectives."

Applicants should visit OJP's performance measurement page at www.ojp.gov/performance for an overview of performance measurement activities at OJP.

The application should demonstrate the applicant's understanding of the performance data reporting requirements for this grant program and detail how the applicant will gather the required data should it

receive funding.

Note: Applicants are not required to submit performance data with the application. Rather, performance measure information is included as an alert that successful applicants will be required to submit performance data as part of each award's reporting requirements.

BJA will require award recipients to submit performance measure data in BJA's PMT located at https://bjapmt.ojp.gov and separately submit an annual (Category 1 recipients) or semi-annual (Category 2 recipients) performance report in JustGrants. BJA will provide further guidance on the post-award submission process, if selected for award.

Note on Project Evaluations
An applicant that proposes to use award funds through this solicitation to conduct project evaluations must follow the guidance in the "Note on Project Evaluations" section in the OJP Grant Application Resource Guide.

Budget and Associated Documentation

Budget Worksheet and Budget Narrative (attachment)

The applicant will complete the budget worksheet attachment and submit it by uploading it as an attachment in JustGrants. See the OJP Grant Application Resource Guide for additional information.

The budget narrative and budget worksheet (attachment) are critical elements, and applicants will be unable to successfully submit an application in JustGrants unless an attachment is uploaded in this section. If an applicant does not have a budget to submit at the time of application, an attachment must be uploaded noting as such, and BJA will add the appropriate special condition withholding funds for budget documentation.

Please note that the budget narrative should include a full description of all costs, including administrative costs (if applicable).

Indirect Cost Rate Agreement (if applicable)

The applicant will submit its indirect cost rate agreement by uploading it as an attachment in JustGrants. See the OJP Grant Application Resource Guide for additional information.

This rule does not eliminate or alter the JAG-specific restriction in federal law that states charges for administrative costs may not exceed 10 percent of the award amount, regardless of the approved indirect cost rate.

Financial Management Questionnaire (including applicant disclosure of high-risk status)

The applicant will download the questionnaire, complete it, and submit it by uploading it as an attachment in JustGrants. See the OJP Grant Application Resource Guide for additional information and the link to the questionnaire.

Disclosure of Process Related to Executive Compensation

This solicitation expressly modifies the OJP Grant Application Resource Guide by not incorporating its "Disclosure of Process Related to Executive Compensation" provisions. Applicants to this solicitation are not required to provide this disclosure.

Additional Application Components

The applicant will attach the requested documentation in JustGrants.

Research and Evaluation Independence and Integrity Statement

If an application proposes research (including research and development) and/or evaluation, the applicant must

demonstrate research/evaluation independence and integrity, including appropriate safeguards, before it may receive award funds. The applicant will submit documentation of its research and evaluation independence and integrity by uploading it as an attachment in JustGrants. For additional information, see the OJP Grant Application Resource Guide.

Certifications and Assurances by the Chief Executive of the Applicant Government

A JAG application is not complete, and a unit of local government may not access award funds, unless the chief executive of the applicant unit of local government (e.g., the mayor) properly executes, and submits, the "Certifications and Assurances by the Chief Executive of the Applicant Government" attached in the section above entitled "Other Program Requirements." The most up-to-date certification form can be found at: FY 2022 Byrne JAG — Certifications and Assurances by the Chief Executive of the Applicant Government (ojp.gov).

Disclosures and Assurances

The applicant will address the following disclosures and assurances.

Disclosure of Lobbying Activities

Complete and submit the SF-LLL in Grants.gov. See the OJP Grant Application Resource Guide for additional information.

DOJ Certified Standard Assurances

Review and accept the DOJ Certified Standard Assurances in JustGrants. See the OJP Grant Application Resource Guide for additional information.

Applicant Disclosure of Duplication in Cost Items

Complete the JustGrants web-based Applicant Disclosure of Duplication in Cost Items form. See the OJP Grant Application Resource Guide for additional information.

DOJ Certifications Regarding Lobbying; Debarment, Suspension and Other Responsibility Matters; and Drug-Free Workplace Requirements

Review and accept the DOJ Certified Certifications Regarding Lobbying; Debarment, Suspension and Other Responsibility Matters; Drug-Free Workplace Requirements; and Law Enforcement and Community Policing in JustGrants. See the OJP Grant Application Resource Guide for additional information.

Applicant Disclosure and Justification – DOJ High Risk Grantees (if applicable)

If applicable, submit the DOJ High Risk Disclosure and Justification as an attachment in JustGrants. A DOJ High Risk Grantee is an award recipient that has received a DOJ High Risk designation based on a documented history of unsatisfactory performance, financial instability, management system or other internal control deficiencies, or noncompliance with award terms and conditions on prior awards, or that is otherwise not responsible. See the OJP Grant Application Resource Guide for additional information.

How to Apply

Step 1: The applicant must submit the **SF-424** and an **SF-LLL** in Grants.gov at https://www.grants.gov/web/grants/register.html.

Step 2: The applicant must then submit the **full application,** including attachments, in JustGrants at JustGrants.usdoj.gov.

For additional information, see the "How to Apply" section in the OJP Grant Application Resource Guide and the DOJ Application Submission Checklist.

Submission Dates and Time

The **SF-424** and the **SF-LLL** must be submitted in Grants.gov by August 3, 2022 at 8:59 p.m. eastern time.

The **full application** must be submitted in JustGrants by August 8, 2022 at 8:59 p.m. eastern time.

OJP urges applicants to submit their Grants.gov and JustGrants submissions prior to the due dates to allow sufficient time to correct errors and resubmit by the submission deadlines if a rejection notification is received. To be considered timely, the **full application** must be submitted in JustGrants by the JustGrants application deadline.

Experiencing Unforeseen Technical Issues
An applicant that experiences unforeseen SAM.gov, Grants.gov, or JustGrants technical issues beyond its control that prevent application submission by the deadline must demonstrate all efforts in requesting technical support in order to submit an application by the deadline. Technical support is available via phone and email to the applicable SAM.gov, Grants.gov, or JustGrants support centers or service desks in which an applicant received a ticket number for resolution. If an applicant misses a deadline due to unforeseen technical difficulties, the applicant may request a waiver to submit an application after the deadline. *Note: If an applicant does not submit all the required Grants.gov forms by the Grants.gov deadline, the applicant will not be able to proceed to the JustGrants portion of the application process.*

An applicant experiencing technical difficulties with the following systems must contact the associated support desk indicated below to report the technical issue and receive a tracking number:

- Grants.gov — Contact the Grants.gov Customer Support Hotline.
- SAM.gov — Contact the SAM Help Desk (Federal Service Desk).
- JustGrants — Contact the JustGrants Support Desk at JustGrants.Support@usdoj.gov or 833–872–5175.

An applicant requesting a waiver to submit a late application must document their request for technical assistance in an email to the OJP Response Center at grants@ncjrs.gov **within 24 hours after the application deadline** to request approval to submit its application after the deadline. If an applicant has technical issues with Grants.gov, the applicant must contact the OJP Response Center within 24 hours of the Grants.gov deadline to request approval to submit after the deadline. Waiver requests to submit after the submission deadline must:

- Describe the technical difficulties experienced.
- Include a timeline of the applicant's submission efforts (e.g., what date and time did the error occur, what date and time was action taken to resolve the issue and resubmit; and what date and time did support representatives respond).
- Include an attachment(s) of the complete grant application and all required documentation and material.
- Include the applicant's Unique Entity Identifier (UEI) and any applicable SAM.gov tracking number(s), Grants.gov Help Desk, and JustGrants Support Desk Ticket Numbers.

OJP will review each request for late submission and required supporting documentation and notify the applicant whether the request has been approved or denied. For more details on the waiver process, OJP encourages applicants to review the “Experiencing Unforeseen Technical Issues” section in the OJP Grant Application Resource Guide.

Application Review Information

Review Process

OJP reviews the application to make sure that the information presented is reasonable, understandable, measurable, achievable, and consistent with the solicitation. See the OJP Grant Application Resource Guide for information on the application review process for this solicitation.

Pursuant to the Part 200 Uniform Requirements, before award decisions are made, OJP also reviews information related to the degree of risk posed by the applicant. Among other things to help assess whether an applicant with one or more prior federal awards has a satisfactory record with respect to performance, integrity, and business ethics, OJP checks whether the applicant is listed in SAM as excluded from receiving a federal award.

In addition, if OJP anticipates that an award will exceed $250,000 in federal funds, OJP also must review and

consider any information about the applicant that appears in the non-public segment of the integrity and performance system accessible through SAM (currently, the Federal Awardee Performance and Integrity Information System, FAPIIS).

Important note on FAPIIS: An applicant, at its option, may review and comment on any information about itself that currently appears in FAPIIS and was entered by a federal awarding agency. OJP will consider such comments by the applicant, in addition to the other information in FAPIIS, in its assessment of the risk posed by the applicant.

Absent explicit statutory authorization or written delegation of authority to the contrary, the Assistant Attorney General will make all final award decisions.

Federal Award Administration Information

Federal Award Notices

See the OJP Grant Application Resource Guide for information on award notifications and instructions.

Administrative, National Policy, and Other Legal Requirements

If selected for funding, in addition to implementing the funded project consistent with the OJP-approved application, the recipient must comply with all award conditions and all applicable requirements of federal statutes and regulations, including the applicable requirements referred to in the assurances and certifications executed in connection with award acceptance. For additional information on these legal requirements, see the "Administrative, National Policy, and Other Legal Requirements" section in the OJP Grant Application Resource Guide.

Information Technology (IT) Security Clauses

An application in response to this solicitation may require inclusion of information related to information technology security. See the OJP Grant Application Resource Guide for information on information technology security.

General Information about Post-Federal Award Reporting Requirements

In addition to the deliverables described in the "Program Description" section, all award recipients under this solicitation will be required to submit certain reports and data.

Category 1 — Eligible Allocation Amounts of Less than $25,000
Recipients must submit:

- Quarterly Federal Financial Reports (and one final Federal Financial Report after all funds have been obligated and expended) through OJP's JustGrants system.
- Quarterly Performance Measurement Tool reports and a final Performance Measurement Tool report through BJA's PMT. Please note that as soon as all project activity has concluded, that report may be marked final.
- An annual performance report and final progress report through OJP's JustGrants. If all project activity has concluded at the time the first annual performance report is submitted, that report may be marked final.
- If applicable, an annual audit report in accordance with the Part 200 Uniform Requirements or specific award conditions.

Category 2 — Eligible Allocation Amounts of $25,000 or More
Recipients must submit:

Quarterly Federal Financial Reports (and one final Federal Financial Report after all funds have been

obligated and expended) through OJP's JustGrants system.

- Quarterly Performance Measurement Tool reports and a final Performance Measurement Tool report (at any time once all project activity has concluded) through BJA's PMT.
- Semi-annual performance reports and a final performance report (at any time once all project activity has concluded) through OJP's JustGrants.
- If applicable, an annual audit report in accordance with the Part 200 Uniform Requirements or specific award conditions.

Accountability measurement data must be submitted through BJA's Performance Measurement Tool, available at https://bjapmt.ojp.gov. The accountability measures are available at https://bjapmt.ojp.gov/help/jagdocs.html. (Note that if a unit of local government provides funding to a law enforcement agency, the unit of local government must submit quarterly accountability measurement data on training that officers have received on use of force, racial and ethnic bias, de-escalation of conflict, and constructive engagement with the public.)

See the OJP Grant Application Resource Guide for additional information on specific post-award reporting requirements, including performance measure data.

Federal Awarding Agency Contact(s)

For OJP contact(s), see solicitation cover page.

For contact information for Grants.gov, see the solicitation cover page.

For contact information for JustGrants, see the solicitation cover page.

Other Information

Freedom of Information and Privacy Act (5 U.S.C. 552 and 5 U.S.C. 552a)

See the OJP Grant Application Resource Guide for information on the Freedom of Information and Privacy Act (5 U.S.C. 552 and 5 U.S.C. 552a).

Provide Feedback to OJP

See the OJP Grant Application Resource Guide for information on how to provide feedback to OJP.

Application Checklist

BJA FY 2022 Edward Byrne Memorial Justice Assistance Grant Formula Program: Local Solicitation

This application checklist has been created as an aid in developing an application. The DOJ Application Submission Checklist is another resource.

What an Applicant Must Do:

Prior to registering in Grants.gov:

- Confirm your Entity's System Award Management (SAM) Registration Information (see OJP Grant Application Resource Guide)

To register in Grants.gov:

- Acquire an Authorized Organization Representative (AOR) and a Grants.gov username and password (see OJP Grant Application Resource Guide)

  Acquire AOR confirmation from the E-Business Point of Contact (E-Biz POC) (see OJP Grant

Application Resource Guide)

To find the Funding Opportunity:

- Search for the Funding Opportunity in Grants.gov using the opportunity number, Assistance Listing, or keyword(s)
- Select the correct Competition ID
- Access the Funding Opportunity and Application Package (see Step 7 in the OJP Grant Application Resource Guide)
- Sign up for Grants.gov email notifications (optional) (see OJP Grant Application Resource Guide)
- Read Important Notice: Applying for Grants in Grants.gov
- Read OJP policy and guidance on conference approval, planning, and reporting available at https://www.ojp.gov/funding/financialguidedoj/iii-postaward-requirements#6g3y8 (see OJP Grant Application Resource Guide)

Overview of Post-Award Legal Requirements:

- Review the "Overview of Legal Requirements Generally Applicable to OJP Grants and Cooperative Agreements - FY 2022 Awards" in the OJP Funding Resource Center.

Review Scope Requirement:

- The federal amount requested is within the allowable limit(s) of the FY 2022 JAG Allocations List as listed at: FY 2022 Local JAG Allocations.

Review Eligibility Requirement:

Only units of local government may apply under this solicitation. By law, for purposes of the JAG Program, the term "units of local government" includes a town, township, village, parish, city, county, borough, or other general-purpose political subdivision of a state; or it may be a federally recognized American Indian tribal government that performs law enforcement functions (as determined by the Secretary of the Interior). A unit of local government also may be any law enforcement district or judicial enforcement district established under applicable state law with authority to independently establish a budget and impose taxes; for example, in Louisiana, a unit of local government means a district attorney or parish sheriff.

Prepare to submit the Application for Federal Assistance standard form (SF)-424 and Disclosure of Lobbying Activities form (SF-LLL)

- Review Information to complete the Application for Federal Assistance (SF-424) in Grants.gov
- Submit the Intergovernmental Review
- Complete Standard Applicant Information (SF-424 information from Grants.gov)
- Submit the **SF-424** and **SF-LLL** in Grants.gov

After the SF-424 and SF-LLL submission in Grants.gov, receive Grants.gov email notifications that:

- Submission has been received in Grants.gov
- Submission has either been successfully validated or rejected with errors (see OJP Grant Application Resource Guide)

If no Grants.gov receipt and validation, or if error notifications are received:

- Contact the Grants.gov Customer Support Hotline at 800-518-4726, 606-545-5035, at Grants.gov customer support, or by email at support@grants.gov regarding technical difficulties (see OJP Grant Application Resource Guide)

Receive email notification to complete application in JustGrants:

- Proceed to complete application in JustGrants

Content of Application Submission

- Proposal Narrative

Budget and Associated Documentation

- Budget Worksheet and Budget Narrative (attachment)
- Indirect Cost Rate Agreement (if applicable) (see OJP Grant Application Resource Guide)
- Financial Management and System of Internal Controls Questionnaire (see OJP Grant Application Resource Guide)

Additional Application Components

- Research and Evaluation Independence and Integrity (see OJP Grant Application Resource Guide)
- FY 2022 Byrne JAG — Certifications and Assurances by the Chief Executive of the Applicant Government (ojp.gov).

Disclosures and Assurances

- Disclosure of Lobbying Activities (SF-LLL) (see OJP Grant Application Resource Guide)
- Applicant Disclosure of Duplication in Cost Items (see OJP Grant Application Resource Guide)
- DOJ Certified Standard Assurances (see OJP Grant Application Resource Guide)
- DOJ Certifications Regarding Lobbying; Debarment, Suspension, and Other Responsibility Matters; and Drug-Free Workplace Requirements (see OJP Grant Application Resource Guide)
- Applicant Disclosure and Justification – DOJ High Risk Grantees (if applicable) (see OJP Grant Application Resource Guide)

Submit application in JustGrants:

- Application has been successfully submitted in JustGrants

If no JustGrants application submission validation, or if error notifications are received:

- Contact the JustGrants Service Desk at JustGrants.Support@usdoj.gov or 833–872–5175 regarding technical difficulties.

2022 Florida LOCAL JAG ALLOCATIONS

Listed below are all jurisdictions in the state that are eligible for FY 2022 JAG funding, as determined by the JAG formula. For additional details regarding the JAG formula and award calculation process, with examples, please refer to the JAG Technical report here: https://www.bja.gov/Jag/pdfs/JAG-Technical-Report.pdf and current JAG Frequently Asked Questions here: https://www.bja.gov/Funding/JAGFAQ.pdf.

Finding your jurisdiction:

(1) Disparate jurisdictions are listed in shaded groups below, in alphabetic order by county.

(2) Direct allocations are listed alphabetically below the shaded, disparate groupings.

(3) Counties that have an asterisk (*) under the "Direct Allocation" column did not submit the level of violent crime data to qualify for a direct award from BJA, but are in the disparate grouping indicated by the shaded area. The JAG legislation requires these counties to remain a partner with the local jurisdictions receiving funds and must be a signatory on the required Memorandum of Understanding (MOU). A sample MOU is provided online at: https://www.bja.gov/Funding/JAGMOU.pdf. Disparate jurisdictions do not need to abide by the listed individual allocations, which are provided for information only. Jurisdictions in a funding disparity are responsible for determining individual amounts within the Eligible Joint Allocation and for documenting individual allocations in the MOU.

State	Jurisdiction Name	Government Type	Direct Allocation	Joint Allocation
FL	BROWARD COUNTY	County	$27,910	
FL	CORAL SPRINGS CITY	Municipal	$15,837	
FL	DANIA BEACH CITY	Municipal	$17,649	
FL	DAVIE TOWN	Municipal	$22,557	
FL	DEERFIELD BEACH CITY	Municipal	$26,906	
FL	FORT LAUDERDALE CITY	Municipal	$90,952	
FL	HALLANDALE BEACH CITY	Municipal	$16,590	
FL	HOLLYWOOD CITY	Municipal	$37,948	
FL	LAUDERDALE LAKES CITY	Municipal	$25,568	
FL	LAUDERHILL CITY	Municipal	$48,905	
FL	MIRAMAR CITY	Municipal	$27,771	
FL	NORTH LAUDERDALE CITY	Municipal	$18,625	
FL	OAKLAND PARK CITY	Municipal	$23,114	
FL	PEMBROKE PINES CITY	Municipal	$24,481	
FL	PLANTATION CITY	Municipal	$18,096	
FL	POMPANO BEACH CITY	Municipal	$72,856	
FL	SUNRISE CITY	Municipal	$15,949	
FL	TAMARAC CITY	Municipal	$15,001	$546,715
FL	LEON COUNTY	County	$26,767	
FL	TALLAHASSEE CITY	Municipal	$119,308	$146,075
FL	PINELLAS COUNTY	County	$41,907	
FL	ST PETERSBURG CITY	Municipal	$140,136	$182,043
FL	ALACHUA COUNTY	County	$66,443	
FL	ALTAMONTE SPRINGS CITY	Municipal	$10,679	
FL	APOPKA CITY	Municipal	$18,709	
FL	BAY COUNTY	County	$28,049	
FL	BELLE GLADE CITY	Municipal	$16,478	
FL	BOCA RATON CITY	Municipal	$16,646	
FL	BOYNTON BEACH CITY	Municipal	$43,663	
FL	BRADENTON CITY	Municipal	$29,388	
FL	BREVARD COUNTY	County	$47,400	
FL	CAPE CORAL CITY	Municipal	$20,856	
FL	CHARLOTTE COUNTY	County	$25,903	

2022 Florida LOCAL JAG ALLOCATIONS

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State	Jurisdiction Name	Government Type	Direct Allocation	Joint Allocation
FL	CITRUS COUNTY	County	$31,061	
FL	CLAY COUNTY	County	$43,914	
FL	CLEARWATER CITY	Municipal	$40,122	
FL	COCOA CITY	Municipal	$14,108	
FL	COLLIER COUNTY	County	$72,466	
FL	COLUMBIA COUNTY	County	$12,882	
FL	DAYTONA BEACH CITY	Municipal	$63,655	
FL	DE LAND CITY	Municipal	$15,837	
FL	DELRAY BEACH CITY	Municipal	$31,953	
FL	ESCAMBIA COUNTY	County	$124,745	
FL	FLAGLER COUNTY	County	$16,255	
FL	FLORIDA CITY CITY	Municipal	$28,942	
FL	FORT MYERS CITY	Municipal	$42,799	
FL	FORT PIERCE CITY	Municipal	$22,111	
FL	GAINESVILLE CITY	Municipal	$82,503	
FL	GREENACRES CITY	Municipal	$11,013	
FL	HENDRY COUNTY	County	$11,041	
FL	HERNANDO COUNTY	County	$38,226	
FL	HIALEAH CITY	Municipal	$41,349	
FL	HIGHLANDS COUNTY	County	$17,733	
FL	HILLSBOROUGH COUNTY	County	$152,766	
FL	HOMESTEAD CITY	Municipal	$55,987	
FL	INDIAN RIVER COUNTY	County	$18,960	
FL	JACKSONVILLE BEACH CITY	Municipal	$10,735	
FL	JACKSONVILLE CITY	Municipal	$493,263	
FL	KISSIMMEE CITY	Municipal	$27,157	
FL	LAKE CITY	Municipal	$13,997	
FL	LAKE COUNTY	County	$39,621	
FL	LAKE WORTH BEACH CITY	Municipal	$33,124	
FL	LAKELAND CITY	Municipal	$31,089	
FL	LARGO CITY	Municipal	$27,408	
FL	LEE COUNTY	County	$108,043	
FL	LEESBURG CITY	Municipal	$14,108	
FL	LEVY COUNTY	County	$38,700	
FL	MADISON COUNTY	County	$10,400	
FL	MANATEE COUNTY	County	$116,464	
FL	MARION COUNTY	County	$87,773	

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State	Jurisdiction Name	Government Type	Direct Allocation	Joint Allocation
FL	MARTIN COUNTY	County	$26,321	
FL	MELBOURNE CITY	Municipal	$54,008	
FL	MIAMI BEACH CITY	Municipal	$66,666	
FL	MIAMI CITY	Municipal	$236,246	
FL	MIAMI GARDENS CITY	Municipal	$68,005	
FL	MIAMI-DADE COUNTY	County	$468,727	
FL	MONROE COUNTY	County	$15,028	
FL	NASSAU COUNTY	County	$14,164	
FL	NEW PORT RICHEY CITY	Municipal	$11,404	
FL	NORTH MIAMI BEACH CITY	Municipal	$25,652	
FL	NORTH MIAMI CITY	Municipal	$42,158	
FL	OCALA CITY	Municipal	$36,554	
FL	OCOEE CITY	Municipal	$12,519	
FL	OKALOOSA COUNTY	County	$42,883	
FL	OKEECHOBEE COUNTY	County	$14,973	
FL	OPA-LOCKA CITY	Municipal	$28,970	
FL	ORANGE COUNTY	County	$397,070	
FL	ORLANDO CITY	Municipal	$194,143	
FL	ORMOND BEACH CITY	Municipal	$11,850	
FL	OSCEOLA COUNTY	County	$58,999	
FL	PALM BAY CITY	Municipal	$31,451	
FL	PALM BEACH COUNTY	County	$131,548	
FL	PALM SPRINGS CITY	Municipal	$16,032	
FL	PANAMA CITY BEACH CITY	Municipal	$10,428	
FL	PANAMA CITY	Municipal	$21,330	
FL	PASCO COUNTY	County	$122,040	
FL	PENSACOLA CITY	Municipal	$29,778	
FL	PINELLAS PARK CITY	Municipal	$17,203	
FL	PLANT CITY CITY	Municipal	$15,252	
FL	POLK COUNTY	County	$103,108	
FL	PORT ST LUCIE CITY	Municipal	$21,609	
FL	RIVIERA BEACH CITY	Municipal	$33,096	
FL	SANFORD CITY	Municipal	$39,844	
FL	SANTA ROSA COUNTY	County	$18,542	
FL	SARASOTA CITY	Municipal	$28,022	
FL	SARASOTA COUNTY	County	$39,871	
FL	SEMINOLE COUNTY	County	$39,621	

2022 Florida LOCAL JAG ALLOCATIONS

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State	Jurisdiction Name	Government Type	Direct Allocation	Joint Allocation
FL	ST JOHNS COUNTY	County	$23,170	
FL	ST LUCIE COUNTY	County	$23,365	
FL	SUMTER COUNTY	County	$16,088	
FL	SUWANNEE COUNTY	County	$11,627	
FL	TAMPA CITY	Municipal	$148,863	
FL	TITUSVILLE CITY	Municipal	$26,795	
FL	VOLUSIA COUNTY	County	$50,132	
FL	WEST PALM BEACH CITY	Municipal	$76,620	
FL	WINTER GARDEN CITY	Municipal	$13,634	
FL	WINTER HAVEN CITY	Municipal	$16,562	
	Local total		**$6,193,328**	

Quote

From:
Remit Payment To | checks payable to "Digimation"
Digimation | DART Range
4300 W. Lake Mary Blvd.
Suite 1010 #405
Lake Mary, Florida 32746
(407) 833-0600
Federal Tax ID 72-126 2714

Quote Number	1274-5707
Quote Date	June 30, 2022
Valid Until	September 30, 2022
Total	**$11,850.00**

To:
Ormond Beach Police Department
DW.Smith@ormondbeach.org

Hrs/Qty	Service	Rate/Price	Sub Total
1	DART ST System DART system with short-throw camera assembly.	$7,500.00	$7,500.00
1	Short-throw Projector with Speaker Short-throw projector with cables, and portable enhanced speaker with noise filter.	$1,500.00	$1,500.00
1	Laser Training Weapon - equivalent to Glock Gen3/Gen4 GLOCK form training weapon with IR laser	$600.00	$600.00
3	Extra Magazine Extra magazine for training weapon	$50.00	$150.00
1	DART Studio Software with enhanced capabilities for creating scenario-type situations using realistic-looking TruTargets.	$2,000.00	$2,000.00
1	Pistol Drills *Discounted 100% below* 30 assorted pistol drills.	$500.00	$500.00
1	DTA De-Escalation Training *Discounted 100% below* Video-based instruction on de-escalation best practice	$500.00	$500.00
1	Visible Weapon *Discounted 100% below* Simulates the mechanics of the Glock 19 including its individual parts, function, field stripping, and cycle of operation.	$500.00	$500.00
1	Shipping UPS Ground	$100.00	$100.00

Sub Total	$13,350.00
Tax	$0.00
Discount	-$1,500.00
Total	**$11,850.00**

Questions? Contact Dave Nielsen at daven@dartrange.com or (407) 280-1169.

FREE DART Technical Training offered in Lake Mary, Florida (within 1 year of purchase)

Thanks for choosing DART | hello@dartrange.com

Quote

7% sales tax for all Florida businesses without tax-exempt status.
3% processing fee will be added for credit card payments

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Thank you for your interest in DART Range!

DART is a big step forward for firearms training that comes in a very small package. Because DART is different from other firearms training simulators that you may be familiar with, we have created a general information packet to give you a detailed overview of our product and what it offers. This package includes:

- Introductory Letter
- DART Brochure
- DART Specification Sheet
- Sole Source Letter
- Skills Mastery List
- Customer Quotes
- Budget Justification Document
- Digimation W-9 Form
- Lease to Own Information

If you would like further information or a customized quote, please don't hesitate to contact us.

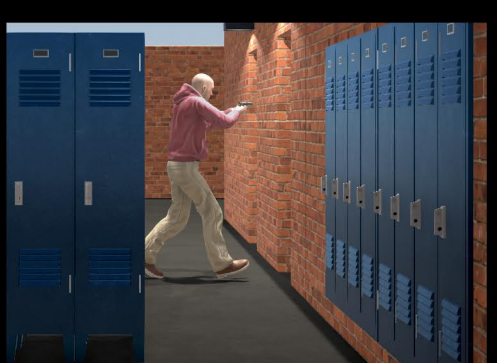
To schedule an online demo, visit **dartrange.com/book**.

Thank you again for your interest and for what you do!

Dave Nielsen
Vice President of Sales
daven@dartrange.com

Schedule an onsite or online demo at dartrange.com/book

CONFIDENCE THROUGH FREQUENT PRACTICE.



DART Range is the only firearms training system that is practical enough to use every day and capable of supporting intense training in a wide range of critical skills.

From basic qualification courses to full scenarios with customizable human subjects and environments, DART provides more time on trigger in an easy-to-use, safe, and extremely cost effective way.

See for yourself by scheduling a brief online demo and learn how DART can help your officers stay highly trained and always ready. **Learn more at dartrange.com.**

DART™
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DART™ Firearms Training Simulator

Virtual range training has proven to be an effective tool for providing more frequent, more intense weapons training without the cost, logistic problems, or safety concerns of a live-fire range.

The DART firearms training simulator offers all the benefits of virtual range training at a price affordable for departments of any size.

Built around innovative computer hardware, the DART system includes realistic digital range software and powerful course editing capabilities that allow the creation of limitless courses of fire -each with their own graphics, rules, and targets.

- Train in a completely safe environment
- Requires very little space to set up
- Overtime expenses reduced
- Ammunition costs and range fees reduced
- Weapons maintenance costs reduced
- Marksmanship and judgmental training
- Training can be conducted during work shift
- The most affordable professional system available

DART Hardware

We believe that training should go to the people, not the other way around. That's why DART was designed with mobility in mind. In fact, it's the first firearms simulator to integrate computer and optical components in a package this small.

- Size 6 x 3.5 x 4.5 inches
- Weight 1.9 pounds
- Integrated IR camera and Windows computer
- Soft-sided carrying case
- One-year warranty

DART Hardware Accessories

- A variety of IR training weapons
- HDMI projector
- Hard-sided travel case

DART Range™

DART Range is the heart of the DART system and allows you to practice marksmanship and critical firearms skills on a realistic digital replica of a live-fire range. Load pre-made courses of fire, or create your own using DART Creator/Studio.

- Easy to setup and use by a single person
- Fast and accurate shot detection
- Run unlimited courses created in DART Creator
- Simple calibration process

DART Creator™

DART Creator is included with every DART system. It is used to develop and customize basic courses of fire specific to department training objectives.

Courses are made up of one or more stages – each with its own range settings, target, scoring options, requirements, and rules. Creator's powerful features are rolled up in an interface that is exceptionally easy to use. With DART Creator, you'll be creating specialized training courses in minutes.

- More than 100 real-world targets
- Create courses with up to 30 stages
- Simulated recoil replicates weapon recoil
- Set max shots and time allowed
- Set minimum shots required in specific zones
- Create your own targets with the Target Editor

DART Studio™ (optional)

DART Studio is a more powerful version of DART Creator used to create an expanded variety of courses, scenarios, and simulations that go well beyond qualification courses.

DART Studio includes all of the features found in DART Creator and adds options for realistic people (known as TruTargets™), multiple targets per stage, and moveable props and buildings.

- TruTargets can change from non-threat to threat
- Targets respond to lethal and non-lethal hits
- Use up to ten targets per stage
- Each target can move along its own path
- Combine traditional targets with 3D TruTargets
- Select from 65 pre-built wall and room props

DART Trace™ (optional)

DART Trace is a shot tracking extension that tracks the movement of a firearm during all phases of a shot: target acquisition, aim, trigger pull, and follow through. Once a shot is made, the shooter's aim point can be replayed in real-time along with various data points, which can be used to analyze shooting performance.

DART Training (optional)

Available on-site or at our offices in Orlando, Florida.

DART™

Simulation Training

Learn more at dartrange.com

DART
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To Whom it May Concern:

Digimation (dba DART) is the manufacturer and sole source provider of the following products:

- DART Range Training Simulator (hardware)
- DART Range (software)
- DART Creator (software)
- DART Studio (software)
- DART Trace (software)
- DART Trace Training Pistol (hardware)
- DART Trace Training Rifle (hardware)
- Visible Weapon (software)
- DART Training Academy (software)

This letter is to confirm that the DART Training Simulator is a sole source product manufactured, sold, and distributed exclusively by Digimation, Inc.

No other company makes a similar product that utilizes 3D graphics as the simulation engine, provides an editor to build and edit 3D simulations, and features hardware measuring 6 x 6 x 6 inches or smaller. The DART system must be purchased directly from Digimation as there are no third-party resellers for this product.

If you desire additional information, please see the attached specification sheet, visit our website at dartrange.com, or contact us directly.

Thank you for your interest in our products.

David Avgikos
President
davida@digimation.com

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A mastery list showing some of the skills that can be practiced using DART Range.

- Accuracy/Marksmanship
- Breathing
- Clearing/handling malfunctions
- Decision-making
- Directional shooting
- Discretionary shooting - shoot/no shoot (with and without stress)
- Disorientation and recovery
- Double taps/controlled pairs
- Draw fluidity
- Draw speed
- Dynamic entry vs. stealth entry
- Dynamic movement (i.e. lateral movement)
- Economy of motion
- Field stripping
- Fine motor skills vs. gross motor skills
- Focus
- Grip
- Hip shooting
- Holstering
- Long walls vs. short walls
- Long-range weapons
- Nighttime shooting/shooting in the dark/shooting with a flashlight
- Physical dexterity
- Positional shooting - seated, supine, etc.
- Reacquiring target - simulated recoil
- Recovery
- Reloading (with and without stress)
- Room entry
- Shooting speed
- Sight picture/alignment
- Situational awareness
- Smooth transitions
- Stance/body positioning
- Target acquisition
- Target recognition
- Transitioning
- Trigger control
- Walking/running
- Weak-hand shooting
- Weapon handling (with and without stress)

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"DART is always set up and accessible to our officers allowing them to achieve the level of skill they aspire to. and we have seen a significant improvement in marksmanship during qualification after a mandated DART initiative."
Chief Adam Bolton - Umatilla Florida Police Department

"DART allows our officers to be exposed to much more firearms training with a significant decrease in cost and man hours."
Lt. Colonel Tom Burrell - Pennsylvania Bureau of Law Enforcement

"Certain training drills are a must. Some are inherently more dangerous than others like off-hand shooting, malfunctions, and reloading. Using the DART system allows us to train and practice these drills anytime and anywhere and under conditions which give more control and reduces liability. This system is a must have."
Lt. Derrick Becton -Altamonte Springs Police Department

"We're just scratching the surface of the possibilities this system offers, they are endless. The benefits for us have been seen immediately on the range during live fire and have assisted many of our shooters. Our virtual round count is almost 30,000 virtual rounds as of this week."
Donald Kiefhaber - Range Master, St. Petersburg College of Public Safety

"The key to the DART Range Training System is using it to practice and improve. There is no other product in the world, that I am aware of, that allows any department, big or small to finally coach and the train the way we should."
David Verdier - Greenville-Spartanburg International Airport Police

"It has been worth its money! I spent four days on it with a problem shooter who was then able to pass the SQC on the first try without wasting ammo. I was able to design courses to work with her individual issues. Had another one that I worked a few days with and had the same result."
Lt. Tony Bobbitt - Sumter County Sheriff's Office

Highly Trained. Always Ready.

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The Need for Training
An average police officer in the United States visits a firing range twice per year and receives eight hours of firearms instruction annually, to say nothing of how often they actually pull the trigger and practice.

Like any skill, firearms training is a perishable skill. Frequent practice is vital for an officer's body to react instinctively if the situation might require it.

Range training is often limited to qualification and often times does not focus on teaching or consistently practicing critical skills such as weak-hand shooting, reload drills, performance under stress, discretionary shooting, combat and precision shooting etc.

In addition, there are important skills, such as performance under stress or disorientation, that are difficult (if not impossible) to replicate on a live-fire range due to safety concerns.

However, these life-saving skills could be trained to and practiced to proficiency- or even mastery - with a consistent extra hour of instruction and/or practice per week.

Firearms Training Held Hostage by Limitations of Money and Time
What would it require in time and money to provide an extra hour of range training each week?

If we assume an hourly wage for an officer of $25, ammo expense of .20¢ per round, and $10 for travel expense and range fees, an hour of training would conservatively cost $50.

That equates to an annual cost of $2,600 per officer ($50 X 52 weeks). For a department of fifty officers, that extra training would conservatively total $130,000 (50 officers X $2,600).

Using a DART system (which can be set up in a conference room or spare office), fifty officers can easily log an hour of training per week; either in two 30-minute sessions during the week, or four 15-minute sessions before a shift.

The result is a 750% increase in training time, without the cost or travel logistics associated with a live-fire range. DART training occurs in a completely safe environment, any time of day, regardless of weather conditions. An added emphasis on training also helps mitigate liability associated with failure-to-train lawsuits.

All this for just 5% of the equivalent cost of range practice for a single year.

Highly Trained. Always Ready.

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

Print or type. See **Specific Instructions** on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Digimation, Inc.

2 Business name/disregarded entity name, if different from above

DART Range

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☑ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

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Requester's name and address (optional)

6 City, state, and ZIP code

Lake Mary, Florida 32746

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–		–				

or

Employer identification number

7	2	–	1	2	6	2	7	1	4

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** ► [signature] **Date** ► January 12, 2022

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

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DART Lease to Own Program

The DART training simulator can be leased through The Bancorp. The Bancorp is a lending company specializing in municipal and federal lease options for vehicles and equipment used by law enforcement agencies throughout the United States.

Monthly payments vary, but payments for a typical $13,000 system are generally between $250-$950 per month depending on the term of the lease. At the end of the lease, the system is yours to own for a final payment of $1.

The application and approval process is quick and easy. Most municipal department financial information is available online. In this case, all you need to provide is:

- Tax ID number
- Most recent audited financials
- Prior year-end statement
- Choose the term of your lease (1, 3, 4, or 5 years)

Bancorp will do the rest! Once approved, all you need to do is sign a three-page lease agreement with your payment schedule and a letter of acceptance once you take delivery of your DART system.

Contact us to learn more about our lease to own program.

CITY OF ORMOND BEACH

City Manager • 22 S. Beach Street • Ormond Beach • Florida • 32174 • (386) 676-3200 • Fax (386) 676-3384

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce A. Shanahan, City Manager

From: Robert Carolin, Leisure Services Director

Date: August 3, 2022

Subject: Peachtree Services, Inc. Change in Corporate Entity

Commission Goal: Quality of Life - Other

Introduction

This is an amendment to the City's contract for pest control (treatment and prevention) throughout the City. The amendment reflects a new corporate partnership between Peachtree Services, Inc. and PurCor Pest Solutions of Georgia LLC.

Background

The City awarded Bid No. 2018-12 to Peachtree Services, Inc. on March 20, 2018, via Resolution No. 2018-35.

Discussion

In June 2022, the City became aware that PurCor Pest Solutions of Georgia LLC, had formed a partnership with Peachtree Services, Inc. Due to a vendor name change, a New Vendor Packet from PurCor Pest Solutions of Georgia LLC was not needed.

Budget Impact

The change in corporate entity has no impact on the budget.

Citizen Impact

There is no citizen impact.

Recommendation

Staff recommends the execution of the amendment acknowledging the new entity providing pest control services from Peachtree Services, Inc. to PurCor Pest Solutions of Georgia LLC., under the same terms and conditions as the original bid award.

Attachments:

- 22-96 Peachtree name change to Purcor (P22-0102G) (PDF)
- Peachtree Amendment to Agr (PDF)

REVIEWED BY:

Kelly McGuire, Finance Director 7/11/2022

Claire Whitley, Assistant City Manager 7/25/2022

APPROVED BY:

Joyce A. Shanahan, City Manager 7/26/2022

RESOLUTION NO. 2022-96

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AMENDMENT TO AGREEMENT FOR PEST CONTROL SERVICES BETWEEN THE CITY OF ORMOND BEACH AND PEACHTREE SERVICES, INC. FOR THE LIMITED PURPOSE OF ACKNOWLEDGING THE NEW CORPORATE NAME OF THE ENTITY PROVIDING PEST CONTROL SERVICES; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City and Peachtree Services, Inc. are parties to an Agreement ("the Agreement") dated March 20, 2018, for the provision of pest control services, and

WHEREAS, in June, the City was notified of a corporate name change from Peachtree Services, Inc. to Purcor Pest Solutions of Georgia, LLC, and

WHEREAS, pursuant to Paragraph 8 of the Agreement any amendment to the Agreement must be in writing, and

WHEREAS, the City's staff has reviewed the proposed Amendment to Agreement for Pest Control Services and recommends the Agreement be amended for the limited purpose of acknowledging the new corporate name of the entity providing pest control services; now therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The Mayor and the City Manager are hereby authorized and directed to execute an Amendment to Agreement for Pest Control Services in favor of Purcor Pest Solutions of Georgia, LLC. A copy of said Amendment is attached hereto and incorporated herein by reference.

SECTION TWO. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED, this 3rd day of August, 2022.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

AMENDMENT TO AGREEMENT FOR PEST CONTROL SERVICES

THIS AMENDMENT TO AGREEMENT FOR PEST CONTROL SERVICES is entered into by and between the **City of Ormond Beach, Florida** ("City") and **Purcor Pest Solutions of Georgia, LLC** ("Purcor") for the purposes stated herein, as follows:

WHEREAS, the City and Peachtree Services, Inc. are parties to an Agreement for pest control services ("the Agreement") having an effective date of March 20, 2018, a copy of which is attached hereto and incorporated herein by reference), and

WHEREAS, the City and Purcor desire to amend the subject Agreement for the limited purpose of acknowledging the new corporate name under which the Contractor will provide pest control services for the City; now therefore,

1. The introductory paragraph of that certain Agreement between the City and Peachtree is hereby amended to read as follows:

THIS AGREEMENT is made and entered into by and between the **City of Ormond Beach** ("City"), a Florida municipal corporation, 22 South Beach Street, Ormond Beach, Volusia County, Florida 32174 and **Purcor Pest Solutions of Georgia, LLC,** a Florida Limited Liability Company, ("Contractor"), 3231 Cypress Mill Road, Brunswick, GA 31525, and in consideration of the mutual promises and covenants herein contained, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree to the following:

2. Paragraph 9 of that certain Agreement between the City and Peachtree is hereby amended to read as follows:

> **NOTICES.** All notices which are required by this Agreement shall be provided to the parties at the following addresses, or such other addresses as may be requested in writing by either party:
>
> **City of Ormond Beach**
> Joyce Shanahan, City Manager
> (copy to City Attorney)
> 22 South Beach Street
> Ormond Beach,. FL 32174
>
> **Purcor Pest Solutions of Georgia, LLC**
> Antonio Busquets, Vice Pres. & Corp Controller
> 3231 Cypress Mill Road
> Brunswick, GA 31525

3. All other terms and conditions of the subject Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to Agreement for Pest Control Services to be executed by the undersigned officials as of the date listed below.

DATED: _____, 2022

CITY OF ORMOND BEACH, FLORIDA

BY:_____
Bill Partington, Mayor

ATTEST:_____
Joyce Shanahan, City Manager

DATED: _____, 2022

PURCOR PEST SOLUTIONS OF GEORGIA, LLC

BY: _____

Name: _____

Title: _____

ATTEST: _____

Name: _____

Title: _____

\\ormondbeach\dfs\Dept\Legal\CINDY\Contracts\Miscellaneous Crafts & Trades 2018-12\Peachtree name change to Purcor Solutions (P22-002G).doc

AGREEMENT

THIS AGREEMENT is made and entered into by and between the **City of Ormond Beach** ("City"), a Florida municipal corporation, 22 South Beach Street, Ormond Beach, Volusia County, Florida and **Peachtree Services, Inc.** ("Contractor"), 3231 Cypress Mill Road, Brunswick, GA 31525, and in consideration of the mutual promises and covenants herein contained, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree to the following:

1. **Scope of Work.** The Proposal dated December 29, 2017, (RFP 2018-12 "Miscellaneous Crafts and Trades Services (As Needed)" attached hereto as Exhibit "A", is incorporated herein by reference and is a material part of this Agreement. The Contractor shall fully comply with the terms and conditions described in the attached exhibit.

2. **Term.** This Agreement shall be effective on the date it is fully executed by the parties. The initial term of this Agreement shall be for a period of one (1) year. The Agreement shall be automatically renewed for one-year periods (not to exceed four (4) additional one-year periods) unless either party provides a written notice of non-renewal sixty (60) calendar days prior to the Agreement expiration date.

3. **Consideration.** Contractor shall provide the equipment and perform the services at the prices set forth on Exhibit "A". Contractor shall prepare and submit invoices to the City at the address set forth in Paragraph 9 of this Agreement. All such invoices shall be paid by the City within thirty (30) days. Final payment will be made only after delivery and installation of the equipment and completion of the City's final acceptance inspection.

4. **Delivery.** Contractor shall complete the project within the time frame set forth on Exhibit "A".

5. **Termination of Agreement.**
   (a) The City Commission shall have the right to terminate the Agreement in the event the Contractor files any petition or proceeding for bankruptcy relief, or is adjudicated to be bankrupt or insolvent, or fails to pay just debts as they ordinarily become due; or for a material breach of this agreement that remains uncured for at least thirty days after prior written receipt of a notice of violation of same.

   (b) This Agreement may not be terminated by the Contractor.

6. **Assignment.** The Contractor shall not assign, convey or transfer all or any part of this Agreement, or all or any part of Contractor's interest herein, or all or any part of any interest in the Contractor, without the prior written consent of the City Commission, which consent shall not be unreasonably withheld.

7. **Complete Agreement.** This Agreement, including the provisions set forth in the exhibit attached hereto and incorporated by reference herein, constitutes the entire and complete

agreement of the parties, and the promises and covenants herein contained shall survive the life of this Agreement.

8. **Amendment to Agreement.** Any amendment, change, or modification of this Agreement must be in writing and fully executed by both parties.

9. **Notices.** All notices which are required by this Agreement shall be provided to the parties at the following addresses, or such other addresses as may be requested in writing by either party:

City of Ormond Beach	**Peachtree Services, Inc.**
Joyce Shanahan, City Manager	James D. Arnold, President
(copy to City Attorney)	3231 Cypress Mill Road
22 South Beach Street	Brunswick, GA 31525
Ormond Beach, FL 32174	

10. **Sovereign Immunity.** The City expressly retains and reserves all rights, privileges, immunities, and benefits of sovereign immunity. This provision shall be construed broadly in favor of the City.

11. **Venue.** The terms and conditions of this Agreement shall be construed and enforced under the laws of the State of Florida. Any action or proceeding, either at law or in equity, regarding this Agreement shall be brought in the circuit court, Seventh Judicial Circuit in and for Volusia County, Florida. Venue in any other jurisdiction or forum, whether it be any other circuit, state or federal venue, is hereby expressly waived.

12. **Waiver of Conditions.** No waiver by the City of any condition or breach of performance by the Contractor shall constitute an irrevocable, continuing, or subsequent waiver by the City of the same condition or breach of performance, or of any other condition or other breach of performance.

13. **Severability.** If any part of this Agreement is declared to be unenforceable or void by a court of competent jurisdiction, the remaining parts of the Agreement shall remain in full force and effect as long as the services to be provided by the Contractor are not materially affected, altered or impaired as a result of said judicial declaration.

14. **Conflicting Provisions.** In the event of any conflict between the provisions of this Agreement and any exhibits, the provision most favorable to the City shall control and shall be given full force and effect.

15. **Indemnification.** The City, its agents, employees, and officials, both elected and appointed, shall be indemnified and held harmless by Contractor from any and all liabilities, claims, and causes of action which may arise out of the willful, negligent, or unlawful acts or omissions of the Contractor or its subcontractors in the performance of this Agreement, unless such claims are a result of the City's sole negligence, as determined by the final decision maker of such claim.

16. **Duty to Defend.** The Contractor shall defend all suits and administrative actions, including all appellate proceedings, brought against the City, its agents, employees, and officials, both elected and appointed and shall pay all attorneys' fees and costs associated with the City's legal defense, as may be selected by the City, arising from all claims and causes of action described in Section 15 above. Such payment on behalf of the City shall be in addition to any and all other legal or equitable remedies available to the City and shall not be considered to be the City's exclusive remedy.

17. **Contractor's Insurance.** The Contractor shall purchase and maintain for the entire life of this Agreement, including any and all approved time extensions, until its final acceptance by the City, such insurance as will protect the Contractor from claims under Workers' Compensation, disability benefit laws or other similar employee benefit laws; from claims for damages because of bodily injury, occupational sickness or disease, or death of Contractor's employees; from claims insured by usual or unusual injury liability coverage; from claims or injury to or destruction of tangible property and from claims insured by usual Commercial General Liability coverage. This includes loss of use resulting therefrom, any or all of which may arise out of the Contractor's operations under this Agreement, whether such operations be by the Contractor, or by any Subcontractor, or by anyone directly or indirectly employed by any of them or for whose acts any of them may be legally liable. The Contractor's deductibles/self-insured retentions shall be disclosed to the City and may be disapproved by the City, and may be reduced or eliminated at the sole discretion of the City. The Contractor is responsible for the amount of any deductible or self-insured retention.

18. **Types of Insurance and Limits of Liability.** The insurance required herein shall be written for not less than the limits of liability specified herein or as required by law, whichever is greater, and shall include the following:

(a) Workers' Compensation Insurance in statutory limits for the State of Florida with Coverage B - Employer's Liability limits of not less than:

$100,000. Each Accident Bodily Injury by Accident
$100,000. Each Employee Bodily Injury by Disease
$500,000. Policy Limit Bodily Injury by Disease

Certificate of Exemptions. If the contractor has a State-issued Certificate of Exemption, the contractor may provide a copy in place of the requirement for coverage. However, if the contractor subcontracts or retains any other person or entity to perform under the contract, that person or entity must provide proof of workers' compensation insurance as required by law or provide a Certificate of Exemption.

It is the intent of the City that any individual who either contracts directly with the city or performs any work on behalf of any such contractor be covered by workers compensation insurance or have a valid exemption from said coverage.

(If applicable to the Project, the policy must include benefits under the United States Longshoremen's and Harbor Workers' Act and the Jones Act coverage--all maritime coverages.)

(b) **Commercial General Liability Insurance** shall be written on a coverage form as broad as Insurance Services Office (ISO) Form CG 00 01 11 88, or its successor form, including but not limited to the following coverages (any deviation shall be noted on the Certificates of Insurance), and the CITY OF ORMOND BEACH shall be named as an additional insured:

1. Premises and Operations
2. Owners' & Contractors' Protective
3. Products & Completed Operations
4. Explosion, Collapse & Underground Conditions
5. Blanket Contractual Liability
6. Personal Injury Liability
7. Broad Form Property Damage Endorsement, including Completed Operations
8. Independent Contractors
9. Watercraft--Owned and Non-Owned (if applicable, endorsement must be included in General Liability policy or a separate Protection & Indemnity Policy must be written)
10. Pollution Liability (if applicable)
11. Asbestos Abatement (if applicable)
12. Fire Damage Liability

Certain coverages outlined above may not be required if they do not relate to the Agreement, as may be determined at the sole discretion of the City.

Commercial General Liability Coverage shall be written on an occurrence basis and the limits shall be no less than the following for all tiers of Contractors and Subcontractors:

Contract Value	**Limits (not less than)**
0 - 25,000	$300,000 Each Occurrence
	$300,000 General Aggregate*
	$300,000 Aggregate Products & Completed Operations
	$ 25,000 Fire Damage (any one fire)
$25,001 - $250,000	$500,000 Each Occurrence
	$1 Million General Aggregate*
	$1 Million Aggregate Products & Completed Operations

	$ 50,000	Fire Damage (any one fire)
$250,001 - $3,000,000	$1 Million Each Occurrence $1 Million General Aggregate* $1 Million Aggregate Products & Completed Operations $ 50,000	Fire Damage (any one fire)
$3,000,001 & over	20% of the Value of the Contract [Minimum $1 Million Each Occurrence/$2 Million General Aggregate]	

*NOTE: Commercial General Liability Coverage must be purchased on either a project basis (separate policy per contract) or an endorsement allocating an aggregate limit per location or specified project.

(c) **Automobile Liability Insurance** for the operation, use, maintenance, loading or unloading of automobiles - ISO Symbol 1 (Any Auto) or alternatively a combination of Symbol 2 (Owned Autos), Symbol 8 (Hired Autos), and Symbol 9 (Non-Owned Autos). The coverage limits shall be no less than the following for all tiers of Contractors and Subcontractors:

Contract Value	Limits (not less than)
0 - 25,000	$300,000 Combined Single Limit
$25,001 - $250,000	$500,000 Combined Single Limit
$250,001 and over	$1 Million Combined Single Limit

(d) Excess Liability

For Contracts of $250,000 or more, and in addition to the scheduled underlying policies for Commercial General Liability, Automobile Liability and Employers' Liability, the Contractor shall also provide an Excess Liability Policy with a maximum self-insured retention for occurrences insured in this Excess Policy not to exceed $25,000 and a minimum limit of $1 Million.

(e) Professional Liability, Malpractice and/or Errors and Omissions

The Contractor shall purchase and maintain professional liability, malpractice, or errors or omissions insurance with minimum limits of $1,000,000 per occurrence. If a claims made form of coverage is provided, the retroactive date of coverage shall be no later than the inception date of claims made coverage, unless the prior policy was extended indefinitely to cover prior acts. Coverage shall be extended beyond the policy year either by a supplemental extended reporting period (ERP)

of as great a duration as is available, and with no less coverage and with reinstated aggregate limits, or by requiring that any new policy provide a retroactive date no later than the inception date of claims made coverage.

19. **Requirements for Certificates of Insurance.**

(a) With the execution of this Agreement, the Contractor shall provide certificates of such insurance acceptable to the City. These certificates and insurance policies shall contain a provision that the coverage under the policies will not be canceled, non-renewed or materially changed until at least **thirty (30)** days' prior written notice of such cancellation, non-renewal or change [except for nonpayment of premium, which shall be **ten (10)** days] has been given to the City. The Contractor shall be required to replace any expired or canceled policies in like amount and coverage to the satisfaction of the City. The Certificate of Insurance shall be the ACORD FORM 25-S (7/90), or its successor form, and shall be made a part of this Agreement.

(b) New certificates of insurance shall be provided to the City at least fifteen (15) days prior to coverage renewals.

(c) If requested by the City, the Contractor shall furnish complete copies of the Contractor's insurance policies, forms and endorsements.

(d) For Commercial General Liability coverage the Contractor shall, at the option of the City, provide an indication of the amount of claims payments or reserves chargeable to the aggregate amount of liability coverage. If the Commercial General Liability form of coverage includes an annual aggregate limitation on the amount of insurance provided, a separate project aggregate limit may be required by the City for the given contract.

(e) If the Contractor fails to obtain and maintain for the life of the Agreement the insurance required hereby or to replace any such expired or canceled policy, the City may obtain and maintain such insurance with such company as it deems satisfactory. Any amounts expended by the City in payment of premiums for such insurance shall be deducted by the City from the amount due the Contractor for the work covered by the Agreement.

(f) **Policies of Insurance**

1. Except as otherwise provided herein, all insurance policies shall be issued by insurers licensed to do business in the State of Florida on an admitted basis or which is an eligible surplus lines insurer in the State of Florida, and any such insuring company is required to have a minimum financial rating of (A-) in the latest edition of "Best's Key Rating Guide", published by A. M. Best Co., Inc., or some similarly nationally recognized rating authority, including Standard and Poors and Demotech.

2. For Workers' Compensation coverage only, self-insurance programs are acceptable with a minimum A- rated reinsurance carriers; written confirmation is required.

3. All policies of insurance or certificates thereof referred to herein shall be deposited with the City Clerk.

4. The City shall be named an Additional Insured on General Liability and Automobile Liability policies of insurance and certificates thereof.

20. **Enforcement of Costs.** If any legal action or other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default, or misrepresentation in connection with any provision of this Agreement, the successful or prevailing party or parties shall be entitled to recover reasonable attorneys' fees, court costs, and all expenses even if not taxable court costs (including, without limitation, all such fees, costs and expenses incident to arbitration, appellate, bankruptcy, and post-judgment proceedings), incurred in that action or proceeding or any appeal, in addition to any other relief to which the party or parties may be entitled. Attorneys' fees include legal assistant fees, expert witness fees, investigative fees, administrative costs, and all other charges billed by the attorney for the prevailing party.

21. **Compliance With Laws.** Contractor shall comply with all applicable federal, state and local laws and regulations.

22. **Compliance With Florida Public Records Law.** Contractor expressly agrees that it shall comply with the public records law provided in Florida Statutes, Chapter 119, and specifically to:

(a) Keep and maintain public records required by the City to perform the contracted service.
(b) Upon request from the City Clerk, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the City.
(d) Upon completion of the contract, transfer at no cost, to the City all public records in possession of the contractor or keep and maintain public records required by the City to perform the service. If the contractor transfers all public records to the City upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon the completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored

electronically must be provided to the City, upon request from the City Clerk, in a format that is compatible with the information technology systems of the City.
(e) Failure of the Contractor to comply with Public Records Law as provided by Florida Statutes, Chapter 119, shall subject the Contractor to penalties under Chapter 119.10 and subject this Agreement to termination for cause by the City.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

J. SCOTT MCKEE, CITY CLERK
22 SOUTH BEACH STREET
ORMOND BEACH, FLORIDA 32175. (386)676-3297
SCOTT.MCKEE@ORMONDBEACH.ORG

Ref: Fla. Stat. §119.0701(2016)

23. **Effective Date.** This Agreement shall become effective upon the date last signed by the parties hereto.

IN WITNESS WHEREOF, the undersigned parties have caused this Agreement to be signed on the dates indicated hereinbelow.

DATED this 20 day of March, 2018.

Witnesses:

Lisa Dahme
Print Name: Lisa Dahme

Wendy J. Nichols
Print Name: Wendy J. Nichols

CITY OF ORMOND BEACH

By: Bill Partington
BILL PARTINGTON
Mayor

By:
JOYCE SHANAHAN
City Manager

DATED this 6th day of February, 2018.

Witnesses:

Deanna Hodges

Print Name: Deanna Hodges

Kristen Cassel

Print Name: Kristen Cassel

PEACHTREE SERVICES, INC.

By: Eric Gentile

Print Name: Eric Gentile

Title: Branch Manager

Attest: Denise Rogers

Print Name: Denise Rogers

Title: Office Manager

City of Ormond Beach
22 South Beach Street
Ormond Beach, Florida 32174
Telephone (386) 676-3223
Fax (386) 676-3374

REQUEST FOR PROPOSALS

PROPOSER ACKNOWLEDGEMENT FORM

THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL

RFP TITLE: **Miscellaneous Crafts and Trades Services (As Needed)**
RFP NUMBER: **2018-12**
RFP OPENING DATE & TIME: **January 08, 2018 2:00PM**
RFP OPENING LOCATION: **City Hall-Upstairs Conference Room**
PRE-SUBMITTAL MEETING: **N/A**

Submittals Received After the Above Date and Time Will Not Be Accepted.

PROPOSER'S NAME: P.Services DBA Peachtree Pest Control
PROPOSER'S MAILING ADDRESS: 3231 Cypress Mill Rd.
CITY-STATE-ZIP: Brunswick Ga 31525
F.E.I.N.: 90-1019861
PHONE NUMBER: 912-265-9700
FAX NUMBER: 912-265-8197
If returning as a "No Submittal", please state reason (s): _____

I certify that this Proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a Proposal for the same materials, services, supplies, or equipment, and is in all respects fair and made without collusion or fraud. I agree to abide by all conditions of this RFP and certify that I am authorized to sign this RFP for the Proposer. In submitting a RFP to the City of Ormond Beach, the Proposer offers and agrees that if the Proposal is accepted, the Proposer will convey, assign or transfer to the City of Ormond Beach all rights, title, and interest in and to all causes of action it may now or hereafter acquire under the Antitrust laws of the United States and the State of Florida for price fixing relating to the particular commodities or services purchased or acquired by the City of Ormond Beach At the City's discretion, such assignment shall be made and become effective at the time the City tenders final payment to the Proposer.

X _____
AUTHORIZED SIGNATURE (MANUAL)

James D. Arnold
NAME (TYPED)

Owner / President
TITLE

12/29/17
DATED

GENERAL CONDITIONS

PUBLIC ENTITY CRIMES: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a proposal on a contract to provide any goods or services to a public entity, may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit Proposals on leases or real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

DISCRIMINATION: Pursuant to Section 287.134(2)(a), Florida Statutes, an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid or proposal on a contract to provide any goods or services to a public entity, may not submit a bid or proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit bid or proposal on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity.

PUBLIC RECORDS/NON-CONFIDENTIALITY OF BIDS AND/OR PROPOSALS. The City of Ormond Beach cannot and does not warrant the confidentiality of any information submitted in response to this solicitation. Florida law provides that municipal records shall at all times be open for personal inspection by any person, Section 119.01, F.S., The Public Records Law. Information and materials received by the City of Ormond Beach in connection with all Proposers' response shall be deemed to be public records subject to public inspection upon award, recommendation for award, or 10 days after bid opening, whichever occurs first. Section 119.071, F.S.

DISTRIBUTION OF BIDS AND RFP'S: The City uses the services of Onvia DemandStar (www.demandstar.com) to distribute its bids and RFP's on-line on the Internet. If you have received a copy of this RFP from any source other than Onvia DemandStar, please be aware that you may not have received the latest version of the RFP or any related addendums.

SUBMISSION OF RESPONSES: All Submittals shall be delivered in a sealed envelope. The Request for Proposals (RFP) number, title, and opening date shall be **clearly displayed on the outside of the sealed envelope (and on the outside of any express shipping package).** The delivery of said submittal to the Purchasing Office on or before the specified opening date and time is solely and strictly the responsibility of the Submitter. Any submittal received by the Purchasing Office after the specified date and time will not be accepted. Submittals must be presented on forms provided by the City. No other forms will be accepted. Telephone, telefax and telegraph Submittals will not be considered. No Submittal may be modified after opening. No Submittal may be withdrawn after opening for a period of ninety (90) days unless otherwise specified.

EXECUTION OF SUBMITTAL: Submittals must contain a manual signature of authorized representative in the space(s) provided. Submittals must be typed or printed in ink. Use of erasable ink is not permitted. All corrections made by Submitter to any Submittal entry must be

initialed. The company name and Federal Employer Identification Number (F.E.I.N.) number shall appear in the space(s) provided.

RFP OPENING: Submittals shall be opened and the name of the submitters shall be read publicly. No discussion of the Submittals will occur at this time.

SUBMITTAL TABULATION: Any submitter wishing to receive a copy of the tabulation is required to enclose a stamped, self-addressed envelope with their Submittal response.

CLARIFICATION/CORRECTION OF RFP ENTRY: The City of Ormond Beach reserves the right to allow for the clarification of questionable entries and for the correction of obvious mistakes.

INTERPRETATION: Any questions concerning conditions and specifications shall be directed to the Purchasing Coordinator. Those interpretations which may affect the eventual outcome of this Submittal will be furnished in writing to all prospective Submitters. No interpretation shall be considered binding unless provided in writing by the City of Ormond Beach.

MINORITY POLICIES: The City of Ormond Beach, Florida, encourages the full participation of Disadvantaged and Women Business Enterprises (D&WBE) in the provision of goods and services.

LICENSES AND PERMITS: The Vendor/Contractor is responsible for obtaining all necessary permits and licenses to comply with all Federal, State, local laws, rules and regulations required to perform work in accordance with the specifications.

ADDITIONAL TERMS AND CONDITIONS: The City of Ormond Beach reserves the right to reject Submittals containing any additional terms or conditions not specifically requested in the original conditions and specifications.

TAXES: The City of Ormond Beach is exempt from Federal Excise Taxes and all sales taxes.

SILENCE OF SPECIFICATIONS: The apparent silence of any specification and any supplemental specifications as to any details or the omission from same of any detailed description concerning any point shall be regarded as meaning that only the best commercial practices are to prevail and that only materials of first quality and correct type, size, and design are to be used. All workmanship is to be first quality. All interpretations of the specifications shall be made upon the basis of this statement.

ASSIGNMENT: Any purchase order or contract issued pursuant to a Submittal and the monies which may become due there under are not assignable except with the prior written approval of the City Manager or City Commissioner, whichever authorized the purchase or Agreement.

LIABILITY: The Contractor shall hold and save the City of Ormond Beach, its officers, agents, and employees harmless against claims by third parties resulting from the Contractor's or supplier's breach of contract or negligence, including all attorney's fees and costs, and shall pay any and all damages, fees, and costs assessed on behalf of the City. The City expressly reserves all rights, privileges and benefits of sovereign immunity.

PATENTS AND ROYALTIES: The Contractor, without exception, shall indemnify and save harmless the City of Ormond Beach and its employees from liability of any kind, including cost and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or article manufactured or used in the performance of the contract, including its use by the City of Ormond Beach. If the Contractor uses any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood without exception that the Submittal prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.

NON-APPROPRIATION OF FUNDS: In the event sufficient budget funds are not available for a new fiscal period, the CITY shall notify the VENDOR/CONTRACTOR of such occurrence and the contract shall terminate on the last day of the current fiscal period, without any penalty or expense to the CITY of any kind whatsoever.

AWARDS: The CITY reserves the right, in its sole discretion, as the best interest of the CITY may require, to make award(s) by individual item, group of items, all or none, or a combination thereof; on a geographical basis and/or with one or more vendors, contractors, consultants or specialists; or to reject any and all Submittals or waive any minor irregularity or technicality in the Submittals received.

OTHER AGENCIES: All Bidder(s) awarded contracts from this bid or proposal may, permit any municipality or other government agency to participate in the contract under the same prices, terms, and conditions, if agreed to by both parties.

It is understood that at no time will any city, municipality, or other agency be obligated for placing an order for any other city, municipality, or agency: nor will any city, municipality, or agency be obligated for any bills incurred by any other city, municipality, or agency. Further, it is understood that each agency will issue its own purchase orders to the awarded bidder(s).

COMPLIANCE WITH FLORIDA PUBLIC RECORDS LAW:

Proposer expressly agrees that it shall comply with the public records law provided in Florida Statutes, Chapter 119, and specifically to:

(a) Keep and maintain public records required by the City to perform the contracted service.
(b) Upon request from the City Clerk, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the City.
(d) Upon completion of the contract, transfer at no cost, to the City all public records in possession of the contractor or keep and maintain public records required by the City to perform the service. If the contractor transfers all public records to the City upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon the completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to

the City, upon request from the City Clerk, in a format that is compatible with the information technology systems of the City.
(e) Failure of the Contractor to comply with Public Records Law as provided by Florida Statutes, Chapter 119, shall subject the Contractor to penalties under Chapter 119.10 and subject this Agreement to termination for cause by the City.

IF THE PROPOSER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE PROPOSER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

J. SCOTT MCKEE, CITY CLERK
22 SOUTH BEACH STREET
ORMOND BEACH, FLORIDA 32175. (386)676-3297
SCOTT.MCKEE@ORMONDBEACH.ORG

Ref: Fla. Stat. §119.0701(2016)

THE CITY OF ORMOND BEACH RESERVES THE RIGHT TO REJECT ANY OR ALL PROPOSALS, AND TO WAIVE INFORMALITIES AS MAY BE DEEMED TO BE IN THE BEST INTEREST OF THE CITY.

TERMS AND CONDITIONS

A. The City of Ormond Beach reserves the right without prejudice to reject any or all proposals, to request clarification of information submitted, and to request additional information of one or more proposers.

B. The City reserves the right to award the contract to the next most qualified firm if the successful firm fails to execute a contract within two weeks after the award of the contract by the City Commission.

C. In accordance with federal, State, and local regulations, the firm shall not discriminate under the contract against any person.

D. The firm shall not assign or transfer any interest in the contract without prior approval of the City Commission.

E. The City reserves the right to terminate the contract at any time due to the vendor's default under terms of the agreement.

F. Submission of a proposal indicates acceptance by the firm of the conditions contained in this Request for Proposals unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the City of Ormond Beach and the firm selected.

G. Submittals should include a copy of firm's insurance certificate, Conflict, Non-Conflict of Interest Statement/Litigation Statement, and Drug Free Workplace Certificate.

THE CITY OF ORMOND BEACH RESERVES THE RIGHT TO REJECT ANY OR ALL PROPOSALS, AND TO WAIVE INFORMALITIES AS MAY BE DEEMED TO BE IN THE BEST INTEREST OF THE CITY.

CITY OF ORMOND BEACH
REQUEST FOR PROPOSAL
Miscellaneous Crafts and Trades Services (As-Needed)
(RFP No. 2018-12)

STATEMENT OF PURPOSE:

The City of Ormond Beach, Florida, is soliciting proposals and intends to select one or more qualified contractors interested in performing repair and renovation services at City facilities on a time and materials basis. It is the intent of the City to enter in to a contractual agreement (or agreements) with crafts and trades contractors to do work on an "as needed" basis. The contract(s) will be for miscellaneous short-term projects requiring services relative to the following fields of work: carpentry; plumbing; HVAC; electrical; painting; flooring; roofing; overhead door/electric gates; fire suppression equipment; fencing; docks/decking; elevator inspections and repairs, including wheelchair lifts; emergency removal of shade structure services; fire alarm monitoring; pressure/power washing; audio/visual & theatrical equipment; pool/splash pad maintenance; and pest control. Contractors may submit quotations for one, more than one, or all of the aforementioned fields of work.

AWARD OF CONTRACT:

The City of Ormond Beach reserves the right to award one or more, all-inclusive contracts or to award multiple, field-of-work specific contracts, whichever is in the best interest of the City. However, it is anticipated that multiple awards will be made. The City seeks to accept the most responsive, responsible proposal(s), thus allowing City departments to choose the contractor(s) that best meets their requirements based on factors including, but not limited to, price, availability, and experience.

TERM OF AGREEMENT:

The initial term of this Agreement shall be for a period of one (1) year. The Contract shall be automatically renewed for one (1) year periods unless either party provides a written notice of non-renewal sixty (60) calendar days prior to the Contract expiration date not to exceed four (4), additional one year terms.

SUBMITTAL INSTRUCTIONS:

Proposal Delivery: Submit one (1) **signed original**, and three (3) copies of the **complete** RFP packet, with all required attachments, by the closing date and time specified above. Submittals received after the closing time will not be accepted. Submit proposals to: Robert Schattie, Purchasing Coordinator, Ormond Beach City Hall, 22 South Beach Street, Ormond Beach, Florida 32174. The RFP title and number shall be plainly marked on the outside of the delivery envelope or package. It is solely the responsibility of the submitter to ensure that the Proposal is delivered on or before the specified date and time. **Late proposals will not be accepted.**

Rejection Rights: The City of Ormond Beach reserves the right, at any time, to modify, waive or otherwise vary the terms and conditions of this RFP including, but not limited to, the deadlines for submission and submission requirements. The City further reserves the right to reject any or all submittals, to cancel or withdraw this RFP at any time and to negotiate with any party prior to or after submittal of proposals.

Cost of Proposal Preparation: No reimbursement will be made by the City of Ormond Beach for any costs incurred in the preparation of the proposal or presentation.

Proposals to be in Effect: Each proposal shall state that it is valid for a period of not less than ninety (90) days from date of receipt.

GENERAL INSTRUCTIONS:

Equipment: Contractor shall own and have in good repair all equipment necessary to perform the described services in particular and the equipment necessary to complete related tasks.

Quantities: The services listed in this RFP will be ordered on an "AS NEEDED" basis by the City of Ormond Beach. No firm statement of quantity, totally or individually, can be made. Any quantity listed herein is an "estimated quantity" and does not bind the City to issue any work orders under the terms of this RFP or resulting contract. The City does not know how often services will be required during the life of the contract however, a yearly expenditure of approximately $300,000 for miscellaneous crafts and trades services is anticipated. That amount is an estimate of the combined yearly expenditure for all fields of work and may increase or decrease due to unknowable circumstances. For the duration of the agreement, the City reserves the right to purchase more than or less than any amounts listed herein, depending entirely upon the City's needs.

Response Time: Contractor shall be able to start all non-emergency projects within five (5) working days of authorization from the City. The Contractor shall complete each non-emergency job within the time specified in their project estimate. Contractor shall respond to calls for emergency service within four (4) hours after notification from the City. For the purpose of this proposal, an "emergency" is defined as any conditions which is a threat to the health, welfare or safety of people and/or property or a condition that will adversely affect an essential public service, as determined solely by the City. **Contractor shall provide a twenty-four hour call answering services.**

Work Standards: All work shall be performed according to the standards of the industry and to the complete satisfaction of the City. All work shall conform fully with the City of Ormond Beach Code of Ordinances. Contractor shall be licensed by the State of Florida and registered by the City. All contractors and subcontractors performing service for the City are required and shall comply with all Occupational Safety and Health Administration (OSHA) standards, State and County Safety and

Occupational Health Standards and any other applicable rules and regulations. Also Contractor (and subcontractors) shall be held totally responsible for the safety of their employees and any unsafe acts or conditions that may cause injury or damage to any persons or property within and around the work site.

Material and Parts: All materials and parts to be utilized shall conform to standards of the trade, manufacturers' recommendations, and be acceptable by the City of Ormond Beach. All equipment, material and parts that the City desires to salvage shall be removed and stored in an area selected by the City.

Warranty: All work performed by the Contractor, under this Contract, shall be warranted by the Contractor to be free from defects for a period of not less than one (1) year. The contractor shall promptly correct work rejected by the City as failing to conform to the requirements of the contract documents. The Contractor shall bear the cost of correcting such rejected work. Recurring problems, which the City determines to be directly attributable to the work of the Contractor, shall be remedied by the Contractor, at no additional expense to the City. All parts, materials and equipment installed by the Contractor shall be new and shall have full manufacturer's warranty in place, said warrantees being fully transferable to the City. Any damages to City property caused by the Contractor's personnel while performing work under this contract shall be fully repaired at the Contractor's expense.

Charges: Billable hours paid under this contract shall be only for productive hours at the job site or for work performed at the Contractor's shop. Time spent for transportation of workers, material acquisition, handling and delivery, or for movement of Contractor owned or rental equipment is not chargeable directly but is to be considered Contractor's overhead and shall be included in the hourly rates quoted for labor or services.

Regular service calls shall be made available between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding City recognized holidays. Work requested outside of these times shall be considered "after hours" service and may be charged at the rates specified in the proposal.

Invoices for materials and/or equipment supplied and installed by the Contractor shall show Contractor's actual cost, including any and all discounts offered by their supplier, plus the agreed upon percentage markup. Material and equipment prices are subject to verification. **The City reserves the right to furnish the necessary materials or equipment, and may do so when deemed to be in its best interest of the City.**

Annual Rate Adjustment: Following the first full year of the contract, and if the contract is allowed to automatically renew, the Contractor's rates may be adjusted annually for changes in the cost of doing business. Requests for adjustments shall be made, in writing, to the City's Facilities Maintenance Contract Manager, no later than June 1, of each contract year. The rate adjustment may reflect up to the change in the cost of doing business, as measured by fluctuations in the Consumer Price Index (CPI), All Urban Consumers, as published by the U. S. Department of Labor, Bureau of Labor

Statistics, for the preceding July 1 – June 30 period. **The maximum increase for any annual period shall be four percent (4%), which will only apply to the future year.** Increases will not be retroactive. The adjusted rate, if approved, shall take effect on October 1, of the year in which approved. If the parties cannot agree to such an adjustment, either party may terminate this Agreement sixty (60) days from the receipt of a written notice of termination.

Estimates: Contractor shall provide written "not-to-exceed" or "firm fixed-price" estimates on all work that is likely to exceed five hundred dollars ($500), except for emergency calls. This estimate shall include the estimated number of hours, hourly rate, number and types of employees required, estimated material cost and number of calendar days required for project completion. Contractor shall verbally respond to requests for estimates for non-emergency work within two (2) business days of the request, and provide written estimates within three (3) business days thereafter. It shall be the Contractor's responsibility to ensure they have all the information necessary to prepare fair and accurate estimates.

Competitive Price: It is the City's intent to get the best quality work at a competitive price. If, in the City's opinion, an estimate seems unreasonable, the City will inform the Contractor. If an agreement on a competitive price cannot be reached, the City may elect to use another contractor to perform the work.

Purchase Orders: Work exceeding $500 will be authorized through a City purchase order. Purchase orders issued pursuant to the pending work will include only the cost of labor, materials and parts as noted in the Price Schedule.

Large Projects: No single project estimated to cost over $25,000 will be performed under the terms of this contractual agreement. The City will solicit sealed bids for projects estimated to exceed $24,999 in total cost, and will award the work to the Contractor submitting the lowest responsive and responsible bid.

Workmanship And Inspection: All work under the resulting contract shall be performed in a skillful and workmanlike manner. The City may, in writing, require the Contractor to remove any Contractor employee from the work that the City desires. Further, the City may, from time to time, make inspections of the work performed under this contract. Any inspection by the City does not relieve the Contractor from any responsibility regarding defective parts, equipment or service.

Unsatisfactory Work: In the event the work performance of the Contractor is unsatisfactory, the Contractor will be notified by the City and shall correct the work at no additional cost to the City. All emergency work shall be corrected immediately. Non-emergency work shall be corrected within twenty-four (24) hours of notification.

Clean-Up: The Contractor shall be responsible for removing all debris from the site and cleaning affected areas. Contractor shall keep the premises free of debris and unusable materials resulting from their work and as work progresses; or upon request

by the City's representative, shall remove such debris and materials from the property. The Contractor shall leave all affected areas as they were prior to beginning work.

Protection Of Property: The Contractor shall make necessary repairs to in such a manner that does not damage property. In the event damage occurs to property by reason of any repairs or installations performed under this Contract, the Contractor shall replace or repair the same at no cost to the City. If damage caused by the Contractor has to be repaired or replaced by the City, the cost of such work shall be deducted from the monies due the Contractor.

Protection Of Materials: It shall be the sole responsibility of the Contractor performing services for this contract to safeguard their own materials, tools, and equipment. The City shall not assume any responsibility for vandalism and/or theft of materials, tools and/or equipment. The Contractor shall obtain the permission of the City's representative regarding any needed storage of materials, parts and equipment. Such storage shall be done in such a manner as not to interfere with the City's daily operations. Contractor shall be held reasonable for any and all accidents caused by negligence from this source. The City does not accept responsibility for losses of material or equipment regardless of approval to store in any of the using institution's facilities or grounds.

Employees Of The Contractor: No one, except authorized employees of the Contractor, are allowed on job premises. Contractor's employees are NOT to be accompanied in the work area by acquaintances, family members, assistants or any other person unless said person is an authorized employee of the Contractor. At the City's option, security screenings of all Contractor employees performing work may be required.

CITY'S RESPONSIBILITIES:

The City's Facilities Maintenance Contract Manager (or his designee) shall be responsible for:

- Instructing the Contractor of the scope of work and of the materials and parts which may be needed, when applicable.
- Approving a record of time and materials used for the job and state on the work ticket that they have inspected and accepted the work performed and the date.
- In the event that overtime rates are required to complete the work, prior approval shall be obtained from the City's representative.
- Processing invoices for labor, materials and parts supplied and installed by the Contractor in a timely manner. Invoices shall show Contractor's actual cost of materials and parts (including any and all discounts offered by their supplier) plus the agreed upon percentage markup. Material and parts prices are subject to verification. The City reserves the right to furnish the necessary materials and parts, and may do so when deemed to be in its best interest of the City.

Payment: Payment will be made only after satisfactory completion of the work. Invoices approved by the Facilities Maintenance Contract Manager (or his designee) will be paid by the City within thirty (30) days, in accordance with the Florida Prompt Payment Act (Part VII, Chapter 218, *Florida Statutes*). Submit invoices, along with signed work report recording time and material for each job performed to the City's Facilities Maintenance Contract Manager or, Leisure Services Department, 501 N. Orchard Street, Ormond Beach, FL 32174. When billing by monthly statement, submit statements directly to the Accounts Payable office, Ormond Beach City Hall, 22 S. Beach Street, Ormond Beach FL 32174.

Evaluation Criteria: Proposals will be evaluated based on the following criteria:

- Contractor's Price. (50pts)
- Contractor's years of experience in the field. (20pts)
- Contractor's ability to meet all licensing and risk management requirements. (10pts)
- Contractor's references and past experiences. (20pts)

CONTRACTOR'S RESPONSIBILITIES:

Contractor's Qualifications: By responding to this Request for Proposal, the Contractor warrants and represents itself to be experienced and an expert in the field of service(s) contemplated. Contractor further understands that in awarding an agreement, the City of Ormond Beach is relying upon the representations and warranties of the Contractor(s) herein contained.

Contractors are required to be "certified contractors", licensed and insured in the State of Florida. Respondents shall accompany their proposal with a current copy of their contractor's license and insurance.

In addition to the above, each Contractor is required to submit the following information:

- A statement showing that the Contractor can meet all **licensing and risk management requirements** and has the experience, ability and equipment to perform the work described herein, and has been actively and regularly engaged in the business, performing the type of work described herein, for a minimum of five (5) years. Submit copies of current licenses and insurance.
- A list of **satisfactory references** for at least three (3) similar projects or work of a similar nature. For each reference, include the name and location of the project or work; the name, address, telephone and fax number of the project manager or authorized contact person; and a brief description of the work.

Proposals received without the requested information may be considered non-responsive.

Contractor General Supervision: Daily, the Contractor shall visit the work site to ensure that the services are being accomplished correctly and safely, and that the progress being made is sufficient to meet the project schedule. Based on the daily site visit, the Contractor shall work jointly and cooperatively to resolve project quality and scheduling problems with the City's Facilities Maintenance Contract Manager (or his designee). The cost of Contractor's general supervision shall be an element of the Contractor's overhead burden in the applicable hourly labor rates.

Working Supervisor Defined: The Working supervisor shall have the ability to plan, organize, direct, and prioritize the work of the Contractor's personnel and shall be knowledgeable of supervisory practices, procedures, inspection techniques, codes, ordinances, regulations, recordkeeping and reporting duties. Typical responsibilities of a Working supervisor shall include, but not be limited to, the following:

- Visits construction sites to determine equipment and materials needs and provides this information to the City's Facilities Maintenance Contract Manager (or his designee);
- Evaluates progress of work for completeness, accuracy and conformance with standards, blueprints, schematic diagrams and other specifications;
- Prepares and approves work proposals, time cards and work schedules;
- Implements and monitors established construction safety policies, procedures and regulations;
- Provides technical assistance to workers in the area of specialty;
- Reviews and resolves project quality, scheduling and progress problems;
- Determines when projects are ready for final inspection;
- Ensures projects are secured, safe, and provides a minimum of inconvenience during nonworking periods and during emergencies;
- Working supervisors shall be required to perform in both a supervisory and lead worker capacity, allocating such time to both tasks as required.

Personnel: All Contractor personnel providing services to the City under the terms of this contract shall be full-time, permanent employees of the contracted company only, **unless** express written permission to use temporary employees or to subcontract a portion of the work is provided to and authorized by the City's Facilities Maintenance Contract Manager (or his designee). The Contractor(s) shall only use tradesmen 18 years or older, who have not been convicted of a felony or first-degree misdemeanor.

Personnel Classifications: The following minimum personnel qualifications shall apply to any and all labor provided under the pending contract and shall form the basis for development of individual rates in the Price Schedule.

1. JOURNEYMAN shall have a minimum of five (5) years of experience.

2. APPRENTICE shall have a minimum of two (2) years experience working directly with a Journeyman.

3. HELPER shall have a minimum of one (1) year experience working directly with a Journeyman.

4. WORKING SUPERVISOR shall be qualified as a Journeyman and have a minimum of five (5) years experience, including two (2) years in a supervisory or leadership capacity.

NOTE: For those crafts and trades without formal Journeyman and Apprentice ratings, personnel designated under this contract shall possess an equivalent number of years of experience and degree of proficiency equivalent to accepted Journeyman, Apprentice and Helper standards.

Personnel Conduct: All individuals performing services under this contract shall adhere to City of Ormond Beach rules and regulations regarding appropriate attire, prohibition of smoking, usage of proper language, prohibition of use and possession of controlled substances and alcoholic beverages, prohibition, of the possession of firearms, either on their person or in their personal vehicles and any other restrictions or prohibitions as may apply. Radios and other portable music playing equipment will not be allowed on any City sites. Additionally, all individuals will adhere to and comply with the requirements as generally set forth in the terms and conditions of this RFQ.

Contractor shall notify City personnel and follow customary check-in procedures when they are physically on-site at any City facility. All Contractor personnel are required wear clothing identifying Contractor by either name or logo, and to have in possession and present upon request, by City personnel, a form of picture identification (i.e.- drivers license, ID card). Failure of Contractor's personnel to adhere to City rules and regulations described herein will result in removal of the individual(s) from the job site.

Work Proposals: Prior to performance of any work, the Contractor shall visit the site, become familiar with the conditions under which the work is to be performed, and correlate personal observation with the job requirements as communicated by the City's Facilities Maintenance Contract Manager (or his designee). Failure to do this shall not excuse the Contractor from performing the work in strict accordance with the terms of the contract documents. Further, if the Contractor, in the course of site inspection or during performance of the work, finds any discrepancy between actual site conditions and the scope of work, it shall be his duty to immediately inform the City's Facilities maintenance Manager (or his designee). Any work done after such discovery, without authorization, will be done at the Contractor's risk.

Based on the site examination, the Contractor shall submit a written work proposal detailing the required personnel classification(s), the number of hours and appropriate hourly rate (as indicated on the Price Schedule). Hourly rates shall include Contractor's overhead, profit, permit fees and any incidentals. The Contractor will provide his own hand tools, including powered hand tools. The proposal shall be either for a "not-to-exceed" or "firm fixed-price" amount, based on the scope of the work to be performed and as directed by the City's Facilities Maintenance Contract Manager (or his designee).

The City reserves the right to accept or reject the requirements of the written work proposal before the commencement of activities by the Contractor.

If the proposal is for a "not-to-exceed" amount, the Contractor will not exceed the proposed number of hours accepted by the City without prior authorization from the City's Facilities Maintenance Contract Manager (or his designee).

If the proposal is for a "firm fixed-price" amount, the Contractor will perform the work authorized for the price proposed, regardless of the final cost incurred by the Contractor, unless a change order is authorized and successfully negotiated in advance between the City and Contractor for out-of-scope work. The Contractor shall not be entitled to additional compensation if it subsequently finds the conditions require additional labor or equipment that it did not anticipate.

Permits: Contractor is responsible for pulling all applicable permits and scheduling applicable inspections with the City's Building Inspections Office.

REGISTRATION AND RISK MANAGEMENT REQUIREMENTS:

The Contractor, including any Sub-Contractor's, shall be **registered** to do business in the City of Ormond Beach and shall provide proof of, abide by and maintain, for the entire life of the Contractual Agreement, including any and all approved time extensions, such **insurance and Service Bond** as specified in the attachment marked as: **Exhibit "A", Requirements of the City of Ormond Beach,** shall be incorporated in and made part of the contract documents.

SCOPE OF SERVICES:

The work will be performed on an "as-needed" basis. The work covered by this contract consists of repair, installation and/or renovation services, including, but not limited to: **carpentry** (rough and finished carpentry, including repair, installation and light demolition), **docks/decking** (repair, renovation, pile driving), **plumbing** (repair and installation of piping and plumbing fixtures), **HVAC** (repair and installation), **electrical** (installation, repair and maintenance), **painting/waterproofing** (painting interior/exterior), **flooring** (carpet, tile and wood floor repair and installation), **roofing** (repair and installation), **overhead door/electric gates** (repair and installation) **fire suppression systems** (repair, maintenance, and inspections), **fencing** (repair and installation) **elevators and wheelchair lifts** (inspections service and repairs) **shade structures** (emergency removal, installation and repairs) **fire alarm monitoring** (equipment monitoring and repairs) **pressure/power washing** (pressure cleaning) **audio/visual and theatrical** (service repair and installation), **pool/splash pad maintenance** (proper chemical balance and pump repairs), and **pest control** (treatment and prevention). The Contractor shall provide all the labor, materials and tools required to satisfactorily complete the Work.

The scope of each specific project will be identified by the City's Facilities Maintenance Contract Manager (or his designee) with sufficient detail to enable the Contractor to

fully understand the scope of the work. A meeting with the Facilities Maintenance Contract Manager (or his designee) regarding the work may be held to further clarify all aspects of the project. If the work will exceed $500, the Contractor will provide the City with the estimated cost for accomplishing the work, based on the labor, materials and parts rates as established in the contract agreement, and a **written project schedule.** This price and schedule will be reviewed by the City and if further negotiations are necessary, they will be conducted by the Facilities Maintenance Contract Manager (or his designee) with the Contractor. Once an agreement for the work has been established, the City will issue a Purchase Order to the Contractor. Small projects, not exceeding $500 in total cost, can be verbally authorized by the City's Facilities Maintenance Contract Manager (or his designee). Inspection and contract administration for the projects will be performed by the City.

CONTRACTOR'S PROPOSAL:

Pursuant to the City of Ormond Beach's Request for Proposal (RFP No. 2018-12) including the Scope of Services and all terms, conditions, provisions and exhibits contained therein, the undersigned Contractor hereby proposes to do all the work and furnish all superintendence, labor, machinery, equipment, tools, materials and parts necessary to perform and complete the work upon which he quotes, as detailed and set forth in this RFQ and binds himself, upon the City's acceptance of his proposal, to execute a contractual agreement with the City for performing and completing the said work within the required time, and furnish all guarantees, for the prices stated in the following Price Schedule for this **Miscellaneous Crafts and Trades Services (As-Needed)** project. It is understood that any quantities of work referenced in this RFP are only approximate and are subject to increase or decrease and the undersigned Contractor offers to do the work at the unit price(s) stated in the Price Schedule regardless of any actual quantities ordered.

Inquiries:

Questions relating to this solicitation should be directed to the City's Purchasing Coordinator, Robert Schattie, c/o City of Ormond Beach, 22 South Beach Street, Ormond Beach, Florida 32174; Facsimile 386-676-3374; e-mail: robert.schattie@ormondbeach.org. Answers will be provided by written addenda and sent to all appropriate Proposers via Onvia DemandStar.com. In order to give a timely response, NO questions will be responded to after **December 25, 2017**. It is the sole responsibility of the Proposer to ensure all addenda are received. No interpretation shall be considered binding unless provided in writing by the City of Ormond Beach. Proposers, their agents and associates shall not contact or solicit any City of Ormond Beach employee or official regarding this RFP. Failure to comply with this provision may result in disqualification of the proposer, at the option of the City of Ormond Beach. Only that individual listed as the contact person in the specifications shall be contacted.

Contractors may submit proposals for one, more than one, or all of the following fields of work.

CITY OF ORMOND BEACH
REQUEST FOR PROPOSALS
Miscellaneous Crafts and Trades Services (As-Needed)
(RFP No. 2018-12)

PRICE SCHEDULE

ITEM	DESCRIPTION	UNIT PRICE
	CARPENTRY	
1.	Materials and Parts costing $0-$100 (Cost plus %)	_____ %
2.	Material and Parts costing over $100 (Cost plus %)	_____ %
3.	Rental Equipment (Cost plus %)	_____ %
4.	Journeyman or equivalent (regular time)	$_____ /per hour
5.	Journeyman or equivalent (after hours time)	$_____ /per hour
6.	Apprentice or equivalent (regular time)	$_____ /per hour
7.	Apprentice or equivalent (after hours time)	$_____ /per hour
8.	Helper or equivalent (regular time)	$_____ /per hour
9.	Helper or equivalent (after hours time)	$_____ /per hour
10.	Working Supervisor or equivalent (regular time)	$_____ /per hour
11.	Working Supervisor or equivalent (after hours time)	$_____ /per hour
12.	Refuse Removed from Site	$_____ /per hour

Comments and/or explanation of other charges not included in the above: _____

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CITY OF ORMOND BEACH
REQUEST FOR PROPOSALS
Miscellaneous Crafts and Trades Services (As-Needed)
(RFP No. 2018-12)

PRICE SCHEDULE

ITEM	DESCRIPTION	UNIT PRICE
	PLUMBING	
1.	Materials and Parts costing $0-$100 (Cost plus %)	_____ %
2.	Material and Parts costing over $100 (Cost plus %)	_____ %
3.	Rental Equipment (Cost plus %)	_____ %
4.	Journeyman or equivalent (regular time)	$ _____ /per hour
5.	Journeyman or equivalent (after hours time)	$ _____ /per hour
6.	Apprentice or equivalent (regular time)	$ _____ /per hour
7.	Apprentice or equivalent (after hours time)	$ _____ /per hour
8.	Helper or equivalent (regular time)	$ _____ /per hour
9.	Helper or equivalent (after hours time)	$ _____ /per hour
10.	Working Supervisor or equivalent (regular time)	$ _____ /per hour
11.	Working Supervisor or equivalent (after hours time)	$ _____ /per hour
12.	Refuse Removed from Site	$ _____ /per hour

Comments and/or explanation of other charges not included in the above: _____

CITY OF ORMOND BEACH
REQUEST FOR PROPOSALS
Miscellaneous Crafts and Trades Services (As-Needed)
(RFP No. 2018-12)

PRICE SCHEDULE

ITEM	DESCRIPTION	UNIT PRICE
	HVAC	
1.	Materials and Parts costing $0-$100 (Cost plus %)	_____ %
2.	Material and Parts costing over $100 (Cost plus %)	_____ %
3.	Refrigerant (Cost plus %)	_____ %
4.	Replacement Units (Cost plus %)	_____ %
5.	Rental Equipment (Cost plus %)	_____ %
6.	Journeyman or equivalent (regular time)	$ _____ /per hour
7.	Journeyman or equivalent (after hours time)	$ _____ /per hour
8.	Apprentice or equivalent (regular time)	$ _____ /per hour
9.	Apprentice or equivalent (after hours time)	$ _____ /per hour
10.	Helper or equivalent (regular time)	$ _____ /per hour
11.	Helper or equivalent (after hours time)	$ _____ /per hour
12.	Working Supervisor or equivalent (regular time)	$ _____ /per hour
13.	Working Supervisor or equivalent (after hours time)	$ _____ /per hour
14.	Refuse Removed from Site	$ _____ /per hour

Comments and/or explanation of other charges not included in the above: _____

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CITY OF ORMOND BEACH
REQUEST FOR PROPOSALS
Miscellaneous Crafts and Trades Services (As-Needed)
(RFP No. 2018-12)

PRICE SCHEDULE

ITEM	DESCRIPTION	UNIT PRICE
	FLOORING	
1.	Materials and Parts costing $0-$100 (Cost plus %)	_____ %
2.	Material and Parts costing over $100 (Cost plus %)	_____ %
3.	Rental Equipment (Cost plus %)	_____ %
4.	Journeyman or equivalent (regular time)	$_____ /per hour
5.	Journeyman or equivalent (after hours time)	$_____ /per hour
6.	Apprentice or equivalent (regular time)	$_____ /per hour
7.	Apprentice or equivalent (after hours time)	$_____ /per hour
8.	Helper or equivalent (regular time)	$_____ /per hour
9.	Helper or equivalent (after hours time)	$_____ /per hour
10.	Working Supervisor or equivalent (regular time)	$_____ /per hour
11.	Working Supervisor or equivalent (after hours time)	$_____ /per hour
12.	Refuse Removed from Site	$_____ /per hour

Comments and/or explanation of other charges not included in the above: _____

CITY OF ORMOND BEACH
REQUEST FOR PROPOSALS
Miscellaneous Crafts and Trades Services (As-Needed)
(RFP No. 2018-12)

PRICE SCHEDULE

ITEM	DESCRIPTION	UNIT PRICE
	ROOFING	
1.	Materials and Parts costing $0-$100 (Cost plus %)	_____ %
2.	Material and Parts costing over $100 (Cost plus %)	_____ %
3.	Rental Equipment (Cost plus %)	_____ %
4.	Journeyman or equivalent (regular time)	$ _____ /per hour
5.	Journeyman or equivalent (after hours time)	$ _____ /per hour
6.	Apprentice or equivalent (regular time)	$ _____ /per hour
7.	Apprentice or equivalent (after hours time)	$ _____ /per hour
8.	Helper or equivalent (regular time)	$ _____ /per hour
9.	Helper or equivalent (after hours time)	$ _____ /per hour
10.	Working Supervisor or equivalent (regular time)	$ _____ /per hour
11.	Working Supervisor or equivalent (after hours time)	$ _____ /per hour
12.	Refuse Removed from Site	$ _____ /per hour

Comments and/or explanation of other charges not included in the above: _____

CITY OF ORMOND BEACH
REQUEST FOR PROPOSALS
Miscellaneous Crafts and Trades Services (As-Needed)
(RFP No. 2018-12)

PRICE SCHEDULE

ITEM	DESCRIPTION	UNIT PRICE
	ELECTRICAL	
1.	Materials and Parts costing $0-$100 (Cost plus %)	_____ %
2.	Material and Parts costing over $100 (Cost plus %)	_____ %
3.	Rental Equipment (Cost plus %)	_____ %
4.	Journeyman or equivalent (regular time)	$ _____ /per hour
5.	Journeyman or equivalent (after hours time)	$ _____ /per hour
6.	Apprentice or equivalent (regular time)	$ _____ /per hour
7.	Apprentice or equivalent (after hours time)	$ _____ /per hour
8.	Helper or equivalent (regular time)	$ _____ /per hour
9.	Helper or equivalent (after hours time)	$ _____ /per hour
10.	Working Supervisor or equivalent (regular time)	$ _____ /per hour
11.	Working Supervisor or equivalent (after hours time)	$ _____ /per hour
12.	Refuse Removed from Site	$ _____ /per hour
13.	Bucket/Line Truck Rental 55 ft. (incl. one electrician)	$ _____ /per hour
14.	Bucket/Line Truck Rental 80 ft. (incl. one electrician)	$ _____ /per hour

Comments and/or explanation of other charges not included in the above: _____

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CITY OF ORMOND BEACH
REQUEST FOR PROPOSALS
Miscellaneous Crafts and Trades Services (As-Needed)
(RFP No. 2018-12)

PRICE SCHEDULE

ITEM	DESCRIPTION	UNIT PRICE
	PAINTING / WATERPROOFING	
1.	Materials and Parts costing $0-$100 (Cost plus %)	_____ %
2.	Material and Parts costing over $100 (Cost plus %)	_____ %
3.	Rental Equipment (Cost plus %)	_____ %
4.	Journeyman or equivalent (regular time)	$ _____ /per hour
5.	Journeyman or equivalent (after hours time)	$ _____ /per hour
6.	Apprentice or equivalent (regular time)	$ _____ /per hour
7.	Apprentice or equivalent (after hours time)	$ _____ /per hour
8.	Helper or equivalent (regular time)	$ _____ /per hour
9.	Helper or equivalent (after hours time)	$ _____ /per hour
10.	Working Supervisor or equivalent (regular time)	$ _____ /per hour
11.	Working Supervisor or equivalent (after hours time)	$ _____ /per hour
12.	Refuse Removed from Site	$ _____ /per hour

Comments and/or explanation of other charges not included in the above: _____

CITY OF ORMOND BEACH
REQUEST FOR PROPOSALS
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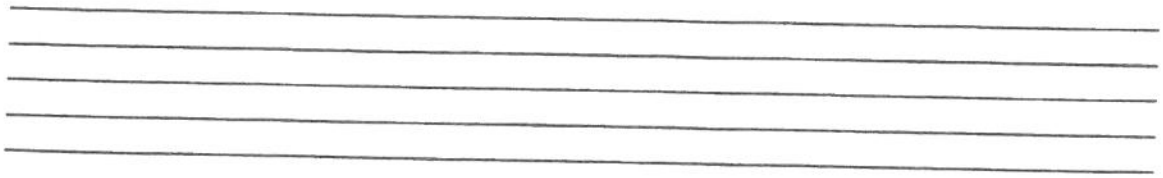
(RFP No. 2018-12)

PRICE SCHEDULE

ITEM	DESCRIPTION	UNIT PRICE
	OVERHEAD DOOR/ELECTRIC GATES	
1.	Materials and Parts costing $0-$100 (Cost plus %)	_____ %
2.	Material and Parts costing over $100 (Cost plus %)	_____ %
3.	Rental Equipment (Cost plus %)	_____ %
4.	Journeyman or equivalent (regular time)	$ _____ /per hour
5.	Journeyman or equivalent (after hours time)	$ _____ /per hour
6.	Apprentice or equivalent (regular time)	$ _____ /per hour
7.	Apprentice or equivalent (after hours time)	$ _____ /per hour
8.	Helper or equivalent (regular time)	$ _____ /per hour
9.	Helper or equivalent (after hours time)	$ _____ /per hour
10.	Working Supervisor or equivalent (regular time)	$ _____ /per hour
11.	Working Supervisor or equivalent (after hours time)	$ _____ /per hour
12.	Refuse Removed from Site	$ _____ /per hour

Comments and/or explanation of other charges not included in the above: _____



CITY OF ORMOND BEACH
REQUEST FOR PROPOSALS
Miscellaneous Crafts and Trades Services (As-Needed)
(RFP No. 2018-12)

PRICE SCHEDULE

ITEM	DESCRIPTION	UNIT PRICE
	FIRE SUPPRESSION EQUIPMENT, INSPECTIONS, AND REPAIR.	
1.	Materials and Parts costing $0-$100 (Cost plus %)	_____ %
2.	Material and Parts costing over $100 (Cost plus %)	_____ %
3.	Rental Equipment (Cost plus %)	_____ %
4.	Journeyman or equivalent (regular time)	$ _____ /per hour
5.	Journeyman or equivalent (after hours time)	$ _____ /per hour
6.	Apprentice or equivalent (regular time)	$ _____ /per hour
7.	Apprentice or equivalent (after hours time)	$ _____ /per hour
8.	Helper or equivalent (regular time)	$ _____ /per hour
9.	Helper or equivalent (after hours time)	$ _____ /per hour
10.	Working Supervisor or equivalent (regular time)	$ _____ /per hour
11.	Working Supervisor or equivalent (after hours time)	$ _____ /per hour
12.	Refuse Removed from Site	$ _____ /per hour

Comments and/or explanation of other charges not included in the above: _____

CITY OF ORMOND BEACH
REQUEST FOR PROPOSALS
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(RFP No. 2018-12)

PRICE SCHEDULE

ITEM	DESCRIPTION	UNIT PRICE
	FENCING	
1.	Materials and Parts costing $0-$100 (Cost plus %)	_____ %
2.	Material and Parts costing over $100 (Cost plus %)	_____ %
3.	Rental Equipment (Cost plus %)	_____ %
4.	Journeyman or equivalent (regular time)	$ _____ /per hour
5.	Journeyman or equivalent (after hours time)	$ _____ /per hour
6.	Apprentice or equivalent (regular time)	$ _____ /per hour
7.	Apprentice or equivalent (after hours time)	$ _____ /per hour
8.	Helper or equivalent (regular time)	$ _____ /per hour
9.	Helper or equivalent (after hours time)	$ _____ /per hour
10.	Working Supervisor or equivalent (regular time)	$ _____ /per hour
11.	Working Supervisor or equivalent (after hours time)	$ _____ /per hour
12.	Refuse Removed from Site	$ _____ /per hour

Comments and/or explanation of other charges not included in the above: _____

CITY OF ORMOND BEACH
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Miscellaneous Crafts and Trades Services (As-Needed)
(RFP No. 2018-12)

PRICE SCHEDULE

ITEM	DESCRIPTION	UNIT PRICE
	DOCKS/DECKING	
1.	Materials and Parts costing $0-$100 (Cost plus %)	_____ %
2.	Material and Parts costing over $100 (Cost plus %)	_____ %
3.	Pile Driving (Cost plus Material)	_____ %
4.	Rental Equipment (Cost plus %)	_____ %
5.	Journeyman or equivalent (regular time)	$ _____ /per hour
6.	Journeyman or equivalent (after hours time)	$ _____ /per hour
7.	Apprentice or equivalent (regular time)	$ _____ /per hour
8.	Apprentice or equivalent (after hours time)	$ _____ /per hour
9.	Helper or equivalent (regular time)	$ _____ /per hour
10.	Helper or equivalent (after hours time)	$ _____ /per hour
11.	Working Supervisor or equivalent (regular time)	$ _____ /per hour
12.	Working Supervisor or equivalent (after hours time)	$ _____ /per hour
13.	Refuse Removed from Site	$ _____ /per hour

Comments and/or explanation of other charges not included in the above: _____

CITY OF ORMOND BEACH
REQUEST FOR PROPOSALS
Miscellaneous Crafts and Trades Services (As-Needed)
(RFP No. 2018-12)

PRICE SCHEDULE

ITEM	DESCRIPTION	
	Elevator Inspections and Repairs Services, Including Wheelchair Lifts	**UNIT PRICE**
1.	Materials and Parts costing $0-$100 (percent above Contractor's cost)	_____%
2.	Materials and Parts costing over $100 (percent above Contractor's cost)	_____%
3.	Inspections/Testing (non-urgent service call)	$_____/per hour
3.	Repairs/Labor (non-urgent service call)	$ _____/per hour
4.	Repairs/Labor (urgent service call)	$ _____/per hour
5.	Repairs/Labor (emergency service call)	$ _____/per hour
6.	Repairs/Labor (after hours service call)	$ _____/per hour

Comments and/or explanation of other charges not included in the above: _____

CITY OF ORMOND BEACH
REQUEST FOR PROPOSALS
Miscellaneous Crafts and Trades Services (As-Needed)
(RFP No. 2018-12)

PRICE SCHEDULE

ITEM	DESCRIPTION	UNIT PRICE
	Emergency Removal and Repair of Shade Structures	
1.	Materials and Parts costing $0-$100 (percent above Contractor's cost)	_____%
2.	Materials and Parts costing over $100 (percent above Contractor's cost)	_____%
3.	Labor (non-urgent service call)	$ _____/per hour
4.	Labor (urgent service call)	$ _____/per hour
5.	Labor (emergency service call)	$ _____/per hour
6.	Labor (after hours service call)	$ _____/per hour

Comments and/or explanation of other charges not included in the above: _____

CITY OF ORMOND BEACH
REQUEST FOR PROPOSALS
Miscellaneous Crafts and Trades Services (As-Needed)
(RFP No. 2018-12)

PRICE SCHEDULE

ITEM	DESCRIPTION	
	Fire Alarm Monitoring Services	**UNIT PRICE**
1.	Materials and Parts costing $0-$100 (percent above Contractor's cost)	_____%
2.	Materials and Parts costing over $100 (percent above Contractor's cost)	_____%
3.	Labor (non-urgent service call)	$ _____/per hour
4.	Labor (urgent service call)	$ _____/per hour
5.	Labor (emergency service call)	$ _____/per hour
6.	Labor (after hours service call)	$ _____/per hour

Comments and/or explanation of other charges not included in the above: _____

CITY OF ORMOND BEACH
REQUEST FOR PROPOSALS
Miscellaneous Crafts and Trades Services (As-Needed)
(RFP No. 2018-12)

PRICE SCHEDULE

ITEM	DESCRIPTION	
	Pressure Washing/Power Washing Services	**UNIT PRICE**
1.	Materials and Parts costing $0-$100 (percent above Contractor's cost)	_____%
2.	Materials and Parts costing over $100 (percent above Contractor's cost)	_____%
3.	Labor (non-urgent service call)	$ _____/per hour
4.	Labor (urgent service call)	$ _____/per hour
5.	Labor (emergency service call)	$ _____/per hour
6.	Labor (after hours service call)	$ _____/per hour

Comments and/or explanation of other charges not included in the above: _____

CITY OF ORMOND BEACH
REQUEST FOR PROPOSALS
Miscellaneous Crafts and Trades Services (As-Needed)
(RFP No. 2018-12)

PRICE SCHEDULE

ITEM **DESCRIPTION**

Audio/Visual & Theatrical Equipment and Services

		UNIT PRICE
1.	Materials and Parts costing $0-$100 (percent above Contractor's cost)	_____%
2.	Materials and Parts costing over $100 (percent above Contractor's cost)	_____%
3.	Labor (non-urgent service call)	$ _____/per hour
4.	Labor (urgent service call)	$ _____/per hour
5.	Labor (emergency service call)	$ _____/per hour
6.	Labor (after hours service call)	$ _____/per hour

Comments and/or explanation of other charges not included in the above: _____

CITY OF ORMOND BEACH
REQUEST FOR PROPOSALS
Miscellaneous Crafts and Trades Services (As-Needed)
Splash pad/pool maintenance
(RFP No. 2018-12)

PRICE SCHEDULE

ITEM	DESCRIPTION	Monthly	Annually
1.	**Andy Romano Beachfront Park** Full service pool/splash pad maintenance, including, but not limited to, chemicals needed to test and balance water chemistry including pH, calcium, alkalinity, chlorine and stabilizer. Service to be 7 days per week. Splash pad is not in operation Dec. through Feb.		
2.	**South Ormond Neighborhood Center** Full service pool/splash pad maintenance, including, but not limited to, chemicals needed to test and balance water chemistry including pH, calcium, alkalinity, chlorine and stabilizer. Service to be 7 days per week. Splash pad is not in operation Dec. through Feb.		

3.	Labor (emergency service call)	$ _____ /per hour
4.	Labor (after hours service call)	$ _____ /per hour

Comments and/or explanation of other charges not included in the above: _____

CITY OF ORMOND BEACH
REQUEST FOR PROPOSALS
Miscellaneous Crafts and Trades Services (As-Needed)
(RFP No. 2018-12)

Pest Control Services

Location	Address	Quantity	U.O.M.	Unit Price	Annually
City Hall	22 South Beach Street	12	Monthly	141.00	1,692.00
Ames House	173 South Beach Street	12	Monthly	33.90	406.80
Ames House Annex	173 South Beach Street	12	Monthly	15.75	189.00
Ames Park	173 South Beach Street	12	Monthly	13.50	162.00
Police Dept.	170 West Granada Blvd.	12	Monthly	150.00	1800.00
P.A.L. House	194 Central Ave.	12	Monthly	24.00	288.00
Fire Station # 91	364 South Atlantic Ave.	12	Monthly	60.00	720.00
Fire Station # 92	189 South nova Rd.	12	Monthly	60.00	720.00
Fire Station # 93	300 Wilmette Ave.	12	Monthly	60.00	720.00
Fire station # 94	2301 Airport Rd.	12	Monthly	61.80	741.60
Public Works	501 North Orchard St.	12	Monthly	30.00	360.00
Fleet Maint. Admin.	500 North Orchard St.	12	Monthly	30.00	360.00
Performing Arts	399 North US1	12	Monthly	87.75	1053.00
Senior Center	351 Andrews Street	12	Monthly	84.00	1008.00
Casements	25 Riverside Drive	12	Monthly	62.85	754.20
Nova Gymnastics	400 North Nova Rd.	12	Monthly	124.50	1494.00
Bailey Riverbridge	1 North Beach Street	12	Monthly	21.00	252.00
Memorial Art	78 East Granada Blvd.	12	Monthly	36.75	441.00
O.B.Tennis Center	38 East Granada Blvd.	12	Monthly	6.00	72.00
Shuffleboard	700 Hull Rd.	12	Monthly	27.00	324.00
Nova Gym.	442 North Nova Rd.	12	Monthly	124.50	1494.00
Nova Tennis Center	440 North Nova Rd.	12	Monthly	10.50	126.00
Nova Concession	440 North Nova Rd.	12	Monthly	25.50	306.00
Nova East Field	401 North Nova Rd.	12	Monthly	12.90	154.80
S.O.N.C.	176 Division Ave.	12	Monthly	106.50	1278.00

Airport tower	725 Hull Rd.	12	Monthly	11.25	135.00
Airport Sports Office	700 Hull Rd.	12	Monthly	20.25	243.00
Airport Sports Baseball Bldg..	700 Hull Rd.	12	Monthly	21.00	252.00
Airport Sports Softball quad	700 Hull Rd.	12	Monthly	23.25	279.00
Airport Sports	700 Hull Rd.	12	Monthly	33.75	405.00
Airport Sports	700 Hull Rd.	12	Monthly	33.75	405.00
W.T.P. admin.	301 Jefferson Street	12	Monthly	33.75	405.00
W.W.T.P. Admin.	550 North Orchard Street	12	Monthly	75.00	900.00
Bait house	1 South Beach Street	12	Monthly	12.75	153.00
Casen Park	1 South Beach Street	12	Monthly	18.00	216.00
Fortunato Park	2 John Anderson Rd.	12	Monthly	9.00	108.00
Central Park 1	601 Fleming Ave.	12	Monthly	9.00	108.00
Central Park 2	601 Hammock Lane	12	Monthly	9.00	108.00
Sanchez Park	329 Sanchez Ave.	12	Monthly	9.00	108.00
Andy Romano Park	839 South Atlantic Ave.	12	Monthly	10.50	126.00
Environmental Discovery Center	601 Division Ave.	12	Monthly	48.90	586.80
Airport Sports Pride Restrooms	700 Hull Rd.	12	Monthly	18.00	216.00
Airport Sports Soccer concession	700 Hull Rd.	12	Monthly	21.75	261.00
Airport Sports Soccer Meeting room	700 Hull Rd.	12	Monthly	21.00	252.90
Nova Skate Park	440 North nova Rd.	12	Monthly	9.00	108.00

- **A date to inspect facilities for pest control services will be provided. Prospective bidders are urged to attend.**

Rodent stations will be installed as necessary for $25.00 per box We monitor these rodent stations monthly for $5.00 per box required.

Example: 5 boxes needed X $5.00 per box = $25.00 per month

CITY OF ORMOND BEACH
REQUEST FOR PROPOSALS
Miscellaneous Crafts and Trades Services (As-Needed)
(RFP No. 2018-12)

CONFLICT, NON-CONFLICT OF INTEREST STATEMENT
LITIGATION STATEMENT

[✓] To the best of our knowledge, the undersigned firm has no potential conflicts of interest due to any other clients or contracts for this project.

[ ] The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other clients or contracts for this project.

[✓] The undersigned firm has had no litigation on any project in the last five (5) years.

[ ] The undersigned firm, by attachment to this form, submits a summary and disposition of individual cases of litigation during the past five (5) years.

P.Services DBA Peachtree Pest Control
COMPANY NAME

James Arnold
SIGNER'S NAME (PRINT OR TYPE)

AUTHORIZED SIGNATURE

Owner

TITLE

CITY OF ORMOND BEACH
REQUEST FOR PROPOSALS
Miscellaneous Crafts and Trades Services (As-Needed)
(RFP No. 2018-12)

DRUG-FREE WORKPLACE CERTIFICATION

IDENTICAL OR "TIE" PROPOSALS: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more proposals which are equal in respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a proposal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie proposals will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violation.

Give each employee that engages in providing the commodities or contractual services that are under proposal a copy of the statement specified in subsection (1).

In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) calendar days after such conviction.

Impose sanctions on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

James Arnold
Name

Signature

Owner
Title

TERMS AND CONDITIONS

A. The City of Ormond Beach reserves the right without prejudice to reject any or all proposals, to request clarification of information submitted, and to request additional information of one or more proposers.

B. The City reserves the right to award the contract to the next most qualified firm if the successful firm fails to execute a contract within two weeks after the award of the contract by the City Commission.

C. In accordance with federal, State, and local regulations, the firm shall not discriminate under the contract against any person.

D. The firm shall not assign or transfer any interest in the contract without prior approval of the City Commission.

E. The City reserves the right to terminate the contract at any time.

F. Submission of a proposal indicates acceptance by the firm of the conditions contained in this Request for Proposals unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the City of Ormond Beach and the firm selected.

G. Submittals should include a copy of firm's insurance certificate, Conflict, Non-Conflict of Interest Statement/Litigation Statement, and Drug Free Workplace Certificate.

EXHIBIT "A"

City of Ormond Beach

Request for Proposals (RFP)

Miscellaneous Crafts and Trades Services (As-Needed)
RFP NO. 2018-12

REGISTRATION AND INSURANCE REQUIREMENTS FOR VENDOR/CONTRACTOR WORKING ON CITY PROJECTS

Registration Requirements

VENDOR'S doing business within the City Limits must be registered with the City. Requirements for registering a business are as follows:

Copy of City Business Tax Receipt (where your business is located).
Certificate of Insurance showing General Liability and Workers' Comp (or State Workers' Comp Exemption form).
Application Fee: $25.00 for more information, contact the City's Business Tax Receipt official.

State Certified/Registered Contractors

All registered contractors must be registered with Volusia County. Volusia County Contractor Licensing, 123 W. Indiana Ave., Rm 203, Deland, Fl. 32720 (386) 736-5957 Opt. 2 – (386) 740-5215 Fax. Certified Contractors have the option of registering with Volusia County, or providing information directly to the business tax receipt official.

If you have any questions regarding the above requirements, please contact the business tax receipt official at (386) 676-3234.

Risk Management and Insurance Requirements

[From Ormond Beach Code of Ordinances establishing minimum requirements for risk management, commercial general liability insurance, and comprehensive general liability insurance, as amended by Resolution No. 2011-116 (8/16/11)]:

B. Contractual Provisions Relative to Risk Management

All contracts for any public works to be performed, and service-related contracts, for or on behalf of the City shall include the following, or substantially similar, provisions:

1. Hold Harmless

(a) General

The City, its agents, employees, and officials, both elected and appointed, shall be held harmless from and against all claims for bodily injury, sickness, disease, death or personal injury or damage to property or loss of use resulting therefrom, arising out of the agreement, contract or lease unless such claims are a result of the City's sole negligence, as determined by the final arbiter of such claim.

(b) Professional Services Contracts

The City, its agents, employees, and officials, both elected and appointed shall be held harmless from and against all claims for bodily injury, sickness, disease, death or personal injury or damage to property or loss of use resulting therefrom arising out of performance of the agreement or contract, unless such claims are a result of the City's sole negligence, as determined by the final arbiter of such claim.

The City, its agents, employees, and officials, both elected and appointed shall also be held harmless from and against all claims for financial loss with respect to the provision of or failure to provide professional or other services resulting in professional, malpractice, or errors and omissions liability arising out of performance of the agreement or contract, unless such claims are a result of the City's sole negligence, as determined by the final arbiter of such claim.

2. Payment on Behalf of City

The Contractor shall pay all costs of the City's legal defense, as may be selected by the City, for all claims described in the Hold Harmless paragraph.

Such payment on behalf of the City shall be in addition to any and all other legal remedies available to the City and shall not be considered to be the City's exclusive remedy.

3. Loss Control/Safety

Precaution shall be exercised at all times by the Contractor for the protection of all persons, including employees and property. The Contractor shall comply with all applicable laws, regulations and ordinances related to safety and health, shall make special efforts to detect hazardous conditions, and shall take prompt action when loss control/safety measures are reasonably necessary.

The City may order work to be stopped if conditions exist that present an immediate danger to persons or property. The Contractor acknowledges that such work stoppage will not shift responsibility for any damages from the Contractor to the City.

4. Service Bond

For Service-related contracts only, the City may require the Contractor to secure a service bond with a minimum $25,000 coverage limit for the period of the service agreement. The service bond covers dishonest acts of the contractor's employees against the City. A copy of the bond shall be provided to the City when the agreement commences.

Service-related contracts include and are not limited to businesses providing janitorial, pest control, general repair, security, carpet cleaning, locksmith, temporary employment, painting, moving services or other contracts as determined in the discretion of the Risk Manager as necessary to minimize loss.

C. Contractor's Insurance

1. General

The Contractor, including service-related contractors, shall purchase and maintain for the entire life of the Project, including any and all approved time extensions, until its final acceptance by the City, such insurance as will protect the Contractor from claims under Workers' Compensation, disability benefit laws or other similar employee benefit laws; from claims for damages because of bodily injury, occupational sickness or disease, or death of Contractor's employees; from claims insured by usual or unusual injury liability coverage; from claims or injury to or destruction of tangible property and from claims insured by usual Commercial General Liability coverage. This includes loss of use resulting therefrom, any or all of which may arise out of the Contractor's operations under the Contract Documents, whether such operations be by the Contractor, by any Subcontractor, or by anyone directly or indirectly employed by any of them or for whose acts any of them may be legally liable. The Contractor's deductibles/self-insured retentions shall be disclosed to the City and may be disapproved by the City, and may be reduced or eliminated at the sole discretion of the City. The Contractor is responsible for the amount of any deductible or self-insured retention.

2. Types of Insurance and Limits of Liability

The insurance required herein shall be written for not less than any limits of liability specified and incorporated as part of the Contract Documents or as required by law, whichever is greater, and shall include the following:

(a) Workers' Compensation Insurance in statutory limits for the State of Florida with Coverage B - Employer's Liability limits of not less than:

$100,000. Each Accident Bodily Injury by Accident
$100,000. Each Employee Bodily Injury by Disease
$500,000. Policy Limit Bodily Injury by Disease

Certificate of Exemptions. If the contractor has a State-issued Certificate of Exemption, the contractor may provide a copy in place of the requirement for coverage. However, if the contractor subcontracts or retains any other person or entity to perform under the contract, that person or entity must provide proof of workers' compensation insurance as required by law or provide a Certificate of Exemption.

It is the intent of the City that any individual who either contracts directly with the city or performs any work on behalf of any such contractor be covered by workers compensation insurance or have a valid exemption from said coverage.

(If applicable to the Project, the policy must include benefits under the United States Longshoremen's and Harbor Workers' Act and the Jones Act coverage--all maritime coverage.)

(b) Commercial General Liability Insurance shall be written on a coverage form as broad as Insurance Services Office (ISO) Form CG 00 01 11 88, or its successor form, including but not limited to the following coverage (any deviation shall be noted on the Certificates of Insurance):

a. Premises and Operations
b. Owners' & Contractors' Protective
c. Products & Completed Operation
d. Explosion, Collapse & Underground Conditions
e. Blanket Contractual Liability
f. Personal Injury Liability
g. Broad Form Property Damage Endorsement, including Completed Operations
h. Independent Contractors
i. Watercraft--Owned and Non-Owned (if applicable, endorsement must be included in General Liability policy or a separate Protection & Indemnity Policy must be written)
j. Pollution Liability (if applicable)
k. Asbestos Abatement (if applicable)
l. Fire Damage Liability

Certain coverage outlined above may not be required if they do not relate to the Project, as may be determined at the sole discretion of the City.

Commercial General Liability Coverage shall be written on an occurrence basis and the limits shall be no less than the following amounts for all tiers of Contractors and Subcontractors:

Contract Value	Limits (not less than)
0 - 25,000	$300,000 Each Occurrence $300,000 General Aggregate* $300,000 Aggregate Products & Completed Operations $ 25,000 Fire Damage (any one fire)
$25,001 - $250,000	$500,000 Each Occurrence $1 Million General Aggregate* $1 Million Aggregate Products & Completed Operations $ 50,000 Fire Damage (any one fire)
$250,001 - $3,000,000	$1 Million Each Occurrence $1 Million General Aggregate* $1 Million Aggregate Products & Completed Operations $ 50,000 Fire Damage (any one fire)

$3,000,001 & over	20% of the Value of the Contract [Minimum $1 Million Each Occurrence/$2 Million General Aggregate]

* NOTE: Commercial General Liability Coverage must be purchased on either a project basis (separate policy per contract) or an endorsement allocating an aggregate limit per location or specified project.

(c) Automobile Liability Insurance for the operation, use, maintenance, loading or unloading of automobiles - ISO Symbol 1 (Any Auto) or alternatively a combination of Symbol 2 (Owned Autos), Symbol 8 (Hired Autos), and Symbol 9 (Non-Owned Autos).

Contract Value	Limits (not less than)
0 - $25,000	$300,000 Combined Single Limit
$25,001 - $250,000	$500,000 Combined Single Limit
$250,001 and over	$1 Million Combined Single Limit

(d) Excess Liability

For Contracts of $250,000 or more, and in addition to the scheduled underlying policies for Commercial General Liability, Automobile Liability and Employers' Liability, the Contractor shall also provide an Excess Liability Policy with a maximum self-insured retention for occurrences insured in this Excess Policy not to exceed $25,000 and a minimum limit of $1 Million.

(e) Professional Liability, Malpractice and/or Errors and Omissions

The Contractor shall purchase and maintain professional liability, malpractice, or errors or omissions insurance with minimum limits of $1,000,000 per occurrence. If a claims made form of coverage is provided, the retroactive date of coverage shall be no later than the inception date of claims made coverage, unless the prior policy was extended indefinitely to cover prior acts. Coverage shall be extended beyond the policy year either by a supplemental extended reporting period (ERP) of as great a duration as is available, and with no less coverage and with reinstated aggregate limits, or by requiring that any new policy provides a retroactive date no later than the inception date of claims made coverage.

D. Requirements for Certificates of Insurance

1. With the execution of the Contract Documents, the Contractor, including service-related contractors, shall provide certificates of such insurance acceptable to the

City. These certificates and insurance policies shall contain an endorsement that the coverage under the policies will not be canceled, non-renewed or materially changed until at least thirty (30) days' prior written notice of such cancellation, non-renewal or change (except for nonpayment of premium, which shall be ten (10) days) and a copy of the cancellation endorsement signed by an authorized representative of the insurer, be given to the City. The contractor shall be required to replace any expired or canceled policies in like amount and coverage to the satisfaction of the City. The Certificate of Insurance shall be the ACORD FORM 25-S (7/90), or its successor form, and shall be made a part of the Contract Documents.

2. New certificates of insurance shall be provided to the City at least fifteen (15) days prior to coverage renewals.

3. If requested by the City, the contractor shall immediately furnish complete copies of the Contractor's insurance policies, forms and endorsements.

4. For Commercial General Liability coverage the Contractor shall, at the option of the City, provide an indication of the amount of claims payments or reserves chargeable to the aggregate amount of liability coverage. If the Commercial General Liability form of coverage includes an annual aggregate limitation on the amount of insurance provided, a separate project aggregate limit may be required by the City for the given contract.

5. If the Contractor fails to obtain and maintain for the life of the Project the insurance required hereby or to replace any such expired or canceled policy, the City may obtain and maintain such insurance with such company as it deems satisfactory. Any amounts expended by the City in payment of premiums for such insurance shall be deducted by the City form the amount due the Contractor for the work covered by the Contract.

E. Policies of Insurance

1. Except as otherwise provided in this Exhibit, all insurance policies shall be issued by insurers licensed to do business in the State of Florida on an admitted basis or which is an eligible surplus lines insurer in the State of Florida, and any such insuring company is required to have a minimum financial rating of (A-), in the latest edition of "Best's Key Rating Guide", published by A. M. Best Co., Inc., or some similarly nationally recognized rating authority. including Standard and Poors and Demotech.

2. For Workers' Compensation coverage only, self-insurance programs are acceptable with a minimum A- rated reinsurance carriers; written confirmation is required.

3. All policies of insurance or certificates thereof referred to in this Exhibit shall be deposited with the City Clerk.

4. The City shall be named an Additional Insured on General Liability and Automobile Liability policies of insurance and certificates thereof.

City of Ormond Beach
Request for Proposal

Miscellaneous Crafts and Trades Services (As-Needed)
(RFP No. 2018-12)

RFP RESPONSE FORM

THIS RESPONSE IS SUBMITTED TO:

Purchasing Coordinator
City of Ormond Beach
22 S. Beach Street
Ormond Beach, Florida 32174

The undersigned SUBMITTER proposes and agrees, if this Submittal is accepted, to enter into a Contract with the CITY that is substantially in the form of this Request for Proposal (RFP) and to provide all services, as specified or indicated in the RFP Documents, in full accordance with the terms and conditions set forth in therein.

SUBMITTER accepts all of the terms and conditions of the General Conditions. SUBMITTER will sign the Contract and submit the Contract security (when applicable) and other documents required by the Contract Documents within ten (10) days after the date of CITY's Notice of Award.

In submitting this information, SUBMITTER represents, as more fully set forth in the Agreement, that:

SUBMITTER has examined copies of all the RFP Documents and of the following Addenda:

Addendum Date	Addendum Number
12/22/17	1

Receipt of all of which is hereby acknowledged.

This Proposal is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Proposer has not directly or indirectly induced or solicited any other Proposer to submit a false or sham Proposal; PROPOSER has not solicited or induced any person, firm or a corporation to refrain from bidding; and PROPOSER has not sought by collusion to obtain for himself any advantage over any other Proposer or over the CITY.

THIS RESPONSE IS SUBMITTED BY:

COMPANY NAME: Peachtree Pest Control

VENDOR/CONTRACTOR LICENSE NUMBER: JB261078

ADDRESS: 3231 Cypress Mill Rd. Brunswick Ga 31525

PHONE NO.: 912-265-9700 FAX NO.: 912-261-8197

EMAIL ADDRESS: dingalls@peachtreepest.com

PROPOSER'S NAME: James Arnold
(Typed or Printed in Ink)

TITLE: Owner

AUTHORIZED SIGNATURE: I, Jimmy Arnold hereby
(Original signature required in each document)

declare that I have read and fully understand the RFP Documents and, including the General Conditions and the Scope of Work, and that I am duly authorized to sign and submit this Submittal.

The CITY reserves the right to reject any and all Submittals, to waive informalities, and to accept any Submittal or parts thereof as the CITY, in its sole discretion, determines to be in the best interest of the CITY.

PROPOSER: PLEASE ENSURE THAT YOU HAVE SIGNED THE RFP RESPONSE FORM OF THIS REQUEST FOR PROPOSAL. OMISSION OF A SIGNATURE ON THAT PAGE MAY RESULT IN REJECTION OF YOUR PROPOSAL.

ADDENDUM NO. 1

December 22, 2017

TO: Prospective Bidders and Others Concerned.

SUBJECT: Addendum No. 1
RFP 2018-12 MISC CRAFTS AND TRADES CONTRACT

The Project Manual shall be amended as follows:

NOTE: Page 34/35 of 46 of the RFP document indicates the locations of pest control services, there has been four (4) more locations added. Please replace mentioned pages of RFP with new pages (attached).

Question: What are your parameters are for the pest control on the bid. Do you wish to treat everything inside the buildings as well as the outside or do you wish to treat outside and common areas inside the buildings like bathrooms kitchens break room, pipe penetrations.
Answer: Treatment of exterior perimeter of building. Exterior treatment of non-fixed windows. Treatment of all exterior entrance, and exit doors. Interior treatment should be limited to Kitchen/breakrooms, and all facility restrooms. Interior pipe penetrations should be included as well. Any additional interior treatment will be performed on an as needed basis.

Question: 1. Under the Price Schedule for Pressure/Power Washing Services, what are the material and parts that you had in mind that I would need to purchase?
Answer: Typically no materials are needed for this service. On the rare occasion that particularly offensive graffiti can't be removed. You may need to cover the offensive graffiti with stain blocking paint until a permanent repair can be made.

Question: Last day for questions?
Answer: Last day for questions are January 2, 2018 at 4PM

In all other respects, except as specifically stated herein, the subject RFP remains unchanged.

THIS ADDEDNDUM MUST BE ACKNOWLEDGED AND RETURNED WITH YOUR BID

COMPANY NAME: Peachtree Pest Control

SIGNATURE: Jennifer Yates **DATE:** 1/4/2018

The foregoing changes are hereby incorporated into the RFP Requirements and Contract Documents for CITY OF ORMOND BEACH– RFP 2018-12 – MISC CRAFTS AND TRADES CONTRACT, for the City of Ormond Beach.

City of Ormond Beach, Florida

END OF ADDENDUM NO. 1

CITY OF ORMOND BEACH

City Manager • 22 S. Beach Street • Ormond Beach • Florida • 32174 • (386) 676-3200 • Fax (386) 676-3384

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce A. Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: August 3, 2022

Subject: FY 2022-23 River to Sea Transportation Planning Organization Funding Agreement

Commission Goal: Community Development - Other

Introduction

This is a request to approve a resolution renewing a funding agreement in the amount of $4,114 with the River-to-Sea Transportation Planning Organization (R2CTPO) for Fiscal Year (FY) 2022-2023.

Background

Each year since 2000, the City has entered into an annual agreement with the R2CTPO, formerly the Volusia County Transportation Planning Organization, in support of R2CTPO's role in planning and funding of Volusia County transportation projects.

Discussion

The R2CTPO is responsible for coordinating planning transportation projects and issues of a countywide nature. Participation in the organization is key for achieving project funding for regional transportation projects affecting Ormond Beach. The funding for this agreement is based on a formula based upon population.

Budget Impact

Funding for this agreement of $4,114 has been included in the General Fund operating budget of the Planning Department.

Citizen Impact

Transportation planning is important to everyone in Ormond Beach. How well a citizen can travel to work, school, or shopping affects safety and quality of life. The R2CTPO provides an independent yet cooperative forum for regional planning and the allocation

of millions of dollars in federal transportation funding annually. The R2CTPO helps citizens speak with one voice to their state and federal agencies and elected officials on transportation-related issues.

Recommendation

It is recommended that the City Commission approve the attached funding agreement in the amount of $4,114 with the R2CTPO for FY 2022-2023.

Attachments:

- 22-97 FY 2022-2023 River to Sea TPO Funding Agreement (PDF)
- R2CTPO, FY2022-23 funding agreement (PDF)
- R2CTPO, Letter and Invoice (PDF)

REVIEWED BY: Kelly McGuire, Finance Director 7/11/2022

Claire Whitley, Assistant City Manager 7/25/2022

APPROVED BY: Joyce A. Shanahan, City Manager 7/26/2022

RESOLUTION NO. 2022-97

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE CITY OF ORMOND BEACH AND THE RIVER TO SEA TRANSPORTATION PLANNING ORGANIZATION IN SUPPORT OF PLANNING AND FUNDING OF VOLUSIA COUNTY TRANSPORTATION SYSTEM PROJECTS; AUTHORIZING THE EXPENDITURE OF FUNDING AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City Commission desires to enter into an agreement with the River to Sea Transportation Planning Organization (R2CTPO) (f/k/a Volusia Transportation Planning Organization) to support R2CTPO's role in planning and funding Volusia County Transportation System projects, and

WHEREAS, the City Manager has certified that the City's $4,114.00 funding contribution has been appropriated in the General Fund (001) and has not been appropriated for any other purpose, now therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The Mayor and the City Manager are hereby authorized and directed to execute an Agreement between the City of Ormond Beach and River to Sea Transportation Planning Organization to support planning and funding of Volusia County Transportation System projects, a copy of said Agreement is attached hereto and incorporated herein by reference, and to pay the City's contribution from the General Fund (001).

SECTION TWO. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED this 3rd day of August, 2022.

_____

BILL PARTINGTON
Mayor

ATTEST:

_____

SUSAN CARROLL DAUDERIS
City Clerk

MUNICIPALITY/
TRANSPORTATION PLANNING ORGANIZATION
FY 2022/23 FUNDING AGREEMENT

THIS AGREEMENT, is made and entered into this ___ day of_____ 2022, by and between the **CITY OF ORMOND BEACH**, a municipal corporation organized and existing under the laws of the State of Florida (hereinafter **"CITY"**), and the **RIVER TO SEA TRANSPORTATION PLANNING ORGANIZATION** (hereinafter **"R2CTPO"**).

WITNESSETH

WHEREAS, the River to Sea Transportation Planning Organization (R2CTPO) is the duly designated and constituted body responsible for carrying out the urban transportation planning and programming process for Volusia County and portions of Flagler County inclusive of the cities of Flagler Beach, Beverly Beach, and portions of Palm Coast and Bunnell; and

WHEREAS, Florida Statutes 339.175; 23 U.S.C 134; and 49 U.S.C. 5303 require that the urbanized area, as a condition to the receipt of federal capital or operating assistance, have a continuing, cooperative, and comprehensive transportation planning process that results in plans and programs consistent with the comprehensively planned development of the urbanized area; and

WHEREAS, metropolitan planning organizations are the lead transportation planning agencies in urban areas throughout the United States; and

WHEREAS, the Fast Act provides metropolitan planning organizations with the authority and responsibility for transportation planning and funding; and

WHEREAS, the quality of life and economic vitality of our community depend on coordinating transportation issues and developing complementary plans and policies; and

WHEREAS, the R2CTPO has the lead role in formulating regional transportation plans and programs and coordinating transportation issues among local entities and the Florida Department of Transportation (FDOT); and

WHEREAS, the CITY desires to enter into this Agreement with the R2CTPO to provide it with funding to support the functions necessary to achieve the R2CTPO's desired role in planning the transportation system;

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the CITY and the R2CTPO agree as follows:

1. **RECITALS.** The CITY and the R2CTPO hereby declare that the recitals set forth above are true and correct and incorporated herein.

2. **FISCAL YEAR 2022/23 FUNDING**. The CITY agrees to allocate **$4,114.00** to the R2CTPO. Such funds shall be paid to the R2CTPO upon receipt of an invoice from the R2CTPO to the CITY. The payment shall be used for the R2CTPO fiscal year (FY) 2022/23 budget effective July 1, 2022. The funding provided to the R2CTPO by the CITY is equal to $.10 per capita based on the 2018 BEBR estimates of population within each local governments jurisdiction as provided by the Bureau of Economic and Business Research, University of Florida.

3. **EFFECTIVE DATE AND TERMS**. The effective date of this Agreement is upon execution. The terms of this Agreement shall commence on the effective date and terminate on June 30, 2023.

4. **INTERPRETATION**. The headings contained in this Agreement are for reference purposes only and will not in any way affect the meaning or interpretation of this Agreement.

5. **MISCELLANEOUS**

   a. This Agreement constitutes the entire Agreement between the parties with respect to the specific matters contained herein and supersedes all previous discussions, understandings and agreements, written or oral, between the parties hereto. Any amendments to or waivers of the provisions herein shall be made by the parties in writing. No other agreement, oral or otherwise, regarding the subject matter of this agreement shall be deemed to exist or to bind either party hereto.

   b. If any sentence, phrase, paragraph, provision or portion of this agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed an independent provision and such holding shall not affect the validity of the remaining portions hereto.

   c. The parties hereby acknowledge that they have freely and voluntarily entered into this Agreement and that each party has been given the opportunity to receive the advice of independent legal counsel for all negotiations in connection with this Agreement.

6. **CONTROLLING LAWS**

a. This Agreement and the provisions contained herein shall be construed, controlled and interpreted according to the laws of the State of Florida, and all duly adopted ordinances, regulations and policies of the CITY now in effect and those hereinafter adopted.

b. The location for settlement of any and all lawsuits, claims, controversies or disputes, arising out of, or relating to, any part of this Agreement, or any breach thereof, shall be Volusia County, Florida.

c. The parties to this Agreement agree to comply with all applicable federal, state and local laws, ordinances, rules and regulations pertaining to this Agreement.

7. **BINDING NATURE OF AGREEMENT**. This Agreement shall be binding only between the CITY and the R2CTPO, and inure to the benefit of the successors or assigns of the parties.

8. **NOTICES**. All notices, consents, approvals, waivers and deletions which any party shall be required or shall desire to make or give under this Agreement shall be in writing and shall be sufficient only when mailed by certified mail, first class postage affixed, addressed as follows:

CITY: City Manager
City of Ormond Beach
P.O. Box 277
Ormond Beach, FL 32175

R2CTPO: Colleen Nicoulin, Interim Executive Director
River to Sea TPO
2570 W. International Speedway Blvd., Suite 100
Daytona Beach, FL 32114-8145

9. **AUDIT AND RECORD KEEPING PROCEDURES**. The R2CTPO shall maintain accurate public records of all services rendered in the performance of the agreement and shall provide access to such records in accordance with Florida Statutes, Section 119.07(1) (a), which states that the record can be inspected and copied by any person desiring to do so, at any reasonable time, under reasonable conditions and under supervision by the custodian of the public records. All records shall be maintained according to the State of Florida, *General Records Schedule GS1-SL for State and Local Government Agencies,* issued by the

Department of State, State Library and Archives of Florida, in accordance with the statutory provisions of Chapters 119 and 257, Florida Statutes. If any audit, litigation, claim, negotiation or other action involving the records has been started before the expiration of the retention period and disposition of the records, the records shall be retained until the completion of the action and resolution of all issues which arise from.

10. **PROVISIONS NOTWITHSTANDING**. Notwithstanding the provisions set forth above, nothing contained herein shall alter, amend or change those terms and conditions set forth in the bylaws of the River to Sea Transportation Planning Organization.

IN WITNESS WHEREOF, the parties have hereunto executed this Agreement as of the day and year first above written.

RIVER TO SEA TPO

Colleen Nicoulin

Signature

Print Name: Colleen Nicoulin
Title: River to Sea TPO Interim Executive Director

ATTEST:

Debbie Stewart

Signature

Print Name: Debbie Stewart
Title: River to Sea TPO Administrative Assistant

(CORPORATE SEAL)

CITY OF ORMOND BEACH

_____

Signature

Print Name: _____
Title: _____

ATTEST:

_____

Signature

Print Name: _____
Title: _____

(CORPORATE SEAL)

RIVER TO SEA TPO
Transportation Planning Organization
VISION - PLAN - IMPLEMENT
Ph.386-226-0422
www.r2ctpo.org

RECEIVED
JUN - 7 2022
CITY MANAGERS OFFICE

To: River to Sea Transportation Planning Organization Member

From: Mariel Lemke

Date: June 1, 2022

Re: FY 2022/23 Funding Agreement and Invoice

The River to Sea Transportation Planning Organization (R2CTPO) collects funding annually from each member to support the R2CTPO's functions necessary to achieve the desired role in planning the transportation system.

Enclosed you will find a Funding Agreement for the FY 2022/23 TPO member assessment. Please execute and return the original to the TPO office. An invoice for the FY 2022/2023 member assessment for your processing is also included. If you have any questions, please contact us.

Thank you for your support of the R2CTPO.

River to Sea TPO

Indigo Professional Centre
2570 W. Speedway Blvd., Suite 100
Daytona Beach, FL 32114
386-226-0422 Fax 386-226-0428

INVOICE

INVOICE NO: OB2023
DATE: June 1, 2022

DUE: July 1, 2022

Ms. Joyce Shanahan, City Manager
City of Ormond Beach
P.O. Box 277
Ormond Beach, FL 32175

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	River to Sea TPO FY 22/23 Member Assessment		$4,114.00
		TOTAL DUE	**$4,114.00**

Make all checks payable to: River to Sea TPO
If you have any questions concerning this invoice, please call: Mariel Lemke 386-226-0422 ext. 20423.

THANK YOU FOR YOUR PARTICIPATION!

CITY OF ORMOND BEACH

City Manager • 22 S. Beach Street • Ormond Beach • Florida • 32174 • (386) 676-3200 • Fax (386) 676-3384

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce A. Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: August 3, 2022

Subject: 257 Laws Lane, Lien for Unsafe Building Demolition

Commission Goal: Community Development - Other

Introduction

This is a request for authorization to place a lien in the amount of $4,631.45 against the property at 257 Laws Lane, Volusia County (Parcel ID# 4241-08-01-0060) for the costs associated with demolishing a single-family structure. The structure on this property was deemed as unsafe and was demolished by a contractor that was hired by the City.

Background

Pursuant to Section 8-4 of the Code Ordinances, the City Commission may approve a Resolution imposing a lien against any real property that is or was subject of a violation of the Unsafe Building Abatement regulations of the Code of Ordinances in the amount of costs incurred by the City in abating the violation. The Chief Building Official, City Engineer, and Fire Chief unanimously deemed the single-family house as unsafe per Code of Ordinances Section 8-4.

Discussion

Upon failure by all parties to respond to the Notice of Unsafe Structure, a contractor was hired to perform the demolition. The demolition was completed on May 26, 2022 costing $4,631.45.

Budget Impact

The total cost to the city was $4,631.45 and was taken from Fund 001 - General Fund. The purpose of imposing this lien through this Resolution is to seek to recover the expenses of the demolition.

Citizen Impact

There is no citizen impact as a result of imposing this lien to recover the actual costs incurred by the City.

Recommendation

It is requested that the City Commission approve the attached Resolution to the lien at 257 Laws Lane, Volusia County (Parcel ID# 4241-08-01-0060) in the amount of $4,631.45.

Attachments:

- 22-98 Demolition Lien for 257 Laws Lane (P22-0101G) (PDF)
- 257 Laws Lane Exhibit A Demolition Lien (PDF)
- 257 Laws Lane Exhibit B (PDF)

REVIEWED BY: Kelly McGuire, Finance Director 7/11/2022

Claire Whitley, Assistant City Manager 7/25/2022

APPROVED BY: Joyce A. Shanahan, City Manager 7/26/2022

RESOLUTION NO. 2022-98

A RESOLUTION PURSUANT TO SECTION 8-4(8), LIENS, OF THE CITY OF ORMOND BEACH *CODE OF ORDINANCES* AUTHORIZING THE IMPOSITION OF A LIEN AGAINST THE REAL PROPERTY LOCATED AT 257 LAWS LANE, ORMOND BEACH, VOLUSIA COUNTY, FLORIDA (PARCEL ID NO. 4241-08-01-0060) FOR COSTS INCURRED BY THE CITY TO DEMOLISH AN UNSAFE STRUCTURE*;* AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, in 2010 the City Commission approved Ordinance 2010-37 (codified at Chapter 8, Article I, Section 8-4, City of Ormond Beach *Code of Ordinances*) concerning unsafe building abatement which ordinance allows the Building Official to take those actions and incur those costs necessary to terminate and/or abate an unsafe structure, including demolition, in the event the property owners fail to do so in a timely fashion after proper notice; and

WHEREAS, Ordinance 2010-37 further allows the Building Official to recommend to the City Commission that all such costs incurred be imposed as a lien against the subject real property; and

WHEREAS, pursuant to Chapter 8, Article I, Section 8-4, the Estate of Flossie L. Bowen C/O Homer T. Holmes, et al, who are the owners of the property (or may have some interest in the property) located at 257 Laws Lane, Ormond Beach, Volusia County, Florida 32174 and legally described as follows: "*LOT 6 Block 1 Libera Ormond according to the Official Records of Volusia County, Florida Book 1586 Page 512"* (Parcel ID #4241-08-01-0060) were

properly noticed of the unsafe structure on the property and were given thirty (30) days to make repairs to make the structure safe or demolish. The violation was not timely corrected and as prescribed by Chapter 8, Article I, Section 8-4, *Code of Ordinances*, the Building Official demolished the structure; and

WHEREAS, pursuant to Section 8-4(8), Liens, because the property owners have failed to pay the costs incurred by the City to demolish the structure, the Building Official recommends to the City Commission that these costs be imposed as a lien against the subject real property (Exhibit "A"). Attached hereto as Exhibit "B" and incorporated herein is the City's invoice from Boudreaux's Pro Grade LLC and the purchase order indicating the City's payment of $4,631.45 for the demolition of the structure; now therefore

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The above recitals are true and correct and are incorporated herein by reference.

SECTION TWO. The City Commission hereby approves this resolution imposing a lien against the property located at 257 Laws Lane, Ormond Beach, Volusia County, Florida 32174 and legally described as follows: "*LOT 6 Block 1 Libera Ormond according to the Official Records of Volusia County, Florida Book 1586 Page 512"* (Parcel ID #4241-08-01-0060) in the amount of **FOUR THOUSAND SIX HUNDRED THIRTY ONE DOLLARS AND 45/100 (\$4,631.45)** and authorizes the City Manager to execute the lien in this amount,

attached hereto as Exhibit "A", and further authorizes the enforcement/collection on the lien by all means allowed by law, including foreclosure of the subject property.

SECTION THREE. The City Commission further directs the Building Official to provide to the owners of the subject property a copy of this Resolution and allow said property owners fifteen (15) days from the date of receipt of the Resolution to pay the costs described in the Resolution. Upon the owners' failure to timely pay the costs outlined herein, the Building Official is hereby authorized to direct the City Clerk to record the executed Demolition Lien in the official records of Volusia County, Florida so that it shall thereafter constitute a lien against the subject property.

SECTION FOUR. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED this 3rd day of August, 2022.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

THIS INSTRUMENT PREPARED BY:
ANN-MARGRET EMERY, ESQUIRE
Florida Bar No. 881546
Post Office Box 277
173 South Beach Street
Ormond Beach, FL 32175-0277
386-676-3217
Location: 257 Laws Lane, Ormond Beach, FL
Parcel ID No.: 4241-08-01-0060

EXHIBIT "A"
TO RESOLUTION
CONSISTING OF 1 PAGE

DEMOLITION LIEN

STATE OF FLORIDA)
)ss
COUNTY OF VOLUSIA)

Before me, the undersigned authority, personally appeared **JOYCE SHANAHAN**, as City Manager, who being duly sworn, says that she is the agent of the Lienor herein, the **CITY OF ORMOND BEACH**, a Florida municipal corporation, whose address is City Hall, 22 South Beach Street, Ormond Beach, Volusia County, Florida 32174, and that pursuant to Section 8-4, *Code of Ordinances*, the City of Ormond Beach has expended funds in the amount of **FOUR THOUSAND SIX HUNDRED THIRTY ONE DOLLARS AND 45/100 ($4,631.45)** in costs and related expenses to accomplish the demolition and removal of the structure deemed unsafe located at the following described realty for which the City of Ormond Beach claims a lien thereto: *"LOT 6 Block 1 Libera Ormond according to the Official Records of Volusia County, Florida Book 1586 Page 512."*

THIS LIEN shall be due and payable in full at the time of the sale for consideration of the aforedescribed real property.

THIS LIEN shall bear no interest and shall remain a lien, coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other liens, titles, and claims until paid.

DATED this _____ day of August, 2022.

CITY OF ORMOND BEACH, a Florida municipal corporation

By: _____
JOYCE SHANAHAN, City Manager
Agent for Lienor

Sworn to and subscribed before me
this _____ day of August, 2022.

_____
Notary Public State of Florida at-large
Notary Seal

Boudreaux's Pro Grade LLC
705 Hope Street
Ormond Beach, FL 32174
(386) 214-3672
dale@boudreauxsprograde.com

BILL TO
Tom Griffith
City of Ormond Beach

INVOICE 8347

DATE 06/01/2022 **TERMS** Due on receipt

PROJECT
257 Laws Lane, OB

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Demo 1088 SF building. Includes rodent abatement, bahia seeding and grading of disturbed area, FDEP compliance, and permit fee of $219.96. Remove all debris from site.			4,487.46
	Additional Permit Fee Costs			143.99

TOTAL DUE **$4,631.45**

Thank you for your business!

Purchase Order

Fiscal Year 2022 Page: 1 of: 1

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES AND SHIPPING PAPERS.

Purchase Order # 20220727

Delivery must be made within doors of specified destination.

BILL TO
City of Ormond Beach
PO Box 277
Ormond Beach, FL 32175-0277

VENDOR
DALE BOUDREAUX
BOUDREAUX'S PRO GRADE LLC
705 HOPE ST
ORMOND BEACH, FL 32174
Email: DALE@BOUDREAUXSPROGRADE.COM

SHIP TO
Building Inspections
22 South Beach Street
City Hall Room 104
Ormond Beach, FL 32174

Vendor Phone Number	Vendor Fax Number	Requisition Number	Delivery Reference
386-843-1624		2200842	

Date Ordered	Vendor Number	Date Required	Freight Method/Terms	Department/Location
04/14/2022	2896			INSPECTIONS

Item#	Description/PartNo	QTY	UOM	Unit Price	Extended Price
	BUILDING CONSTRUCTION SERVICES, NEW (INCL. MAINTE The Above Purchase Order Number Must Appear On All Correspondence - Packing Sheets And Bills Of Lading				
1	**MODIFIED:** Maintenance and Repair, Residential Buildings (Incl. Single Family Homes and Apartments) Commodity Code: 90962 Maintenance and Repair, Residential Buildings (Incl. Single Family Homes and Apartments)	1.0	EACH	$4,631.45	$4,631.45

CHANGE ORDER

VENDOR COPY

Total Ext. Price
PO Total $4,631.45

GENERAL CONDITIONS

Acceptance of an order includes all terms, quantities, prices, delivery instructions, specifications and conditions stated in the order. The terms and conditions of an order are not to be changed or modified by any verbal understanding. Any such changes must be made by written agreement. The quantity of materials ordered and the prices specified must not be exceeded without written authority being first obtained from the City. Failure of an awarded Vendor to deliver goods and/or services as specified in the order, or failure to comply with any of the terms and conditions therein, may disqualify Vendor from receiving future orders. In case of default by the Vendor, the City may procure the goods and/or services covered by the order from other sources and hold the Vendor responsible for any additional cost occasioned thereby. Purchases of $500 or more require a purchase order number. **Invoices must show the purchase order number.** The City endeavors to make payments within thirty (30) days of receipt of invoice in accordance with the Florida Prompt Payment Act, Florida Statutes, Chapter 218, Part VII.

QUALITY

All goods and/or services furnished by an order must be as specified and subject to the City's inspection within a reasonable time after delivery at destination. Variations in goods and/or services from those specified in an order must not be made without written authority from the City. Items rejected by the City will be returned at the Vendor's risk and expense. Unless otherwise stated herein, all materials and equipment furnished by the Vendor shall be new and shall not have been in service at any other installation.

PACKING & DELIVERY

Packages must be plainly marked with shipper's name and order number. Charges are not allowed for boxing or crating unless previously agreed upon in writing. All goods are to be shipped F.O.B. Destination. **The City will pay no freight or expense charges, except by previous agreement.** The delivery must be effected within the time stated in the order. The City reserves the right to cancel this order and purchase elsewhere if the Vendor fails to meet the delivery date specified on Purchase Order. Deliveries shall be made between 8:00 a.m. and 5:00 p.m. on regular working days unless otherwise stated. Transport deliveries must be unloaded and ready for inspection prior to 3:00 p.m. The items will be promptly inspected for damage and defects and conformance with the specifications. Any material or equipment not meeting the specifications, or that has been damaged or injured in the process of transportation, unloading or handling will be rejected and shall be immediately returned to the Vendor at the Vendor's expense.

COMPLIANCE TO LAWS, GUIDELINES, REGULATIONS, ETC.

The Vendor must comply with all applicable state, federal, and local laws, guidelines and regulations, as they pertain to this order. This includes, but is not limited to, DOT, OSHA, EPA, DEP and the City's Registration and Insurance requirements, as applicable. Also, where applicable, the Vendor agrees to furnish the City with a current Material Safety Data Sheet (MSDS) on or before delivery of each and every hazardous chemical or substance purchased which is classified as toxic under Chapter 422, Florida Statutes. Appropriate labels and MSDS's shall be provided for all shipments. Send MSDS's and other pertinent data to the City at the "Ship to" address on the purchase order.

CITY OF ORMOND BEACH

City Manager • 22 S. Beach Street • Ormond Beach • Florida • 32174 • (386) 676-3200 • Fax (386) 676-3384

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce A. Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: August 3, 2022

Subject: MetroNet Registration as a Telecommunications Service Provider

Commission Goal: Community Development - Other

Introduction

This is notification of staff's intent to approve a registration application filed by Metro Fibernet, LLC ("MetroNet") to access the public rights-of-way for the provision of telecommunication services under the regulations of Chapter 8.1, Telecommunications of the Code of Ordinances. The registration is required prior to request of an engineering permit to enter the city right-of-way.

Background

MetroNet has been granted authority by the Florida Public Service Commission as a local telecommunications service provider. Metronet currently provides voice and high-speed broadband services to residential and business customers in eight states, including Florida. MetroNet plans to provide voice and high-speed broadband services to residential and business customers by installing underground and/or aerial fiber optic cabling within the city. MetroNet has coordinated meetings with the city Engineering, Planning, and Building staff to detail the vision of the telecommunications service, how construction of improvements are proposed, and notification/response to concerns or complaints during construction.

Chapter 8.1, Telecommunications of the Code of Ordinances establishes the process for working within city rights-of-way. Section 8.1-4(c) of the Code of Ordinances states:

> Any telecommunications service provider desiring to use the public rights-of-way shall file a registration with the city which shall include the following information:
>
> (1) Identity of the applicant and name, address and telephone number of applicant's primary contact person in connection with the registration;
>
> (2) General description of the various system(s) using the rights-of-way to prevent interference between the system(s), as well as a statement

of whether the applicant is or expects to be a local service provider and/or a toll service provider;
(3) Evidence of insurance coverage required under this chapter and acknowledgment that the registrant has received and reviewed a copy of this chapter, which acknowledgment shall not be deemed an agreement;
(4) A copy of federal and/or state certification authorizing the applicant to provide telecommunications services;
(5) Annual bond or corporate guarantee in the minimum sum of $100,000.00 having as a surety a company qualified to do business in the state, in accordance with section 8.1-15.

Discussion

MetroNet is seeking to register for the right to construct, operate, manage, and maintain a telecommunication network in the public rights-of-way of the city in compliance with Chapter 8.1 of the City Code of Ordinances in order to serve its wireless customers and to improve coverage and/or capacity. With past registrations, city staff have performed disposition items for the City Commission information. A registration packet was received on June 24, 2022 and has been reviewed by city staff and determined to comply with the required information of Section 8.1-4(c) of the Code of Ordinances. City staff intends to notify the applicant that its registration application is complete and is approved. Installation of infrastructure resulting from this registration would be required to meet all City regulations and permitting requirements.

Budget Impact

There is no direct budget impact of the registration of the telecommunication provider. MetroNet shall be required to comply with Section 8.1 of the Code of Ordinances.

Citizen Impact

MetroNet is a telecommunications service provider who is seeking to expand services into Ormond Beach. The provision of an additional telecommunications service provider will provide citizens and businesses with an additional service provider option. Work within the public right of way will occur upon review and approval of construction permits by the city Engineering Department. Work under these approved permits will be monitored by Engineering inspectors to ensure that impacts to citizens and the community are minimized.

Recommendation

No action is required for this item. This disposition item is being presented to inform the City Commission of staff's intention to approve the registration application of MetroNet as an additional telecommunications service provider that has provided the required documentation for registration under Chapter 8.1, Telecommunications of the Code of

Ordinances.

Attachments:

- Metro Fibernet_Ormond Beach Registration_06-24-22 (PDF)

REVIEWED BY: Kelly McGuire, Finance Director 7/22/2022

Claire Whitley, Assistant City Manager 7/25/2022

APPROVED BY: Joyce A. Shanahan, City Manager 7/26/2022

METRONET
THE POWER OF FIBER

Mike Salzman
Network Development Manager
3701 Communications Way
Evansville, IN 47715
859-407-3068
mike.salzman@metronet.com

June 22, 2022

Via Electronic Mail

Joyce Shanahan
City Manager
City of Ormond Beach
22 S. Beach Street
Ormond Beach, FL 32174
joyce.shanahan@ormondbeach.org

Re: Communications Services Provider Registration

Dear Ms. Shanahan:

Pursuant to Section 8.1-4 of the Ormond Beach City Code, Metro Fibernet, LLC ("MetroNet") respectfully requests to register as a communications services provider in the City and, in support of the same, submits the following:

MetroNet currently provides voice and high-speed broadband services to residential and business customers in eight states, including Florida. In 2019, in Docket No. 20190150-TX, MetroNet was granted authority by the Florida Public Service Commission as a local telecommunications service provider. MetroNet plans to provide voice and high-speed broadband services to residential and business customers by installing underground and/or aerial fiber optic cabling within the City.

The Ormond Beach Telecommunications Ordinance requires the following for registration:

1. Identity of the applicant and name, address and telephone number of applicant's primary contact person in connection with the registration.

Answer:
Metro Fibernet, LLC
3701 Communications Way
Evansville, IN 47715

Mike Salzman
Network Development Manager
3701 Communications Way
Evansville, IN 44715
859-407-3068
mike.salzman@metronet.com

Rose Mulvany Henry
Vice President of Regulatory Affairs

METRONET
THE POWER OF FIBER

Mike Salzman
Network Development Manager
3701 Communications Way
Evansville, IN 47715
859-407-3068
mike.salzman@metronet.com

8837 Bond Street
Overland Park, KS 66214
913-691-6630
rose.mulvanyhenry@metronet.com

2. General description of the various system(s) using the rights-of-way to prevent interference between the system(s), as well as a statement of whether the applicant is or expects to be a local service provider and/or a toll service provider.

Answer: MetroNet plans to provide local telecommunications services by deploying an underground and/or aerial fiber optic cable network. MetroNet is a registered telecommunications services provider that remits communications services taxes imposed by municipalities and counties pursuant to Chapter 202, Florida Statutes. Please see registrant's FL Communications Services Tax Certificate of Registration, attached hereto as **Exhibit A**.

3. Evidence of insurance coverage required under this chapter and acknowledgment that the registrant has received and reviewed a copy of this chapter, which acknowledgment shall not be deemed an agreement.

Answer:
a. Please see registrant's Certificate of Insurance, attached hereto as **Exhibit B**.
b. The undersigned represents and acknowledges that the appropriate employee(s) of MetroNet has received and reviewed a copy of Ormond Beach's Telecommunications Ordinance, set forth in CH 8.1, Art. I of the City Code.

4. A copy of federal and/or state certification authorizing the applicant to provide telecommunications services.

Answer: Please see Florida Public Service Commission Order No.: ORDER NO. PSC-2019-0464-CO-TX, attached hereto as **Exhibit C**. In addition, attached hereto as **Exhibit D,** please see a copy of the registrant's FL Department of Corporations information,

5. Annual bond or corporate guarantee in the minimum sum of $100,000.00 having as a surety a company qualified to do business in the state, in accordance with section 8.1-15.

Answer: Attached hereto as **Exhibit E**, please see the bond which is in compliance with the City Ordinance.

METRONET
THE POWER OF FIBER

Mike Salzman
Network Development Manager
3701 Communications Way
Evansville, IN 47715
859-407-3068
mike.salzman@metronet.com

Thank you for your time and consideration of this registration request. If you have any questions or need additional information, please do not hesitate to contact me or Rose Mulvany Henry at rose.mulvanyhenry@metronet.com or by phone at (913) 391-6630.

Sincerely,

Mike Salzman
Network Development Manager
Metro Fibernet, LLC

Enclosures:

Exhibit A – Florida Communications Services Tax Certificate of Registration
Exhibit B - Certificate of Insurance
Exhibit C - Florida Public Service Commission Order No.: ORDER NO. PSC-2019-0464-CO-TX
Exhibit D – Florida Division of Corporations Information
Exhibit E - Bond

EXHIBIT A

00035 05/27/20

FLORIDA Department of Revenue

Communications Services Tax Certificate of Registration

DR-700014
R. 11/19

Issued Pursuant to Chapter 202, Florida Statutes

9580180614334	6034350	05/19/20	.0075	MONTHLY
Certificate Number	Business Partner Number	Registration Effective Date	Collection Allowance	Filing Frequency

This certifies that

METRO FIBERNET LLC
ATTN TAX DEPARTMENT
8837 BOND ST
OVERLAND PARK KS 66214-1707

FEIN: 27-4874657

has met the registration requirements and is authorized to collect and remit tax per Florida law. This certificate is non-transferable.

This is your Communications Services Tax Certificate of Registration

This is your Florida Annual Resale Certificate for Communications Services Tax

Note: New dealers who register after mid-November are issued annual resale certificates that expire on December 31 of the following year.

This certificate is valid immediately.

FLORIDA Department of Revenue

2020 Florida Annual Resale Certificate for Communications Services Tax

DR-700015
R. 11/19

This certificate expires on December 31, 2020

Business Name and Address	Registration Effective Date	Certificate Number	Business Partner Number
METRO FIBERNET LLC ATTN TAX DEPARTMENT 8837 BOND ST OVERLAND PARK KS 66214-1707	05/19/20	9580180614334	6034350

By using this resale certificate or its number to make eligible purchases of taxable services exempt from communications services tax, the person or business named above certifies that the taxable services purchased will be resold. **Florida law provides for criminal and civil penalties for fraudulent use of a Florida Annual Resale Certificate.** A *Florida Annual Resale Certificate for Communications Services Tax* cannot be used for sales tax purposes.

File electronically . . . It's fast, easy, and secure!

The Department maintains a free and secure website to file and pay communications services tax. To enroll, go to the Department's website at **floridarevenue.com/taxes/eEnroll**.

Electronic filing:

- Eliminates errors in processing your tax return.
- Eliminates paperwork. You do not have to submit a paper return.
- Ensures proper credit of the information to your tax account.

Communications Services Tax Facts

Who must file: Every person who sells or resells communications services is responsible for filing a *Communications Services Tax Return* (Form DR-700016) at the end of each reporting period.

Due dates: Returns and payments are due on the 1st and late after the 20th day of the month following the reporting period. A return must be filed even if no tax is due. If the due date falls on a Saturday, Sunday, or a state or federal holiday, returns and payments will not be considered late if postmarked on the next business day. Late-filed returns are subject to penalty and interest and are not eligible for a collection allowance. Electronic filing and payment must be initiated no later than 5:00 p.m., ET, on the last business day prior to the 20th.

Business entity changes: These certificates are not transferable. If your business is sold or closed, you are required to notify the Department in writing to cancel your account. It is your responsibility to notify the Department if there are changes in your business (e.g., name change, owner change, location or mailing address change, incorporation, change of partner in partnership).

Records retention: You are required to keep copies of returns, checks, and money orders; documentation to support all transactions; and electronic funds transfer (EFT) verification codes for a minimum of three (3) years.

Need Assistance? Visit **floridarevenue.com** or contact Taxpayer Services at 850-488-6800, Monday through Friday, excluding holidays.

As a **buyer**, use your certificate to purchase services you intend to resell as part of your business. As a **seller**, you must collect tax on sales of taxable services unless the transaction is exempt or a resale certificate is verified or provided by the buyer. **Sellers** can verify resale certificates by phone (toll-free) at 877-357-3725, or on the Department's website at **floridarevenue.com/taxes/certificates**. For more information, go to the Department's website at **floridarevenue.com** or refer to Rule 12A-19.060, Florida Administrative Code.

Florida law provides for criminal and civil penalties for fraudulent use of a Florida Annual Resale Certificate. A *Florida Annual Resale Certificate for Communications Services Tax* cannot be used for sales tax purposes.

EXHIBIT B

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/6/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER IMA, Inc. - Kansas City 9393 W. 110th Street Suite 600 Overland Park KS 66210 License#: PC-1210733	CONTACT NAME: IMA Wichita Team PHONE (A/C, No, Ext): 316-267-9221 FAX (A/C, No): E-MAIL ADDRESS: certs@imacorp.com
INSURED Metro Fibernet, LLC 8837 Bond Street Overland Park, KS 66214 METRINC-01	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : The Cincinnati Insurance Company — 10677 INSURER B : The Charter Oak Fire Insurance Company — 25615 INSURER C : The Travelers Indemnity Company of America — 25666 INSURER D : Travelers Property Casualty Company of America — 25674 INSURER E : The Standard Fire Insurance Company — 19070 INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 802934148 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR X XCU GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY [ ] PRO-JECT [ ] LOC OTHER:			630 7115P319	10/1/2021	10/1/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
C	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			810 0P866051	10/1/2021	10/1/2022	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
D	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			CUP 8J384891	10/1/2021	10/1/2022	EACH OCCURRENCE AGGREGATE $	$ 10,000,000 $ 10,000,000 $
E	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? Y/N [N] N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			UB6P40191622I3G	3/1/2022	10/1/2022	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
B A C	Pers. Prop(Care/Custody/Control) 2nd Layer Excess Liability Automobile Physical Damage			630 7115P319 EXS 0591190 810 0P866051	10/1/2021 10/1/2021 10/1/2021	10/1/2022 10/1/2022 10/1/2022	Limit: $1,000,000 See Below See Below	Deductible: $2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

2nd Layer Excess Liability: Ex. Each Occurrence $5,000,000; Ex. Aggregate $5,000,000.
Automobile Physical Damage: Comprehensive Deductible $1,000; Collision Deductible $1,000.The General Liability policy includes a Contractual Liability Railroad endorsement CG D6 47 10 12, subject to policy terms and conditions.
City of Ormond Beach, FL, its officers, boards, members, agents and employees as additional insured are included as Additional Insured on the General Liability and Automobile Liability Policies, if required by written contract oragreement, subject to the policy terms and conditions.General Liability and Automobile Liability coverage includes 30 day notice of cancellation and 10 day for non-payment of premium, subject to the terms and conditions of the policy.

CERTIFICATE HOLDER

City of Ormond Beach, FL
22 South Beach Street
Ormond Beach FL 32174

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Brenda Vinsant

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EXHIBIT C

FILED 10/8/2019
DOCUMENT NO. 09273-2019
FPSC - COMMISSION CLERK

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for certificate to provide local telecommunications service by Metro Fibernet, LLC d/b/a MetroNet.	DOCKET NO. 20190150-TX ORDER NO. PSC-2019-0408-PAA-TX ISSUED: October 8, 2019

The following Commissioners participated in the disposition of this matter:

ART GRAHAM, Chairman
JULIE I. BROWN
DONALD J. POLMANN
GARY F. CLARK
ANDREW GILES FAY

NOTICE OF PROPOSED AGENCY ACTION
ORDER GRANTING CERTIFICATE OF AUTHORITY

BY THE COMMISSION:

NOTICE is hereby given by the Florida Public Service Commission that the action discussed herein is preliminary in nature and will become final unless a person whose interests are substantially affected files a petition for a formal proceeding, pursuant to Rule 25-22.029, Florida Administrative Code (F.A.C.).

Metro Fibernet, LLC d/b/a MetroNet applied for a Certificate of Authority to provide telecommunications service, pursuant to Section 364.335, Florida Statutes (F.S.). Upon review of the application, it appears that MetroNet has sufficient technical, financial, and managerial capability to provide such service. Accordingly, we hereby grant to MetroNet Certificate of Authority No. 8938, which shall authorize MetroNet to provide telecommunications service throughout the State of Florida.

Telecommunications service providers are required to comply with all applicable provisions of Chapter 364, F.S., and Chapter 25-4, F.A.C.

In addition, under Section 364.336, F.S., certificate holders must pay a minimum annual Regulatory Assessment Fee (RAF) if the certificate was active during any portion of the calendar year. A RAF Return notice will be mailed each December to MetroNet for payment by January 30th. Neither the cancellation of its certificate nor the failure to receive a RAF Return notice shall relieve MetroNet from its obligation to pay its RAF.

If this Order becomes final and effective, it will serve as MetroNet's certificate. MetroNet shall retain this Order as proof of its certification. We are vested with jurisdiction over this matter pursuant to Sections 364.335 and 364.336, F.S.

Based on the foregoing, it is

ORDERED by the Florida Public Service Commission that MetroNet's application for a Certificate of Authority is hereby granted. It is further

ORDERED that Metro Fibernet, LLC d/b/a MetroNet is awarded Certificate of Authority No. 8938, which authorizes Metro Fibernet, LLC d/b/a MetroNet, to provide telecommunications service throughout the State of Florida, subject to the terms and conditions set forth in the body of this Order. It is further

ORDERED that this Order shall serve as Metro Fibernet, LLC d/b/a MetroNet's certificate and shall be retained by Metro Fibernet, LLC d/b/a MetroNet, as proof of certification. It is further

ORDERED that the provisions of this Order, issued as proposed agency action, shall become final and effective upon the issuance of a Consummating Order unless an appropriate petition, in the form provided by Rule 28-106.201, Florida Administrative Code, is received by the Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on the date set forth in the "Notice of Further Proceedings" attached hereto. It is further

ORDERED that in the event this Order becomes final, this docket shall be closed.

By ORDER of the Florida Public Service Commission this 8th day of October, 2019.

ADAM J. TEITZMAN
Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399
(850) 413-6770
www.floridapsc.com

Copies furnished: A copy of this document is provided to the parties of record at the time of issuance and, if applicable, interested persons.

RT

NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.569(1), Florida Statutes, to notify parties of any administrative hearing that is available under Section 120.57, Florida Statutes, as well as the procedures and time limits that apply. This notice should not be construed to mean all requests for an administrative hearing will be granted or result in the relief sought.

Mediation may be available on a case-by-case basis. If mediation is conducted, it does not affect a substantially interested person's right to a hearing.

The action proposed herein is preliminary in nature. Any person whose substantial interests are affected by the action proposed by this order may file a petition for a formal proceeding, in the form provided by Rule 28-106.201, Florida Administrative Code. This petition must be received by the Office of Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on October 29, 2019.

In the absence of such a petition, this order shall become final and effective upon the issuance of a Consummating Order.

Any objection or protest filed in this/these docket(s) before the issuance date of this order is considered abandoned unless it satisfies the foregoing conditions and is renewed within the specified protest period.

EXHIBIT D

DIVISION OF CORPORATIONS

Detail by Entity Name

Foreign Limited Liability Company
METRO FIBERNET, LLC

Filing Information

Document Number	M19000004494
FEI/EIN Number	27-4874657
Date Filed	04/30/2019
State	NV
Status	ACTIVE

Principal Address

3701 COMMUNICATIONS WAY
EVANSVILLE, IN 47715

Mailing Address

8837 BOND ST
OVERLAND PARK, KS 66214

Registered Agent Name & Address

NATIONAL REGISTERED AGENTS, INC.
1200 S PINE ISLAND RD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title CEO

CINELLI, JOHN
3701 COMMUNICATIONS WAY
EVANSVILLE, IN 47715

Title CFO

WEBER, LOHN
8837 BOND ST
OVERLAND PARK, KS 66214

Title Secretary

CAMPBELL, JOHN

8837 BOND ST
OVERLAND PARK, KS 66214

Title President, COO

Heimbach, Dave
3701 COMMUNICATIONS WAY
EVANSVILLE, IN 47715

Title VP

CORR, ED
8837 BOND ST
OVERLAND PARK, KS 66214

Title Authorized Member

Metronet Holdings LLC
8837 BOND ST
OVERLAND PARK, KS 66214

Annual Reports

Report Year	Filed Date
2020	04/08/2020
2021	03/23/2021
2022	04/22/2022

Document Images

04/22/2022 -- ANNUAL REPORT	View image in PDF format
03/23/2021 -- ANNUAL REPORT	View image in PDF format
04/08/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- Foreign Limited	View image in PDF format

EXHIBIT E

ANNUAL BOND

Bond No. CMS0349037

KNOW ALL MEN BY THESE PRESENTS:

THAT, WE Metro Fibernet, LLC as Principal, and RLI Insurance Company an Illinois Corporation, with principal office at 9025 N. Lindbergh Drive, Peoria, IL 61615, as Surety, are held and firmly bound unto the City of Ormond Beach, FL in the sum of One Hundred Thousand and 00/100 Dollars ($100,000.00), for the payment of which sum, well and truly to be made, we bind ourselves, our personal representatives, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the said Principal has filed or is about to file a registration with the City of Ormond Beach, FL for work as a Telecommunications Service Provider within the public rights-of-way.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, That if the above bounden Principal shall comply with any laws, statutes, ordinances, rules or regulations pertaining to such registration by the Principal, then this obligation shall be void, otherwise to remain in full force and effect.

The term of this bond shall be from June 17, 2022 to June 17, 2023.

The liability of the Surety shall in no event exceed, One Hundred Thousand and 00/100 ($100,000.00) DOLLARS in the aggregate, the penal sum of this bond.

PROVIDED FURTHER, if the Surety shall so elect, this bond may be cancelled by the Surety as to subsequent liability by giving thirty (30) days notice in writing to said Obligee.

SIGNED, SEALED AND DATED this 17th day of June, 2022.

Witness:

Witness:

Katherine J. Breit, Witness

Principal: Metro Fibernet, LLC

By:

Surety: RLI Insurance Company

By:

Monica Donatelli, Attroney-in-Fact

POWER OF ATTORNEY

RLI Insurance Company
Contractors Bonding and Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, each an Illinois corporation, (separately and together, the "Company") do hereby make, constitute and appoint:

Monica F. Donatelli, S. Mark Wilkerson, Morgan Dewey, Debra L. Walz, Carolyn J. Johnson, Katherine J. Breit, Camille O. Parman, Morgan L. Wilkerson, jointly or severally

in the City of Overland Park, State of Kansas its true and lawful Agent(s) and Attorney(s) in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed Twenty Five Million Dollars ($25,000,000.00) for any single obligation.

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

RLI Insurance Company and/or **Contractors Bonding and Insurance Company**, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and is now in force, to-wit:

> "All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, as applicable, have caused these presents to be executed by its respective Vice President with its corporate seal affixed this 12th day of January, 2021.

CONTRACTORS BONDING AND INSURANCE COMPANY CORPORATE SEAL ILLINOIS

RLI INSURANCE COMPANY CORPORATE SEAL ILLINOIS

RLI Insurance Company
Contractors Bonding and Insurance Company

By: Barton W. Davis
Barton W. Davis — Vice President

State of Illinois
County of Peoria } SS

On this 12th day of January, 2021, before me, a Notary Public, personally appeared Barton W. Davis, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

By: Catherine D. Glover
Catherine D. Glover — Notary Public

CATHERINE D. GLOVER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
March 24, 2024

CERTIFICATE

I, the undersigned officer of **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** this 17th day of June, 2022.

RLI Insurance Company
Contractors Bonding and Insurance Company

By: Jeffrey D. Fick
Jeffrey D. Fick — Corporate Secretary

153260420212

A0058D19

CITY OF ORMOND BEACH

City Manager • 22 S. Beach Street • Ormond Beach • Florida • 32174 • (386) 676-3200 • Fax (386) 676-3384

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce A. Shanahan, City Manager

From: Kevin Gray, Deputy Public Works Director

Date: August 3, 2022

Subject: C&D Franchise Renewal for Samsula Landfill, Inc.

Commission Goal: Quality of Life - Other

Introduction

This item is to notify the City Commission of the renewal of an existing non-exclusive franchise agreement for the collection and disposal of construction and demolition debris generated within the City of Ormond Beach to Samsula Landfill, Inc.

Background

On June 1, 2022, Samsula Landfill, Inc., a business located at 363 S. State Rd. 415, New Smyrna Beach, Florida, 32168, submitted a construction and demolition roll-off services franchise agreement renewal application, affidavit of acknowledgment of business type, and a non-refundable renewal fee of $1,500 to the City of Ormond Beach.

Samsula Landfill's franchise will expire on August 4, 2022. Samsula Landfill, Inc. acknowledges the per roll-off charge of $48.95 to be remitted by the tenth day of each month accompanied with appropriate documentation.

Discussion

Attached is the construction and demolition roll-off services franchise agreement renewal application in its entirety. City staff previously conducted background checks and a financial ability analysis of Samsula Landfill, Inc. to perform construction and demolition roll-off services within the City of Ormond Beach, and reported the checks had provided no information to disallow the City Commission to grant a non-exclusive franchise agreement.

Samsula Landfill, Inc. has been in business in the Volusia County area since 2004 and offers multiple-sized roll-off containers. The principal owners have an extensive background in the recycling and solid waste industry, and staff expects a high level of

customer satisfaction from the company.

Budget Impact

Revenues from this non-exclusive agreement will be $5,000 from the receipt of the franchise fee, $1,500 from the renewal fee, and approximately $2,500 from pull charges and will be applied to Fund 460 - Solid Waste Fund.

Citizen Impact

The franchising of waste haulers ensures that these businesses operate within the requirements of the City of Ormond Beach. Currently, Samsula Landfill, Inc., Waste Management Inc. of Florida, Waste Pro of Florida, Creech Enterprises, Inc., GEL Recycling, and My Dumpster Guy, LLC serve as the only roll-off haulers permitted to do business within the corporate limits of the City of Ormond Beach. Having a variety of authorized haulers provides residents a varied selection from which to choose.

Recommendation

City staff is providing public notice of its intent to renew the non-exclusive franchise agreement for the collection and disposal of construction and demolition debris generated within the City of Ormond Beach to Samsula Landfill, Inc. from August 4, 2022, to August 4, 2023, unless otherwise instructed by the City Commission.

Attachments:

- Samsula Lanfill 2022 (PDF)

REVIEWED BY:

Kelly McGuire, Finance Director 6/16/2022

Claire Whitley, Assistant City Manager 7/25/2022

APPROVED BY:

Joyce A. Shanahan, City Manager 7/26/2022

City of Ormond Beach
Public Works Department
Construction & Demolition Roll Off Services Franchise Application

Check one

☐ New ☑ Renewal ☐ Transfer ☐ Modification

Applicant Information:

Name: SamSula Landfill, Inc.

Address: 363 S State Rd 415

City/State/Zip Code: New Smyrna Beach, FL. 32168

Phone Number: (386) 423-6769

Contact Name: Natasha Mcdonald

To the applicant: The following information checklist is provided to assist you in preparing your application for a non-exclusive franchise to provide containers for construction and demolition debris collection and disposal services to properties located in the City of Ormond Beach. Please provide the required information identified in this checklist as an attachment to the franchise application.

Franchise Application Requirements And Requirement Checklist

☑ 1. Name(s) and business address(es) of principal officers and stockholders and other persons having financial or controlling interest in any partnership or corporation;

☐ 2. Name(s) and business address(es) of local managing officers of any publicly owned corporation having more than 25 shareholders;

☑ 3. Proof that corporation is in good standing in the State, and if not a Florida corporation, proof that applicant is qualified to do business in the State of Florida;

☐ 4. If applicant is other than a corporation, and is operating under a fictitious name, applicant shall be required to submit information that such fictitious name is registered and held by applicant;

☑ 5. List of type, number and complete description of all equipment to be used by applicant for providing safe and efficient services;

☑ 6. Description or listing of the applicant's and its related entity's experience in the collection of construction and demolition debris;

☑ 7. List of all franchises awarded to the applicant and the status of those franchises;

City of Ormond Beach
Public Works Department
Construction & Demolition Roll Off Services Franchise Application

☐ 8. List of all franchises applied for which were not granted during the previous five year period;

☐ 9. Written response to selection criteria as follows:
1. The public need for the proposed franchise or franchise transfer.
2. The financial ability of the applicant to perform
3. Such other matters or information regarding the applicant or proposed franchise that the City Commission may determine relevant in its legislative discretion;

☑ 10. Applicant shall maintain in full force and effect the insurance coverages required by Exhibit "A" of City of Ormond Beach Resolution No. 98-132 and any subsequent amendments thereto. Commercial General Liability coverage shall be $1 million each occurrence, $1 million aggregate products and completed operations and $50,000 fire damage (any one fire).

☐ 11. An applicant for an initial franchise, or a material modification of an existing franchise, or a transfer of a franchise shall file the original and ten (10) copies of the application with the city clerk, or his or her designee. Any transfer of more than twenty-five (25) per cent of the ownership of the franchisee shall be deemed to be a "transfer of a franchise."

☑ 12. Contemporaneously with the filing of an application for an initial franchise, the applicant shall remit to the city a nonrefundable application fee in the amount of two thousand five hundred dollars ($2,500.00); and contemporaneously with the filing of an application for a material modification of an existing franchise, or a transfer of a franchise, the applicant shall remit to the city, unless otherwise prohibited by law or waived by the city, a nonrefundable application fee in the amount of one thousand five hundred dollars ($1,500.00). "Material modification" shall mean a change in any term or condition that substantially or materially affects any right or obligation of the franchisee or city under a franchise.

☐ 13. Within ten (10) business days after the filing of an application, the applicant shall furnish a complete copy of the application to all other collectors of construction and demolition debris that have franchises in the city. The copy shall be furnished by personal delivery or sent by certified mail, return receipt requested, to the principal business office of such other collectors of construction and demolition debris.

Definitions:

1. Applicant: a person or corporation applying to the City of Ormond Beach for a non-exclusive franchise to provide construction and demolition roll-off containers and/or collect construction and demolition debris within the City for hire, remuneration or other consideration.

2. Franchisee: person or corporation to whom the City has issued a non exclusive franchise to provide roll-off containers for construction and demolition services and/or to provide construction and demolition debris collection and disposal services to properties in the City.

City of Ormond Beach
Public Works Department
Construction & Demolition Roll Off Services Franchise Application

Affidavit
ACKNOWLEDGMENT OF BUSINESS TYPE

The below named person, as applicant or legal representative for applicant, does hereby certify that all required information has been attached to the application and becomes a part thereof.

Applicant or applicant's legal representative agrees that applicant will comply with all provisions of the City of Ormond Beach Code of Ordinances, the laws, rules, ordinances and regulations of Volusia County, the State of Florida and the United States of America.

BUSINESS ADDRESS of APPLICANT:
Address: 363 S. State Rd 415

City: New Smyrna Beach State FL Zip 32168

Telephone No. 386 423-6769 Fax No. 386-423-1436

Federal ID. No. 59-3546154

SIGNATURE OF APPLICANT
If an Individual: _____, doing business
Signature

as _____

If a Partnership: _____ by: _____,
General Partner Signature

If a Corporation: Samsula Landfill, Inc.
Corporate Name

(a Florida Corporation)

by: D. McDonald
Signature

Title: Sec/VP

Attest: D McDonald (SEAL)
Corporate Secretary

NOTARY PUBLIC: Kelley A. Biederman

STATE OF: Florida **COUNTY OF:** Volusia

The foregoing instrument was acknowledged before me this day of ~~2005~~, by _____ who is (are) personally known to me or who has produced as identification and who did (did not) take an oath.

NOTARY PUBLIC SIGNATURE: Kelley A. Biederman

NOTARY NAME, PRINTED, TYPED OR STAMPED: _____

Notary Public State of Florida
Kelley A Biederman
My Commission GG 966545
Expires 07/05/2024

Commission Number: GG 966545 My Commission Expires: _____

City of Ormond Beach
Public Works Department
Construction & Demolition Roll Off Services Franchise Application

Applicant agrees to comply with all applicable provisions of the City of Ormond Beach, Florida Code of Ordinances Chapter 10, Article IV, as may be amended.

Natasha McDonald
Applicant name (Print or Type)

N. McDonald
Applicant signature

Application submission date

Application received by — date: 6/1/2022

Application fee received by — check number — check date: 6/1/2022

Approved City Manager/designee signature — date: 6/6/2022

Samsula Demolition
363 S SR 415
New Smyrna Bch, FL 32168
P: (386) 423-6769
F: (386) 423-1436

Date: May 25, 2021

RE: Letter of Transmittal

To whom it may concern,

Our Company, Samsula Waste, Inc. dba Samsula Demolition, is submitting Construction & Demolition Roll Off Services Franchise Application.

Our company has been in Business since April 2004, we own our own equipment, roll-off trucks and roll-off containers; our employees have worked in this business for years and have the knowledge it takes to complete the task at hand. Combined together with our sub-contractors, we will complete this job in the required time frame and in a professional manner.

The following persons are designated to represent our company for this project:

Charles Y McDonald, President
363 S SR 415
New Smyrna Bch, FL 32168

Office: (386) 423-6769
Cell: (386) 547-4575
Email: yanceys99@aol.com

Nikole McDonald, VP/ Sec
363 S SR 415
New Smyrna Bch, FL 32168

Office: (386) 423-6769
Cell: (386) 547-4223
Email: nikmcdonald99@yahoo.com

Please CC all Emails to our main office email at office@samsulademolition.com

Thank you for the opportunity to bid on this project and we look forward to hearing from you,

General Business Information
1. Samsula Waste, Inc dba Samsula Demolition
363 S SR 415
New Smyrna Bch, FL 32168
P: (386) 423-6769 F: (386) 423-1436

Charles Y. McDonald, President
Samsula Waste, Inc dba Samsula Demolition

ATTACHMENTS LIST WITH PHOTOS 2019

PRINT SIZE 48

EQ #	YEAR	MAKE	TYPE	S.N.	MODEL
ATC-10		235 GRAPPLE	GRAPPLE	423588	SCG-1019-44-85156
ATC-9		235 GRAPPLE	GRAPPLE	414006	BSC-1024-1016
ATC-11	2001	ALITEC POWER	TILLER	4200910301	TL52FNH
SG40		ALITEC POWER	STUMP GRINDER	81860300	SG-40
ATC-12		ALLIED KOB 235	JACKHAMMER		
ATC-3		ALLIED KOM 450	JACKHAMMER		G3088
ATC-13		ATLAS	JACKHAMMER	0122	RSC750
ATC-14		ATLAS COPCO	MATERIAL PROCESSOR		
ATC-6	2018	AUTO GUIDE POLE DRIVER	EXTRACTER	6182	39844
ATC-15		BOBCAT	TRENCHER		45401795
ATC-49		BOBCAT	ROLLER		
BH-1		BRUSH HOG	CUTTER		Y57-15
BH-2		BRUSH HOG	CUTTER		
BH-3		BRUSH HOG	CUTTER		
BH-4		BRUSH HOG	CUTTER		
ATC-16		BTI	MATERIAL PROCESSOR		BIM-CP-900
ATC-17		BTI	JACKHAMMER	BW-509130	TB30XC
ATC-18		CAT	BUCKET	125045	
ATC-19		CAT	BUCKET	125085	
GRA-3		CAT 310	GARAPPLE	M322D	1001-4-1210
ATC-20		CAT EXCAVATOR	SKELETON BUCKET		CAT320
ATC-21		CAT EXCAVATOR	SKELETON BUCKET		CAT336
ATC-22		CAT EXCAVATOR	SKELETON BUCKET		CAT320
ATC-23		CP	BUCKET	126-0-39777-1	PC200-5 KOMATSU
ATC-24		CP	BUCKET		SK140SR
ATC-25		EMAQ	BUCKET		
UT-1	2000	FERMAC	BOX BLADE		HD4484HXD001206
ATC-26		GEITH	BUCKET		235

ATC-27		GENSCO GRAPPLE	GRAPPLE		MGL/5G-60
ATC-28	2018	H&M H-65 DRIVER	EXTRACTER	209CUM85HP	B.33 PTCUM
ATC-29		HENSLEY	BUCKET	25438	
ATC-30		HENSLEY	BUCKET	32611	KOB2420PSK2004
PIM-15		JOHN DEER RAKE	544 RAKE-2	LR4405-30206	
CUT-1		JOHN DEERE	DISKER		
GRA-4		JOHN DEERE 544	BUCKET	GPB4364-0206	
PIM-1		JOHN DEERE 544	RAKE-1	LR4392-3-0106	
PIM-6		JOHN DEERE 644H	BUCKET	AT211582-644H	
PIM-5		JOHN DEERE 644H GRAPPLE	RAKE	2656403078	
ATC-31		KABLECO 330 GRAPPLE	SK330		409779
ATC-32		KABLECO KX91-0	BUCKET		
PIM-2		KAWASAKI Z-70	BUCKET	3617-3.5-0502	
PIM-3		KAWASAKI Z-70	RAKE	3.N3928-4-1003L	
ATC-2		KENT	JACKHAMMER	3259	KHB5G
ATC-33		KOB 235	413588	SG-1019	
PIM-4		KOMATSU PC450	BUCKET	BKT34570HD	
KUB-6.2		KUBOTA MOWER DECK	KUBOTA ZD1211L	13735	RCK72P-1200Z
ATC-49		KUBOTA SVL	BUCKET	304978	S6612
ATC-34		LABOUNTY	MATERIAL PROCESSOR		UP20SV
ATC-35		NPK	JACKHAMMER	36849	H3XA
PIM-10		PEMBERTON	CUTTER	04530113	0476KOB330/235
PIM-11		PEMBERTON	CLAM GRAPPLE	WT88640105	3845KOBSK23504EGP
PIM-12		PEMBERTON	400 MATERIAL PROCESSOR	CD0150190	IN8LEY1500
PIM-13		PEMBERTON	BUCKET	CPB423948150809	40799KOBSK235
PIM-14		PEMBERTON	BUCKET	3860400998	PC400L03NEX
PIM-7		PEMBERTON	SK235 GAPPLE		KOBSK23530BG
PIM-8		PEMBERTON	SK115 GRAPPLE	5530903	KOBSK11520BG
PIM-9		PEMBERTON	BUCKET		
ATC-36		RAMMER	HAMMER	29AAA0021	

ATC-37		RAMMER	JACKHAMMER	2557A1205	2577
ATC-8	2016	RAMMER	HAMMER	999A0996	999
ATC-38		SEC	BUCKET		SK210
ATC-39		VOLVO 330	409779	1313 0908	CHUCK
10440		SKID STEER	72" ROCK BUCKET		
10445		SKID STEER	72" ROCK BUCKET		
ATC-1		STANLEY 235	JACKHAMMER	2442	50EX
ATC-40		STELLEO	MATERIAL PROCESSOR		SC34
ATC-41		SVL 90	BUCKET		
ATC-42		SVL 90	SKELETON BUCKET		
ATC-43		SVL 90	FORK		
SW-1	2012	SWEEPSTER	SKIDSTEER SWEEPER	1214006	20384M-0899
ATC-44	2009	TB830XC	HAMMER	509130	320B
ATC-45		THE MAJOR	FORKLIFT	179020	59199687
ATC-46		VOLVO 235	BUCKET	E130134	14646828/CBA-1700
ATC-47		VOLVO 235	BUCKET TEETH		30SEN
ATC-4		VOLVO L120	SPARE RAKE		06-04-08C
ATC-5		VOLVO L120	FORK		207.9005
ATC-48		WINKLE 235 LINKBELT	MAGNET		MG2020
		VOLVO L90H	BUCKET	86303	623342
		VOLVO L90H	FORK	F129111	
YANCEY FARM	2020	KUBOTA SVL 75-2	BUCKET	AP-HD74LC	

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
RECOVERED MATERIALS DEALER CERTIFICATION

2022

CERTIFICATE NO: 203
ISSUED: 02/02/2021
EXPIRES: 06/30/2022

SAMSULA LANDFILL INC.
363 S STATE ROAD 415
NEW SMYRNA BEACH, FL 32168

The Florida Department of Environmental Protection verifies that the above named Company reports certain recycling information and is certified in accordance with Chapter 62.722, Florida Administrative Code.

REPORTING FACILITIES COVERED BY THIS CERTIFICATION

WACS ID	FACILITY NAME	FACILITY ADDRESS	COUNTY
83626	SAMSULA LANDFILL INC.	363 S STATE ROAD 415 NEW SMYRNA BEACH, FL 32168-9029	VOLUSIA

2021 / 2022

Volusia County Business Tax Receipt

Issued pursuant to F.S. 205 and Volusia County Code of Ordinances Chapter 114-1 by:
Volusia County Treasury and Billing - 125 W New York Ave, Room 120, Deland, FL 32720 - (386) 943-7085

Volusia County
FLORIDA

Account #: 200406170008 Expires: September 30, 2022
Business Location: 2455 TOMOKA FARMS RD

Business Name: SAMSULA WASTE INC
Owner Name: CHARLES Y MCDONALD
Mailing Address 363 SR 415
NEW SMYRNA BEACH, FL 32168

BUSINESS TYPE	REQ DOC #	CODE	COUNT	TAX
Demolition - Excavating		200	1	$22.00
Hazardous Waste Fee		HW	1	$41.00

- This receipt indicates payment of a tax, which is levied for the privilege of doing the type(s) of business listed above within Volusia County. This receipt is non-regulatory in nature and is not meant to be a certification of the holder's ability to perform the service for which he is registered. This receipt also does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.
- The business must meet all County and/or Municipality planning and zoning requirements or this Business Tax Receipt may be revoked and all taxes paid would be forfeited.
- The information contained on this Business Tax Receipt must be kept up to date. Contact the Volusia County Treasury and Billing for instructions on making changes to your account.

THIS PORTION OF THE BUSINESS TAX RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

Volusia County Business Tax Receipt

Treasury and Billing - 125 W New York Ave, Room 120, Deland, FL 32720 - (386) 943-7085

DATE PAID:	07/13/2021
RECEIPT #:	438222
TOTAL TAX:	$63.00
PENALTY:	$0.00
TOTAL PAID:	$63.00

Business Name: SAMSULA WASTE INC
Owner Name: CHARLES Y MCDONALD
Mailing Address 363 SR 415
NEW SMYRNA BEACH, FL 32168

Account #: 200406170008 Expires: September 30, 2022
Business Location: 2455 TOMOKA FARMS RD

PLEASE DETATCH THIS PORTION OF THE BUSINESS TAX RECEIPT FOR YOUR RECORDS.

2022 FLORIDA PROFIT CORPORATION ANNUAL REPORT

FILED
Apr 28, 2022
Secretary of State
8863873068CC

DOCUMENT# P98000096451

Entity Name: SAMSULA LANDFILL, INC.

Current Principal Place of Business:

363 S STATE ROAD 415
NEW SMYRNA BEACH, FL 32168

Current Mailing Address:

363 S STATE ROAD 415
NEW SMYRNA BEACH, FL 32168 US

FEI Number: 59-3546154

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

MCDONALD, CHARLES Y
363 S STATE ROAD 415
NEW SMYRNA BEACH, FL 32168 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	DP	Title	VP, SECRETARY
Name	MCDONALD, CHARLES Y	Name	MCDONALD, NATASHA N
Address	363 S STATE ROAD 415	Address	363 S STATE ROAD 415
City-State-Zip:	NEW SMYRNA BCH. FL 32168	City-State-Zip:	NEW SMYRNA BEACH FL 32168

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: NATASHA MCDONALD VP/ SEC 04/28/2022

Electronic Signature of Signing Officer/Director Detail — Date

SAMSWAS-02 MEMBIELAR

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/22/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Ruth Membiela
Insurance Office of America, Inc. 1855 West State Road 434 Longwood, FL 32750	PHONE (A/C, No, Ext): (407) 998-4148 FAX (A/C, No): E-MAIL ADDRESS: Ruth.Membiela@ioausa.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Nautilus Insurance Company	17370
INSURER B : Great Divide Insurance Company	25224
INSURER C : American Interstate Insurance Company	31895
INSURER D : Great American Insurance Company	16691
INSURER E :	
INSURER F :	

INSURED
Samsula Waste, Inc.
Samsula Landfill, Inc.
363 S SR 415
New Smyrna Beach, FL 32168

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR	X		ECP201996615	11/9/2021	11/9/2022	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
	X Contractor's Polluti						MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 3,000,000
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 3,000,000
	OTHER:						PROFESSIONAL LI	$ 1,000,000
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO			BAP201996515	11/9/2021	11/9/2022	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
							PIP	$ 10,000
A	UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 1,000,000
	X EXCESS LIAB / CLAIMS-MADE			FFX201996715	11/9/2021	11/9/2022	AGGREGATE	$
	DED / RETENTION $						Aggregate	$ 1,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N	N/A		AVWCFL3082262022	5/4/2022	5/4/2023	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	General Liability			SSP201999415	11/9/2021	11/9/2022	Each Condition	1,000,000
D	Equipment Floater			IMPE54681302	11/9/2021	11/9/2022	Leased/Rented	250,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
CITY OF ORMOND BEACH IS ADDITIONAL INSURED AS RESPECTS TO GENERAL LIABILITY WHEN REQUIRED BY WRITTEN CONTRACT.

CERTIFICATE HOLDER

CITY OF ORMOND BEACH
PO BOX 277
BUILDING DEPT
Ormond Beach, FL 32175

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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CITY OF ORMOND BEACH

City Manager • 22 S. Beach Street • Ormond Beach • Florida • 32174 • (386) 676-3200 • Fax (386) 676-3384

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce A. Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: August 3, 2022

Subject: Second Amended ISBA Future Land Use Map Amendment (89.99 acres) re-adoption

Commission Goal: Community Development - Other

Introduction

This is an administrative request to amend the City of Ormond Beach Comprehensive Plan's Future Land Use Map to include the expansion of the Municipal Service Area (MSA) land uses consistent with the Second Amended Interlocal Service Boundary Agreement (ISBA) between the City of Ormond Beach and Volusia County pursuant to Chapter 171, Part II, Florida Statutes, as amended.

The City submitted the proposed RidgeHaven Subdivision of 89.99 acres as a small-scale Future Land Use amendment to the required outside reviewing agencies. The Department of Economic Opportunity (DEO) commented that the small-scale Future Land Use amendment must be adopted after the Comprehensive Plan large scale text amendment which changes the MSA boundary per the ISBA. The DEO comment requires the small-scale land use map amendment to be performed again and acted upon after the Comprehensive Plan large scale text amendment implementing the terms of the ISBA is adopted. This amendment is the same application as was acted upon by the Planning Board on March 10, 2022 and the City Commission on April 19, 2022 and May 3, 2022. The purpose of the re-hearing is to adopt the amendments after the large-scale text amendments are acted upon by the City Commission.

There are three (3) inter-related Comprehensive Plan actions on the second amended ISBA as follows:

1. Text amendments to the Comprehensive Plan for the implementation of the ISBA. This amendment was reviewed at the March 10, 2022 Planning Board and recommended for approval (7-0). This item was presented, Ordinance 2022-14, at the May 3, 2022 City Commission meeting and approved on first reading (5-0). The item was transmitted to the Volusia County Growth Management Commission and to the Department of Economic Activity and the second reading

will occur at the July 19, 2022 City Commission meeting.

2. Second Amended ISBA Future Land Use Map Amendment (Small Scale) of 89.99 acres - this item. This amendment was reviewed at the March 10, 2022 Planning Board and recommended for approval (7-0). This item was presented, Ordinance 2022-11, at the April 19, 2022 and the May 3, 2022 City Commission meeting and approved (5-0). The item was transmitted to the Volusia County Growth Management Commission and to the DEO. Based on the review of DEO, this item is required to be adopted after the text amendments to the Comprehensive Plan for the implementation of the ISBA and the public hearings must be re-preformed. This item is the subject of this staff report.

3. Small Scale amendment for 19.19 acres. This amendment was reviewed at the March 10, 2022 Planning Board and recommended for approval (7-0). This item was presented, Ordinance 2022-12, at the April 19, 2022 and the May 3, 2022 City Commission meeting and approved (5-0). The item was transmitted to the Volusia County Growth Management Commission and to the DEO and no objections have been provided.

Background

The City Commission adopted the original North U.S. Highway 1 ISBA August 19, 2014 per Ordinance 2014-27. Concurrently, the Volusia County Council adopted the ISBA on August 21, 2014 by Volusia County Ordinance 2014-12. The original ISBA established the MSA and joint planning and service delivery agreement to the North US 1 area.

The first amendment to the North US 1 ISBA was approved to add the land associated with Plantation Oaks Subdivision and the 13 enclaves surrounding the subdivision to the adopted MSA. On August 20, 2019, the City Commission adopted the first amendment to the North US 1 ISBA. The Volusia County Council subsequently adopted the agreement on September 17, 2019.

The second amendment to the North U.S. Highway 1 ISBA was approved to add the land associated with the RidgeHaven area and the individually owned parcels not owned by RidgeHaven to the adopted MSA. On December 7, 2021, the City Commission adopted the second amendment to the North U.S. Highway 1 ISBA. The Volusia County Council subsequently adopted the agreement on February 15, 2022. During the County Council presentation and discussion, the RidgeHaven representative and City staff committed to establishing a limitation of 298 dwelling units for the entire RidgeHaven proposed subdivision. The Volusia County staff analysis calculated a range of residential development of 716 to 1,052 dwelling units. The RidgeHaven area includes the 84.26 acres and the 19.19 acres adjacent south. The land use amendment for the 19.19 acres is being processed separately as an applicant-initiated item.

Since the ISBA has been adopted, the City must amend the unincorporated property in the MSA from the existing County land uses to the City of Ormond Beach designations.

The amendments to the Future Land Use Map are being processed as a small-scale amendment per Florida Statute section 171.204 and section 163.3171 which reads, “An amendment to the future land use map of a comprehensive plan which is consistent with the joint planning agreement must be considered a small-scale amendment”. Until the land use plan amendment process is completed, Volusia County’s comprehensive plan, zoning and land development regulations apply to the expanded properties of the MSA subject to the Second Amended ISBA.

Comprehensive Plan Land Use Map Amendment**:**
The Comprehensive Plan Land Use Map amendment proposes the following actions:

Land area owned by RidgeHaven: 84.26 acres from Volusia County “Urban Medium Intensity” (UMI) to City of Ormond Beach “Low Density Residential” (LDR). Proposed condition to limit density offered by the property owner for a maximum gross density not to exceed three (3) units per acre and total units for all lands within the RidgeHaven Subdivision including the 19.19-acre land area shall not exceed 298 residential units.

Parcels within individual ownership (not owned by RidgeHaven): 5.73 acres from Volusia County “Urban Medium Intensity” (UMI) to City of Ormond Beach “Medium Density Residential” (MDR). Proposed condition to allow same density as Volusia County with a maximum gross density not to exceed eight (8) units per acre.

The amendment does not provide any specific development approval, but instead a framework of uses, density, and intensity. The Comprehensive Plan Land Use Map amendment from Volusia County Land Use to City Land Use designations will result in a reduction of existing Volusia County residential and non-residential entitlements. Any proposed future development for the RidgeHaven Subdivision will require a neighborhood meeting and additional public hearings before the Planning Board and City Commission.

Next steps after the Future Land Use amendment approval will include the subdivision plat, neighborhood meeting, right-of-way vacation, zoning map amendment, construction plans, and final platting. All of the dates of these actions are “to be determined”.

Discussion

The MSA and the proposed Future Land Use Map amendments were reviewed pursuant to the requirements of Chapter 171, Part II, *Florida Statutes*; the adopted ISBA, between the City of Ormond Beach and the County of Volusia; and in accordance with the City’s Comprehensive Plan. A detailed analysis is included in the attached Staff Report submitted to the Planning Board on March 10, 2022. Based on the limitations, the proposed land uses will decrease the maximum number of residential units by 422. There is also a condition that the RidgeHaven subdivision cannot exceed 298 residential units within this land area of 84.26 acres and the other RidgeHaven land area of 19.19 acres. The non-residential entitlements are decreased by 1,151,029

square feet. As demonstrated in the Planning Board Staff Report analysis, all infrastructure impacts will be substantially decreased with the proposed land use amendment.

Planning Board review: The Planning Board reviewed the requested Comprehensive Plan amendments on June 9, 2022, and unanimously recommended approval (7-0). There were two individuals who asked questions regarding the application. Planning Board members indicated support based on the reduction of density and intensity. The Planning Board minutes are attached to this agenda item.

Budget Impact

There is no City budget impact due to the requested land use amendment.

Citizen Impact

The purpose of the ISBA is to allow Ormond Beach to apply its land use and zoning regulations in an effort to redevelop the North U.S. Highway 1 into a gateway corridor to the City and Volusia County. Under the theoretical maximum development scenario from existing County Land Use to City Land Use designations, there will be a decrease in the maximum number of residential units by 422. There is also a condition that the RidgeHaven proposed subdivision cannot exceed 298 residential units within this land area of 84.26 and the other RidgeHaven land area of 19.19 acres. The non-residential entitlements will be decreased by about 1,151,029 square feet. The number of potential trips on North U.S. Highway 1 and water and sewer usage will theoretically be reduced with the proposed City Future Land Use Map changes and policy limitations.

The planning process will require a neighborhood meeting and public hearings on any site development. The land use amendment establishes the framework for future development.

Recommendation

It is recommended that the City Commission approve the proposed Comprehensive Plan amendments to the Future Land Use Map to implement the terms of the Second Amended N. U.S. Highway 1 ISBA. The Planning Board recommended approval with a 7-0 vote.

Attachments:

- 22-18 2nd Amended ISBA Future Land Use Map Amendment Re-Adoption (P22-0088G) (PDF)
- Exhibit A, Map 1 (PDF)
- Exhibit A, Map 2 (PDF)
- Exhibit A, Map 3 (PDF)

- Exhibit B, FLU Map (PDF)
- Exhibit C Sketch and Legal for RidgeHaven 84.26ac (PDF)
- Exhibit D Sketch and Legal RidgeHaven 19.19ac (PDF)
- Exhibit E - EXECUTED 2ND AMENDED ISBA (PDF)
- Updated 05.27.2022 ISBA FLUM Amendment PB Report Small Scale.docx (PDF)
- Draft Planning Board minutes (06.09.22) ISBA Small Scale land use (PDF)

REVIEWED BY:

Kelly McGuire, Finance Director 6/21/2022

Claire Whitley, Assistant City Manager 7/11/2022

APPROVED BY:

Joyce A. Shanahan, City Manager 7/13/2022

ORDINANCE NO. 2022-18

AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP TO INCORPORATE THE PROVISIONS OF THE SECOND AMENDED NORTH US HIGHWAY 1 INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN THE CITY OF ORMOND BEACH AND THE COUNTY OF VOLUSIA; AUTHORIZING TRANSMITTAL; PROVIDING FOR PUBLIC HEARINGS; PROVIDING FOR CONFLICTING ORDINANCES; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City of Ormond Beach adopted an Interlocal Service Boundary Agreement ("ISBA") with the County of Volusia on August 19, 2014, effective August 28, 2014, (recorded at Book 7026, Pages 878 through 895, of the Public Records of Volusia County, Florida) for the North US Highway 1 area depicted in Exhibit "A" Map 1 attached hereto, and incorporated herein by reference; and

WHEREAS, the City of Ormond Beach adopted an amended Interlocal Service Boundary Agreement ("ISBA") with the County of Volusia on August 20, 2019, effective October 11, 2019, (recorded at Book 7758, Pages 4680 through 4683 of the Public Records of Volusia County, Florida) for the North US Highway 1 amended area depicted in Exhibit "A" Map 2 attached hereto, and incorporated herein by reference; and

WHEREAS, the City of Ormond Beach adopted a second amended Interlocal Service Boundary Agreement ("ISBA") with the County of Volusia on December 7, 2021, effective March 30, 2022, (recorded at Book 8228, Pages 1974 through 1978 of the Public Records of Volusia County, Florida) for the North US Highway 1 amended area depicted in Exhibit "A"

Map 3 attached hereto, and incorporated herein by reference (a copy of the Second Amended ISBA is attached hereto and incorporated herein as Exhibit "E"); and

WHEREAS, in accordance with the ISBA and section 171.203(9), *Florida Statutes*, the *Comprehensive Plan's* Future Land Use Map designation of real property is proposed to be changed (1) for 84.26± acres, known as the RidgeHaven property, from Volusia County "Urban Medium Intensity" (UMI) to City of Ormond Beach "Low Density Residential" (LDR) and (2) for 5.73± acres from Volusia County "Urban Medium Intensity" (UMI) to City of Ormond Beach "Medium Density Residential" (MDR) as depicted in Exhibit "B" Future Land Use Map attached hereto and incorporated herein by reference; and

WHEREAS, the RidgeHaven proposed subdivision is the entire land area as legally described in Exhibit "C" and Exhibit "D" ("Ridgehaven proposed subdivision"), and

WHEREAS, the property owners of the 84.26± acres, known as the RidgeHaven property, have knowingly, voluntarily and with sound mind, and without coercion or exaction by the City consented to subject the 84.26± acres to a density restriction of three (3) units per gross acre, and have consented to the restriction that the total units shall not exceed 298 residential lots for the entire RidgeHaven proposed subdivision, and

WHEREAS, the properties not owned by the RidgeHaven subdivision, totaling 5.73± acres, shall have a maximum gross residential density of eight (8) units per acre, the same density as allowed by the Volusia County land use category, and

WHEREAS, by Ordinance No. 90-36, the City Commission did adopt the City of Ormond Beach *Comprehensive Plan*, as required by the Local Government Comprehensive

Planning and Land Development Regulation Act (Chapter 163, Part II, *Florida Statutes)* which *Comprehensive Plan* has been subsequently amended, and

WHEREAS, on March 10, 2022, the Planning Board serving as the local planning agency, conducted a public meeting with due public notice on the *Comprehensive Plan* amendment, and recommended approval thereof, and

WHEREAS, on May 3, 2022, the City Commission adopted Ordinance 2022-11, which amended the Future Land Use Element of the Comprehensive Plan by amending the Future Land Use Map to incorporate the provisions of the second amended North US Highway 1 Interlocal Service Boundary Agreement between the City of Ormond Beach and the County of Volusia, and

WHEREAS, on May 11, 2022, Ormond Beach planning staff received a letter from the Department of Economic Opportunity stating that Ordinance 2022-11, the small scale amendment, must be adopted after the adoption of the Second Amendment to the ISBA implementation comprehensive plan amendment, and

WHEREAS, Planning staff sought to re-perform the public hearings for the small scale amendment, on June 9, 2022, the Planning Board serving as the local planning agency, conducted a public meeting with due public notice on the *Comprehensive Plan* amendment, and recommended approval thereof, and

WHEREAS, the requested Comprehensive Plan amendment is not located within an area of critical state concern, and

WHEREAS, in accordance with section 171.204(2), *Florida Statutes*, an amendment to the future land use map of a comprehensive plan which is consistent with the joint planning agreement must be considered a small-scale amendment, and

WHEREAS, the requested *Comprehensive Plan* amendment does not involve a text change to the goals, policies, and objectives of the City's *Comprehensive Plan*, but only proposes a land use change to the Future Land Use Map for small scale development activity, and

WHEREAS, the City Commission has duly conducted a public hearing adopting the requested *Comprehensive Plan* amendment, as described in §163.3184(3)(c)(1), (4)(e)(1) and (11), *Florida Statutes*, and

WHEREAS, the City Commission finds that approval of the *Comprehensive Plan* amendment will preserve the internal consistency of the City's *Comprehensive Plan* pursuant to §163.3177, *Florida Statutes*, now therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The foregoing recitals are incorporated herein by reference as the legislative findings of the Ormond Beach City Commission.

SECTION TWO. The Future Land Use designation of certain real property depicted in Exhibit "B" attached hereto, and as shown on the Future Land Use Map incorporated into the Future Land Use element of Ormond Beach *Comprehensive Plan*, is hereby changed (1)

for 84.26± acres, known as the RidgeHaven property, from Volusia County "Urban Medium Intensity" (UMI) to City of Ormond Beach "Low Density Residential" (LDR) and (2) for 5.73± acres from Volusia County "Urban Medium Intensity" (UMI) to City of Ormond Beach "Medium Density Residential" (MDR) as depicted in Exhibit "B" attached hereto and incorporated herein by reference.

SECTION THREE. The RidgeHaven proposed subdivision is the entire land area as legally described in Exhibit "C" and Exhibit "D".

SECTION FOUR. The Future Land Use Map incorporated into the Future Land Use element of Ormond Beach *Comprehensive Plan* shall be annotated with the following conditions: (1) the 84.26± acres, known as the RidgeHaven property, shall have a density restriction of three (3) units per gross acre within the 84.26± acres, and the total units shall not exceed 298 residential lots for the entire RidgeHaven proposed subdivision and; (2) the properties not owned by the RidgeHaven subdivision totaling 5.73± acres shall have a gross residential density of eight (8) units per acres, the same density as allowed by the Volusia County land use category.

SECTION FIVE. In order to make the City of Ormond Beach *Comprehensive Plan*, as hereby amended, available to the public, a certified copy of the enacting Ordinance, as well as certified copies of the City of Ormond Beach *Comprehensive Plan* and the amendments

thereto, shall be located in the Planning Department of the City of Ormond Beach. The Planning Director shall also make copies available to the public for a reasonable reproduction charge.

SECTION SIX. The Planning Director is hereby authorized and directed to transmit copies of the notice and of this adopted Comprehensive Plan amendment to the Volusia County Growth Management Commission in accordance with Section 202.3 of the Charter of Volusia County, Florida; and to the Florida Department of Economic Opportunity, within ten (10) working days of the adoption of this Ordinance, and shall also transmit copies to any other person or entity requesting a copy.

SECTION SEVEN. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION EIGHT. Pursuant to §163.3187(5)(c), *Florida Statutes,* the effective date of this *Comprehensive Plan* amendment shall be 31 days after the adoption of this ordinance (September 3, 2022); provided, however, that if challenged within 30 days after adoption (September 2, 2022), this Comprehensive Plan amendment shall not become effective until the Florida Department of Economic Opportunity or the Administration Commission, if applicable, issues a final order determining that the adopted small scale development amendment is in compliance with the Local Government Comprehensive Planning and Land Development Regulation Act.

PASSED UPON at the first reading of the City Commission, this 19th day of July, 2022.

PASSED UPON at the second and final reading of the City Commission, this 3rd day of August, 2022.

_____
BILL PARTINGTON
Mayor

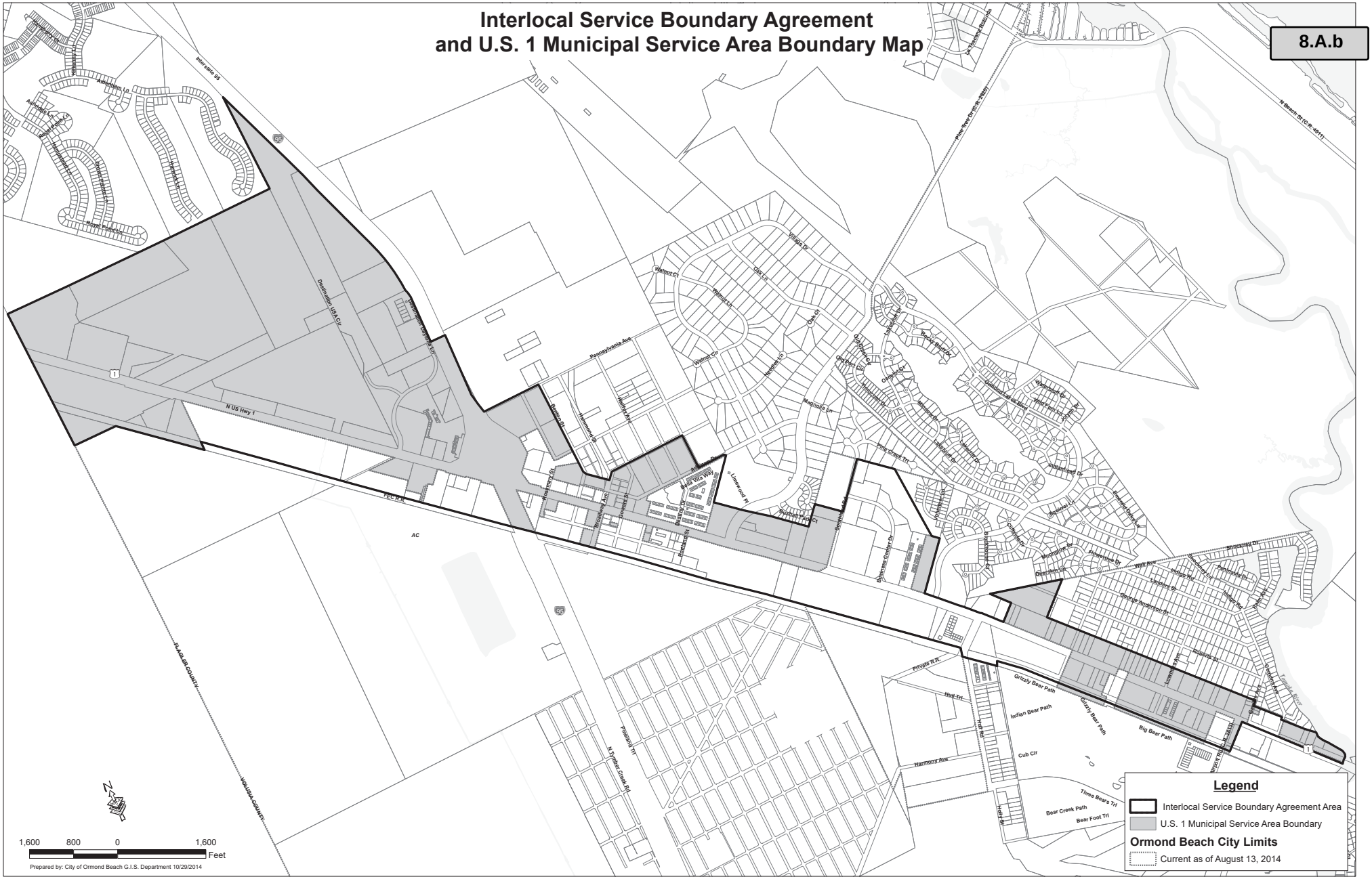
ATTEST:

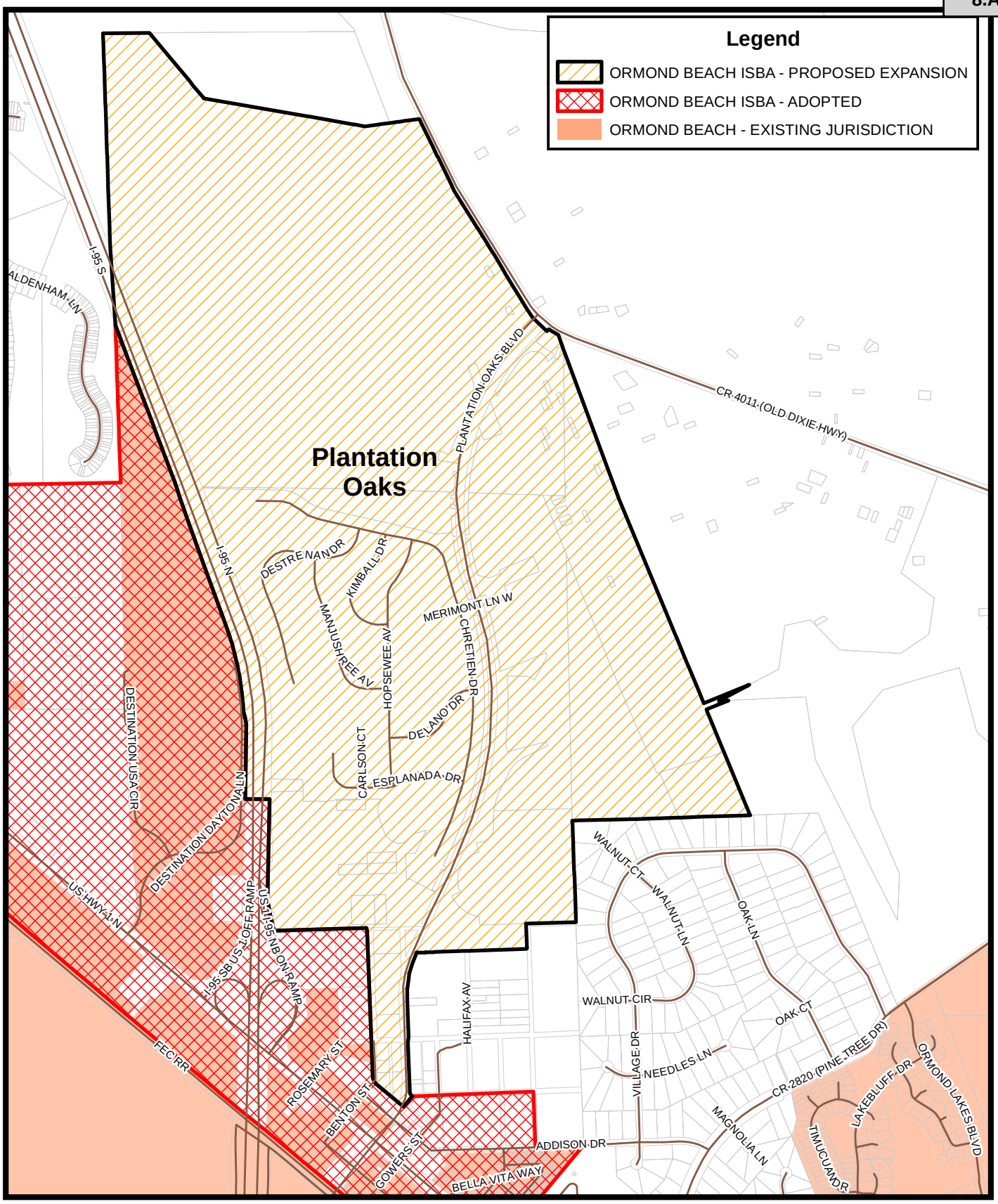
_____
SUSAN CARROLL DAUDERIS
City Clerk

Exhibit A MAP 1

Interlocal Service Boundary Agreement and U.S. 1 Municipal Service Area Boundary Map

8.A.b





ORMOND BEACH ISBA
PLANTATION OAKS ADDITION - MAP 2

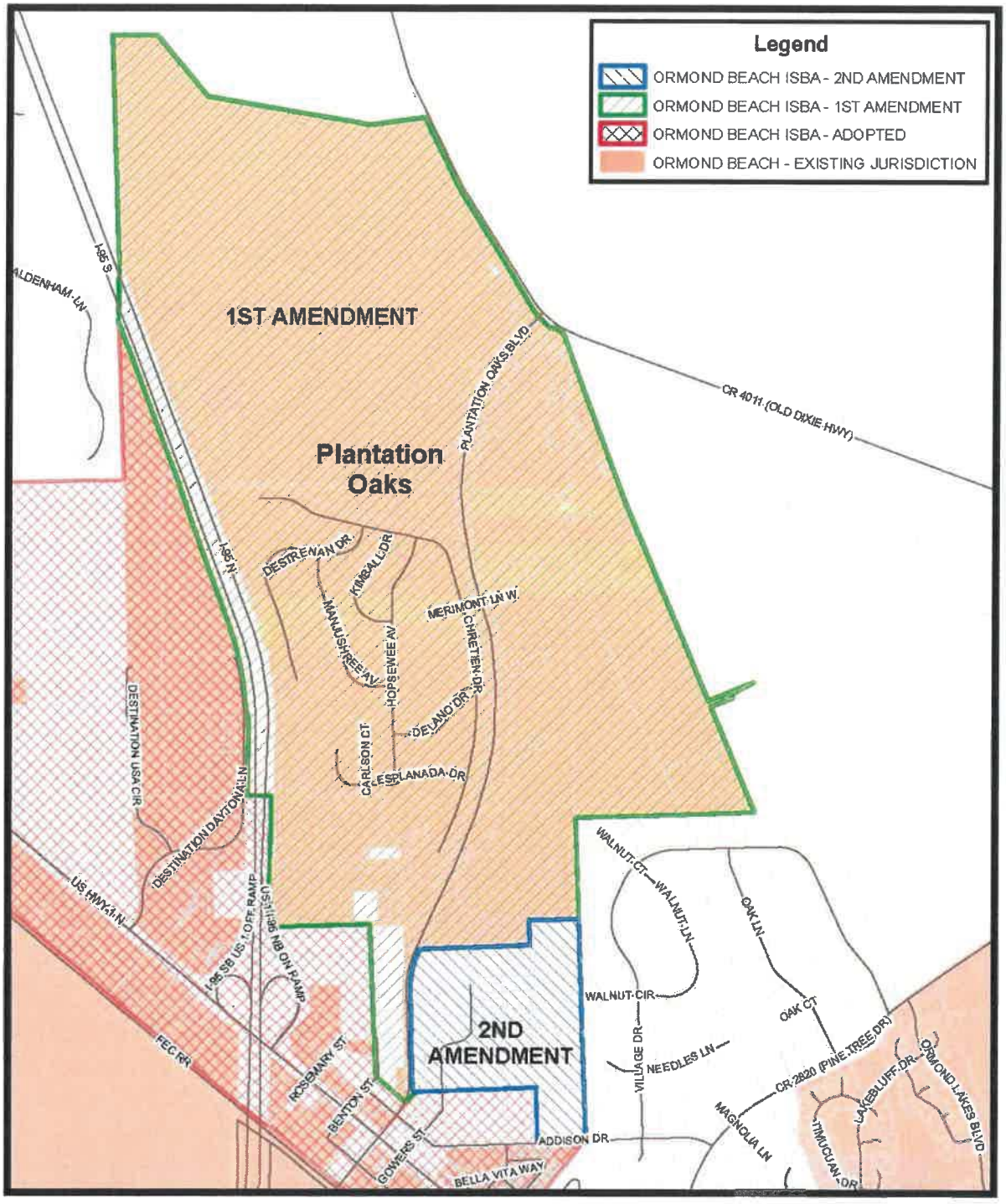
Prepared By: The City of Ormond Beach
G.I.S. Department - June 5, 2019

N
W E
S

1 inch = 1,600 feet

EXHIBIT "A" - MAP 3

MAP 3



ORMOND BEACH ISBA
RIDGE HAVEN ADDITION

Prepared By: The City of Ormond Beach
G.I.S. Department - September 28, 2021

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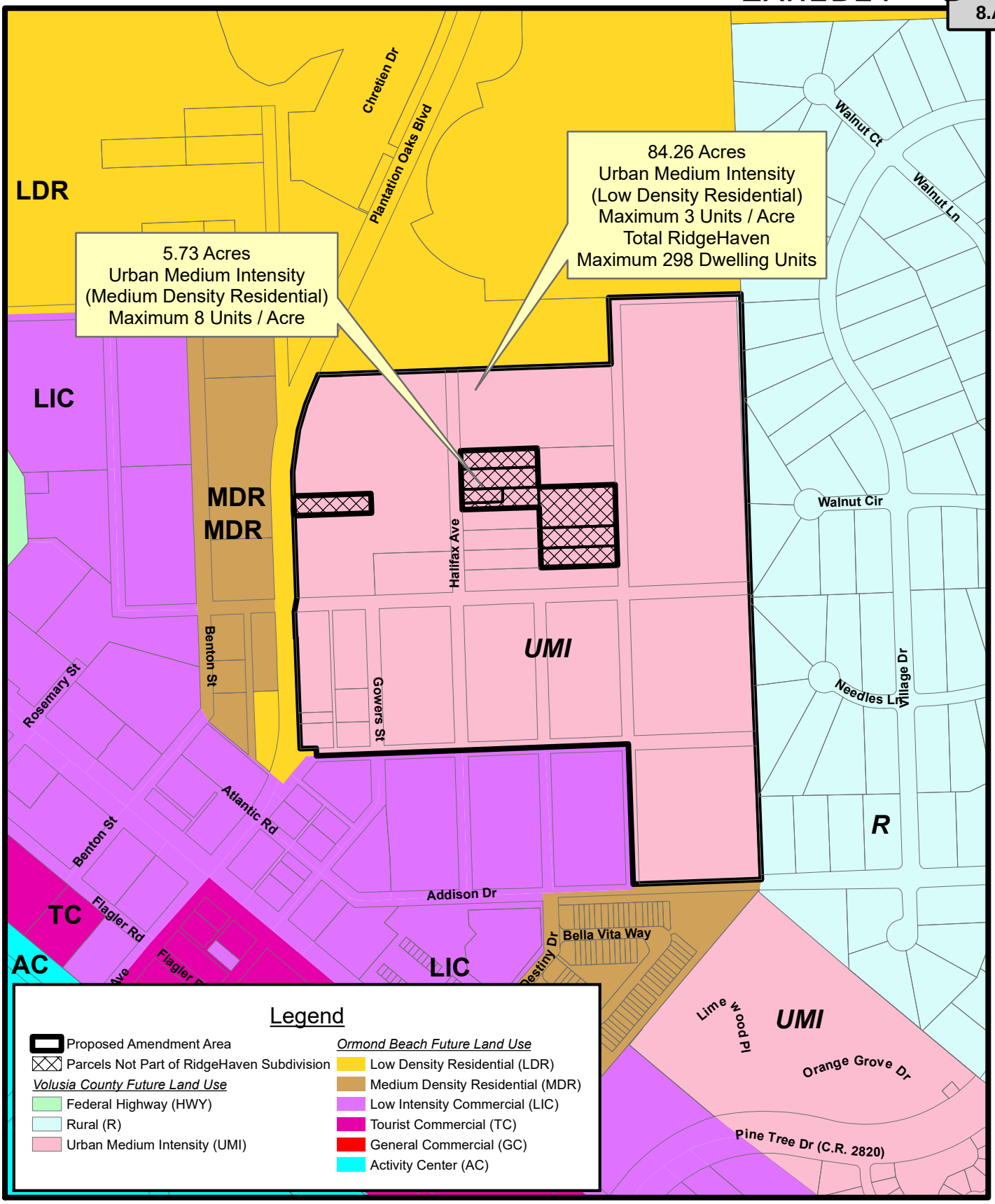
1 inch = 1,600 feet



NORTH US 1 (2nd AMENDED) ISBA
EXISTING AND PROPOSED
FUTURE LAND USE MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - February 18, 2022

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N.T.S.

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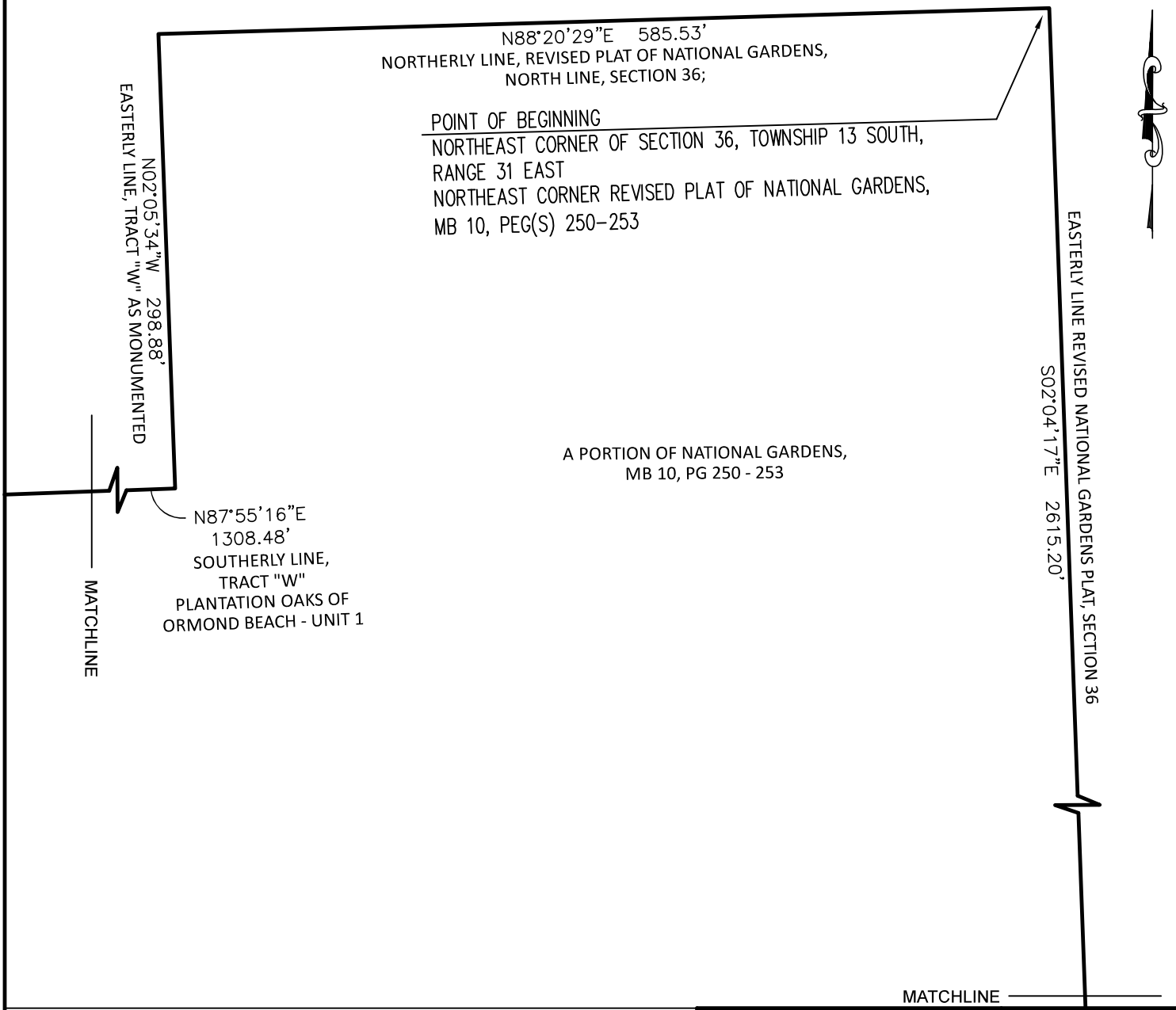

GRAPHIC SCALE

0 100 200 300

(IN FEET)

1 inch = 100 ft.

NATIONAL GARDENS
FOR: RIDGE LAND HOLDINGS
ORMOND BEACH ISBA – 2ND AMENDMENT

SKETCH OF DESCRIPTION ONLY
THIS IS NOT A BOUNDARY SURVEY

JOB # 22-0231 SHEET 1 OF 9

ABBREVIATIONS

W	WETLAND
R/W	RIGHT OF WAY
℄	CENTERLINE
△	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
CE	CONSERVATION EASEMENT
PRC	POINT OF REVERSE CURVE
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
U.S.C. & G.S.	UNITED STATES COAST AND GEODETIC SURVEY
PNT	POINT OF NON-TANGENCY

LEGEND

●	IRON ROD WITH CAP
○	IRON PIPE
□	CONCRETE MONUMENT
■	PERMANENT REFERENCE MONUMENT
△	PERMANENT CONTROL POINT
(R)	RADIAL LINE
(NR)	NON-RADIAL LINE
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8.A.f

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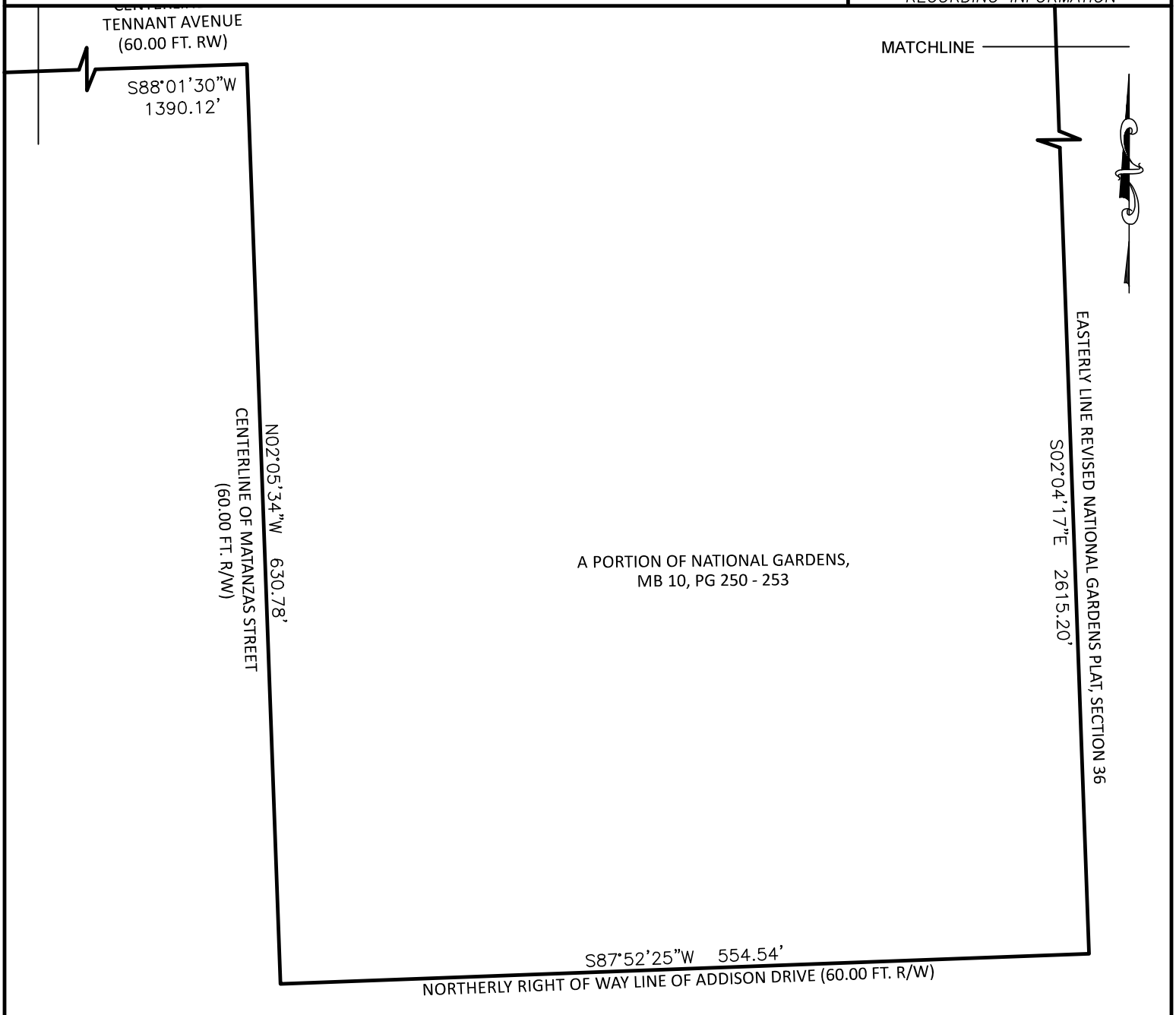

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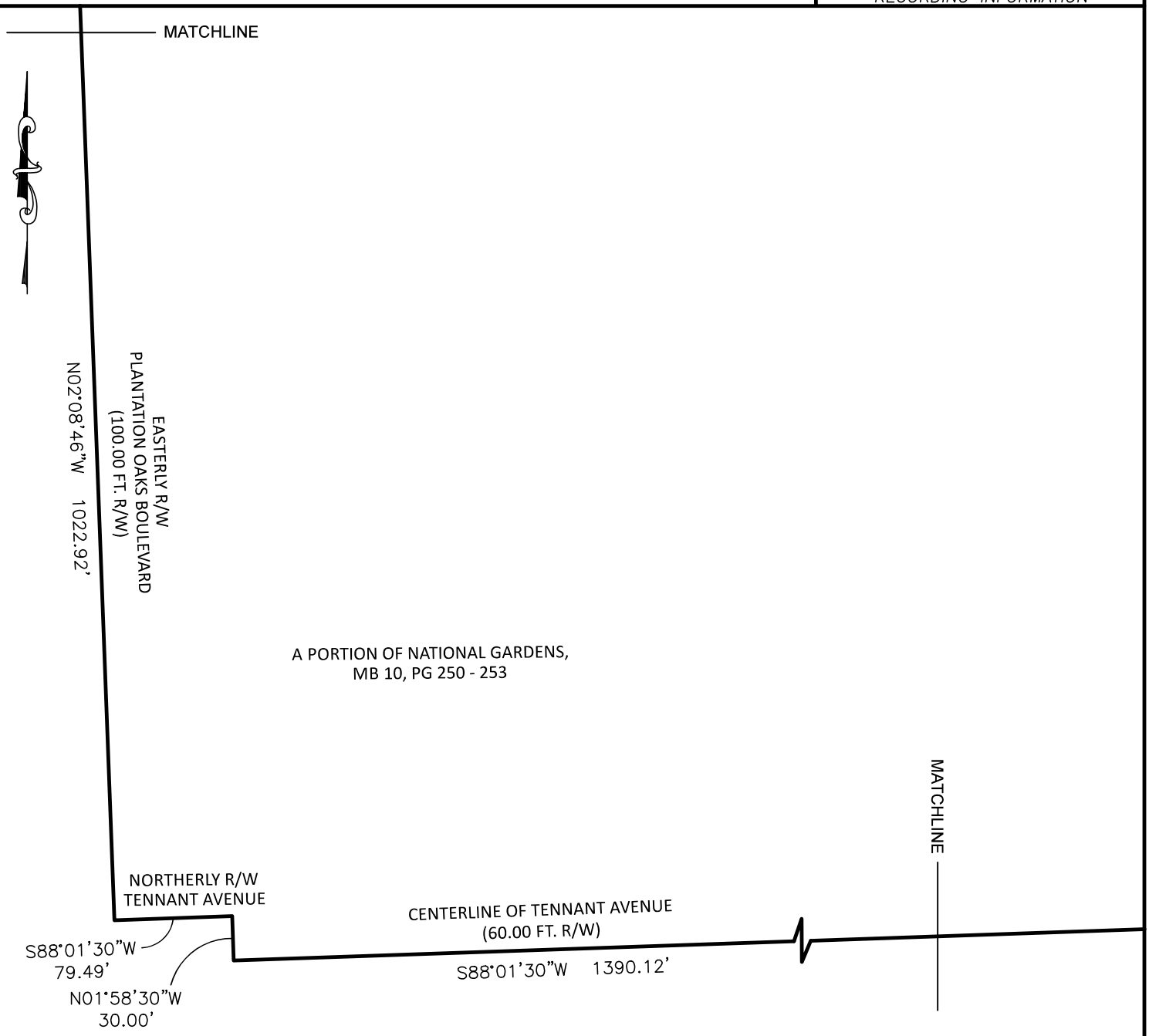

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JOB # 22-0231

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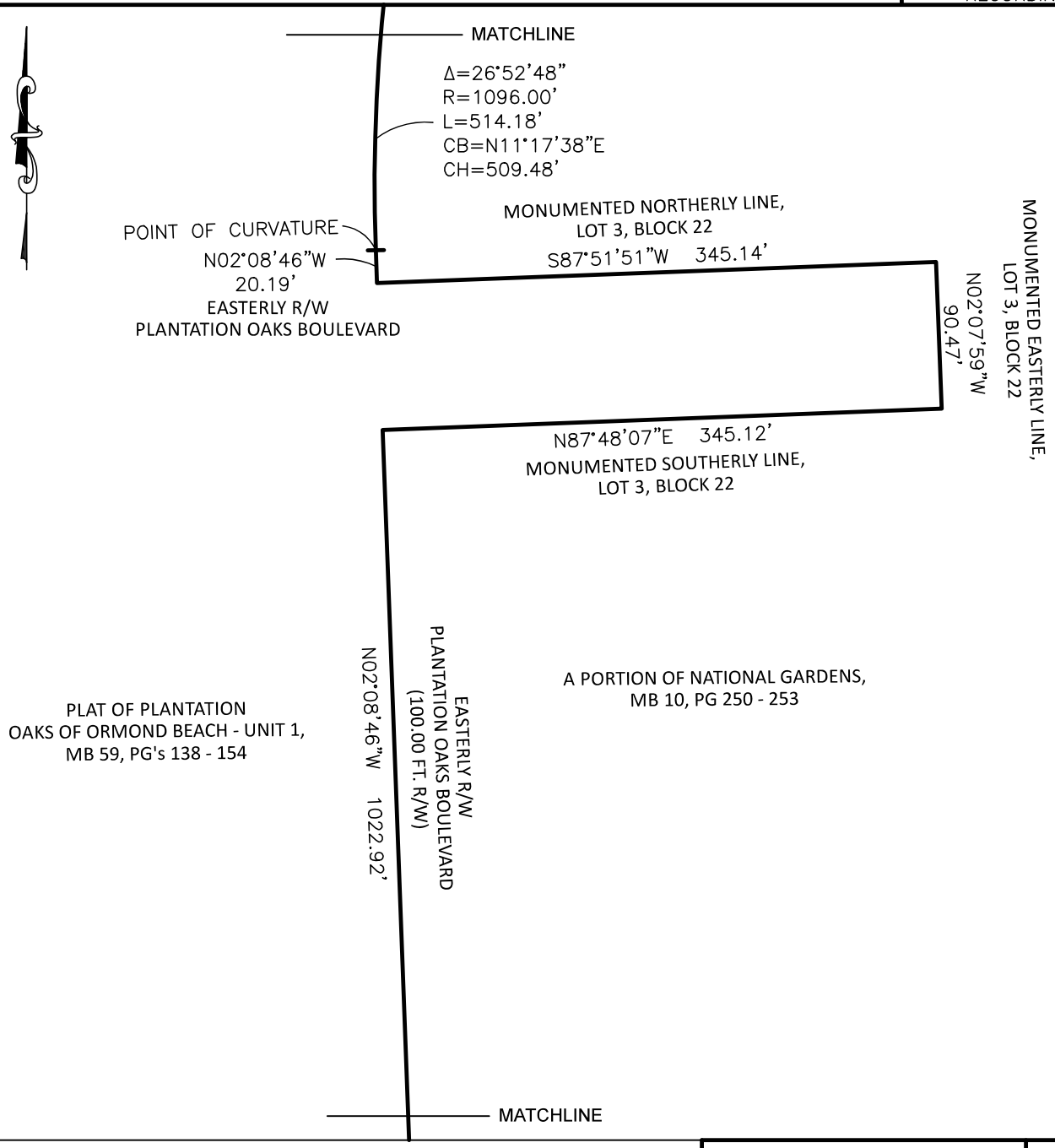

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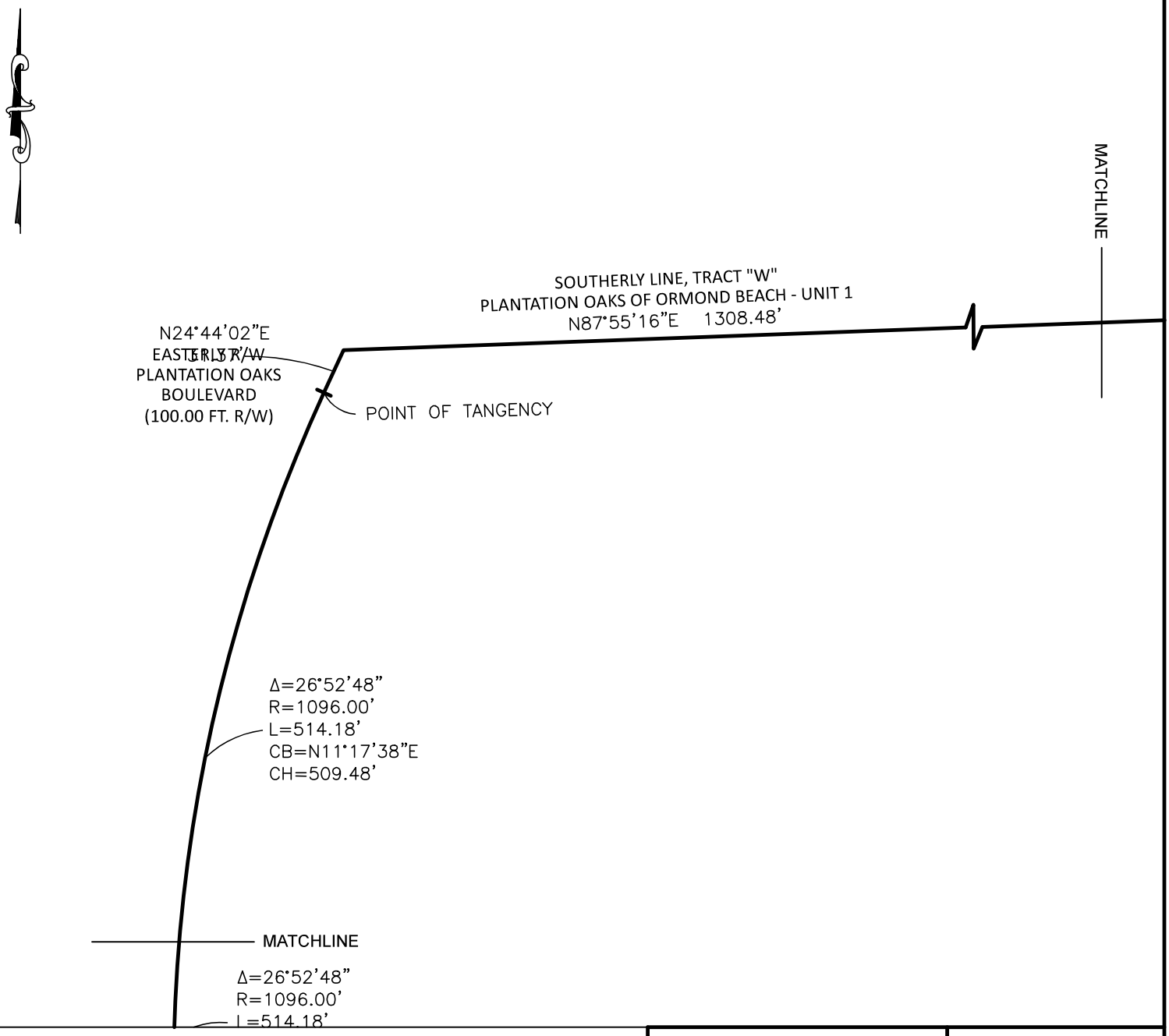

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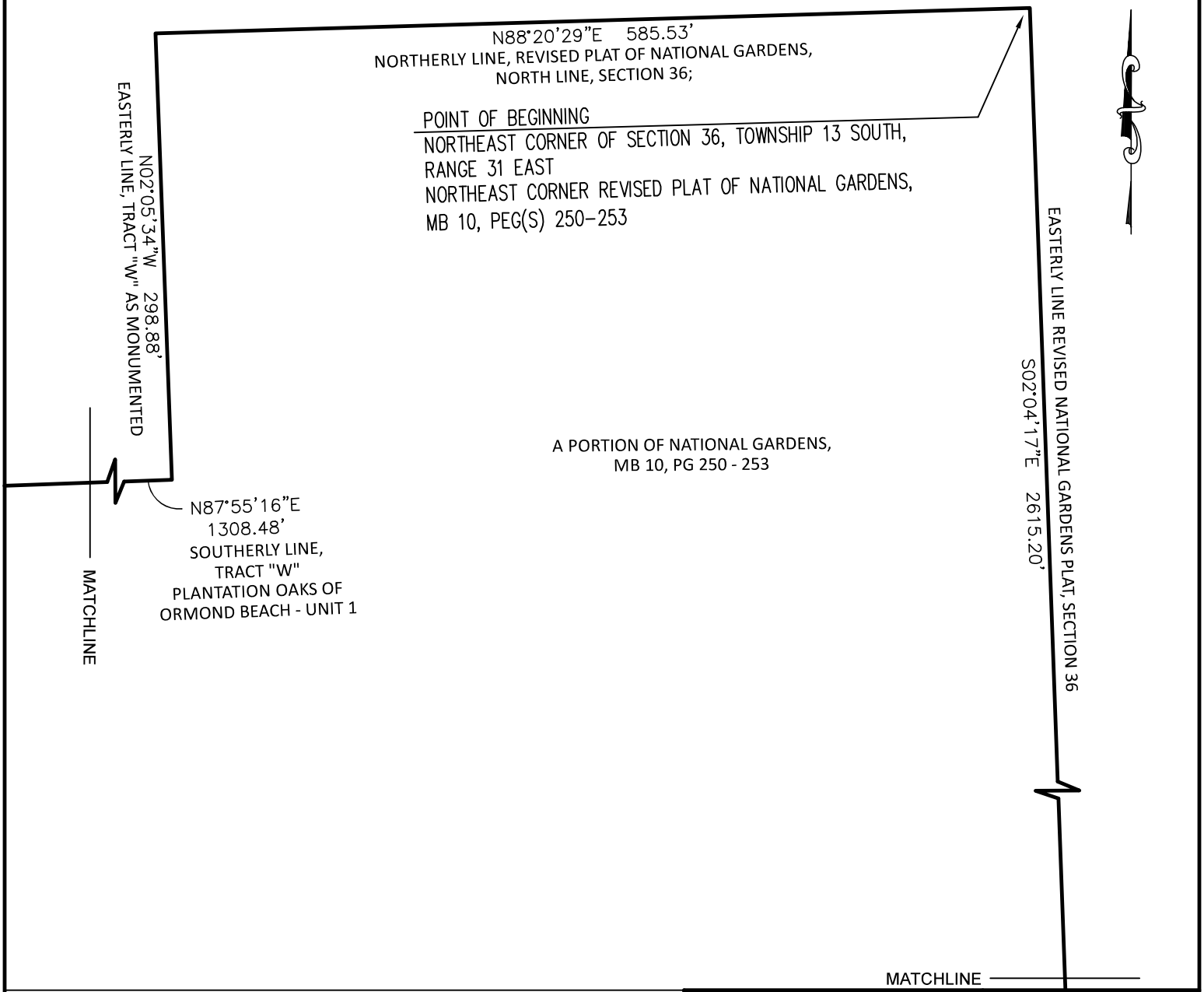

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JOB # 22-0231

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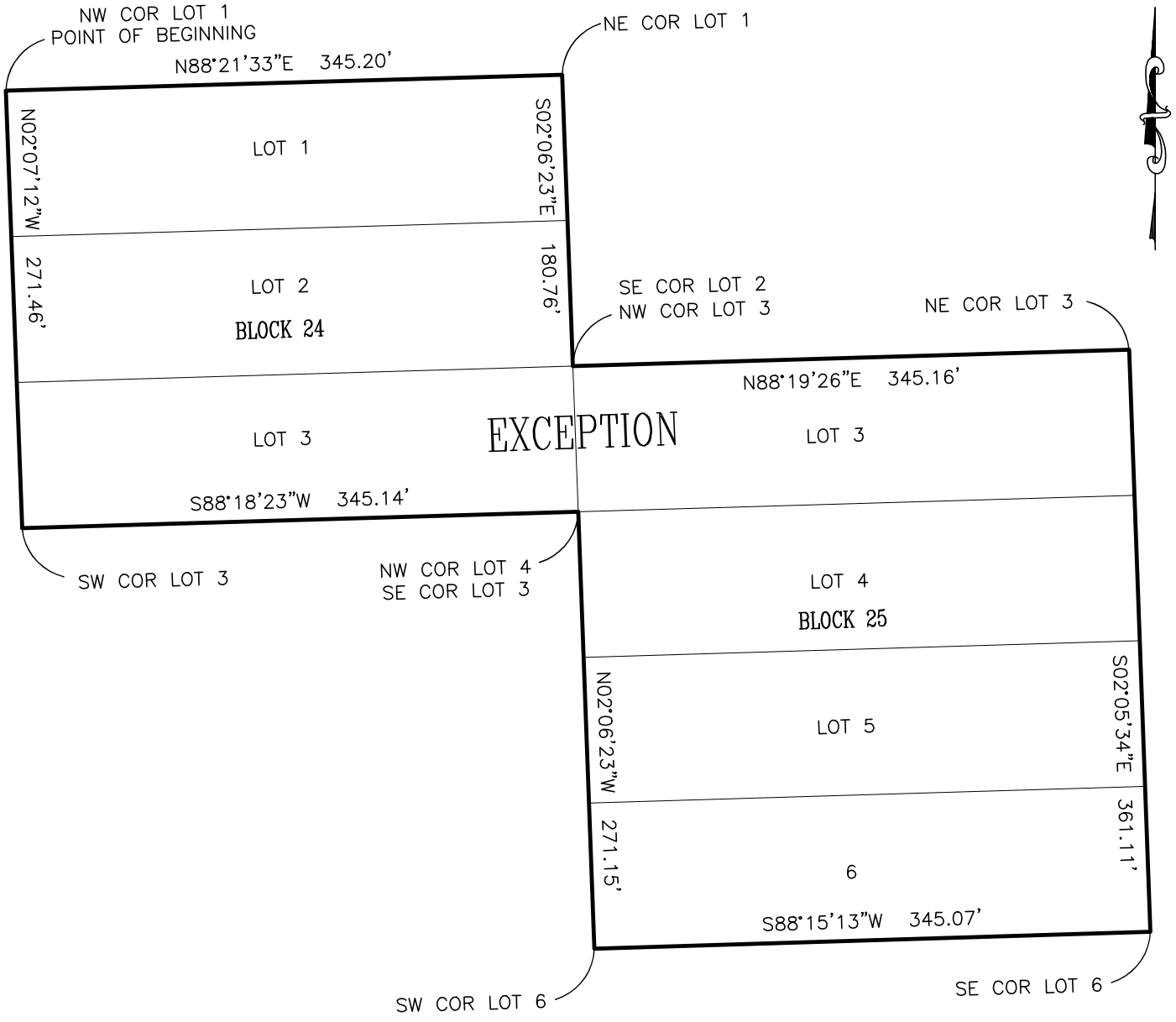

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JOB # 22-0231

SHEET 7 OF 9

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(NR)	NON-RADIAL LINE
⬭	EXISTING ELEVATION
▭	PROPOSED ELEVATION

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PROFESSIONAL LAND SURVEYORS

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RECORDING INFORMATION

Legal Description: (ORMOND BEACH ISBA – 2ND AMENDMENT)

A PORTION OF NATIONAL GARDENS RECORDED IN MAP BOOK 10 PAGES 250 THROUGH 253, LYING SOUTHERLY OF THE NORTH LINE OF SECTION 36, TOWNSHIP 13 EAST, RANGE 31 SOUTH, WESTERLY OF THE EAST LINE OF SAID SECTION 36, NORTH OF ADDISON DRIVE, AND EASTERLY OF PLANTATION OAKS BOULEVARD. DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID REVISED PLAT OF NATIONAL GARDENS, BEING ALSO THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST; THENCE RUN S02°04'17"E ALONG THE EASTERLY LINE OF SAID REVISED PLAT OF NATIONAL GARDENS AND THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 2615.20 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ADDISON DRIVE, 60.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE S87°52'25"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 554.54 FEET TO THE CENTERLINE OF MATANZAS STREET; THENCE ALONG SAID CENTERLINE N02°05'34"W, A DISTANCE OF 630.78 FEET TO THE CENTERLINE OF TENNANT AVE; THENCE ALONG SAID CENTERLINE S88°01'30"W, A DISTANCE OF 1390.12 FEET; THENCE N01°58'30"W, 30.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID TENNANT AVENUE; THENCE S88°01'30"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 79.49 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PLANTATION OAKS BOULEVARD, A 100.00 FOOT RIGHT OF WAY AS SHOWN ON THE PLAT OF PLANTATION OAKS OF ORMOND BEACH – UNIT 1, AS RECORDED IN MAP BOOK 59, PAGES 138 THROUGH 154, INCLUSIVE, SAID PUBLIC RECORDS; THENCE N02°08'46"W ALONG SAID EASTERLY RIGHT OF WAY LINE, 1022.92 FEET TO THE MONUMENTED SOUTHERLY LINE OF LOT 3, BLOCK 22, SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N87°48'07"E ALONG SAID SOUTHERLY LINE, 345.12 FEET TO THE MONUMENTED SOUTHEAST CORNER OF SAID LOT 3; THENCE N02°07'59"W ALONG THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 90.47 FEET TO THE MONUMENTED NORTHEAST CORNER OF SAID LOT 3; THENCE S87°51'51"W ALONG THE MONUMENTED NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 345.14 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID PLANTATION OAKS BOULEVARD; THENCE N02°08'46"W ALONG SAID EASTERLY RIGHT OF WAY LINE, 20.19 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1096.00 FEET, A CENTRAL ANGLE OF 26°52'48" AND A CHORD BEARING N11°17'38"E; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, 514.18 FEET TO THE POINT OF TANGENCY ; THENCE N24°44'02"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 31.37 FEET TO THE SOUTHERLY LINE OF TRACT "W", SAID PLANTATION OAKS OF ORMOND BEACH – UNIT 1; THENCE N87°55'16"E ALONG SAID SOUTHERLY LINE, 1308.48 FEET TO THE EASTERLY LINE OF SAID TRACT "W" AS NOW MONUMENTED; THENCE N02°05'34"W ALONG SAID MONUMENTED EASTERLY LINE, 298.88 FEET TO THE NORTHERLY LINE OF SAID REVISED PLAT OF NATIONAL GARDENS AND THE NORTH LINE OF SAID SECTION 36; THENCE N88°20'29"E ALONG SAID NORTHERLY LINE, 585.53 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LOTS 1, 2 AND 3, BLOCK 24 AND LOTS 3, 4, 5 AND 6, BLOCK 25, SAID REVISED PLAT OF NATIONAL GARDENS, MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 24; THENCE RUN N88°21'33"E, 345.20 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S02°06'23"E, 180.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 24, BEING THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 25; THENCE N88°19'26"E, 345.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S02°05'34"E, 361.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 25; THENCE S88°15'13"W, 345.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N02°06'23"W, 271.15 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 25, BEING THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 24; THENCE S88°18'23"W, 345.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N02°07'12"W, 271.46 FEET TO THE POINT OF BEGINNING.

AREA: 3888705 Sq. Feet, 89.2724 Acres

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SURVEYORS NOTES:

1. *DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.*
2. *BEARING STRUCTURE BASED ON NAD 83, FLORIDA STATE PLANE, EAST ZONE, U.S. SURVEY FOOT, WITH THE BEARING ON THE EAST LINE OF REVISED PLAT NATIONAL GARDENS, EAST LINE SECTION 36 BEING S02°04'17"E.*
3. *NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.*
4. *THE SUBJECT PARCEL HAS DIRECT PHYSICAL ACCESS TO PLANTATION OAKS BLVD., A PUBLIC STREET OR HIGHWAY.*

REFERENCE: ORMOND BEACH ISBA – 2ND AMENDMENT

THIS PLAT OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND\OR INDIVIDUALS LISTED BELOW, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

TYPE OF SURVEY	CERTIFIED TO	SURVEY DATE	JOB NUMBER
BOUNDARY	FLAGLER COUNTY ABSTRACT TITLE	02-10-2022	22-0231
	RIDGE DEVELOPMENT GROUP		

SHEET 9 OF 9

VALID WITH SIGNATURE & EMBOSSED SEAL OR DIGITAL SIGNATURE OR DIGITAL SEAL ON DIGITAL VERSIONS

RIDGE DEVELOPMET GROUP

	DATE	JOB NO.	P.C.	DRW.	CHECKED BY
SKETCH OF DESCRIPTION					
BOUNDARY SURVEY	02-10-2022	22-0231		TJ	J BARNES
TOPOGRAPHIC SURVEY					
FOUNDATION LOCATED					
FINAL IMPROVEMENTS					
RECERTIFICATION					
PROPOSED HOUSE LOCATION					

I HEREBY CERTIFY THAT THIS PLAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

J.E. ZAPERT, P.L.S. NO. 4046
JEFF W. BARNES P.S.M. NO. 5576
C.O. VAN KLEECK JR. P.S.M. NO. 6149
MICHAEL S. MURPH

SLIGER & ASSOCIATES, INC.

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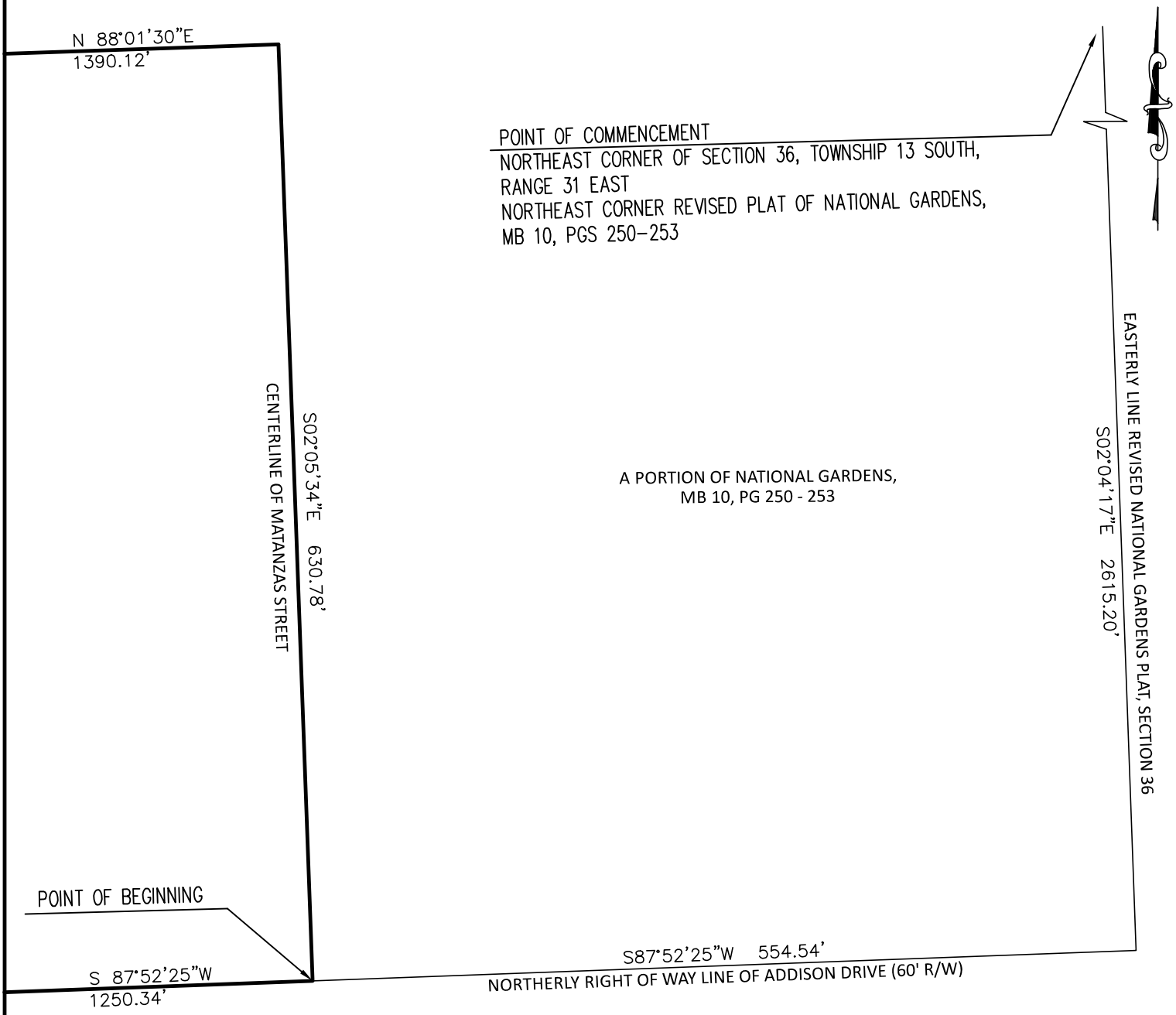

GRAPHIC SCALE

0 100 200 300

(IN FEET)
1 inch = 100 ft.

NATIONAL GARDENS:
FOR: RIDGE DEVLOPMENT GROUP
ORMOND BEACH ISBA – ADOPTED

SKETCH OF DESCRIPTION ONLY
THIS IS NOT A BOUNDARY SURVEY

JOB # 22-0231

SHEET 1 OF 5

ABBREVIATIONS

W	WETLAND
R/W	RIGHT OF WAY
℄	CENTERLINE
△	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
CE	CONSERVATION EASEMENT
PRC	POINT OF REVERSE CURVE
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
U.S.C. & G.S.	UNITED STATES COAST AND GEODETIC SURVEY
PNT	POINT OF NON-TANGENCY

LEGEND

●	IRON ROD WITH CAP
○	IRON PIPE
□	CONCRETE MONUMENT
■	PERMANENT REFERENCE MONUMENT
△	PERMANENT CONTROL POINT
(R)	RADIAL LINE
(NR)	NON-RADIAL LINE
⬭	EXISTING ELEVATION
▭	PROPOSED ELEVATION

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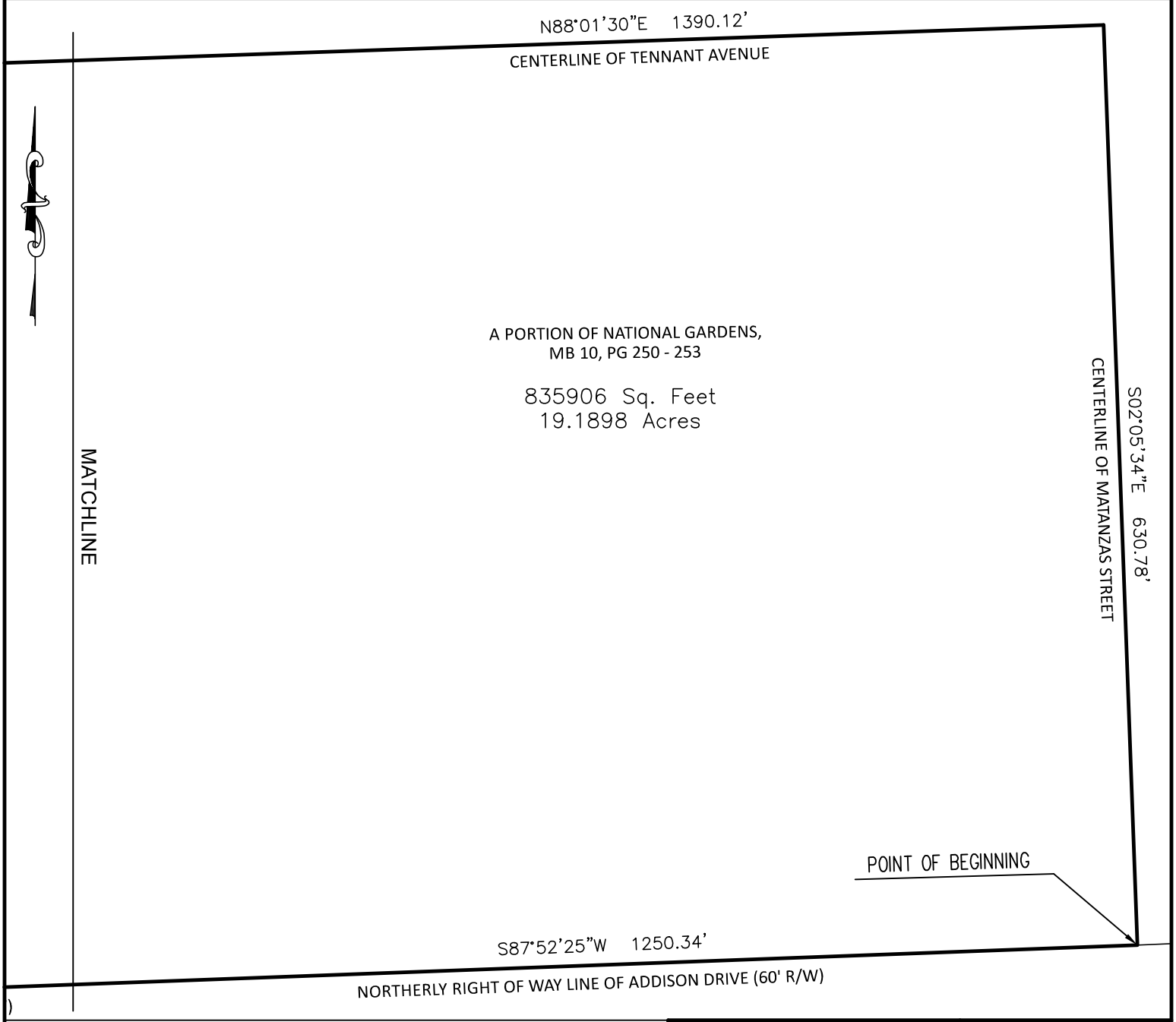

GRAPHIC SCALE

0 100 200 300

(IN FEET)

1 inch = 100 ft.

NATIONAL GARDENS
FOR: RIDGE LAND HOLDINGS
ORMOND BEACH ISBA – ADOPTED

SKETCH OF DESCRIPTION ONLY
THIS IS NOT A BOUNDARY SURVEY

JOB # 22-0231

SHEET 2 OF 5

ABBREVIATIONS

W	WETLAND
R/W	RIGHT OF WAY
℄	CENTERLINE
△	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
CE	CONSERVATION EASEMENT
PRC	POINT OF REVERSE CURVE
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
U.S.C. & G.S.	UNITED STATES COAST AND GEODETIC SURVEY
PNT	POINT OF NON-TANGENCY

LEGEND

●	IRON ROD WITH CAP
○	IRON PIPE
□	CONCRETE MONUMENT
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(R)	RADIAL LINE
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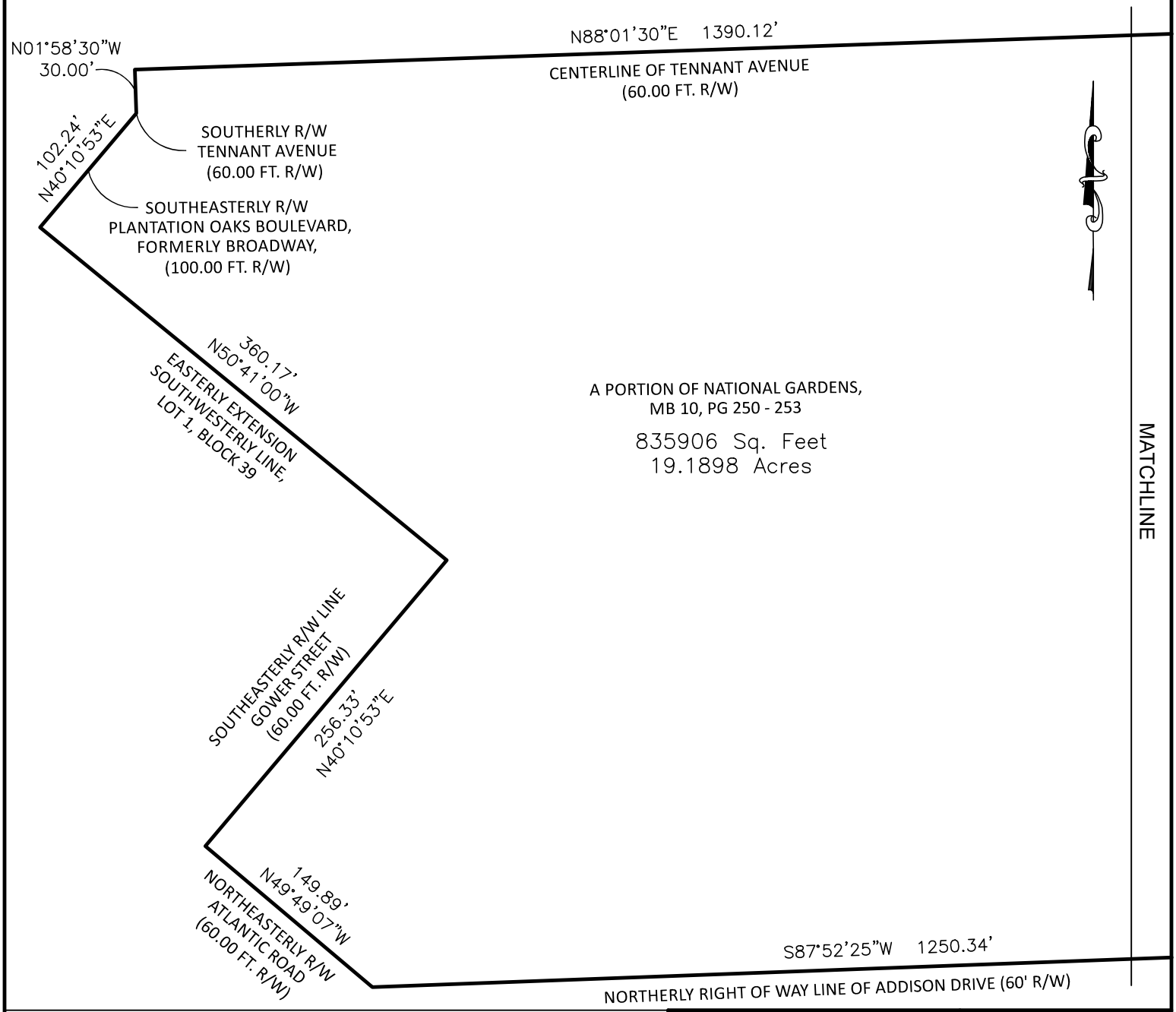

GRAPHIC SCALE

0 100 200 300

(IN FEET)

1 inch = 100 ft.

NATIONAL GARDENS
FOR: RIDGE LAND HOLDINGS
ORMOND BEACH ISBA – ADOPTED

SKETCH OF DESCRIPTION ONLY
THIS IS NOT A BOUNDARY SURVEY

JOB # 22-0231

ABBREVIATIONS

W	WETLAND
R/W	RIGHT OF WAY
℄	CENTERLINE
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U.S.C. & G.S.	UNITED STATES COAST AND GEODETIC SURVEY
PNT	POINT OF NON-TANGENCY

LEGEND

●	IRON ROD WITH CAP
○	IRON PIPE
□	CONCRETE MONUMENT
■	PERMANENT REFERENCE MONUMENT
△	PERMANENT CONTROL POINT
(R)	RADIAL LINE
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A PORTION OF NATIONAL GARDENS RECORDED IN MAP BOOK 10 PAGES 250 THROUGH 253, LYING SOUTHERLY OF THE CENTERLINE OF TENNANT AVENUE, WESTERLY OF THE CENTERLINE OF MATANZAS STREET, NORTHERLY OF ADDISON DRIVE, AND EASTERLY OF PLANTATION OAKS BOULEVARD, LOCATED IN SECTION 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST. VOLUSIA COUNT FLORIDA. DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID REVISED PLAT OF NATIONAL GARDENS, BEING ALSO THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST; THENCE RUN S02°04'17"E ALONG THE EASTERLY LINE OF SAID REVISED PLAT OF NATIONAL GARDENS AND THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 2615.20 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ADDISON DRIVE, 60.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE S87°52'25"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 554.54 FEET TO THE CENTERLINE OF MATANZAS STREET AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG NORTH RIGHT OF WAY S87°52'25"W, A DISTANCE OF 1250.34 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF ATLANTIC ROAD, A 60.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N49°49'07"W ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 149.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF GOWER STREET, 60.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N40°10'53"E ALONG SAID SOUTHEASTERLY RIGHT OF WAY, 256.33 FEET TO THE EASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 1, BLOCK 39, SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N50°41'00"W ALONG SAID SOUTHEASTERLY EXTENSION AND ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.17 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF PLANTATION OAKS BOULEVARD, FORMERLY BROADWAY, 100.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N40°10'53"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 102.24 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF TENNANT AVENUE, A 60.00 FOOT WIDE RIGHT OF WAY PER SAID REVISED PLAT OF NATIONAL GARDENS; THENCE N01°58'30"W, A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF SAID TENNANT AVENUE; THENCE ALONG SAID CENTERLINE N88°01'30"E, A DISTANCE OF 1390.12' TO THE CENTERLINE OF MATANZAS STREET; THENCE ALONG SAID CENTERLINE S02°05'34"E, A DISTANCE OF 630.78' TO THE POINT OF BEGINNING.

AREA: 835906 Sq. Feet, 19.1898 Acres

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SURVEYORS NOTES:

1. *DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.*
2. *BEARING STRUCTURE BASED ON NAD 83, FLORIDA STATE PLANE, EAST ZONE, U.S. SURVEY FOOT, WITH THE BEARING ON THE EAST LINE OF REVISED PLAT NATIONAL GARDENS, EAST LINE SECTION 36 BEING S02°04'17"E.*
3. *NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.*
4. *THE SUBJECT PARCEL HAS DIRECT PHYSICAL ACCESS TO PLANTATION OAKS BLVD., A PUBLIC STREET OR HIGHWAY.*

REFERENCE: ORMOND BEACH ISBA – ADOPTED

THIS PLAT OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND\OR INDIVIDUALS LISTED BELOW, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

TYPE OF SURVEY	CERTIFIED TO	SURVEY DATE	JOB NUMBER
BOUNDARY	FLAGLER COUNTY COUNTY FLORIDA	02-10-2022	22-0231
	RIDGE DEVELOPMENT GROUP		

SHEET 5 OF 5

VALID WITH SIGNATURE & EMBOSSED SEAL OR DIGITAL SIGNATURE OR DIGITAL SEAL ON DIGITAL VERSIONS

RIDGE DEVELOPMENT GROUP

	DATE	JOB NO.	P.C.	DRW.	CHECKED BY
SKETCH OF DESCRIPTION					
BOUNDARY SURVEY	02-10-2022	22-0231		TJ	J BARNES
TOPOGRAPHIC SURVEY					
FOUNDATION LOCATED					
FINAL IMPROVEMENTS					
RECERTIFICATION					
PROPOSED HOUSE LOCATION					

I HEREBY CERTIFY THAT THIS PLAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

J.E. ZAPERT, P.L.S. NO. 4046
JEFF W. BARNES P.S.M. NO. 5576
C.O. VAN KLEECK JR. P.S.M. NO. 6149
MICHAEL S. MURPH

3/30/2022 1:40:30 PM
Instrument# 2022073722
Book: 8228 Page: 1974
Electronically Recorded By
Volusia County Clerk of the Court

EXHIBIT "E"

SECOND AMENDED
INTERLOCAL SERVICE BOUNDARY AGREEMENT
BETWEEN THE CITY OF ORMOND BEACH AND COUNTY OF VOLUSIA

This Second Amended Interlocal Service Boundary Agreement ("Second Amended Agreement") is made and entered into this 15th date of March, 2022 ~~2021~~ by and between the City of Ormond Beach ("City") and County of Volusia ("County"), sometimes herein referred to as "Party" or "Parties" as the context requires.

WHEREAS, the City and County entered into an Interlocal Service Boundary Agreement, inclusive of a Planning and Service Delivery Sub-Agreement, dated August 28, 2014 and recorded in Official Records Book 7026, Pages 876 et. seq., Public Records of Volusia County, Florida ("2014 ISBA"); and

WHEREAS, the 2014 ISBA established a Municipal Service Area ("MSA") and Joint Planning Area ("JPA") as depicted on Map 1 thereto; and

WHEREAS, the City of Ormond Beach and County of Volusia, authorized the First Amended Interlocal Service Boundary Agreement between the City of Ormond Beach and County of Volusia, dated August 20, 2019 and recorded on Official Records Book 7758, Pages 4680, et. seq, of the Public Records of Volusia County, Florida; and

WHEREAS, the City and County desire to amend the 2014 ISBA and the 2019 First Amended Interlocal Service Boundary Agreement for the purpose of expanding the boundaries of the MSA and JPA; and

WHEREAS, the 2014 ISBA authorizes amendments to the agreement based upon the mutual consent of the Parties; and

WHEREAS, this Second Amended Agreement is entered into in accordance with the authority provided by Article VIII of the Florida Constitution, and Chapters 125, 163, 166, 171 and 180 of the Florida Statutes, as well as the 2014 ISBA.

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Second Amended Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree as follows:

1. The foregoing recitals are incorporated herein and are a material part of this Second Amended Agreement.

2. The MSA and JPA as shown and depicted on Map 1 of the 2014 ISBA and amended with Map 2 of the 2019 First Amended Interlocal Service Boundary Agreement is hereby modified and enlarged to include the area shown and depicted on Map 3 to this Second Amended Agreement.

3. The terms and conditions of the 2014 ISBA as recorded in Official Records Book 7026, Pages 876 et. seq., Public Records of Volusia County, Florida, are hereby restated and incorporated herein and remain in full force and effect. Every reference to Map 1 in the 2014 ISBA and Map 2 of the 2019 First Amended Interlocal Service Boundary Agreement shall be construed to also include the expanded MSA and JPA depicted in Map 3 to this Second Amended Agreement.

4. The governing bodies of the City and County shall approve this Second Amended Agreement by ordinance, consistent with the manner of adoption of the 2014 ISBA.

5. This Second Amended Agreement shall become effective upon being filed and recorded with the Clerk of the Circuit Court of Volusia County, Florida.

IN WITNESS WHEREOF, each of the undersigned has executed this Second Amended Agreement on behalf of the respective party set forth below, pursuant to the authority granted to each of the undersigned in the ordinance by which each party approved and adopted this Second Amended Agreement.

ATTEST:

George Recktenwald
County Manager

COUNTY OF VOLUSIA

~~Jeff Brower~~ Jeffrey S. Brower
County Chair

STATE OF FLORIDA
COUNTY OF VOLUSIA

Jeffrey S. The foregoing instrument was acknowledged before me this 15th day of March, ~~2021~~ 2022, by ~~Jeff~~ Brower and George Recktenwald, as County Chair and County Manager, respectively, on behalf of the County of Volusia, who acknowledge that they are duly authorized to execute the foregoing Agreement on behalf of the County. They are personally known to me.

KARISSA D. GREEN
MY COMMISSION # GG 928985
EXPIRES: March 3, 2024
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

ATTEST:

Joyce Shanahan
City Manager

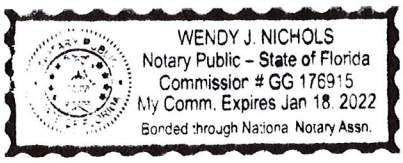
CITY OF ORMOND BEACH

Bill Partington
Mayor

\\ORMONDBEACH\DFS\DEPT\LEGAL\CITY COMMISSION ITEMS\ORDINANCE\2021\11-16-21\ISBA 2ND AMENDED AGREEMENT.DOCX/

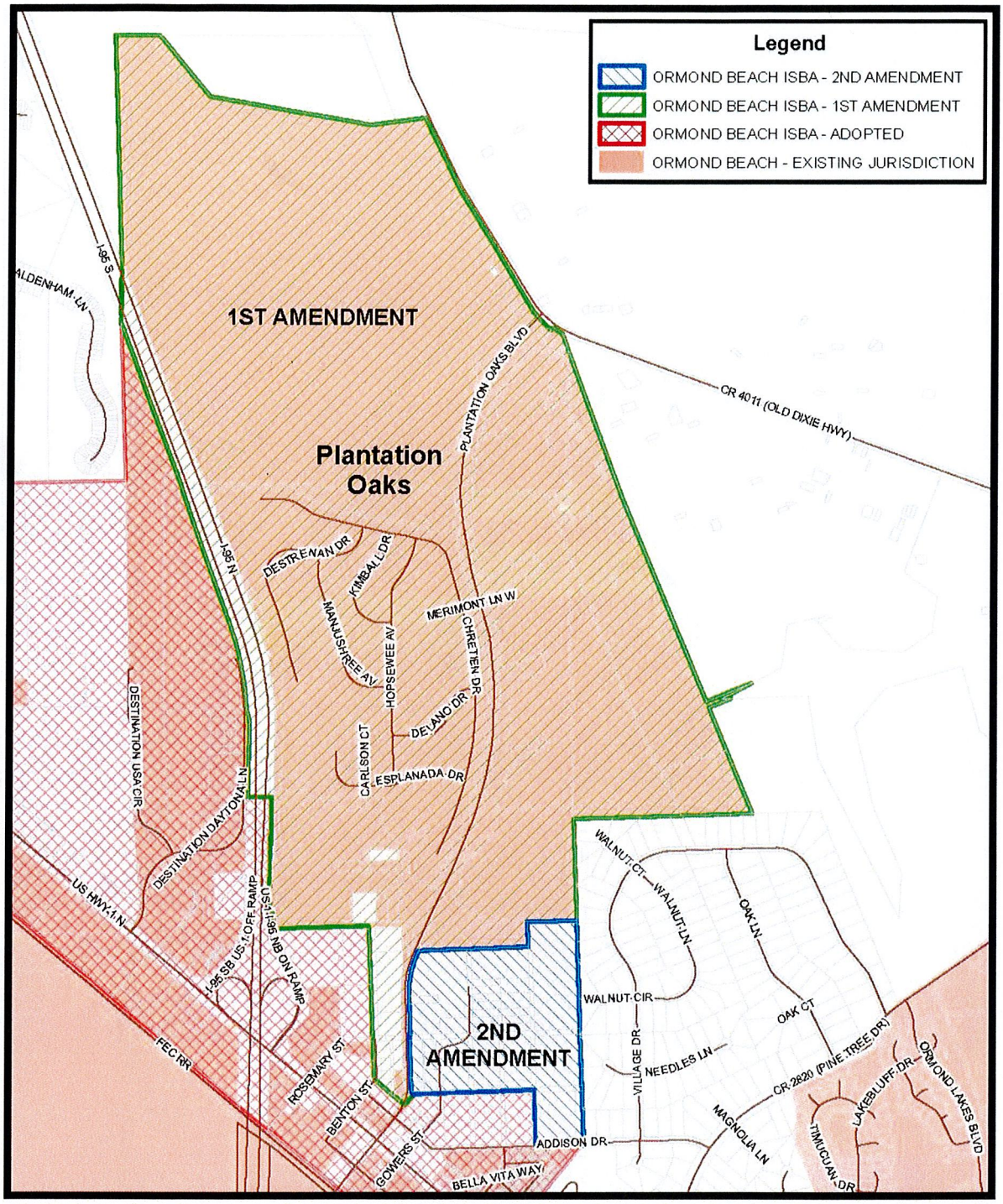
STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 7 day of Dec, 2021, by Bill Partington and Joyce Shanahan, as Mayor and City Manager, respectively, on behalf of the City of Ormond Beach, who acknowledge that they are duly authorized to execute the foregoing Agreement on behalf of the City. They are personally known to me.



NOTARY PUBLIC

MAP 3



ORMOND BEACH ISBA
RIDGE HAVEN ADDITION

Prepared By: The City of Ormond Beach
G.I.S. Department - September 28, 2021

N
W E
S

1 inch = 1,600 feet

STAFF REPORT

City of Ormond Beach
Department of Planning

DATE: March 10, 2022; updated May 27, 2022

SUBJECT: Second Amended Interlocal Service Boundary Agreement Future Land Use Map Amendment (Small Scale)

APPLICANT: City Initiated

NUMBER: LUPA 22-023

PROJECT PLANNER: Becky Weedo, AICP, Senior Planner
Steven Spraker, AICP, Planning Director

INTRODUCTION: This is an administrative request to amend the City of Ormond Beach Comprehensive Plan's Future Land Use Map to include the expansion of the Municipal Service Area land uses consistent with the Second Amended Interlocal Service Boundary Agreement (ISBA) between the City of Ormond Beach and Volusia County pursuant to Chapter 171, Part II, Florida Statutes, as amended. A copy of the Second Amended ISBA is attached as Exhibit A.

Planning staff has amended the March 10, 2022 Planning Board staff report with the changes shown in underlined text and any deletions in ~~strikethrough text~~.

The City submitted the proposed RidgeHaven Subdivision of 89.99 acres as a small-scale Future Land Use amendment to the required outside reviewing agencies. The Department of Economic Opportunity (DEO) commented that the small-scale Future Land Use amendment must be adopted after the Comprehensive Plan large scale text amendment which changes the Municipal Service Area boundary per the Interlocal Service Boundary Agreement. **The Department of Economic Opportunity comment requires the small-scale land use map amendment to be performed again and acted upon after the Comprehensive Plan large scale text amendment implementing the terms of the Interlocal Service Boundary Agreement (ISBA) is adopted.** This amendment is the same application as was acted upon by the Planning Board on March 10, 2002 and the City Commission on April 19, 2022 and May 3, 2022. The purpose of the re-hearing is to adopt the amendments after the large-scale text amendments are acted upon by the City Commission.

There are three (3) inter-related Comprehensive Plan actions on the second amended Interlocal Service Boundary Agreement (ISBA) as follows:

1. **Text amendments to the Comprehensive Plan for the implementation of the ISBA**. This amendment was reviewed at the March 10, 2022 Planning Board and recommended for approval (7-0). This item was presented, Ordinance 2022-14, at the May 3, 2022 City Commission meeting and approved on first reading (5-0). The item was transmitted to the Volusia County Growth Management

Commission and to the Department of Economic Activity and the second reading will occur at the July 19, 2022 City Commission meeting.

2. **Second Amended Interlocal Service Boundary Agreement Future Land Use Map Amendment (Small Scale) of 89.99 acres – this item**. This amendment was reviewed at the March 10, 2022 Planning Board and recommended for approval (7-0). This item was presented, Ordinance 2022-11, at the April 19, 2022 and the May 3, 2022 City Commission meeting and approved (5-0). The item was transmitted to the Volusia County Growth Management Commission and to the Department of Economic Activity (DEO). Based on the review of DEO, this item is required to be adopted after the text amendments to the Comprehensive Plan for the implementation of the ISBA and the public hearings must be re-preformed. This item is the subject of this staff report.

3. **Small Scale amendment for 19.19 acres.** This amendment was reviewed at the March 10, 2022 Planning Board and recommended for approval (7-0). This item was presented, Ordinance 2022-12, at the April 19, 2022 and the May 3, 2022 City Commission meeting and approved (5-0). The item was transmitted to the Volusia County Growth Management Commission and to the Department of Economic Activity (DEO) and no objections have been provided.

BACKGROUND: The City Commission adopted the original North US 1 Interlocal Service Boundary Agreement on August 19, 2014 per Ordinance 2014-27. Concurrently, the Volusia County Council adopted the Interlocal Service Boundary Agreement on August 21, 2014 by Volusia County Ordinance 2014-12. The original ISBA established the Municipal Service Area (MSA) and joint planning and service delivery agreement to the North US 1 area.

The first amendment to the North US 1 ISBA was approved to add the land associated with Plantation Oaks Subdivision and the 13 enclaves surrounding the subdivision to the adopted Municipal Service Area. On August 20, 2019, the City Commission adopted the first amendment to the North US 1 ISBA. The Volusia County Council subsequently adopted the agreement on September 17, 2019.

The second amendment to the North US 1 ISBA was approved to add the land associated with the RidgeHaven Subdivision and the 8 individually owned parcels not owned by RidgeHaven to the adopted Municipal Service Area. On October 14, 2021, the second amendment to the North US 1 ISBA was presented to the Planning Board. The Planning Board unanimously recommended approval. On December 7, 2021, the City Commission adopted the second amendment to the North US 1 ISBA. The Volusia County Council subsequently adopted the agreement on February 15, 2022 with conditions. During the County Council presentation and discussion, the RidgeHaven representative and city staff committed to establishing a limitation of 298 dwelling units for the entire RidgeHaven area. The Volusia County staff analysis calculated a range of residential development of 716 to 1,052 dwelling units. The RidgeHaven area includes the 84.26 acres to the north of Addison Drive adjacent to Plantation Oaks Boulevard and the 19.19 acres to the south of Addison Drive. The land use amendment for the 19.19 acres is being processed separately as an applicant-initiated item and a

companion to this amendment. The RidgeHaven land area is scheduled for annexation on March 1, 2022 (1st reading) and March 22, 2022 (2nd reading).

Since the ISBA has been adopted, the City must amend the unincorporated property in the MSA from the existing County land uses to the City of Ormond Beach designations. The amendments to the Future Land Use Map are being processed as a small-scale amendment per Florida Statute section 171.204 and section 163.3171 which reads, "An amendment to the future land use map of a comprehensive plan which is consistent with the joint planning agreement must be considered a small-scale amendment."

COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT:

The Comprehensive Plan land use map amendment proposes the following actions:

Land area owned by RidgeHaven: 84.26 acres from Volusia County "Urban Medium Intensity" (UMI) to City of Ormond Beach "Low Density Residential" (LDR). Proposed condition to limit density to a maximum gross density not to exceed three (3) units per acre and total units for all lands within the RidgeHaven subdivision including the 19.19-acre land area shall not exceed 298 residential units.

Parcels within individual ownership (not owned by RidgeHaven): 5.73 acres from Volusia County "Urban Medium Intensity" (UMI) to City of Ormond Beach "Medium Density Residential" (MDR). Proposed condition to allow same density as Volusia County with a maximum gross density not to exceed eight (8) units per acre.

The amendment does not provide any specific development approval, but instead a framework of uses, density, and intensity. The Comprehensive Plan land use map amendment from Volusia County land use to City land use designations will result in a reduction of existing Volusia County residential and non-residential entitlements. Any proposed future development for the RidgeHaven subdivision will require a neighborhood meeting and additional public hearings before the Planning Board and City Commission.

In addition to this 2nd Amended ISBA Future Land Use Amendment, the City is processing two other amendments concurrently: 1) Text amendments to the Comprehensive Plan's Future Land Use and Intergovernmental Coordination Elements as an expedited large-scale amendment and 2) The applicant requested RidgeHaven owned properties of 19.19 acres within the original ISBA. The proposed small-scale land use amendment tentative schedule of the subject property is as follows:

Action/Board	Date
Planning Board	~~March 10, 2022~~ June 9, 2022
City Commission 1st Reading	~~April 19, 2022~~ July 19, 2022
City Commission 2nd Reading	~~May 3, 2022~~ August 3, 2022
Transmit to Volusia County Growth Management Commission and adjoining jurisdictions	~~May 10, 2022~~ August 10, 2022
Transmit to Florida Department of Economic Opportunity (DEO)	~~May 10, 2022~~ August 10, 2022

Until the land use plan amendment process is completed, Volusia County's comprehensive plan, zoning and land development regulations apply to the expanded properties of the MSA subject to the Second Amended ISBA.

ANALYSIS:

The proposed administrative amendment seeks to add the RidgeHaven owned parcels and eight (8) individually owned properties to the City Comprehensive Plan and change the land use designations from unincorporated Volusia County to the City of Ormond Beach on the future land use map. Section 171.203 (11) requires that the MSA include the population projections and data and analysis supporting the provision of public facilities for the MSA.

Second amended MSA Population Projections:

Currently, there are approximately 17 unincorporated parcels (9 owned by RidgeHaven and 8 individually owned) that make up the second amended Municipal Service Area boundary. The maximum potential for the 84.26 acres owned by RidgeHaven based on the City Low Density Residential with the condition of no more than three (3) units per acre is 252 units. There are eight (8) parcels individually owned (not owned by RidgeHaven) totaling 5.73 acres. Seven parcels are vacant and one parcel fronting Plantation Oaks Boulevard is developed with a single-family home. The maximum dwelling units per the City Medium Density Residential for the eight individually owned parcels is 46 units. For the analysis of the service provision, the maximum scenario was used. Table 1 below shows the second amended MSA estimated and projected population using the maximum scenario dwelling units of 299 and average persons per household from the U.S. Census Bureau for Ormond Beach of 2.33 (Source: U.S. Census Bureau QuickFacts).

Table 1- Projected MSA Population based on Maximum Scenario

Year	Total Estimated
2022	0
2032	694

Data and Analysis Supporting the Second Amended Municipal Service Area and Future Land Use Map:

The Second Amended Municipal Service Area and the Future Land Use Map amendments were reviewed pursuant to the requirements of Chapter 171, Part II, Florida Statutes, the adopted Interlocal Service Boundary Agreement (ISBA), between the City of Ormond Beach and the County of Volusia, and in accordance with the City's Comprehensive Plan. Below is the analysis of the criteria of Policy 2.5.2 which includes the provision of public facilities required for the MSA:

1. Whether the future land use amendment is consistent with the Comprehensive Plan Goals, Objectives and Policies.

The Future Land Use Map amendment to include the Second Amended Municipal Service Area land uses proposes to change ±84.26 acres of unincorporated property in the RidgeHaven Subdivision and ±5.73 acres outside the RidgeHaven Subdivision from the existing County land uses to the City of Ormond Beach designations to implement the terms of the ISBA. The most similar City land uses were chosen and depicted in Table 2 below for comparison purposes:

Table 2 - Existing County Land Use Designations and Proposed City Land Use Amendments

County Existing Future Land Use Designation	Proposed City Future Land Use
Urban Medium Intensity (UMI) (84.26 acres owned by RidgeHaven) Areas that contain residential development at a range of greater than four (4) to eight (8) dwelling units per acre. The types of housing typically found in areas designated urban medium intensity include single family homes, Urban townhouses and low-rise apartments. The UMI designation is primarily a residential designation but may allow neighborhood business areas (see Shopping Center definition in Chapter 20) and office development that meet the Comprehensive Plan's location criteria. The commercial intensity shall be no more than a fifty percent Floor Area Ratio (0.50 FAR) and shall be limited in a manner to be compatible with the allowable residential density. In order to be considered compatible, the commercial development should reflect similar traffic patterns, traffic generation, building scale, landscaping and open space, and buffers. More intensive commercial use, other than neighborhood business areas, shall be reserved to areas designated for Commercial.	**Low Density Residential (LDR)** Purpose: To protect and encourage the continued development of typical single-family residential areas and stabilize and protect the character of such neighborhoods. Institutional uses may be permitted in accordance with the maximum floor area ratio. Density: up to 4.3 units per acre Maximum FAR: 0.2
Urban Medium Intensity (UMI) (5.73 acres not owned by RidgeHaven) Areas that contain residential development at a range of greater than four (4) to eight (8) dwelling units per acre. The types of housing typically found in areas designated urban medium intensity include single family homes, Urban townhouses and low-rise apartments. The UMI designation is primarily a residential designation but may allow neighborhood business areas (see Shopping Center definition in Chapter 20) and office development that meet the Comprehensive Plan's location criteria. The	**Medium Density Residential (MDR)** Purpose: To allow a variety of highly aesthetic dwelling units, encouraging the establishment of recreation areas and open space and discouraging look-alike rows of dwellings. MDR also allows the

Table 2 - Existing County Land Use Designations and Proposed City Land Use Amendments	
County Existing Future Land Use Designation	**Proposed City Future Land Use**
commercial intensity shall be no more than a fifty percent Floor Area Ratio (0.50 FAR) and shall be limited in a manner to be compatible with the allowable residential density. In order to be considered compatible, the commercial development should reflect similar traffic patterns, traffic generation, building scale, landscaping and open space, and buffers. More intensive commercial use, other than neighborhood business areas, shall be reserved to areas designated for Commercial.	development of relatively low-density duplex, townhouse and multi-family projects which emphasize open space and maintain a low profile, thus maximizing the compatibility with single-family areas. Institutional uses may be permitted in accordance with the maximum floor area ratio. Density: Minimum 5-12 units per acre except in the Downtown Community Redevelopment Area where 5 - 15 units shall be allowed. Maximum FAR: 0.3

To ensure consistency between Volusia County unincorporated land use designations and the City's classifications and to prevent additional impacts to state, county, or city facilities and services, the following land use map density limitations are proposed:

Table 3 – Existing Future Land Use and Proposed City Future Land Use with Conditions		
Existing Volusia County Land Use	**Proposed City Land Use**	**Land Use Conditions**
Urban Medium Intensity (UMI) (84.26 acres)	Low Density Residential (LDR)	Maximum 3 units per acre and no more than 298 dwelling units for entire RidgeHaven owned lands including the 19.19 acres south.
Urban Medium Intensity (UMI) (5.73 acres)	Medium Density Residential (MDR)	None.

Based on the infrastructure analysis provided in Table 5 below, it was determined that the proposed Ormond Beach land uses are the most suitable for existing developments and uses in the MSA. Following are specific Goals, Objectives, and Polices that are applicable to the administrative amendment:

GOAL 1 Future Land Use Element	FUTURE DEVELOPMENT AND REDEVELOPMENT ACTIVITIES SHOULD BE DIRECTED IN APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP TO MEET THE LAND USE NEEDS OF THE ANTICIPATED POPULATION, IN A MANNER CONSISTENT WITH SOUND PLANNING PRINCIPLES, THE GOALS, OBJECTIVES AND POLICIES CONTAINED HEREIN, AND THE DESIRED COMMUNITY CHARACTER. THE FUTURE LAND USE ELEMENT SHOULD ALLOW LIMITED COMMERCIAL EXPANSION, PROMOTE INDUSTRIAL USE, AND MAINTAIN CURRENT RESIDENTIAL DENSITIES IN THE CORE AREA WHILE ESTABLISHING LOWER DENSITIES IN THE PERIMETER AREAS, FOCUSING REDEVELOPMENT IN THE DOWNTOWN COMMUNITY REDEVELOPMENT AREA, US1, AND SR A1A, AND PROVIDING FOR A CONTINUED HIGH LEVEL OF OPEN SPACE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.
OBJECTIVE 1.2. COMMERCIAL LAND USE Future Land Use Element	Ensure that adequate amounts of land are available to meet the commercial land use needs of the community.
OBJECTIVE 2.5. COMPREHENSIVE PLAN AMENDMENTS Future Land Use Element	The City shall review proposed text and Future Land Use Map amendments based upon state requirements, Volusia County regulations, and the Goals, Objectives, and Policies of the City's Comprehensive Plan.
GOAL 5 Annexation Future Land Use Element	THE CITY PROVIDES UTILITY SERVICE BEYOND IT'S MUNICIPAL LIMITS AND SHALL REQUIRE THAT ANY CONNECTION TO THE CITY UTILITY SYSTEM EITHER ANNEX INTO THE CITY OR ENTER INTO AN ANNEXATION AGREEMENT IF NOT CONTIGIOUS FOR UTILITY SERVICE.
OBJECTIVE 5.1. ANNEXATION	Newly annexed areas and new development shall not impose additional tax burdens on City residents or adversely impact City managed natural resources, public facilities and services, including potable water, sanitary sewer, drainage, solid waste, parks and recreation and cultural facilities. Future land uses shall be located consistent with the provision of public facilities and services.
Policy 5.1.1. Future Land Use Element	Properties that are annexed into the City of Ormond Beach shall be assigned a similar land use that existed in Volusia County. Property owners may apply for more intensive land uses, but shall be required to provide the data and analysis to justify the increase in density and/or intensity.

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 all future land use map amendments. The amendments to the Future Land Use Map are being processed as a small-scale amendment per Florida Statute section 171.204 which reads, "An amendment to the future land use map of a comprehensive plan which is consistent with the joint planning agreement must be considered a small-scale amendment." The amendment includes the data and analysis in this report. Also, two more public hearings will be conducted to receive any additional public comments and shall be reviewed by the Volusia Growth Management Commission and state agencies. Planning staff concludes that the amendment meets or exceeds the criteria established in the Comprehensive Plan and Florida Statute.

3. Whether the land uses are appropriate uses of the land.

Ormond Beach has been identified as the utility provider in the North U.S. 1 corridor since 1992 and has provided the needed utility services for residential and commercial uses in this corridor. The lands that are under consideration are not altering the existing land uses that have existed under Volusia County and therefore remain appropriate uses of land. The Second Amended North US 1 Municipal Service Area was required by Volusia County in order to annex the RidgeHaven Subdivision into the City of Ormond Beach. The proposed Ormond Beach land use designations seek to maintain the entitlements for the properties as established by Volusia County. The uses are appropriate and compatible with uses adjacent to the subject property.

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 and intensity under the proposed land use category. The purpose of the land use amendments is based upon the Interlocal Service Boundary Agreement and seek to maintain the entitlements allowed within Volusia County. The assumptions for the maximum scenario analyzed in Table 5 are contained in Table 4 below:

Table 4 – Maximum Scenarios with Land Use Policy Limitations

Existing County Future Land Use	County Maximum Density	County Maximum Intensity	Proposed City Future Land Use	City Maximum Density with Land Use conditions	City Maximum Intensity with Land Use Conditions
Urban Medium Intensity (UMI) (84.26 acres)	8 DU per acre	0.50 FAR	Low Density Residential (LDR)	Not to exceed 3 units per acre and no more than 298 dwelling units for entire RidgeHaven owned lands including the 19.19 acres south.	0.20 FAR
Urban Medium Intensity (UMI) (5.73 ac)	8 DU per acre	0.50 FAR	Medium Density Residential (MDR)	Not to exceed 8 DU per acre for properties not owned by RidgeHaven.	0.30 FAR

An analysis of the existing and proposed changes with the land use conditions is shown in Table 5 below:

Table 5 – Second Amended ISBA Maximum Scenario Analysis of Existing County FLU and Proposed City FLU with Land Use Conditions

			Residential			Nonresidential		
Existing FLU (County)	Proposed 2nd Amended ISBA FLU (City)	Total Estimated Acreage	Existing County Density (DU)	Potential Density w/ Policy Limitations (DU)	Change in Potential Density (DU)	Existing County Intensity (SF)	Potential City Intensity w/ Limitations (SF)	Change in Potential Intensity (SF)
UMI	LDR	84.26	674	252	-421	1,835,183	734,073	-1,101,110
Total for parcels owned by RidgeHaven			**674**	**252**	**-422**	**1,835,183**	**734,073**	**-1,101,110**
UMI	MDR	5.73	46	46	0	124,799	74,880	-49,919
Total for individual parcels not owned by RidgeHaven			**46**	**46**	**0**	**124,799**	**74,880**	**-49,919**
Total for All Parcels			**720**	**298**	**-422**	**1,959,982**	**808,953**	**-1,151,029**

The proposed land uses will decrease the maximum number of residential units by 422. There is also a condition that the RidgeHaven subdivision cannot exceed 298 residential units within this land area of 84.26 and the other RidgeHaven land area of 19.19 acres. The non-residential entitlements are decreased by 1,151,029 square feet.

Transportation: Below is a maximum theoretical land use analysis based on the ITE Trip Generation Rate, 10th Edition for a non-residential and residential maximum scenario. It is important to note that a concurrency analysis occurs with site plan or subdivision development.

TABLE 6 – Transportation Analysis

Non-Residential

Land Area	Building Square Footage Maximum (Existing)	Average Daily Trips (Existing) (1)	Building square footage maximum (Proposed)	Average Daily Trips (Proposed) (2)	Difference
RidgeHaven parcels	1,835,183	69,278	734,073	5,094	-64,184
Individual parcels	124,799	4,711	74,880	520	-4,191
Total	1,959,982	73,989	808,953	5,614	**-68,375**

Notes:
(1) Existing land use allows commercial uses an ITE rate #820, retail, (37.75) used for analysis.
(2) Proposed land use is residential and does not allow commercial uses. ITE rate #560, Church (6.94) used for analysis.

TABLE 6 – Transportation Analysis					
Residential					
Land Area	Maximum residential units (Existing)	Average Daily Trips (Existing) (3)	Maximum residential units (Proposed)	Average Daily Trips (Proposed)	Difference
RidgeHaven parcels	674	6,362	252	2,379	-3,983
Individual parcels	46	434	46	434	0
Total	720	6,796	298	2,813	**-3,983**
Notes: (3) For residential analysis ITE rate #210, Single-Family House, (9.44) used for analysis.					

The table analyzes a non-residential and residential theoretical development based upon the land use entitlements. The existing Volusia County "Urban Medium Intensity" allows retail development at a Floor Area Ratio of 0.5 that would equate to a maximum of 73,989 average daily trips. The proposed land use of "Low Density Residential" and "Medium Density Residential" does not allow retail uses and would allow institutional type of uses such as church in the land uses. The potential average daily trips are reduced by 68,375 trips. The residential scenario also shows a reduction of transportation impacts based upon a reduction of the residential units of 422. The reduction of traffic impacts in the residential scenario would be 3,983 average daily trips. As the property is developed in the future, a concurrency analysis will be required.

Schools: The maximum scenario provides a reduction of approximately 422 dwelling units. Per the School Board of Volusia County Facilities Development Policies Number 613, Section V.B, projects exempt from school capacity and concurrency include subdivisions and/or single-family lots equal to or less than ten (10) residential units.

Water and Sewer: The analysis in Table 7 indicates that the proposed amendments would reduce the overall theoretical maximum water and sewer impacts.

TABLE 7 – Water & Sewer Analysis								
Non-Residential								
Land Area	Building square footage maximum: Existing	Water: Existing (1)	Sewer: Existing (2)	Building square footage maximum: Proposed	Water: Proposed (1)	Sewer: Proposed (2)	Water Difference	Sewer Difference
RidgeHaven parcels	1,835,183	275,277	233,986	734,073	110,111	93,594	-165,166	-140,392
Individual parcels	124,799	18,720	15,912	74,880	11,232	9,547	-7,488	-6,365
Total	1,959,982	293,997	249,898	808,953	121,343	103,141	**-172,654**	**-146,757**
Notes: (1) Commercial water usage = (SF/100) X 15 gallons of water per day. (2) Commercial sewer usage = water gallons per day X 85%.								

TABLE 7 – Water & Sewer Analysis								
Residential								
Land Area	Res. Units Maximum: Existing	Water: Existing (1)	Sewer: Existing (2)	Res. Units Maximum: Proposed	Water: Proposed (1)	Sewer: Proposed (2)	Water Difference	Sewer Difference
RidgeHaven parcels	674	172,544	189,394	252	64,512	70,812	-108,032	-118,582
Individual parcels	46	11,776	12,926	46	11,776	12,926	0	0
Total existing	720	184,320	202,320	298	76,288	83,738	**-108,032**	**-118,582**
Notes: (1) Residential, water = 256 average annual daily volume (2.33 HH X110 gpd) (2) Residential, sewer = 281 average annual daily volume								

Similar to the transportation impact analysis, the reduction in the Floor Area Ratio and units per acre allowed results in a decrease in water and sewer infrastructure impacts under a theoretical maximum development scenario. Based on a reduction of allowable building square footage the non-residential scenario decreases the water impact by 172,654 gallons of water per day and 146,757 gallons of sewer per day. The residential analysis also shows a decrease based on the reduction of 422 units.

There are existing water and sewer lines within Plantation Oaks Boulevard and Addison Drive. The city has water and sewer capacity to serve any future development allowed under the proposed land use entitlements.

Stormwater: Any development shall be required to demonstrate compliance to city and state stormwater requirements. The proposed amendment reduces the non-residential and residential entitlements under the land use. Site development shall require submittal to the Ormond Beach Site Plan Review Committee and the St. Johns River Water Management District.

Other Services: City police and fire services have the capacity to serve the land area within the second ISBA area.

5. Whether the proposed map amendment impacts surrounding jurisdictions.

The proposed Future Land Use Map Amendment is to assign similar City land use designations to implement the Second Amended Interlocal Service Boundary Agreement. The proposed amendment will not impact surrounding jurisdictions. The Second Amended Interlocal Service Boundary Agreement has been coordinated with Volusia County and approved by the Volusia County Council.

RECOMMENDATION:

This amendment was reviewed at the March 10, 2022 Planning Board and recommended for approval (7-0). This item was presented, Ordinance 2022-11, at the April 19, 2022 and the May 3, 2022 City Commission meeting and approved (5-0). The item was transmitted to the Volusia County Growth Management Commission and to the Department of Economic Activity (DEO). Based on the review of DEO, this item is required to be adopted after the text amendments to the Comprehensive Plan for the implementation of the ISBA and the public hearings must be reperformed. The data and analysis for the land use amendment has not been amended. The tentative City Commission dates for this item would be July 19, 2022 and August 3, 2022.

It is recommended that the Planning Board recommend **APPROVAL** of the proposed Comprehensive Plan amendments to the Future Land Use Map (FLUM) to implement the terms of the Second Amended Interlocal Service Boundary Agreement.

Attachments: Exhibit A: Adopted Second Amended ISBA Agreement
Exhibit B: MSA Future Land Use Map with limitations
Exhibit C: Department of Economic Opportunity letter
Exhibit D: Planning Board and City Commission minutes

Exhibit A:

Adopted Second Amended ISBA Agreement

ORDINANCE NO. 2021-43

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A SECOND AMENDED INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN THE CITY OF ORMOND BEACH AND COUNTY OF VOLUSIA, FLORIDA, REGARDING THE NORTH U.S. 1 JOINT PLANNING AND MUNICIPAL SERVICE AREA; PROVIDING FOR RECORDATION; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City of Ormond Beach and County of Volusia entered into an Interlocal Service Boundary Agreement, inclusive of a Planning and Services Delivery Sub-Agreement, dated August 28, 2014 and recorded on Official Records Book 7026, Pages 876, et. seq, of the Public Records of Volusia County, Florida ("2014 ISBA"), and

WHEREAS, the 2014 ISBA established a Municipal Service Area ("MSA") and Joint Planning Area ("JPA") regarding certain lands along the N. U.S. Highway 1 corridor, and

WHEREAS, the City of Ormond Beach and County of Volusia, authorized the First Amended Interlocal Service Boundary Agreement between the City of Ormond Beach and County of Volusia, dated August 20, 2019 and recorded on Official Records Book 7758, Pages 4680, et. seq, of the Public Records of Volusia County, Florida, and

WHEREAS, the City and County desire to amend the 2014 ISBA and the 2019 First Amended Interlocal Service Boundary Agreement for the purpose of expanding the boundaries of the MSA and JPA, and

WHEREAS, the city's planning board (local planning agency) held an advertised public hearing on October 14, 2021 for the purpose of considering the proposed amendment and recommended approval of the same, and

WHEREAS, city commission concurs with the recommendation of the city's planning board (local planning agency) and further determines that approval of the Second Amended Interlocal Service Boundary Agreement will serve the best interests and welfare of the general public, now therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The foregoing recitals are incorporated herein by reference as the legislative findings of the city commission of the City of Ormond Beach.

SECTION TWO. The city commission hereby approves the Second Amended Interlocal Service Boundary Agreement, a copy of which is attached hereto and incorporated herein by reference, and authorizes and directs the mayor and city manager to execute the same.

SECTION THREE. The city commission further authorizes and directs the city manager and appropriate city staff members to exercise all necessary and appropriate action consistent with the purpose of the Second Amended Interlocal Service Boundary Agreement.

SECTION FOUR. A copy of this Ordinance and the Second Amended Interlocal Service Boundary Agreement shall be recorded with the clerk of court for Volusia County Circuit Court in accordance with applicable law.

PASSED UPON at the first reading of the City Commission, this 16th day of November, 2021.

PASSED UPON at the second and final reading of the City Commission, this 7th day of December, 2021.

BILL PARTINGTON
Mayor

ATTEST:

SUSAN CARROLL DAUDERIS
City Clerk

\\ORMONDBEACH\DFS\DEPT\LEGAL\CITY COMMISSION ITEMS\ORDINANCE\2021\11-16-21\21-43 SECOND AMENDED ISBA AGREEMENT (P21-0165G).DOCX/

SECOND AMENDED
INTERLOCAL SERVICE BOUNDARY AGREEMENT
BETWEEN THE CITY OF ORMOND BEACH AND COUNTY OF VOLUSIA

This Second Amended Interlocal Service Boundary Agreement ("Second Amended Agreement") is made and entered into this _____ date of _____, 2021 by and between the City of Ormond Beach ("City") and County of Volusia ("County"), sometimes herein referred to as "Party" or "Parties" as the context requires.

WHEREAS, the City and County entered into an Interlocal Service Boundary Agreement, inclusive of a Planning and Service Delivery Sub-Agreement, dated August 28, 2014 and recorded in Official Records Book 7026, Pages 876 et. seq., Public Records of Volusia County, Florida ("2014 ISBA"); and

WHEREAS, the 2014 ISBA established a Municipal Service Area ("MSA") and Joint Planning Area ("JPA") as depicted on Map 1 thereto; and

WHEREAS, the City of Ormond Beach and County of Volusia, authorized the First Amended Interlocal Service Boundary Agreement between the City of Ormond Beach and County of Volusia, dated August 20, 2019 and recorded on Official Records Book 7758, Pages 4680, et. seq, of the Public Records of Volusia County, Florida; and

WHEREAS, the City and County desire to amend the 2014 ISBA and the 2019 First Amended Interlocal Service Boundary Agreement for the purpose of expanding the boundaries of the MSA and JPA; and

WHEREAS, the 2014 ISBA authorizes amendments to the agreement based upon the mutual consent of the Parties; and

WHEREAS, this Second Amended Agreement is entered into in accordance with the authority provided by Article VIII of the Florida Constitution, and Chapters 125, 163, 166, 171 and 180 of the Florida Statutes, as well as the 2014 ISBA.

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Second Amended Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree as follows:

1. The foregoing recitals are incorporated herein and are a material part of this Second Amended Agreement.

2. The MSA and JPA as shown and depicted on Map 1 of the 2014 ISBA and amended with Map 2 of the 2019 First Amended Interlocal Service Boundary Agreement is hereby modified and enlarged to include the area shown and depicted on Map 3 to this Second Amended Agreement.

3. The terms and conditions of the 2014 ISBA as recorded in Official Records Book 7026, Pages 876 et. seq., Public Records of Volusia County, Florida, are hereby restated and incorporated herein and remain in full force and effect. Every reference to Map 1 in the 2014 ISBA and Map 2 of the 2019 First Amended Interlocal Service Boundary Agreement shall be construed to also include the expanded MSA and JPA depicted in Map 3 to this Second Amended Agreement.

4. The governing bodies of the City and County shall approve this Second Amended Agreement by ordinance, consistent with the manner of adoption of the 2014 ISBA.

5. This Second Amended Agreement shall become effective upon being filed and recorded with the Clerk of the Circuit Court of Volusia County, Florida.

IN WITNESS WHEREOF, each of the undersigned has executed this Second Amended Agreement on behalf of the respective party set forth below, pursuant to the authority granted to each of the undersigned in the ordinance by which each party approved and adopted this Second Amended Agreement.

ATTEST:

George Recktenwald
County Manager

COUNTY OF VOLUSIA

Jeff Brower
County Chair

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Jeff Brower and George Recktenwald, as County Chair and County Manager, respectively, on behalf of the County of Volusia, who acknowledge that they are duly authorized to execute the foregoing Agreement on behalf of the County. They are personally known to me.

NOTARY PUBLIC

ATTEST:

Joyce Shanahan
City Manager

CITY OF ORMOND BEACH

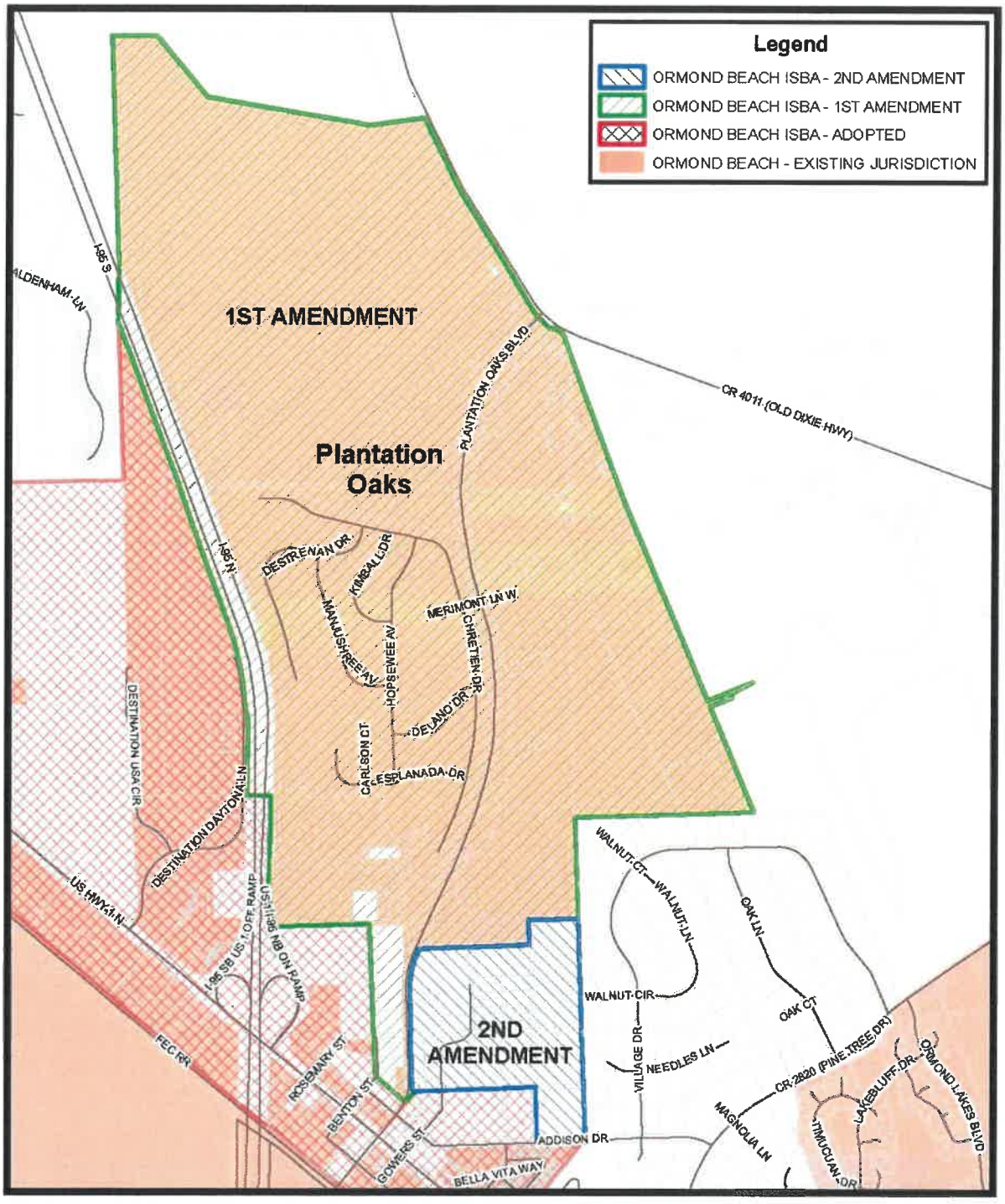
Bill Partington
Mayor

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Bill Partington and Joyce Shanahan, as Mayor and City Manager, respectively, on behalf of the City of Ormond Beach, who acknowledge that they are duly authorized to execute the foregoing Agreement on behalf of the City. They are personally known to me.

_____
NOTARY PUBLIC

MAP 3



ORMOND BEACH ISBA
RIDGE HAVEN ADDITION

Prepared By: The City of Ormond Beach
G.I.S. Department - September 28, 2021

N
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1 inch = 1,600 feet

CERTIFICATE

STATE OF FLORIDA
COUNTY OF VOLUSIA
CITY OF ORMOND BEACH

I, Susan Carroll Dauderis, City Clerk of the City of Ormond Beach, Florida, do hereby certify that the foregoing is a true, correct and complete copy of Ordinance No. 2021-43 as the same appears of record at City Hall, City of Ormond Beach, Florida.

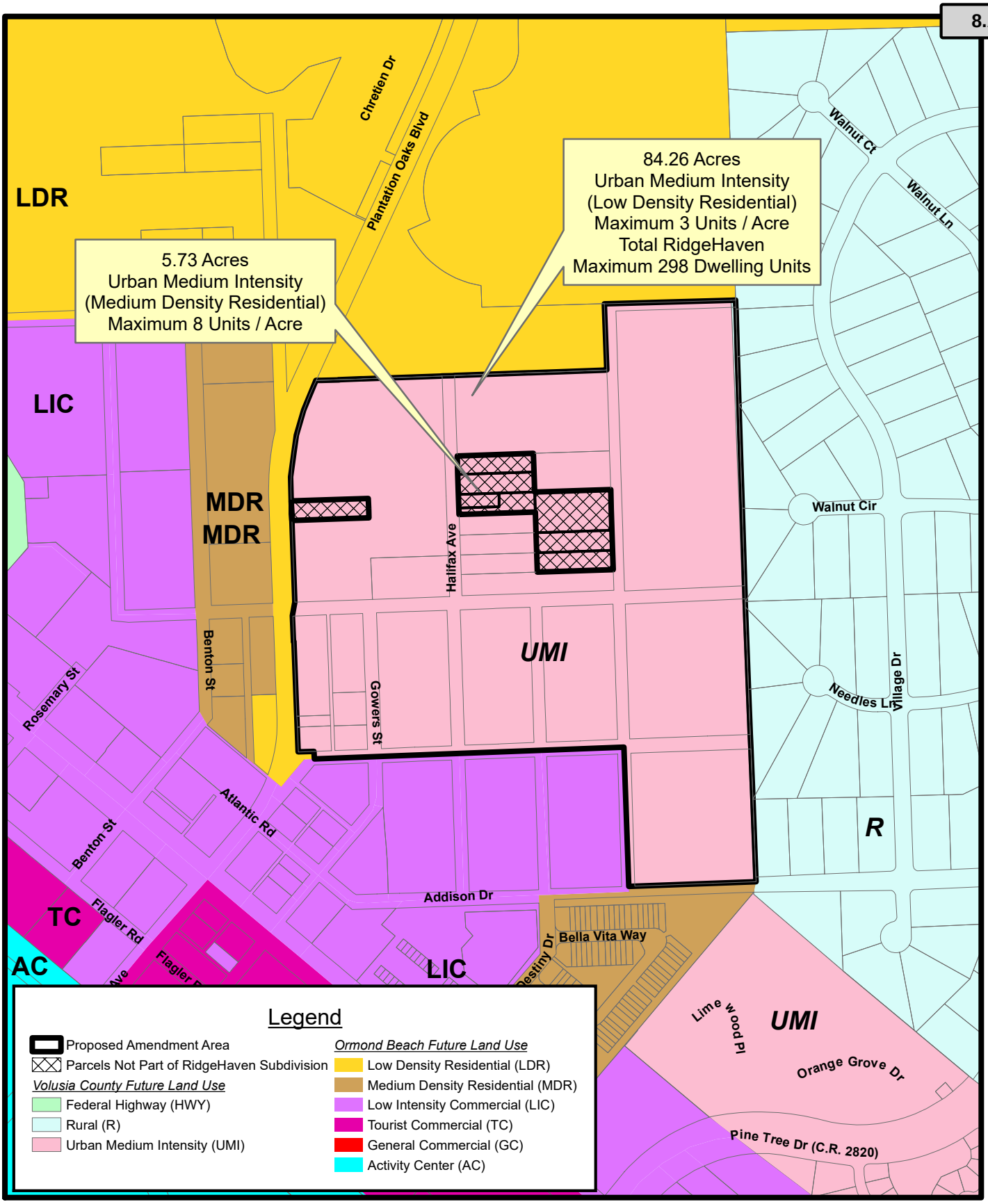
Dated this 8th day of December, 2021.

SEAL

Susan Carroll Dauderis
City Clerk
CITY OF ORMOND BEACH, FLORIDA

Exhibit B:

MSA Future Land Use Map with limitations



NORTH US 1 (2nd AMENDED) ISBA EXISTING AND PROPOSED FUTURE LAND USE MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - February 18, 2022

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N.T.S.

Exhibit C:

Department of Economic Opportunity letter

Ron DeSantis
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Dane Eagle
SECRETARY

May 11, 2022

Ms. Becky Weedo, AICP, CFM
Senior Planner
City of Ormond Beach
22 South Beach Street
Ormond Beach, Florida 32174

RE: Second Amended ISBA Small Scale Ordinance 2022-11 Return

Dear Ms. Weedo,

The Department has received Ordinance Number 2022-11, as submitted with the City's letter dated May 11, 2022. The amendment package is being returned to the City per our conversation because the small scale amendment has been adopted prior to the adoption of Second Amendment to the ISBA implementation comprehensive plan amendment.

The Department understands that the City will be adopting the Second Amendment to the ISBA implementation comprehensive plan amendment and then readopt the Ordinance 2022-11 using the small scale development process outlined in Section 163.3187, Florida Statutes and Section 171.204, Florida Statutes.

If you have any questions concerning the amendment process, please feel free to contact Ray Eubanks at (850) 717-8483.

Sincerely,

D. Ray Eubanks
Plan Processing Administrator

RE/ts

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

CITY OF ORMOND BEACH

Planning • 22 S. Beach Street • Ormond Beach • Florida • 32174 • (386) 676-3311 • Fax (386) 676-3361

May 11, 2022

Mr. Ray Eubanks, Plans Processing Administrator
Department of Economic Opportunity
Division of Community Planning and Development
107 East Madison Street MSC 160
Tallahassee, FL 32399-4120
https://floridajobs.secure.force.com/cp/

Re: City of Ormond Beach – Small Scale map amendment – Second Amended ISBA Small Scale Future Land Use Amendment

Dear Mr. Eubanks:

The City of Ormond Beach adopted Ordinance 2022-11 to implement the terms of the Second Amended Interlocal Service Boundary Agreement between the City of Ormond Beach and the County of Volusia. The Second Amended ISBA was an expansion of the North US 1 Municipal Service Area of approximately 89.99 acres. The estimated 89.99 acres includes 84.26± acres for the proposed RidgeHaven subdivision plus 5.73± acres of eight individually owned parcels. There is a companion amendment which includes the proposed RidgeHaven subdivision lands of 19.19± acres to the south. The 19.19± is an applicant-initiated amendment to the original 2014 Interlocal Service Boundary Agreement. This adopted amendment per Ordinance 2022-11 is as follows:

Existing Volusia County Land Use	Adopted City Land Use	Land Use Conditions
Urban Medium Intensity (UMI) (84.26 acres)	Low Density Residential (LDR)	Maximum 3 units per acre and no more than 298 dwelling units for entire RidgeHaven owned lands including the 19.19 acres south.
Urban Medium Intensity (UMI) (5.73 acres)	Medium Density Residential (MDR)	None.

Enclosed is one (1) electronic copy of the following required documentation transmitted using the Department's electronic amendment submittal portal "Comprehensive Plan and Amendment Upload":

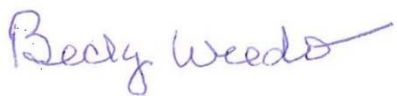
1. Ordinance 2022-11 adopting the subject amendments;
2. VGMC Application
3. Planning Board Staff Report LUPA #2022-023
4. The public notice for the adoption hearing;
5. The City Commission Agenda Item for the adoption hearing; and
6. Excerpts of the City Commission minutes

The designated contact person for the City concerning this amendment package is:

Becky Weedo
Office: (386) 676-3342 E-mail: Becky.Weedo@ormondbeach.org

Thank you for your attention to this matter.

Sincerely,



Becky Weedo, AICP, CFM
Senior Planner

Enclosures

Exhibit D:

Minutes

- Planning Board, March 10, 2022
- City Commission, April 19, 2022
- City Commission, May 3, 2022

March 10, 2022 Planning Board minutes

LUPA 2022-023 – Second Amended Interlocal Service Boundary Agreement (ISBA) Future Land Use Map Amendment (Small Scale)

CP 2022-024 – Comprehensive Plan Text Amendments Related to the Second Interlocal Service Boundary Agreement (ISBA)

LUPA 2022-020 – RidgeHaven original ISBA Small Scale Comprehensive Plan Land Use Map Amendment (RidgeHaven – 19.19 acres (Small Scale)

Now, to the barbecue sign or as I like to call it, "the pig". It is an original vintage sign approaching nearly one hundred years of age. I bought it from a collector in Los Angeles and its story is that it hung over one of the many barbecue restaurants in Memphis, Tennessee on Beale Street. It wasn't inexpensive but beauty comes with a price. I believe that if you will allow me to display the sign over The Pumphouse, it will be the beginning of structural art in the downtown. It is not signage per se but instead equivalent to an installation of cows I have seen in downtown Chicago and New York City and Los Angeles, as well as other cities all embracing structural art.

In closing, I hope that you see the beauty in the piece and allow me to install one more amazing piece in the downtown that will catch peoples', visitors' and residents' eyes and make them want to stop and investigate our beautiful downtown.

I'm sorry I couldn't be here tonight as I am on a business trip to Los Angeles. Thank you for your time and consideration.

Yours truly

Bill Jones

Chairman Thomas opened the public hearing for comments. Hearing none, he turned it over to the Board for discussion.

Mr. Briley reiterated the appreciation of the ability in the Land Development Code (LDC) to have flexibility to allow signage such as proposed in this application.

Mr. Jorczak noted that the signage adds character to the Downtown.

Ms. Tolland motioned to approve SE2022-019(B) – 124 West Granada Boulevard, Special Exception. Ms. Shull seconded it. Vote was called, and the motion was approved (7-0).

C. LUPA 2022-023 – Second Amended Interlocal Service Boundary Agreement (ISBA) Future Land Use Map Amendment (Small Scale)

Ms. Becky Weedo, Senior Planner, stated that the request is an administrative request to amend the City of Ormond Beach Comprehensive Plan's Future Land Use Map to include the expansion of the Municipal Service Area land uses consistent with the Second Amended Interlocal Service Boundary Agreement (ISBA) between the City of Ormond Beach and Volusia County pursuant to Chapter 171, Part II, Florida Statutes, as amended. Ms. Weedo explained the amendments:

1. Land area owned by RidgeHaven – 84.26 acres: From existing Volusia County "Urban Medium Intensity" (UMI) to City of Ormond Beach "Low Density Residential" (LSR). The proposed condition to limit density: The maximum gross density shall not exceed three (3) units per acre and total units for all lands within the RidgeHaven subdivision (including the 19.19 acres to the south) shall not exceed 298 residential units.
2. Parcels within individual ownership (not owned by RidgeHaven) – 5.73 acres: From existing Volusia County "Urban Medium Density" (UMI) to City of Ormond Beach "Medium Density Residential" (MDR). Proposed condition to allow same density as Volusia County: The maximum gross density shall not exceed eight units per acre.

Ms. Weedo explained the prior actions of the adoption of the original N. US1 Interlocal Service Boundary Agreement (ISBA); Adoption of the first amended N. US1 ISBA, to expand the joint planning and service area to include the Plantation Oaks subdivision and 13 other privately owned properties; Adoption of the second amended N. US1 ISBA to expand the joint planning and service area to include the RidgeHaven land area and eight other privately owned properties; Adoption of the second amended ISBA by the Volusia County Council on February 15, 2022 with conditions; and City Commission approval of the annexation of the RidgeHaven area at First Reading on March 1, 2022.

Ms. Weedo stated that the amendment to the Future Land Use Map is being processed as a small-scale amendment per Florida Statutes related to joint planning agreements. She added that this amendment is the companion document to the Comprehensive Plan Element amendments next on the agenda and the following applicant initiated small scale future land use map amendment to the 19.19 acres south. Ms. Weedo continued that the City Commission first reading of this amendment is planned to be on April 19th with the second reading on May 3rd and submittal to the DEO and VGMC on May 10th.

Ms. Weedo explained that the land use map limitations are proposed in order to meet the goal of applying similar land use classifications and maintaining existing entitlements. Approximately 84.26 acres are owned by RidgeHaven and there are eight parcels individually owned, totaling approximately 5.73 acres. The policy table proposes different limitations based on whether the parcel is owned by RidgeHaven or one of the eight individually owned parcels. Ms. Weedo added that based on policy limitations, the proposed amendment from County Future Land Use to City Land Use will decrease density by about 422 potential dwelling units on properties owned by RidgeHaven. Intensity will also decrease by over 1.1 million square feet. Using the policy limitations, no major impact from the change from County to City Future Land Use is anticipated.

Ms. Weedo stated that staff determines that the proposed amendment meets the goals, objectives, and policies of the City's comp plan, and the requirements established by Florida Statutes, the proposed uses are appropriate, the amendment provides adequate infrastructure, and will not impact surrounding jurisdictions, especially since the amendment and limitations are in compliance with the adopted Second Amended Interlocal Service Boundary Agreement (ISBA) between Volusia County and the City of Ormond Beach. Ms. Weedo concluded that staff recommends that the Planning Board recommend approval to the City Commission of the proposed Comprehensive Plan amendments to the Future Land Use Map (FLUM) to implement the terms of the Second Amended Interlocal Service Boundary Agreement (ISBA).

Mr. Scudiero asked for clarification on if it lowers the density by over four hundred units. Ms. Weedo answered that the density reduction is based on their entitlements with the Volusia County land use designation.

Mr. Jorczak commended the staff on their work on the proposal and bringing it into the ISBA and the work to reduce the density and number of homes.

Ms. Shull asked for clarification of the medium-density versus low-density. It was clarified that the "Urban Medium Intensity" is going to "Low Density Residential".

Mr. Spraker replied that the RidgeHaven property is going to "Low Density Residential". The property owner agreed to go to three (3) units per acre for their portion of the ISBA and staff maintained the eight (8) units per acre in the areas outside the RidgeHaven development. The goal with the remaining parcel is to give them the exact density (eight units per acre) that they had in the County without taking entitlements away for the enclaves. Mr. Spraker added that the RidgeHaven project would still have to go through a site plan and a Planned Development.

Mr. Briley asked about the stand-alone parcel on the left through the hatched parcel and what they can develop there at eight units per acre. Mr. Spraker answered a duplex, and that they will still have through permitting to ensure that density would work on the property.

Mr. Glen Storch, PA, Storch Law Firm, stated that the city has been working with their firm and Volusia County to approve the ISBA. He commented that a higher quality product will be delivered with this change, reducing density. He elaborated that 800 units could have been built on the property and now the density can be reduced by 530 units. Mr. Storch noted that two-unit villas can be put on some of the property. The maximum number of units for both sites will be a total of 298. He explained that they purchased every enclave that would sell.

Ms. Tolland asked if the density is being concentrated in the enclaves. Mr. Storch clarified that they do not have control over the enclaves but when annexing in and changing the ISBA, the agreement with the enclaves are that nothing will affect them. Roads will be installed to their locations with it being in their best interest to annex into the city for water and sewer connections.

Mr. Briley asked if the enclaves will be encouraged to follow suit to prevent mixed-use in the area. Mr. Spraker expressed that if the land use allows eight units per acre and the zoning allows multi-family then the enclaves have the right to do what is allowed in land use and zoning regulations. He continued that the size of the property may not lend itself to a multi-family development, although a duplex may be allowed. The enclaves maintain the same rights that they had in Volusia County. The focus is on maintaining whatever entitlements they have. The current stage in the process at hand is for the land use. Mr. Briley concluded that he hopes that in the future when they want to develop, that they are encouraged to stay within the same flavor of the surrounding use.

Attorney Hayes provided the history of the ISBA, reiterating past Volusia County issues on U.S. Highway 1. The ISBA sought to bring the corridor under the city's jurisdiction which allows the City to take jurisdiction and seek to improve the area. He continued that a benefit to the ISBA is that it provides legal authority for the city to annex properties even though there may be an enclave, otherwise it would not be possible. Attorney Hayes stated that under Florida law, once a property is annexed into a City under the ISBA, there is an obligation to provide a similar same use as to the entitlements it enjoyed in the County. No one is forced to annex under the ISBA.

Audience Comments

Mr. Joseph Valerio, 1213 Northside Drive, commented that he would like the Board to consider preserving the oak trees in new development and not clear-cutting. He continued that he would like the language added to the process.

Mr. Warren Wesley, 22 Needles Lane, expressed his concern with the development with the wildlife and what will happen to them. He added that he received an abutter letter ten days ago and is concerned with why he has not heard of this prior to that as an adjacent land owner to the property.

Ms. Weedo explained that this is a future land use amendment and explained the process that when it comes back for the zoning it will most probably be a Planned Residential Development (PRD). At that time is when the project can provide additional information what will take place with the property.

Mr. David Boswell stated that he is a state licensed contractor, lives in the vicinity of the property and was in the original meetings on the property with the County, and has concerns with what has been omitted that was promised to the County and Pine Run residents. He expressed that he feels it is being downgraded. It was said that there would be a 150' wildlife corridor. Mr. Boswell commented that he has grown up in construction and land surveying and is concerned with the aesthetics of the community and the promised municipalities such as fire departments, schools and grocery stores. He is concerned with Ormond Beach turning out like Holly Hill such as where developers have made promises and then the residents do not have the money to upgrade their sanitary system. Mr. Boswell advised that he knows building will take place but want to stay within the context of what was laid out in County meetings.

He commended the City of Ormond Beach for working with the residents. Mr. Boswell concluded that his mother sold the old gas station property that is now The Pumphouse, to Mr. Bill Jones because they could not get any sign approvals, or parking at the time.

Mr. Glen Storch, PA, Storch Law Firm, responded to Mr. Boswell's comments, explaining that this is a Comprehensive Plan review is to reduce the density for the property and added that regarding the trees, the project is in the design stage and has higher standards than the County. The purchaser of the property is a resident of Ormond Beach and wants to do something that he can be proud of. Mr. Storch advised that 15 percent of the property is set aside for trees as well as four to five acres of wetland preservation.

Ms. Tolland asked for additional information the speaker was referring to with the wildlife corridor aforementioned. Mr. Storch replied in his research he has not seen the information on it in the title or the County Comprehensive Plan, zoning codes or Land Development Code (LDC).

Mr. Briley asked if the matter can be discussed and encouraged when it comes time for the neighborhood meetings. Mr. Spraker replied that Ormond Beach is unique and explained how with the land use amendment, it is a city requirement that everyone within 300 feet of the property is notified via certified mail. Following notification the matter goes to the Site Plan Review Committee (SPRC) and that information is placed on the City website. The next step is the neighborhood meeting.

Mr. Spraker continued that after the first submittal, a neighborhood meeting is coordinated, followed by the Planning Board and City Commission meetings. He reiterated that tonight is only regarding the land use where it is being reduced by 422 units and a million square feet of commercial. The Volusia County analysis showed that the land can support 1,054 units. He offered his business card for any communications or meetings on the matter.

Chairman Thomas commented that people are not aware of how the process works and asked that there be an outline so that it is clearer on the overhead projector.

Mr. Scudiero added that as the process plays out there will be a better visual on it all. Concerns will be taken to hear prior to the Board voting on anything down the line. He commented that anything that reduces density should be a yes.

Mr. Galloway was interested to obtain more information on the wildlife corridor referenced by the speaker.

Mr. Jorczak applauded the property owner's and staff's efforts with reducing the density.

Mr. Briley concurred, "It's a no-brainer".

Ms. Shull motioned to approve LUPA 2022-023 – Second Amended Interlocal Service Boundary Agreement (ISBA) Future Land Use Map Amendment (Small Scale). Ms. Tolland seconded it. Vote was called, and the motion was approved (7-0).

D. <u>CP 2022-024 – Comprehensive Plan Text Amendments Related to the Second Interlocal Service Boundary Agreement (ISBA)</u>

Ms. Becky Weedo, Senior Planner, stated that this item is one of the companion documents to the previous Second Amended ISBA Future Land Use Map (FLUM) amendment and is an administrative request to amend the City of Ormond Beach Comprehensive Plan's Future Land Use and Intergovernmental Coordination to update language and references consistent with the Second Amended Interlocal Service Boundary Agreement (ISBA) between the City of Ormond Beach and Volusia County pursuant to Chapter 171, Part II, Florida Statutes, as amended. She added that since the Second Amended ISBA has been adopted, the Comprehensive Plan amendments must be processed to update the policies and objectives consistent with the expanded joint planning and service area. A summary of the proposed amendments were shown overhead and explained.

Ms. Weedo noted that the amendments are text amendments to Comprehensive Plan Elements, and the item will be processed as a large scale amendment which requires an expedited State review by the Department of Economic Opportunity (DEO) and a review by the Volusia Growth Management Commission (VGMC). The City Commission first reading of this amendment is planned to be on April 19th with transmittal to DEO and VGMC by April 29th. She continued that second reading is tentatively scheduled on June 7th and submittal of the adopted package to DEO and VGMC by June 17th.

Ms. Weedo concluded that staff recommends that the Planning Board recommend approval to the proposed Comprehensive Plan amendments to the Future Land Use Element and the intergovernmental coordination element to be consistent with the Second Amended Interlocal Service Boundary Agreement (ISBA).

Mr. Jorczak motioned to approve CP 2022-024 – Comprehensive Plan text amendments related to the second Interlocal Service Boundary Agreement (ISBA). Mr. Briley seconded it. Vote was called, and the motion was approved (7-0).

E. LUPA 2022-020 – RidgeHaven original ISBA Small Scale Comprehensive Plan Land Use Map Amendment (RidgeHaven – 19.19 acres (Small Scale)

Ms. Becky Weedo, Senior Planner, stated that this is a request bv Corey D. Brown, authorized representative on behalf of Snilloc Family LP Number One and RidgeHaven LLC, property owners, for a Small-Scale Comprehensive Plan Future Amendment for a 19.19± acre property located within the original Interlocal Service Boundary Agreement (ISBA) adopted in 2015. Ms. Weedo added that the requested land use map amendment is going from City "Low Intensity Commercial" (LIC) to City "Medium Density Residential" (MDR). The maximum gross density shall not exceed eight units per acre and total units for all lands within the RidgeHaven subdivision (including within the 84.26 acres to the north) shall not exceed 298 residential units.

Ms. Weedo explained that the existing land use per the original ISBA, allows up to 153 dwelling units with a 0.50 Floor Area Ratio (FAR) for retail. The proposed land use category density still remains the same at 153 residential units. There is also a condition that the total RidgeHaven area cannot exceed 298 residential units within this land area of 19.19 acres and the other RidgeHaven land area of 84.26 acres. Ms. Weedo continued that the proposed FAR is 0.30. The non-residential entitlements will decrease by 167, 183 square feet. The proposed land use limits any FAR uses to institutional uses, such as a house of worship. She added that the amendment to the Future Land Use Map is also being processed as a small-scale amendment per Chapter 163, Section 3187, Florida Statutes. Effective July 1, 2021, the process for small scale amendments changed the acreage from 10 acres or less to 50 acres or less. Ms. Weedo reiterated that it is a companion document to the Second Amended ISBA small scale amendment to the 84.26 acres north. City Commission first reading of this amendment is planned to be on April 19th with the second reading on May 3rd and submittal to DEO and VGMC on May 10th.

Ms. Weedo explained that staff determined that the proposed amendment meets the goals, objectives, and policies of the City's Comprehensive Plan, and the requirements established by Florida Statutes, the proposed uses are appropriate, the amendment provides adequate infrastructure; and will not impact surrounding jurisdictions. She concluded that staff recommends that the Planning Board recommend approval to the City Commission of a Future Land Use map amendment for a 19.19± acre land area from the existing future land use designation of "Low-Intensity Commercial" to "Medium-Density Residential" with conditions for the RidgeHaven land area.

Ms. Shull asked for clarification of the request and if it is already included with the prior vote. Ms. Weedo answered that it is part of the entire RidgeHaven area and this

future land use amendment is required to be done separately due to the 19.19 acres being originally in the ISBA. It had a city future land use designation. It was confirmed that it is going to Medium-Density Residential from Low-Intensity Commercial. Ms. Weedo stated that it is going to provide similar density which is limited to the eight dwelling units and the City wishes to be consistent with what was previously approved.

Mr. Spraker explained some of the philosophy with it already being a City commercial land use area. "It is significant that 170,000 square feet of commercial use is being eliminated." He added that residential has a lower trip generation. Mr. Spraker stated that the theory is that there would be higher density along the roadway and transition to lower-density along the interface of the Village of Pine Run.

Mr. Storch noted that the duplexes are a lower density than apartment complexes. A variety of areas can be put in the project with the total number only being a maximum of 298. Both Comprehensive Plan amendments will contain a line item that specifies that the two parcels can only go to 298 residential units.

Mr. Galloway spoke on property rights and commented that someone is taking a commercial property that is valued today and paying taxes on commercial property and is downsizing to go to a residential property. He continued expressing that if someone is willing to downsize their property and go to a residential zoning, that it is a "win-win". Mr. Galloway stated that he believes it is better off as residential, commenting "although the neighbors may not like it, the alternative of having something commercial, most would rather have residential."

Mr. Storch commented that the whole development is going to be a community with amenities, walking trails, park areas, retention areas and lakes. He added that other than staff, his client 'Rick', worked very hard on the project to create something special.

Audience Comments

Mr. Warren Wesley, 22 Needles Lane, expressed his relief in hearing that out of the total 103 acres, that only 298 units will be built on it.

Mr. Briley motioned to approve LUPA 2022-020 – RidgeHaven original ISBA Small Scale Comprehensive Plan Land Use Map Amendment, 19.19 acres (small scale). Mr. Scudiero seconded it. Vote was called, and the motion was approved (7-0).

VIII. OTHER BUSINESS

A. Front Yard Waterbody Calculated Setbacks

Ms. Robin Gawel, Senior Planner, explained that this is a discussion item regarding an administrative request to amend front yard and waterfront yard setbacks. The purpose is to introduce the proposed amendment and gain any input from the Planning Board before presenting a Land Development Code (LDC) Amendment. Ms. Gawel continued that the request would amend certain district regulations that currently contain additional front yard and waterfront yard setback requirements.

April 19, 2022 City Commission minutes

Ordinance 2022-11
LUPA 2022-023 – Second Amended Interlocal Service Boundary Agreement (ISBA) Future Land Use Map Amendment (Small Scale)

Ordinance 2022-12
LUPA 2022-020 – RidgeHaven original ISBA Small Scale Comprehensive Plan Land Use Map Amendment (RidgeHaven – 19.19 acres (Small Scale)

Commissioner Persis moved, seconded by Commissioner Littleton, for approval of the consent agenda.

Call Vote:	Commissioner Selby	Yes
	Commissioner Kent	Yes
	Commissioner Persis	Yes
	Commissioner Littleton	Yes
Carried.	Mayor Partington	Yes

Comments on the Consent Agenda

No one had additional comments on the consent agenda.

Item #8 – Public Hearings

Item #8A – N. US 1 Second Amended Future Land Use Map Amendment-Small Scale

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2022-11

AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP TO INCORPORATE THE PROVISIONS OF THE SECOND AMENDED NORTH US HIGHWAY 1 INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN THE CITY OF ORMOND BEACH AND THE COUNTY OF VOLUSIA; AUTHORIZING TRANSMITTAL; PROVIDING FOR PUBLIC HEARINGS; PROVIDING FOR CONFLICTING ORDINANCES; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Steven Spraker, Planning Director, reviewed a PowerPoint presentation and explained the item was a land use amendment to the city's comprehensive plan based on the Interlocal Service Boundary Agreement (ISBA) that was approved at the December 7, 2021, City Commission meeting. He stated the land use amendment would provide an overall vision of use and the developed units per acre. He explained the land use action proposed would have a decrease of residential units by 422 dwelling units and a decrease of 1,100,000 square feet of non-residential building entitlements. He reviewed the series of actions needed if approved, noting staff recommended approval.

Commissioner Persis inquired if approved would the Commission be required to stick with the number of residential units per acre; whereby, Mr. Spraker stated the item would supply a maximum number and the number of actual units approved could be discussed during the site plan review process.

Commissioner Selby inquired about the southern piece of land; whereby Mr. Spraker stated that property would be addressed during item 8B.

Mayor Partington inquired if the item was reducing the number of units by 529; whereby, Mr. Spraker stated for the entire subdivision that would be correct. Mayor Partington expressed his support of the item.

Mr. Joseph Valerio, 1213 North Side Drive, requested the Commission try to preserve the land and incorporate trees into the design of the property.

Mr. Glen Storch, 420 Nova Road, Daytona Beach, stated he was at the meeting on behalf of the Storch Law Firm representing the property owner for the item. He explained the county would allow a much higher density, noting they promised a lower maximum density. He discussed the transportation analysis based on what the county allowed versus the lowered maximum density. He clarified he was willing to work with the surrounding neighborhoods during the site plan review phase and neighborhood meetings.

Commissioner Littleton moved, seconded by Commissioner Selby, for approval of Ordinance No. 2022-11, on first reading, as read by title only.

Call Vote:	Commissioner Kent	Yes
	Commissioner Persis	Yes
	Commissioner Littleton	Yes
	Commissioner Selby	Yes

Carried.	Mayor Partington	Yes

Item #8B – Future Land Use Amendment - RidgeHaven

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2022-12

AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF ORMOND BEACH BY AMENDING THE FUTURE LAND USE MAP FOR REAL PROPERTY TOTALING 19.19± ACRES ASSOCIATED WITH THE RIDGEHAVEN PROPOSED SUBDIVISION FROM "LOW INTENSITY COMMERCIAL" (LIC) TO "MEDIUM DENSITY RESIDENTIAL" (MDR); PROVIDING FOR CONFLICT; AUTHORIZING TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Spraker stated the item was for the southern portion of the property and seeks to change from commercial use to residential use. He reviewed the series of actions needed if approved, noting staff recommended approval.

Commissioner Littleton inquired if the property would have a commercial business due to the location away from United States Highway One; whereby, Mr. Spraker stated it was entitled to but was unsure when or if it would happen.

Mr. Jason Zaniewski, 122 Oak Lane, voiced his concerns regarding the increased traffic and the environment; such as the Ormond Scenic Loop & Trail. He explained his daughter found arrowheads and other artifacts around the Pine Run subdivision, of which he had photographs. He acknowledged the residential growth in the state and noted the number of homes for sale in Ormond Beach from an online search.

Mayor Partington requested Mr. Zaniewski send the photographs to the City Clerk.

Ms. Barbara Schubert, 21 Village Drive, expressed her concerns regarding the wildlife.

Mr. Terry Schubert, 21 Village Drive, indicated his concerns regarding the property including the wildlife and environment.

Mr. Valerio inquired if the 298 units would be built first and requested the smaller southern property be preserved for green space.

Mr. Storch stated logically the site would not be commercial but could have been an apartment complex. He stated the plan was to cluster the density to provide for conservation with native vegetation.

Commissioner Littleton inquired if the item was reducing the non-residential entitlements by 167,000 square feet; whereby, Mr. Spraker confirmed that was accurate.

Commissioner Persis moved, seconded by Commissioner Littleton, for approval of Ordinance No. 2022-12, on first reading, as read by title only.

Call Vote:	Commissioner Persis	Yes
	Commissioner Littleton	Yes
	Commissioner Selby	Yes
	Commissioner Kent	Yes
Carried.	Mayor Partington	Yes

Item #9 – First Reading of Ordinances

Item #9A – Ordinance Calling 2022 Regular City Election

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2022-13

AN ORDINANCE REGARDING THE OFFICE OF MAYOR AND CITY COMMISSIONERS FOR ZONES 1 THROUGH 4 BY PROVIDING FOR AND CALLING A PRIMARY MUNICIPAL ELECTION OF THE REGISTERED ELECTORS OF THE CITY OF ORMOND BEACH TO BE HELD ON AUGUST 23, 2022; PROVIDING FOR AND CALLING A

May 3, 2022 City Commission minutes

Ordinance 2022-11
LUPA 2022-023 – Second Amended Interlocal Service Boundary Agreement (ISBA) Future Land Use Map Amendment (Small Scale)

Ordinance 2022-12
LUPA 2022-020 – RidgeHaven original ISBA Small Scale Comprehensive Plan Land Use Map Amendment (RidgeHaven – 19.19 acres (Small Scale)

Ordinance 2022-14
CP 2022-024 – Comprehensive Plan Text Amendments Related to the Second Interlocal Service Boundary Agreement (ISBA)

Mayor Partington advised the minutes of the April 19, 2022, meeting had been sent to the Commission for review and were posted on the city's website for public viewing. He asked for any corrections, additions, or omissions. He stated that hearing no corrections, the minutes would stand approved as presented.

Commissioner Persis moved, seconded by Commissioner Selby, for approval of the April 19, 2022, City Commission meeting minutes.

The motion passed by voice vote.

Item #7 – Consent Agenda

Mayor Partington advised the actions proposed for the items on the Consent Agenda were so stated on the agenda. He asked if any member of the Commission had questions or wished to discuss any items separately.

Commissioner Kent moved, seconded by Commissioner Littleton, for approval of the consent agenda.

Call Vote:	Commissioner Selby	Yes
	Commissioner Kent	Yes
	Commissioner Persis	Yes
	Commissioner Littleton	Yes
Carried.	Mayor Partington	Yes

Comments on the Consent Agenda

Commissioners Kent and Persis discussed their support of Item 7B, which authorized an agreement with Holub Development, LLC regarding the construction of an outdoor basketball court and installation of new lighting. They thanked Mr. Paul Holub for his generosity.

Item #8 – Public Hearings

Item #8A – N. US 1 Second Amended Future Land Use Map Amendment-Small Scale

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2022-11

AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP TO INCORPORATE THE PROVISIONS OF THE SECOND AMENDED NORTH US HIGHWAY 1 INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN THE CITY OF ORMOND BEACH AND THE COUNTY OF VOLUSIA; AUTHORIZING TRANSMITTAL; PROVIDING FOR PUBLIC HEARINGS; PROVIDING FOR CONFLICTING ORDINANCES; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Commissioner Littleton moved, seconded by Commissioner Persis, for approval of Ordinance No. 2022-11, on second reading, as read by title only.

Call Vote:	Commissioner Kent	Yes
	Commissioner Persis	Yes
	Commissioner Littleton	Yes
	Commissioner Selby	Yes
Carried.	Mayor Partington	Yes

Item #8B – Future Land Use Amendment - RidgeHaven

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2022-12

AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF ORMOND BEACH BY AMENDING THE FUTURE LAND USE MAP FOR REAL PROPERTY TOTALING 19.19± ACRES ASSOCIATED WITH THE RIDGEHAVEN PROPOSED SUBDIVISION FROM "LOW INTENSITY COMMERCIAL"

(LIC) TO "MEDIUM DENSITY RESIDENTIAL" (MDR); PROVIDING FOR CONFLICT; AUTHORIZING TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Mr. Steve Zumwalde, 37 Village Drive, expressed concerns regarding Plantation Oaks, Ormond Crossing and RidgeHaven developments.

Mr. Storch stated the ordinance was regarding the land use for RidgeHaven, noting the density was decreasing from over 1,000 units to 298 units. He explained there would be a neighborhood meeting where he could address any further concerns.

Commissioner Littleton moved, seconded by Commissioner Selby, for approval of Ordinance No. 2022-12, on second reading, as read by title only.

Call Vote:	Commissioner Persis	Yes
	Commissioner Littleton	Yes
	Commissioner Selby	Yes
	Commissioner Kent	Yes
Carried.	Mayor Partington	Yes

Item #8C – N US 1 Second Amended ISBA Comprehensive Plan Text Amendments Expedited

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2022-14

AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT AND THE INTERGOVERNMENTAL COORDINATION ELEMENT OF THE COMPREHENSIVE PLAN BY INCORPORATING THE PROVISIONS OF THE SECOND AMENDED NORTH US HIGHWAY 1 INTERLOCAL SERVICE BOUNDARY AGREEMENT (ISBA) BETWEEN THE CITY OF ORMOND BEACH AND THE COUNTY OF VOLUSIA; PROVIDING FOR TRANSMITTING COPIES OF THE NOTICE AND AMENDMENT TO THE STATE REVIEWING AGENCIES, THE COUNTY OF VOLUSIA, AND ANY OTHER LOCAL GOVERNMENT OR GOVERNMENTAL AGENCY REQUESTING A COPY; PROVIDING FOR PUBLIC HEARINGS; PROVIDING FOR CONFLICTING ORDINANCES; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Steven Spraker, Planning Director, explained the ordinance was to amend the Comprehensive Plan by incorporating the second amended Interlocal Service Boundary Agreement between the city and County of Volusia. He noted the ordinance would establish the future land use categories. He stated staff and Planning Board recommended approval.

Commissioner Persis moved, seconded by Commissioner Selby, for approval of Ordinance No. 2022-14, on first reading, as read by title only.

Call Vote:	Commissioner Littleton	Yes
	Commissioner Selby	Yes
	Commissioner Kent	Yes
	Commissioner Persis	Yes
Carried.	Mayor Partington	Yes

Item #8D – 100 West Granada Boulevard, Building Signage Special Exception

City Clerk Susan C. Dauderis read by title only:

RESOLUTION NO. 2022-62

A RESOLUTION AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A SPECIAL EXCEPTION REGARDING THE PROPOSED "NEIGHBORHOOD SCOOP" ICE CREAM SHOP LOCATED AT 100 WEST GRANADA BOULEVARD, WITHIN THE B-4 (CENTRAL BUSINESS) ZONING DISTRICT, WITHIN THE DOWNTOWN OVERLAY DISTRICT; TO ALLOW ALTERNATIVE BUILDING SIGNAGE TOTALING APPROXIMATELY 25 SQUARE FEET; ESTABLISHING CONDITIONS AND EXPIRATION DATE OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Draft
Planning Board minutes
June 9, 2022

Second Amended Interlocal Service Boundary Agreement (ISBA) Future Land Use Map Amendment (Small Scale)

DRAFT

A. LUPA 2022-023: Second Amended Interlocal Service Boundary Agreement (ISBA) Future Land Use Map Amendment (Small Scale)

Mr. Steven Spraker, Planning Director, explained the request for LUPA 2022-023: Second Amended Interlocal Service Boundary Agreement (ISBA) Future Land Use Map Amendment (Small Scale). Mr. Spraker stated that this item was reviewed by the Planning Board in March. Mr. Spraker stated that there are three inter-related Comprehensive Plan actions on the second amended Interlocal Service Boundary Agreement (ISBA):

1. Text amendments to the Comprehensive Plan for the implementation of the ISBA. This amendment was reviewed at the March 10, 2022 Planning Board and recommended for approval. This item was presented at the May 3, 2022 City Commission meeting and approved on first reading. The item was transmitted to the Volusia County Growth Management Commission and to the Department of Economic Activity and the second reading will occur at the July 19, 2022 City Commission meeting.
2. Second Amended Interlocal Service Boundary Agreement Future Land Use Map Amendment (Small Scale) of 89.99 acres. This amendment was reviewed at the March 10, 2022 Planning Board and recommended for approval. This item was presented at the April 19, 2022 and the May 3, 2022 City Commission meeting and approved. The item was transmitted to the Volusia County Growth Management Commission and to the Department of Economic Activity (DEO). Mr. Spraker stated this item was processed prior to the text amendments adoption. The Department of Economic Opportunity (DEO) commented that the small-scale Future Land Use amendment must be adopted

after the Comprehensive Plan large scale text amendment. Mr. Spraker concluded that this item must be re-heard and re-adopted.

3. Small Scale amendment for 19.19 acres. This amendment was reviewed at the March 10, 2022 Planning Board and recommended for approval. This item was presented at the April 19, 2022 and the May 3, 2022 City Commission meeting and approved. Mr. Spraker stated that this application has been approved.

Mr. Spraker reviewed a PowerPoint slide that detailed the process for the RidgeHaven project. Mr. Spraker detailed the application and stated that there are two land areas. The first land area is 84.26 acres owned by the RidgeHaven development. Mr. Spraker stated that the land use amendment would reduce the residential density from 8 units per acre to 3 units per acre and decrease the non-residential entitlement by 1.1 million square feet. The entire RidgeHaven land area has a maximum allowance of 298 residential units. The second land area is 5.73 acres owned by individuals not associated with the RidgeHaven development. Mr. Spraker stated that the density of this land area would stay at 8 units per acre based upon the Volusia County land use.

Mr. Spraker concluded that staff is recommending approval of the land use application. The scheduled City Commission dates are July 19, 2022 & August 3, 2022.

Audience comments

Mr. Lew Welge, 88 Mound Avenue, stated he was on the Gainesville Park and Recreation Board for three or four years and he complemented the Planning Board members. Mr. Welge asked where Nova Road was on the PowerPoint map. Mr. Spraker stated that Nova Road would be off the map and showed where U.S. Highway 1 was located. Mr. Welge asked for clarification of the project location and its proximity to Old Dixie Highway. Mr. Spraker stated that Old Dixie Highway is approximately east of the proposed RidgeHaven with Plantation Oaks and state preservation land located in between. Mr. Welge encouraged preservation and lots of green area.

Glenn Storch, Storch Law Firm, 420 South Nova Road attorney for RidgeHaven subdivision, reminded the Planning Board that this application seeks to reduce the land use density. Mr. Storch stated that the enclave properties are maintaining the land use density allowed by Volusia County.

Mr. Galloway asked if any of the enclave properties are in attendance. Mr. Storch responded that he was not aware of any and at the last meeting they were able to meet one of the enclave properties and purchase their property.

Ms. Tolland asked if there were any houses on the land areas today. Mr. Storch stated he was aware of one house.

Dan Clark, 136 New Road, Rising Sun, Maryland, stated he is a buyer of a property that boarders the RidgeHaven development. Mr. Clark inquired about roads, water, and sewer and inquired if septic systems were proposed. Mr. Storch stated that no septic tanks or wells are proposed and the project would connect to Ormond Beach water and sewer. Mr. Clark asked where the sewer plant is located and if there is adequate capacity. Mr. Spraker stated it is important to remember where you are in the process. The current application is a land use amendment that reduces residential density and commercial square footage. Mr. Spraker

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stated there is no site plan and the application reduces all infrastructure impacts. Mr. Spraker stated that there is adequate sewer capacity for this project and others.

Mr. Lew Welge, 88 Mound Avenue, stated it is positive that the project is not connected to septic system. The reduction in land use is a positive step.

Board comments

Mr. Scudiero noted that the project is reducing density. Ms. Tolland concurred with the lower density and noted that the enclaves maintained the same land use density. Board members stated that the application is the same as the March Planning Board agenda item where the item was recommended for approval.

Mr. Jorczak motioned to approve LUPA 2022-023: Second Amended Interlocal Service Boundary Agreement (ISBA) Future Land Use Map Amendment (Small Scale). Mr. Scudiero seconded it. Vote was called, and the motion was approved (7-0).

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CITY OF ORMOND BEACH

City Manager • 22 S. Beach Street • Ormond Beach • Florida • 32174 • (386) 676-3200 • Fax (386) 676-3384

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce A. Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: August 3, 2022

Subject: 215 Williamson Boulevard, Regal Multi-Family, Planned Business Development First Amendment

Commission Goal: Community Development - Other

Introduction

This is a request from Southwest I-95, LLC, for a Planned Business Development amendment to allow the demolition of the existing 39,368 square foot former theater building and a maximum of 312 multi-family units on 12.00 acres at 215 Williamson Boulevard. The site plan as submitted contains 310 multi-family residential units.

Background

The subject property has a land use of “Commercial” and a Planned Business Development (PBD) zoning designation. The property was annexed into the City of Ormond Beach on December 5, 1995 with Ordinance No. 95-170. The property had a Volusia County development order to construct a 12-screen movie theater that was transferred into the City of Ormond Beach. The City Commission also approved Ordinance No. 2022-03 for the issuance of a development order. The development order allowed:

1. The Planned Development allowed the existing pylon sign for future users based on the limited visibility from the roadway.
2. Approved a building height for Parcel 3 (parking lot) and Parcel 4 (existing building) of 50’. The existing building is 50’ in height. The proposed outparcel, Parcel 1, would develop under the B-8 (Commercial) dimensional requirements.
3. Uses. Allowed certain uses on the property in addition to the B-8 (Commercial) uses.

Discussion

The current project seeks a multi-family use and key attributes are summarized below:

1. The site is approximately 12.00 acres.
2. The density requested is 26 units per acre or a maximum of 312 multi-family

residential units. The B-8 (Commercial) zoning district dimensional standards (incorporated with the development order) allows 10 units per acre. The property's "Commercial" land use allows 32 units per acre. The Planned Business Development amendment is required to obtain any density over 10 units per acre.

3. The project seeks 310 multi-family units in three (3) buildings. Building one (1) is four (4) stories and totals 53,452 square feet. Building two (2) is 4 stories and totals 47,454 square feet. Building 3 is 2 stories and totals 5,749 square feet.
4. There are 162 one bedroom units proposed and 148 two and three bedroom units proposed.
5. The multi-family building design features interior corridor access to the residential units.
6. The existing movie theater building of 39,368 square feet would be demolished.
7. The outparcel proposed in the original development order would not be constructed and the existing stormwater pond would remain.
8. The project would demolish the existing movie theater pylon signage and construct two 64 square foot monument signs per the Land Development Code allowances.
9. Sheet 9 of the site plan shows:
   a. The building area is 20.4% of the site.
   b. There is 35.4% of the site dedicated to green space.
   c. The stormwater area is 9.1% of the site.
   d. The pavement area, including parking is 26.9% of the site.
10. The multifamily parking calculation states 1.5 parking space is required for a one-bedroom unit with 0.5 parking space reserved and two parking spaces for all other units. Section 3-27(a)(7) of the Land Development Code allows a twenty (20%) parking reduction for properties within the transportation concurrency exception area. The project is required to provide 496 parking spaces.
11. The project includes a dog park, pool area and an amenity area.
12. A loading space is provided for buildings 1 and 2.
13. A trash compacter is provided.
14. A sidewalk connection to Williamson Boulevard is provided.
15. A bus shelter is proposed to be constructed and maintained by the applicant.
16. The two stormwater retention areas along Williamson Boulevard would remain with fountains added. There is an additional wet detention pond and 2 dry retention ponds.
17. The potable water would be provided with a four (4") inch master meter. Fire protection would be provided by an eight (8") inch fire main.
18. The project is within the city's Transportation Concurrency Exception Area (TCEA).

The project is seeking the Planned Business Development amendment based upon:

1. Density. Ordinance No. 2022-03 incorporated the dimensional standards of the B-8 (Commercial) zoning district that allows a density of 10 units per acre. The property's land use designation of "Commercial" allows a density of 32 units per acre. The last major revision to the city's zoning districts occurred in 2009. The

amendments allowed the Site Plan Review Committee (SPRC) to approve development that was at a density of ten (10) units per acre or less. Any development that sought a density higher than 10 units per acre would need to obtain a Planned Development designation. The Planned Development is a public hearing that allows public notice and an opportunity to for a Planning Board recommendation and City Commission action. The request for the additional density is not a waiver/variance, but does require a public review and an analysis of the development order criteria.

2. Building dimensions**.** Section 2-57(22)(f) of the Land Development Code states that no structure shall exceed one hundred and eighty feet (180') unless a Planned Development is obtained. There is no criteria regarding the building dimensions, but a Planned Development is required. The two primary four story buildings exceed 180 linear feet.

Traffic has been a key consideration of the project. Section 1-32(6)(l) of the Land Development Code states, "For development within a TCEA, no traffic study shall be required, concurrency shall not apply, and mitigation other than payment of the fee shall not be required. The mobility fee is a "pay and go" fee. Volusia County's Road Impact Fee shall apply." The project engineer provided a traffic analysis based on the ITE Trip Generation Manual. The analysis shows that the movie theater generates 3,912 average daily trips and the multi-family use generates 2,062 average daily trips, a reduction of 1,850 average daily trips. The PM peak trips are also reduced from the movie theater use of 243 PM peak trips to 192 PM peak trips for the multi-family use, a reduction of 51 PM peak trips. The traffic analysis does show a generation of 158 AM hour trips which do not exist for the movie theater use. The project has a commercial zoning designation which would allow uses (restaurants, drive thru restaurants, retail, medical office) with higher trip generation rates.

Planning Board

The project was reviewed at the June 9, 2022 meeting and recommended for approval (7-0). There were two individuals who addressed the Planning Board and expressed concerns about traffic. Planning Board members discussed the following:

1. This was a unique style of multi-family.
2. The project was infill and a good redevelopment of the existing site which is showing signs of blight.
3. Discussed traffic.
4. Discussed parking.
5. The project was in an appropriate location with no impacts to single-family uses, close to shopping and restaurants, and abuts conservation areas.

The Planning Board minutes are attached to this item.

Budget Impact

There is no direct budget impact of the Planned Business Development.

Citizen Impact

The property is located within a commercial corridor with no single-family uses in the area. The Planning Board discussion focused on traffic and the appropriateness of multi-family. The Comprehensive Plan provides policies on providing a range of housing including multi-family uses. The Planning Board concluded that the project traffic was less than the movie theater and allowed commercial uses and consistent with the city's TCEA policies.

Recommendation

It is recommended that the City Commission approve PBD 2022-047 for a Planned Business Development amendment to allow the demolition of the existing 39,368 square foot former theater building and the construction of 310 multi-family units (maximum of 312 multi-family units) on 12.00 acres at 215 Williamson Boulevard, subject to the applicant resolving the outstanding Site Plan Review Committee comments. The Planning Board recommended approval with a 7-0 vote.

Attachments:

- 22-19 215 Williamson Blvd First Amended PBD DO (P22-0091G) (PDF)
- 215 Williamson Blvd First Amended DO (PDF)
- Exhibit A, Legal Description (PDF)
- Exhibit B, SPRC comments (PDF)
- Exhibit C, PBD conditions - Regal Multi-Family (PDF)
- Exhibit D, site plans (PDF)
- 7 - 06.09.2022, Regal Multi-family PB Report (PDF)
- Draft Planning Board minutes (06.09.22) Regal Multi-Family (PDF)

REVIEWED BY:

Kelly McGuire, Finance Director 6/23/2022

Claire Whitley, Assistant City Manager 7/5/2022

APPROVED BY:

Joyce A. Shanahan, City Manager 7/13/2022

ORDINANCE NO. 2022-19

AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A FIRST AMENDED DEVELOPMENT ORDER FOR THE "REGAL MULTI-FAMILY" PLANNED BUSINESS DEVELOPMENT, LOCATED AT 215 WILLIAMSON BOULEVARD; AUTHORIZING THE REDEVELOPMENT OF A FORMER MOVIE THEATER, CONSTRUCTION OF A MAXIMUM OF 312 MULTI-FAMILY RESIDENTIAL UNITS, AND BUILDING DIMENSIONS GREATER THAN ONE HUNDRED AND EIGHTY FEET (180') IN LENGTH; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, Southwest I-95, LLC, a Florida limited liability company is the owner of real property ("Property Owner") located at 215 Williamson Boulevard (Volusia County parcel number 4230-00-00-0014), as more particularly described and depicted in Exhibit "A" to the first amended Planned Business Development (PBD) Development Order attached hereto and incorporated herein ("Property"), and

WHEREAS, by Ordinance 2022-03 the City Commission approved a Development Order to allow (1) creation of an outparcel along Williamson Boulevard, (2) additional uses within the Planned Business Development, and (3) creation of a framework for future redevelopment, which Development Order is recorded in Official Records Book 8202, at Pages 566 through 595, inclusive, of the Public Records of Volusia County, Florida, and

WHEREAS, the Planning Board held a public hearing in accordance with Section 1-15(c)(5) of the *Land Development Code,* and has recommended approval of the

proposed first amended Development Order for the project, and

WHEREAS, the City Commission has held a public hearing in accordance with Section 166.041(3)(c)(2), *Florida Statutes* and has considered the following:

(1) The report and recommendations of the Planning Board;

(2) The report and recommendations of the Site Plan Review Committee;

(3) The comments of governmental agencies, utility corporations and individuals, as received, and

(4) The testimony provided at public hearings, including from the City's planning staff, the Applicant, expert witnesses, and persons that may be affected as a result of the application, and documentary evidence pertaining thereto, if any, and

WHEREAS, the City Commission further finds that there is competent substantial evidence to support the following:

(1) The proposed land use conforms to the standards and requirements of the *Land Development Code* and will not create undue crowding beyond the conditions normally permitted in the PBD, Planned Business Development, zoning district, or adversely affect the public health, safety, welfare or quality of life;

(2) The proposed development is consistent with the *Comprehensive Plan*;

(3) The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells;

(4) The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties;

(5) There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds, as proposed;

(6) Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe, as proposed;

(7) The proposed development is functional in the use of space and aesthetically acceptable;

(8) The proposed development provides for the safety of occupants and visitors;

(9) The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area; now therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The foregoing recitals are incorporated herein as the findings of the City Commission.

SECTION TWO. The Mayor and the City Manager are authorized and directed to execute and issue the first amended Development Order for the "Regal Multi-Family"

Planned Business Development to allow the redevelopment of a former movie theater, construction of a maximum of 312 multi-family residential units, and building dimensions greater than one hundred and eighty feet (180') in length on the Property, consisting of approximately 12.00 acres.

SECTION THREE. The "General Commercial" land use of the Future Land Use Element of the Comprehensive Plan establishes a maximum density of 32 units per acre. Section 2-29 of the *Land Development Code* limits the multifamily density to 10 units per acre. In order to obtain density higher than 10 units per acre, but not more than 32 units per acre, a Planned Business Development is required. The density of 26 units per acre or a maximum of 312 multi-family units for the Planned Business Development as shown, described, and depicted in Exhibit "D" to the first amended PBD Development Order is hereby granted.

SECTION FOUR. Section 2-57(22)(f) of the Land Development Code states that no structure shall exceed one hundred and eighty feet (180') in length unless a Planned Development is obtained. The Applicant's request for the multi-family structures exceeding one hundred and eighty feet (180') in length as shown, described, and depicted in Exhibit "D" to the first amended PBD Development Order is hereby granted.

SECTION FIVE. Except as otherwise herein provided, all conditions set forth in Ordinance 2022-03 shall remain in effect and shall at all times be strictly complied with.

SECTION SIX. The Applicant, including the Applicant's successors and assigns, shall at all times fully comply with the terms and conditions of the first amended PBD Development Order.

SECTION SEVEN. This Ordinance shall take effect immediately upon its adoption. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

PASSED UPON at the first reading of the City Commission this 19th day of July 2022.

PASSED UPON at the second and final reading of the City Commission this 3rd day of August 2022.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

BEFORE THE
CITY COMMISSION
OF THE
CITY OF ORMOND BEACH

IN RE:	**Application of:**	Southwest I-95, LLC, a Florida limited liability company
	Application No.	2022-047
	Project Name:	Regal Multi-family
	Property Address:	215 Williamson Boulevard
	Parcel ID No.:	4230-00-00-0014

FIRST AMENDED PLANNED BUSINESS DEVELOPMENT DEVELOPMENT ORDER

This matter having come on for public hearing before the City Commission of the City of Ormond Beach, Florida, on July 19, 2022 and August 3, 2022, and the City Commission having considered those items as required by Chapter 1, Article II, Section 1-18(e) of the *Land Development Code*, and having heard testimony and evidence from all affected persons, the City Commission hereby finds that:

1. The proposed development conforms to the standards and requirements of the *Land Development Code* and will not create undue crowding beyond the conditions normally permitted in the PBD, Planned Business Development, zoning district, or adversely affect the public health, safety, welfare or quality of life;

2. The proposed development is consistent with the *Comprehensive Plan*;

3. The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells;

4. The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties;

5. There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds, as proposed;

6. Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe, as proposed;

7. The proposed development is functional in the use of space and aesthetically acceptable;

8. The proposed development provides for the safety of occupants and visitors; and

9. The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.

Thereupon and in consideration thereof, the City Commission hereby orders that:

A. The application of Southwest I-95, LLC, a Florida limited liability company, the property owner of approximately 12.00 acres of land located at 215 Williamson Boulevard (Volusia County parcel number: 4230-00-00-0014) (the "Property"), for a First Amended Development Order for a Planned Business Development to be known as "Regal Multi-family", to allow the redevelopment of a former movie theater and construction of a maximum of 312 multi-family residential units and building dimensions greater than one hundred and eighty feet (180') in length and associated site improvements on that Property more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by reference, is hereby granted, subject to the following conditions:

1. All applicable provisions of Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-36, Planned Business Development, of the City of Ormond Beach *Land Development Code*, except as otherwise specifically modified hereby, shall at all times be strictly complied with;

2. The outstanding comments from the Site Plan Review Committee list in Exhibit "B" shall be satisfied;

3. Full and complete compliance with the Special Conditions described in Exhibit "C";

4. Full and complete compliance with the Applicant's Site Plan attached as Exhibit "D";

B. The final plans for the development project shall be consistent with all the conditions listed in this Development Order and as depicted in the plans that are attached hereto and incorporated herein by reference as Exhibit "D".

C. No material change shall be made to the final plan for the development project without further review by the Planning Board and approval by the City Commission in accordance with the procedures for the approval or modification of development orders.

D. All site construction activity shall be performed in strict compliance with the terms and conditions of this Planned Business Development Order approved for this development project, and of the *Land Development Code*.

E. If the final plan approval lapses under the provisions of Section 1-14(3) of the *Land Development Code* before the planned development permit can be established, a new application for a Planned Business Development Order must be submitted for consideration in accordance with the requirements of the *Land Development Code*.

F. In the event the use of the land approved by this Planned Business Development Order is abandoned for a period of two (2) years any permit issued hereunder and this Planned Business Development Order shall automatically become void and a Notice of Final Plan Revocation shall be filed under the provisions of Section 1-14(3)(b) of the *Land Development Code,* and a new application for a Planned Business Development Order must be submitted for consideration in accordance with the requirements of the *Land Development Code*.

G. The Neighborhood Improvement Officer shall semi-annually prepare a report indicating which planned developments are not in compliance with Section 1-14, or with the conditions provided in the First Amended Planned Business Development Order. In the event a Neighborhood Improvement Officer determines there to be any violation, such Officer shall initiate appropriate code enforcement action for hearing before the City's Special Master.

H. In the event a building permit has not been issued within thirty-six (36) months, which date shall be August 3, 2025, then this Development Order shall automatically become void and shall have no further legal effect per Chapter 1, Article II, Section 1-14(3), of the *Land Development Code.* If a building or site engineering permit is issued on or before August 3, 2025 the project shall be vested.

I. This Planned Business Development Order shall be recorded in the public records of Volusia County, Florida, at the expense of the Southwest I-95, LLC, a Florida limited liability

company, and shall be binding upon Southwest I-95, LLC, a Florida limited liability company and the property owner, and its successors and assigns, and shall run with the real property described in Exhibit "A" attached hereto.

ORDERED this 3rd day of August, 2022.

CITY COMMISSION
CITY OF ORMOND BEACH, a Florida municipal corporation

By: _____
BILL PARTINGTON
Mayor

(CITY SEAL)

Attest: _____
JOYCE A. SHANAHAN
City Manager

EXHIBIT "A"
PAGE 1 OF 2

LEGAL DESCRIPTION

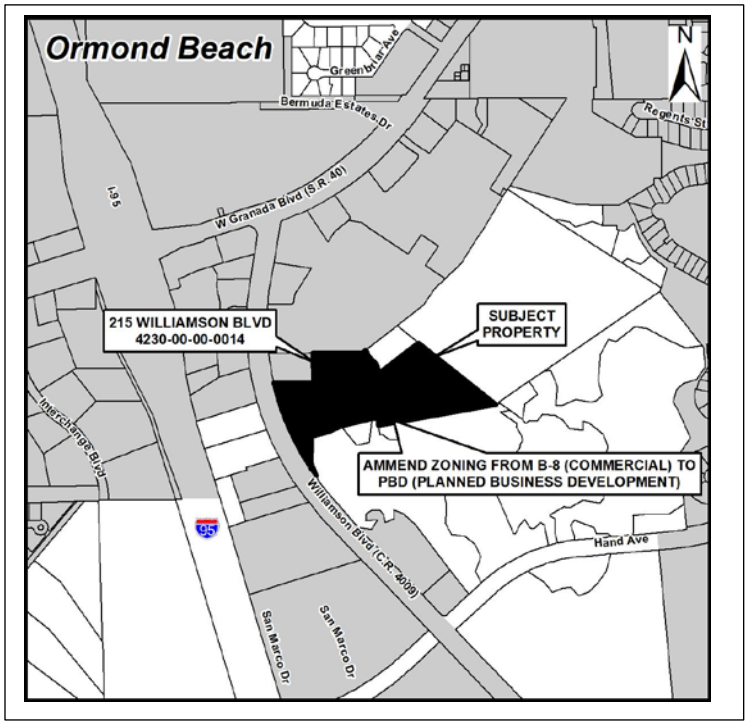
A PORTION OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT MARKING THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 30; THENCE RUN NORTH 89°30'28" WEST, ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 484.54 FEET TO A POINT THEREIN; THENCE, DEPARTING SAID SECTION LINE, RUN NORTH 32°27'31" WEST A DISTANCE OF 163.57 FEET; THENCE RUN NORTH 17°49'13" WEST A DISTANCE OF 318.80 FEET; THENCE RUN NORTH 18°20'40" WEST A DISTANCE OF 103.32 FEET; THENCE RUN SOUTH 77°31'10" WEST A DISTANCE OF 3.29 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 77°31'10" WEST A DISTANCE OF 37.17 FEET TO THE NORTHEASTERLY CORNER OF AREA "L", A DESCRIBED IN OFFICIAL RECORDS BOOK 3779, PAGE 4373, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN SOUTH 78°34'22" WEST (SOUTH 78°33'43" WEST PER DEED), ALONG THE NORTH LINE OF SAID AREA "L", A DISTANCE OF 214.89 FEET TO THE NORTHWESTERLY CORNER THEREOF, SAID POINT ALSO LYING IN THE SOUTH LINE OF THE 15 FOOT ACCESS EASEMENT KNOW AS EASEMENT "W" AND BEING DESCRIBED IN OFFICIAL RECORDS BOOK 3779, PAGE 4410, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN WESTERLY AND SOUTHERLY, ALONG THE SOUTHERLY LINE OF SAID EASEMENT "W", THE FOLLOWING COURSES AND DISTANCES: SOUTH 61°44'28" WEST (SOUTH 61°43'41" WEST PER DEED) A DISTANCE OF 93.77 FEET; THENCE RUN SOUTH 76°01'52" WEST (SOUTH 76°01'05" WEST PER DEED) A DISTANCE OF 117.88 FEET; THENCE RUN SOUTH 02°18'45" WEST (SOUTH 02°17'58" WEST PER DEED) A DISTANCE OF 115.36 FEET; THENCE RUN SOUTH 03°13'28" EAST (SOUTH 03°14'15" EAST PER DEED) A DISTANCE OF 61.75 FEET; THENCE RUN SOUTH 19°44'01" EAST (SOUTH 19°44'48" EAST PER DEED) A DISTANCE 136.51 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE 130 FOOT WIDE RIGHT-OF-WAY OF WILLIAMSON BOULEVARD, SAID POINT LYING IN A CURVE, CONCAVE EASTERLY, AND HAVING A RADIUS OF 1830.08 FEET; THENCE RUN NORTHERLY AND WESTERLY, ALONG SAID CURVED RIGHT-OF-WAY LINE, A DISTANCE OF 716.60 FEET, OR THROUGH AN CENTRAL ANGLE OF 22°26'06", HAVING A CHORD DISTANCE OF 712.03 FEET AND A CHORD BEARING OF NORTH 25°16'48" WEST, TO A POINT THEREIN; THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°56'42" EAST A DISTANCE OF 272.16 FEET; THENCE RUN NORTH 04°04'04" WEST A DISTANCE OF 200.49 FEET TO A POINT IN THE SOUTHERLY LINE OF ORMOND TOWNE SQUARE, AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, TRUSTEE, TO THE FAISON-SOFRAN PARTNERSHIP, AS RECORDED IN OFFICIAL RECORDS BOOK 3779, PAGE 4422, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 89°56'42" EAST (NORTH 89°55'55" EAST PER DEED), ALONG THE SOUTHERLY LINE OF SAID ORMOND TOWNE SQUARE, A DISTANCE OF 326.31 FEET TO A CONCRETE MONUMENT IN SAID SOUTHERLY LINE; THENCE RUN NORTH 52°24'56" EAST (NORTH 52°25'11" EAST PER DEED), CONTINUING ALONG SAID SOUTH LINE OF ORMOND TOWNE SQUARE, A DISTANCE OF 48.52 FEET TO A POINT THEREIN, SAID POINT BEING THE NORTHWESTERLY CORNER OF AREA "K", AS DESCRIBED IN OFFICIAL RECORDS BOOK 3779, PAGE 4381, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE, DEPARTING THE SOUTH LINE OF SAID ORMOND TOWNE SQUARE AND ALONG THE WESTERLY LINE OF SAID AREA "K", RUN SOUTH 20°35'09" EAST (SOUTH 20°34'54" EAST PER DEED) A DISTANCE OF 40.46 FEET; THENCE RUN SOUTH 43°13'00" EAST (SOUTH 43°12'45" EAST PER DEED), ALONG SAID WESTERLY LINE, A DISTANCE OF 85.30 FEET; THENCE RUN SOUTH 14°10'46" EAST (SOUTH 13°17'25" EAST PER DEED), ALONG SAID WESTERLY LINE, A DISTANCE OF 55.05 FEET (55.31 FEET PER DEED) TO THE SOUTHWESTERLY CORNER OF SAID AREA "K"; THENCE CONTINUE NORTH 52°23'55" EAST (NORTH 52°25'11" EAST PER DEED), ALONG THE SOUTHERLY LINE OF SAID AREA "K", A DISTANCE OF 335.64 FEET (336.59 FEED PER DEED) TO THE SOUTHEASTERLY CORNER THEREOF, SAID POINT LYING IN THE WESTERLY LINE OF THAT PARCEL OF LAND DEEDED FROM PATRICIA LAGONI, AS TRUSTEE, TO THE COUNTY OF VOLUSIA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3779, PAGE 4430, OF THE PUBLIC RECORDS VOLUSIA COUNTY, FLORIDA; THENCE RUN SOUTH 51°35'00" EAST (SOUTH 51°34'45" EAST PER SAID DEED) A DISTANCE OF 613.82 FEET TO A POINT THEREIN; THENCE, DEPARTING SAID WESTERLY LINE, RUN SOUTH 77°31'10" WEST A DISTANCE OF 749.30 FEET; THENCE RUN NORTH 25°32'51" WEST A DISTANCE OF 51.33 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL AS CREATED BY AND SET FORTH IN THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANTS BETWEEN PATRICIA LAGONI, AS TRUSTEE PURSUANT TO THAT TRUST DATED OCTOBER 6, 1988, DESIGNATED AS TRUST NO. IDI-1, AND REGAL CINEMAS, INC., A TENNESSEE CORPORATION, RECORDED JANUARY 26, 1996 IN OFFICIAL RECORDS BOOK 4073, PAGE 873.

ALSO TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL AS CREATED BY AND SET FORTH IN THAT CERTAIN TEMPORARY CONSTRUCTION AND PARKING/RETENTION AREA STABILIZATION EASEMENT BETWEEN PATRICIA LAGONI, AS TRUSTEE PURSUANT TO THAT TRUST DATED OCTOBER 6, 1988, DESIGNATED AS TRUST NO. IDI-1, AND IN FAVOR OF REGAL CINEMAS, INC., A TENNESSEE CORPORATION, RECORDED JANUARY 26, 1996 IN OFFICIAL RECORDS BOOK 4073, PAGE 905.

EXHIBIT "A"
PAGE 2 OF 2

LOCATION MAP



PARCEL ID:	4230-00-00-0014
OWNER:	SOUTHWEST I-95, LLC, A FLORIDA LIMITED LIABILITY COMPANY
APPLICANT:	SOUTHWEST I-95, LLC, A FLORIDA LIMITED LIABILITY COMPANY
PBD ADDRESS:	215 WILLIAMSON BOULEVARD, ORMOND BEACH, FL 32174

EXHIBIT "B"
Page 1 of 8

Project Name: PZ-22-047
Project Description: 215 Williamson Boulevard, Regal Multifamily (310 units on 12 acres)
Review Comments List Date: 5/22/2022

Ref. # 48, Civil Engineer, David Allen, Cycle 1
Markup: Civil-Paver Section, 14 DRAINAGE.pdf
Provide documentation that geotextile is not required between the different stone sizes. It would appear that the #57 stone could migrate into the No. 2 stone.

Ref. # 49, Civil Engineer, David Allen, Cycle 1
Markup: Civil-Control Structures, 15 DRAINAGE.pdf
The Sections shown on Sheet 19 indicate that the bottom of the dry ponds are at 21.5. The weirs for CS15 and CS17 are set 6" below the bottom of the pond. How does this work with the concrete apron at elevation 21.8?

Ref. # 50, Civil Engineer, David Allen, Cycle 1
Markup: Civil-Drainage 15, 15 DRAINAGE.pdf
The bottom of the dry ponds appear to be at elevation 21.5. The inverts of the 30" pipe are 17.29 and 17.47, so the top of pipe is at just over 20.04 up to 20.22. Using these numbers there is limited cover over the pipes.
Since the pipes pass through the inlets to the Wet pond Det 3 which has a initial stage of 20.39, the pipes will be full of water from the very beginning. These inlets will act as bubble-up structures. The dry detention is strictly for detention of the storm event volume.+

Ref. # 51, Civil Engineer, David Allen, Cycle 1
Markup: Civil-Hydraulic Grade line, 15 DRAINAGE.pdf
Since the drainage system appears to be under water, will there be any localized flooding due to the hydraulic grade. The LDC requires a hydraulic grade line calculation using the peak stage for the ponds. Since the peak stage is 24.50 for DET 3 and various inlets have a top elevation of 24.50, provide information that there will not be flooded parking lots.

Ref. # 52, Civil Engineer, David Allen, Cycle 1
Markup: Civil-Normal Water-Peak Stage, 14 DRAINAGE.pdf
Show normal water level and peak stage 25yr/24hr Storm Event.

Ref. # 53, Civil Engineer, David Allen, Cycle 1
Markup: Civil-Control [panel, 26 LIFT STATION.pdf
We have found that 5 feet from wet well to control panel works best for safety.

Ref. # 54, Civil Engineer, David Allen, Cycle 1
Markup: Civil-Retaining wall, 29 WALL SECTIONS.pdf
Provide distance from property line to retaining wall.

Ref. # 55, Civil Engineer, David Allen, Cycle 1
Markup: Civil-Maintenance Berm, 29 WALL SECTIONS.pdf
Show how the maintenance for this pond will be performed. Standard Details call for maintenance berm surrounding the wet pond.

Ref. # 56, Civil Engineer, David Allen, Cycle 1
Markup: Civil-Stormwater Report, Stormwater Report - Regal Apartments.pdf
This is a complicated system including both new and existing pipes and inlets. The normal water elevation for the wet ponds indicate that the pipes will be under water or at least partially full at the beginning of a storm event.
As I continue to review the design elements additional questions may arise.

Ref. # 57, Civil Engineer, David Allen, Cycle 1
Markup: Civil- Hydraulic Grade Line, Stormwater Report - Regal Apartments.pdf
Per the LDC, the initial stage for this evaluation was to be the peak stage for the design storm. Since the top of numerous inlets is very close to the peak stage, there appears that some localized flooding may occur. Please review and respond.

Ref. # 58, Landscape Architect, Cara Culliver, Cycle 1
Markup: Landscape Calculation Comments Sheet L2, L2 LANDSCAPE PLAN.pdf
- Please put the 1/1500 calculation on the chart which is 349 trees instead of the N/A.

- What's the difference between the greenspace and open space calculation? Please clarify?

- The landscape area (greenspace or open space) per sheet 9 please revise the landscape area calculation.

- The existing and specimen trees wouldn't be N/A, please provide a total for all existing trees saved.

Please show the math for trees greater than 2.5" caliper. For example, 3.5" caliper trees 84 trees (2 tree credits) = 168

- The note below, the calculations can't be based on excluding the area outside the silt fence.

Ref. # 59, Landscape Architect, Cara Culliver, Cycle 1
Markup: Landscape Comments Sheet L2, L2 LANDSCAPE PLAN.pdf
- All existing trees and palms to be preserved or removed, need to be surveyed. Please prepare a Tree Protection/Removal Plan.

- Mitigation for protected or specimen trees will be required.

- Please show calculations that the site is meeting the 10% interior landscaping requirement for the parking or vehicular use areas.

- On the west side of Building 1 and 2, please plant more shade and small trees to break and soften these buildings.

- The LIS shall be specified at 10' height minimum.

- I would caution using the AM, due to being a zone 10 palm and strong chance it will freeze.

- Are the courtyard areas having any landscape areas? If so, please provide landscaping.

EXHIBIT "B"

- Please use shade trees along the southern parking edge instead of understory trees. Also, space out and provide shade trees along the north parking area of Building 2.

Ref. # 60, Landscape Architect, Cara Culliver, Cycle 1
Markup: Landscape Comment Sheet L1, L1 LANDSCAPE PLAN.pdf
- Along Williamson Boulevard is a Greenbelt Buffer which is 1 tree per 200 SF. The written note is incorrect. Please provide required calculations and how this buffer is being met.

- The entrance to the property needs to be landscaped.
Are the existing palms being saved?

- From the existing sign to the curb right of the entrance is currently an open sod area. This area needs to be enhanced as part of the entrance design.

- The north landscape buffer along the existing pond is currently just sod and needs to be landscaped per the required 6' foot landscape buffer.

- Please provide an irrigation plan to meet Volusia County Waterwise Ordinance once the site layout plan is finalized.

Ref. # 1, Planner 3, Becky Weedo, Cycle 1
Markup: Crown of Road elevation, 14 DRAINAGE.pdf
Please provide the crown of road elevation. Per Section 3-18(f)(7) of the City Land Development Code, to prevent increased flood damage outside of special flood hazard areas the lowest floor of new principal buildings must be elevated at least 18 inches above the crown of road, unless the city engineer approves a lower height based on site-specific conditions.

Ref. # 40, Planning Director, Steven Spraker, Cycle 1
Comment:
Expiration of Site Plan Review Committee (SPRC) comments

Per Section 4-05 of the Land Development Code:

The applicants shall respond to SPRC written comments within one hundred eighty (180)calendar days of the issuance date or the project shall be considered withdrawn. All projects that do not respond within the allotted time shall be required to submit a new application and SPRC review fees. Applicants may request a maximum of two (2)ninety (90)-calendar day extensions with a written request to the planning director detailing the reason for the delay in responding to the SPRC comments.

NOTE: The SPRC meets every Wednesday morning and is available for a meeting as desired by the design team. Meetings can be requested by contacting Steven.Spraker@ormondbeach.org.

Ref. # 41, Planning Director, Steven Spraker, Cycle 1
Comment:
Bicycles and pedestrian systems analysis

Please provide a Bicycles and pedestrian systems analysis, See Section 3-53 (d) of the Land Development Code that states:

(d) Bicycles and pedestrian systems analysis. A bicycle and pedestrian system report prepared by a registered professional engineer or a certified planner qualified in traffic engineering or a certified transportation planner (i.e., member of the American Institute of Certified Planners) shall be submitted in conjunction with any application for development order if the development falls under any of the following categories:

(1) Report.
a. Residential development: Fifty (50) or more units.
b. Nonresidential development: One hundred (100) or more employees, or ten thousand (10,000) square feet or more of retail commercial.

(2) Scope. A bicycle and pedestrian system scope of services shall be submitted at a preapplication meeting scheduled with the appropriate staff prior to the initial application. The final report shall be submitted with the applicant's planning board/SPRC application. The final report shall include all requirements agreed upon at the preapplication meeting, and provide the following findings and appropriate methodologies utilized in determining the findings:
a. Bicycle and pedestrian systems within one (1) mile of the project (as measured from the site along streets).
b. Identify incomplete sidewalk or bicycle segments within the one (1) study area.
c. Concept plan (graphic or written form) for the pedestrian linkages between building entrances and public sidewalk or bicycle systems in adjacent rights-of-way or properties.
d. For residential developments within two (2) miles from a school or public park, identify concept plan for pedestrian and bicycle systems connects leading from school or public park.
e. For residential development, prepare concept plan for internal pedestrian and bicycle system and connections to adjacent properties and adjacent public pedestrian and bicycle systems.

The analysis can be a paragraph within the traffic statement or a separate document.

Ref. # 42, Planning Director, Steven Spraker, Cycle 1
Comment:
Hours of construction

Please add a note to the plan set that outdoor construction activity shall only occur from 7:00am to 7:00pm, Monday thru Saturday.

Ref. # 45, Planning Director, Steven Spraker, Cycle 1
Markup: Planning, Votran station, 09 OVERALL.pdf
Please add to the plan set the installation of a transit shelter with a note to coordinate the location and construction with Votran (See Section 3-22 of the Land Development Code).

Per Section 3-22 of the LDC, add that the shelter owners shall be responsible for the maintenance of the shelter and the shelter access.

Ref. # 46, Planning Director, Steven Spraker, Cycle 1
Markup: Planning, lighting - photometric plan, 09 OVERALL.pdf
If the project is approved with the PBD amendment, a photometric plan is required showing the lighting locations. Note per Section 3-68(9)(b)(1) of the Land Development Code, poles and fixtures shall not exceed twenty feet (20') in height above grade.

Ref. # 47, Planning Director, Steven Spraker, Cycle 1
Markup: Planning, bicycle parking, 09 OVERALL.pdf
Section 3-26(f) of the Land Development Code requires bicycle parking - 10 percent of the required parking. Please provde.

Ref. # 2, Utility 1, Mike Stephenson, Cycle 1
Markup: Existing Manhole Liner, 20 UTILITIES.pdf
Typically any manhole receiving force main inflows have a liner installed in them

Ref. # 3, Utility 1, Mike Stephenson, Cycle 1
Markup: Fire Flow Velocity Calculation, 20 UTILITIES.pdf
E.O.R. to provide calculations for fire flow velocities that support an 8-inch fire line sizing. 2,000 GPM in an 8-inch line seems excessive at initial glance.

Ref. # 4, Utility 1, Mike Stephenson, Cycle 1
Markup: Fire Riser Sizing Calc, 20 UTILITIES.pdf
E.O.R. to provide calculations for fire flow velocities in the proposed 6-inch fire riser.

Ref. # 5, Utility 1, Mike Stephenson, Cycle 1
Markup: Rim EL - I-01 and I-03, 14 DRAINAGE.pdf
Structures I-01 and I-03 currently have Rim EL listed as "???".

Ref. # 6, Utility 1, Mike Stephenson, Cycle 1
Markup: I-28 Inverts, 14 DRAINAGE.pdf
I-28 north invert called out as 10-inch whereas description of pipe calls for 18-inch

Ref. # 7, Utility 1, Mike Stephenson, Cycle 1
Markup: I-27 Inverts, 14 DRAINAGE.pdf
Structure I-27 has east callout listed as 24-inch, whereas description of pipe calls for 18-inch.

Ref. # 8, Utility 1, Mike Stephenson, Cycle 1
Markup: Structure I-28 Bottom Sizing, 14 DRAINAGE.pdf
Storm drain handbooks suggests structure bottom of I-28 should be larger than currently called out to accommodate piping at shown angles.

Ref. # 9, Utility 1, Mike Stephenson, Cycle 1
Markup: Structure I-32 Bottom Sizing, 14 DRAINAGE.pdf
Storm drain handbook suggests structure bottom of I-32 should be larger than currently called out to accommodate piping at shown angles. Recommend E.O.R. review all proposed bottom sizes on structures.

Ref. # 10, Utility 1, Mike Stephenson, Cycle 1

Markup: Utility Demo Clarification, 06 SWPPP.pdf
Some Utilities are shown to be removed on sheet 6 and some are shown on sheet 7. Recommend E.O.R. clean up callouts to be on one sheet to reduce confusion

Ref. # 11, Utility 1, Mike Stephenson, Cycle 1
Markup: Subbase Removal, 06 SWPPP.pdf
I assume portions of the subgrade below the asphalt pavement will need to be removed for utility installation and building foundations installation. Current plans, in my opinion, only suggest top layer of asphalt is scheduled for removal. Recommend E.O.R. clarify removal requirements

Ref. # 12, Utility 1, Mike Stephenson, Cycle 1
Markup: Structure I-02 Pipe Slope, 14 DRAINAGE.pdf
Pipe slope between structures I-02 and existing structure listed as 1%, but inverts at structures suggest no slope present.

Ref. # 13, Utility 1, Mike Stephenson, Cycle 1
Markup: I-03 Invert Callouts, 14 DRAINAGE.pdf
Structure I-03 as N Invert callout, when it should be S invert callout

Ref. # 14, Utility 1, Mike Stephenson, Cycle 1
Markup: Structure I-25 intent clarification, 14 DRAINAGE.pdf
Structure I-25 currently shown in trash compactor building area. Recommend E.O.R. advise if there will be a skimmer or grease separator installed. I am not sure what would stop trash from ending up in the ponds.

Ref. # 15, Utility 1, Mike Stephenson, Cycle 1
Markup: Structure I-21, 15 DRAINAGE.pdf
Structure I-21 has east and west invert of 30-inch piping called for, whereas piping description calls for 24-inch.

Ref. # 16, Utility 1, Mike Stephenson, Cycle 1
Markup: Structure I-23, 15 DRAINAGE.pdf
Structure I-23 has north and south invert for 30-inch piping, whereas piping description calls for 24-inch.

Ref. # 17, Utility 1, Mike Stephenson, Cycle 1
Markup: Structure I-05 Sizing, 15 DRAINAGE.pdf
E.O.R. to advise what size bottom structure I-05 should be to accommodate the four pipes shown. Concern is that the existing setup will not be able to accommodate the proposed 18-inch and 30-inch pipes. Additionally, only south 18-inch connection is called out as needing core drill.

Ref. # 18, Utility 1, Mike Stephenson, Cycle 1
Markup: Structure I-09 Sizing, 15 DRAINAGE.pdf
E.O.R. to advise what size bottom structure I-09 should be to accommodate the additional pipes shown. Concern is that the existing structure will not be able to accommodate the proposed 18-inch and 30-inch pipes.

Ref. # 19, Utility 1, Mike Stephenson, Cycle 1
Markup: Dry Pond Slopes, 15 DRAINAGE.pdf

E.O.R. to advise what the slope of the dry ponds is intended to be.

Ref. # 20, Utility 1, Mike Stephenson, Cycle 1
Markup: Water Table Elevation for Dry Ponds, 15 DRAINAGE.pdf
Geotechnical report suggests high water table elevation to be approximately 2.5 feet below existing grade. This would suggest that the proposed dry pond structures would always be wet at the proposed EL's of 21.5. E.O.R. to advise

Ref. # 21, Utility 1, Mike Stephenson, Cycle 1
Markup: Section F review, 19 SECTIONS.pdf
Section F appears to have a floating slab/wall. Recommend E.O.R review and advise. Perhaps I am not viewing things correctly.

Ref. # 22, Utility 1, Mike Stephenson, Cycle 1
Markup: Conflict 6 Clarification, 22 PP STA.0+00 - 3+00.pdf
Conflict detail #6 suggests the gravity main is at EL 20.31 whereas structure MH-01 says the main is somewhere around 17.9 EL. Recommend E.O.R. to review piping in this region

Ref. # 23, Utility 1, Mike Stephenson, Cycle 1
Markup: Conflict #9 Separation distances, 23 PP STA.3+00 - 6+00.pdf
E.O.R to advise on horizontal and vertical separation of the water mains and the gravity piping at and in the vicinity of conflict detail #9.

Ref. # 24, Utility 1, Mike Stephenson, Cycle 1
Markup: Separation at MH-03, 23 PP STA.3+00 - 6+00.pdf
E.O.R. to advise as to what the vertical separation will be at for the water mains and gravity mains in the vicinity of MH-03

Ref. # 25, Utility 1, Mike Stephenson, Cycle 1
Markup: Gravity Main cover, 24 PP STA.6+00 - 8+50.pdf
Proposed manhole inverts suggests limited cover for the proposed gravity mains. Typically we increase the wall thickness when gravity has less than four feet of cover. E.O.R. to review

Ref. # 26, Utility 1, Mike Stephenson, Cycle 1
Markup: Utility Main Seperation, 24 PP STA.6+00 - 8+50.pdf
Water, fire, and gravity mains appear to be at the same elevation at the crossing near MH-05. E.O.R. to review and advise of separation clearance.

Ref. # 27, Utility 1, Mike Stephenson, Cycle 1
Markup: Gravity Owner Permission, 20 UTILITIES.pdf
E.O.R. to confirm that the applicant has permission to flow the proposed flow rates/force main into the existing private gravity mains.

Ref. # 28, Utility 1, Mike Stephenson, Cycle 1
Markup: Gravity Fittings, 20 UTILITIES.pdf
Gravity main currently showcases wye type fittings installed on the main trunk line. Recommend the E.O.R. specify what fitting type material and liner they intend to be utilized. Currently I do not see any notes or detail regarding gravity main fittings

Ref. # 29, Utility 1, Mike Stephenson, Cycle 1
Markup: Inlet in Pond?, 14 DRAINAGE.pdf
There appears to be an inlet box in the existing pond not connected to anything. E.O.R. to advise.

Ref. # 30, Utility 1, Mike Stephenson, Cycle 1
Markup: Fountain Detail, 14 DRAINAGE.pdf
Currently I do not see a fountain details or notes in the plans. Please advise

Ref. # 31, Utility 1, Mike Stephenson, Cycle 1
Markup: Sewer ERU, Lift Station Report.pdf
Please provide source for 140.5 GPD utilized with sewer flow. Typical single family ERU value in Ormond Beach is 280 GPD.

Ref. # 32, Utility 1, Mike Stephenson, Cycle 1
Markup: Existing TOWNE Lift Station Analysis, Lift Station Report.pdf
Proposed sewer flow rates appear to be higher than the existing flow rates. Applicant will need to provide an analysis of the existing TOWNE lift station, as the proposed sewer would travel to this station. The TOWNE lift station and nearby force main piping may need to be upgraded to accommodate the proposed development.

Ref. # 33, Utility 1, Mike Stephenson, Cycle 1
Markup: High Level Alarm, 26 LIFT STATION.pdf
High level alarm currently set up pipe invert. Recommend E.O.R. confirm surcharge of inlet piping.

Ref. # 34, Utility 1, Mike Stephenson, Cycle 1
Markup: Confirm Storage Time, 26 LIFT STATION.pdf
Time between high level alarm and top of manholes in the gravity system at 25 EL is estimated at approximately 45 minutes based on projected sewer inflows. Requesting E.O.R. confirm with applicant that this is adequate time.

REGAL MULTI-FAMILY
FIRST AMENDED PLANNED BUSINESS DEVELOPMENT CONDITIONS

1. The site is approximately 12.00 acres.
2. The density requested is 26 units per acre or a maximum of 312 multi-family residential units. The B-8 (Commercial) zoning district dimensional standards (incorporated with the development order) allows 10 units per acre. The property's "Commercial" land use allows 32 units per acre. The first amended Planned Business Development amendment request for 26 units per acre is granted.
3. The project seeks 310 multi-family units in three (3) buildings. Building one (1) is four (4) stories and totals 53,452 square feet. Building two (2) is four (4) stories and totals 47,454 square feet. Building three (3) is two (2) stories and totals 5,749 square feet.
4. There are 162 one (1) bedroom units proposed and 148 two (2) and three (3) bedroom units proposed.
5. The multi-family building design features interior corridor access to the residential units.
6. The existing movie theater building of 39,368 square feet would be demolished.
7. The outparcel proposed in the original development order would not be constructed and the existing stormwater pond would remain.
8. The project shall demolish the existing movie theater pylon signage and construct two 64 square foot monument signs per the Land Development Code allowances.
9. Sheet 9 of Exhibit "D" shows:
    a. The building area is 20.4% of the site.
    b. There is 35.4% of the site dedicated to green space.
    c. The stormwater area is 9.1% of the site.
    d. The pavement area, including parking is 26.9% of the site.
10. The multifamily parking calculation states 1.5 parking space is required for a one-bedroom unit with 0.5 parking space reserved and two parking spaces for all other units. Section 3-27(a)(7) of the Land Development Code allows a twenty (20%) parking reduction for properties within the transportation concurrency exception area. The project is required to provide 496 parking spaces.
11. The project includes a dog park, pool area and an amenity area.
12. A loading space is provided for buildings one (1) and two (2).
13. A trash compacter is provided.
14. A sidewalk connection to Williamson Boulevard is provided.

EXHIBIT "C"
Page 1 of 2

15. A bus shelter shall be constructed and maintained by the applicant.
16. The two stormwater retention areas along Williamson Boulevard would remain with fountains added. There is an additional wet detention pond and two (2) dry retention ponds.
17. The potable water would be provided with a four (4") inch master meter. Fire protection would be provided by an eight (8") inch fire main. The project would require an analysis of the existing lift station for sewer prior to final SPRC approval.
18. Section 2-57(22)(f) of the Land Development Code states that no structure shall exceed one hundred and eighty feet (180') unless a Planned Development is obtained. The Applicant's request for the multi-family structures exceeding one hundred and eighty feet (180') as shown, described, and depicted in Exhibit "D" to the first amended PBD Development Order is hereby granted.

SITE PLAN DRAWINGS FOR

REGAL MULTI-FAMILY

SECTION 30, TOWNSHIP 14, RANGE 30
423000000014
215 WILLIAMSON BOULEVARD
ORMOND BEACH, FL 32174

APRIL 2022

INDEX OF SHEETS

DWG.NO.	DESCRIPTION
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2	BOUNDARY AND TOPOGRAPHIC SURVEY
3-5	DEVELOPMENT INFORMATION
6-7	DEMOLITION AND SWPPP PLAN
8	SWPPP DETAILS AND NOTES
9	OVERALL SITE PLAN
10-11	SITE LAYOUT PLAN
12-13	STRIPING AND SIGNAGE PLAN
14-15	DRAINAGE PLAN
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22-25	PLAN AND PROFILE
26	LIFT STATION DETAILS AND NOTES
27	UTILITY DETAILS AND NOTES
28	RETAINING WALL DETAILS AND NOTES
29	RETAINING WALL DETAILS
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L1	LANDSCAPE PLAN
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LEGAL DESCRIPTION

A PORTION OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT MARKING THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 30; THENCE RUN NORTH 89°36'28" WEST, ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 484.54 FEET TO A POINT THEREIN; THENCE, DEPARTING SAID SECTION LINE, RUN NORTH 32°27'31" WEST A DISTANCE OF 163.57 FEET; THENCE RUN NORTH 17°49'13" WEST A DISTANCE OF 318.80 FEET; THENCE RUN NORTH 18°20'40" WEST A DISTANCE OF 103.32 FEET; THENCE RUN SOUTH 77°31'10" WEST A DISTANCE OF 3.29 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 77°31'10" WEST A DISTANCE OF 37.17 FEET TO THE NORTHEASTERLY CORNER OF AREA "L", A DESCRIBED IN OFFICIAL RECORDS BOOK 3779, PAGE 4373, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN SOUTH 78°34'22" WEST (SOUTH 78°33'43" WEST PER DEED), ALONG THE NORTH LINE OF SAID AREA "L", A DISTANCE OF 214.89 FEET TO THE NORTHWESTERLY CORNER THEREOF, SAID POINT ALSO LYING IN THE SOUTH LINE OF THE 15 FOOT ACCESS EASEMENT KNOW AS EASEMENT "W" AND BEING DESCRIBED IN OFFICIAL RECORDS BOOK 3779, PAGE 4410, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN WESTERLY AND SOUTHERLY, ALONG THE SOUTHERLY LINE OF SAID EASEMENT "W", THE FOLLOWING COURSES AND DISTANCES: SOUTH 61°44'28" WEST (SOUTH 61°43'41" WEST PER DEED) A DISTANCE OF 93.77 FEET; THENCE RUN SOUTH 76°01'52" WEST (SOUTH 76°01'05" WEST PER DEED) A DISTANCE OF 117.88 FEET; THENCE RUN SOUTH 02°18'45" WEST (SOUTH 02°17'58" WEST PER DEED) A DISTANCE OF 115.36 FEET; THENCE RUN SOUTH 03°13'28" EAST (SOUTH 03°14'15" EAST PER DEED) A DISTANCE OF 61.75 FEET; THENCE RUN SOUTH 19°44'01" EAST (SOUTH 19°44'48" EAST PER DEED) A DISTANCE 136.51 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE 130 FOOT WIDE RIGHT-OF-WAY OF WILLIAMSON BOULEVARD, SAID POINT LYING IN A CURVE, CONCAVE EASTERLY, AND HAVING A RADIUS OF 1830.08 FEET; THENCE RUN NORTHERLY AND WESTERLY, ALONG SAID CURVED RIGHT-OF-WAY LINE, A DISTANCE OF 716.60 FEET, OR THROUGH AN CENTRAL ANGLE OF 22°26'06", HAVING A CHORD DISTANCE OF 712.03 FEET AND A CHORD BEARING OF NORTH 25°16'48" WEST, TO A POINT THEREIN; THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°56'42" EAST A DISTANCE OF 272.16 FEET; THENCE RUN NORTH 64°04'04" WEST A DISTANCE OF 200.40 FEET TO A POINT IN THE SOUTHERLY LINE OF ORMOND TOWNE SQUARE, AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, TRUSTEE, TO THE FAISON-SOFRAN PARTNERSHIP, AS RECORDED IN OFFICIAL RECORDS BOOK 3779, PAGE 4422, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 89°56'42" EAST (NORTH 89°55'55" EAST PER DEED), ALONG THE SOUTHERLY LINE OF SAID ORMOND TOWNE SQUARE, A DISTANCE OF 326.31 FEET TO A CONCRETE MONUMENT IN SAID SOUTHERLY LINE; THENCE RUN NORTH 52°24'58" EAST (NORTH 52°25'11" EAST PER DEED), CONTINUING ALONG SAID SOUTH LINE OF ORMOND TOWNE SQUARE, A DISTANCE OF 48.52 FEET TO A POINT THEREIN, SAID POINT BEING THE NORTHWESTERLY CORNER OF AREA "K", AS DESCRIBED IN OFFICIAL RECORDS BOOK 3779, PAGE 4391, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE, DEPARTING THE SOUTH LINE OF SAID ORMOND TOWNE SQUARE AND ALONG THE WESTERLY LINE OF SAID AREA "K", RUN SOUTH 20°35'09" EAST (SOUTH 20°34'54" EAST PER DEED) A DISTANCE OF 40.46 FEET; THENCE RUN SOUTH 43°13'00" EAST (SOUTH 43°12'45" EAST PER DEED), ALONG SAID WESTERLY LINE, A DISTANCE OF 85.30 FEET; THENCE RUN SOUTH 14°10'46" EAST (SOUTH 13°17'25" EAST PER DEED), ALONG SAID WESTERLY LINE, A DISTANCE OF 55.05 FEET (55.31 FEET PER DEED) TO THE SOUTHWESTERLY CORNER OF SAID AREA "K"; THENCE CONTINUE NORTH 52°23'55" EAST (NORTH 52°25'11" EAST PER DEED), ALONG THE SOUTHERLY LINE OF SAID AREA "K", A DISTANCE OF 335.64 FEET (336.59 FEED PER DEED) TO THE SOUTHEASTERLY CORNER THEREOF, SAID POINT LYING IN THE WESTERLY LINE OF THAT PARCEL OF LAND DEEDED FROM PATRICIA LAGONI, AS TRUSTEE, TO THE COUNTY OF VOLUSIA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3779, PAGE 4430, OF THE PUBLIC RECORDS VOLUSIA COUNTY, FLORIDA; THENCE RUN SOUTH 51°35'00" EAST (SOUTH 51°34'45" EAST PER SAID DEED) A DISTANCE OF 613.82 FEET TO A POINT THEREIN; THENCE, DEPARTING SAID WESTERLY LINE, RUN SOUTH 77°31'10" WEST A DISTANCE OF 749.30 FEET; THENCE RUN NORTH 25°32'51" WEST A DISTANCE OF 51.33 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL AS CREATED BY AND SET FORTH IN THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANTS BETWEEN PATRICIA LAGONI, AS TRUSTEE PURSUANT TO THAT TRUST DATED OCTOBER 6, 1988, DESIGNATED AS TRUST NO. IDI-1, AND REGAL CINEMAS, INC., A TENNESSEE CORPORATION, RECORDED JANUARY 26, 1996 IN OFFICIAL RECORDS BOOK 4073, PAGE 873.

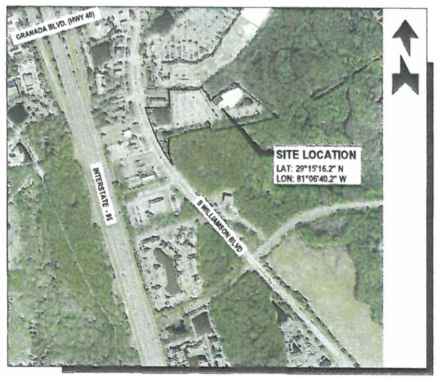
ALSO TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL AS CREATED BY AND SET FORTH IN THAT CERTAIN TEMPORARY CONSTRUCTION AND PARKING/RETENTION AREA STABILIZATION EASEMENT BETWEEN PATRICIA LAGONI, AS TRUSTEE PURSUANT TO THAT TRUST DATED OCTOBER 6, 1988, DESIGNATED AS TRUST NO. IDI-1, AND IN FAVOR OF REGAL CINEMAS, INC., A TENNESSEE CORPORATION, RECORDED JANUARY 26, 1996 IN OFFICIAL RECORDS BOOK 4073, PAGE 905.

JURISDICTIONAL AGENCY   PERMIT No.

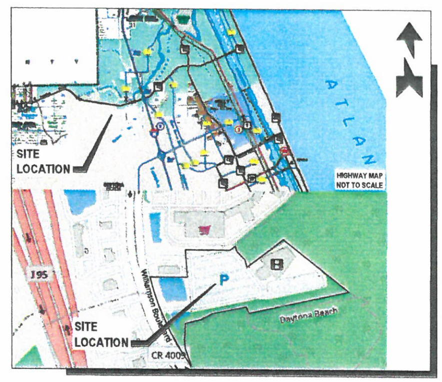
CITY OF ORMOND BEACH (DEVELOPMENT ORDER)
SJRWMD (STORMWATER)
FDEP (NPDES NOI)
FDEP (WASTEWATER)
VOLUSIA COUNTY HEALTH DEPARTMENT (WATER)

THE GENERAL CONTRACTOR SHALL ENSURE THAT ANY SUBCONTRACTOR HAS A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR ITS RESPECTIVE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTORS ONLY UTILIZING INDIVIDUAL DRAWINGS FOR ITS WORK WHERE ADDITIONAL INFORMATION MAY BE CONTAINED ON OTHER DRAWINGS WITHIN THE SET.

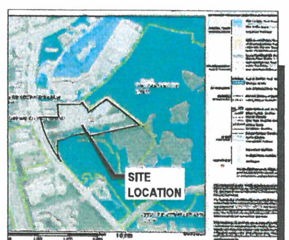
THESE DRAWINGS ARE THE PROPERTY OF NEWKIRK ENGINEERING, INC. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING, INC. COPYRIGHT 2013 ALL RIGHTS RESERVED.



AERIAL MAP
SCALE: 1" = 500'

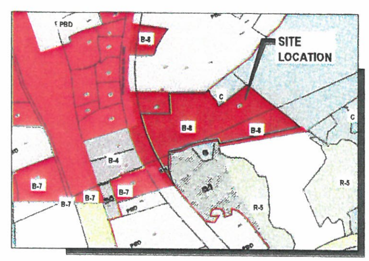


LOCATION MAP
SCALE: 1" = 400



FLOOD ZONE MAP
SCALE: 1" = 800'

FLOOD ZONE "X" & "AE"
PANEL No. 12127CO213 J,EFF. 2/19/2014



ZONING MAP
SCALE: 1" = 500'

EXISTING ZONING : B-8 (COMMERCIAL)

SOILS MAP
SCALE: 1" = 300'

SOIL TYPES: SEE SHEET No. 3

PROJECT TEAM

PROPERTY OWNER:	SOUTHWEST I-95, LLC PO BOX 730086 ORMOND BEACH, FL 32174 PHONE: (386) 677-7617 EMAIL: HOLUBDEV@AOL.COM
APPLICANT:	LIV DEVELOPMENT 2204 LAKESHORE DRIVE, SUITE 450 BIRMINGHAM, AL 35209 PHONE: (205) 271-1679 EMAIL: TIM@LIVDEV.COM
CIVIL ENGINEER / PROJECT MANAGER / LANDSCAPE ARCHITECT:	NEWKIRK ENGINEERING, INC. 1230 NORTH US HIGHWAY 1, SUITE 3 ORMOND BEACH, FL 32174 PHONE: (386) 872-7794 EMAIL: HARRY@NEWKIRK-ENGINEERING.COM
SURVEYOR:	A.A. WILBERT JR., LAND SURVEYING, INC. PO BOX 1497 ORMOND BEACH, FL 32175 PHONE: (386) 676-9056 EMAIL: WILBERTSURVEYING@CFL.RR.COM
ARCHITECT:	CHARLAN BROCK ARCHITECTS 1770 FENNELL STREET MAITLAND, FL 32751 PHONE: (407) 660-8900 EMAIL: CBAARCHITECTS.COM
GEOTECHNICAL:	UNIVERSAL ENGINEERING SERVICES 911 BEVILLE ROAD SOUTH DAYTONA, FL 32119 PHONE: (386) 756-1105 EMAIL: BPOHL@UNIVERSALENGINEERING.COM

CONTACT NUMBERS

BUILDING & PERMITS - CITY OF ORMOND BEACH BUILDING DIVISION (386) 676-3234
PLANNING & ZONING - CITY OF ORMOND BEACH PLANNING DEPT. (386) 676-3238
WATER - CITY OF ORMOND BEACH PUBLIC WORKS (386) 676-3220
WASTEWATER - CITY OF ORMOND BEACH PUBLIC WORKS (386) 676-3220
GAS - TECO PEOPLES GAS - (386) 672-2232
ELECTRIC - FLORIDA POWER & LIGHT (386) 257-7502
TELEPHONE/CABLE - AT&T (386) 254-8550

PROJECT STATEMENT

PROPOSE A REDEVELOPMENT PROJECT FOR A POPOSED LUXERY MULTI-FAMILY DEVELOPMENT CONSISTING OF 310 UNITS WITH TWO 4-STORY BUILDINGS, ONE 2-STORY BUILDING, MAINTENANCE BUILDING, TRASH COMPACTOR, POOL AMENITY, COURTYARD AMENITY AND DOG PARK.

One Nation... One Number... 811 Call before you dig.

NEWKIRK ENGINEERING INC.
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 26000584
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Civil Engineering, Transportation, CEI & Landscape Architecture

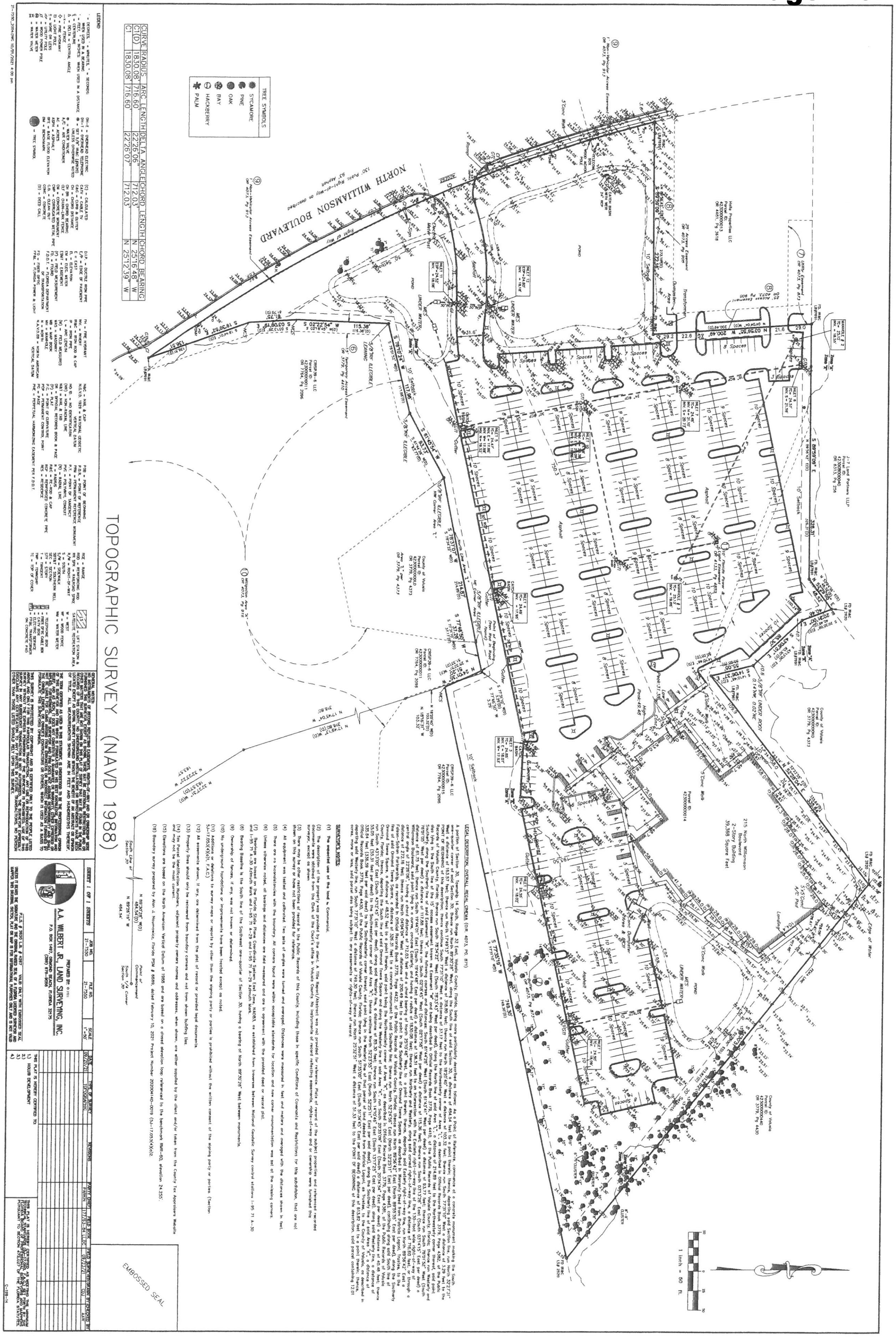
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING NUMBER

1


TOPOGRAPHIC SURVEY (NAVD 1988)
NORTH WILLIAMSON BOULEVARD
130' Public Right-of-Way as described
93' Asphalt
TREE SYMBOLS
SYCAMORE
PINE
OAK
BAY
HACKBERRY
PALM
CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD LENGTH | CHORD BEARING
C1(D) | 1830.08' | 716.60' | 22°26'06" | 712.03' | N 25°16'48" W
C1 | 1830.08' | 716.60' | 22°26'07" | 712.03' | N 25°12'39" W
215 North Williamson Boulevard
2-Story Building
39,388 Square Feet
LEGAL DESCRIPTION, OVERALL REGAL CINEMA (O.R. 4073, PG. 871)
A portion of Section 30, Township 14 South, Range 32 East, Volusia County, Florida, being more particularly described as follows: As a Point of Reference, commence at a concrete monument marking the South one-quarter corner of said Section 30; thence run North 89°30'28" West, along the South line of said Section 30, a distance of 484.54 feet to a point therein; thence, departing said Section line, run North 32°27'31" West a distance of 163.57 feet; thence run North 17°49'13" West a distance of 318.80 feet; thence run North 18°20'40" West a distance of 103.32 feet; thence run South 77°31'10" West a distance of 3.29 feet to the POINT OF BEGINNING of this description; thence continue South 77°31'10" West a distance of 37.17 feet to the Northeasterly corner of Area "L", as described in Official Records Book 3779, Page 4382, of the Public Records of Volusia County, Florida; thence run South 78°34'22" West (South 78°33'43" West per deed), along the North line of said Area "L", a distance of 214.89 feet to the Northwesterly corner thereof, said point also lying in the South line of the 15' access easement known as Easement "W" and being described in Official Records Book 3779, Page 4410, of the Public Records of Volusia County, Florida; thence run Westerly and Southerly, along the Southerly line of said Easement "W", the following courses and distances: South 61°44'28" West (South 61°43'41" West per deed) a distance of 83.77 feet; thence run South 76°01'52" West (South 76°01'05" West per deed) a distance of 117.88 feet; thence run South 02°17'58" West (South 02°18'45" West per deed) a distance of 115.36 feet; thence run South 03°13'28" East (South 03°14'15" East per deed) a distance of 61.75 feet; thence run South 19°44'01" East (South 19°44'48" East per deed) a distance of 136.51 feet to an intersection with the Easterly right-of-way line of the 130-foot wide right-of-way of Williamson Boulevard, said point lying in a curve, concave Easterly, and having a radius of 1830.08 feet; thence run Northerly and Westerly, along said curved right-of-way line, a distance of 716.60 feet, or through a central angle of 22°26'06", having a chord distance of 712.03 feet and a chord bearing of North 25°10'48" West, to a point therein; thence, departing said Easterly right-of-way line, run North 89°56'42" East a distance of 272.16 feet; thence run North 04°04'04" West a distance of 200.49 feet to a point in the Southerly line of Ormond Towne Square, as described in Warranty Deed from Patricia Logan, Trustee, to the Faison-Soltan Partnership, as recorded in Official Records Book 3779, Page 4422, of the Public Records of Volusia County, Florida; thence run North 89°56'42" East, along the Southerly line of said Ormond Towne Square, a distance of 326.31 feet to a concrete monument in said Southerly line; thence run North 52°24'36" East (North 52°25'11" East per deed), continuing along said South line of Ormond Towne Square, a distance of 48.52 feet to a point therein, said point being the Northwesterly corner of Area "K", as described in Official Records Book 3779, Page 4381, of the Public Records of Volusia County, Florida; thence, departing the South line of said Ormond Towne Square and along the Westerly line of said Area "K", run South 20°35'09" East (South 20°34'54" East per deed) a distance of 40.48 feet; thence run South 43°13'00" East (South 43°12'45" East per deed), along said Westerly line, a distance of 85.30 feet; thence run South 14°10'46" East (South 13°17'25" East per deed), along said Westerly line, a distance of 55.05 feet (55.31 feet per deed) to the Southwesterly corner of said Area "K"; thence continue North 52°23'55" East (North 52°25'11" East per deed), along the Southerly line of said Area "K", a distance of 335.84 feet (335.59 feet per said deed) to the Southeasterly corner thereof, said point lying in the Westerly line of that parcel of land deeded from Patricia Logan, as Trustee, to the County of Volusia, as described in Official Records Book 3779, Page 4430, of the Public Records of Volusia County, Florida; thence run South 51°35'00" East (South 51°34'45" East per said deed) a distance of 613.82 feet to a point therein; thence, departing said Westerly line, run South 77°31'10" West a distance of 749.30 feet; thence run North 25°32'51" West a distance of 51.33 feet to the POINT OF BEGINNING of this description, said parcel containing 12.01 acres, more or less, said parcel also being subject to any easements or rights-of-way of record.
SURVEYOR'S NOTES:
(1) The expected use of the land is Commercial.
(2) The description of the property was provided by the client. A Title Report/Abstract was not provided for reference. Plats of record of the subject properties and referenced recorded documents were obtained from the Clerk of the Court's office in Volusia County. No instruments of record reflecting easements, rights-of-way and or ownership were furnished this surveyor, except as shown.
(3) There may be other restrictions of record in the Public Records of this County, including those in specific Conditions of Covenants and Restrictions for this subdivision, that are not shown on this survey or have not been provided for reference.
(4) All equipment was tested and calibrated. Two sets of angles were turned and averaged. Distances were measured in feet and meters and averaged with the distances shown in feet.
(5) There are no inconsistencies with the boundary. All corners found were within acceptable standards for location and new corner monumentation was set at the missing corners.
(6) Unless otherwise noted, all bearings and distances are field measured and are in agreement with the provided deed or record plat.
(7) Bearings are based on the Florida State Plane Coordinate System East Zone, NAD83, as established from traverses between National Geodetic Survey control stations I-95 71 A-30 and I-95 71 A-30 Azimuth Mark and I-95 71 A-29 and I-95 71 A-29 Azimuth Mark.
(8) Bearing Baseline is the South line of the Southwest one-quarter of Section 30, having a bearing of North 89°30'28" West between monuments.
(9) Ownership of fences, if any, was not known or determined.
(10) No underground foundations or improvements have been located except as noted.
(11) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties. (Section 5J-17.05(3)(4)(o)1, F.A.C.)
(12) All easements shown, if any, are determined from the plat of record or provided legal documents.
(13) Property lines should only be recovered from boundary corners and not from shown building ties.
(14) Tax Parcel Identification Numbers, adjacent property owners names and addresses, when shown, are either supplied by the client and/or taken from the County Tax Appraisers Website and may not be the most current.
(15) Elevations are based on the North American Vertical Datum of 1988 and are based on a closed elevation loop referenced to the benchmark RMR-60, elevation 24.255'.
(16) Boundary survey prepared by Alan J. Noumowicz, Florida PSM # 6689, dated February 10, 2021 Project Number 202004140-0019 (5J-17.053(4)(a)2.
SHEET 1 OF 1 SHEETS
JOB NO. 21-7550
FILE NO. 21-7550
SCALE 1"=50'
A.A. WILBERT JR., LAND SURVEYING, INC.
P.O. BOX 1497, ORMOND BEACH, FLORIDA 32175
(386) 673-9058
P.L.S. # 2620 L.B. # 4267
DATE 09/20/21
TYPE OF SURVEY TOPOGRAPHIC
PARTY CHIEF PARKIN
FIELD BOOK 17/63-84 LLDC
FIELD SURVEYED 09/23/21
DRAWN BY CDJ
CHECKED BY AAW
THIS PLAT IS HEREBY CERTIFIED TO:
1.) HOLUB DEVELOPMENT
EMBOSSED SEAL
1 inch = 50 ft.
21-7550_2004.DWG 10/01/2021 4:00 pm
C-198-14

EROSION CONTROL NOTES:

1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE SWPPP DURING CONSTRUCTION OPERATIONS.
2. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
3. THE CONTRACTOR SHALL POST "NO TRESPASSING" SIGNAGE AT ALL SITE ENTRANCES PRIOR TO CONSTRUCTION.
4. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK.
5. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
6. GENERAL CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
7. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
8. NO TURBID WATER SHALL BE DISCHARGED OFF-SITE FROM THE DEWATERING OPERATION. CONTRACTOR SHALL TAKE MEASURES TO CONTROL TURBIDITY.
9. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OF NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
11. PROVIDE DUST CONTROL FOR ALL EARTHWORK OPERATIONS, COVER AREA WITH LIGHT COATING OF WATER OR OTHER APPROVED METHOD.

LAND ALTERATION / TREE PRESERVATION NOTES:

1. ALL TREES TO REMAIN MUST BE PROTECTED BY TREE PRESERVATION BARRICADES MEETING THE MINIMUM STANDARDS. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED.
2. ALL TRIMMING SHALL BE UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
3. OAK TREES LARGER THAN 36-INCHES AND ABOVE (HISTORIC) PRUNING SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS. THE ARBORIST SHALL UNDERSTAND THAT THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 PRUNING STANDARDS IS A STANDARD OF DIVISION 4.9.
4. ALL TREE ROOTS EXISTING WITHIN APPROVED IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE, SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA WHERE INDICATED ON THIS PLAN.

LEGEND:

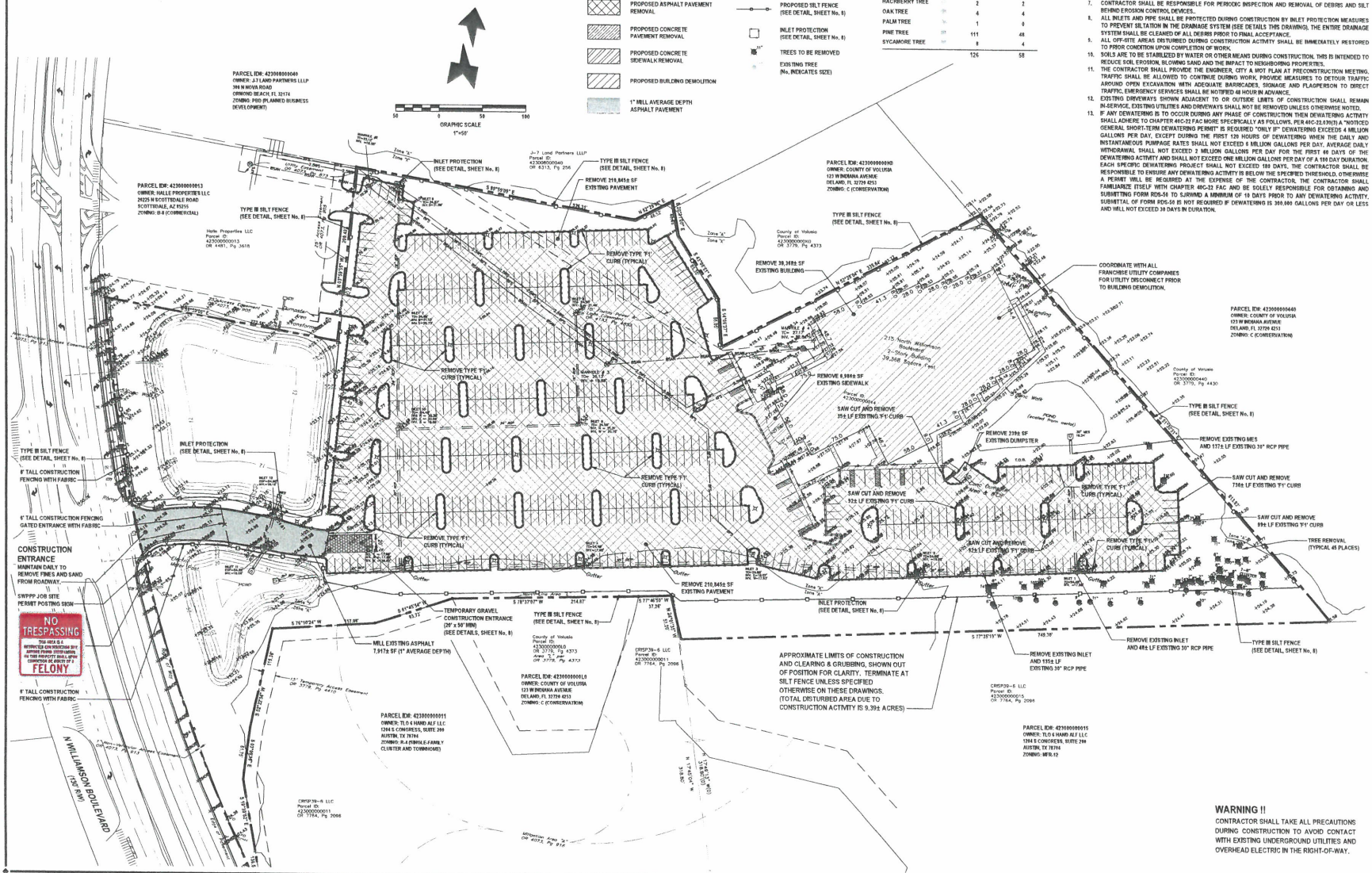
- PROPOSED ASPHALT PAVEMENT REMOVAL
- PROPOSED CONCRETE PAVEMENT REMOVAL
- PROPOSED CONCRETE SIDEWALK REMOVAL
- PROPOSED BUILDING DEMOLITION
- 1" MILL AVERAGE DEPTH ASPHALT PAVEMENT
- PROPOSED SILT FENCE (SEE DETAIL, SHEET No. 8)
- INLET PROTECTION (SEE DETAIL, SHEET No. 8)
- TREES TO BE REMOVED
- EXISTING TREE (No. INDICATES SIZE)

EXISTING TREE LEGEND :

	EXISTING	REMOVED
HACKBERRY TREE	2	2
OAK TREE	4	4
PALM TREE	1	0
PINE TREE	111	48
SYCAMORE TREE	8	4
	126	58

DEMOLITION AND SWPPP NOTES:

1. ALL EROSION CONTROL DEVICES AND VISIBLE BARRICADES SHALL BE INSTALLED AND APPROVED BY THE ENGINEER PRIOR TO THE START OF CLEARING AND GRUBBING.
2. THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY AS SPECIFIED PRIOR TO START OF CONSTRUCTION.
3. THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DEBRIS WITHIN THE APPROXIMATE LIMITS OF CLEARING AS INDICATED ON THE DRAWING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY OF ORMOND BEACH UTILITY DEPARTMENT, FLORIDA SUNSHINE AND EMERGENCY SERVICES FOR RESPECTIVE UTILITY LOCATIONS AND "NOTICE" OF CONSTRUCTION ACTIVITY.
5. ALL REMOVED MATERIAL SHALL BE HAULED OFF-SITE TO AN APPROVED LANDFILL. TREES MAY BE LOGGED OR MULCHED FOR OFF-SITE DISPOSAL AT THE CONTRACTOR'S DISCRETION.
6. ALL EROSION CONTROL DEVICES SHALL BE PLACED PRIOR TO THE START OF WORK AND REMAIN IN PLACE UNTIL ALL WORKS COMPLETE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION AND REMOVAL OF DEBRIS AND SILT BEHIND EROSION CONTROL DEVICES.
8. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION BY INLET PROTECTION MEASURES TO PREVENT SILTATION IN THE DRAINAGE SYSTEM (SEE DETAILS THIS DRAWING). THE ENTIRE DRAINAGE SYSTEM SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.
9. ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY RESTORED TO PRIOR CONDITION UPON COMPLETION OF WORK.
10. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, BLOWING SAND AND THE IMPACT TO NEIGHBORING PROPERTIES.
11. THE CONTRACTOR SHALL PROVIDE THE ENGINEER, CITY & MOT PLAN AT PRECONSTRUCTION MEETING. TRAFFIC SHALL BE ALLOWED TO CONTINUE DURING WORK. PROVIDE MEASURES TO DETOUR TRAFFIC AROUND OPEN EXCAVATION WITH ADEQUATE BARRICADES, SIGNAGE AND FLAGPERSON TO DIRECT TRAFFIC. EMERGENCY SERVICES SHALL BE NOTIFIED 48 HOUR IN ADVANCE.
12. EXISTING DRIVEWAYS SHOWN ADJACENT TO OR OUTSIDE LIMITS OF CONSTRUCTION SHALL REMAIN IN-SERVICE. EXISTING UTILITIES AND DRIVEWAYS SHALL NOT BE REMOVED UNLESS OTHERWISE NOTED.
13. IF ANY DEWATERING IS TO OCCUR DURING ANY PHASE OF CONSTRUCTION THEN DEWATERING ACTIVITY SHALL ADHERE TO CHAPTER 40C-22 FAC MORE SPECIFICALLY AS FOLLOWS, PER 40C-22.070(1) A "NOTICED GENERAL SHORT-TERM DEWATERING PERMIT" IS REQUIRED "ONLY IF" DEWATERING EXCEEDS 4 MILLION GALLONS PER DAY, EXCEPT DURING THE FIRST 120 HOURS OF DEWATERING WHEN THE DAILY AND INSTANTANEOUS PUMPAGE RATES SHALL NOT EXCEED 6 MILLION GALLONS PER DAY. AVERAGE DAILY WITHDRAWAL SHALL NOT EXCEED 2 MILLION GALLONS PER DAY FOR THE FIRST 60 DAYS OF THE DEWATERING ACTIVITY AND SHALL NOT EXCEED ONE MILLION GALLONS PER DAY OF A 180 DAY DURATION. EACH SPECIFIC DEWATERING PROJECT SHALL NOT EXCEED 180 DAYS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ANY DEWATERING ACTIVITY IS BELOW THE SPECIFIED THRESHOLD, OTHERWISE A PERMIT WILL BE REQUIRED AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL FAMILIARIZE ITSELF WITH CHAPTER 40C-22 FAC AND BE SOLELY RESPONSIBLE FOR OBTAINING AND SUBMITTING FORM RDS-56 TO SJRWMD A MINIMUM OF 10 DAYS PRIOR TO ANY DEWATERING ACTIVITY. SUBMITTAL OF FORM RDS-56 IS NOT REQUIRED IF DEWATERING IS 300,000 GALLONS PER DAY OR LESS AND WILL NOT EXCEED 30 DAYS IN DURATION.



WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

REVISIONS

DATE	DESCRIPTION

1239 North US1, Suite 3
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C.A. # 30209
L.C.# 26000984
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC

DEMOLITION AND SWPPP PLAN
REGAL MULTI-FAMILY
215 WILLIAMSON BOULEVARD
ORMOND BEACH, FL 32174

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HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

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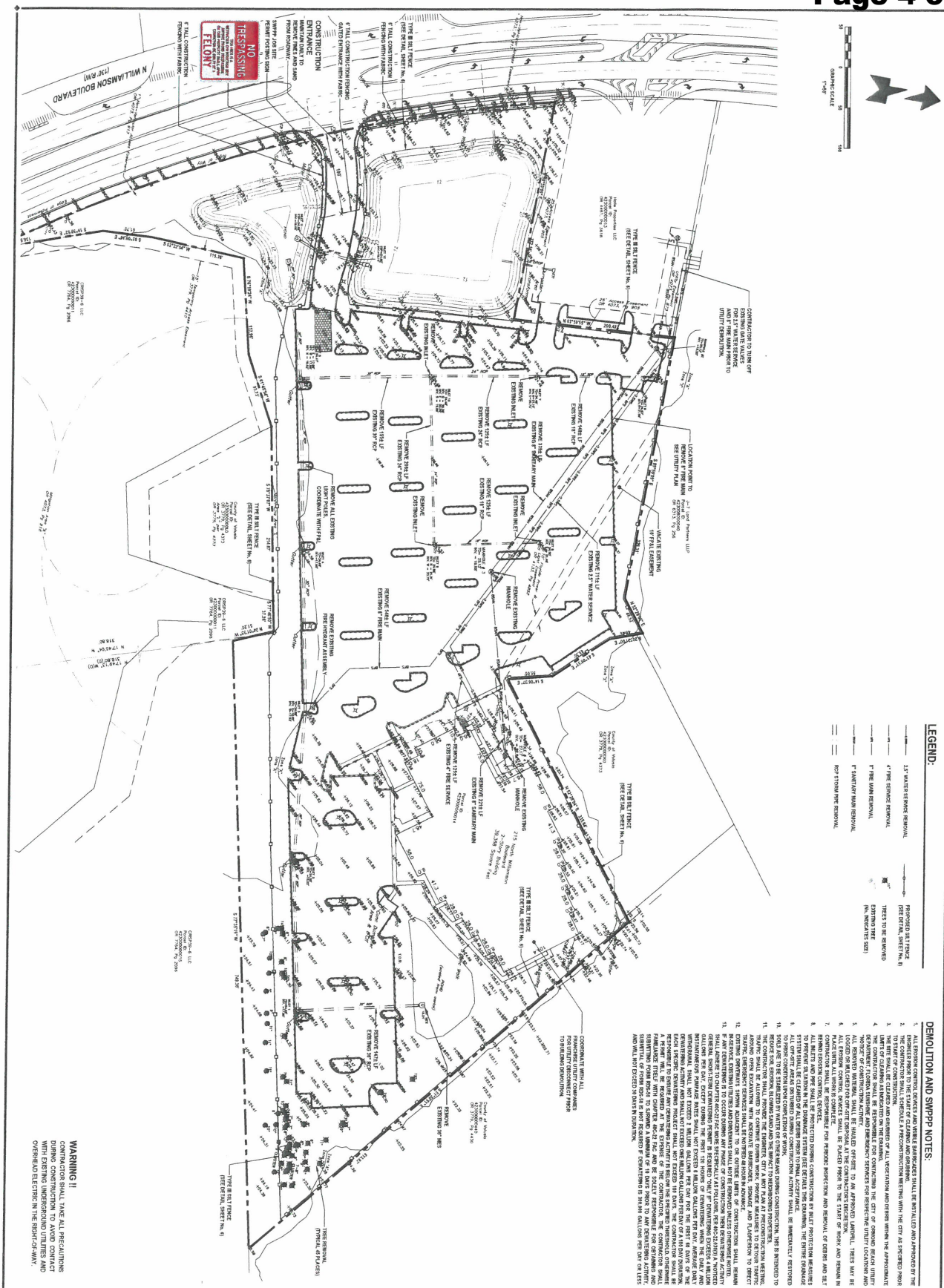
PROJECT No:	2021-158
DATE:	APRIL 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 50'

DRAWING NUMBER

6


LEGEND:
2.5" WATER SERVICE REMOVAL
PROPOSED SILT FENCE (SEE DETAIL SHEET No. 6)
4" FIRE SERVICE REMOVAL
TREES TO BE REMOVED
6" FIRE MAIN REMOVAL
EXISTING TREE (ALL INDICATED SIZE)
8" SANITARY MAIN REMOVAL
RCP STORM PIPE REMOVAL
DEMOLITION AND SWPPP NOTES:
1. ALL DEMOLITION AND REMOVAL OPERATIONS AND EARTHWORKS SHALL BE INSTALLED AND APPROVED BY THE ENGINEER PRIOR TO THE START OF CLEARING AND GRUBBING.
2. THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY AS SPECIFIED PRIOR TO THE START OF CLEARING AND GRUBBING.
3. THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DEBRIS WITHIN THE APPROXIMATE LIMITS OF CLEARING AS INDICATED ON THE DRAWING.
4. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF ORMOND BEACH UTILITY DEPARTMENT, FLORIDA SUNSHINE AND EMERGENCY SERVICES FOR PROTECTING UTILITY LOCATIONS AND "NOTICE" OF CONSTRUCTION ACTIVITY.
5. ALL TREES AND VEGETATION REMAINING AFTER THE CLEARING AND GRUBBING OPERATIONS ARE COMPLETED SHALL BE FLAGGED OR MULCHED FOR OFF-SITE DISPOSAL BY THE CONTRACTOR'S EXCEPTION. LANDFILL. TREES MAY BE CHIPPED AND USED ON SITE AS MULCH IF APPROVED BY THE ENGINEER.
6. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY AND EXISTING UTILITY LOCATIONS AND ELEVATIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK AND REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED AND THE SITE IS STABILIZED.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION AND REMOVAL OF DEBRIS AND SILT BEHIND EROSION CONTROL DEVICES.
8. ALL DISTURBED AREAS SHALL BE PROTECTED DURING CONSTRUCTION BY INLET PROTECTION MEASURES SYSTEM SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.
9. ALL DEBRIS SHALL BE REMOVED FROM THE DRAINAGE SYSTEM AT THE END OF EACH CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY RESTORED TO PRIOR CONDITION UPON COMPLETION OF WORK.
10. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO
11. TRAFFIC SHALL BE ALLOWED TO CONTINUE DURING WORK. PROVIDE MEASURES TO DETOUR TRAFFIC
12. THE CONTRACTOR SHALL PROVIDE THE ENGINEER, CITY A WRITTEN PLAN AT PRECONSTRUCTION MEETING
13. TRAFFIC EMERGENCY SERVICES SHALL BE NOTIFIED 48 HOUR IN ADVANCE.
14. EXISTING DRIVEWAYS SHOWN ADJACENT TO OR OUTSIDE LIMITS OF CONSTRUCTION SHALL REMAIN
15. IF ANY DEWATERING IS TO OCCUR DURING ANY PHASE OF CONSTRUCTION THEN DEWATERING ACTIVITY SHALL ADHERE TO CHAPTER 40C-22 FAC MORE SPECIFICALLY AS FOLLOWS, PER 40C-22.010(1) A "NOTICED GENERAL PERMIT" IS AUTHORIZED FOR DEWATERING PROJECTS WHICH DISCHARGE LESS THAN 1 MILLION GALLONS PER DAY, EXCEPT DURING THE FIRST 120 HOURS OF DEWATERING WHEN THE DAILY AND WITH MAXIMUM DISCHARGE RATES SHALL NOT EXCEED 4 MILLION GALLONS PER DAY, AVERAGE DAILY EACH SPECIFIC DEWATERING PROJECT SHALL NOT EXCEED 180 DAYS. THE CONTRACTOR SHALL BE DEWATERING ACTIVITY AND SHALL NOT EXCEED ONE MILLION GALLONS PER DAY OR A 180 DAY DURATION. A PERMIT WILL BE REQUIRED AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL PERFORM ALL DEWATERING ACTIVITIES WITH CHAPTER 40C-22 FAC AND BE SOLELY RESPONSIBLE FOR OBTAINING AND FURNISHING THESE PERMITS. ANTICIPATED PUMPAGE RATES SHALL NOT EXCEED 30,000 GALLONS PER DAY OR LESS AND WILL NOT EXCEED 30 DAYS IN DURATION.
TYPE B SILT FENCE (SEE DETAIL SHEET No. 6)
6' TALL CONSTRUCTION FENCING GATED ENTRANCE WITH FABRIC
CONSTRUCTION ENTRANCE
NO TRESPASSING
FELONY
N WILLIAMSON BOULEVARD (130' R/W)
CONTRACTOR TO TURN OFF EXISTING GATE VALVES FOR 1.5" WATER SERVICE PRIOR TO DEMOLITION
LOCATION POINT TO REMOVE 8" FIRE MAIN SEE UTILITY PLAN
VACATE EXISTING 19' FPL EASEMENT
REMOVE 144± LF EXISTING 15" RCP
REMOVE 115± LF EXISTING 2.5" WATER SERVICE
REMOVE 125± LF EXISTING 24" RCP
REMOVE 125± LF EXISTING 30" RCP
REMOVE 125± LF EXISTING 36" RCP
REMOVE EXISTING INLET
REMOVE EXISTING MANHOLE
REMOVE 125± LF EXISTING 8" SANITARY MAIN
REMOVE 125± LF EXISTING 8" FIRE SERVICE
REMOVE EXISTING FIRE HYDRANT ASSEMBLY
REMOVE ALL EXISTING DRIVEWAYS AS NECESSARY TO COORDINATE WITH FPL
REMOVE EXISTING 6" FIRE MAIN
REMOVE EXISTING MANHOLE
REMOVE EXISTING 6" SCH 40 FIRE SERVICE
REMOVE EXISTING INLET
REMOVE EXISTING 6" SCH 40 FIRE SERVICE
REMOVE EXISTING 6" SCH 40 FIRE SERVICE
REMOVE EXISTING 6" SCH 40 FIRE SERVICE
REMOVE EXISTING INLET
REMOVE EXISTING 6" SCH 40 FIRE SERVICE
REMOVE EXISTING 6" SCH 40 FIRE SERVICE
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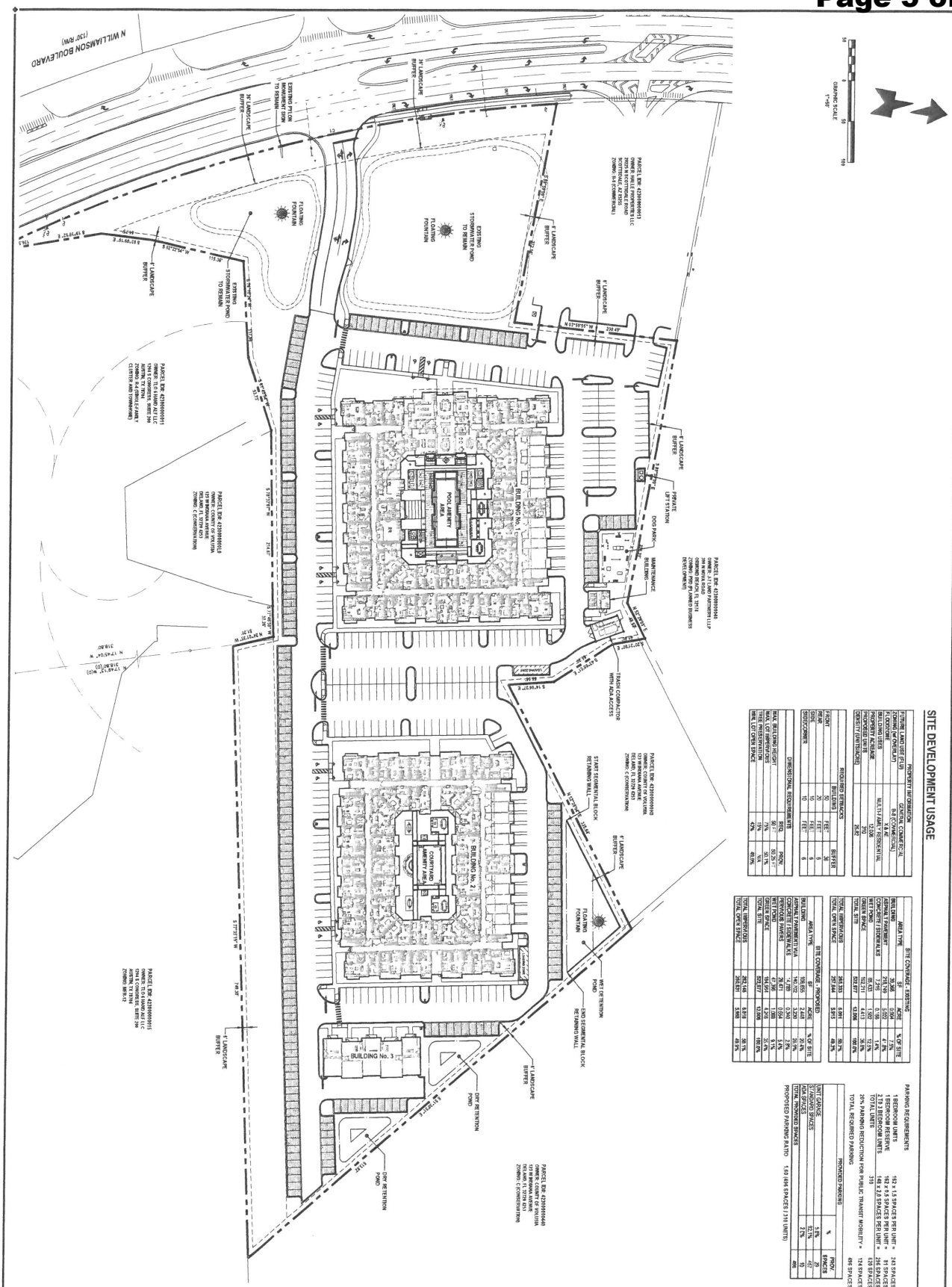

SITE DEVELOPMENT USAGE

PROPERTY INFORMATION	
FUTURE LAND USE (FLU)	GENERAL COMMERCIAL
ZONING (w/OVERLAY)	B-4 (COMMERCIAL)
GROSS ACREAGE	24.4 AC
EXISTING USE	MULTI-FAMILY RESIDENTIAL
BUILDING HEIGHT	70'
PROPERTY ACREAGE	12.00
PROPOSED UNITS	370
DENSITY (UNITS/ACRE)	30.83

REQUIRED SETBACKS	BUILDING	FEET	BUFFER
FRONT	30	FEET	8
REAR	30	FEET	8
SIDE	10	FEET	8
SIDE/CORNER	10	FEET	8

DIMENSIONAL REQUIREMENTS	REQ.	PROV.
MAX. BUILDING HEIGHT	85'	70'
MAX. LOT IMPERVIOUS	75%	50.1%
TREE PRESERVATION	N/A	N/A
MIN. LOT OPEN SPACE	15%	49.9%

SITE COVERAGE - EXISTING	AREA TYPE	SF	ACRE	% OF SITE
	BUILDING	36,308	0.834	6.9%
	ASPHALT PAVEMENT	253,169	5.812	47.9%
	CONCRETE / SIDEWALKS	77,750	1.785	14.7%
	WET POND	65,435	1.50	12.4%
	OPEN SPACE	73,716	1.692	13.9%
	TOTAL SITE	528,377	12.000	100.0%
	TOTAL IMPERVIOUS	367,227	8.431	69.5%
	TOTAL OPEN SPACE	161,150	3.699	30.5%

SITE COVERAGE - PROPOSED	AREA TYPE	SF	ACRE	% OF SITE
	BUILDING	100,655	2.448	20.4%
	ASPHALT PAVEMENT/ALLEYS	114,780	2.634	23.2%
	CONCRETE / SIDEWALKS	26,671	0.612	5.4%
	PERVIOUS PAVERS	1,054	0.024	0.2%
	WET POND	65,435	1.502	13.3%
	OPEN SPACE	184,699	4.240	37.4%
	TOTAL SITE	493,677	12.000	100.0%
	TOTAL IMPERVIOUS	243,160	5.582	49.2%
	TOTAL OPEN SPACE	250,517	5.748	50.8%

PARKING REQUIREMENTS		
1 BEDROOM UNITS	162 x 1.5 SPACES PER UNIT =	243 SPACES
2 BEDROOM UNITS	162 x 2.5 SPACES PER UNIT =	81 SPACES
2 TO 3 BEDROOM UNITS	162 x 2.0 SPACES PER UNIT =	324 SPACES
TOTAL UNITS	370	486 SPACES
25% PARKING REDUCTION FOR PUBLIC TRANSIT MOBILITY =		124 SPACES
TOTAL REQUIRED PARKING		486 SPACES

PROVIDED PARKING		%	PROV. SPACES
UNIT GARAGE			324
DRIVEWAY SPACES		5.9%	19
ON-SITE		72.1%	467
TOTAL SPACES			810
LANDBANKED SPACES		7.7%	50
PROPOSED PARKING RATIO:	1.69 (486 SPACES / 370 UNITS)		486

REVISIONS	
DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
L.C. # 26000584
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Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

OVERALL SITE PLAN
REGAL MULTI-FAMILY
215 WILLIAMSON BOULEVARD
ORMOND BEACH, FL 32174

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62871 ON

HARRY NEWKIRK, PE
STATE OF FLORIDA
NO. 62871
PROFESSIONAL ENGINEER

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PROJECT No.	2021-156
DATE	APRIL 2022
DESIGN BY	HHN
DRAWN BY	WWS
CHECKED BY	HHN
SCALE	1" = 50'
DRAWING NUMBER	6

GENERAL NOTES:

1. CITY OF ORMOND BEACH BUILDING PERMITS ARE REQUIRED FOR BUILDING, DUMPSTER ENCLOSURE, LIGHT POLES, SCREEN WALLS AND MONUMENT SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING APPROPRIATE INFORMATION (ENGINEERING, SPECIFICATIONS, SHOP DRAWINGS, ETC.).
2. ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
3. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION OR GPS. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR'S RISK.
4. THE CONTRACTOR SHALL COORDINATE WITH THE EXISTING ADJACENT BUSINESSES TO ENSURE THERE IS NO DISRUPTION TO THEIR RESPECTIVE OPERATIONS.
5. THE CONTRACTOR AT ITS OWN DISCRETION SHALL MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.
6. SOD ALL DISTURBED AREAS IN RIGHT-OF-WAY WITH BAHIA SOD.
7. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

PAVING LEGEND

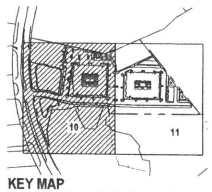
ASPHALT PAVEMENT	1.5" SP-9.5 (TL-C) WITH TACK COAT PER FDOT SPECIFICATIONS 6" CRUSHED CONCRETE (LBR=100) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS) 12" STABILIZED SUBBASE (BR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION) * ALTERNATE 12" STABILIZED SUBBASE: 6" CRUSHED CONCRETE (LBR=135) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS)
ASPHALT PAVEMENT	MILL EXISTING ASPHALT 1" AVERAGE DEPTH OVERLAY WITH 1" SP-9.5 (TL-C) WITH TACK COAT PER FDOT SPECIFICATIONS
CONCRETE PAVEMENT	6" CONCRETE (4,000 P.S.I. @ 28 DAYS) 12" STABILIZED SUBGRADE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (6" LIFTS) 12'x12' CONTROL JOINTS, 2" SAW CUT DEPTH SEE DETAILS, SHEET No. 30 & 31
CONCRETE SIDEWALK	4" THICK CLASS I CONCRETE (3,000 P.S.I. @ 28 DAYS) PER FDOT INDEX 522-001 SEE DETAILS, SHEET No. 30, 31 & 35
PERVIOUS PAVERS	3-1/8" SF-RMA PERMEABLE PAVERS COLOR: BY OWNER SEE DETAIL, SHEET No. 30

KEYNOTES:

1. SIDEWALK CURB RAMP C (SEE DETAIL, SHEET No. 35)
2. SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 36)
3. SIDEWALK CURB RAMP G (SEE DETAIL, SHEET No. 36)

LEGEND

- TYPE "F1" CURB SEE DETAIL, SHEET No. 30
- TYPE "D" CURB SEE DETAIL, SHEET No. 30
- TRANSITION FROM EXISTING 'F1' CURB TO PROPOSED 'F1' CURB SEE DETAIL, SHEET No. 30



KEY MAP
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION

1239 North US1, Suite 3
Ormond Beach, FL 32174
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C.A. # 29599
L.C.B. # 3084
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Landscape Architecture
NEWKIRK ENGINEERING INC

SITE LAYOUT PLAN
REGAL MULTI-FAMILY
215 WILLIAMSON BOULEVARD
ORMOND BEACH, FL 32174

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

HARRY NEWKIRK, FLORIDA
NO. 62971
STATE OF
PROFESSIONAL ENGINEER

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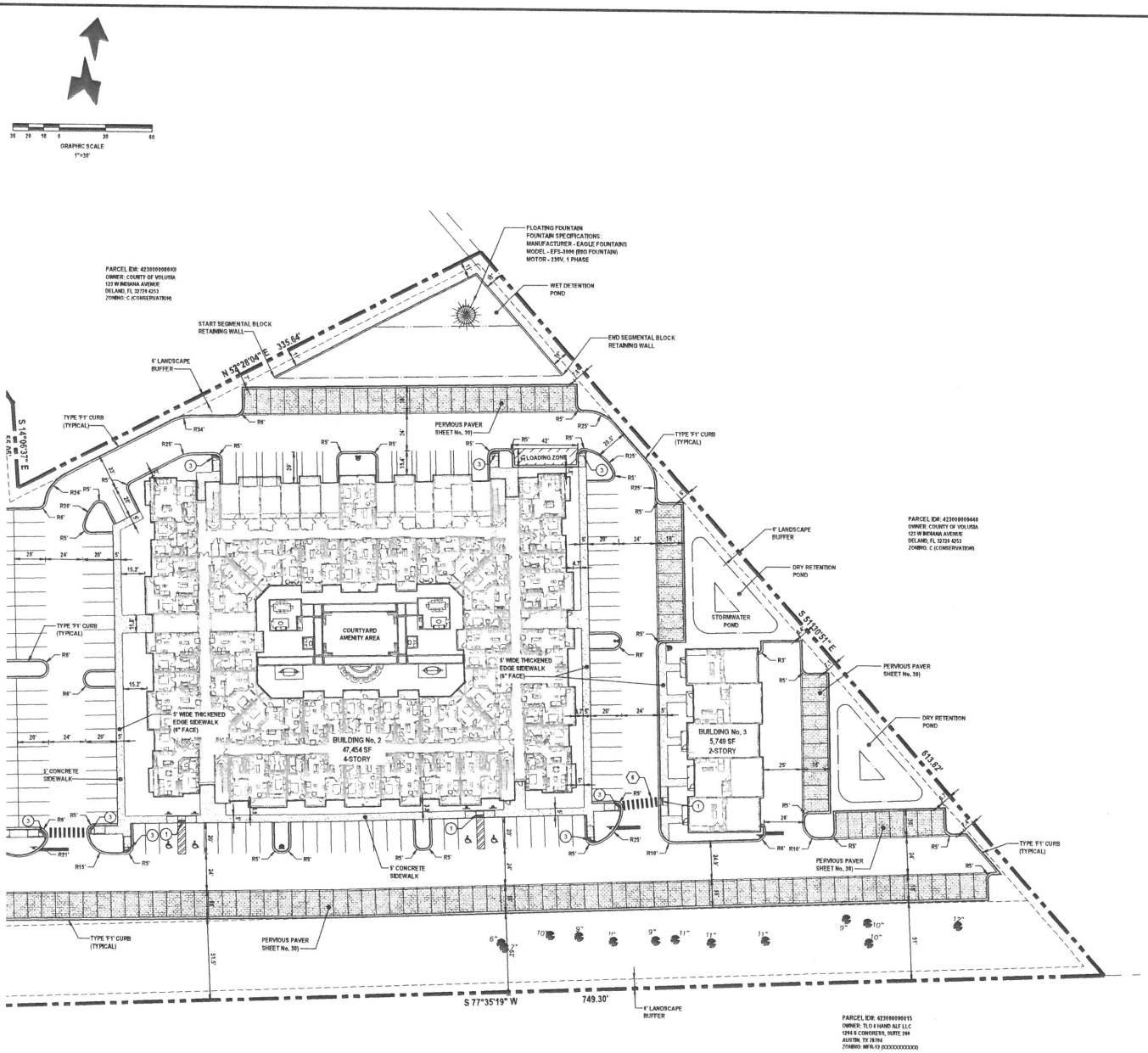
PROJECT No:	2021-158
DATE:	APRIL 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

10



GENERAL NOTES:

1. CITY OF ORMOND BEACH BUILDING PERMITS ARE REQUIRED FOR BUILDING, DUMPSTER ENCLOSURE, LIGHT POLES, SCREEN WALLS AND MONUMENT SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING APPROPRIATE INFORMATION (ENGINEERING, SPECIFICATIONS, SHOP DRAWINGS, ETC.).
2. ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
3. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION OR GPS. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR'S RISK.
4. THE CONTRACTOR SHALL COORDINATE WITH THE EXISTING ADJACENT BUSINESSES TO ENSURE THERE IS NO DISRUPTION TO THEIR RESPECTIVE OPERATIONS.
5. THE CONTRACTOR AT ITS OWN DISCRETION SHALL MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.
6. SOD ALL DISTURBED AREAS IN RIGHT-OF-WAY WITH BAHIA SOD.
7. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

PAVING LEGEND

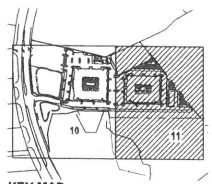
ASPHALT PAVEMENT		1.5" SP-9.5 (TL-C) WITH TACK COAT PER FDOT SPECIFICATIONS 6" CRUSHED CONCRETE (LBR=150) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS) 12" STABILIZED SUBBASE (BR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION) * ALTERNATE 12" STABILIZED SUBBASE: 6" CRUSHED CONCRETE (LBR=150) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS)
ASPHALT PAVEMENT		MILL EXISTING ASPHALT 1" AVERAGE DEPTH OVERLAY WITH 1" SP-9.5 (TL-C) WITH TACK COAT PER FDOT SPECIFICATIONS
CONCRETE PAVEMENT		6" CONCRETE (4,000 P.S.I. @ 28 DAYS) 12" STABILIZED SUBGRADE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (6" LIFTS) 12'x12' CONTROL JOINTS, 3" SAW CUT DEPTH SEE DETAILS, SHEET No. 39 & 31
CONCRETE SIDEWALK		4" THICK CLASS I CONCRETE (3,000 P.S.I. @ 28 DAYS) PER FDOT INDEX 522-001 SEE DETAILS, SHEET No. 30, 31 & 35
PERVIOUS PAVERS		3-1/8" SF-RHINA PERMEABLE PAVERS COLOR: BY OWNER SEE DETAIL, SHEET No. 39

KEYNOTES:

1. SIDEWALK CURB RAMP C (SEE DETAIL, SHEET No. 35)
2. SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 36)
3. SIDEWALK CURB RAMP C (SEE DETAIL, SHEET No. 34)

LEGEND

- TYPE "F1" CURB — SEE DETAIL, SHEET No. 30
- TYPE "D" CURB — SEE DETAIL, SHEET No. 30
- TRANSITION FROM EXISTING 'F1' CURB TO PROPOSED 'F1' CURB — SEE DETAIL, SHEET No. 30



KEY MAP
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION

1238 North 1st. Suite 3
Ormond Beach, Florida 32174
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C.A. # 30208
L.C. # 26005584
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Civil Engineering
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SITE LAYOUT PLAN
REGAL MULTI-FAMILY
215 WILLIAMSON BOULEVARD
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HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

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PROJECT No:	2021-158
DATE:	APRIL 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

11

N WILLIAMSON BOULEVARD (130' R/W)
S 89°59'55" E 772.15'
N 03°59'55" W 200.49'
S 76°10'24" W 117.36'
S 81°45'56" W 93.73'
S 76°37'07" W 214.87'
S 77°46'50" W 37.26'
N 24°01'35" W 51.20'
S 14°06'37" E 55.06'
S 45°08'57" E 88.30'
S 20°37'00" E 40.46'
N 52°29'05" E 48.52'
S 89°59'55" E 328.31'
S 89°59'55" E
N 03°59'55" W
S 89°59'55" E
S 89°59'55" E
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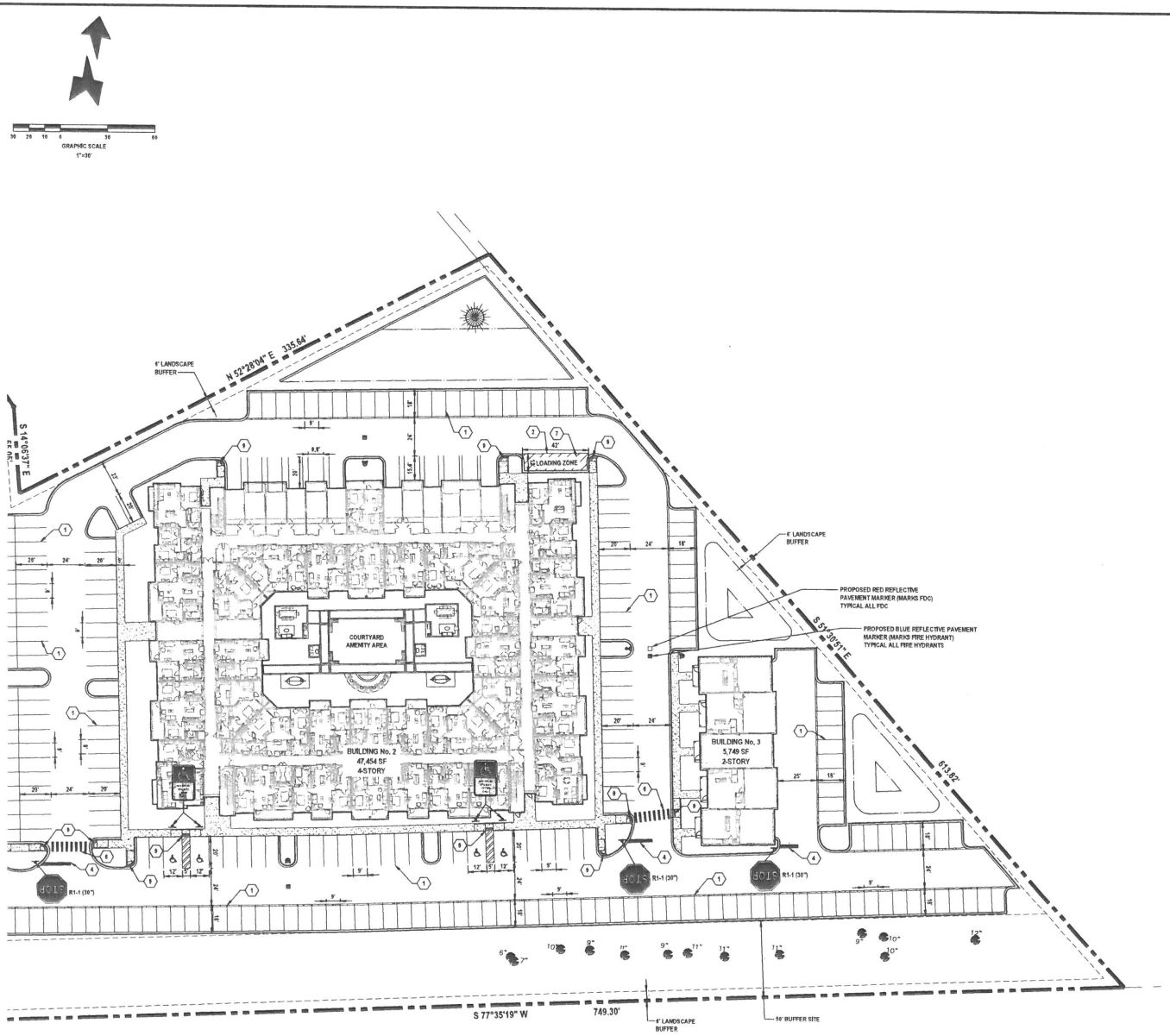


PAVEMENT MARKING NOTES:

1. PAINTED PAVEMENT MARKINGS SHALL BE APPLIED AFTER PAVEMENT SURFACE HAS CURED, SURFACE SHALL BE FREE OF FINE SAND AND DEBRIS PRIOR TO APPLICATIONS.
2. APPLY PAINTED PAVEMENT MARKINGS AT LAST STAGE OF CONSTRUCTION AFTER LANDSCAPE PLANTINGS ARE INSTALLED.
3. PAINT SHALL BE SHERWIN WILLIAMS LOW-VOC ACRYLIC PRO PARK PAINT, APPLY PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DRAWINGS FOR LOCATIONS OF SPECIFIC COLORS.
4. ALL REFLECTIVE PAVEMENT MARKERS ARE TO BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 706-001.
5. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH INDEX NO. 17301 AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
6. LOCATION OF SIGNS IS APPROXIMATE ONLY AND IS SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER.
7. FOR ADDITIONAL DETAILS SEE INDEX NO. 700-010, 700-101, 17344 AND 711-001.
8. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM .08 GA ALUMINUM BLANKS. ALL 36"x48" SIGNS SHALL BE .100 GA MINIMUM AND SHALL BE INSTALLED USING 3"x12" ROUND ALUMINUM POST. ALL STOP SIGNS SHALL BE 36" OCTAGON INSTALLED ON 12.3 LBS/FT "U" CHANNEL POST R&R. STEEL ONLY OR 3"x12' ROUND ALUMINUM POSTS. "U" CHANNEL POSTS MAY BE USED FOR SIGNS SMALLER THAN 36"x36". ALL SPEED LIMIT SIGNS SHALL BE 24"x30".

STRIPING KEYNOTES: (PER FDOT INDEX No. 711-001, ONLY THERMOPLASTIC IN R/W)

1. 6" SOLID WHITE LINE
2. 6" SOLID YELLOW LINE
3. 6" SOLID DOUBLE YELLOW LINE
4. 24" WHITE STOP BAR
5. WHITE DIRECTIONAL ARROW
6. SPECIAL EMPHASIS CROSSWALK
7. 6" YELLOW LINE @ 45° SPACED 4' ON CENTER
8. WHITE DIRECTIONAL ARROW
9. 24" DETECTABLE WARNING MAT (PER FDOT INDEX No. 522-002)

STRIPING LEGEND

- PROPOSED BLUE REFLECTIVE PAVEMENT MARKER (MARKS FIRE HYDRANT)
- PROPOSED RED REFLECTIVE PAVEMENT MARKER (MARKS FDC)

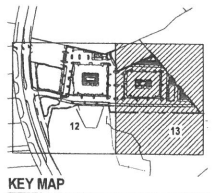
PARKING CALCULATIONS

PARKING REQUIREMENTS

1 BEDROOM UNITS	162 x 1.5 SPACES PER UNIT =	243 SPACES
1 BEDROOM RESERVE	162 x 0.5 SPACES PER UNIT =	81 SPACES
2 TO 3 BEDROOM UNITS	148 x 2.0 SPACES PER UNIT =	296 SPACES
TOTAL UNITS	310	620 SPACES
20% PARKING REDUCTION FOR PUBLIC TRANSIT MOBILITY =		124 SPACES
TOTAL REQUIRED PARKING		496 SPACES

PROVIDED PARKING		
	%	PROV. SPACES
UNIT GARAGE	5.8%	29
STANDARD SPACES	92.1%	457
ADA SPACES	2.0%	10
TOTAL PROVIDED SPACES		496

PROPOSED PARKING RATIO 1.60 (496 SPACES / 310 UNITS)



KEY MAP
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION

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Phone (386) 672-7764
www.NEWKIRKENGINEERING.com
L.C.# 26005584
Civil Engineering
Planning Services &
Landscape Architecture

NEWKIRK ENGINEERING INC

STRIPING AND SIGNAGE PLAN
REGAL MULTI-FAMILY
215 WILLIAMSON BOULEVARD
ORMOND BEACH, FL 32174

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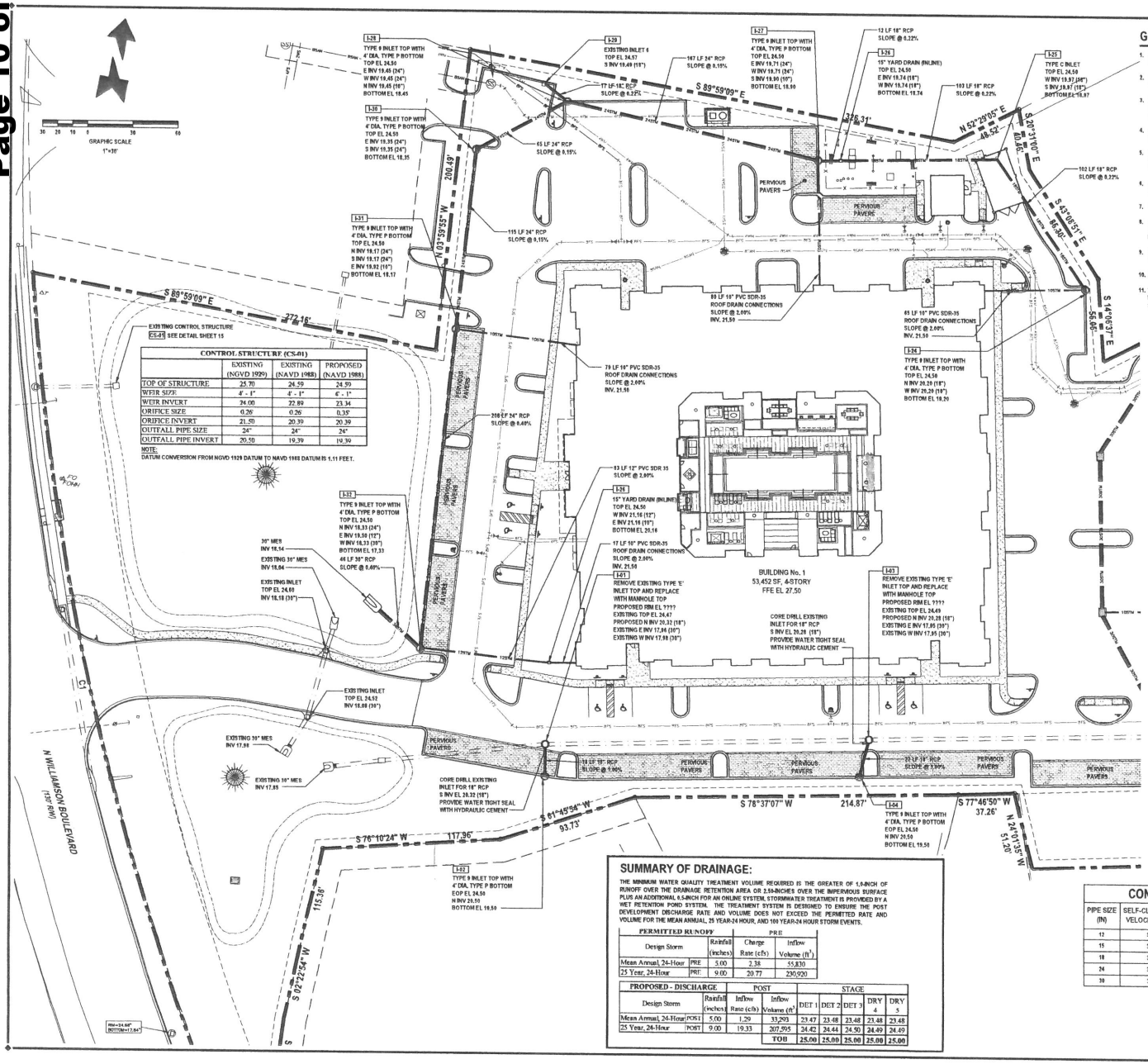


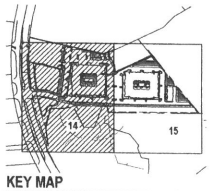
CONTROL STRUCTURE (CS-01)

	EXISTING (NGVD 1929)	EXISTING (NAVD 1988)	PROPOSED (NAVD 1988)
TOP OF STRUCTURE	25.70	24.59	24.59
WEIR SIZE	4' - 1"	4' - 1"	4' - 1"
WEIR INVERT	24.00	22.89	23.34
ORIFICE SIZE	0.26	0.26	0.35'
ORIFICE INVERT	21.50	20.39	20.39
OUTFALL PIPE SIZE	24"	24"	24"
OUTFALL PIPE INVERT	20.50	19.39	19.39

NOTE:
DATUM CONVERSION FROM NGVD 1929 DATUM TO NAVD 1988 DATUM IS 1.11 FEET.

GENERAL DRAINAGE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO DRAINAGE SYSTEM AND SHALL RESTORE ANY DAMAGED STRUCTURES.
2. ALL PIPE FROM THE BUILDING DRAINS SHALL BE SMOOTH INTERIOR CORRUGATED EXTERIOR (SICE) HDPE OR PVC SCH 40.
3. ALL STORM PIPE SHALL BE CONSTRUCTED OF HDPE (SICE) PIPE WITH CERTIFIED WATERTIGHT JOINTS BY THE MANUFACTURER, ACCEPTABLE HDPE PIPE SHALL BE HANCOR SUR-LOK WT, ADS SERIES 35, ADS N-12 WITH WT JOINT OR EQUAL.
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIAL AND STRUCTURES TO THE ENGINEER (NEWKIRK ENGINEERING, INC.) FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING.
5. CONTRACTOR TO PLACE FILTER FABRIC BETWEEN DRAINAGE STRUCTURES AND TOPS TO PREVENT SOIL INTRUSION, THE FABRIC SHALL BE PERIODICALLY CLEANED OF SAND & DEBRIS FABRIC SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE.
6. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING TREES, & ETC., WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFFSITE.
7. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST PER FDOT SPECIFICATIONS.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY PER FDOT STANDARD SPECIFICATIONS AND MANUFACTURES SPECIFICATIONS RESPECTIVELY.
9. ALL DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OF SAND AT THE LAST STAGE OF CONSTRUCTION PRIOR TO THE FINAL INSPECTION.
10. ALL STORM INLET GRATES SHALL BE STEEL (TRAFFIC RATED).
11. THE EXISTING AND PROPOSED DRAINAGE SYSTEM SHALL BE INSPECTED BY VIDEO WITH A WRITTEN REPORT OF THE CONDITION OF SYSTEM, THE VIDEO SYSTEM SHOULD BE DONE PRIOR TO ANY FIELD SURFACE WORK ON THE PARKING LOT.



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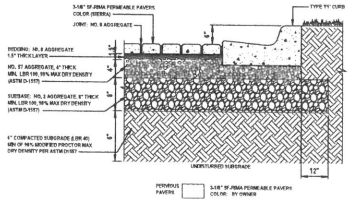

PERMEABLE PAVER DETAIL

NOT TO SCALE

SUMMARY OF DRAINAGE:

THE MINIMUM WATER QUALITY TREATMENT VOLUME REQUIRED IS THE GREATER OF 1.0-INCH OF RUNOFF OVER THE DRAINAGE RETENTION AREA OR 2.50-INCHES OVER THE IMPERVIOUS SURFACE PLUS AN ADDITIONAL 0.5-INCH FOR AN ONLINE SYSTEM. STORMWATER TREATMENT IS PROVIDED BY A WET RETENTION POND SYSTEM. THE TREATMENT SYSTEM IS DESIGNED TO ENSURE THE POST DEVELOPMENT DISCHARGE RATE AND VOLUME DOES NOT EXCEED THE PERMITTED RATE AND VOLUME FOR THE MEAN ANNUAL, 25 YEAR-24 HOUR, AND 100 YEAR-24 HOUR STORM EVENTS.

PERMITTED RUNOFF		PRE	
Design Storm	Rainfall (inches)	Charge Rate (cfs)	Inflow Volume (ft³)
Mean Annual, 24-Hour PRE	5.00	2.38	55,830
25 Year, 24-Hour PRE	9.00	20.72	290,920

PROPOSED - DISCHARGE		POST		STAGE				
Design Storm	Rainfall (inches)	Inflow Rate (cfs)	Inflow Volume (ft³)	DET 1	DET 2	DET 3	DRY 4	DRY 5
Mean Annual, 24-Hour POST	5.00	1.29	33,293	23.47	23.48	23.48	23.48	23.48
25 Year, 24-Hour POST	9.00	19.33	207,905	24.42	24.44	24.50	24.49	24.49
			TOB	25.00	25.00	25.00	25.00	25.00

CONCRETE PIPE MINIMUM SLOPE REQUIREMENTS

PIPE SIZE (IN)	SELF-CLEANSING VELOCITY (FPS)	MANNINGS (N)	RADIUS (FT)	CROSS-SECTIONAL AREA (FT)	WETTED PERIMETER	MINIMUM SLOPE (FT / 100 FT)
12	3.0	0.012	0.5	0.7854	1.1415	0.0036
15	3.0	0.012	0.625	1.227	FULL & FULL	0.0028
18	3.0	0.012	0.75	1.767	FULL & FULL	0.0022
24	3.0	0.012	1.00	3.142	FULL & FULL	0.0015
30	3.0	0.012	1.3	4.9089	7.8538	0.0011

WARNING !!
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REVISIONS

DATE	DESCRIPTION

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Phone (386) 672-7754
www.NewkirkEngineering.com
C.A. # 30209
L.C.A. # 26004
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Civil Engineering, Transportation, CEI & Landscape Architecture

NEWKIRK ENGINEERING INC

DRAINAGE PLAN
REGAL MULTI-FAMILY
215 WILLIAMSON BOULEVARD
ORMOND BEACH, FL 32174

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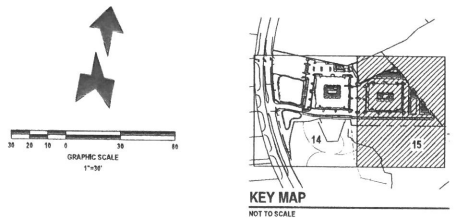

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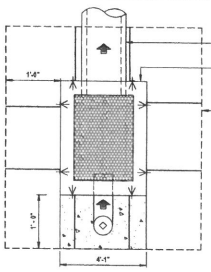
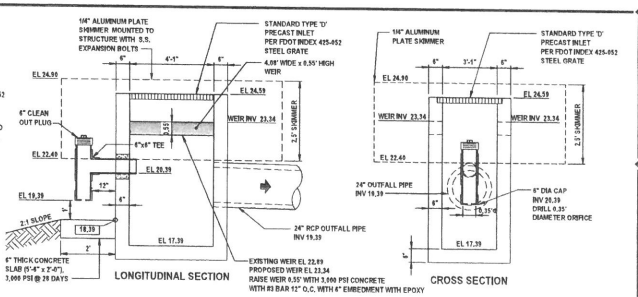
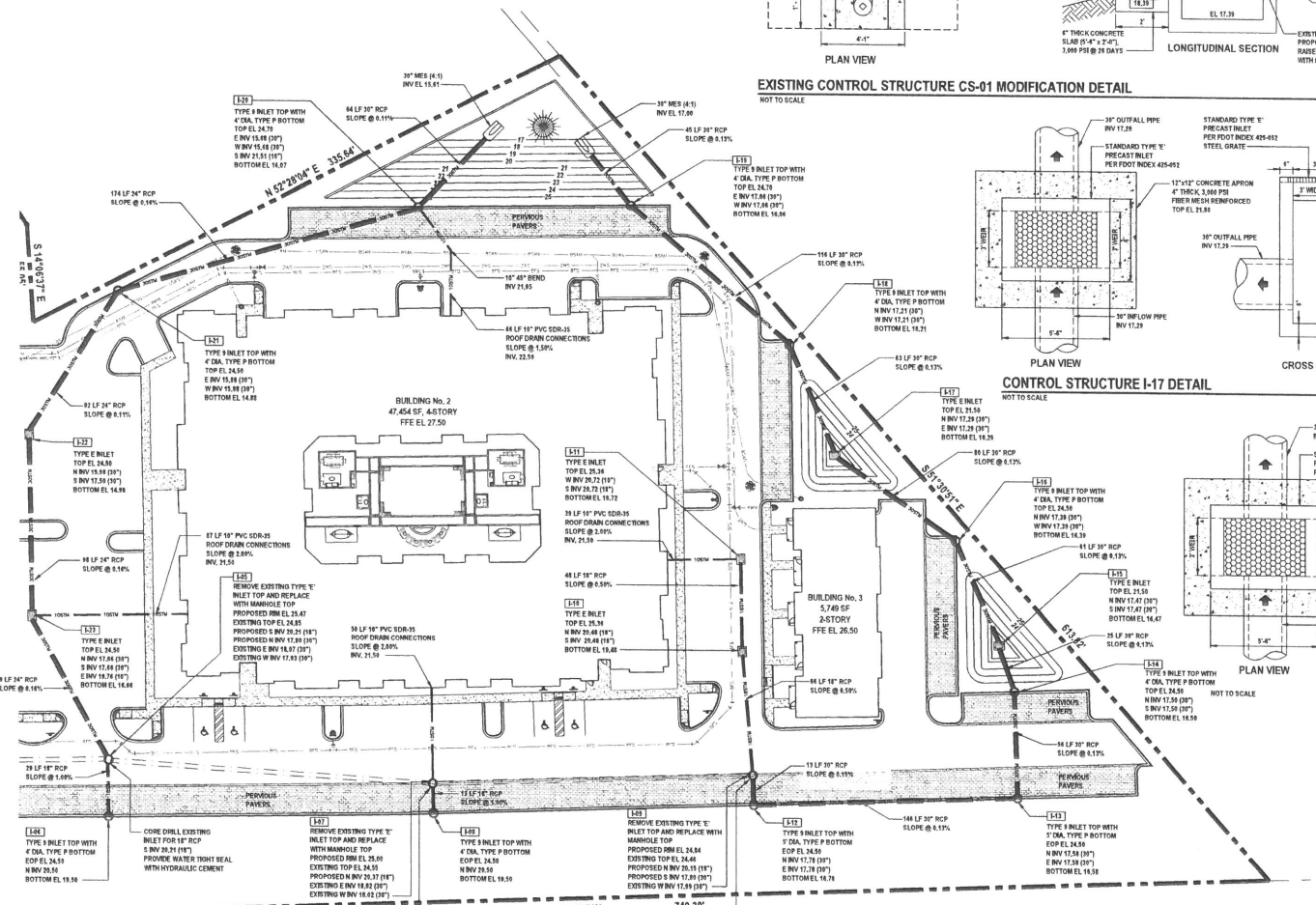
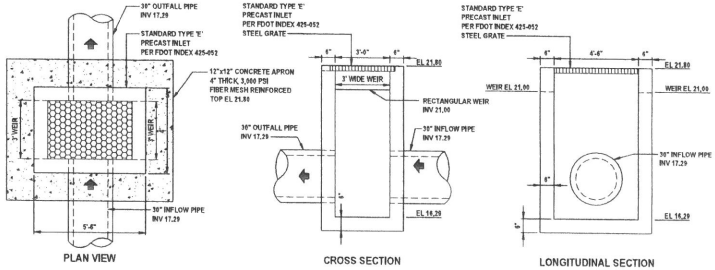




EXISTING CONTROL STRUCTURE CS-01 MODIFICATION DETAIL

NOT TO SCALE





CONTROL STRUCTURE I-17 DETAIL

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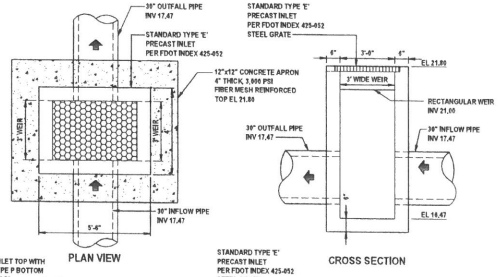
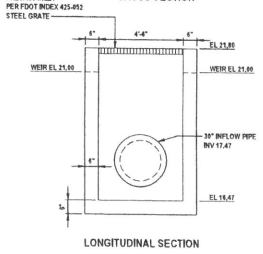


CONTROL STRUCTURE I-15 DETAIL



REVISIONS

DATE	DESCRIPTION

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Landscape Architecture
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DRAINAGE PLAN
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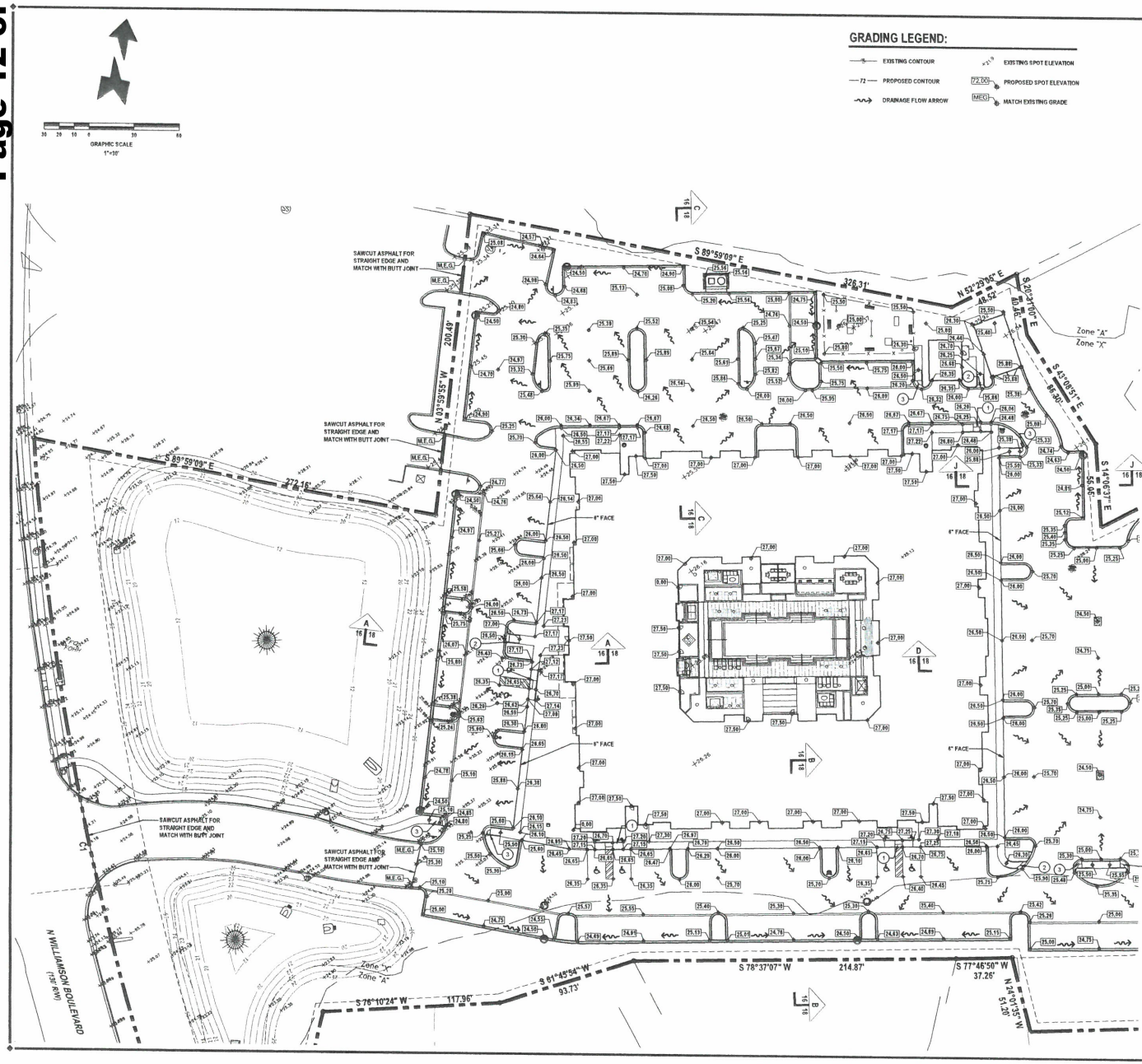


GRADING LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW ARROW
- EXISTING SPOT ELEVATION
- 72.00 PROPOSED SPOT ELEVATION
- MEG MATCH EXISTING GRADE

GENERAL GRADING NOTES:

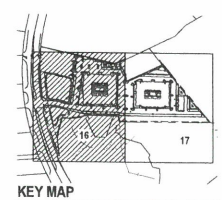
1. CROSS SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL NOT EXCEED 1:48 IN ACCORDANCE WITH SECTION 502.4 OF FACBC.
2. THE MAXIMUM ELEVATION CHANGE AT THE ENTRANCE DOOR MAY NOT EXCEED 1/2 INCH.
3. ALL SIDEWALK LANDINGS SHALL HAVE SLOPES NO GREATER THAN 1/8 INCH / 1 FOOT IN MANEUVERING SPACES AT ALL DOORWAYS.
4. ALL SIDEWALKS SHALL HAVE A 1 PERCENT CROSS SLOPE.
5. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEY OR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR.

GENERAL EARTHWORK NOTES:

1. IF ANY MUCK OR MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
2. ALL FILLING IS TO BE PERFORMED IN ONE-FOOT LIFTS. THE COMPACTION REQUIREMENT IS 98% FOR PAVED AREAS AND 95% FOR UNPAVED AREAS PER AASHTO T-180 MODIFIED PROCTOR TEST.
3. TEMPORARY FILL STOCKPILING IS NOT PERMITTED IN LIFTS GREATER THAN SIX FEET.
4. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES.
5. ONCE AN AREA IS SEEDED OR SODDED, IT MUST BE MAINTAINED TO ALLOW THE GRASS TO GROW.
6. ALL NON-PAVED AREAS MUST BE PLANTED, GRASSED, OR MULCHED.

KEYNOTES:

1. SIDEWALK CURB RAMP C (SEE DETAIL, SHEET No. 35)
2. SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 36)
3. SIDEWALK CURB RAMP G (SEE DETAIL, SHEET No. 36)



KEY MAP
NOT TO SCALE

811

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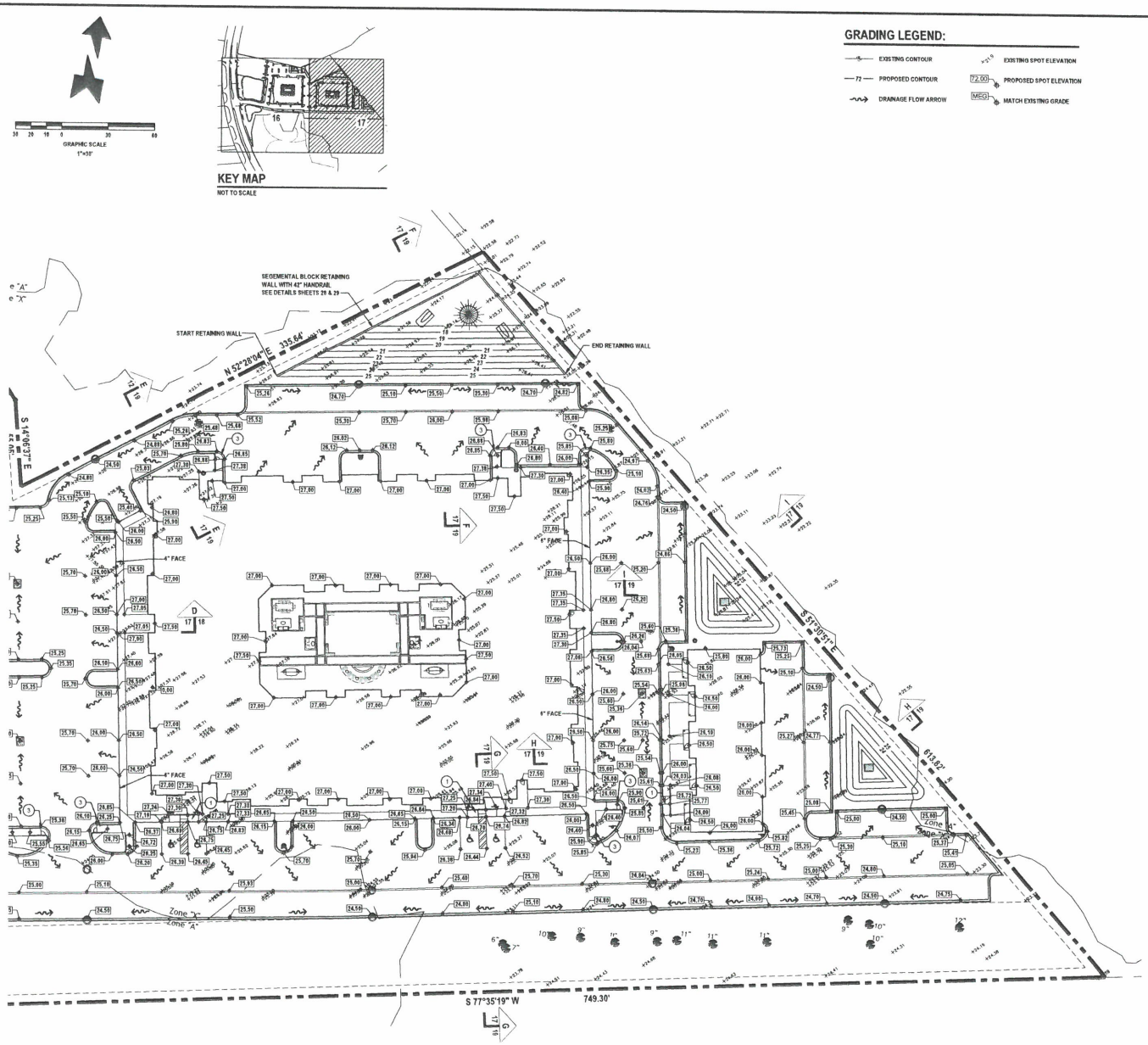

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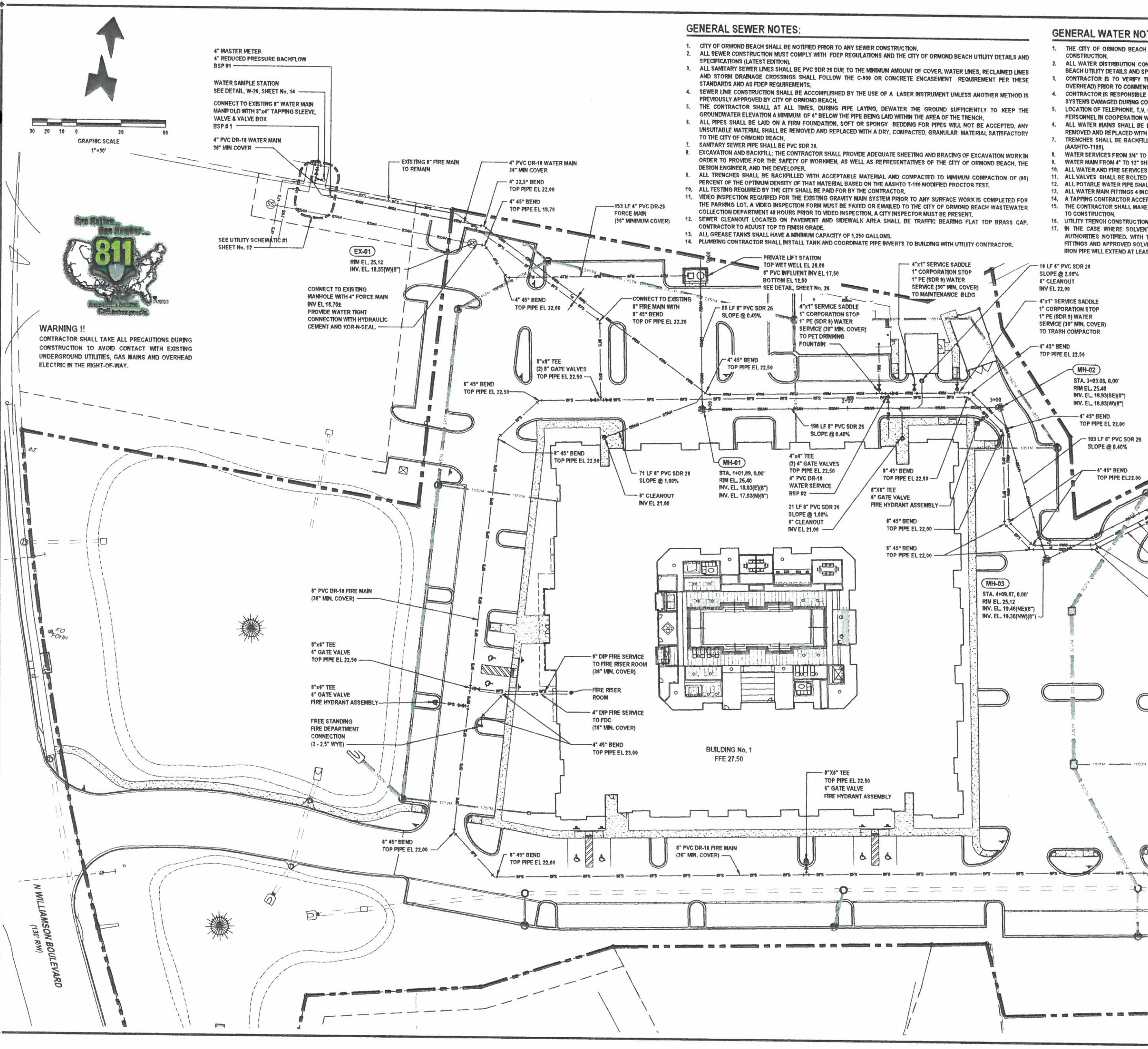

GENERAL SEWER NOTES:

1. CITY OF ORMOND BEACH SHALL BE NOTIFIED PRIOR TO ANY SEWER CONSTRUCTION.
2. ALL SEWER CONSTRUCTION MUST COMPLY WITH FDEP REGULATIONS AND THE CITY OF ORMOND BEACH UTILITY DETAILS AND SPECIFICATIONS (LATEST EDITION).
3. ALL SANITARY SEWER LINES SHALL BE PVC SDR 26 DUE TO THE MINIMUM AMOUNT OF COVER. WATER LINES, RECLAIMED LINES AND STORM DRAINAGE CROSSINGS SHALL FOLLOW THE C-900 OR CONCRETE ENCASEMENT REQUIREMENT PER THESE STANDARDS AND AS FDEP REQUIREMENTS.
4. SEWER LINE CONSTRUCTION SHALL BE ACCOMPLISHED BY THE USE OF A LASER INSTRUMENT UNLESS ANOTHER METHOD IS PREVIOUSLY APPROVED BY CITY OF ORMOND BEACH.
5. THE CONTRACTOR SHALL AT ALL TIMES, DURING PIPE LAYING, DEWATER THE GROUND SUFFICIENTLY TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6" BELOW THE PIPE BEING LAID WITHIN THE AREA OF THE TRENCH.
6. ALL PIPES SHALL BE LAID ON A FIRM FOUNDATION. SOFT OR SPONGY BEDDING FOR PIPES WILL NOT BE ACCEPTED. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A DRY, COMPACTED, GRANULAR MATERIAL SATISFACTORY TO THE CITY OF ORMOND BEACH.
7. SANITARY SEWER PIPE SHALL BE PVC SDR 26.
8. EXCAVATION AND BACKFILL: THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING AND BRACING OF EXCAVATION WORK IN ORDER TO PROVIDE FOR THE SAFETY OF WORKMEN, AS WELL AS REPRESENTATIVES OF THE CITY OF ORMOND BEACH, THE DESIGN ENGINEER, AND THE DEVELOPER.
9. ALL TRENCHES SHALL BE BACKFILLED WITH ACCEPTABLE MATERIAL AND COMPACTED TO MINIMUM COMPACTION OF (95) PERCENT OF THE OPTIMUM DENSITY OF THAT MATERIAL BASED ON THE AASHTO T-180 MODIFIED PROCTOR TEST.
10. ALL TESTING REQUIRED BY THE CITY SHALL BE PAID FOR BY THE CONTRACTOR.
11. VIDEO INSPECTION REQUIRED FOR THE EXISTING GRAVITY MAIN SYSTEM PRIOR TO ANY SURFACE WORK IS COMPLETED FOR THE PARKING LOT. A VIDEO INSPECTION FORM MUST BE FAXED OR EMAILED TO THE CITY OF ORMOND BEACH WASTEWATER COLLECTION DEPARTMENT 48 HOURS PRIOR TO VIDEO INSPECTION. A CITY INSPECTOR MUST BE PRESENT.
12. SEWER CLEANOUT LOCATED ON PAVEMENT AND SIDEWALK AREA SHALL BE TRAFFIC BEARING FLAT TOP BRASS CAP. CONTRACTOR TO ADJUST TOP TO FINISH GRADE.
13. ALL GREASE TANKS SHALL HAVE A MINIMUM CAPACITY OF 1,250 GALLONS.
14. PLUMBING CONTRACTOR SHALL INSTALL TANK AND COORDINATE PIPE INVERTS TO BUILDING WITH UTILITY CONTRACTOR.

GENERAL WATER NOTES:

1. THE CITY OF ORMOND BEACH WATER UTILITY DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION.
2. ALL WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDEP REGULATIONS AND THE CITY OF ORMOND BEACH UTILITY DETAILS AND SPECIFICATIONS (LATEST EDITION).
3. CONTRACTOR IS TO VERIFY THE LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES (UNDERGROUND AND OVERHEAD) PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ANY EXISTING PAVEMENT, SIDEWALK, CURBING, UTILITIES AND DRAINAGE SYSTEMS DAMAGED DURING CONSTRUCTION. ALL DAMAGED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.
5. LOCATION OF TELEPHONE, T.V. CABLE AND ELECTRICAL SERVICE CONNECTIONS TO BE DETERMINED BY APPROPRIATE UTILITIES PERSONNEL IN COOPERATION WITH CONTRACTOR.
6. ALL WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
7. TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO THE CITY WITH A MINIMUM COMPACTION OF 98 PERCENT (AASHTO-T180).
8. WATER SERVICES FROM 3/4" TO 2" POLYETHYLENE (ENDOTRACE) WITH 30" MINIMUM COVER.
9. WATER MAIN FROM 4" TO 12" SHALL BE PVC CLASS 150 (DR 18) WITH 36" MINIMUM COVER.
10. ALL WATER AND FIRE SERVICES ARE REQUIRED TO HAVE A HARD BODY GATE VALVE OFF THE MAIN LINE.
11. ALL VALVES SHALL BE BOLTED TO TEES.
12. ALL POTABLE WATER PIPE SHALL HAVE "NSF POTABLE WATER" IMPRINTED ON THE PIPE.
13. ALL WATER MAIN FITTINGS 4 INCHES OR LARGER SHALL BE CEMENT LINED DIP.
14. A TAPPING CONTRACTOR ACCEPTABLE TO THE CITY OF ORMOND BEACH WILL BE REQUIRED FOR TAPS.
15. THE CONTRACTOR SHALL MAKE ALL ATTEMPTS TO LOCATE BURIED UTILITIES AND NOTIFY THE UTILITY COMPANIES 48 HR. PRIOR TO CONSTRUCTION.
16. UTILITY TRENCH CONSTRUCTION SHALL CONFORM TO CITY OF ORMOND BEACH AND OSHA REQUIREMENTS.
17. IN THE CASE WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE CITY OF ORMOND BEACH UTILITY DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED SOLVENT.

UTILITY LEGEND

Symbol	Description
	PROPOSED 11.25° BEND
	PROPOSED 22.5° BEND
	PROPOSED 45° BEND
	PROPOSED 90° BEND
	PROPOSED TEE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT ASSEMBLY
RPZ	REDUCED PRESSURE BACKFLOW PREVENTER
	PROPOSED SANITARY SEWER MANHOLE
BSP	BACTERIOLOGICAL SAMPLING POINT
4WM	PROPOSED 4" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
2WS	PROPOSED 2" PE 4710 (SDR 9) WATER SERVICE (30" MINIMUM COVER)
1WS	PROPOSED 1" PE 4710 (SDR 9) WATER SERVICE (30" MINIMUM COVER)
4FS	PROPOSED 4" DIP FIRE SERVICE (36" MIN. COVER)
6FS	PROPOSED 6" DIP FIRE SERVICE (36" MIN. COVER)
8SAN	PROPOSED 8" PVC SDR 26 SANITARY MAIN SLOPE @ 0.40% MIN.
8SAN	PROPOSED 8" PVC SDR 26 SANITARY SERVICE WITH 1.0% MIN. SLOPE
6SAN	PROPOSED 6" PVC SDR 26 SANITARY SERVICE WITH 1.0% MIN. SLOPE

REQUIRED FIRE FLOW:

"SITE DESIGNED IN ACCORDANCE TO THE FLORIDA FIRE PREVENTION CODE, 5TH EDITION, NFPA 1, 18.4.1.1.

FLORIDA BUILDING CODE CONSTRUCTION TYPE:	VA - PROTECTED
FIRE AREA:	213,700 SF
REQUIRED FIRE FLOW:	8,000 GPM @ 4 HOURS
FIRE SPRINKLER SYSTEM REDUCTION (75%)	6,000 GPM
REQUIRED FIRE FLOW (8,000 - 6,000)	2,000 GPM @ 4 HOURS

BASED ON NFPA 18.4.5.2.1, REDUCTION IN REQUIRED FIRE FLOW OF 75% SHALL BE PERMITTED WHEN THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED SPRINKLER SYSTEM. THE RESULTING FIRE FLOW SHALL NOT BE LESS THAN 1,000 GPM.

REVISIONS

DATE	DESCRIPTION

NEWKIRK ENGINEERING INC.
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 26000584
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Civil Engineering, Transportation, CEI & Landscape Architecture

UTILITY PLAN
REGAL MULTI-FAMILY
215 WILLIAMSON BOULEVARD
ORMOND BEACH, FL 32174

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HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

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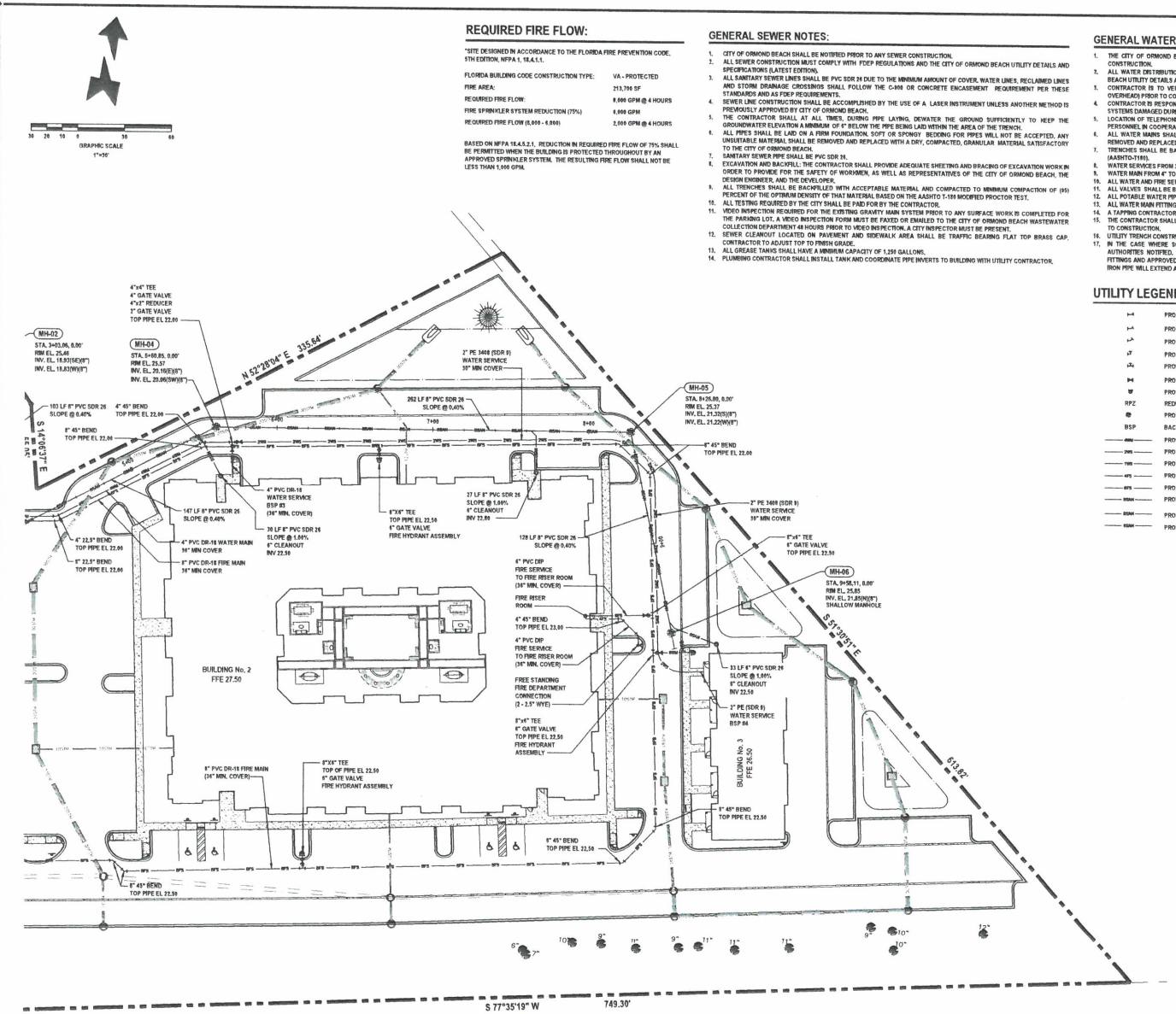
PROJECT No:	2021-158
DATE:	APRIL 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER
20



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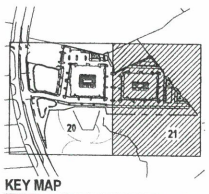
WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.



KEY MAP
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION

1238 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 872-7734
www.NewkirkEngineering.com
C.A.# 30208
L.C.# 26084
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Civil Engineering
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

UTILITY PLAN
REGAL MULTI-FAMILY
215 WILLIAMSON BOULEVARD
ORMOND BEACH, FL 32174

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PROJECT No:	2021-158
DATE:	APRIL 2022
DESIGN BY:	HHN
DRAWN BY:	NWB
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

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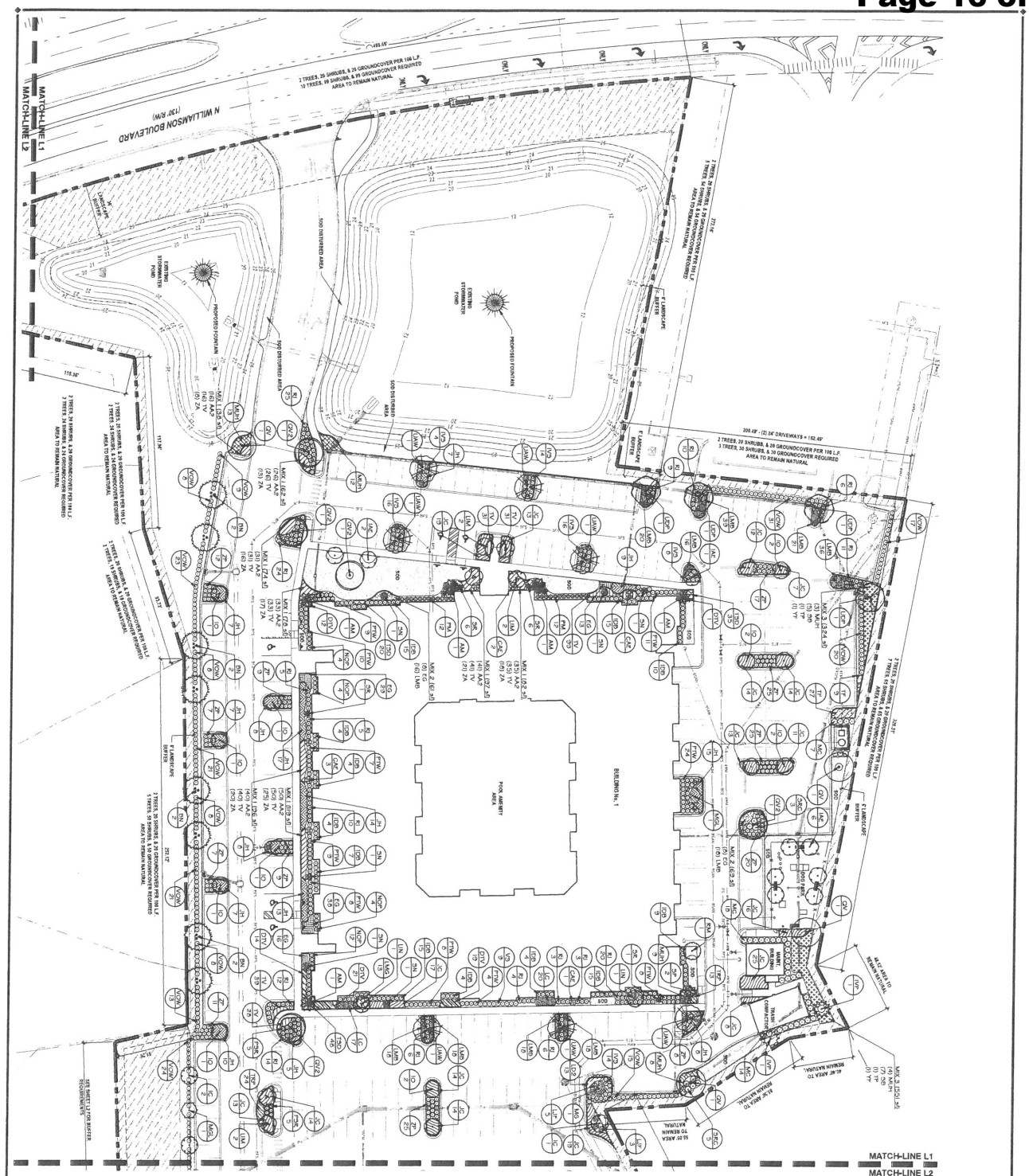

LEGEND

ST. AUGUSTINE SOD

AREA TO REMAIN NATURAL SEE NOTE 4 SHEET L3

BAHIA SOD

GRAPHIC SCALE 1"=30'

L1

LANDSCAPE PLAN

REGAL MULTI FAMILY

215 WILLIAMSON BOULEVARD

ORMOND BEACH, FL 32174

NEWKIRK ENGINEERING INC.

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REVISIONS

DATE	DESCRIPTION

PROJECT No: 2021-158

DESIGN BY: LAA

DRAWN BY: BWV

CHECKED BY: LAA

SCALE: 1" = 30'

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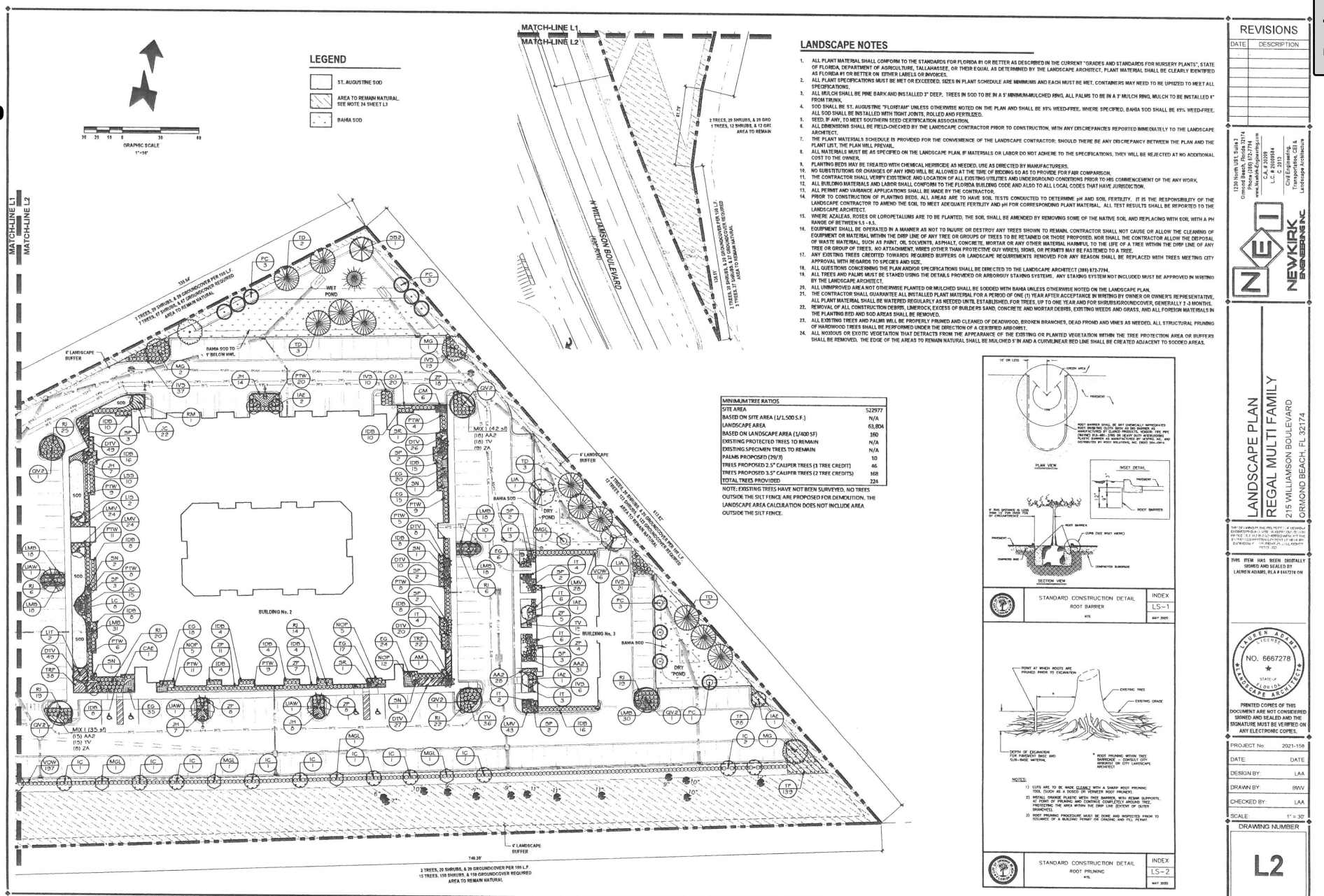

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 OR BETTER AS DESCRIBED IN THE CURRENT "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR THEIR EQUAL AS DETERMINED BY THE LANDSCAPE ARCHITECT. PLANT MATERIAL SHALL BE CLEARLY IDENTIFIED AS FLORIDA #1 OR BETTER ON EITHER LABELS OR INVOICES.
2. ALL PLANT SPECIFICATIONS MUST BE MET OR EXCEEDED. SIZES IN PLANT SCHEDULE ARE MINIMUMS AND EACH MUST BE MET. CONTAINERS MAY NEED TO BE UPSIZED TO MEET ALL SPECIFICATIONS.
3. ALL MULCH SHALL BE PINE BARK AND INSTALLED 3" DEEP. TREES IN SOD TO BE IN A 5' MINIMUM MULCHED RING. ALL PALMS TO BE IN A 3' MULCH RING. MULCH TO BE INSTALLED 4" FROM TRUNK.
4. SOD SHALL BE ST. AUGUSTINE "FLORITAM" UNLESS OTHERWISE NOTED ON THE PLAN AND SHALL BE 95% WEED-FREE. WHERE SPECIFIED, BAHIA SOD SHALL BE 95% WEED-FREE. ALL SOD SHALL BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED.
5. SEED, IF ANY, TO MEET SOUTHERN SEED CERTIFICATION ASSOCIATION.
6. ALL DIMENSIONS SHALL BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
7. THE PLANT MATERIALS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR; SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN WILL PREVAIL.
8. ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO THE SPECIFICATIONS, THEY WILL BE REJECTED AT NO ADDITIONAL COST TO THE OWNER.
9. PLANTING BEDS MAY BE TREATED WITH CHEMICAL HERBICIDE, AS NEEDED, USE AS DIRECTED BY MANUFACTURERS.
10. NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE ALLOWED AT THE TIME OF BIDDING SO AS TO PROVIDE FOR FAIR COMPARISON.
11. THE CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND CONDITIONS PRIOR TO HIS COMMENCEMENT OF THE ANY WORK.
12. ALL BUILDING MATERIALS AND LABOR SHALL CONFORM TO THE FLORIDA BUILDING CODE AND ALSO TO ALL LOCAL CODES THAT HAVE JURISDICTION.
13. ALL PERMIT AND VARIANCE APPLICATIONS SHALL BE MADE BY THE CONTRACTOR.
14. PRIOR TO CONSTRUCTION OF PLANTING BEDS, ALL AREAS ARE TO HAVE SOIL TESTS CONDUCTED TO DETERMINE pH AND SOIL FERTILITY. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO AMEND THE SOIL TO MEET ADEQUATE FERTILITY AND pH FOR CORRESPONDING PLANT MATERIAL. ALL TEST RESULTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
15. WHERE AZALEAS, ROSES OR LOROPETALUMS ARE TO BE PLANTED, THE SOIL SHALL BE AMENDED BY REMOVING SOME OF THE NATIVE SOIL AND REPLACING WITH SOIL WITH A PH RANGE OF BETWEEN 5.5 - 6.5.
16. EQUIPMENT SHALL BE OPERATED IN A MANNER AS NOT TO INJURE OR DESTROY ANY TREES SHOWN TO REMAIN. CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE DRIP LINE OF ANY TREE OR GROUPS OF TREES TO BE RETAINED OR THOSE PROPOSED, NOR SHALL THE CONTRACTOR ALLOW THE DISPOSAL OF WASTE MATERIAL, SUCH AS PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY TREE OR GROUP OF TREES. NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS, OR PERMITS MAY BE FASTENED TO A TREE.
17. ANY EXISTING TREES CREDITED TOWARDS REQUIRED BUFFERS OR LANDSCAPE REQUIREMENTS REMOVED FOR ANY REASON SHALL BE REPLACED WITH TREES MEETING CITY APPROVAL WITH REGARDS TO SPECIES AND SIZE.
18. ALL QUESTIONS CONCERNING THE PLAN AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (386) 873-7794.
19. ALL TREES AND PALMS MUST BE STAKED USING THE DETAILS PROVIDED OR ARBORGUY STAKING SYSTEMS. ANY STAKING SYSTEM NOT INCLUDED MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
20. ALL UNIMPROVED AREA NOT OTHERWISE PLANTED OR MULCHED SHALL BE SODDED WITH BAHIA UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
21. THE CONTRACTOR SHALL GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE IN WRITING BY OWNER OR OWNER'S REPRESENTATIVE. ALL PLANT MATERIAL SHALL BE WATERED REGULARLY AS NEEDED UNTIL ESTABLISHED. FOR TREES, UP TO ONE YEAR AND FOR SHRUBS/GROUNDCOVER, GENERALLY 3 -3 MONTHS.
22. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASS, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED.
23. ALL EXISTING TREES AND PALMS WILL BE PROPERLY PRUNED AND CLEANED OF DEADWOOD, BROKEN BRANCHES, DEAD FROND AND VINES AS NEEDED. ALL STRUCTURAL PRUNING OF HARDWOOD TREES SHALL BE PERFORMED UNDER THE DIRECTION OF A CERTIFIED ARBORIST.
24. ALL NOXIOUS OR EXOTIC VEGETATION THAT DETRACTS FROM THE APPEARANCE OF THE EXISTING OR PLANTED VEGETATION WITHIN THE TREE PROTECTION AREA OR BUFFERS SHALL BE REMOVED. THE EDGE OF THE AREAS TO REMAIN NATURAL SHALL BE MULCHED 3' IN AND A CURVILINEAR BED LINE SHALL BE CREATED ADJACENT TO SODDED AREAS.

MINIMUM TREE RATIOS	
SITE AREA	522977
BASED ON SITE AREA (1/1,500 S.F.)	N/A
LANDSCAPE AREA	63,804
BASED ON LANDSCAPE AREA (1/400 SF)	160
EXISTING PROTECTED TREES TO REMAIN	N/A
EXISTING SPECIMEN TREES TO REMAIN	N/A
PALMS PROPOSED (2N/3)	10
TREES PROPOSED 2.5" CALIPER TREES (1 TREE CREDIT)	46
TREES PROPOSED 3.5" CALIPER TREES (2 TREE CREDITS)	168
TOTAL TREES PROVIDED	224

NOTE: EXISTING TREES HAVE NOT BEEN SURVEYED. NO TREES OUTSIDE THE SILT FENCE ARE PROPOSED FOR DEMOLITION. THE LANDSCAPE AREA CALCULATION DOES NOT INCLUDE AREA OUTSIDE THE SILT FENCE.

REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 2
Ormond Beach, Florida 32174
Phone (386) 873-7794
www.newkirkengineering.com
C.A.# 29309
L.C.# 29009184
C. 29313
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC

LANDSCAPE PLAN
REGAL MULTI FAMILY
215 WILLIAMSON BOULEVARD
ORMOND BEACH, FL 32174

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LAUREN ADAMS, RLA # 6667278 ON

LAUREN ADAMS — LICENSED — NO. 6667278 — STATE OF FLORIDA — LANDSCAPE ARCHITECT

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2021-158
DATE:	DATE
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	LAA
SCALE:	1" = 30'

DRAWING NUMBER

L2

2 BUILDING TYPE I – LEFT SIDE ELEVATION
SCALE: 3/32"=1'-0"

1 BUILDING TYPE I – FRONT ELEVATION
SCALE: 3/32"=1'-0"

ORMOND BEACH, FL

MARY MAUDLIN MOLITAN
AA0003798

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ORMOND BEACH, FLORIDA

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BUILDING TYPE I

FRONT AND RIGHT

ELEVATIONS

date: **04-05-22**
job no: **4539**
drawn by: CA
reviewed by: TA
file: **4539A211**
issue history:

04.05.2022 PRELIMINARY DESIGN

A2.11

2 BUILDING II - OVERALL REAR ELEVATION

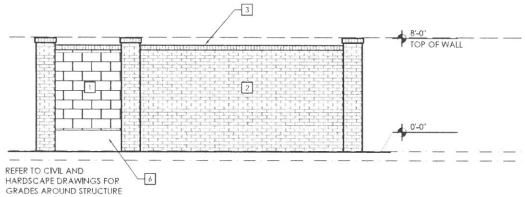
SCALE: 3/32 =1'-0"

1 BUILDING II - OVERALL FRONT ELEVATION

SCALE: 3/32 =1'-0"

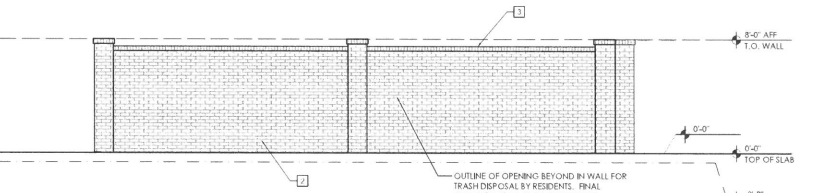
ELEVATION KEYED NOTES

1. FIBER CEMENT LAP SIDING WITH 5" EXPOSURE OVER WEATHER RESISTIVE BARRIER OVER EXTERIOR GRADE SHEATHING
2. FIBER CEMENT BOARD AND BATTEN SIDING OVER WEATHER RESISTIVE BARRIER OVER EXTERIOR GRADE SHEATHING
3. FIBER CEMENT LAP SIDING WITH 7" EXPOSURE OVER WEATHER RESISTIVE BARRIER OVER EXTERIOR GRADE SHEATHING
4. FIBER CEMENT LAP SIDING WITH 9" EXPOSURE OVER WEATHER RESISTIVE BARRIER OVER EXTERIOR GRADE SHEATHING
5. FIBER CEMENT LAP SIDING WITH 11" EXPOSURE OVER WEATHER RESISTIVE BARRIER OVER EXTERIOR GRADE SHEATHING
6. FIBER CEMENT SHINGLE SIDING OVER WEATHER RESISTIVE BARRIER OVER EXTERIOR GRADE SHEATHING
7. WHITE VINYL WINDOWS - SEE ELEVATIONS FOR SIZES AND CONFIGURATIONS
8. STONE VENEER OVER CONCRETE MASONRY UNIT WALL
9. STONE VENEER OVER CONCRETE MASONRY UNIT WALL
10. STONE VENEER OVER CONCRETE MASONRY UNIT WALL
11. STONE VENEER OVER CONCRETE MASONRY UNIT WALL
12. STONE VENEER OVER CONCRETE MASONRY UNIT WALL



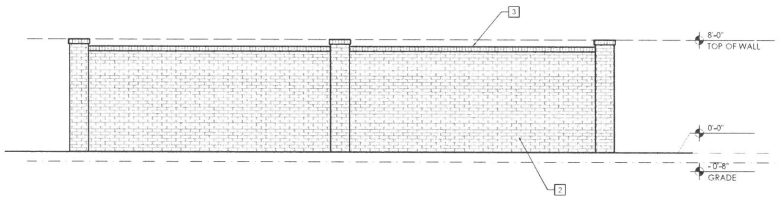
3 REAR ELEVATION

SCALE: 1/4"=1'-0"



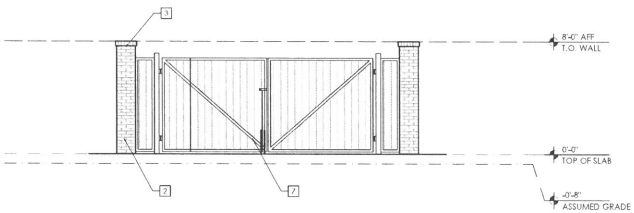
4 RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



2 LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



1 FRONT ELEVATION

SCALE: 1/4"=1'-0"

TRASH COMP. - KEY NOTES

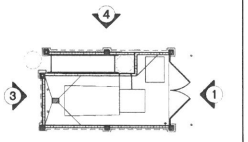
1. PAINTED CMU BLOCK
2. BRICK
3. BRICK CAP SET ON 12" CONT. W.P. MEMBRANE
4. FLOOR DRAIN - CONNECT TO SAND/OIL INTERCEPTOR
5. 42" HIGH GUARDRAIL W/ HANDRAIL AT 34" ABOVE WALKING SURFACE. EXTEND HANDRAIL 12" BEYOND RAMP LENGTH AT TOP AND BOTTOM OF RAMP.
6. CONCRETE RAMP - SLOPE 1 : 12
7. GATE: REFER TO DOOR SCHEDULE
8. BOLLARD
9. BRICK CONTROL JOINT
10. PRECISION SERIES MODEL #2655XP

TYPICAL ELEVATION NOTES

1. TYPICAL EXTERIOR CLADDING - FIBER REINFORCED CEMENTITIOUS SIDING ON EXTERIOR SHEATHING WITH INTEGRATED WEATHER BARRIER. TAPE ALL CORNERS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SEE SHEET A7.81 FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR DOOR TRIM TO BE FIBER REINFORCED CEMENTITIOUS BOARD. REFER TO ELEVATIONS AND DETAILS FOR SIZES. ALL EXTERIOR WINDOW TRIM TO BE FOAM LID SYSTEM.
3. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.
4. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXT. FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL.
5. ALL EXTERIOR RAILS TO BE STEEL.
6. ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING AT MIN 2% RATE.
7. PROVIDE SILICONE SEALANT AT ALL INSIDE SIDING CORNERS. REFER TO DETAILS 10 & 11 ON SHEET A7.31 FOR CORNER DETAILS.
8. PROVIDE SILICONE SEALANT W/ BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP OF HORZ. BUILDING BANDS.
9. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BREEZEWAY CEILINGS, BREEZEWAY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS ETC.
10. PROVIDE POSITIVE SLOPE 1:2 AT TOP OF HORIZONTAL PROJECTIONS. TYPICAL.
11. ALL ATTACHMENT AND PENETRATION THRU THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION. REFER TO SHEET A7.40 FOR ADDITIONAL INFORMATION.
12. EXTERIOR WALLS TO BE COATED WITH PAINT COATING PRIOR TO INSTALLATION OF THE DOWNSPOUTS, TYP.
13. LAP SIDING SHALL BE LAPPED A MINIMUM OF 1 1/2" INCHES AND SHALL HAVE THE ENDS SEALED WITH CAULDING. COVERED WITH A H-SECTION JOINT COVER OR LOCATED OVER A STRIP OF FLASHING.
14. REFER TO SHEET A7.03 FOR BUILDING WRAP INSTALLATION PRACTICES AT DOORS AND WINDOWS.
15. PROVIDE SUFFICIENT BLOCKING AT ALL CANOPY, AWNINGS AND BRACKET ATTACHMENTS. CONFIRM WITH SHOP DRAWINGS OF ELEMENTS.
16. CONTRACTOR TO COORDINATE MATERIAL AND PRODUCT CONFLICTS PRIOR TO INSTALLATION.

INDICATES GUTTER AND DOWNSPOUT LOCATION. SEE DETAIL 7/A7.51, 8/A7.51, 14/A7.51 and 15/A7.51

TRASH COMP. - KEY PLAN



04/05/2022 PRELIMINARY DESIGN

ORMOND BEACH, FL

Mary_FL_Seal.jpg

MARY MAUREEN MOLITERNI
AA0003

LIV ORMOND BEACH APARTMENTS
ORMOND BEACH, FLORIDA

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TRASH COMPACTOR BUILDING ELEVATIONS

date: 04-05-22
job no: 4539
drawn by: CR
reviewed by: TA
file: 4539A261
issue/history:

A2.61

Tom Bihn Tuesday, April 05, 2022 P:\4519 LIV ANS AT ORMOND BEACH\ORMINGS\1 APARTMENTS\0 CURRENT\CAD FILES\4519 SANTOS PLAN\4519A251.pln

ELEVATION KEYNOTES

- [ ] PAINTED STUCCO FINISH OVER CONCRETE MASONRY UNIT (CMU) WALL SYSTEM
- [ ] 12"x36" BRACKET, TYP.
- [ ] NOTED
- [ ] DENOTES ARCHITECTURAL GRADE DOWNSPOUT
- [ ] NOTED
- [ ] FIBER CEMENT BOARD AND BATTEN SIDING
- [ ] FIBER CEMENT LAP SIDING, TYP.
- [ ] 7/12 PITCH ASPHALT SHINGLE ROOF
- [ ] FIBER CEMENT TRIM
- [ ] VINYL WINDOW
- [ ] STOREROOM SYSTEM, SEE SCHEDULE
- [ ] 42" HIGH METAL GUARDRAIL SYSTEM
- [ ] NOTED
- [ ] ALUMINUM AND GLASS GARAGE DOOR
- [ ] OVERHEAD DOOR
- [ ] DECORATIVE FOAM BRACKET, SEE 1/A7.34
- [ ] ARCHED OPENING
- [ ] METER BANK FOR ELECTRICAL DRAWINGS
- [ ] CONCRETE MASONRY UNIT (CMU) WALL, TYP.
- [ ] TYPICAL WINDOW ELEVATION TREATMENT, SEE 5/A44 AND 6/A53 EL. 24'-0" HEAD WITH 2'-0" CAP
- [ ] NOTED
- [ ] 5/4x6 TRIM (1" BOARD)
- [ ] BEAM PER STRUCTURAL AND WALL SECTIONS
- [ ] CMP V.A.
- [ ] DECORATIVE LOUVER, SEE 2/A7.34
- [ ] DECORATIVE BRACKET, SEE 1/A7.34
- [ ] TRIM PLACE TYPE BETWEEN LEDGER TRIM
- [ ] 5/4x6 TRIM (1" BOARD)
- [ ] SEE MAGE FOR CORNER
- [ ] NOTED
- [ ] METAL AWNING

GENERAL ELEVATION NOTES

A. SEE SHEETS A2.51 AND A2.52 FOR TYPICAL EXTERIOR ELEVATIONS.

B. ALL EXTERIOR SIDING, TRIM, SOFFITS, AND ACCESSORIES SHALL BE PAINTED. SEE FINISH SCHEDULE FOR MANUFACTURER'S INFORMATION AND COLORS.

C. ALL EXTERIOR SIDING, TRIM, SOFFITS, AND ACCESSORIES SHALL BE MOUNTED AFTER EXT. WRB IS APPLIED. REFER TO MANUFACTURER'S INSTRUCTIONS FOR ADDITIONAL REQUIREMENTS. FLASH AND SEAL ALL PENETRATIONS THROUGH THE CONSTRUCTION CONTRACTOR SHALL SUBMIT METHOD OF FOR APPROVAL.

D. ALL EXTERIOR SIDING, TRIM, SOFFITS, AND ACCESSORIES SHALL BE PAINTED. SEE FINISH SCHEDULE FOR MANUFACTURER'S INFORMATION AND COLORS.

E. FINISH EXTERIOR AND SLOPE AWAY FROM BUILDING.

F. REFER TO DETAILS 4 AND 7 ON SHEET A7.41 FOR CORNER DETAILS.

G. PROVIDE CONTROL JOINTS AT MAXIMUM SPACING OF 144" O.C. OR AS REQUIRED BY MANUFACTURER'S INSTRUCTIONS TO PREVENT CRACKING.

H. PROVIDE SEALANT BEAD BETWEEN DISSIMILAR SURFACES, SUCH AS BETWEEN TRIM AND SIDING.

I. CAULK AND SEAL ALL PENETRATIONS THROUGH WALL TO SOFFIT AND CEILING. COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING TRADES.

J. ALL INSULATION AND PENETRATION THROUGH EXTERIOR WALL SHALL BE SEALED AGAINST INTRUSION OF WATER OR MOISTURE.

K. PROVIDE SUPERSTRUCTURE FLASHING AT ALL ROOF PENETRATIONS, ROOF EDGES, AND ROOF ATTACHMENTS. COORDINATE WITH SHOP DRAWINGS.

L. ALL EXTERIOR SIDING, TRIM, SOFFITS, ETC., EQUIPMENT, AND ATTACHMENTS SHALL BE PAINTED TO MATCH ADJACENT SURFACES, UNLESS NOTED OTHERWISE.

M. ALL DOWNSPOUTS AND GUTTERS SHALL BE PAINTED TO MATCH ADJACENT SURFACES, UNLESS NOTED OTHERWISE.

N. CONTROL JOINTS SHALL BE LOCATED AT A EACH SIDE OF A CORNER.

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LIV DEVELOPMENT
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BIRMINGHAM, AL 35209
PH. 813-459-2447

ORMOND BEACH, FL

MARY MAUDLIN MOLTZAN
AAC000798

04/05/2022 PRELIMINARY DESIGN

MAINTENANCE BUILDING ELEVATIONS

issue/04.05.22
job no. 4519
drawn by: CA
reviewed by: TRW
file: 4519A251
issue history:

A2.51

EXHIBIT "D"

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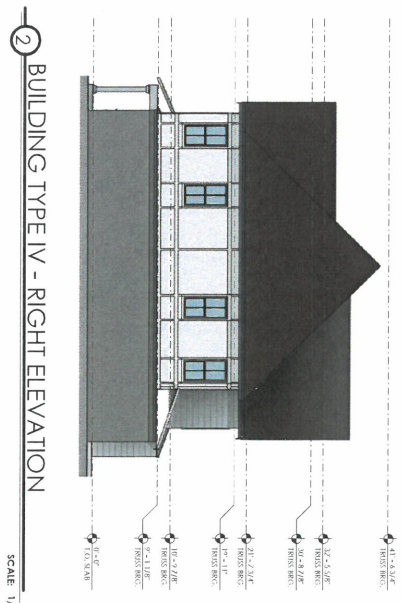
EXHIBIT "D"
Page 23 of 23



PRELIMINARY DESIGN

Sheet Number
A2.31

Sheet Title
BUILDING TYPE III
ELEVATIONS

date: 04/05/2022
job no: 4539
drawn by: CBA
reviewed by: CBA
issue history:
Δ Date

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Liv ORMOND BEACH
ORMOND BEACH, FL

LIV DEVELOPMENT
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BIRMINGHAM, AL, 35209

ORMOND BEACH, FL

SEAL DATE

MARY M. MOLTTAN
Charlan Brock

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STAFF REPORT

City of Ormond Beach
Department of Planning

MEETING DATE: June 9, 2022

SUBJECT: 215 Williamson Boulevard, Regal Multi-Family, Planned Business Development first amendment

APPLICANT: Southwest I-95, LLC

NUMBER: PBD 2022-047

PROJECT PLANNER: Steven Spraker, AICP, Planning Director

INTRODUCTION: This is a request from Southwest I-95, LLC., for a Planned Business Development amendment to allow the demolition of the existing 39,368 square foot former theater building and a maximum of 312 multi-family units on 12.00 acres at 215 Williamson Boulevard. The site plan as submitted contains 310 multi-family residential units. The subject property is shown below.

EXHIBIT 1: Project location, 215 Williamson Boulevard

BACKGROUND: The subject property has a land use of "Commercial" and a Planned Business Development (PBD) zoning designation. The property was annexed into the City of Ormond Beach on December 5, 1995 with Ordinance 95-170. The property had a Volusia County development order to construct a 12-screen movie theater that was transferred into the City of Ormond Beach.

On February 1, 2022, the City Commission approved Ordinance 2022-02 for a zoning map amendment from B-8 (Commercial) to PBD (Planned Business Development). The City Commission also approved Ordinance 2022-03 for the issuance of a development order. The development order allowed:

1. The Planned Development allowed the existing pylon sign for future users based on the limited visibility from the roadway.
2. Approved a building height for Parcel 3 (parking lot) and Parcel 4 (existing building) of 50'. The existing building is 50' in height. The proposed outparcel, Parcel 1, would develop under the B-8 (Commercial) dimensional requirements.
3. Uses. To allow the following uses:

   Parcel 3 (parking lot) and Parcel 4 (existing building). The following uses were approved in addition to the B-8 (Commercial) uses in Section 2-29 of the Land Development Code:

   Permitted uses: (1) Car wash/detailing, (2) Warehouse, Storage - Indoor, (3) Warehouse, Business, (4) Outdoor Storage of Automobiles, Boats, RVs and Trailers (covered or uncovered), (5) Transient Lodging, (6) Collector - Exotic & Specialty Vehicle Sales, (7) Museum, (8) Hospital, (9) Pharmacy (Medical Marijuana).

   Conditional use: (1) Malted Beverage Producer.

   Special Exception use: (1) Telecommunications Tower.

   Prohibited use: (1) Sexually Oriented Businesses.

   Parcel 1 (Outparcel): The following uses are sought in addition to the B-8 (Commercial) uses in Section 2-29 of the Land Development Code:

   Permitted uses: (1) Pharmacy (Medical Marijuana).

4. Incorporation of the B-8 (Commercial) zoning uses and dimensional standards.

The property at 215 Williamson Boulevard operated as a movie theater and was impacted by the COVID-19 pandemic and was closed. The applicant has purchased the property on December 22, 2021. Key existing attributes of the property include:

1. Along Williamson Boulevard, the property has a Greenbelt buffer of 36';
2. Two stormwater ponds exist along Williamson Boulevard on either side of the access aisle for the property;
3. The property has a pole sign along Williamson Boulevard that served the movie theater use;

4. The two-story former movie theater building is 39,368 square feet and approximately 50' in height. The building is located in the rear of the property; and
5. The property is located within the city's concurrency Transportation Concurrency Exception Area.

The following are the abutting uses to the subject properties:

Exhibit 2: Abutting land use and zoning designations

Land Use and Zoning Designations of Adjacent Property			
	Current Land Uses	**Future Land Use Designation**	**Zoning Classification**
North	Discount Tire & Ormond Towne Square	"Commercial"	B-8 (Commercial)
South	Vacant land – Daytona Beach	Daytona Beach "Level 2 Residential" and Volusia County "Urban Medium Intensity"	Daytona Beach Planned Development & Volusia County C (Conservation)
East	Vacant conservation land	Volusia County "Urban Medium Intensity"	Volusia County C (Conservation)
West	Commercial uses	"Tourist Commercial" and Volusia County "Commercial"	B-7 (Highway Tourist Commercial) and Volusia County B-4

Project description: The applicant has provided site plans (ATTACHMENT 4) for the project and a summary (ATTACHMENT 3) of the project. Below is a summary of the project:

1. The site is approximately 12.00 acres.
2. The density requested is 26 units per acre or a maximum of 312 multi-family residential units. The B-8 (Commercial) zoning district dimensional standards (incorporated with the development order) allows 10 units per acre. The property's "Commercial" land use allows 32 units per acre. The Planned Business Development amendment is required to obtain any density over 10 units per acre.
3. The project seeks 310 multi-family units in three (3) buildings. Building one (1) is four (4) stories and totals 53,452 square feet. Building two (2) is four (4) stories and totals 47,454 square feet. Building three (3) is two (2) stories and totals 5,749 square feet.
4. There are 162 one (1) bedroom units proposed and 148 two (2) and three (3) bedroom units proposed.
5. The multi-family building design features interior corridor access to the residential units.
6. The existing movie theater building of 39,368 square feet would be demolished.

7. The outparcel proposed in the original development order would not be constructed and the existing stormwater pond would remain.
8. The project would demolish the existing movie theater pylon signage and construct two 64 square foot monument signs per the Land Development Code allowances.
9. Sheet 9 (ATTACHMENT 4) shows:
   a. The building area is 20.4% of the site.
   b. There is 35.4% of the site dedicated to green space.
   c. The stormwater area is 9.1% of the site.
   d. The pavement area, including parking is 26.9% of the site.
10. The multifamily parking calculation states 1.5 parking space is required for a one-bedroom unit with 0.5 parking space reserved and two parking spaces for all other units. Section 3-27(a)(7) of the Land Development Code allows a twenty (20%) parking reduction for properties within the transportation concurrency exception area. The project is required to provide 496 parking spaces.
11. The project includes a dog park, pool area and an amenity area.
12. A loading space is provided for buildings one (1) and two (2).
13. A trash compacter is provided.
14. A sidewalk connection to Williamson Boulevard is provided.
15. A bus shelter is proposed to be constructed and maintained by the applicant.
16. The two stormwater retention areas along Williamson Boulevard would remain with fountains added. There is an additional wet detention pond and two (2) dry retention ponds.
17. The potable water would be provided with a four (4") inch master meter. Fire protection would be provided by an eight (8") inch fire main. The project would require an analysis of the existing lift station for sewer.

Project process: The following exhibit displays the project's history to date:

Exhibit 3: Application process

Reviewing entity/action	Date	Required advertising
SPRC submittal	April 21, 2022	Not required.
SPRC comments	May 11, 20222	Not required.
Planning Board	**June 9, 2022**	**1. Mail notice, 300' radius. 2. Newspaper advertisement. 3. Site posting.**
City Commission (tentatively)	July 19, 2022 (1st reading) August 3, 2022 (2nd reading)	1. Mail notice, 300' radius. 2. Newspaper advertisement.

Reviewing entity/action	Date	Required advertising
SPRC submittal for final infrastructure improvement	To be determined.	Not required.
Issuance of site engineering permit and building permit	To be determined.	Not required.
SPRC submittal for individual parcel development	To be determined.	Not required.

Planned Business Development:

According to Chapter 2, Article II, Section 2-36 of the Land Development Code, the purpose of the Planned Business Development zoning district

> "is to establish regulatory standards for controlling the location of comprehensively planned business centers accessible to arterial roadways. The PBD is intended to incorporate a flexible management policy which incorporates urban design amenities, including streetscape improvements, and fosters innovative master planning in the design and development of commercial centers. The PBD district provides a diversified mix of permitted, conditional, and special land uses and higher standards of land planning and site design than are available under conventional zoning categories."

One goal of the Planned Business Development is to "provide for a coherent and visually attractive physical environment through the creation of focal points and vistas, as well as coordination and consistency of architectural styles, landscaping designs and other elements of the building environment."

Reason for a Planned Business Development amendment:

1. Density. Ordinance 2022-03 incorporated the dimensional standards of the B-8 (Commercial) zoning district that allows a density of 10 units per acre. The property's land use designation of "Commercial" allows a density of 32 units per acre. The last major revision to the city's zoning districts occurred in 2009. The amendments allowed the Site Plan Review Committee (SPRC) to approve development that was at a density of ten (10) units per acre or less. Any development that sought a density higher than ten (10) units per acre would need to obtain a Planned Development designation. The Planned Development is a public hearing that allows public notice and an opportunity to for a Planning Board recommendation and City Commission action. The request for the additional density is not a waiver/variance, but does require a public review and an analysis of the development order criteria.

Project public benefits:

Section 2-36(h)(3) of the Land Development Code requires the provisions of public benefits that demonstrate that a project's site plan design is more than the minimum standards required. The applicant previously provided a list of public benefits that would also apply to the multi-family concept:

1. Reduce traffic impacts from previous theater use.

2. Add illuminated fountain to parcel 2.
3. Redevelopment of this unique property will eliminate blight and other impacts such as landscape overgrowth, lack of building and site maintenance, homeless camps and vandalism that typically follow properties that go dark.
4. The existing pylon sign will be removed and replaced with conforming signage.
5. Clean and maintain the overgrowth of tree limbs and underbrush surrounding the Williamson retention pond in order to provide visibility to the new fountain.
6. Addition of bus shelter and creation of a pedestrian access from the property to Williamson Boulevard.

Multi-family development in Ormond Beach

Staff's research has identified the following multi-family uses, ten (10) units or over, within the City of Ormond Beach:

Exhibit 4: Existing multi-family units (10 units and over)

Address	Name	Year Built	Number
84 S. Beach Street	Rio Robles Apartments	1971	26
450 Tomoka Avenue	Tomoka Garden	1973	16
500 Shadow Lakes	Shadow Lakes Apartments	1973	184
125 South Orchard Street	Orchard Garden	1974	30
1 Tomoka Meadows Boulevard	Ormond Beach Apartments	1975	10
140 Lincoln Avenue	Ormond Shores Apt.	1981	26
420 Lakebridge Drive	Oaks of Lakebridge	1984	170
1088 W. Granada Boulevard	Fisherman's Landing	1985	154
875 Wilmette Avenue (450 & 469 Lakebridge)	Willow Pond	1988	162
664 South Nova Road	Prince of Peace	1996	70
1500 San Marco Drive	San Marco *(annexed)*	2002	260
600 Crowne Commerce Court	Reserve at Ormond Beach *(annexed)*	2002	272
100 Hamilton Circle	Bermuda Estates	2004	344
765 West Granada Boulevard	Olive Grove	2010	88
570 Sterthaus Drive	Madison Glenn	2010	96
		TOTAL UNITS	**1,908**

Below, is a list of the existing multi-family condominiums within the City of Ormond Beach:

Exhibit 5: Existing condominiums

Address	Name	Year Built	Units
815 Ocean Shore Boulevard	Ormond Holiday Club	1969	40
915 Ocean Shore Boulevard	Shoreham	1970	56
89 South Atlantic Avenue	89 Oceanfront	1971	95
855 Ocean Shore Boulevard	Ocean Club North	1971	46
65 Seton Trail	Seton Court Condo	1971	26
935 Ocean Shore Boulevard	Bent Palm Club	1972	41
111 South Atlantic Avenue	Atlantis	1972	51
640 North Nova Road	Tomoka Oaks North Condo	1973	90
60 Vining Court	Sixty Vining CT Condo	1979	16
55 Vining Court	Fountain Square Condo	1980	40
1 Tomoka Oaks Boulevard	Escondido	1981	40
395 South Atlantic Avenue	Tidesfall	1981	55
901 South Atlantic Avenue	Aliki Atrium	1981	27
60 North Halifax Drive	Club View Villas	1984	16
203 Orchard Street	Thousand Oaks Condo	1984	54
20 Tomoka Avenue	River Bridge	1985	22
596 North Nova Road	Baymeadows	1985	12
671-689 Wellington Station	Wellington Station *(annexed)*	1986	72
1 John Anderson Drive	Ormond Heritage	1994	156
875 Sterthaus Drive	Ormond Renaissance Condo	2017	28
		TOTAL UNITS	**983**

The most recent multi-family developments were constructed in 2010 with Olive Grove (tax credit housing), Madison Glen (senior housing) and Ormond Renaissance Condo (one building). There has also been townhome developments that has been less than 10 units per acre that include the Gardens of Addison (56 units), Ormond Grande (60 units) and the Cupola (12 units).

Staff is aware of the multi-family development that has occurred within neighboring jurisdictions and Volusia County. Staff has seen interest in developing multi-family but there have not been any projects approved since Ormond Renaissance Condominiums. Staff has also noted interest in the development of properties with commercial land use and zoning for the development of multi-family residential uses. The only approved multi-family development, over ten (10) units per acre is the Ormond Renaissance Condominium with nine (9) buildings (252 units) that have not yet been constructed.

CONCLUSION:

In considering an application for a Planned Business Development, the Planning Board may recommend to approve, approve with conditions, or disapprove on the extent to which the development offers site amenities above that are normally found for permitted uses in the district with regard to the following:

a) Building form, architecture and appropriateness of materials with regard to long-term maintenance, relation to the surrounding neighborhood, and aesthetics. Architectural drawings shall be approved as part of the Development Order and adhered to in all development phases.

The project seeks 310 multi-family units in three (3) buildings. Building one (1) is four (4) stories and totals 53,452 square feet. Building two (2) is four (4) stories and totals 47,454 square feet. Building three (3) is two (2) stories and totals 5,749 square feet. The architectural elevations are included in ATTACHMENT 4 and comply with the neo-eclectic architectural style. Design attributes include massing, exterior finishes of lap siding and brick veneer, entryways, integral roof design, color changes, and building variation in the planes of the building. Buildings one (1) and two (2) feature interior access to the units. Each of the buildings feature units that include some garages.

b) Landscaping and related site amenities.

The site has existing landscape buffers in place. Many of these buffers are natural vegetation. A landscape plan is provided in ATTACHMENT 4. The site redevelopment occurs in the parking field and existing building areas. The front buffers will be cleaned and enhanced. Additional landscaping is proposed around each building. The site data table on sheet 9 states 35.4% of the site is dedicated to green space.

c) Mitigation of off-site impacts.

The property is surrounded by commercial uses to the north and west, a conservation area to the east, and a vacant parcel with a Daytona Beach multi-family/assisted living facility use. The traffic analysis included in ATTACHMENT 3 shows that the multi-family use is a reduction of 1,850 average daily trips and 51 PM peak hour trips.

d) Overall lighting plan, particularly in relation to aesthetics and glare.

A lighting plan is required and would meet the requirements of the Land Development Code.

e) Overall signage plan, particularly related to aesthetics and readability.

The project signage would be updated to remove the existing non-conforming pylon signage and construct signage in accordance with the city Land Development Code.

CRITERIA FOR APPROVAL: There are certain criteria that must be evaluated before a Planned Business Development amendment can be approved. According to Chapter 1, Article I, Section 1-15. C.3 of the Land Development Code, the Planning Board shall consider the following when making its decision:

1. **The proposed development conforms to the standards and requirements of this code and will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare or quality of life.**

   The proposed redevelopment plan is appropriate for the location and will not negatively impact surrounding properties. The site is unique with a greenbelt landscape buffer and stormwater ponds located in the front of the property with the proposed buildings located within the center of the site. The density is allowed under the land use designation of the property and the allowance of additional density per the land use would not have negative impacts to abutting properties. The development will not create undue crowding beyond the conditions normally permitted in the zoning district. It is the determination of the Site Plan Review Committee that the public health, safety, welfare or quality of life will not be adversely affected. The outstanding Site Plan Review Committee (SPRC) comments provided in ATTACHMENT 1 would need to resolved by the applicant prior to the SPRC approval.

2. **The proposed development is consistent with the Comprehensive Plan.**

   The property is designated as "Commercial" on the City's Future Land Use Map (FLUM). The proposed development is consistent with the Comprehensive Plan. Specifically, the Future Land Use Element of the Comprehensive Plan states:

   > **General Commercial (GC)**
   >
   > Purpose: A multi-use land use category to provide for the sales of retail goods and services, high density multi-family, professional offices and services, and restaurants, depending on the range of population to be served and the availability of transit. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.
   >
   > Density: Maximum: 32 units per acre.
   >
   > Maximum FAR: 0.7 (2.0 within the Downtown Community Redevelopment area)

   The application also supports the following policies in the Future Land Use Element of the Comprehensive Plan:

   Future Land Use Element

   POLICY 1.2.5.

   The redevelopment and renewal of blighted commercial areas shall be encouraged.

   POLICY 1.2.6.

   New commercial development shall be required to provide appropriate buffers and landscaping to minimize negative impacts on surrounding uses.

   POLICY 2.1.14.

   The City shall maintain citywide architectural standards for the new development and redevelopment of existing buildings.

   Transportation Element

OBJECTIVE 1.5. TRANSPORTATION CONCURRENCY EXCEPTION AREAS

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.

POLICY 1.5.1.

As depicted on Figures 6 through 9 of the Future Land Use Element, the following corridors and parcels fronting and having access within ¼ mile of said corridors shall be designated Transportation Concurrency Exception Areas (TCEAs):

a) A1A from SR 40 south to the city line;

b) SR 40 from A1A to Williamson Boulevard; and

c) US 1 from Wilmette Avenue south to the city line.

POLICY 1.5.2.

Development and redevelopment within designated TCEAs are 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.

POLICY 1.6.4.

Where development proposals that are consistent with the City's Future Land Use Map (FLUM) in terms of both land use type and density or intensity and located along the Multi-Modal Corridors where current and projected 2017 level-of-service standards are currently met, the following strategies will be implemented:

a) Access management;

b) Bike facilities; and

c) Sidewalk connectivity.

Housing Element

GOAL 1. HOUSING SUPPLY

ENSURE THE AVAILABLITY OF SAFE AND ADEQUATE HOUSING UNITS OF DIFFERENT TYPES, SIZES, AND PRICE RANGES TO MEET THE NEEDS OF ALL CURRENT AND FUTURE RESIDENTS.

OBJECTIVE 1.1. HOUSING SUPPLY

The City shall continue to facilitate the private production of a housing supply, including adequate sites for mobile homes or manufactured housing and low and moderate income housing, which will meet future community needs and offset housing deficiencies as noted in this element.

The “Commercial” land use designation specifically high-density residential uses. The location is appropriate for the proposed use and is consistent with the Comprehensive Plan.

3. **The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to water bodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.**

   The property has been developed and this is a redevelopment project. The survey indicates that the project is located in flood zone “X” and is not within a flood zone. The project will not adversely impact environmentally sensitive lands or natural resources, including but not limited to water bodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.

4. **The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties.**

   The proposed project is consistent with the property’s land use designation and zoning classification and will not depreciate the value of surrounding property. The proposed project is consistent with the property’s land use designation and zoning classification and will not depreciate the value of surrounding property. The project will not create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties.

5. **There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.**

   There are adequate public facilities to serve the proposed development, including roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.

6. **Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe. This finding shall be based on a traffic report where available, prepared by a qualified traffic consultant, engineer or planner which details the anticipated or projected effect of the project on adjacent roads and the impact on public safety.**

   Section 1-32(6)(l) of the Land Development Code states, “For development within a TCEA, no traffic study shall be required, concurrency shall not apply, and mitigation other than payment of the fee shall not be required. The mobility fee is a "pay and go" fee. Volusia County's Road Impact Fee shall apply.” The project engineer provided a traffic analysis based on the ITE Trip Generation Manual. The analysis shows that the movie theater generates 3,912 average daily trips and the multi-family use generates 2,062 average daily trips, a reduction of 1,850 average daily trips. The PM

Peak trips are also reduced from the movie theater use of 243 PM peak trips to 192 PM peak trips for the multi-family use, a reduction of 51 PM peak trips. The traffic analysis does show a generation of 158 AM hour trips which do not exist for the movie theater use.

7. **The proposed development is functional in the use of space and aesthetically acceptable.**

   As states several times in this report, this property is unique in several ways. The depth of the property with limited roadway frontage limits commercial uses, but would serve a residential use well. The property does not abut any residential uses and is surrounded with a shopping center, conservation lands and a future multi-family or assisted living facility use in Daytona Beach.

   The site design features interior corridor access which is typically seen in condominium projects. The site design allows a function use of space and is aesthetically acceptable.

8. **The proposed development provides for the safety of occupants and visitors.**

   The proposed development provides for the safety of its occupants and visitors. Pedestrian access has been provided. Fire safety have determined that the project is acceptable.

9. **The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.**

   Williamson Boulevard is a commercial area with a mixture of architectural attributes. The proposed buildings and architectural features would not adversely impact the surrounding properties and would be consistent with other multi-family developments along Williamson Boulevard.

10. **The testimony provided at public hearings**.

    This application has not been heard and no public testimony has been provided.

RECOMMENDATION:

It is recommended that the Planning Board recommend **APPROVAL** of PBD 2022-047 that approves a Planned Business Development amendment to allow the demolition of the existing 39,368 square foot former theater building and the construction of 310 multi-family units on 12.00 acres at 215 Williamson Boulevard, subject to the applicant resolving the outstanding Site Plan Review Committee comments within ATTACHMENT 1. The project is tentatively scheduled for the City Commission on July 19, 2022 (first reading) and if approved on first reading, the second reading on August 3, 2022 (final reading).

Attachments:

Attachment 1: Site Plan Review Committee comments

Attachment 2: Maps and pictures of the project area

Attachment 3: Applicant letter and trip generation information

Attachment 4: Site plans

ATTACHMENT 1

Site Plan Review Committee comments

Project Name: PZ-22-047
Project Description: 215 Williamson Boulevard, Regal Multifamily (310 units on 12 acres)
Review Comments List Date: 5/22/2022

Ref. # 48, Civil Engineer, David Allen, Cycle 1
Markup: Civil-Paver Section, 14 DRAINAGE.pdf
Provide documentation that geotextile is not required between the different stone sizes. It would appear that the #57 stone could migrate into the No. 2 stone.

Ref. # 49, Civil Engineer, David Allen, Cycle 1
Markup: Civil-Control Structures, 15 DRAINAGE.pdf
The Sections shown on Sheet 19 indicate that the bottom of the dry ponds are at 21.5. The weirs for CS15 and CS17 are set 6" below the bottom of the pond. How does this work with the concrete apron at elevation 21.8?

Ref. # 50, Civil Engineer, David Allen, Cycle 1
Markup: Civil-Drainage 15, 15 DRAINAGE.pdf
The bottom of the dry ponds appear to be at elevation 21.5. The inverts of the 30" pipe are 17.29 and 17.47, so the top of pipe is at just over 20.04 up to 20.22. Using these numbers there is limited cover over the pipes.
Since the pipes pass through the inlets to the Wet pond Det 3 which has a initial stage of 20.39, the pipes will be full of water from the very beginning. These inlets will act as bubble-up structures. The dry detention is strictly for detention of the storm event volume.+

Ref. # 51, Civil Engineer, David Allen, Cycle 1
Markup: Civil-Hydraulic Grade line, 15 DRAINAGE.pdf
Since the drainage system appears to be under water, will there be any localized flooding due to the hydraulic grade. The LDC requires a hydraulic grade line calculation using the peak stage for the ponds. Since the peak stage is 24.50 for DET 3 and various inlets have a top elevation of 24.50, provide information that there will not be flooded parking lots.

Ref. # 52, Civil Engineer, David Allen, Cycle 1
Markup: Civil-Normal Water-Peak Stage, 14 DRAINAGE.pdf
Show normal water level and peak stage 25yr/24hr Storm Event.

Ref. # 53, Civil Engineer, David Allen, Cycle 1
Markup: Civil-Control [panel, 26 LIFT STATION.pdf
We have found that 5 feet from wet well to control panel works best for safety.

Ref. # 54, Civil Engineer, David Allen, Cycle 1
Markup: Civil-Retaining wall, 29 WALL SECTIONS.pdf
Provide distance from property line to retaining wall.

Ref. # 55, Civil Engineer, David Allen, Cycle 1
Markup: Civil-Maintenance Berm, 29 WALL SECTIONS.pdf
Show how the maintenance for this pond will be performed. Standard Details call for maintenance berm surrounding the wet pond.

Ref. # 56, Civil Engineer, David Allen, Cycle 1

Markup: Civil-Stormwater Report, Stormwater Report - Regal Apartments.pdf
This is a complicated system including both new and existing pipes and inlets. The normal water elevation for the wet ponds indicate that the pipes will be under water or at least partially full at the beginning of a storm event.
As I continue to review the design elements additional questions may arise.

Ref. # 57, Civil Engineer, David Allen, Cycle 1
Markup: Civil- Hydraulic Grade Line, Stormwater Report - Regal Apartments.pdf
Per the LDC, the initial stage for this evaluation was to be the peak stage for the design storm. Since the top of numerous inlets is very close to the peak stage, there appears that some localized flooding may occur. Please review and respond.

Ref. # 58, Landscape Architect, Cara Culliver, Cycle 1
Markup: Landscape Calculation Comments Sheet L2, L2 LANDSCAPE PLAN.pdf
- Please put the 1/1500 calculation on the chart which is 349 trees instead of the N/A.

- What's the difference between the greenspace and open space calculation? Please clarify?

- The landscape area (greenspace or open space) per sheet 9 please revise the landscape area calculation.

- The existing and specimen trees wouldn't be N/A, please provide a total for all existing trees saved.

Please show the math for trees greater than 2.5" caliper. For example, 3.5" caliper trees 84 trees (2 tree credits) = 168

- The note below, the calculations can't be based on excluding the area outside the silt fence.

Ref. # 59, Landscape Architect, Cara Culliver, Cycle 1
Markup: Landscape Comments Sheet L2, L2 LANDSCAPE PLAN.pdf
- All existing trees and palms to be preserved or removed, need to be surveyed. Please prepare a Tree Protection/Removal Plan.

- Mitigation for protected or specimen trees will be required.

- Please show calculations that the site is meeting the 10% interior landscaping requirement for the parking or vehicular use areas.

- On the west side of Building 1 and 2, please plant more shade and small trees to break and soften these buildings.

- The LIS shall be specified at 10' height minimum.

- I would caution using the AM, due to being a zone 10 palm and strong chance it will freeze.

- Are the courtyard areas having any landscape areas? If so, please provide landscaping.

- Please use shade trees along the southern parking edge instead of understory trees. Also, space out and provide shade trees along the north parking area of Building 2.

Ref. # 60, Landscape Architect, Cara Culliver, Cycle 1
Markup: Landscape Comment Sheet L1, L1 LANDSCAPE PLAN.pdf
- Along Williamson Boulevard is a Greenbelt Buffer which is 1 tree per 200 SF. The written note is incorrect. Please provide required calculations and how this buffer is being met.

- The entrance to the property needs to be landscaped.
Are the existing palms being saved?

- From the existing sign to the curb right of the entrance is currently an open sod area. This area needs to be enhanced as part of the entrance design.

- The north landscape buffer along the existing pond is currently just sod and needs to be landscaped per the required 6' foot landscape buffer.

- Please provide an irrigation plan to meet Volusia County Waterwise Ordinance once the site layout plan is finalized.

Ref. # 1, Planner 3, Becky Weedo, Cycle 1
Markup: Crown of Road elevation, 14 DRAINAGE.pdf
Please provide the crown of road elevation. Per Section 3-18(f)(7) of the City Land Development Code, to prevent increased flood damage outside of special flood hazard areas the lowest floor of new principal buildings must be elevated at least 18 inches above the crown of road, unless the city engineer approves a lower height based on site-specific conditions.

Ref. # 40, Planning Director, Steven Spraker, Cycle 1
Comment:
Expiration of Site Plan Review Committee (SPRC) comments

Per Section 4-05 of the Land Development Code:

The applicants shall respond to SPRC written comments within one hundred eighty (180)calendar days of the issuance date or the project shall be considered withdrawn. All projects that do not respond within the allotted time shall be required to submit a new application and SPRC review fees. Applicants may request a maximum of two (2)ninety (90)-calendar day extensions with a written request to the planning director detailing the reason for the delay in responding to the SPRC comments.

NOTE: The SPRC meets every Wednesday morning and is available for a meeting as desired by the design team. Meetings can be requested by contacting Steven.Spraker@ormondbeach.org.

Ref. # 41, Planning Director, Steven Spraker, Cycle 1
Comment:
Bicycles and pedestrian systems analysis

Please provide a Bicycles and pedestrian systems analysis, See Section 3-53 (d) of the Land Development Code that states:

(d) Bicycles and pedestrian systems analysis. A bicycle and pedestrian system report prepared by a registered professional engineer or a certified planner qualified in traffic engineering or a certified transportation planner (i.e., member of the American Institute of Certified Planners) shall be submitted in conjunction with any application for development order if the development falls under

any of the following categories:

(1) Report.
a. Residential development: Fifty (50) or more units.
b. Nonresidential development: One hundred (100) or more employees, or ten thousand (10,000) square feet or more of retail commercial.

(2) Scope. A bicycle and pedestrian system scope of services shall be submitted at a preapplication meeting scheduled with the appropriate staff prior to the initial application. The final report shall be submitted with the applicant's planning board/SPRC application. The final report shall include all requirements agreed upon at the preapplication meeting, and provide the following findings and appropriate methodologies utilized in determining the findings:
a. Bicycle and pedestrian systems within one (1) mile of the project (as measured from the site along streets).
b. Identify incomplete sidewalk or bicycle segments within the one (1) study area.
c. Concept plan (graphic or written form) for the pedestrian linkages between building entrances and public sidewalk or bicycle systems in adjacent rights-of-way or properties.
d. For residential developments within two (2) miles from a school or public park, identify concept plan for pedestrian and bicycle systems connects leading from school or public park.
e. For residential development, prepare concept plan for internal pedestrian and bicycle system and connections to adjacent properties and adjacent public pedestrian and bicycle systems.

The analysis can be a paragraph within the traffic statement or a separate document.

Ref. # 42, Planning Director, Steven Spraker, Cycle 1
Comment:
Hours of construction

Please add a note to the plan set that outdoor construction activity shall only occur from 7:00am to 7:00pm, Monday thru Saturday.

Ref. # 45, Planning Director, Steven Spraker, Cycle 1
Markup: Planning, Votran station, 09 OVERALL.pdf
Please add to the plan set the installation of a transit shelter with a note to coordinate the location and construction with Votran (See Section 3-22 of the Land Development Code).

Per Section 3-22 of the LDC, add that the shelter owners shall be responsible for the maintenance of the shelter and the shelter access.

Ref. # 46, Planning Director, Steven Spraker, Cycle 1
Markup: Planning, lighting - photometric plan, 09 OVERALL.pdf
If the project is approved with the PBD amendment, a photometric plan is required showing the lighting locations. Note per Section 3-68(9)(b)(1) of the Land Development Code, poles and fixtures shall not exceed twenty feet (20') in height above grade.

Ref. # 47, Planning Director, Steven Spraker, Cycle 1
Markup: Planning, bicycle parking, 09 OVERALL.pdf
Section 3-26(f) of the Land Development Code requires bicycle parking - 10 percent of the required parking. Please provde.

Ref. # 2, Utility 1, Mike Stephenson, Cycle 1

Markup: Existing Manhole Liner, 20 UTILITIES.pdf
Typically any manhole receiving force main inflows have a liner installed in them

Ref. # 3, Utility 1, Mike Stephenson, Cycle 1
Markup: Fire Flow Velocity Calculation, 20 UTILITIES.pdf
E.O.R. to provide calculations for fire flow velocities that support an 8-inch fire line sizing. 2,000 GPM in an 8-inch line seems excessive at initial glance.

Ref. # 4, Utility 1, Mike Stephenson, Cycle 1
Markup: Fire Riser Sizing Calc, 20 UTILITIES.pdf
E.O.R. to provide calculations for fire flow velocities in the proposed 6-inch fire riser.

Ref. # 5, Utility 1, Mike Stephenson, Cycle 1
Markup: Rim EL - I-01 and I-03, 14 DRAINAGE.pdf
Structures I-01 and I-03 currently have Rim EL listed as "???".

Ref. # 6, Utility 1, Mike Stephenson, Cycle 1
Markup: I-28 Inverts, 14 DRAINAGE.pdf
I-28 north invert called out as 10-inch whereas description of pipe calls for 18-inch

Ref. # 7, Utility 1, Mike Stephenson, Cycle 1
Markup: I-27 Inverts, 14 DRAINAGE.pdf
Structure I-27 has east callout listed as 24-inch, whereas description of pipe calls for 18-inch.

Ref. # 8, Utility 1, Mike Stephenson, Cycle 1
Markup: Structure I-28 Bottom Sizing, 14 DRAINAGE.pdf
Storm drain handbooks suggests structure bottom of I-28 should be larger than currently called out to accommodate piping at shown angles.

Ref. # 9, Utility 1, Mike Stephenson, Cycle 1
Markup: Structure I-32 Bottom Sizing, 14 DRAINAGE.pdf
Storm drain handbook suggests structure bottom of I-32 should be larger than currently called out to accommodate piping at shown angles. Recommend E.O.R. review all proposed bottom sizes on structures.

Ref. # 10, Utility 1, Mike Stephenson, Cycle 1
Markup: Utility Demo Clarification, 06 SWPPP.pdf
Some Utilities are shown to be removed on sheet 6 and some are shown on sheet 7. Recommend E.O.R. clean up callouts to be on one sheet to reduce confusion

Ref. # 11, Utility 1, Mike Stephenson, Cycle 1
Markup: Subbase Removal, 06 SWPPP.pdf
I assume portions of the subgrade below the asphalt pavement will need to be removed for utility installation and building foundations installation. Current plans, in my opinion, only suggest top layer of asphalt is scheduled for removal. Recommend E.O.R. clarify removal requirements

Ref. # 12, Utility 1, Mike Stephenson, Cycle 1
Markup: Structure I-02 Pipe Slope, 14 DRAINAGE.pdf
Pipe slope between structures I-02 and existing structure listed as 1%, but inverts at structures suggest no slope present.

Ref. # 13, Utility 1, Mike Stephenson, Cycle 1
Markup: I-03 Invert Callouts, 14 DRAINAGE.pdf
Structure I-03 as N Invert callout, when it should be S invert callout

Ref. # 14, Utility 1, Mike Stephenson, Cycle 1
Markup: Structure I-25 intent clarification, 14 DRAINAGE.pdf
Structure I-25 currently shown in trash compactor building area. Recommend E.O.R. advise if there will be a skimmer or grease separator installed. I am not sure what would stop trash from ending up in the ponds.

Ref. # 15, Utility 1, Mike Stephenson, Cycle 1
Markup: Structure I-21, 15 DRAINAGE.pdf
Structure I-21 has east and west invert of 30-inch piping called for, whereas piping description calls for 24-inch.

Ref. # 16, Utility 1, Mike Stephenson, Cycle 1
Markup: Structure I-23, 15 DRAINAGE.pdf
Structure I-23 has north and south invert for 30-inch piping, whereas piping description calls for 24-inch.

Ref. # 17, Utility 1, Mike Stephenson, Cycle 1
Markup: Structure I-05 Sizing, 15 DRAINAGE.pdf
E.O.R. to advise what size bottom structure I-05 should be to accommodate the four pipes shown. Concern is that the existing setup will not be able to accommodate the proposed 18-inch and 30-inch pipes. Additionally, only south 18-inch connection is called out as needing core drill.

Ref. # 18, Utility 1, Mike Stephenson, Cycle 1
Markup: Structure I-09 Sizing, 15 DRAINAGE.pdf
E.O.R. to advise what size bottom structure I-09 should be to accommodate the additional pipes shown. Concern is that the existing structure will not be able to accommodate the proposed 18-inch and 30-inch pipes.

Ref. # 19, Utility 1, Mike Stephenson, Cycle 1
Markup: Dry Pond Slopes, 15 DRAINAGE.pdf
E.O.R. to advise what the slope of the dry ponds is intended to be.

Ref. # 20, Utility 1, Mike Stephenson, Cycle 1
Markup: Water Table Elevation for Dry Ponds, 15 DRAINAGE.pdf
Geotechnical report suggests high water table elevation to be approximately 2.5 feet below existing grade. This would suggest that the proposed dry pond structures would always be wet at the proposed EL's of 21.5. E.O.R. to advise

Ref. # 21, Utility 1, Mike Stephenson, Cycle 1
Markup: Section F review, 19 SECTIONS.pdf
Section F appears to have a floating slab/wall. Recommend E.O.R review and advise. Perhaps I am not viewing things correctly.

Ref. # 22, Utility 1, Mike Stephenson, Cycle 1
Markup: Conflict 6 Clarification, 22 PP STA.0+00 - 3+00.pdf
Conflict detail #6 suggests the gravity main is at EL 20.31 whereas structure MH-01 says the main is somewhere around 17.9 EL. Recommend E.O.R. to review piping in this region

Ref. # 23, Utility 1, Mike Stephenson, Cycle 1
Markup: Conflict #9 Separation distances, 23 PP STA.3+00 - 6+00.pdf
E.O.R to advise on horizontal and vertical separation of the water mains and the gravity piping at and in the vicinity of conflict detail #9.

Ref. # 24, Utility 1, Mike Stephenson, Cycle 1
Markup: Separation at MH-03, 23 PP STA.3+00 - 6+00.pdf
E.O.R. to advise as to what the vertical separation will be at for the water mains and gravity mains in the vicinity of MH-03

Ref. # 25, Utility 1, Mike Stephenson, Cycle 1
Markup: Gravity Main cover, 24 PP STA.6+00 - 8+50.pdf
Proposed manhole inverts suggests limited cover for the proposed gravity mains. Typically we increase the wall thickness when gravity has less than four feet of cover. E.O.R. to review

Ref. # 26, Utility 1, Mike Stephenson, Cycle 1
Markup: Utility Main Seperation, 24 PP STA.6+00 - 8+50.pdf
Water, fire, and gravity mains appear to be at the same elevation at the crossing near MH-05. E.O.R. to review and advise of separation clearance.

Ref. # 27, Utility 1, Mike Stephenson, Cycle 1
Markup: Gravity Owner Permission, 20 UTILITIES.pdf
E.O.R. to confirm that the applicant has permission to flow the proposed flow rates/force main into the existing private gravity mains.

Ref. # 28, Utility 1, Mike Stephenson, Cycle 1
Markup: Gravity Fittings, 20 UTILITIES.pdf
Gravity main currently showcases wye type fittings installed on the main trunk line. Recommend the E.O.R. specify what fitting type material and liner they intend to be utilized. Currently I do not se any notes or detail regarding gravity main fittings

Ref. # 29, Utility 1, Mike Stephenson, Cycle 1
Markup: Inlet in Pond?, 14 DRAINAGE.pdf
There appears to be an inlet box in the existing pond not connected to anything. E.O.R. to advise.

Ref. # 30, Utility 1, Mike Stephenson, Cycle 1
Markup: Fountain Detail, 14 DRAINAGE.pdf
Currently I do not see a fountain details or notes in the plans. Please advise

Ref. # 31, Utility 1, Mike Stephenson, Cycle 1
Markup: Sewer ERU, Lift Station Report.pdf
Please provide source for 140.5 GPD utilized with sewer flow. Typical single family ERU value in Ormond Beach is 280 GPD.

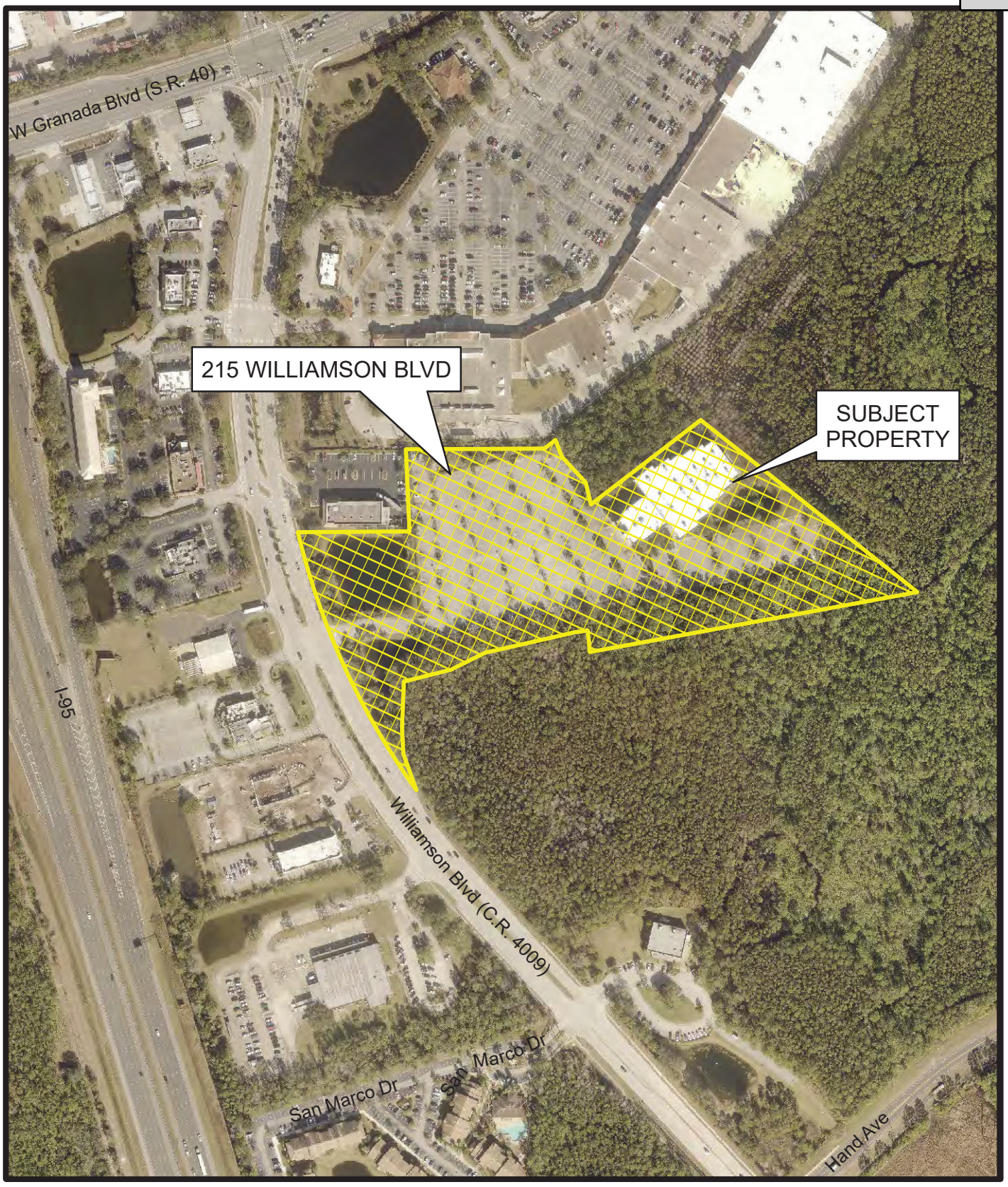
Ref. # 32, Utility 1, Mike Stephenson, Cycle 1
Markup: Existing TOWNE Lift Station Analysis, Lift Station Report.pdf
Proposed sewer flow rates appear to be higher than the existing flow rates. Applicant will need to provide an analysis of the existing TOWNE lift station, as the proposed sewer would travel to this station. The TOWNE lift station and nearby force main piping may need to be upgraded to accommodate the proposed development.

Ref. # 33, Utility 1, Mike Stephenson, Cycle 1
Markup: High Level Alarm, 26 LIFT STATION.pdf
High level alarm currently set up pipe invert. Recommend E.O.R. confirm surcharge of inlet piping.

Ref. # 34, Utility 1, Mike Stephenson, Cycle 1
Markup: Confirm Storage Time, 26 LIFT STATION.pdf
Time between high level alarm and top of manholes in the gravity system at 25 EL is estimated at approximately 45 minutes based on projected sewer inflows. Requesting E.O.R. confirm with applicant that this is adequate time.

ATTACHMENT 2

Maps and pictures of the project area



AERIAL MAP
215 WILLIAMSON BLVD
(4230-00-00-0014)

Prepared By: City of Ormond Beach
G.I.S. Department 11/5/2021

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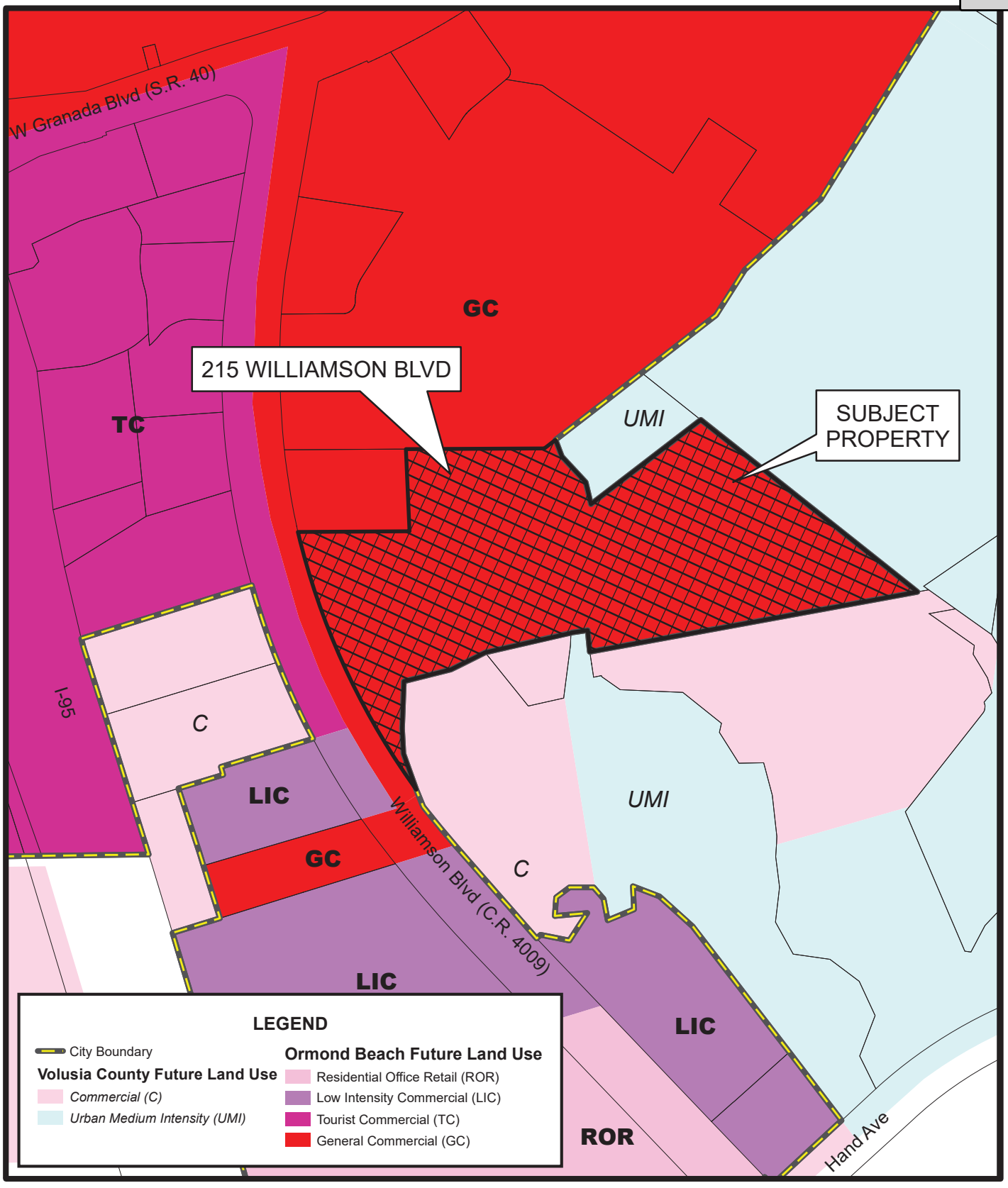

FUTURE LAND USE MAP
215 WILLIAMSON BLVD
(4230-00-00-0014)

Prepared By: City of Ormond Beach
G.I.S. Department 11/5/2021

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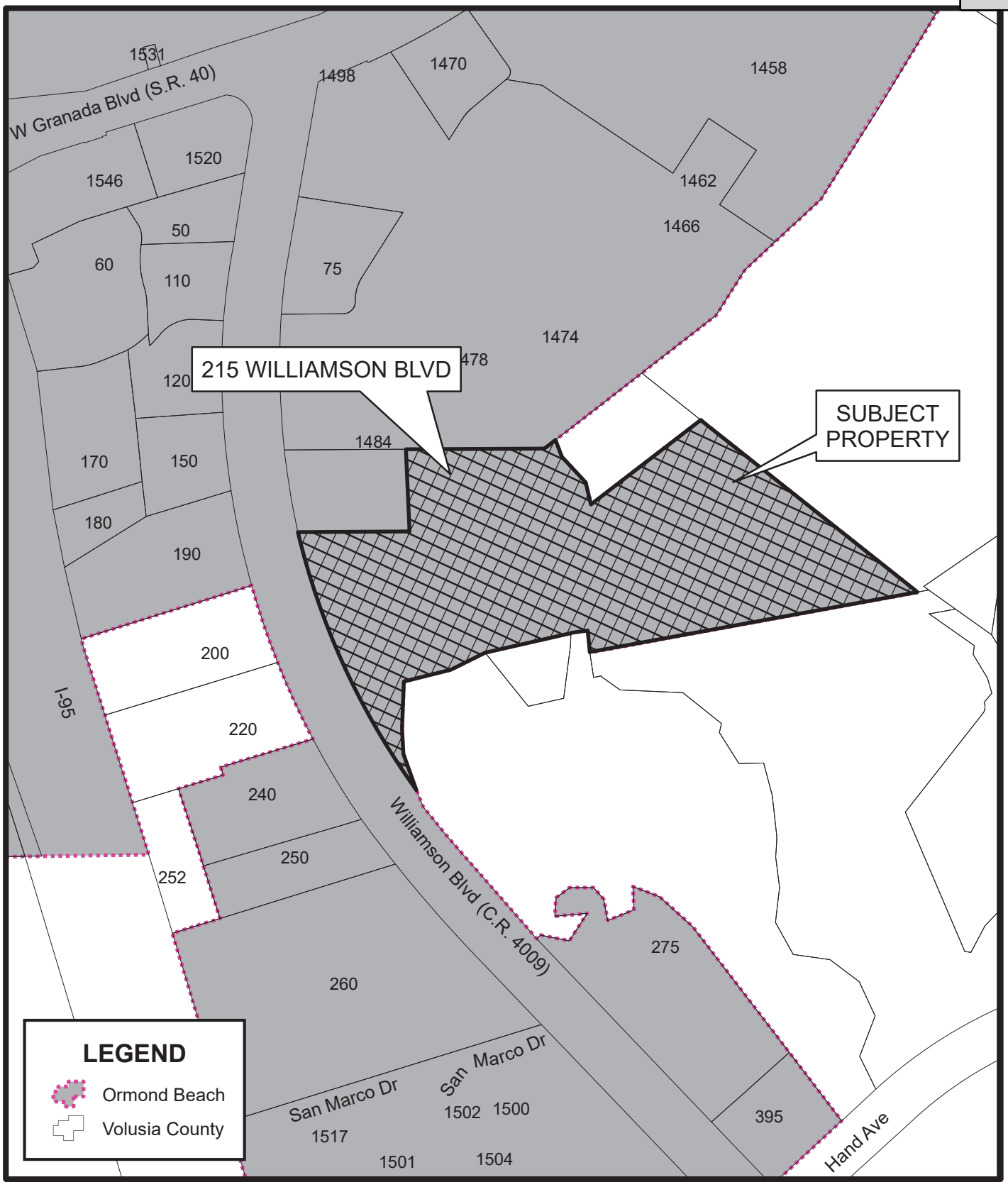

LOCATION MAP
215 WILLIAMSON BLVD
(4230-00-00-0014)

Prepared By: City of Ormond Beach
G.I.S. Department 11/5/2021

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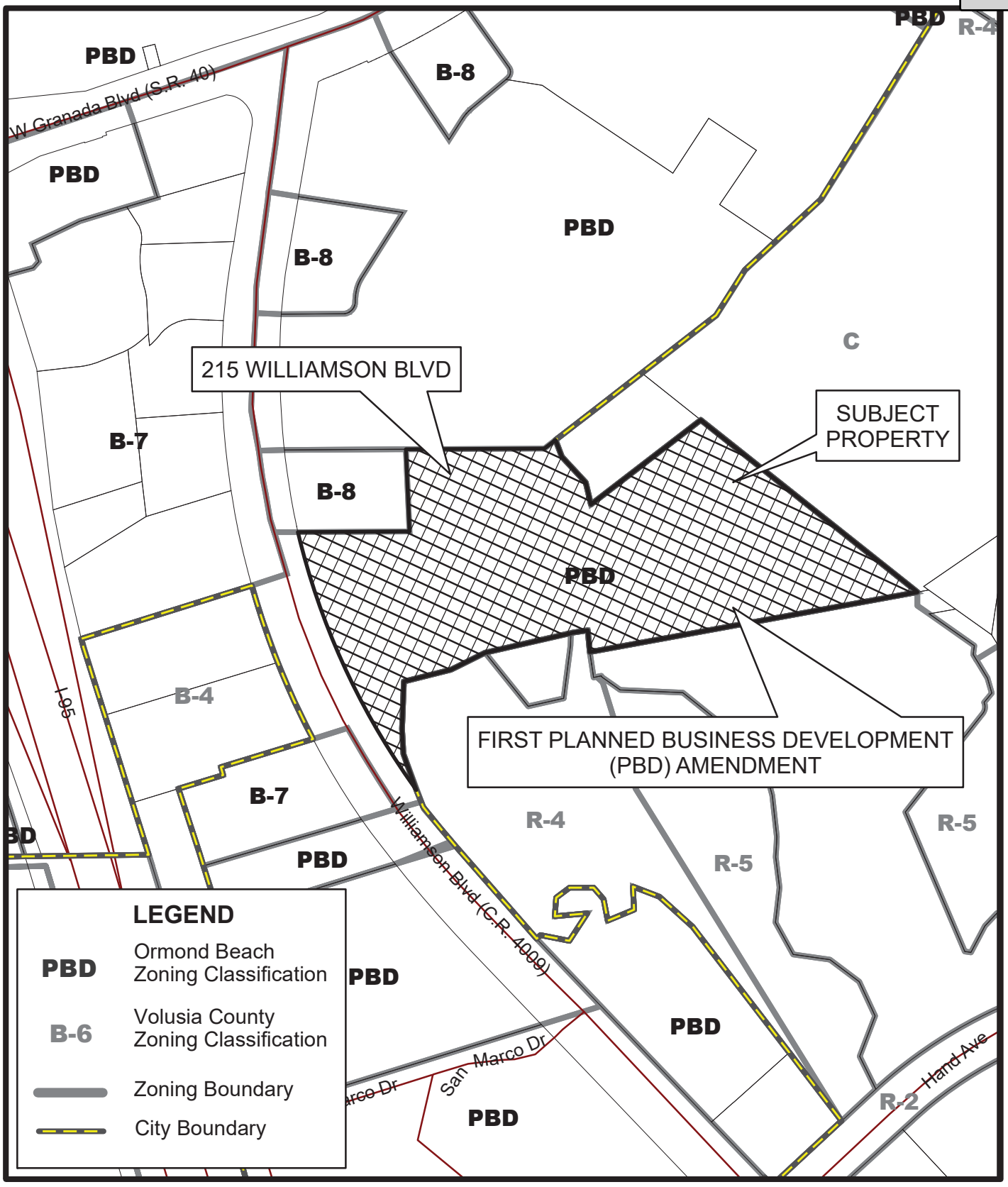

ZONING MAP
215 WILLIAMSON BLVD
(4230-00-00-0014)

Prepared By: City of Ormond Beach
G.I.S. Department 5/6/2022

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Site
Williamson Boulevard
I-95
Ormond Towne Square
Granada Boulevard

Existing sign proposed to be removed

8.B.g

Property frontage from Williamson Boulevard

View from the access drive

8.B.g

Existing stormwater pond by the access drive

8.B.g

Existing parking area to be demolished

Existing building to be demolished

ATTACHMENT 3

- Applicant letter
- Traffic analysis
- School concurrency letter

REGAL CENTRE PBD 2022 – 002 (B) –AMENDMENT

This application is a request for consideration of a Planned Development Amendment to the Regal Centre – PBD as further outlined below.

INTRODUCTION

The Regal Centre PBD was considered at the Planning Board Meeting on December 9, 2021 and was supported by a 6 – 0 vote. The PBD was further considered by the City Commission and approved in a 5 – 0 vote on the first and second reading.

The property was acquired in December 2021 and is under the ownership of the SW I-95, LLC entity. The applicant has pursued a variety of redevelopment options for this property ranging from indoor – outdoor storage, retail, hotel, office, and medical uses however, interest has been limited due to the configuration of the parcel, limited visibility and frontage to Williamson Boulevard and construction hurdles with attempting to repurpose the theatre building.

We are requesting an amendment to the PBD as outlined below to support multi-family development of the entire 12-acre parcel

REGAL CENTRE PBD – AMENDMENT

The existing zoning permits "Dwelling, Multifamily" as a conditional use with a density of 10 units per acre. The property is designated as "Commercial" on the City's Future Land Use Map (FLUM) and the Future Land Use Element of the Comprehensive Plan states:

General Commercial (GC)

Purpose: A multi-use land use category to provide for the sales of retail goods and services, high density multi – family, professional offices and services, and restaurants depending on the range of population to be served and the availability of transit. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.

Density maximum: 32 units per acre

We are requesting an amendment that is supported by the existing Comprehensive Plan to change the density from 10 units per acre to 26 units per acre.

LIV Development

LIV Development consists of an experienced development team that has built or has under construction multi-family and senior housing developments in the Sunbelt with over 10,000 units constructed and in excess of $2 billion dollars in projects completed. The proposed multi-family project, construction and amenities are top quality and the type of project that is reflective of the standards that our community would expect.

For more information on the developer please visit **livdev.com** which includes photos of the completed or under construction projects in Florida, Georgia, Alabama, Tennessee, North Carolina and information on the company and development team.

NEWKIRK ENGINEERING, INC.
CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE
1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

April 21, 2022

Steven Spraker, AICP, Planning Director
City of Ormond Beach
22 South Beach Street, Room 104
Ormond Beach, FL 32174

RE: REGAL MULTI-FAMILY
215 WILLIAMSON BOULEVARD, ORMOND BEACH, FL
TRAFFIC STATEMENT

Dear Mr. Spraker:

The project consists of demolition of an existing 39,368 square feet Regal Cinemas Center for a proposed 310-unit luxury apartment complex.

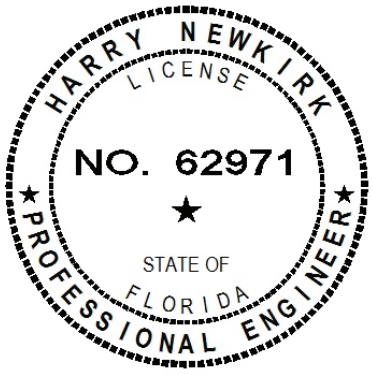
The trip generation calculations demonstrate that traffic concurrency is reduced with the project as follows:

ITE CODE	RATE	UNITS	DAIL TRIPS	PM PEAK
MOVIE THEATER (444)	39,368	SF	3912	243
APARTMENTS	310	UNITS	2062	192
DIFFERENCE			1850	51

See attached pages for traffic generation calculations.

If you have any questions or need additional information, please feel free to call or email me at Harry@Newkirk-Engineering.com.

Sincerely,



Harry Newkirk, PE # 62971
President of Newkirk Engineering, Inc.

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)								Expected Units	Total Generated Trips			Total Distribution of Generated Trips					
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Mobile Home Park 240	Acres	39.61	3.20	4.45		18%	82%	63%	37%		0	0	0	0	0	0	0	0	0
Mobile Home Park 240	Vehicles	3.38	0.27	0.36		16%	84%	63%	37%		0	0	0	0	0	0	0	0	0
Senior Adult Housing-Detached 251	DU	3.71	0.22	0.27		35%	65%	61%	39%		0	0	0	0	0	0	0	0	0
Senior Adult Housing- Attached 252	Occ.DU	3.48	0.13	0.16		36%	64%	60%	40%		0	0	0	0	0	0	0	0	0
Congregate Care Facility 253	Occ.DU	2.15	0.06	0.17		61%	39%	56%	44%		0	0	0	0	0	0	0	0	0
Congregate Care Facility 253	DU	2.02	0.06	0.17		59%	41%	55%	45%		0	0	0	0	0	0	0	0	0
Assisted Living 254	Occ. Beds	2.74	0.17	0.29		73%	27%	52%	48%		0	0	0	0	0	0	0	0	0
Assisted Living 254	Beds	2.66	0.14	0.22		65%	35%	44%	56%		0	0	0	0	0	0	0	0	0
Assisted Living 254	Employees	3.93	NA	0.55		NA	NA	NA	NA		0	NA	0	NA	NA	0	NA	NA	0
Retirement Community 255	Occ. Units	2.81	0.18	0.29		64%	36%	48%	52%		0	0	0	0	0	0	0	0	0
Recreational Homes 260	DU	3.16	0.16	0.26		67%	33%	41%	59%		0	0	0	0	0	0	0	0	0
Recreational Homes 260	Acres	1.33	0.07	0.11		67%	33%	41%	59%		0	0	0	0	0	0	0	0	0
Timeshare 265	DU	10.03	0.48	0.75		NA	NA	NA	NA		0	0		NA	NA	0	NA	NA	0
Residential PUD 270	DU	7.50	0.51	0.62		22%	78%	65%	35%		0	0	0	0	0	0	0	0	0
Residential PUD 270	Acres	46.78	2.88	4.05		NA	NA	NA	NA		0	0	0	NA	NA	0	NA	NA	0
Hotel 310	Occ. Room	8.92	0.67	0.70		58%	42%	49%	51%		0	0	0	0	0	0	0	0	0
Hotel 310	Rooms	8.17	0.56	0.59		61%	39%	53%	47%		0	0	0	0	0	0	0	0	0
Hotel 310	Employees	14.34	0.69	0.80		60%	40%	54%	46%		0	0	0	0	0	0	0	0	0
All Suites Hotel 311	Occ.Room	6.24	0.48	0.55		67%	33%	42%	58%		0	0	0	0	0	0	0	0	0
All Suites Hotel 311	Rooms	4.90	0.38	0.40		55%	45%	45%	55%		0	0	0	0	0	0	0	0	0
Business Hotel 312	Occ. Room	7.27	0.58	0.62		59%	41%	60%	40%		0	0	0	0	0	0	0	0	0
Business Hotel 312	Employees	72.67	7.17	7.60		59%	41%	60%	40%		0	0	0	0	0	0	0	0	0
Motel 320	Occ.Room	9.11	0.64	0.58		36%	64%	53%	47%		0	0	0	0	0	0	0	0	0
Motel 320	Rooms	5.63	0.45	0.47		36%	64%	54%	46%		0	0	0	0	0	0	0	0	0
Motel 320	Employees	12.81	0.91	0.73		54%	46%	54%	46%		0	0	0	0	0	0	0	0	0
Resort Hotel 330	Occ. Room	13.43	0.37	0.49		72%	28%	43%	57%		0	0	0	0	0	0	0	0	0
Resort Hotel 330	Rooms	NA	0.31	0.42		72%	28%	43%	57%		0	0	0	0	0	0	0	0	0
Resort Hotel 330	Employees	13.58	0.15	0.25		69%	31%	40%	60%		0	0	0	0	0	0	0	0	0
City Park 411	Acres	1.59	NA	NA		NA	NA	NA	NA		0	NA	NA	NA	NA	0	NA	NA	0
City Park 411	Picnic Sites	5.87	NA	NA		NA	NA	NA	NA		0	NA	NA	NA	NA	0	NA	NA	0
County Park 412	Acres	2.28	0.01	0.06		80%	20%	41%	59%		0	0	0	0	0	0	0	0	0
State Park 413	Acres	0.65	NA	NA		NA	NA	NA	NA		0	NA	NA	NA	NA	0	NA	NA	0
State Park 413	Picnic Sites	9.95	NA	0.55		NA	NA	43%	57%		0	NA	0	NA	NA	0	0	0	0
State Park 413	Employees	42.55	NA	4.67		NA	NA	43%	57%		0	NA	0	NA	NA	0	0	0	0
Water Slide Park 414	Parking Space	2.27	0.08	0.28		70%	30%	21%	79%		0	0	0	0	0	0	0	0	0
Beach Park 415	Acres	29.81	0.48	1.30		59%	41%	29%	71%		0	0	0	0	0	0	0	0	0
Campground/RV Park 416	Acres	NA	0.48	0.98		42%	58%	69%	31%		0	0	0	0	0	0	0	0	0
Regional Park 417	Acres	4.57	0.15	0.20		57%	43%	45%	55%		0	0	0	0	0	0	0	0	0
Regional Park 417	Picnic Sites	61.82	4.00	9.60		75%	25%	41%	59%		0	0	0	0	0	0	0	0	0
Regional Park 417	Employees	79.77	4.59	10.26		65%	35%	45%	55%		0	0	0	0	0	0	0	0	0
National Monument 418	Acres	5.37	0.23	0.42		NA	NA	NA	NA		0	0	0	NA	NA	0	NA	NA	0
National Monument 418	Employees	31.05	3.05	5.58		NA	NA	NA	NA		0	0	0	NA	NA	0	NA	NA	0
Marina 420	Berths	2.96	0.08	0.19		33%	67%	60%	40%		0	0	0	0	0	0	0	0	0
Marina 420	Acres	20.93	NA	NA		NA	NA	NA	NA		0	NA	NA	NA	NA	0	NA	NA	0
Golf Course 430	Acres	5.04	0.21	0.30		74%	26%	34%	66%		0	0	0	0	0	0	0	0	0
Golf Course 430	Employees	20.52	1.01	1.48		68%	32%	48%	52%		0	0	0	0	0	0	0	0	0
Golf Course 430	Holes	35.74	2.23	2.78		79%	21%	45%	55%		0	0	0	0	0	0	0	0	0
Miniature Golf Course 431	Holes	NA	NA	0.33		NA	NA	33%	67%		0	NA	0	NA	NA	0	0	0	0
Golf Driving Range 432	Tees	13.65	0.40	1.25		61%	39%	45%	55%		0	0	0	0	0	0	0	0	0
Batting Cages 433	Cages	NA	NA	2.22		NA	NA	55%	45%				0	NA	NA	0	0	0	0
Multipurpose Rec. Facility 435	Acres	90.38	1.92	5.77		NA	NA	NA	NA		0	0	0	NA	NA	0	NA	NA	0
Bowling Alley 437	KSF^2	33.33	3.13	3.54		60%	40%	35%	65%		0	0	0	0	0	0	0	0	0
Live Theater 441	Seats	NA	NA	0.02		NA	NA	50%	50%		0	NA	0	NA	NA	0	0	0	0
Movie Theater w/o matinee 443	KSF^2	78.06	0.22	6.16		NA	NA	94%	6%	39.4	3,076	9	243	NA	NA	0	228	15	0
Movie Theater w/o matinee 443	Movie Screens	220.00	NA	24.00		NA	NA	41%	59%		0	NA	0	NA	NA	0	0	0	0
Movie Theater w/o matinee 443	Seats	1.76	0.01	0.07		NA	NA	75%	25%		0	0	0	NA	NA	0	0	0	0
Movie Theater w/o matinee 443	Employees	53.12	0.15	4.20		NA	NA	NA	NA		0	0	0	NA	NA	0	NA	NA	0

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)								Expected Units	Total Generated Trips			Total Distribution of Generated Trips					
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Fast Food with Drive Thru 934	KSF²	496.12	49.35	33.48	50%	51%	49%	52%	48%		0	0	0	0	0	0	0	0	0
Fast Food with Drive Thru 934	Seats	19.52	1.32	0.94	50%	53%	47%	53%	47%		0	0	0	0	0	0	0	0	0
Fast Food Drive Thru Only 935	KSF²	NA	NA	153.85	89%	NA	NA	54%	46%		0	NA	0	NA	NA	0	0	0	0
Coffee/Donut Shop w/o Drive Thru 936	KSF²	NA	117.23	40.75		51%	49%	50%	50%		0	0	0	0	0	0	0	0	0
Coffee/Donut Shop w/ Drive Thru 937	KSF²	818.58	110.75	42.93		51%	49%	50%	50%		0	0	0	0	0	0	0	0	0
Coffee/Donut Drive Thru Only 938	KSF²	1800.00	303.33	75.00	89%	50%	50%	50%	50%		0	0	0	0	0	0	0	0	0
Bread/Bagel Shop w/o Drive Thru 939	KSF²	NA	70.22	28.00		47%	53%	50%	50%		0	0	0	0	0	0	0	0	0
Bread/Bagel Shop w/ Drive Thru 940	KSF²	NA	36.92	19.56		50%	50%	50%	50%		0	0	0	0	0	0	0	0	0
Quick Lube Vehicle Shop 941	Service Bays	40.00	3.00	5.19		67%	33%	55%	45%		0	0	0	0	0	0	0	0	0
Automobile Care Center 942	Service Bays	12.48	1.52	2.17		68%	32%	NA	NA		0	0	0	0	0	0	NA	NA	0
Automobile Care Center 942	KSF²	15.86	2.94	3.38		65%	35%	50%	50%		0	0	0	0	0	0	0	0	0
Automobile Parts & Service Center 943	KSF²	NA	NA	4.46		NA	NA	42%	58%				0	NA	NA	0	0	0	0
Gasoline/Service Station 944	Fuel. Position	168.56	12.16	13.87	42%	51%	49%	50%	50%		0	0	0	0	0	0	0	0	0
Serv.Station w/ Conven.Mkt 945	Fuel Position	162.78	10.16	13.38	56%	50%	50%	50%	50%		0	0	0	0	0	0	0	0	0
Serv.Stat.w/Conv.Mkt.&Carwash 946	Fuel Position	152.84	11.93	13.94		51%	49%	51%	49%		0	0	0	0	0	0	0	0	0
Self-Service Carwash 947	Stalls	108.00	8.00	5.54		50%	50%	51%	49%		0	0	0	0	0	0	0	0	0
Automated Car Wash 948	KSF²	NA	NA	14.12		NA	NA	51%	49%		0	NA	0	NA	NA	0	0	0	0
											3,076	9	243	0	0	0	228	15	0

RED Rates = CAUTION - Use Carefully - Small Sample Size
Green Rates = Peak Hour of Generator - (no peak rate for the rush hour of adjacent street traffic)
Blue Rates = Saturday Daily total - (no weekday daily rate)

***Pass-By % are Rates from Weekay PM Peak Period**
***The Total Pass-By Trips will be Distributed: 50% IN / 50 % OUT**

NA = Not Available
DU = Dwelling Unit
Occ.Room = Occupied Room
KSF² = Units of 1,000 square feet
Fuel Position = the number of vehicles that could be fueled simultaneously

21-Apr-22

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted								Expected Units	Total Generated Trips			Total Distribution of Generated Trips					
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Waterport/Marine Terminal 010	Acres	11.93	NA	NA		NA	NA	NA	NA		0	NA	NA	NA	NA	0	NA	NA	0
Waterport/Marine Terminal 010	Berths	171.52	NA	NA		NA	NA	NA	NA		0	NA	NA	NA	NA	0	NA	NA	0
Commercial Airport 021	Employees	13.40	0.82	0.80		55%	45%	54%	46%		0	0	0	0	0	0	0	0	0
Commercial Airport 021	Avg Flights/Day	104.73	5.40	5.75		54%	46%	45%	55%		0	0	0	0	0	0	0	0	0
Commercial Airport 021	Com. Flights/Day	122.21	6.43	6.88		55%	45%	54%	46%		0	0	0	0	0	0	0	0	0
General Aviation Airport 022	Employees	14.24	0.69	1.03		83%	17%	45%	55%		0	0	0	0	0	0	0	0	0
General Aviation Airport 022	Avg. Flights/Day	1.97	0.24	0.30		NA	NA	NA	NA		0	0	0	NA	NA	0	NA	NA	0
General Aviation Airport 022	Based Aircraft	5.00	0.24	0.37		83%	17%	45%	55%		0	0	0	0	0	0	0	0	0
Truck Terminal 030	Acres	81.90	7.28	6.55		41%	59%	43%	57%		0	0	0	0	0	0	0	0	0
Truck Terminal 030	Employees	6.99	0.66	0.55		40%	60%	47%	53%		0	0	0	0	0	0	0	0	0
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.72	0.62		81%	19%	23%	77%		0	0	0	0	0	0	0	0	0
Park&Ride w/ Bus Service 090	Acres	372.32	48.81	43.75		NA	NA	NA	NA		0	0	0	NA	NA	0	NA	NA	0
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	1.26	0.81		69%	31%	28%	72%		0	0	0	0	0	0	0	0	0
Light Rail Station w/ Park. 093	Parking Space	2.51	1.07	1.24		80%	20%	58%	42%		0	0	0	0	0	0	0	0	0
Light Rail Station w/ Park. 093	Occ. Spaces	3.91	1.14	1.33		80%	20%	58%	42%		0	0	0	0	0	0	0	0	0
General Light Industrial 110	KSF^2	6.97	0.92	0.97		88%	12%	12%	88%		0	0	0	0	0	0	0	0	0
General Light Industrial 110	Acres	51.80	7.51	7.26		83%	17%	22%	78%		0	0	0	0	0	0	0	0	0
General Light Industrial 110	Employees	3.02	0.44	0.42		83%	17%	21%	79%		0	0	0	0	0	0	0	0	0
General Heavy Industrial 120	KSF^2	1.50	0.51	0.19		NA	NA	NA	NA		0	0	0	NA	NA	0	NA	NA	0
General Heavy Industrial 120	Acres	6.75	1.98	2.16		NA	NA	NA	NA		0	0	0	NA	NA	0	NA	NA	0
General Heavy Industrial 120	Employees	0.82	0.51	0.88		NA	NA	NA	NA		0	0	0	NA	NA	0	NA	NA	0
Industrial Park 130	KSF^2	6.96	0.84	0.86		82%	18%	21%	79%		0	0	0	0	0	0	0	0	0
Industrial Park 130	Acres	63.11	8.55	8.84		83%	17%	21%	79%		0	0	0	0	0	0	0	0	0
Industrial Park 130	Employees	3.34	0.47	0.46		86%	14%	20%	80%		0	0	0	0	0	0	0	0	0
Manufacturing 140	KSF^2	3.82	0.73	0.73		78%	22%	36%	64%		0	0	0	0	0	0	0	0	0
Manufacturing 140	Acres	38.88	7.44	8.35		93%	7%	53%	47%		0	0	0	0	0	0	0	0	0
Manufacturing 140	Employees	2.13	0.40	0.36		73%	27%	44%	56%		0	0	0	0	0	0	0	0	0
Warehousing 150	KSF^2	3.56	0.30	0.32		79%	21%	25%	75%		0	0	0	0	0	0	0	0	0
Warehousing 150	Acres	57.23	10.03	8.69		72%	28%	35%	65%		0	0	0	0	0	0	0	0	0
Warehousing 150	Employees	3.89	0.51	0.59		72%	28%	35%	65%		0	0	0	0	0	0	0	0	0
Mini Warehouse 151	KSF^2	2.50	0.15	0.26		59%	41%	51%	49%		0	0	0	0	0	0	0	0	0
Mini Warehouse 151	Storage Units	0.25	0.02	0.02		67%	33%	NA	NA		0	0	0	0	0	0	NA	NA	0
Mini Warehouse 151	Acres	35.43	2.62	3.45		NA	NA	52%	48%		0	0	0	NA	NA	0	0	0	0
Mini Warehouse 151	Employees	61.90	5.26	6.04		67%	33%	52%	48%		0	0	0	0	0	0	0	0	0
High-Cube Warehouse 152	KSF^2	1.44	0.09	0.10		65%	35%	33%	67%		0	0	0	0	0	0	0	0	0
Utilities 170	KSF^2	NA	0.80	0.76		NA	NA	45%	55%		0	0	0	NA	NA	0	0	0	0
Utilities 170	Employees	NA	0.76	0.76		90%	10%	15%	85%		0	0	0	0	0	0	0	0	0
Single Family Homes 210	DU	9.57	0.75	1.01		25%	75%	63%	37%		0	0	0	0	0	0	0	0	0
Single Family Homes 210	Acres	26.04	2.06	2.74		31%	69%	66%	34%		0	0	0	0	0	0	0	0	0
Single Family Homes 210	Persons	2.55	0.21	0.28		31%	69%	66%	34%		0	0	0	0	0	0	0	0	0
Single Family Homes 210	Vehicles	6.02	0.51	0.67		31%	69%	66%	34%		0	0	0	0	0	0	0	0	0
Apartment 220	DU	6.65	0.51	0.62		20%	80%	65%	35%	310.0	2,062	158	192	32	126	0	125	67	0
Apartment 220	Persons	3.31	0.28	0.40		NA	NA	NA	NA		0	0	0	NA	NA	0	NA	NA	0
Apartment 220	Vehicles	5.10	0.46	0.60		NA	NA	NA	NA		0	0	0	NA	NA	0	NA	NA	0
Low Rise Apartment 221	Occ.DU	6.59	0.46	0.58		21%	79%	65%	35%		0	0	0	0	0	0	0	0	0
High Rise Apartment 222	DU	4.20	0.30	0.35		25%	75%	61%	39%		0	0	0	0	0	0	0	0	0
Mid-Rise Apartment 223	DU	NA	0.30	0.39		31%	69%	58%	42%		0	0	0	0	0	0	0	0	0
Rental Townhouse 224	DU	NA	0.70	0.72		33%	67%	51%	49%		0	0	0	0	0	0	0	0	0
Resd. Condo/Townhouse 230	DU	5.81	0.44	0.52		17%	83%	67%	33%		0	0	0	0	0	0	0	0	0
Resd. Condo/Townhouse 230	Persons	2.49	0.19	0.24		16%	84%	67%	33%		0	0	0	0	0	0	0	0	0
Resd. Condo/Townhouse 230	Vehicles	3.34	0.24	0.32		16%	84%	66%	34%		0	0	0	0	0	0	0	0	0
Low Rise Resd. Condo 231	DU	NA	0.67	0.78		25%	75%	58%	42%		0	0	0	0	0	0	0	0	0
High Rise Resd. Condo 232	DU	4.18	0.34	0.38		19%	81%	62%	38%		0	0	0	0	0	0	0	0	0
Luxury Condo/Townhouse 233	Occ. DU	NA	0.56	0.55		23%	77%	63%	37%		0	0	0	0	0	0	0	0	0
Mobile Home Park 240	Occ. DU	4.99	0.44	0.59		20%	80%	62%	38%		0	0	0	0	0	0	0	0	0
Mobile Home Park 240	Persons	2.46	0.20	0.26		18%	82%	63%	37%		0	0	0	0	0	0	0	0	0

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)								Expected Units	Total Generated Trips			Total Distribution of Generated Trips					
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Fast Food with Drive Thru 934	KSF²	496.12	49.35	33.48	50%	51%	49%	52%	48%		0	0	0	0	0	0	0	0	0
Fast Food with Drive Thru 934	Seats	19.52	1.32	0.94	50%	53%	47%	53%	47%		0	0	0	0	0	0	0	0	0
Fast Food Drive Thru Only 935	KSF²	NA	NA	153.85	89%	NA	NA	54%	46%		0	NA	0	NA	NA	0	0	0	0
Coffee/Donut Shop w/o Drive Thru 936	KSF²	NA	117.23	40.75		51%	49%	50%	50%		0	0	0	0	0	0	0	0	0
Coffee/Donut Shop w/ Drive Thru 937	KSF²	818.58	110.75	42.93		51%	49%	50%	50%		0	0	0	0	0	0	0	0	0
Coffee/Donut Drive Thru Only 938	KSF²	1800.00	303.33	75.00	89%	50%	50%	50%	50%		0	0	0	0	0	0	0	0	0
Bread/Bagel Shop w/o Drive Thru 939	KSF²	NA	70.22	28.00		47%	53%	50%	50%		0	0	0	0	0	0	0	0	0
Bread/Bagel Shop w/ Drive Thru 940	KSF²	NA	36.92	19.56		50%	50%	50%	50%		0	0	0	0	0	0	0	0	0
Quick Lube Vehicle Shop 941	Service Bays	40.00	3.00	5.19		67%	33%	55%	45%		0	0	0	0	0	0	0	0	0
Automobile Care Center 942	Service Bays	12.48	1.52	2.17		68%	32%	NA	NA		0	0	0	0	0	0	NA	NA	0
Automobile Care Center 942	KSF²	15.86	2.94	3.38		65%	35%	50%	50%		0	0	0	0	0	0	0	0	0
Automobile Parts & Service Center 943	KSF²	NA	NA	4.46		NA	NA	42%	58%				0	NA	NA	0	0	0	0
Gasoline/Service Station 944	Fuel. Position	168.56	12.16	13.87	42%	51%	49%	50%	50%		0	0	0	0	0	0	0	0	0
Serv.Station w/ Conven.Mkt 945	Fuel Position	162.78	10.16	13.38	56%	50%	50%	50%	50%		0	0	0	0	0	0	0	0	0
Serv.Stat.w/Conv.Mkt.&Carwash 946	Fuel Position	152.84	11.93	13.94		51%	49%	51%	49%		0	0	0	0	0	0	0	0	0
Self-Service Carwash 947	Stalls	108.00	8.00	5.54		50%	50%	51%	49%		0	0	0	0	0	0	0	0	0
Automated Car Wash 948	KSF²	NA	NA	14.12		NA	NA	51%	49%		0	NA	0	NA	NA	0	0	0	0
											2,062	158	192	32	126	0	125	67	0

RED Rates = CAUTION - Use Carefully - Small Sample Size
Green Rates = Peak Hour of Generator - (no peak rate for the rush hour of adjacent street traffic)
Blue Rates = Saturday Daily total - (no weekday daily rate)

***Pass-By % are Rates from Weekay PM Peak Period**
***The Total Pass-By Trips will be Distributed: 50% IN / 50 % OUT**

NA = Not Available
DU = Dwelling Unit
Occ.Room = Occupied Room
KSF² = Units of 1,000 square feet
Fuel Position = the number of vehicles that could be fueled simultaneously

21-Apr-22

VOLUSIA COUNTY SCHOOLS

Rachel B. Hazel
Interim Superintendent of Schools

School Board of Volusia County

Mr. Ruben Colón, Chairman
Ms. Jamie M. Haynes, Vice Chairman
Mrs. Anita Burnette
Mrs. Linda Cuthbert
Mr. Carl Persis

School Adequate Capacity Determination
Finding of Adequate Capacity Letter

May 6, 2022

Mr. Charles S. Lichtigman
Charles Wayne Properties, Inc.
444 Seabreeze Blvd, Suite 1000
Daytona Beach, FL 32118

RE : Regal Centre PBD – City of Ormond Beach
School Capacity Review #22-04-25-002-A

Dear Mr. Lichtigman:

The County Charter requires any Comprehensive Plan Amendment or Rezoning that allows increased residential density to be effective only when adequate public schools can be timely planned and constructed to serve the projected increase in student population. The district uses this requirement as the guiding principle behind the school adequate capacity review.

District staff reviewed the updated information for the proposed Regal Centre PBD associated with 12.0 +/- acres of property located at or near the intersection of Williamson Blvd and Granada Blvd within Ormond Beach city limits. Proposed project would provide for three hundred and ten (310) multi-family apartment units.

The district uses a county wide Student Generation Rate (SGR) of (0.127) per multi-family dwelling unit. By applying the SGR to the use types in Table 1 below, the project could generate forty (40) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	0.273	0	0
Multifamily Dwelling Unit	0.127	310	40
Manufactured Home Dwelling Unit	0.047	0	0
	Total	**310**	**40**

When performing adequate capacity review district staff evaluates the effects of the proposed change compared to any remaining permanent capacity within the impacted schools, up to 100%, Table 2 (see next page). The projected increase in student population may be over 100% if there are plans to serve increased student population in that planning area within the long-term planning horizon. A finding of adequate capacity may be issued in either case.

Table 2

Schools	SY 2021/22 Enrollment	% of Permanent Capacity	Plans for Capacity Increase Long-Term	Traditional K-12 students projected
Pathways Elementary	690	**102%**	No	17
David C. Hinson Sr. Middle	962	**113%**	No	10
Mainland High (Halifax CSA)	1,780	89%	No	12
Other				1

The student projections generated by this project **will** increase the existing percentage above 100% permanent capacity at the elementary and middle school levels. Currently, Pathways Elementary and David C. Hinson Sr Middle are both at or over 100% but below 115% for concurrency. Additionally, Pathways Elementary is one of the schools affected by the rezoning of the Central Halifax concurrency service area (CSA) in the near term. Staff anticipates a reduction of the number of students zoned to this school at the time the new attendance boundaries take effect. Based on this the school district has no objections to the proposed development plan. Minimum planning considerations should include pedestrian and vehicular access, safety, connectivity, and buffering.

All future development orders, such as site plans and subdivisions, are subject to school concurrency review. School concurrency will be evaluated at the time when the impact of development is specifically quantified and known. Only funded school improvements and then current capacity will be considered at that time.

No student reservations have been made at this time.

Please note the School Board has the right to adjust the attendance boundaries to balance the student enrollment populations at these area schools. Consequently, students generated from this project may not attend the current assigned schools.

Should you need additional information, please contact me at (386) 947-8786, extension 50709.
Sincerely,

Stephanie B. Doster,
Coordinator, Planning

CC: Rachel B. Hazel, Interim Superintendent of Schools
Steven Grube, Director, Planning and Construction
Steven Spraker, Planning Director, City of Ormond Beach
Lisa V. Divina, Volusia County School Board Project File

VOLUSIA COUNTY SCHOOLS

Finding of Adequate School Capacity

VOLUSIA COUNTY SCHOOL BOARD

Project Information	
Project Name	Regal Centre PBD
VCSB Project #	**22-04-25-002-A**
Jurisdiction Project #	
Parcel ID Numbers	4230-00-00-0014
Project Location	Williamson Blvd and Granada Blvd
Potential Residential Units	310 Multi-Family Apartments
Property Owner/Applicant	Southwest I-95, LLC Charles S. Lichtigman
Notes: Additional review will be required at the time of subdivision/site plan submittal(s). No Student Reservations have been made.	

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 <u>not</u> 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, it may be subject to additional school capacity review in the future.

Stephanie B. Doster
Coordinator, Planning

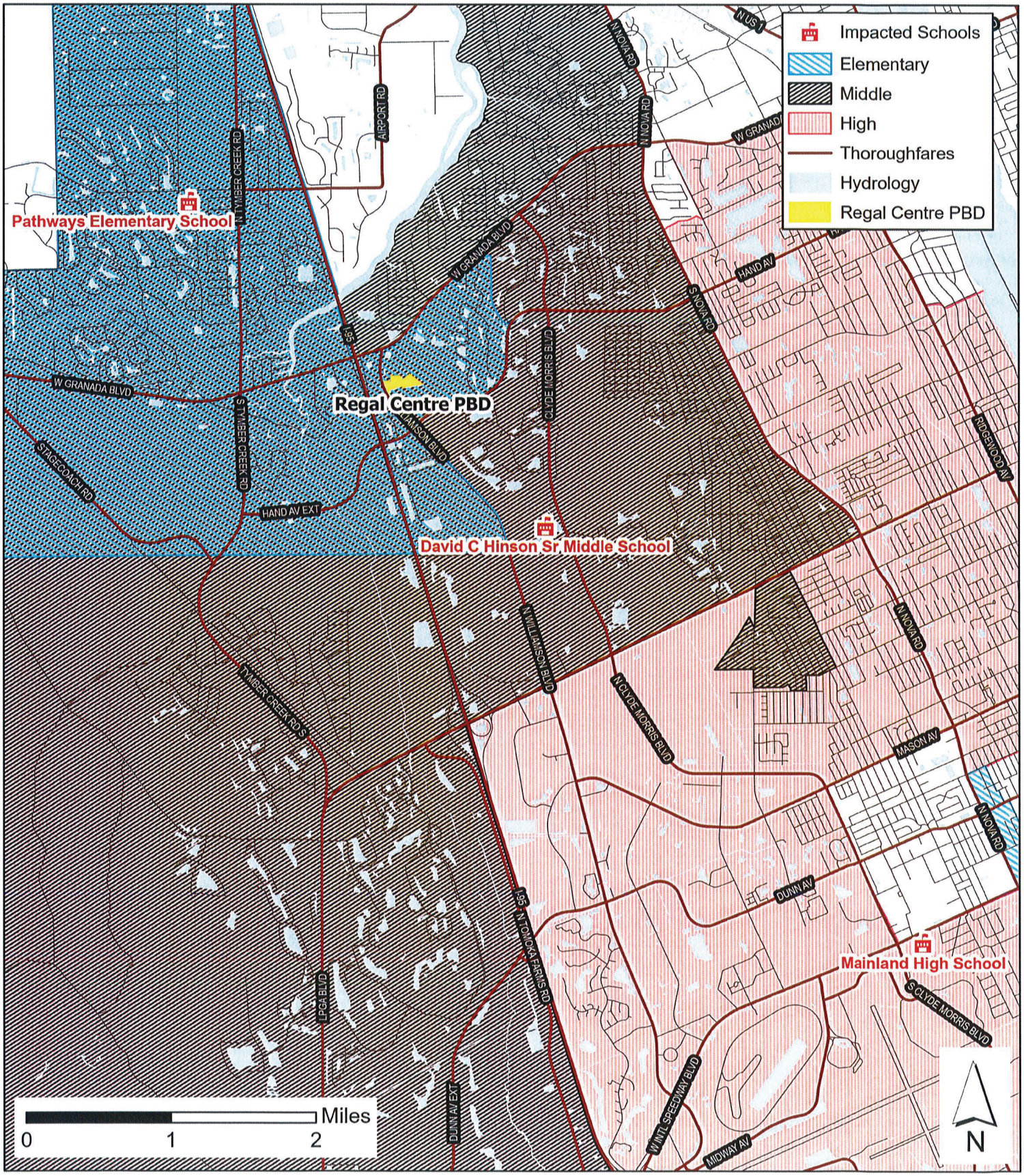
May 6, 2022
Issue Date

VCSB Schools Impacted by Development

School Concurrency Review - Regal Centre PBD

VOLUSIA COUNTY SCHOOLS

Created by Facilities Services
May 2022



ATTACHMENT 4

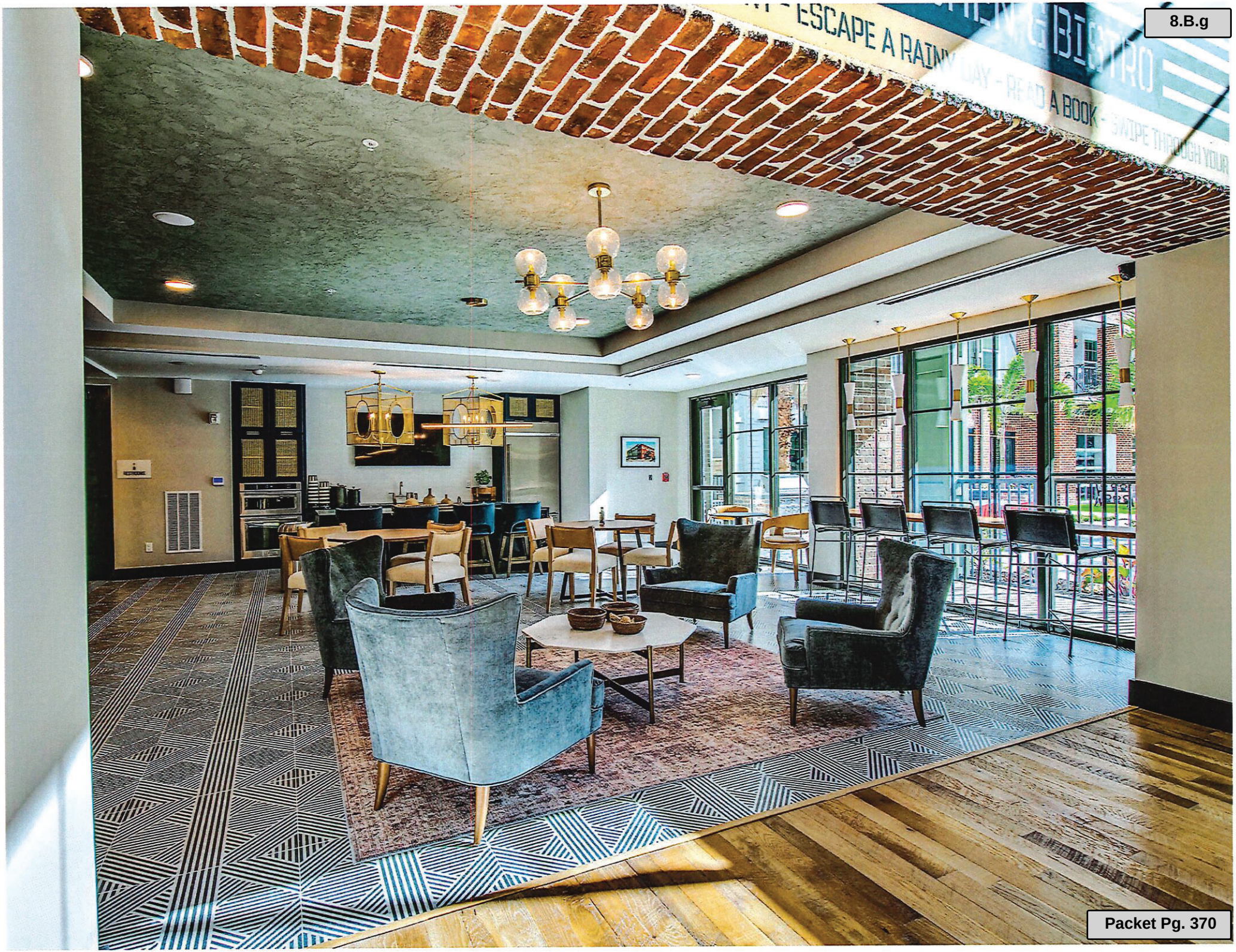
Site plans

cba
charlan • brock • associates
architects • planners

LIV

Building Views G2.14

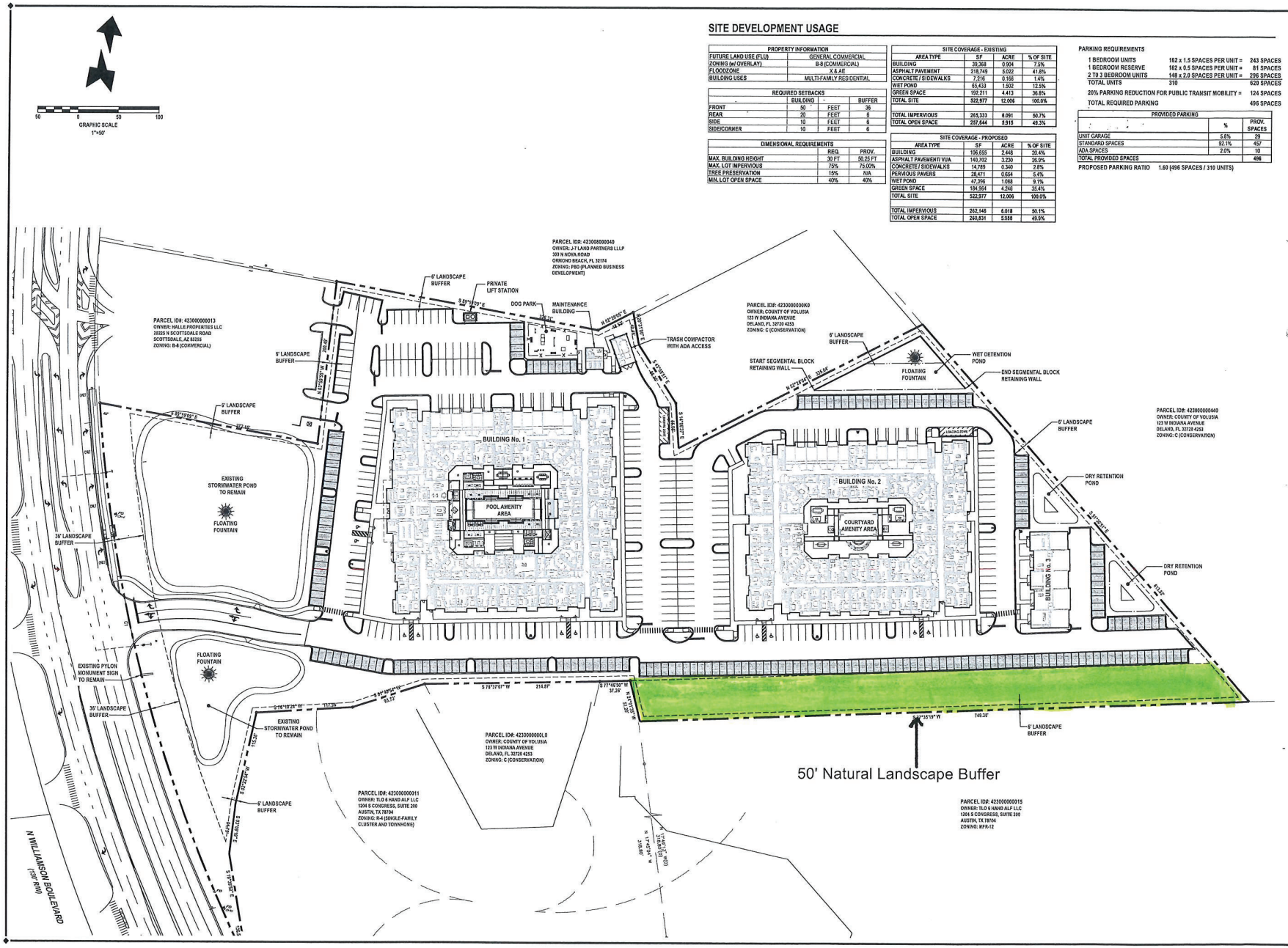
SOCIAL ROOM
8733
LIVWRK


ESCAPE A RAIN
A BOOK

IT DOES NOT MATT
WATCHING THE BIG GA
YOUR FAVORITE CARD GAME
RACKING UP POINTS ON THE
SHUFFLE BOARD TODAY IS
YOUR DAY TO BRING THAT
VICTORY HOME JUST FOCUS
YOU GOT THIS!

8.B.g

SOCIAL ROOM
2234
MARKET
WRKSPACE



SITE DEVELOPMENT USAGE

PROPERTY INFORMATION	
FUTURE LAND USE (FLU)	GENERAL COMMERCIAL
ZONING (w/ OVERLAY)	B-8 (COMMERCIAL)
FLOODZONE	X & AE
BUILDING USES	MULTI-FAMILY RESIDENTIAL

REQUIRED SETBACKS	BUILDING		BUFFER
FRONT	50	FEET	36
REAR	20	FEET	6
SIDE	10	FEET	6
SIDE/CORNER	10	FEET	6

DIMENSIONAL REQUIREMENTS	REQ.	PROV.
MAX. BUILDING HEIGHT	30 FT	50.25 FT
MAX. LOT IMPERVIOUS	75%	75.00%
TREE PRESERVATION	15%	N/A
MIN. LOT OPEN SPACE	40%	40%

SITE COVERAGE - EXISTING			
AREA TYPE	SF	ACRE	% OF SITE
BUILDING	39,368	0.904	7.5%
ASPHALT PAVEMENT	218,749	5.022	41.8%
CONCRETE / SIDEWALKS	7,216	0.166	1.4%
WET POND	65,433	1.502	12.5%
GREEN SPACE	192,211	4.413	36.8%
TOTAL SITE	522,977	12.006	100.0%
TOTAL IMPERVIOUS	265,333	6.091	50.7%
TOTAL OPEN SPACE	257,644	5.915	49.3%

SITE COVERAGE - PROPOSED			
AREA TYPE	SF	ACRE	% OF SITE
BUILDING	106,655	2.448	20.4%
ASPHALT PAVEMENT/ VUA	140,702	3.230	26.9%
CONCRETE / SIDEWALKS	14,789	0.340	2.8%
PERVIOUS PAVERS	28,471	0.654	5.4%
WET POND	47,396	1.088	9.1%
GREEN SPACE	184,964	4.246	35.4%
TOTAL SITE	522,977	12.006	100.0%
TOTAL IMPERVIOUS	262,146	6.018	50.1%
TOTAL OPEN SPACE	260,831	5.988	49.9%

PARKING REQUIREMENTS

1 BEDROOM UNITS	162 x 1.5 SPACES PER UNIT =	243 SPACES
1 BEDROOM RESERVE	162 x 0.5 SPACES PER UNIT =	81 SPACES
2 TO 3 BEDROOM UNITS	148 x 2.0 SPACES PER UNIT =	296 SPACES
TOTAL UNITS	310	620 SPACES
20% PARKING REDUCTION FOR PUBLIC TRANSIT MOBILITY =		124 SPACES
TOTAL REQUIRED PARKING		496 SPACES

PROVIDED PARKING	%	PROV. SPACES
UNIT GARAGE	5.8%	29
STANDARD SPACES	92.1%	457
ADA SPACES	2.0%	10
TOTAL PROVIDED SPACES		496

PROPOSED PARKING RATIO 1.60 (496 SPACES / 310 UNITS)

REVISIONS

DATE	DESCRIPTION

1720 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672-7784
www.NewkirkEngineering.com
L.C. # 29000554
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Civil Engineering,
Transportation Planning,
Landscape Architecture
NEWKIRK ENGINEERING INC.

OVERALL SITE PLAN
REGAL MULTI-FAMILY
215 WILLIAMSON BOULEVARD
ORMOND BEACH, FL 32174

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HARRY NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

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PROJECT No:	2021-158
DATE:	APRIL 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 50'

DRAWING NUMBER

7

SITE DEVELOPMENT USAGE

PROPERTY INFORMATION	
FUTURE LAND USE (FLU)	GENERAL COMMERCIAL
ZONING (w/ OVERLAY)	B-8 (COMMERCIAL)
FLOODZONE	X & AE
BUILDING USES	MULTI-FAMILY RESIDENTIAL

REQUIRED SETBACKS	BUILDING		BUFFER
FRONT	50	FEET	35
REAR	20	FEET	6
SIDE	10	FEET	6
SIDE/CORNER	10	FEET	6

DIMENSIONAL REQUIREMENTS	REQ.	PROV.
MAX. BUILDING HEIGHT	30 FT	50.25 FT
MAX. LOT IMPERVIOUS	75%	75.00%
TREE PRESERVATION	15%	N/A
MIN. LOT OPEN SPACE	40%	40%

SITE COVERAGE - EXISTING			
AREA TYPE	SF	ACRE	% OF SITE
BUILDING	39,368	0.904	7.5%
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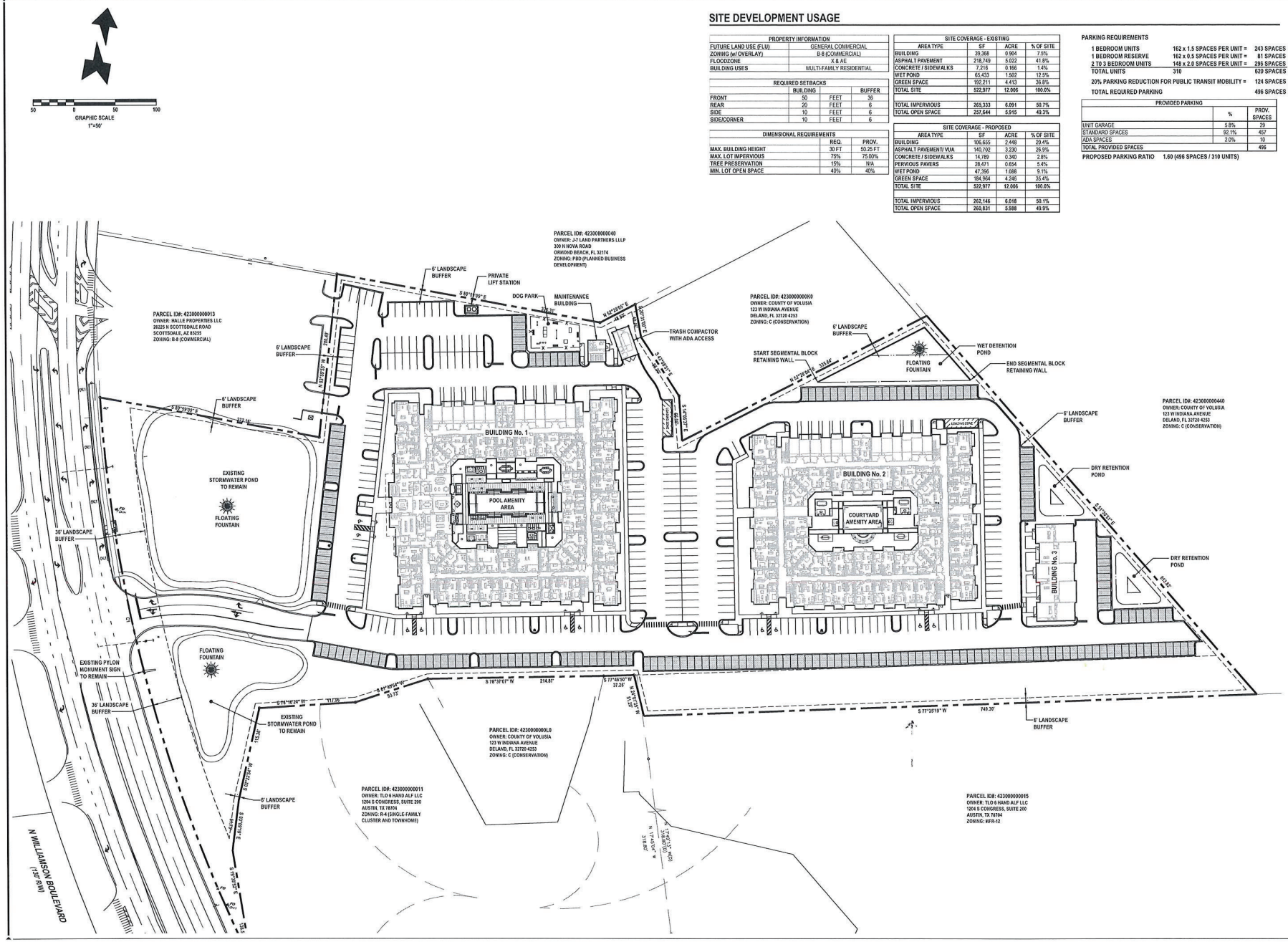
PROPOSED PARKING RATIO 1.60 (496 SPACES / 310 UNITS)



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OVERALL SITE PLAN
REGAL MULTI-FAMILY
215 WILLIAMSON BOULEVARD
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PROJECT No:	2021-158
DATE:	APRIL 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 50'

DRAWING NUMBER

7

2 BUILDING TYPE I – LEFT SIDE ELEVATION

SCALE: 3/32"=1'-0"

1 BUILDING TYPE I – FRONT ELEVATION

SCALE: 3/32"=1'-0"

ORMOND BEACH, FL

MARY MAUDLIN
AAC000798

LIV ORMOND BEACH APARTMENTS
ORMOND BEACH, FLORIDA

LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35209
PH. 813-459-2447

charlan • brock associates
architects • planners
1770 fennell street
maitland florida 32751-7208
407 660 8900 f: 407 875 9948
www . cbaarchitects . com

BUILDING TYPE I

FRONT AND RIGHT

ELEVATIONS

date: **04-05-22**
job no: **4539**
drawn by: **CA**
reviewed by: **TA**
file: **4539A211**
issue history:

04/05/2022 PRELIMINARY DESIGN

A2.11

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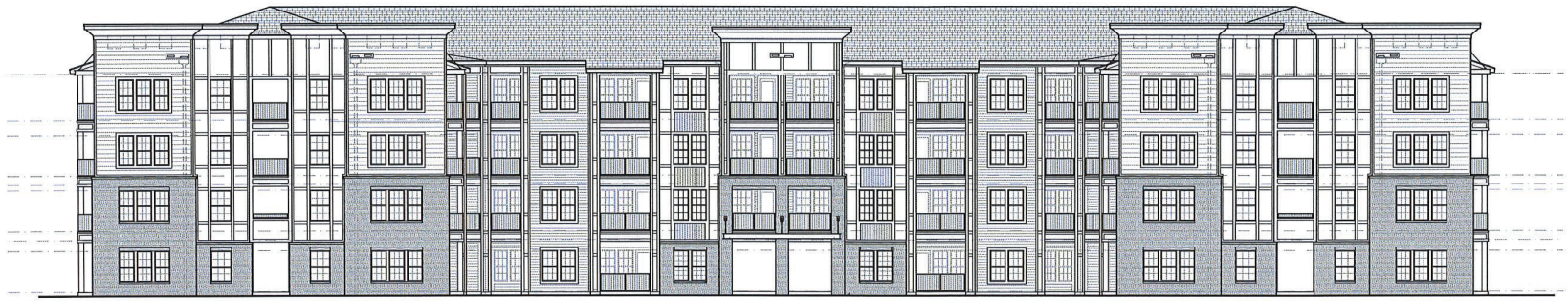
Terri Willis Tuesday, April 05, 2022 P:\4539 - LIVANO AT ORMOND BEACH\DRAWINGS\1_APARTMENT\20_CURRENT\CAD FILES\4189 SANTOS FLATS\4539A211



2 BUILDING II - OVERALL REAR ELEVATION

SCALE: 3/32 =1'-0"

1 BUILDING II - OVERALL FRONT ELEVATION

SCALE: 3/32 =1'-0"

ELEVATION KEYED NOTES

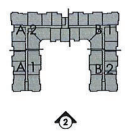
1. ARCHITECTURAL GRADE ASPHALT SHINGLES ON #30 FELT OVER ROOF SHEATHING ON PRE-ENGINEERED WOOD TRUSSES ANCHORED @ EA. END.
2. FIBER CEMENT LAP SIDING WITH 6" REVEAL OVER BUILDING WRAP OVER EXTERIOR WALL PER MANUFACTURER'S RECOMMENDATIONS.
3. FIBER CEMENT LAP SIDING WITH 10" REVEAL OVER BUILDING WRAP OVER EXTERIOR WALL PER MANUFACTURER'S RECOMMENDATIONS.
4. ARTEAN FIBER CEMENT LAP SIDING WITH 10" REVEAL OVER EXTERIOR WALL PER MANUFACTURER'S SPECIFICATIONS.
5. BRICK VENEER WITH 1" AIR SPACE ON BUILDING WRAP ON SHEATHING ON 2X WOOD STUD WALL SYSTEM.
6. STOREFRONT GLAZING SYSTEM. SEE FLOOR PLANS AND SCHEDULES
7. WHITE VINYL WINDOW. SEE FLOOR PLANS AND DOOR SCHEDULE
8. GARAGE DOOR. SEE FLOOR PLANS AND DOOR SCHEDULE
9. 5/4" TRIM ON FIBER CEMENT PANEL SIDING OVER BUILDING WRAP OVER EXTERIOR WALL PER MANUFACTURER'S SPECIFICATIONS.
10. ALUMINUM AWNING
11. ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. COLOR TO MATCH ROOF.
12. CONDUCTOR HEAD WITH ARCHITECTURAL GRADE DOWNSPOUT.
13. 4" X 8" OVERFLOW SCUPPER.
14. BALCONY COLUMNS - FIBER CEMENT PANELS WITH CASING AT INTERSECTIONS. SEE DETAIL 2/A7.42 (TYPICAL).
15. WINDOW TRIM AT SIDING TO HAVE 4" HEAD AND STOOL, 4" JAMBS AND 5/4 SILL.
16. MECHANICAL VENT. PAINTED TO MATCH ADJACENT WALL COLOR
17. BOARD AND BATTEN FIBER CEMENT
18. METAL GATE. REFER TO PLANS AND DOOR SCHEDULE
19. DECORATIVE METAL GRILL
20. FIBER CEMENT PANEL OVER BUILDING WRAP OVER EXTERIOR WALL PER MANUFACTURER'S SPECIFICATIONS
21. LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS FOR MODEL & MANUFACTURER
22. 42" HIGH ALUMINUM GUARD RAIL SYSTEM
23. EXTERIOR DOOR SYSTEM. SEE PLANS AND DOOR SCHEDULE.
24. OPEN BEYOND
25. STANDING METAL SEAM ROOF
26. DECORATIVE SHUTTERS
27. FINISHED FOAM BRACKET.
28. BLADE SIGN. COORDINATE POWER WITH ELECTRICAL DRAWINGS.
29. ALL SCONCE LIGHTS TO BE MOUNTED 80" A.F.F., AND NOT TO PROTRUDE MORE THAN 4' INTO THE PATH OF TRAVEL.

TYPICAL ELEVATION NOTES

1. TYPICAL EXTERIOR CLADDING - FIBER REINFORCED CEMENTITIOUS SIDING ON EXTERIOR SHEATHING WITH INTEGRATED WEATHER BARRIER. TAPE ALL CORNERS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SEE SHEET A7.51 FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR DOOR TRIM TO BE FIBER REINFORCED CEMENTITIOUS BOARD. REFER TO ELEVATIONS AND DETAILS FOR SIZES. ALL EXTERIOR WINDOW TRIM TO BE FOAM LID SYSTEM.
3. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.
4. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXT. FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL.
5. ALL EXTERIOR RAILS TO BE STEEL.
6. ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING AT MIN 2% RATE.
7. PROVIDE SILICONE SEALANT AT ALL INSIDE SIDING CORNERS. REFER TO DETAILS 10 & 11 ON SHEET A7.31 FOR CORNER DETAILS.
8. PROVIDE SILICONE SEALANT W/ BOND BREAKER TO PREVENT 3-SIDED ADHESIONS AT TOP OF HORZ. BUILDING BANDS.
9. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BREEZEWAY CEILINGS, BREEZEWAY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS ETC.
10. PROVIDE POSITIVE SLOPE 1:2 AT TOP OF HORIZONTAL PROJECTIONS, TYPICAL.
11. ALL ATTACHMENT AND PENETRATION THRU THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION. REFER TO SHEET A7.42 FOR ADDITIONAL INFORMATION.
12. EXTERIOR WALLS TO BE COATED WITH PAINT COATING PRIOR TO INSTALLATION OF THE DOWNSPOUTS. TYP.
13. LAP SIDING SHALL BE LAPPED A MINIMUM OF 1 1/2" INCHES AND SHALL HAVE THE ENDS SEALED WITH CAULKING. COVERED WITH A H-SECTION JOINT COVER OR LOCATED OVER A STRIP OF FLASHING.
14. REFER TO SHEET A7.03 FOR BUILDING WRAP INSTALLATION PRACTICES AT DOORS AND WINDOWS.
15. PROVIDE SUFFICIENT BLOCKING AT ALL CANOPY, AWNINGS AND BRACKET ATTACHMENTS. COMPRIA WITH SHOP DRAWINGS OF ELEMENTS.
16. CONTRACTOR TO COORDINATE MATERIAL AND PRODUCT CONFLICTS PRIOR TO INSTALLATION.

INDICATES GUTTER AND DOWNSPOUT LOCATION. SEE DETAIL 7/A7.51, 8/A7.51, 14/A7.51 and 15/A7.51

BUILDING II - KEY PLAN



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MARY MAUDLIN
AAC000798

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BUILDING TYPE II

FRONT AND REAR

ELEVATIONS

date: **04-05-22**
job no: **4539**
drawn by: **CA**
reviewed by: **TA**
file: **4539A221**
issue history:

04/05/2022 PRELIMINARY DESIGN

A2.21

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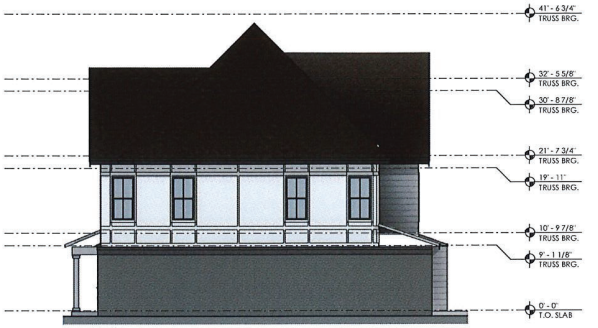
P:\4539 - LIV AND AT ORMOND BEACH\DRAWINGS\1_APARTMENT\00_CURRENT\CAD FILES\4189 SANTOS FLATS\4539A221
Tuesday, April 05, 2022
Terri Willis

8.B.g



2 BUILDING TYPE IV - RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

1 BUILDING TYPE IV - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

3/11/2022 3:01:04 AM BIM 360://4411 - Springdale/4411-SPRINGDALE_Arch.rvt

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date: 04/05/2022
job no: 4539
drawn by: CBA
reviewed by: CBA
Issue history:
Δ Date

SEAL DATE

MARY M. MOLTZAN
Charlan Brock & Associates

Sheet Title
BUILDING TYPE III
ELEVATIONS

Sheet Number
A2.31

PRELIMINARY DESIGN

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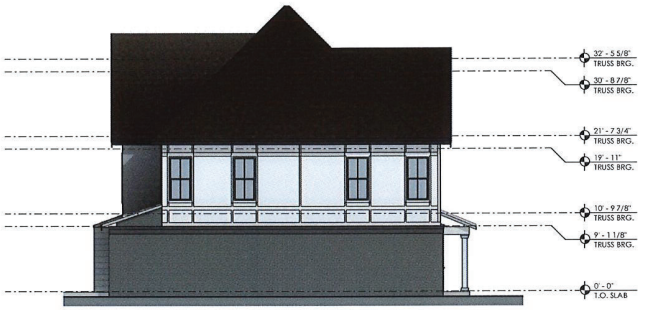

2 BUILDING TYPE IV - LEFT ELEVATION

SCALE: 1/8" = 1'-0"

1 BUILDING TYPE IV - REAR ELEVATION

SCALE: 1/8" = 1'-0"

ORMOND BEACH, FL

SEAL DATE

MARY M. MOLZAN
Charlan Brock & Associates

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ORMOND BEACH, FL

LIV DEVELOPMENT
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date: 04/05/2022
job no: 4539
drawn by: CBA
reviewed by: CBA
issue history:
Δ Date

Sheet Title
BUILDING TYPE III
ELEVATIONS

PRELIMINARY DESIGN

Sheet Number
A2.32

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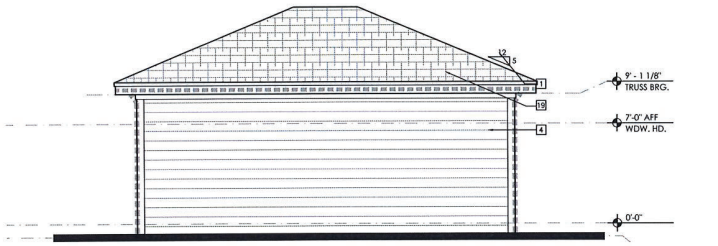
3/11/2022 3:01:14 AM BIM 360://4411 - Springdale/4411-3PRINGDALE_Arch.rvt

ELEVATION KEYNOTES

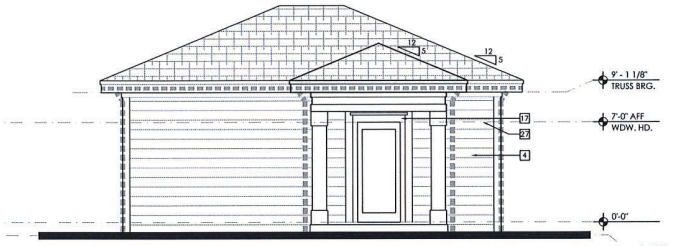
#	
1	ARCHITECTURAL GRADE SHINGLES W/ MINIMUM 25 YEAR WARRANTY, TYP.
2	NOT USED.
3	DENOTES ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE ROOF PLAN.
4	FIBER CEMENT SMOOTH LAP SIDING WITH 6" EXPOSURE, 5/4X4" TRIM AT OUTSIDE CORNERS AND 2X2" TRIM AT INSIDE CORNERS.
5	FIBER CEMENT PANEL SIDING, TYP.
6	"RIVER ROCK" STONE VENEER
7	VINYL WINDOW.
8	STOREFRONT SYSTEM, SEE SCHEDULE.
9	42" HIGH METAL GUARDRAIL SYSTEM.
10	NOT USED.
11	ALUMINUM AND GLASS GARAGE DOOR.
12	OVERHEAD DOOR.
13	DECORATIVE FOAM BRACKET. SEE 1/A7.34
14	ARCHED OPENING.
15	METER BANK PER ELECTRICAL DRAWINGS.
16	COLUMN WRAPPED IN FIBER CEMENT PANEL, TYP.
17	TYPICAL WINDOW & DOOR TRIM: FIBER CEMENT 5/4X4 JAMB AND SILL, 5/4X6 HEAD WITH 2X2 CAP.
18	NOT USED.
19	5/4X6 FRIEZE BOARD.
20	BEAM PER STRUCTURAL AND WALL SECTIONS.
21	CUPOLA.
22	DECORATIVE LOUVER. SEE 2/A7.34
23	DECORATIVE BRACKET. SEE 1/A7.34
24	FIREPLACE PER INTERIOR DESIGN.
25	LIGHTING PER ELECTRICAL DRAWINGS.
26	SIGNAGE PER OWNER.
27	NOT USED.
28	METAL AWNING

GENERAL ELEVATION NOTES

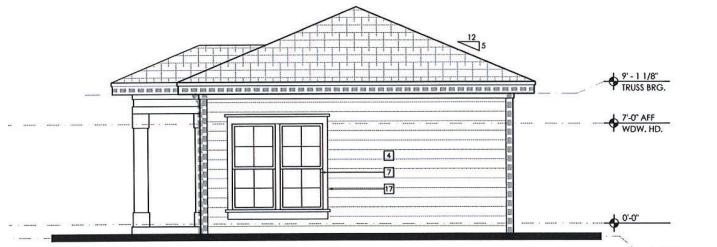
A. SEE SHEETS A2.14 AND A2.24 FOR TYPICAL ENLARGED ELEVATIONS & TYPICAL DETAIL MARKERS.
B. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.
C. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC., SHALL BE MOUNTED AFTER EXT. FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL.
D. STAIR RAILS AND GUARDS TO BE STEEL.
E. ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
F. PROVIDE SILICONE SEALANT AT ALL CORNERS. REFER TO DETAILS 4 AND 7 ON SHEET A7.41 FOR CORNER DETAILS.
G. PROVIDE SILICONE SEALANT W/ BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP OF HORIZONTAL BUILDING BANDS.
H. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BREEZEWAY CEILINGS, BREEZEWAY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS ETC.
I. PROVIDE POSITIVE SLOPE 1:2 AT TOP OF HORIZONTAL PROJECTIONS, TYPICAL.
J. ALL ATTACHMENT AND PENETRATION THRU THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION. REFER TO 1/A7.41 FOR DETAIL LOCATIONS.
K. EXTERIOR WALLS TO BE COATED WITH PAINT COATING PRIOR TO INSTALLATION OF THE DOWNSPOUTS, TYP.
L. LAP SIDING SHALL BE LAPPED A MINIMUM OF 1½ INCHES AND SHALL HAVE THE ENDS SEALED WITH CAULKING. COVERED WITH A H-SECTION JOINT COVER OR LOCATED OVER A STRIP OF FLASHING. SEE 6/A7.31
M. REFER TO SHEET A7.10 AND A7.20 FOR BUILDING WRAP INSTALLATION PRACTICES AT DOORS AND WINDOWS RESPECTIVELY.
N. PROVIDE SUFFICIENT BLOCKING AT ALL BRACKET ATTACHMENTS. CONFIRM WITH SHOP DRAWINGS OF ELEMENTS.
O. ALL EXTERIOR VENTS, DEVICES, ELEC. EQUIPMENT, ETC.: COLORS TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.
P. ||| ||| ||| || INDICATES GUTTER AND DOWNSPOUT LOCATIONS. PROVIDE Ssplash BLOCK AT EACH DOWNSPOUT. SEE DETAIL 4/A7.31
Q. CONTROL JOINTS SHALL BE CONTINUOUSLY SEALED AT EXTERIOR SEE DETAIL.



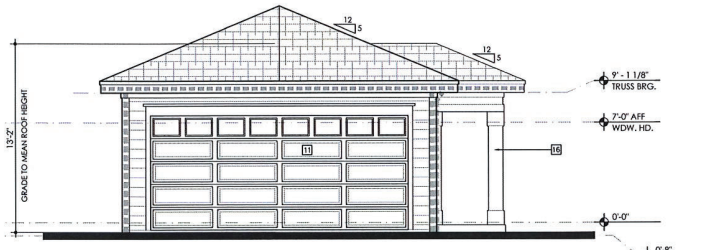
4 LEFT ELEVATION
BUILDING TYPE V - MAINTENANCE — SCALE: 1/4" =1'-0"



2 RIGHT ELEVATION
BUILDING TYPE V - MAINTENANCE — SCALE: 1/4" =1'-0"



3 REAR ELEVATION
BUILDING TYPE V - MAINTENANCE — SCALE: 1/4" =1'-0"



1 FRONT ELEVATION
BUILDING TYPE V - MAINTENANCE — SCALE: 1/4" =1'-0"

ORMOND BEACH, FL

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MAINTENANCE BUILDING ELEVATIONS

date: 04-05-22
job no: 4539
drawn by: CA
reviewed by: TRW
file: 4539A251
issue history:

04/05/2022 PRELIMINARY DESIGN

A2.51

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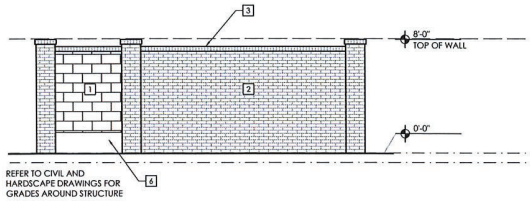
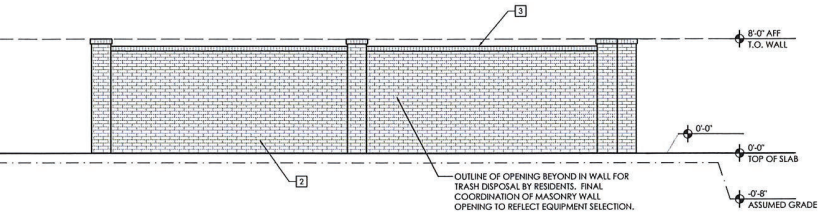
Terri Wilte Tuesday, April 05, 2022 P:\4539 - LIVANO AT ORMOND BEACH\DRAWINGS\1_APARTMENT\05_CURRENT\CAD FILES\4189 SANTOS FLA\TS\4539A251



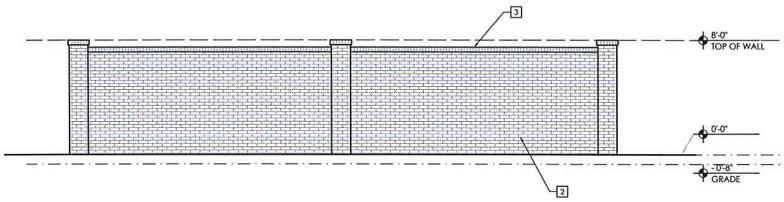
3 REAR ELEVATION

SCALE: 1/4"=1'-0"



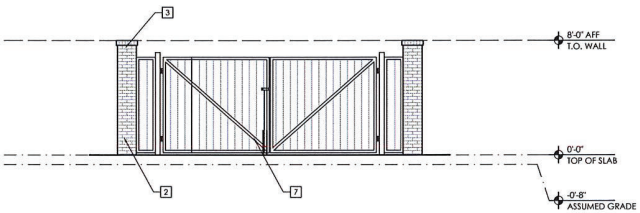
4 RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



2 LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



1 FRONT ELEVATION

SCALE: 1/4"=1'-0"

TRASH COMP. - KEY NOTES

#	
1	PAINTED CMU BLOCK
2	BRICK
3	BRICK CAP SET ON 12" CONT. W.P. MEMBRANE
4	FLOOR DRAIN - CONNECT TO SAND/OIL INTERCEPTOR
5	42" HIGH GUARDRAIL W/ HANDRAIL AT 34" ABOVE WALKING SURFACE. EXTEND HANDRAIL 12" BEYOND RAMP LENGTH AT TOP AND BOTTOM OF RAMP.
6	CONCRETE RAMP - SLOPE 1 : 12
7	GATE: REFER TO DOOR SCHEDULE
8	BOLLARD
9	BRICK CONTROL JOINT
10	PRECISION SERIES MODEL #265XP

TYPICAL ELEVATION NOTES

1. TYPICAL EXTERIOR CLADDING - FIBER REINFORCED CEMENTITIOUS SIDING ON EXTERIOR SHEATHING WITH INTEGRATED WEATHER BARRIER. TAPE ALL CORNERS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SEE SHEET A7.81 FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR DOOR TRIM TO BE FIBER REINFORCED CEMENTITIOUS BOARD. REFER TO ELEVATIONS AND DETAILS FOR SIZES. ALL EXTERIOR WINDOW TRIM TO BE FOAM LTD SYSTEM.
3. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.
4. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXT. FINISH IS APPLIED AND PAINTED, IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL.
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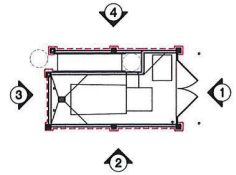
10. PROVIDE POSITIVE SLOPE 1:2 AT TOP OF HORIZONTAL PROJECTIONS, TYPICAL.
11. ALL ATTACHMENT AND PENETRATION THRU THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION. REFER TO SHEET A7.42 FOR ADDITIONAL INFORMATION.
12. EXTERIOR WALLS TO BE COATED WITH PAINT COATING PRIOR TO INSTALLATION OF THE DOWNSPOUTS, TYP.
13. LAP SIDING SHALL BE LAPPED A MINIMUM OF 1½" INCHES AND SHALL HAVE THE ENDS SEALED WITH CAULKING, COVERED WITH A H-SECTION JOINT COVER OR LOCATED OVER A STRIP OF FLASHING.
14. REFER TO SHEET A7.03 FOR BUILDING WRAP INSTALLATION PRACTICES AT DOORS AND WINDOWS.
15. PROVIDE SUFFICIENT BLOCKING AT ALL CANOPY, AWNINGS AND BRACKET ATTACHMENTS. CONFIRM WITH SHOP DRAWINGS OF ELEMENTS.
16. CONTRACTOR TO COORDINATE MATERIAL AND PRODUCT CONFLICTS PRIOR TO INSTALLATION.

INDICATES GUTTER AND DOWNSPOUT LOCATION. SEE DETAIL 7/A7.51, 8/A7.51, 14/A7.51 and 15/A7.51

TRASH COMP. - KEY PLAN



04/05/2022 PRELIMINARY DESIGN

ORMOND BEACH, FL

Mary_FL_S

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TRASH COMPACTOR BUILDING ELEVATIONS

date: **04-05-22**
job no: **4539**
drawn by: **CR**
reviewed by: **TA**
file: **4539A261**
issue history:

A2.61

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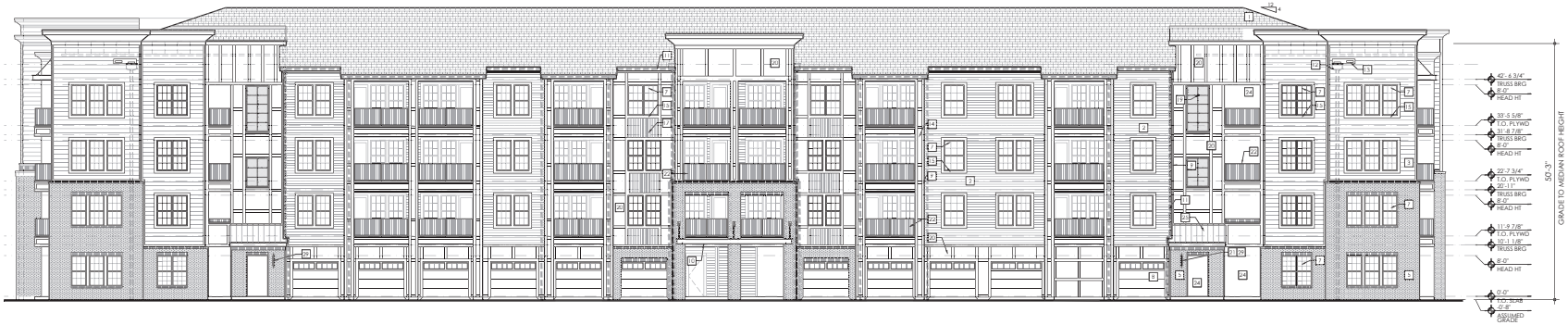

2 BUILDING TYPE I - LEFT SIDE ELEVATION

SCALE: 3/32"=1'-0"

1 BUILDING TYPE I - FRONT ELEVATION

SCALE: 3/32"=1'-0"

ORMOND BEACH, FL

MARY MAUDLIN MOLTZAN
AAC000798

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ORMOND BEACH, FLORIDA

LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35209
PH: 813-459-2447

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407/660 8900 f: 407 875 9948
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BUILDING TYPE I

FRONT AND RIGHT

ELEVATIONS

dates: **04-05-22**
job no: **4539**
drawn by: **CA**
reviewed by: **TA**
file: **4539A211**
issue history:

04/05/2022 PRELIMINARY DESIGN

A2.11

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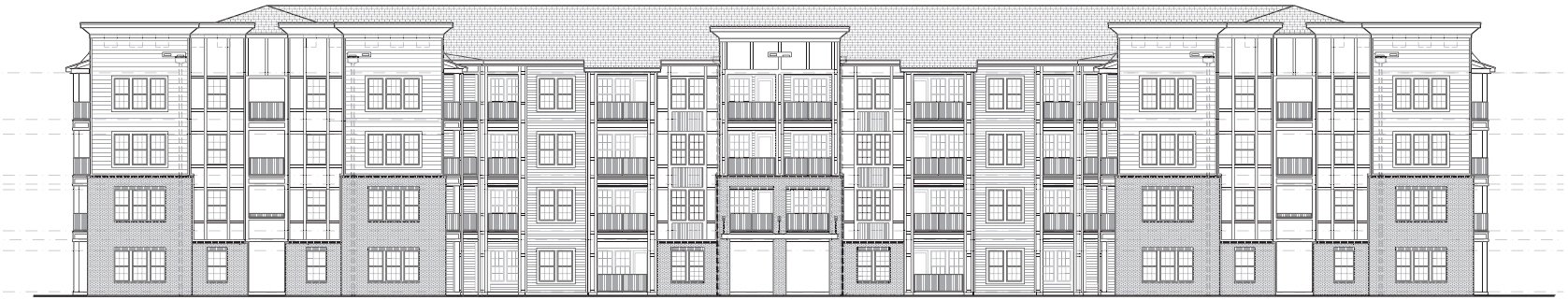
Terri Willis Tuesday, April 05, 2022 P:\4539 - LIVANO AT ORMOND BEACH\DRAWINGS\1_APARTMENT\00_CURRENT\CAD FILES\4189 SANTOS FLATS\4539A211



2 BUILDING II - OVERALL REAR ELEVATION

SCALE: 3/32 =1'-0"

1 BUILDING II - OVERALL FRONT ELEVATION

SCALE: 3/32 =1'-0"

ELEVATION KEYED NOTES

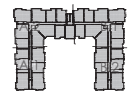
1. ARCHITECTURAL GRADE ASPHALT SHINGLES ON #30 FELT OVER ROOF SHEATHING ON PRE-ENGINEERED WOOD TRUSSES ANCHORED @ EA. END.
2. FIBER CEMENT LAP SIDING WITH 6" REVEAL OVER BUILDING WRAP OVER EXTERIOR WALL PER MANUFACTURER'S RECOMMENDATIONS.
3. FIBER CEMENT LAP SIDING WITH 10" REVEAL OVER BUILDING WRAP OVER EXTERIOR WALL PER MANUFACTURER'S RECOMMENDATIONS.
4. ARTISAN FIBER CEMENT LAP SIDING WITH 10" REVEAL OVER EXTERIOR WALL PER MANUFACTURER'S SPECIFICATIONS.
5. BRICK VENEER WITH 1" AIR SPACE ON BUILDING WRAP ON SHEATHING ON 2X WOOD STUD WALL SYSTEM.
6. STOREFRONT GLAZING SYSTEM. SEE FLOOR PLANS AND SCHEDULES
7. WHITE VINYL WINDOW. SEE FLOOR PLANS AND DOOR SCHEDULE
8. GARAGE DOOR. SEE FLOOR PLANS AND DOOR SCHEDULE
9. 4" TRIM ON FIBER CEMENT PANEL SIDING OVER BUILDING WRAP OVER EXTERIOR WALL PER MANUFACTURER'S SPECIFICATIONS.
10. ALUMINUM AWNING
11. ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. COLOR TO MATCH ROOF.
12. CONDUCTOR HEAD WITH ARCHITECTURAL GRADE DOWNSPOUT.
13. 4" X 8" OVERFLOW SCUPPER.
14. BALCONY COLUMNS - FIBER CEMENT PANELS WITH CASING AT INTERSECTIONS. SEE DETAIL 2/A7.42 (TYPICAL).
15. WINDOW TRIM AT SIDING TO HAVE 6" HEAD AND STOOL, 4" JAMBS AND 2" SILL.
16. MECHANICAL VENT. PAINTED TO MATCH ADJACENT WALL COLOR
17. BOARD AND BATTEN FIBER CEMENT
18. METAL GATE. REFER TO PLANS AND DOOR SCHEDULE
19. DECORATIVE METAL. GRILL
20. FIBER CEMENT PANEL OVER BUILDING WRAP OVER EXTERIOR WALL PER MANUFACTURER'S SPECIFICATIONS
21. LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS FOR MODEL & MANUFACTURER
22. 42" HIGH ALUMINUM GUARD RAIL SYSTEM
23. EXTERIOR DOOR SYSTEM. SEE PLANS AND DOOR SCHEDULE.
24. OPEN BEYOND
25. STANDING METAL SEAM ROOF
26. DECORATIVE SHUTTERS
27. FINISHED FOAM BRACKET.
28. BLADE SIGN. COORDINATE POWER WITH ELECTRICAL DRAWINGS.
29. ALL SCONCE LIGHTS TO BE MOUNTED 80" A.F.F. AND NOT TO PROTRUDE MORE THAN 4" INTO THE PATH OF TRAVEL.

TYPICAL ELEVATION NOTES

1. TYPICAL EXTERIOR CLADDING - FIBER REINFORCED CEMENTITIOUS SIDING ON EXTERIOR SHEATHING WITH INTEGRATED WEATHER BARRIER. TAPE ALL CORNERS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SEE SHEET A7.81 FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR DOOR TRIM TO BE FIBER REINFORCED CEMENTITIOUS BOARD. REFER TO ELEVATIONS AND DETAILS FOR SIZES. ALL EXTERIOR WINDOW TRIM TO BE FOAM LTD SYSTEM.
3. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.
4. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC., SHALL BE MOUNTED AFTER EXT. FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL.
5. ALL EXTERIOR RAILS TO BE STEEL.
6. ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING AT MIN 2% RATE.
7. PROVIDE SILICONE SEALANT AT ALL INSIDE SIDING CORNERS. REFER TO DETAILS 10 & 11 ON SHEET A7.31 FOR CORNER DETAILS.
8. PROVIDE SILICONE SEALANT W/ BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP OF HORZ. BUILDING BANDS.
9. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BREEZEWAY CEILINGS, BREEZEWAY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS ETC.
10. PROVIDE POSITIVE SLOPE 1:2 AT TOP OF HORIZONTAL PROJECTIONS, TYPICAL.
11. ALL ATTACHMENT AND PENETRATION THRU THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION. REFER TO SHEET A7.42 FOR ADDITIONAL INFORMATION.
12. EXTERIOR WALLS TO BE COATED WITH PAINT COATING PRIOR TO INSTALLATION OF THE DOWNSPOUTS, TYP.
13. LAP SIDING SHALL BE LAPPED A MINIMUM OF 1 ½" INCHES AND SHALL HAVE THE ENDS SEALED WITH CAULKING. COVERED WITH A H-SECTION JOINT COVER OR LOCATED OVER A STRIP OF FLASHING.
14. REFER TO SHEET A7.03 FOR BUILDING WRAP INSTALLATION PRACTICES AT DOORS AND WINDOWS.
15. PROVIDE SUFFICIENT BLOCKING AT ALL CANOPY, AWNINGS AND BRACKET ATTACHMENTS. CONFIRM WITH SHOP DRAWINGS OF ELEMENTS.
16. CONTRACTOR TO COORDINATE MATERIAL AND PRODUCT CONFLICTS PRIOR TO INSTALLATION.

INDICATES GUTTER AND DOWNSPOUT LOCATION. SEE DETAIL 7/A7.51, 8/A7.51, 14/A7.51 and 15/A7.51

BUILDING II - KEY PLAN



ORMOND BEACH, FL

MARY MAUDLIN MOLTZAN
AAC000798

LIV ORMOND BEACH APARTMENTS
ORMOND BEACH, FLORIDA

LIV DEVELOPMENT
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BUILDING TYPE II

FRONT AND REAR

ELEVATIONS

date: **04-05-22**
job no: **4539**
drawn by: **CA**
reviewed by: **TA**
file: **4539A221**
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04/05/2022 PRELIMINARY DESIGN

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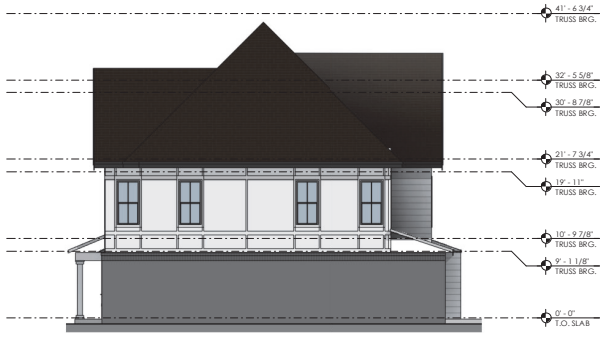
Tuesday, April 05, 2022
Terri Willis



2 BUILDING TYPE IV - RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

1 BUILDING TYPE IV - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ORMOND BEACH, FL

SEAL DATE

MARY M. MOLTZAN
Charlan Brock & Associates

Liv ORMOND BEACH
ORMOND BEACH, FL

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date: 04/05/2022
job no: 4539
drawn by: CBA
reviewed by: CBA
issue history:
Δ Date

Sheet Title
BUILDING TYPE IV - ELEVATIONS

PRELIMINARY DESIGN

Sheet Number
A2.31

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3/11/2022 3:01:04 AM BIM 360://4411 - Springside/4411-SPRNGSDALE_Arch.rvt

2 BUILDING TYPE IV - LEFT ELEVATION

SCALE: 1/8" = 1'-0"

1 BUILDING TYPE IV - REAR ELEVATION

SCALE: 1/8" = 1'-0"

LOUISVILLE, KENTUCKY

KENTUCKY

SEAL DATE

MARY M. MOLITAN
Charlan Brock & Associates

Liv ORMOND BEACH

ORMOND BEACH, FL

LIV DEVELOPMENT
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date: 04/05/2022
job no: 4539
drawn by: CBA
reviewed by: CBA
issue history:
Δ Date

Sheet Title
BUILDING TYPE III
ELEVATIONS

PRELIMINARY DESIGN

Sheet Number
A2.32

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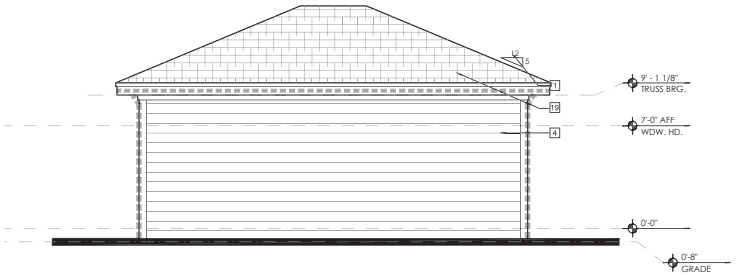
3/11/2022 3:01:14 AM BIM 360://4411 - Springside/4411-SPRINGSIDE_Arch.rvt

ELEVATION KEYNOTES

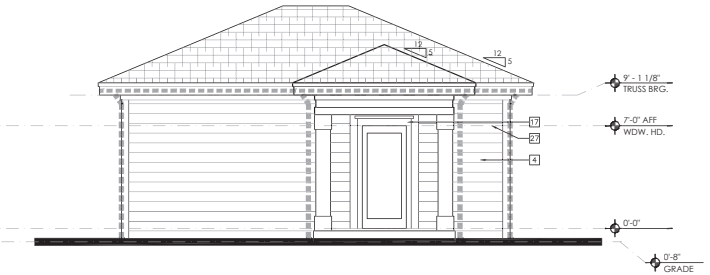
#	
1	ARCHITECTURAL GRADE SHINGLES W/ MINIMUM 25 YEAR WARRANTY, TYP.
2	NOT USED.
3	DENOTES ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE ROOF PLAN.
4	FIBER CEMENT SMOOTH LAP SIDING WITH 6" EXPOSURE, 5/4X4" TRIM AT OUTSIDE CORNERS AND 2X2" TRIM AT INSIDE CORNERS.
5	FIBER CEMENT PANEL SIDING, TYP.
6	"RIVER ROCK" STONE VENEER
7	VINYL WINDOW.
8	STOREFRONT SYSTEM, SEE SCHEDULE.
9	42" HIGH METAL GUARDRAIL SYSTEM.
10	NOT USED.
11	ALUMINUM AND GLASS GARAGE DOOR.
12	OVERHEAD DOOR.
13	DECORATIVE FOAM BRACKET. SEE 1/A7.34
14	ARCHED OPENING.
15	METER BANK PER ELECTRICAL DRAWINGS.
16	COLUMN WRAPPED IN FIBER CEMENT PANEL, TYP.
17	TYPICAL WINDOW & DOOR TRIM: FIBER CEMENT 5/4X4 JAMB AND SILL, 5/4X6 HEAD WITH 2X2 CAP.
18	NOT USED.
19	5/4X6 FRIEZE BOARD.
20	BEAM PER STRUCTURAL AND WALL SECTIONS.
21	CUPOLA.
22	DECORATIVE LOUVER. SEE 2/A7.34
23	DECORATIVE BRACKET. SEE 1/A7.34
24	FIREPLACE PER INTERIOR DESIGN.
25	LIGHTING PER ELECTRICAL DRAWINGS.
26	SIGNAGE PER OWNER.
27	NOT USED.
28	METAL AWNING

GENERAL ELEVATION NOTES

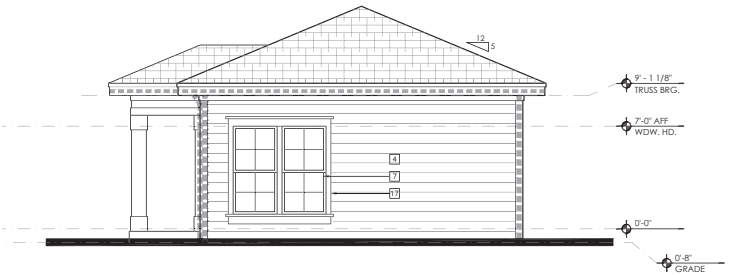
A. SEE SHEETS A2.14 AND A2.24 FOR TYPICAL ENLARGED ELEVATIONS & TYPICAL DETAIL MARKERS.
B. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.
C. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXT. FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL.
D. STAIR RAILS AND GUARDS TO BE STEEL.
E. ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
F. PROVIDE SILICONE SEALANT AT ALL CORNERS. REFER TO DETAILS 4 AND 7 ON SHEET A7.41 FOR CORNER DETAILS.
G. PROVIDE SILICONE SEALANT W/ BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP OF HORIZONTAL BUILDING BANDS.
H. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BREEZEWAY CEILINGS, BREEZEWAY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS ETC.
I. PROVIDE POSITIVE SLOPE 1:2 AT TOP OF HORIZONTAL PROJECTIONS, TYPICAL.
J. ALL ATTACHMENT AND PENETRATION THRU THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION. REFER TO 1/A7.41 FOR DETAIL LOCATIONS.
K. EXTERIOR WALLS TO BE COATED WITH PAINT COATING PRIOR TO INSTALLATION OF THE DOWNSPOUTS, TYP.
L. LAP SIDING SHALL BE LAPPED A MINIMUM OF ½ INCHES AND SHALL HAVE THE ENDS SEALED WITH CAULKING. COVERED WITH A H-SECTION JOINT COVER OR LOCATED OVER A STRIP OF FLASHING. SEE 6/A7.31.
M. REFER TO SHEET A7.10 AND A7.20 FOR BUILDING WRAP INSTALLATION PRACTICES AT DOORS AND WINDOWS RESPECTIVELY.
N. PROVIDE SUFFICIENT BLOCKING AT ALL BRACKET ATTACHMENTS. CONFIRM WITH SHOP DRAWINGS OF ELEMENTS.
O. ALL EXTERIOR VENTS, DEVICES, ELEC. EQUIPMENT, ETC.; COLORS TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.
P. ▥▥▥ INDICATES GUTTER AND DOWNSPOUT LOCATIONS. PROVIDE SPLASH BLOCK AT EACH DOWNSPOUT. SEE DETAIL 4/A7.51.
Q. CONTROL JOINTS SHALL BE CONTINUOUSLY SEALED AT EXTERIOR. SEE DETAIL.



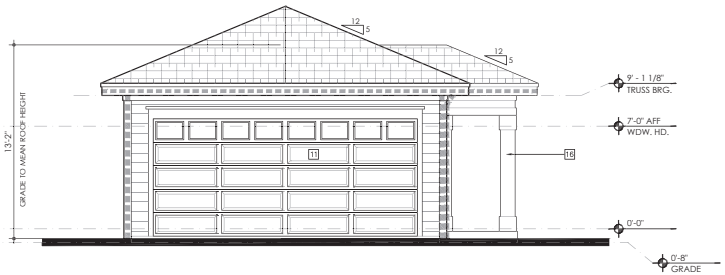
4 LEFT ELEVATION
BUILDING TYPE V – MAINTENANCE
SCALE: 1/4" =1'-0"



2 RIGHT ELEVATION
BUILDING TYPE V – MAINTENANCE
SCALE: 1/4" =1'-0"



3 REAR ELEVATION
BUILDING TYPE V – MAINTENANCE
SCALE: 1/4" =1'-0"



1 FRONT ELEVATION
BUILDING TYPE V – MAINTENANCE
SCALE: 1/4" =1'-0"

ORMOND BEACH, FL

LIV ORMOND BEACH APARTMENTS
ORMOND BEACH, FLORIDA

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MAINTENANCE BUILDING ELEVATIONS

date: **04-05-22**
job no: **4539**
drawn by: **CA**
reviewed by: **TRW**
file: **4539A251**
issue history:

04/05/2022 PRELIMINARY DESIGN

A2.51

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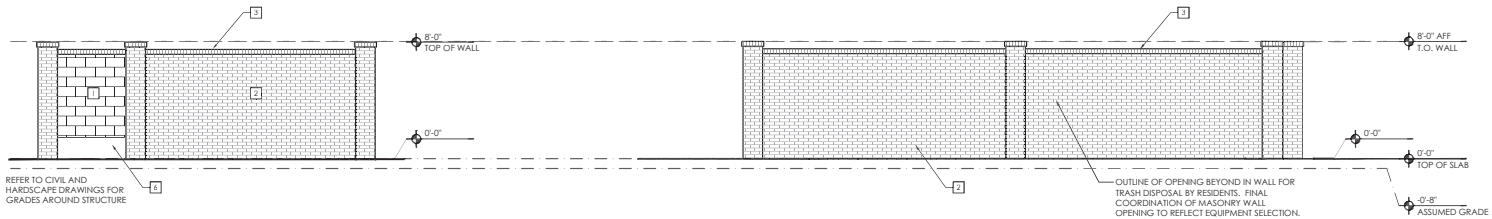
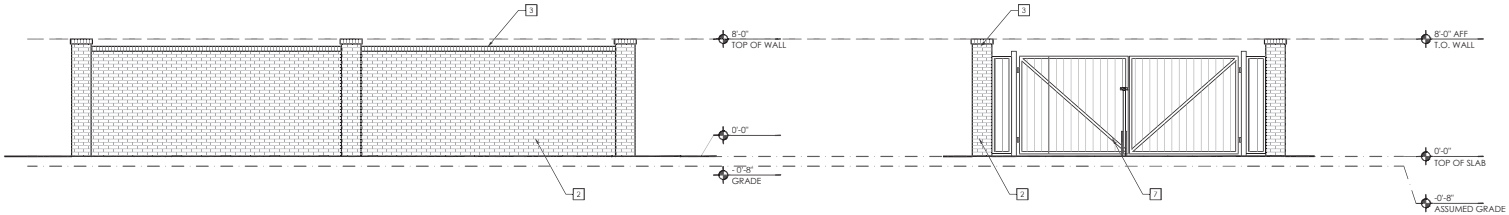
Terri Willis Tuesday, April 05, 2022 P:\4539 – LIVANO AT ORMOND BEACH\DRAWINGS\1_APARTMENT\00_CURRENT\CAD FILES\4189 SANTOS FLATS\4539A251



3 REAR ELEVATION — SCALE: 1/4"=1'-0"

4 RIGHT SIDE ELEVATION — SCALE: 1/4"=1'-0"



2 LEFT SIDE ELEVATION — SCALE: 1/4"=1'-0"

1 FRONT ELEVATION — SCALE: 1/4"=1'-0"

TRASH COMP. - KEY NOTES

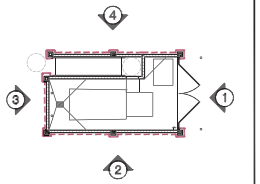
1. PAINTED CMU BLOCK
2. BRICK
3. BRICK CAP SET ON 12" CONT. W.P. MEMBRANE
4. FLOOR DRAIN - CONNECT TO SAND/OIL INTERCEPTOR
5. 42" HIGH GUARDRAIL W/ HANDRAIL AT 34" ABOVE WALKING SURFACE. EXTEND HANDRAIL 12" BEYOND RAMP LENGTH AT TOP AND BOTTOM OF RAMP.
6. CONCRETE RAMP - SLOPE 1 : 12
7. GATE: REFER TO DOOR SCHEDULE
8. BOLLARD
9. BRICK CONTROL JOINT
10. PRECISION SERIES MODEL #265XP

TYPICAL ELEVATION NOTES

1. TYPICAL EXTERIOR CLADDING - FIBER REINFORCED CEMENTITIOUS SIDING ON EXTERIOR SHEATHING WITH INTEGRATED WEATHER BARRIER. TAPE ALL CORNERS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SEE SHEET A7.81 FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR DOOR TRIM TO BE FIBER REINFORCED CEMENTITIOUS BOARD. REFER TO ELEVATIONS AND DETAILS FOR SIZES. ALL EXTERIOR WINDOW TRIM TO BE FOAM LTD SYSTEM.
3. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.
4. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXT. FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL.
5. ALL EXTERIOR RAILS TO BE STEEL.
6. ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING AT MIN 2% RATE.
7. PROVIDE SILICONE SEALANT AT ALL INSIDE SIDING CORNERS. REFER TO DETAILS 10 &11 ON SHEET A7.31 FOR CORNER DETAILS.
8. PROVIDE SILICONE SEALANT W/ BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP OF HORZ. BUILDING BANDS.
9. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BREEZEWAY CEILINGS, BREEZEWAY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS ETC.
10. PROVIDE POSITIVE SLOPE 1:2 AT TOP OF HORIZONTAL PROJECTIONS, TYPICAL.
11. ALL ATTACHMENT AND PENETRATION THRU THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION. REFER TO SHEET A7.42 FOR ADDITIONAL INFORMATION.
12. EXTERIOR WALLS TO BE COATED WITH PAINT COATING PRIOR TO INSTALLATION OF THE DOWNSPOUTS, TYP.
13. LAP SIDING SHALL BE LAPPED A MINIMUM OF 1 2/4" INCHES AND SHALL HAVE THE ENDS SEALED WITH CAULKING. COVERED WITH A H-SECTION JOINT COVER OR LOCATED OVER A STRIP OF FLASHING.
14. REFER TO SHEET A7.03 FOR BUILDING WRAP INSTALLATION PRACTICES AT DOORS AND WINDOWS.
15. PROVIDE SUFFICIENT BLOCKING AT ALL CANOPY, AWNINGS AND BRACKET ATTACHMENTS. CONFIRM WITH SHOP DRAWINGS OF ELEMENTS.
16. CONTRACTOR TO COORDINATE MATERIAL AND PRODUCT CONFLICTS PRIOR TO INSTALLATION.

INDICATES GUTTER AND DOWNSPOUT LOCATION. SEE DETAIL 7/A7.51, 8/A7.51, 14/A7.51 and 15/A7.51

TRASH COMP. - KEY PLAN



04/05/2022 PRELIMINARY DESIGN

ORMOND BEACH, FL

MARY MAUDLIN MOLTZAN
AAC000798

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ORMOND BEACH, FLORIDA

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TRASH COMPACTOR BUILDING ELEVATIONS

date: **04-05-22**
job no: **4539**
drawn by: **CR**
reviewed by: **TA**
file: **4539A261**
issue history:

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8.B.g

SITE PLAN DRAWINGS FOR

REGAL MULTI-FAMILY

SECTION 30, TOWNSHIP 14, RANGE 30
423000000014
215 WILLIAMSON BOULEVARD
ORMOND BEACH, FL 32174

APRIL 2022

INDEX OF SHEETS	
DWG.NO.	DESCRIPTION
1	COVER
2	BOUNDARY AND TOPOGRAPHIC SURVEY
3-5	DEVELOPMENT INFORMATION
6-7	DEMOLITION AND SWPPP PLAN
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LEGAL DESCRIPTION

A PORTION OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT MARKING THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 30; THENCE RUN NORTH 89°39'28" WEST, ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 484.54 FEET TO A POINT THEREIN; THENCE, DEPARTING SAID SECTION LINE, RUN NORTH 32°27'31" WEST A DISTANCE OF 163.57 FEET; THENCE RUN NORTH 17°49'13" WEST A DISTANCE OF 318.80 FEET; THENCE RUN NORTH 18°20'40" WEST A DISTANCE OF 103.32 FEET; THENCE RUN SOUTH 77°31'10" WEST A DISTANCE OF 3.29 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 77°31'10" WEST A DISTANCE OF 37.17 FEET TO THE NORTHEASTERLY CORNER OF AREA "L", A DESCRIBED IN OFFICIAL RECORDS BOOK 3779, PAGE 4373, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN SOUTH 78°34'22" WEST (SOUTH 78°33'43" WEST PER DEED), ALONG THE NORTH LINE OF SAID AREA "L", A DISTANCE OF 214.89 FEET TO THE NORTHWESTERLY CORNER THEREOF, SAID POINT ALSO LYING IN THE SOUTH LINE OF THE 15 FOOT ACCESS EASEMENT KNOW AS EASEMENT "W" AND BEING DESCRIBED IN OFFICIAL RECORDS BOOK 3779, PAGE 4410, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN WESTERLY AND SOUTHERLY, ALONG THE SOUTHERLY LINE OF SAID EASEMENT "W", THE FOLLOWING COURSES AND DISTANCES: SOUTH 61°44'28" WEST (SOUTH 61°43'41" WEST PER DEED) A DISTANCE OF 93.77 FEET; THENCE RUN SOUTH 76°01'52" WEST (SOUTH 76°01'05" WEST PER DEED) A DISTANCE OF 117.88 FEET; THENCE RUN SOUTH 62°18'45" WEST (SOUTH 62°17'58" WEST PER DEED) A DISTANCE OF 115.36 FEET; THENCE RUN SOUTH 03°13'28" EAST (SOUTH 03°14'15" EAST PER DEED) A DISTANCE OF 61.75 FEET; THENCE RUN SOUTH 19°44'01" EAST (SOUTH 19°44'48" EAST PER DEED) A DISTANCE 136.51 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE 130 FOOT WIDE RIGHT-OF-WAY OF WILLIAMSON BOULEVARD, SAID POINT LYING IN A CURVE, CONCAVE EASTERLY, AND HAVING A RADIUS OF 1830.08 FEET; THENCE RUN NORTHERLY AND WESTERLY, ALONG SAID CURVED RIGHT-OF-WAY LINE, A DISTANCE OF 716.60 FEET, OR THROUGH AN CENTRAL ANGLE OF 22°26'06", HAVING A CHORD DISTANCE OF 712.03 FEET AND A CHORD BEARING OF NORTH 25°16'48" WEST, TO A POINT THEREIN; THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°56'42" EAST A DISTANCE OF 272.16 FEET; THENCE RUN NORTH 04°04'04" WEST A DISTANCE OF 200.49 FEET TO A POINT IN THE SOUTHERLY LINE OF ORMOND TOWNE SQUARE, AS DESCRIBED IN WARRANTY DEED FROM PATRICIA LAGONI, TRUSTEE, TO THE FASON-SOFRAN PARTNERSHIP, AS RECORDED IN OFFICIAL RECORDS BOOK 3779, PAGE 4422, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 89°56'42" EAST (NORTH 89°55'55" EAST PER DEED), ALONG THE SOUTHERLY LINE OF SAID ORMOND TOWNE SQUARE, A DISTANCE OF 326.31 FEET TO A CONCRETE MONUMENT IN SAID SOUTHERLY LINE; THENCE RUN NORTH 52°24'56" EAST (NORTH 52°25'11" EAST PER DEED), CONTINUING ALONG SAID SOUTH LINE OF ORMOND TOWNE SQUARE, A DISTANCE OF 48.52 FEET TO A POINT THEREIN, SAID POINT BEING THE NORTHWESTERLY CORNER OF AREA "K", AS DESCRIBED IN OFFICIAL RECORDS BOOK 3779, PAGE 4381, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE, DEPARTING THE SOUTH LINE OF SAID ORMOND TOWNE SQUARE AND ALONG THE WESTERLY LINE OF SAID AREA "K", RUN SOUTH 20°35'09" EAST (SOUTH 20°34'54" EAST PER DEED) A DISTANCE OF 40.46 FEET; THENCE RUN SOUTH 43°13'00" EAST (SOUTH 43°12'45" EAST PER DEED), ALONG SAID WESTERLY LINE, A DISTANCE OF 85.36 FEET; THENCE RUN SOUTH 14°10'46" EAST (SOUTH 13°17'25" EAST PER DEED), ALONG SAID WESTERLY LINE, A DISTANCE OF 55.65 FEET (55.31 FEET PER DEED) TO THE SOUTHWESTERLY CORNER OF SAID AREA "K"; THENCE CONTINUE NORTH 52°23'55" EAST (NORTH 52°25'11" EAST PER DEED), ALONG THE SOUTHERLY LINE OF SAID AREA "K", A DISTANCE OF 335.64 FEET (336.59 FEED PER DEED) TO THE SOUTHEASTERLY CORNER THEREOF, SAID POINT LYING IN THE WESTERLY LINE OF THAT PARCEL OF LAND DEEDED FROM PATRICIA LAGONI, AS TRUSTEE, TO THE COUNTY OF VOLUSIA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3779, PAGE 4430, OF THE PUBLIC RECORDS VOLUSIA COUNTY, FLORIDA; THENCE RUN SOUTH 51°35'00" EAST (SOUTH 51°34'45" EAST PER SAID DEED) A DISTANCE OF 613.82 FEET TO A POINT THEREIN; THENCE, DEPARTING SAID WESTERLY LINE, RUN SOUTH 77°31'10" WEST A DISTANCE OF 749.30 FEET; THENCE RUN NORTH 25°32'51" WEST A DISTANCE OF 51.33 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL AS CREATED BY AND SET FORTH IN THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANTS BETWEEN PATRICIA LAGONI, AS TRUSTEE PURSUANT TO THAT TRUST DATED OCTOBER 6, 1988, DESIGNATED AS TRUST NO. ID-1, AND REGAL CINEMAS, INC., A TENNESSEE CORPORATION, RECORDED JANUARY 26, 1996 IN OFFICIAL RECORDS BOOK 4073, PAGE 873.

ALSO TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL AS CREATED BY AND SET FORTH IN THAT CERTAIN TEMPORARY CONSTRUCTION AND PARKING/RETENTION AREA STABILIZATION EASEMENT BETWEEN PATRICIA LAGONI, AS TRUSTEE PURSUANT TO THAT TRUST DATED OCTOBER 6, 1988, DESIGNATED AS TRUST NO. ID-1, AND IN FAVOR OF REGAL CINEMAS, INC., A TENNESSEE CORPORATION, RECORDED JANUARY 26, 1996 IN OFFICIAL RECORDS BOOK 4073, PAGE 905.

JURISDICTIONAL AGENCY — PERMIT No.

CITY OF ORMOND BEACH (DEVELOPMENT ORDER)	.
SJRWMD (STORMWATER)	.
FDEP (NPDES NOI)	.
FDEP (WASTEWATER)	.
VOLUSIA COUNTY HEALTH DEPARTMENT (WATER)	.

THE GENERAL CONTRACTOR SHALL ENSURE THAT ANY SUBCONTRACTOR HAS A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR ITS RESPECTIVE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTORS ONLY UTILIZING INDIVIDUAL DRAWINGS FOR ITS WORK WHERE ADDITIONAL INFORMATION MAY BE CONTAINED ON OTHER DRAWINGS WITHIN THE SET.

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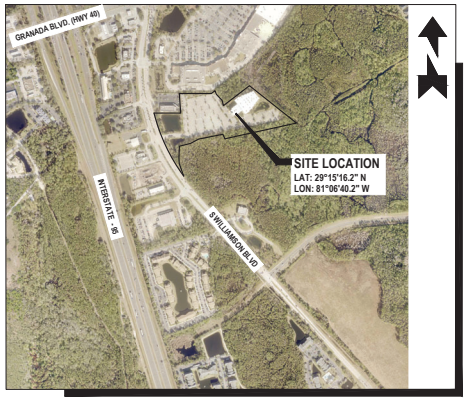
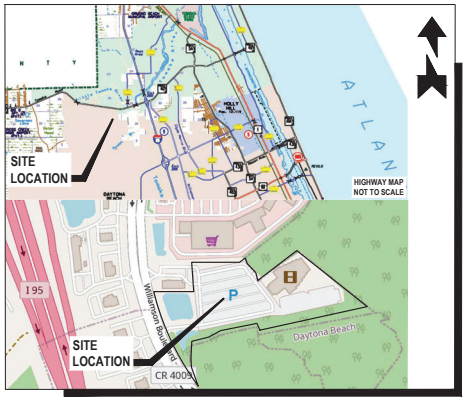
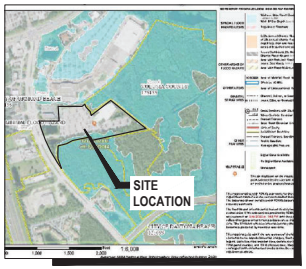


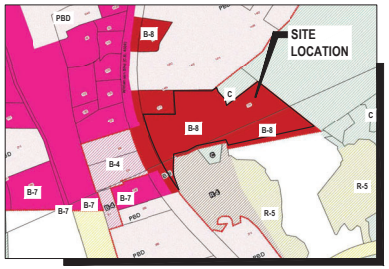
AERIAL MAP
SCALE: 1" = 500'



LOCATION MAP
SCALE: 1" = 400



FLOOD ZONE MAP FLOOD ZONE "X" & "AE"
SCALE: 1" = 800' PANEL No. 12127C0213 J,EFF. 2/19/2014



ZONING MAP EXISTING ZONING : B-8 (COMMERCIAL)
SCALE: 1" = 500'

SOILS MAP SOIL TYPES: SEE SHEET No. 3
SCALE: 1" = 300'

PROJECT TEAM

PROPERTY OWNER:	SOUTHWEST I-95, LLC PO BOX 730086 ORMOND BEACH, FL 32174 PHONE: (386) 677-7617 EMAIL: HOLUBDEV@AOL.COM
APPLICANT:	LIV DEVELOPMENT 2204 LAKESHORE DRIVE, SUITE 450 BIRMINGHAM, AL 35209 PHONE: (205) 271-1679 EMAIL: TIM@LIVDEV.COM
CIVIL ENGINEER / PROJECT MANAGER / LANDSCAPE ARCHITECT:	NEWKIRK ENGINEERING, INC. 1230 NORTH US HIGHWAY 1, SUITE 3 ORMOND BEACH, FL 32174 PHONE: (386) 872-7794 EMAIL: HARRY@NEWKIRK-ENGINEERING.COM
SURVEYOR:	A.A. WILBERT JR., LAND SURVEYING, INC. PO BOX 1497 ORMOND BEACH, FL 32175 PHONE: (386) 676-9056 EMAIL: WILBERTSURVEYING@CFL.RR.COM
ARCHITECT:	CHARLAN BROCK ARCHITECTS 1770 FENNELL STREET MAITLAND, FL 32751 PHONE: (407) 660-8900 EMAIL: CBAARCHITECTS.COM
GEOTECHNICAL:	UNIVERSAL ENGINEERING SERVICES 911 BEVILLE ROAD SOUTH DAYTONA, FL 32119 PHONE: (386) 756-1105 EMAIL: BPOHL@UNIVERSALENGINEERING.COM

CONTACT NUMBERS

BUILDING & PERMITS - CITY OF ORMOND BEACH BUILDING DIVISION (386) 676-3234
PLANNING & ZONING - CITY OF ORMOND BEACH PLANNING DEPT. (386) 676-3238
WATER - CITY OF ORMOND BEACH PUBLIC WORKS (386) 676-3220
WASTEWATER - CITY OF ORMOND BEACH PUBLIC WORKS (386) 676-3220
GAS - TECO PEOPLES GAS - (386) 672-2232
ELECTRIC - FLORIDA POWER & LIGHT (386) 257-7502
TELEPHONE/CABLE - AT&T (386) 254-8550

PROJECT STATEMENT

PROPOSE A REDEVELOPMENT PROJECT FOR A POPOSED LUXERY MULTI-FAMILY DEVELOPMENT CONSISTING OF 310 UNITS WITH TWO 4-STORY BUILDINGS, ONE 2-STORY BUILDING, MAINTENANCE BUILDING, TRASH COMPACTOR, POOL AMENITY, COURTYARD AMENITY AND DOG PARK.

One Nation... One Number... 811 Know what's below. Call before you dig.

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A.# 30209
LC. # 26000084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

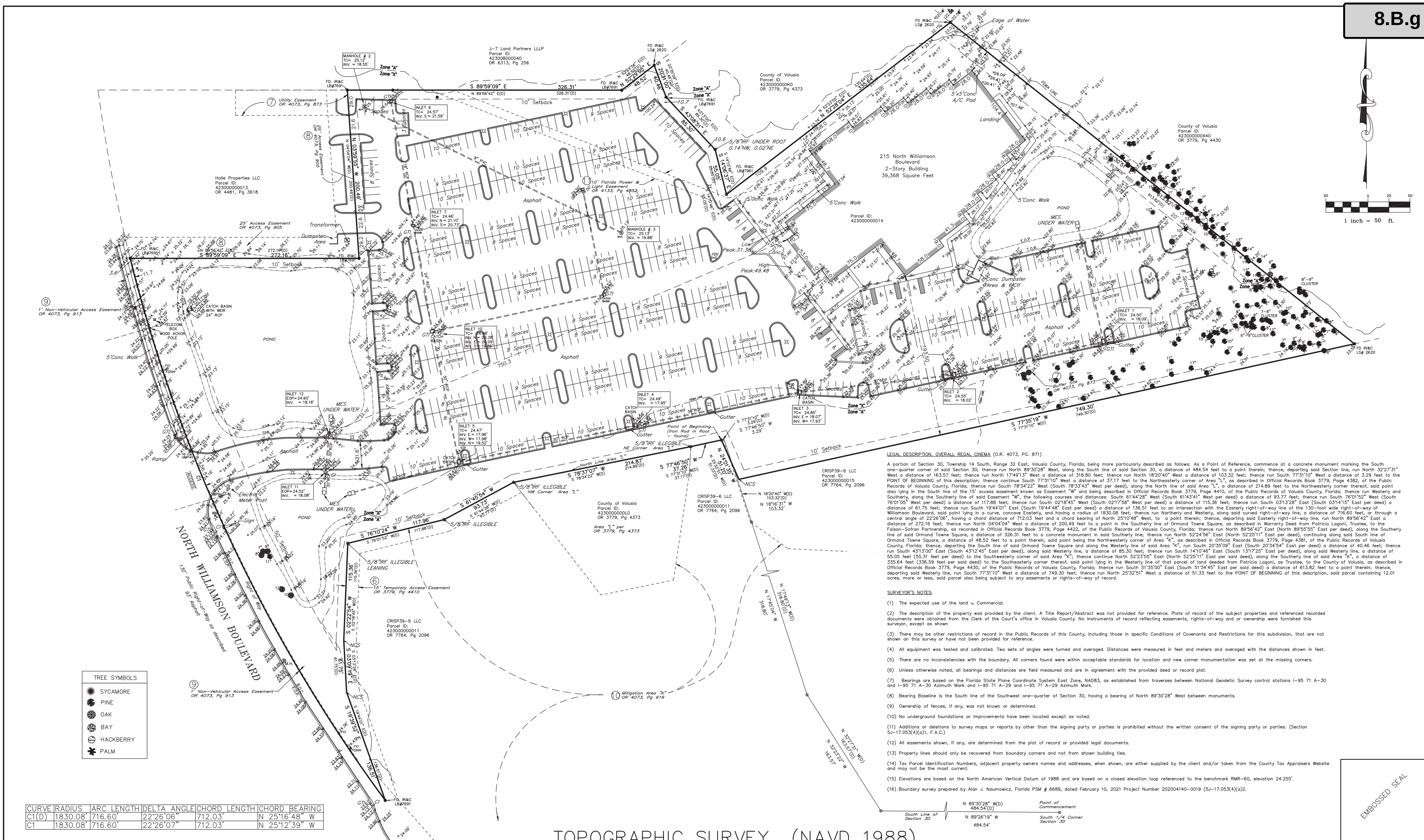
HARRY NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING NUMBER
1

PROJECT No. 2021-158

8.B.g



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1(D)	1830.08'	716.60'	22°26'06"	712.03'	N 25°16'48" W
C1	1830.08'	716.60'	22°26'07"	712.03'	N 25°12'39" W

TREE SYMBOLS: SYCAMORE, PINE, OAK, BAY, HACKBERRY, PALM

LEGAL DESCRIPTION, OVERALL REGAL CINEMA (O.R. 4073, PG. 871)

A portion of Section 30, Township 14 South, Range 32 East, Volusia County, Florida, being more particularly described as follows: As a Point of Reference, commence at a concrete monument marking the South one-quarter corner of said Section 30; thence run North 89°30'28" West, along the South line of said Section 30, a distance of 484.54 feet to a point therein; thence, departing said Section line, run North 32°27'31" West a distance of 163.57 feet; thence run North 17°49'13" West a distance of 318.80 feet; thence run North 18°20'40" West a distance of 103.32 feet; thence run South 77°31'10" West a distance of 3.29 feet to the POINT OF BEGINNING of this description; thence continue South 77°31'10" West a distance of 37.17 feet to the Northeasterly corner of Area "L", as described in Official Records Book 3779, Page 4382, of the Public Records of Volusia County, Florida; thence run South 78°34'22" West (South 78°33'43" West per deed), along the North line of said Area "L", a distance of 214.89 feet to the Northwesterly corner thereof, said point also lying in the South line of the 15' access easement known as Easement "W" and being described in Official Records Book 3779, Page 4410, of the Public Records of Volusia County, Florida; thence run Westerly and Southerly, along the Southerly line of said Easement "W", the following courses and distances: South 61°44'28" West (South 61°43'41" West per deed) a distance of 93.77 feet; thence run South 76°01'52" West (South 76°01'05" West per deed) a distance of 117.88 feet; thence run South 02°18'45" West (South 02°17'58" West per deed) a distance of 115.36 feet; thence run South 03°13'28" East (South 03°14'15" East per deed) a distance of 61.75 feet; thence run South 19°44'01" East (South 19°44'48" East per deed) a distance of 136.51 feet to an intersection with the Easterly right-of-way line of the 130-foot wide right-of-way of Williamson Boulevard, said point lying in a curve, concave Easterly, and having a radius of 1830.08 feet; thence run Northerly and Westerly, along said curved right-of-way line, a distance of 716.60 feet, or through a central angle of 22°26'06", having a chord distance of 712.03 feet and a chord bearing of North 25°10'48" West, to a point therein; thence, departing said Easterly right-of-way line, run North 89°56'42" East a distance of 272.16 feet; thence run North 04°04'04" West a distance of 200.49 feet to a point in the Southerly line of Ormond Towne Square, as described in Warranty Deed from Patricia Lagoni, Trustee, to the Faison-Sofran Partnership, as recorded in Official Records Book 3779, Page 4422, of the Public Records of Volusia County, Florida; thence run North 89°56'42" East (North 89°55'55" East per deed), along the Southerly line of said Ormond Towne Square, a distance of 326.31 feet to a concrete monument in said Southerly line; thence run North 52°24'56" East (North 52°25'11" East per deed), continuing along said South line of Ormond Towne Square, a distance of 48.52 feet to a point therein, said point being the Northwesterly corner of Area "K", as described in Official Records Book 3779, Page 4381, of the Public Records of Volusia County, Florida; thence, departing the South line of said Ormond Towne Square and along the Westerly line of said Area "K", run South 20°35'09" East (South 20°34'54" East per deed) a distance of 40.46 feet; thence run South 43°13'00" East (South 43°12'45" East per deed), along said Westerly line, a distance of 85.30 feet; thence run South 14°10'46" East (South 13°17'25" East per deed), along said Westerly line, a distance of 55.05 feet (55.31 feet per deed) to the Southwesterly corner of said Area "K"; thence continue North 52°23'55" East (North 52°25'11" East per said deed), along the Southerly line of said Area "K", a distance of 335.64 feet (336.59 feet per said deed) to the Southeasterly corner thereof, said point lying in the Westerly line of that parcel of land deeded from Patricia Lagoni, as Trustee, to the County of Volusia, as described in Official Records Book 3779, Page 4430, of the Public Records of Volusia County, Florida; thence run South 51°35'00" East (South 51°34'45" East per said deed) a distance of 613.82 feet to a point therein; thence, departing said Westerly line, run South 77°31'10" West a distance of 749.30 feet; thence run North 25°32'51" West a distance of 51.33 feet to the POINT OF BEGINNING of this description, said parcel containing 12.01 acres, more or less, said parcel also being subject to any easements or rights-of-way of record.

SURVEYOR'S NOTES:

(1) The expected use of the land is Commercial.

(2) The description of the property was provided by the client. A Title Report/Abstract was not provided for reference. Plats of record of the subject properties and referenced recorded documents were obtained from the Clerk of the Court's office in Volusia County. No instruments of record reflecting easements, rights-of-way and or ownership were furnished this surveyor, except as shown

(3) There may be other restrictions of record in the Public Records of this County, including those in specific Conditions of Covenants and Restrictions for this subdivision, that are not shown on this survey or have not been provided for reference.

(4) All equipment was tested and calibrated. Two sets of angles were turned and averaged. Distances were measured in feet and meters and averaged with the distances shown in feet.

(5) There are no inconsistencies with the boundary. All corners found were within acceptable standards for location and new corner monumentation was set at the missing corners.

(6) Unless otherwise noted, all bearings and distances are field measured and are in agreement with the provided deed or record plat.

(7) Bearings are based on the Florida State Plane Coordinate System East Zone, NAD83, as established from traverses between National Geodetic Survey control stations I-95 71 A-30 and I-95 71 A-30 Azimuth Mark and I-95 71 A-29 and I-95 71 A-29 Azimuth Mark.

(8) Bearing Baseline is the South line of the Southwest one-quarter of Section 30, having a bearing of North 89°30'28" West between monuments.

(9) Ownership of fences, if any, was not known or determined.

(10) No underground foundations or improvements have been located except as noted.

(11) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties. (Section 5J-17.053(4)(a)1, F.A.C.)

(12) All easements shown, if any, are determined from the plat of record or provided legal documents.

(13) Property lines should only be recovered from boundary corners and not from shown building ties.

(14) Tax Parcel Identification Numbers, adjacent property owners names and addresses, when shown, are either supplied by the client and/or taken from the County Tax Appraisers Website and may not be the most current.

(15) Elevations are based on the North American Vertical Datum of 1988 and are based on a closed elevation loop referenced to the benchmark RMR-60, elevation 24.255'.

(16) Boundary survey prepared by Alan J. Naumowicz, Florida PSM # 6689, dated February 10, 2021 Project Number 202004140-0019 (5J-17.053(4)(a)2.

EMBOSSED SEAL

TOPOGRAPHIC SURVEY (NAVD 1988)

LEGEND

° = DEGREES, ' = MINUTES, " = SECONDS: WHEN USED IN A BEARING
' = FEET, " = INCHES: WHEN USED IN A DISTANCE
℄ = CENTERLINE
Δ = DELTA = CENTRAL ANGLE
—x— = FENCE
= FIRE HYDRANT
= LIGHT POLE
± = MORE OR LESS
= UTILITY POLE
= WOOD POWER POLE
= WATER METER
= WATER VALVE
OH-E = OVERHEAD ELECTRIC
OH-T = OVERHEAD TELEPHONE
◉ = SET 5/8" IR&C (#2620) UNLESS OTHERWISE NOTED
⊗ = WATER VALVE
A/C = AIR CONDITIONER
AC = ACRES
ASPH = ASPHALT
BFE = BASE FLOOD ELEVATION
BM = BENCHMARK
= TREE SYMBOL
(C) = CALCULATED
CATV = CABLE TV
C&G = CURB & GUTTER
CH = CHORD DISTANCE
CH BR = CHORD BEARING
CLF = CHAIN-LINK FENCE
CM = CONCRETE MONUMENT
CMP = CORRUGATED METAL PIPE
C.O. = CLEAN OUT
CONC = CONCRETE
(D) = DEED CALL
D.I.P. = DUCTILE IRON PIPE
E/P = EDGE OF PAVEMENT
E = EAST
EL = ELEVATION
EM = ELEC. METER
ESMT = EASEMENT
(F) = FIELD MEASUREMENT
FD. = FOUND
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
FO = FIBER OPTIC
FP&L = FLORIDA POWER & LIGHT
FH = FIRE HYDRANT
INV. = INVERT
IR&C = IRON ROD & CAP
IP = IRON PIPE
L = ARC LENGTH
(M) = FIELD MEASURED
MAS = MASONRY
MB = MAP BOOK
MH = MANHOLE
N = NORTH
N.A.V.D.88 = NORTH AMERICAN VERTICAL DATUM
N&C = NAIL & CAP
N.G.V.D. 1929 = NATIONAL GEODETIC VERTICAL DATUM
NO ID. = NO IDENTIFICATION
(NR) = NON-RADIAL LINE
N&T = NAIL & TAB
OR = OFFICIAL RECORDS BOOK & PAGE
(P) = PLAT
P.C. = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PG = PAGE
PHE = PERPETUAL HARMONIZING EASEMENT PER F.D.O.T.
POB = POINT OF BEGINNING
P.O.R. = POINT OF REFERENCE
PRM = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
PVC = POLYVINYL CONDUIT
(R) = RADIAL LINE
R = RADIUS
R&C = RE-ROD & CAP
RCP = REINFORCED CONCRETE PIPE
RES = RESIDENCE
RGE = RANGE
ROD = REINFORCING ROD
RR SPK = RAILROAD SPIKE
R/W = RIGHT-OF-WAY
S = SOUTH
S/W = SIDEWALK
SBT&T = SOUTHERN BELL
SEC = SECTION
STY = STORY
T = TANGENT
TWP = TOWNSHIP
TC = TOP OF COVER
LS = LIFT STATION & SATELLITE RECREATION AREA
W = WEST
WF = WOOD FENCE
WM = WATER METER
T = TELEPHONE BOX
F = FIBER OPTIC CABLE BOX
C = CATV BOX
E = ELECTRIC SERVICE
FPL = FP&L TRANSFORMER ON CONCRETE PAD

GENERAL NOTES:
NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL RESTRICTIONS AND OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. SURVEY PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. ALL MEASUREMENTS SHOWN ARE IN FEET AND HUNDREDTHS THEREOF.

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SHEET 1 OF 1 SHEETS	JOB NO.	FILE NO.	SCALE
	21-7550	21-7550	1"=50'

PREPARED BY: © 2021
A.A. WILBERT JR., LAND SURVEYING, INC.
P.O. BOX 1497, ORMOND BEACH, FLORIDA 32175
(386) 676-9056

P.L.S. # 2620 L.B. # 4267 VALID ONLY WITH EMBOSSED SEAL
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

DATE	TYPE OF SURVEY	REVISIONS	PARTY CHIEF	FIELD BOOK	FIELD SURVEYED	DRAWN BY	CHECKED BY
09/20/21	TOPOGRAPHIC		PARKIN	177/63-84 LL,DC	09/23/21	CDJ	AAW

THIS PLAT IS HEREBY CERTIFIED TO:
1.) HOLUB DEVELOPMENT
2.)
3.)
4.)

THIS PLAT IS HEREBY CERTIFIED AS MEETING THE MINIMUM TECHNICAL STANDARDS (5J-17.050, F.A.C.) SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

C-198-14

21-7550_2004.DWG 10/01/2021 4:00 pm

GENERAL CONSTRUCTION NOTES

1. GOVERNING SPECIFICATIONS: CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, CITY OF ORMOND BEACH STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, CURRENT EDITION. CITY OF ORMOND BEACH STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, CURRENT EDITION.
2. ALL CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE 2021 / 2022 EDITION OF THE FDOT DESIGN STANDARD INDEXES, THE 2017 EDITION OF THE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND THE 2010 EDITION OF THE FDOT UTILITY ACCOMMODATIONS MANUAL.
3. ALL UTILITY MATERIAL, CONSTRUCTION AND TESTING COVERED BY THESE DRAWINGS SHALL COMPLY WITH THE CITY OF ORMOND BEACH STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, LATEST EDITION. ALL UTILITY WORK AND CONNECTIONS SHALL BE COORDINATED WITH THE CITY OF ORMOND BEACH INSPECTORS.
4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL REQUIRED PERMITS. THE CONTRACTOR SHALL MAINTAIN COPIES OF ALL PERMITS AVAILABLE ON THE JOB SITE AT ALL TIMES.
5. THE CONTRACTOR SHALL MAINTAIN AT THE JOB SITE A RECORD COPY OF ALL CONSTRUCTION DRAWINGS AND SPECIFICATIONS ON WHICH ALL FIELD CHANGES ARE TO BE SHOWN. ALL CHANGES TO PLANS SHALL BE INCORPORATED IN THE "AS-BUILT" RECORD DRAWINGS SURVEY PROVIDED BY CONTRACTOR FOR REVIEW AND APPROVAL FROM ENGINEER OF RECORD.
6. THE CITY OF ORMOND BEACH WILL OWN AND MAINTAIN ALL WATER, SEWER AND RECLAIM MAINS LOCATED WITHIN THE RIGHT-OF-WAY.
7. THE CONTRACTOR SHALL PAY FOR AND OBTAIN A SITE ENGINEERING BUILDING PERMIT. THE ENGINEER WILL SCHEDULE THE PRE-CONSTRUCTION CONFERENCE BEFORE THE CONTRACTOR'S START OF WORK. THE CONTRACTOR SHALL CONTACT THE BUILDING DEPARTMENT AT (386) 673-3238 FOR INFORMATION ON ISSUANCE OF CITY PERMITS AND / OR OTHER REQUIREMENTS.
8. SEPARATE BUILDING PERMIT APPLICATIONS ARE REQUIRED FOR: NEW BUILDINGS, CLUBHOUSE, TRASH COMPACTOR, RETAINING WALL, FENCE, SWIMMING POOL, GAZEBO, PLAYGROUND, LIGHT POLES AND SIGNS. CONTACT THE ORMOND BEACH BUILDING DEPARTMENT AT (386) 673-3238.
9. ALL WATER SERVICE CONSTRUCTION SHALL BE IN ACCORDANCE WITH "CITY OF ORMOND BEACH UTILITY SPECIFICATIONS AND STANDARD UTILITY DETAILS, CURRENT EDITION.
10. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH "DESIGN AND CONSTRUCTION STANDARDS", CITY OF ORMOND BEACH UTILITIES DEPARTMENT, CURRENT EDITION.
11. ALL RECLAIMED WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH "DESIGN AND CONSTRUCTION STANDARDS", CITY OF ORMOND BEACH UTILITIES DEPARTMENT, CURRENT EDITION.
12. ALL ROADWAY SIGNAGE AND MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
13. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
14. LAND CLEARING OF THE PROJECT IS NOT ALLOWED UNTIL THE CITY ENGINEER AND/OR PLANNING DEPARTMENT ISSUES A LAND CLEARING PERMIT.
15. SHOP DRAWINGS AND CERTIFICATIONS FOR ALL MATERIALS AND STRUCTURES ARE REQUIRED. THE CONTRACTOR SHALL REVIEW AND SIGN ALL SHOP DRAWINGS. THE CONTRACTOR TO SUBMIT REVIEWED SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION.
16. THE LOCATION OF EXISTING UTILITIES HAS BEEN OBTAINED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT SHALL BE EACH CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT NATURE OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND TO NOTIFY NEWKIRK ENGINEERING, INC. AS TO DISCREPANCIES, IF ANY EXIST.
17. ALL SURVEY AND TOPOGRAPHICAL INFORMATION BASED ON SURVEY INFORMATION PROVIDED BY A1A SURVEYING INC.; CONTRACTOR TO COORDINATE WITH SURVEYOR FOR ALL CONSTRUCTION BENCHMARK INFORMATION.
18. ALL SURVEY AND TOPOGRAPHICAL INFORMATION IS BASED ON THE NAVD 1988 DATUM. ALL PROPOSED CONSTRUCTION ELEVATIONS ARE BASED ON THE NAVD 1988 DATUM. ALL PROPOSED ELEVATIONS REFER TO FINISH GRADES.
19. THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLEMENTARY, AND ANY REQUIREMENT OF ONE SHALL BE A REQUIREMENT OF THE OTHER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS AND TO COMPARE THE REQUIREMENTS OF EACH DIVISION AND ENSURE THAT EACH TRADE OR SUBCONTRACTOR IS MAKING THE ALLOWANCES NECESSARY TO PROVIDE THE OWNER A COMPLETE FACILITY, OPERATIONAL IN ALL RESPECTS, UNLESS OTHERWISE SPECIFICALLY STATED IN THE DRAWINGS.
20. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INSTRUCTING THE CONTRACTOR IN THE METHODS OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE METHOD TO CONSTRUCT THE IMPROVEMENTS AS SHOWN ON THE PLANS.
21. ANY CHANGES TO THE APPROVED PLANS REQUIRE COMPLETION OF THE CHANGE ORDER PROCESS.
22. LITTER CONTROL MEASURES TO PREVENT WIND-DRIVEN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION.
23. AT NO TIME SHALL EXCAVATIONS BE LEFT UNCOVERED AFTER WORKING HOURS. CONTRACTOR SHALL SECURE THE WORK AREA AT THE END OF EACH DAY'S WORK.
24. AT ALL TIMES, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT UNDERGROUND UTILITIES, STRUCTURES AND OTHER ASSOCIATED FACILITIES FROM DAMAGE DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEASURES OF PROTECTION. ANY DAMAGED FACILITIES SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY OR ENGINEER AT THE CONTRACTORS EXPENSE.
25. THERE SHALL BE NO DEVIATIONS FROM THESE PLANS UNLESS APPROVED IN WRITING BY THE ENGINEER AND THE OWNER.
26. ALL DISTURBED AREAS SHALL BE FULLY SODDED.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF THE RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER, TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND BASE DENSITIES AT UTILITY CROSSINGS, MANHOLES, INLETS, STRUCTURES. TEST SHALL INCLUDE ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, WATER MAIN TESTING, SANITARY SEWER TESTING, RECLAIM MAIN TESTING, ETC.
28. A MINIMUM OF 13'-6" OF VERTICAL CLEARANCE IS TO BE PROVIDED AND MAINTAINED FOR ALL ROADWAYS.
29. ALL ROADWAYS MUST HAVE A MINIMUM 25-FEET INSIDE AND 50-FEET OUTSIDE TURNING RADIUS.
30. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
31. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
32. IF ANY MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
33. FILL MATERIAL IS TO BE PLACED IN ONE FOOT LIFTS AND COMPACTED TO THE APPROPRIATE DENSITY (98% FOR PAVED AREAS AND 95% FOR BUILDING PADS AND ALL OTHER AREAS AS PER AASHTO T-180).
34. ROAD CLOSURES ARE SEPARATE FROM THE PERMIT AND REQUIRE PLAN REVIEW AND APPROVAL WITH 7 DAY ADVANCE NOTICE FROM THE OWNER OF THE AFFECTED RIGHT-OF-WAY PRIOR TO ANY ROAD CLOSURES. A MAINTENANCE OF TRAFFIC PLAN IS REQUIRED FOR ALL SITE CONSTRUCTION JOBS.
35. DURING CONSTRUCTION, AN H-20 LOAD RATED ALL WEATHER ACCESSIBLE ROADWAY SHALL BE MAINTAINED AT ALL TIMES FOR FIRE ACCESS AND EMERGENCY SERVICES.
36. ALL REQUIRED FIRE MAINS AND HYDRANTS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO THE START OF VERTICAL BUILDING CONSTRUCTION.
37. NO BURYING OF ANY ORGANIC MATERIALS ALLOWED.
38. THERE WILL BE NO PROPOSED OVERHEAD UTILITY AND SERVICE LINES ASSOCIATED WITH THIS PROJECT. ALL UTILITY LINES AND SERVICES WILL BE INSTALLED UNDERGROUND.

EROSION CONTROL AND DEMOLITION CONSTRUCTION NOTES:

1. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING AT THE CITY PRIOR TO COMMENCE OF CONSTRUCTION.
2. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE SWPPP DURING CONSTRUCTION OPERATIONS.
3. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
4. ALL REASONABLE EFFORT SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT MATERIAL TO INLETS, SURFACE DRAINS, WETLAND AND LAKE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESTORATION EFFORTS THAT MAY BE REQUIRED.
5. THE INSTALLATION OF TEMPORARY EROSION CONTROL BARRIERS SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONSTRUCTION PHASE.
6. THE TYPE OF EROSION CONTROL BARRIERS USED SHALL BE GOVERNED BY THE NATURE OF THE CONSTRUCTION OPERATION AND SOIL TYPE THAT WILL BE EXPOSED. SILTY AND CLAYEY MATERIAL USUALLY REQUIRE SOLID SEDIMENT BARRIERS TO PREVENT TURBID WATER DISCHARGE, WHILE SANDY MATERIAL MAY NEED ONLY SILT SCREENS TO PREVENT EROSION. DIVERSION DITCHES OR SWALES MAY BE REQUIRED TO PREVENT TURBID STORMWATER RUNOFF FROM BEING DISCHARGED TO OTHER WATER BODIES. IT MAY BE NECESSARY TO EMPLOY A COMBINATION OF BARRIERS, DITCHES, AND OTHER EROSION/TURBIDITY CONTROL MEASURES IF CONDITIONS WARRANT.
7. THE CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES UNTIL THE PROJECT IS COMPLETE AND ALL BARED SOIL STABILIZED. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY REMOVED AND REPLACED IN UPLAND AREAS.
8. THE CONTRACTOR SHALL SWEEP ALL ADJACENT ROADWAYS AND PARKING AREAS THAT ARE AFFECTED BY THE CONSTRUCTION PROCESS ON A DAILY BASIS OR AS REQUIRED.
9. THE CONTRACTOR IS TO CONTROL ALL FUGITIVE DUST ORIGINATING ON THIS PROJECT BY WATERING OR OTHER METHODS AS REQUIRED.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND MAINTAIN ALL EROSION CONTROL DEVICES AND KEEP THEM IN GOOD CONDITION. ANY IMPACTS DUE TO EROSION OR FAILURE OF ANY EROSION CONTROL DEVICES SHALL BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY. CORRECTIVE MEASURES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
11. ANY DISCHARGE OF STORMWATER RUNOFF FROM THIS SITE SHALL BE THROUGH A CONTROL DEVICE TO CONTROL TURBIDITY AND SEDIMENT TRANSPORT. THIS INCLUDES THE DISCHARGE FROM ANY DEWATERING OPERATIONS.
12. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL CRITERIA AS SET FORTH UNDER THE NPDES PERMITTING PROGRAM FOR CONSTRUCTION SITES OF THIS SIZE INCLUDING BUT NOT LIMITED TO THE ADHERENCE TO THE APPROVED POLLUTION PREVENTION CONTROL PLAN, TIMELY INSPECTIONS, PROJECT REPORTING AND DOCUMENTATION.
13. NO DEBRIS SHALL BE ALLOWED TO ENTER THE EXISTING STORM OR SANITARY SEWER SYSTEMS.
14. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMITS FOR THIS PROJECT. THE CONTRACTOR SHALL COMPLY WITH THE STORMWATER POLLUTION PREVENTION PLAN OF BOTH ON-SITE AND OFF-SITE IMPROVEMENTS. A SIGNED COPY OF THE STORMWATER POLLUTION PREVENTION PLAN IS TO BE KEPT ON THE PROJECT PREMISES AT ALL TIMES.
15. NO WORK WITHIN THE CITY RIGHT-OF-WAY, VOLUSIA COUNTY OR FLORIDA DEPARTMENT OF TRANSPORTATION SHALL BE COMMENCED WITHOUT 48 HOURS ADVANCE NOTICE TO THE CITY, COUNTY OR FDOT.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY OF ORMOND BEACH PUBLIC WORKS / UTILITY DEPARTMENT, "811" AND EMERGENCY SERVICES FOR RESPECTIVE UTILITY LOCATIONS AND "NOTICE" OF CONSTRUCTION ACTIVITY.
17. THE CONTRACTOR SHALL POST "NO TRESPASSING" SIGNAGE AT ALL SITE ENTRANCES PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT FROM THE LOCAL JURISDICTION PRIOR TO REMOVING ANY TREES FROM THIS PROJECT.
19. ALL REMOVED MATERIAL SHALL BE HAULED OFF-SITE TO AN APPROVED LANDFILL. TREES MAY BE LOGGED OR MULCHED FOR OFF-SITE DISPOSAL AT THE CONTRACTOR'S DISCRETION.
20. THE CONTRACTOR SHALL NOT ALLOW DEBRIS AND RUBBISH TO ACCUMULATE ONT THE SITE.
21. THE CONTRACTOR SHALL CLEAN UP THE JOB SITE IN AREAS WHERE NO WORK IS TO BE PERFORMED UNDER THIS CONTRACT FOLLOWING DEMOLITION. THE CONTRACTOR SHALL REMOVE ALL DEBRIS, RUBBISH, TEMPORARY FACILITIES, AND EQUIPMENT. THE CONTRACTOR SHALL LEVEL SURFACE IRREGULARITIES AND LEAVE THE WORK IN A NEAT AND PRESENTABLE CONDITION.
22. CONTRACTOR SHALL ROUGH GRADE STORMWATER SWALES AND RETENTION PONDS PRIOR TO CONSTRUCTION OF SITE IMPROVEMENTS.
23. SITE PREPARATION AND FILL OPERATIONS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND RECOMMENDATIONS.
24. EXISTING STORM DRAINAGE TO REMAIN IN OPERATION AT ALL TIMES. CONTRACTOR TO MAINTAIN THE EXISTING, NEW OR TEMPORARY PIPING.
25. RELOCATION OF UTILITY POLES AND LINES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE INCLUDED AS PART OF THE PROJECT SCOPE AND COST.
26. ALL ASPHALT PAVEMENT REMOVALS SHALL BE VERTICAL SAWCUT. ALL CONCRETE PAVEMENT REMOVALS SHALL BE EITHER AT EXISTING JOINTS OR VERTICAL SAWCUT. ACTIVE SERVICES SHALL BE SEVERED WITH PROPER NOTICE GIVEN TO LOCAL UTILITY COMPANIES HAVING JURISDICTION.
27. THE CONTRACTOR SHALL PROVIDE THE ENGINEER, CITY A MOT PLAN AT PRECONSTRUCTION MEETING. TRAFFIC SHALL BE ALLOWED TO CONTINUE DURING WORK. PROVIDE MEASURES TO DETOUR TRAFFIC AROUND OPEN EXCAVATION WITH ADEQUATE BARRICADES, SIGNAGE AND FLAGPERSON TO DIRECT TRAFFIC. EMERGENCY SERVICES SHALL BE NOTIFIED 48 HOUR IN ADVANCE.
28. IF ANY DEWATERING IS TO OCCUR DURING ANY PHASE OF CONSTRUCTION THEN DEWATERING ACTIVITY SHALL ADHERE TO CHAPTER 40C-22 FAC MORE SPECIFICALLY AS FOLLOWS. PER 40C-22.030(3) A "NOTICED GENERAL SHORT-TERM DEWATERING PERMIT" IS REQUIRED "ONLY IF" DEWATERING EXCEEDS 4 MILLION GALLONS PER DAY, EXCEPT DURING THE FIRST 120 HOURS OF DEWATERING WHEN THE DAILY AND INSTANTANEOUS PUMPAGE RATES SHALL NOT EXCEED 6 MILLION GALLONS PER DAY. AVERAGE DAILY WITHDRAWAL SHALL NOT EXCEED 2 MILLION GALLONS PER DAY FOR THE FIRST 60 DAYS OF THE DEWATERING ACTIVITY AND SHALL NOT EXCEED ONE MILLION GALLONS PER DAY OF A 180 DAY DURATION. EACH SPECIFIC DEWATERING PROJECT SHALL NOT EXCEED 180 DAYS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ANY DEWATERING ACTIVITY IS BELOW THE SPECIFIED THRESHOLD. OTHERWISE A PERMIT WILL BE REQUIRED AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL FAMILIARIZE ITSELF WITH CHAPTER 40C-22 FAC AND BE SOLELY RESPONSIBLE FOR OBTAINING AND SUBMITTING FORM RDS-50 TO SJRWMD A MINIMUM OF 10 DAYS PRIOR TO ANY DEWATERING ACTIVITY. SUBMITTAL OF FORM RDS-50 IS NOT REQUIRED IF DEWATERING IS 300,000 GALLONS PER DAY OR LESS AND WILL NOT EXCEED 30 DAYS IN DURATION.

SWPPP INSPECTIONS AND RECORD KEEPING:

INSPECTIONS ARE REQUIRED AT LEAST EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL EVENT OF ONE-HALF (½) OF AN INCH OF RAINFALL OR GREATER AND SHALL CONTINUE UNTIL THE SITE COMPLIES WITH FINAL STABILIZATION (NOTICE OF TERMINATION). INSPECTIONS MUST BE CONDUCTED BY A "QUALIFIED" INSPECTOR. "QUALIFIED" IS DEFINED AS A PERSON THAT A). HAS SUCCESSFULLY COMPLETED AND MET ALL REQUIREMENTS NECESSARY TO BE FULLY CERTIFIED THROUGH THE FDEP STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM; B). HAS SUCCESSFULLY COMPLETED AN EQUIVALENT FORMAL TRAINING PROGRAM; OR C). THAT IS QUALIFIED BY OTHER TRAINING OR PRACTICAL EXPERIENCE IN THE FIELD OF STORMWATER POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL. EACH INSPECTION MUST BE FOLLOWED UP BY A REPORT DOCUMENTING THE INSPECTOR'S FINDINGS AND REQUEST THE REQUIRED MAINTENANCE AND/OR REPAIR FOR THE EROSION AND SEDIMENTATION CONTROL MEASURES. THESE RECORDS ARE USED TO PROVE THAT THE REQUIRED INSPECTION AND MAINTENANCE WERE PERFORMED AND SHALL BE PLACED IN THE SWPPP LEDGER. IN ADDITION TO INSPECTION AND MAINTENANCE REPORTS, RECORDS SHOULD BE KEPT OF CONSTRUCTION ACTIVITIES THAT OCCUR ON THE SITE. THE CONTRACTOR SHALL RETAIN COPIES OF THE SWPPP, ALL REPORTS AND DATA FOR A MINIMUM OF FIVE (5) YEARS AFTER THE PROJECT IS COMPLETE IN PAPER AND CD FORMAT.

SITE CLEARING AND GRADING CONSTRUCTION NOTES:

THE FOLLOWING MEASURES REPRESENT MINIMUM STANDARDS TO BE ADHERED TO BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION OF A PROJECT. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL MEASURES TO BE EMPLOYED WHEN WARRANTED BY EXTREME CONDITIONS AND/OR THE FAILURE OF THE CONTRACTOR TO EMPLOY THE APPROPRIATE EROSION CONTROL BEST MANAGEMENT PRACTICES. FAILURE TO COMPLY WITH THESE PROVISIONS SHALL RESULT IN THE ISSUANCE OF A "STOP WORK ORDER".

1. HOURS OF OUTSIDE CONSTRUCTION SHALL BE FROM 7 AM TO 7 PM MONDAY TO SATURDAY WITH NO OUTSIDE CONSTRUCTION ALLOWED ON SUNDAY.
2. 6-FEET TALL SCREENED CONSTRUCTION FENCING TO BE INSTALLED ALONG NORTH TYMBER CREEK ROAD PRIOR TO SITE CLEARING.
3. NO DISTURBANCE OF PROPOSED CONSERVATION EASEMENTS, NATURAL BUFFERS, OR WATER BODIES IS PERMITTED. THE CONTRACTOR SHALL LOCATE THESE AREAS ON SITE AND BARRICADE THEM TO AVOID ANY UNAUTHORIZED CLEARING. BARRICADES AND OTHER PROTECTIVE FENCING ARE TO BE LOCATED AT THE DRIP LINE OF EXISTING NATIVE TREES OR AT THE EDGE OF THE NATIVE UNDER- STORY HABITAT, WHICHEVER IS NEAREST TO THE CONSTRUCTION ACTIVITY.
4. SPECIMEN AND HISTORIC TREES, CONSERVATION EASEMENTS, NATURAL VEGETATION BUFFERS, AND SIMILAR AREAS MUST BE PROTECTED BY BARRICADES OR FENCING PRIOR TO CLEARING. BARRICADES ARE TO BE SET AT THE DRIP LINE OF THE TREES AND MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. BARBED WIRE IS NOT PERMITTED AS A PROTECTIVE BARRIER.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL PROTECTIVE VEGETATION BARRICADES AND EROSION CONTROL STRUCTURES AND MEASURES IN PLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK, INCLUDING PRELIMINARY GRUBBING. THESE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, TEMPORARY CONSTRUCTION FENCES, SYNTHETIC JUTE BALES, SILT FENCES, FLOATING TURBIDITY BARRIERS AND OTHER APPROVED BEST MANAGEMENT PRACTICES (BMP's). FURTHER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF THE ENTIRE PROJECT. MAINTENANCE SHALL INCLUDE PERIODIC INSPECTION AND REMOVAL OF DEBRIS ABUTTING EROSION CONTROL DEVICES.
6. PRIOR TO THE INSTALLATION OF ANY FILL MATERIALS ON SUBJECT SITE, SILT FENCES SHALL BE INSTALLED (1) ALONG SUBJECT SITE BOUNDARY AND PROPERTY LINES, (2) AT THE EDGE OF CONSERVATION EASEMENTS AND WETLANDS, (3) ADJACENT TO NATURAL LANDSCAPE BUFFERS, (4) AROUND THE PERIMETER OF EXISTING STORM WATER TREATMENT FACILITIES. THESE CONDITIONS SHALL APPLY IN ALL INSTANCES WHERE FILL MATERIAL IS BEING INSTALLED WITHIN 25 FEET OF ANY OF THE AFOREMENTIONED LOCATIONS.
7. WHERE FILL MATERIAL IS INTENDED TO BE INSTALLED ADJACENT TO EXISTING VEGETATION WHICH IS INTENDED TO REMAIN NATURAL. THE CONTRACTOR MAY INSTALL SILT FENCING AS A TREE PROTECTION MEASURE, IN LIEU OF INSTALLING EITHER WOOD BRACING OR ORANGE MESH FENCING. THIS PRACTICE IS ENCOURAGED BY THE CITY. IF THE SILT FENCE FAILS TO PROVIDE ADEQUATE PROTECTION FROM IMPACT DUE TO CONSTRUCTION, THEN ADDITIONAL CONSTRUCTION FENCING OR WOOD BRACING SHALL BE REQUIRED.
8. AT A MINIMUM, THE CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS. SUFFICIENT GRASS COVERAGE IS TO BE ESTABLISHED WITHIN TWO WEEKS.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR THROUGH SCHEDULING, TO MINIMIZE THE DISTURBANCE OF SITE AREAS THAT HAVE BEEN BROUGHT TO THEIR PROPOSED FINAL GRADE. WITHIN SEVEN (7) DAYS OF BRINGING A SUBJECT AREA TO ITS FINAL GRADE OR INACTIVITY IN CONSTRUCTION, THE CONTRACTOR SHALL INSTALL SEED AND MULCH OR SOD, AS REQUIRED.
10. ONCE AN AREA IS SEEDED OR SODDED, IT MUST BE MAINTAINED BY THE CONTRACTOR TO ALLOW THE GRASS TO BECOME ESTABLISHED.IF THE GRASS IS NOT ESTABLISHED WITHIN TWO WEEKS THE CITY MAY REQUIRE THE CONTRACTOR TO RE-SEED OR A NON-VEGETATIVE OPTION MAY BE EMPLOYED.
11. ABSOLUTELY NO BURYING OF CLEARED MATERIALS IS PERMITTED.
12. THE REMOVAL OF ALL VEGETATION AND TOPSOIL ON THE FUTURE ROADWAY, PARKING AND BUILDING LOT AREAS IS REQUIRED TO BE COMPLETED PRIOR TO THE PLACEMENT OF FILL ON THOSE AREAS. THE TOPSOIL MAY BE TEMPORARILY STOCKPILED AND USED AS TOPSOIL OVER OVER PROPOSED GREEN AREAS SUCH AS PLANT BEDS, SODDED AREAS, AND WHERE TREES ARE TO BE INSTALLED OR RELOCATED.
13. A SIGNED, DATED, AND SEALED LETTER FROM A SOILS ENGINEER OR THE ENGINEER OF RECORD CERTIFYING THAT THE AREAS TO BE FILLED HAVE BEEN STRIPPED OF ORGANIC MATERIALS, MUST BE SUBMITTED TO THE CITY PRIOR TO FILLING.
14. FILL MATERIAL IS TO BE PLACED IN ONE FOOT LIFTS AND COMPACTED TO THE APPROPRIATE DENSITY 98% FOR PAVED AREAS AND 95% FOR BUILDING PADS AND ALL OTHER AREAS AS PER AASHTO T-180).
15. IF ANY MUCK MATERIAL IS DISCOVERED, IT SHALL BE REQUIRED TO BE REMOVED AND REPLACED WITH A SUITABLE MATERIAL THAT IS PROPERLY BACKFILLED, COMPACTED AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
16. STOCKPILING IS NOT GENERALLY PERMITTED BY THE CITY. WHEN ALLOWED, STOCKPILES SHALL NOT EXCEED SIX FEET IN HEIGHT MEASURED FROM THE ORIGINAL GRADE. AT A MINIMUM, STOCK PILES THAT WILL REMAIN IN PLACE IN EXCESS OF TWENTY DAYS SHOULD BE SEEDED AND MULCHED IMMEDIATELY UPON PLACEMENT OF THE FINAL LIFT.
17. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES. ADEQUATE WATERING METHODS SHOULD BE EMPLOYED TO ALLOW DAILY COVERAGE OF THE ENTIRE LIMITS OF ALL AREAS THAT DO NOT HAVE AN ESTABLISHED VEGETATIVE COVER. METHODS TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO, WATER TRUCKS, PERMANENT IRRIGATION SYSTEMS, TEMPORARY SPRINKLER SYSTEMS OPERATED BY PUMPING UNITS CONNECTED TO WET RETENTION PONDS, WATER CANNONS, TEMPORARY IRRIGATION SYSTEMS MOUNTED ATOP STOCKPILE AREAS, AND OTHER METHODS AS DEEMED NECESSARY BY THE CITY.
18. ALL FILL MATERIALS LOCATED BENEATH STRUCTURES AND PAVEMENT SHALL CONSIST OF CLEAN GRANULAR SAND FREE FROM ORGANICS AND SIMILAR MATERIAL 'THAT COULD DECOMPOSE.
19. FILL TO BE PLACED IN LANDSCAPED AREAS SHALL HAVE A Ph RANGE BETWEEN 5.5 AND 7.5, BE ORGANIC IN NATURE, FREE OF ROCKS AND DEBRIS, OR MATCH NATIVE EXISTING SOILS.
20. A 6' TALL CONSTRUCTION FENCING WITH FABRIC SCREEN TO BE INSTALLED ALONG MAJOR ROADWAYS (TYMBER CREEK ROAD). THE CONSTRUCTION FENCING NEEDS TO BE INSTALLED PRIOR TO SITE CLEARING.

TEMPORARY SEEDING SPECIFICATION:

GENERAL
SEEDING CAN BE USED FOR TEMPORARY STABILIZATION. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. AREAS WHERE FINAL GRADING HAS BEEN COMPLETED FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY SEEDED. TEMPORARY SEED MIXTURE IS SPECIFIED BELOW.
SEEDING MIXTURES
SEED MIXTURE SHALL BE BERMUDA COMMON 90 LB PURE LIVE SEED PER ACRE, FIBER 2000 LB PER ACRE, STABILIZER 120 LB PER ACRE AND FERTILIZER 300 LB PER ACRE.
ALL SLOPES AND FLAT GRADE
APPLY 6:20:20 COMMERCIAL ORGANIC FERTILIZER AT A RATE OF 300 LB PER ACRE AND SEED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
TEMPORARY SEEDING

PLANTING DATES	SEED VARIETY	APPLICATION RATE
MARCH 15 -	PENSACOLA BAHIA (SCARIFIED)	90
OCTOBER 15	BERMUDA COMMON (50% HULLED)	25
0CTOBER 16 -	PENSACOLA BAHIA (SCARIFIED)	100
MARCH 14	BERMUDA COMMON (50% HULLED)	35
	ANNUAL RYE GRASS	10
	RYE GRAIN	30

MULCH SEEDED AREA WITH 2 TONS PER ACRE CLEAN GRAIN STRAW. ANCHOR STRAW WITH HYDRAULIC WOOD FIBER MULCH AT THE RATE OF 1000 LB PER ACRE, OR 150-200 POUNDS OF ORGANIC MULCH TACKIFIER PER ACRE, OR USE NETTING.
HYDRO FIBER MULCH MIXTURE SHALL BE PERFORMED IN A TANK WITH A CONTINUOUS AGITATION AND RECIRCULATION SYSTEM WITH SUFFICIENT OPERATING CAPACITY TO PRODUCE A HOMOGENOUS SLURRY AND DISCHARGE SYSTEM WHICH WILL APPLY THE SLURRY AT A CONTINUOUS AND UNIFORM RATE. MIXTURE SHALL CONTAIN A GREEN FUGITIVE DYE AS AN APPLICATION INDICATOR.

FDEP WASTEWATER NOTES

1. APPROPRIATE DEFLECTION TEST ARE SPECIFIED FOR ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY: 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2) USING RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATIONS, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURE; AND 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.
2. LEAKAGE TEST ARE SPECIFIED REQUIRING THAT: 1) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM; 2) EXFILTRATION OR INFILTRATION TEST BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; AND 3) AIR TEST, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND OTHER MATERIAL APPROPRIATE TEST PROCEDURES.
3. MANHOLE INSPECTION AND TESTING FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE ARE REQUIRED. AIR TESTING SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
4. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS.
5. CONCRETE MANHOLES SHALL HAVE THE FOLLOWING: 1) MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS SEALED WITH NON-SHRINK MORTAR OR OTHER APPROPRIATE MATERIAL; 2) INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION OR ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL; 3) WATERTIGHT MANHOLE COVERS BE USED WHEREVER THE TOPS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER.

FDEP WATER NOTES

1. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
2. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61.
3. ALL PROPOSED WATER MAINS SHALL BE FLUSHED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH AWWA SPECIFICATIONS C-651 AND THE FDEP PROTECTION REQUIREMENTS.
4. POTABLE WATER PIPES SHALL BE HYDROSTATICALLY TESTED FOR PRESSURE AND LEAKAGE IN ACCORDANCE WITH AWWA STANDARD C600 FOR DUCTILE IRON PIPES AND C605 FOR PVC PIPES, RESPECTIVELY.
5. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE LEAD FREE, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.
6. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)
7. POTABLE WATER PIPES MUST BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING AWWA SPECIFICATIONS:
   A. DUCTILE IRON PIPE (3 INCHES TO 54 INCHES) - AWWA C150 AND AWWA C151;
   B. PVC PIPE
      (1) AWWA C900/ASTM 1784 (1 INCH TO 12 INCHES) WITH CL200 MINIMUM:
      (2) AWWA C905 (14 INCHES TO 48 INCHES);
8. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL HAVE UNPLUGGED, UNDERGROUND DRAINS WILL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER OR VACUUM TYPE SANITARY SEWER; AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-10, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
9. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.
10. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
11. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT.
12. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF ASBESTOS-CEMENT OR POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.
13. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
14. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
15. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
16. IF CONNECTION OF THE PROPOSED ACTIVITY TO THE WATER MAIN WILL RESULT IN A DEPRESSURIZATION OF THE EXISTING SYSTEM BELOW 20 POUNDS PER SQUARE INCH, ONE OF THE FOLLOWING MUST OCCUR;
   A. PRECAUTIONARY BOIL WATER NOTICES MUST BE ISSUED IN CASES OF PLANNED DISTRIBUTION INTERRUPTIONS, WHICH ARE DEEMED AN IMMINENT PUBLIC HEALTH THREAT BY THE FDEP CENTRAL DISTRICT OR WILL AFFECT THE BACTERIOLOGICAL QUALITY OF THE DRINKING WATER UNLESS THE PUBLIC WATER SYSTEM CAN DEMONSTRATE, BY SOUND ENGINEERING JUDGMENT, THAT THE INTEGRITY OF THE WATER SYSTEM HAS BEEN MAINTAINED; OR
   B. IN CASE OF BRIEF INTERRUPTION IN SERVICE, ADVISORIES (NOT BOIL WATER NOTICES) SHOULD BE ISSUED IF TEMPORARY CHANGES IN WATER QUALITY ARE EXPECTED TO OCCUR AND NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK.

VOLUSIA COUNTY NOTES:

1. NOTIFY VOLUSIA COUNTY DEVELOPMENT ENGINEERING DIVISION AT (386) 736-5926 A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. FAILURE OF THE PERMITTEE TO OBTAIN THE APPROPRIATE INSPECTIONS PRIOR TO PROCEEDING WITH WORK SHALL NOT RELIEVE THE PERMITTEE FROM REEXCAVATION OR OTHER MEASURES NECESSARY FOR THE INSPECTION OF WORK.
2. VOLUSIA COUNTY TRAFFIC ENGINEERING (386) 736-5968 IS NOT A MEMBER OF SUNSHINE ONE CALL. WHEN REQUESTING LOCATES, PLEASE PROVIDE A MINIMUM ADVANCED NOTIFICATION OF TWO (2) BUSINESS DAYS PRIOR TO PROPOSED WORK.
3. COORDINATION WITH VOLUSIA COUNTY TRAFFIC OPERATIONS (386) 239-6535 IS REQUIRED WITH A MINIMUM ADVANCED NOTICE OF SEVEN (7) DAYS PRIOR TO ANY SIDEWALK, LANE OR ROAD CLOSURE (INCLUDING FLAGGING OPERATIONS).
4. OPERATIONS WITHIN THE COUNTY RIGHT-OF-WAY SHALL NORMALLY BE CONDUCTED 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY. ANY DEVIATION FROM THESE HOURS REQUIRES PRIOR APPROVAL FROM THE COUNTY DEVELOPMENT ENGINEER. EMERGENCY REPAIRS ARE EXCLUDED FROM THIS TIME RESTRICTION.
5. ALL EXISTING SIDEWALKS WITHIN COUNTY RIGHT-OF-WAY SHALL EITHER REMAIN OPEN OR BE PROVIDED A TEMPORARY WALKWAY IN ACCORDANCE WITH THE CURRENT VERSION OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD INDEX NO. 102-660. ANY DAMAGE TO SIDEWALKS SHALL BE REPAIRED AND/OR REPLACED IN LIKE KIND BY THE CONTRACTOR. NEW SIDEWALKS AND SECTIONS THROUGH DRIVEWAYS MUST BE AT A 1.5% CROSS SLOPE AND 2% MAXIMUM CROSS SLOPE PER ADA STANDARDS.
6. DRIVING OR STAGING OF CONSTRUCTION VEHICLES OR MATERIALS IS NOT PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY OR ON PEDESTRIAN WALKWAYS AND PATHS. THERE SHALL BE NO OVERNIGHT CONSTRUCTION VEHICLE RELATED PARKING, CONSTRUCTION MATERIAL PLACEMENT OR STORAGE OF ANY KIND PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY.
7. NO TRENCH OR EXCAVATION SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT, UNLESS APPROVED BY THE COUNTY DEVELOPMENT ENGINEERING INSPECTOR. EXCAVATIONS SHALL MEET THE DROP OFF PROTECTION REQUIREMENTS OF THE LATEST FDOT DESIGN STANDARD INDEX NO. 102-600.
8. RESTORATION SHALL BE REQUIRED FOR ANY DAMAGE TO SIDEWALKS, CURBS, OR OTHER EXISTING STRUCTURES IN THE RIGHT-OF-WAY. ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT OF WAY SHALL BE RE-GRADED AND SODDED. SEED AND MULCH IS NOT AN ACCEPTABLE ALTERNATIVE TO SODDING.
9. CURB PAINT TO MEET SPECIFICATIONS TO MEET STANDARDS IN FDOT "GREEN BOOK" SECTIONS 971-4 DURABLE PAINT AND 971-2 GLASS SPHERES.
10. ALL PAVEMENT MARKINGS AND STRIPING WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE THERMOPLASTIC AND SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX #711-001.
11. REFLECTIVE PAVEMENT MARKERS (RPM'S) SHALL BE PROVIDED FOR ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY OF ALL THOROUGHFARES AND SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX #706-001.

8.B.g

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DEVELOPMENT INFORMATION
REGAL MULTI-FAMILY
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HARRY NEWKIRK
LICENSE
NO. 62971
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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PROJECT No:	2021-158
DATE:	APRIL 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	

DRAWING NUMBER

3

LEGEND

NOTE: NOT ALL SYMBOLS SHOWN HERE MAY BE APPLICABLE TO THESE DRAWINGS, ALSO THERE MAY BE ADDITIONAL SYMBOLS WITHIN PLANS NOT SHOWN HERE, SEE INDIVIDUAL DRAWING LEGEND WHERE APPLICABLE.

BM B24	BENCHMARK ID	■	FOUND 4" BY 4" CONCRETE MONUMENT L.B. #3724
B24	BORING ID		EXISTING EASEMENT
	EXISTING CABLE TV PEDESTAL	FOC	EXISTING UNDERGROUND FIBER OPTIC CABLE
	EXISTING CAP OR PLUG	-6"M-	EXISTING FORCE MAIN (# INDICATES SIZE)
	EXISTING CLEAN OUT	GAS	EXISTING GAS MAIN
	EXISTING CONDUIT RISER/ MARKER	OHE	EXISTING OVERHEAD ELECTRIC CABLES
	EXISTING ELECTRIC METER	OHT	EXISTING OVERHEAD TRAFFIC SIGNAL CABLE
X 11.7	EXISTING ELEVATION (SOFT)	RAW	EXISTING RAW WATER MAIN (# INDICATES SIZE)
5.0±	PROPOSED ELEVATION (SOFT)	RECC	EXISTING RECLAIM WATER MAIN (# INDICATES SIZE)
X 11.75	EXISTING ELEVATION (HARD)	8"SAN	PROPOSED SANITARY SEWER (# INDICATES SIZE)
5.00	PROPOSED ELEVATION (HARD)	WM	PROPOSED WATER MAIN (# INDICATES SIZE)
	EXISTING FIRE HYDRANT	42	EXISTING CONTOUR
	PROPOSED FIRE HYDRANT		PROPOSED CONTOUR (SOFT)
	EXISTING FLOW DIRECTION		PROPOSED CONTOUR (HARD)
	PROPOSED FLOW DIRECTION	UTEL	EXISTING UNDERGROUND TELEPHONE CABLE
	EXISTING GAS METER	UTV	EXISTING UNDERGROUND TELEVISION CABLE
	EXISTING GAS VALVE	UGE	EXISTING UNDERGROUND ELECTRICAL POWER CABLE
	EXISTING GUY WIRE & ANCHOR PIN		JURISDICTIONAL WETLAND LINE
	EXISTING MAIL BOX	8SAN	EXISTING SANITARY SEWER (# INDICATES SIZE)
	EXISTING MANHOLE (UNKNOWN)	8WM	EXISTING WATER MAIN (# INDICATES SIZE)
	PROPOSED MANHOLE		EXISTING PIPE OR CONDUIT (TYPE SPECIFIED)
	EXISTING SANITARY SEWER CLEANOUT		EXISTING SWALE OR CENTER OF DITCH
	EXISTING SANITARY SEWER MANHOLE		PROPOSED SWALE OR CENTER OF DITCH
	EXISTING ROAD SIGNS AND POSTS		EXISTING TOP OF DITCH BANK
	PROPOSED SIGN AND POST		EXISTING BOTTOM OF DITCH BANK
	EXISTING TEE		EXISTING WOOD FENCE
	EXISTING UTILITY POLE		EXISTING WIRE OR CHAIN LINK FENCE
	EXISTING VALVE IRRIGATION		PROPOSED WIRE OR CHAIN LINK FENCE
	EXISTING VALVE WATER		PROPOSED SILT/SEDIMENT FENCE
	PROPOSED WATER VALVE		PROPOSED COIR ROLL OR WATTLE
	EXISTING WATER METER		PROPOSED FLOATING TURBIDITY BARRIER
	EXISTING STORM SEWER WITH INLET	TP TP	PROPOSED TREE PROTECTION
	PROPOSED STORM SEWER WITH INLET		
	FOUND 1/2" CAPPED IRON ROD L.B. #3724		
	FOUND 1/2" IRON ROD (NO I.D.)		

VOLUSIA COUNTY IRRIGATION NOTES:

1. AUTOMATIC IRRIGATION CONTROLLERS, WHEN UTILIZED, SHALL CONTAIN A FUNCTIONAL RAIN SENSOR DEVICE, CAPABLE OF BEING SET TO ONE MINUTE RUN TIMES, AND BATTERY BACKUP CAPABILITY TO RETAIN PROGRAMMING IN THE EVENT OF A POWER FAILURE.
2. A RAIN SENSOR PLACED ON A STATIONARY STRUCTURE, FREE AND CLEAR OF ANY OVERHEAD OBSTRUCTIONS AND ABOVE THE HEIGHT OF THE SPRINKLER COVERAGE.
3. EQUIPMENT WITH CHECK VALVES USED IN LOW-LYING AREAS TO PREVENT LOW HEAD DRAINAGE.
4. BACKFLOW PREVENTION METHODS AND OTHER PROVISIONS PRESCRIBED IN SECTION 74-42.
5. IRRIGATION DESIGN WITH THE APPROPRIATE UNIFORMITY FOR THE TYPE OF PLANT BEING GROWN AND FOR THE TYPE OF SOIL.
6. IRRIGATION SYSTEM EQUIPMENT INSTALLED AS DESIGNED.
7. IRRIGATION ZONES DIVIDED ACCORDING TO: AVAILABLE FLOW RATE, VEGETATED GROUPINGS (I.E., TURF, SHRUBS, NATIVE PLANTS, ETC.), SPRINKLER TYPES (I.E., SPRINKLERS WITH MATCHING PRECIPITATION RATES) AND SOIL CHARACTERISTICS.
8. SPRAY HEADS AND ROTORS NOT MIXED IN SAME ZONE.
9. DISTRIBUTION EQUIPMENT IN A GIVEN ZONE HAVING MATCHED PRECIPITATION RATES.
10. APPLICATION RATES THAT AVOID RUNOFF AND PERMIT UNIFORM WATER INFILTRATION INTO THE SOIL, CONSIDERING LAND SLOPE, SOIL HYDRAULIC PROPERTIES, VEGETATIVE GROUND COVER AND PREVAILING WINDS.
11. A MINIMUM SEPARATION OF FOUR INCHES BETWEEN DISTRIBUTION EQUIPMENT AND PAVEMENT.
12. A MINIMUM SEPARATION OF 12 INCHES BETWEEN DISTRIBUTION EQUIPMENT AND BUILDINGS AND OTHER VERTICAL STRUCTURES.
13. NO DIRECT SPRAY ONTO WALKWAYS, BUILDINGS, ROADWAYS AND DRIVES.
14. LAWN SPRAY PATTERNS PROVIDING HEAD TO HEAD COVERAGE.
15. WATER CONVEYANCE SYSTEMS WITH A FLOW VELOCITY OF FIVE FEET PER SECOND OR LESS.
16. PIPELINES DESIGNED TO PROVIDE THE SYSTEM WITH THE APPROPRIATE PRESSURE REQUIRED FOR MAXIMUM IRRIGATION UNIFORMITY.
17. PRESSURE REGULATING HEADS.
18. A MAINTENANCE CHECKLIST PROVIDED TO THE PROPERTY OWNER BY THE IRRIGATION CONTRACTOR ACCOMPANIED BY A RECOMMENDED MAINTENANCE SCHEDULE, PROPER IRRIGATION SYSTEM SETTINGS ACCORDING TO SEASON, RECOMMENDATIONS FOR CHECKING RAIN SENSOR DEVICE, FILTER CLEANING RECOMMENDATIONS AND INFORMATION ON THE CURRENT WATER RESTRICTIONS.
19. IRRIGATION SYSTEM DESIGN WILL BE PERMITTED THROUGH VOLUSIA COUNTY.

VOLUSIA COUNTY LANDSCAPE REQUIREMENTS:

1. A HIGH VOLUME IRRIGATION AREA SHALL NOT EXCEED 50 PERCENT OF THE LANDSCAPED AREA. LOW OR MEDIUM VOLUME IRRIGATION AREAS MAY BE UTILIZED IN LIEU OF ANY HIGH VOLUME IRRIGATION AREA.
2. A MEDIUM VOLUME IRRIGATION AREA SHALL NOT EXCEED 25 PERCENT OF THE LANDSCAPED AREA. HOWEVER, THE LANDSCAPED AREA MAY CONTAIN UP TO 75 PERCENT MEDIUM VOLUME IRRIGATION AREA, IF NO HIGH VOLUME IRRIGATION AREA IS UTILIZED ON SITE.
3. A LOW VOLUME IRRIGATION AREA MAY BE UTILIZED FOR AN ENTIRE LANDSCAPED AREA WITH THE EXCEPTION OF NATIVE VEGETATION AREAS REGULATED BY SECTION 50-373(b)(4).
4. IN THE ALTERNATIVE TO (1), (2), AND (3) ABOVE, IF 25 PERCENT OF THE PRE-EXISTING NATIVE VEGETATION IS RETAINED ON SITE, THE REMAINING 75 PERCENT OF THE LANDSCAPED AREA MAY BE A HIGH VOLUME IRRIGATION AREA. FOR ALL PRE-EXISTING NATIVE VEGETATION RETAINED ON A PARCEL:
   - NO SUPPLEMENTAL WATER SHALL BE APPLIED TO THE NATIVE VEGETATION AREA.
   - ONLY HAND PRUNING OF NATIVE VEGETATION IS ALLOWED.
   - MECHANICAL MOWING OR CLEARING IS PROHIBITED.

VOLUSIA COUNTY CONTRACTOR LICENSE REQUIREMENTS:

NO PERSON MAY INSTALL OR REPAIR AN IRRIGATION SYSTEM IN VOLUSIA COUNTY UNLESS THEY POSSESS A VALID IRRIGATION CERTIFICATE OF COMPETENCY FROM THE DEPARTMENT. THE FOLLOWING PERSONS ARE EXEMPTED FROM HAVING TO POSSESS A CERTIFICATE OF COMPETENCY:

- LICENSED FLORIDA WATER WELL CONTRACTORS AND FLORIDA STATE CERTIFIED PLUMING CONTRACTORS.
- FLORIDA STATE REGISTERED PLUMBING CONTRACTORS.
- PROPERTY OWNERS WHO PERSONALLY PERFORM CONSTRUCTION, MAINTENANCE OR REPAIRS ON AN IRRIGATION SYSTEM THAT SERVES HIS OR HER OWNER-OCCUPIED SINGLE FAMILY RESIDENCE.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS - 2021 / 2022 AND QUALIFIED PRODUCTS LIST

INDEX NO.	DESCRIPTION	INDEX NO.	DESCRIPTION
102	TEMPORARY EROSION AND SEDIMENT CONTROL	102-600	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES
425-010	STRUCTURE BOTTOMS - TYPES J AND P	102-602	TWO-LANE AND MULTILANE, WORK ON SHOULDER
205	PIPE BACKFILL	102-660	SIDEWALK CLOSURE
425-024	CURB INLET TOP TYPE 9	515-062	ALUMINUM PEDESTRIAN / BICYCLE PICKET RAILING
520-001	CURB & CURB AND GUTTER	700-101	TYPICAL SECTIONS FOR PLACEMENT OF SINGLE & MULTIPLE-COLUMN SIGNS
522-002	PUBLIC SIDEWALK CURB RAMPS	711-001	SPECIAL MARKING AREAS
350-001	CONCRETE PAVEMENT JOINTS		
522-001	CONCRETE SIDEWALK		
514	OPTIONAL BASE GROUP AND STRUCTURAL NUMBERS		

ABBREVIATIONS

AWWA	AMERICAN WATER	H/C	HANDICAP	SAN	SANITARY
WORKS	ASSOCIATION	HDPE	HIGH DENSITY POLYETHYLENE	SH	SEASONAL HIGH
CMP	CORRUGATED METAL PIPE	INV	INVERT	SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
CPP	CORRUGATED PLASTIC PIPE	K_H	HORIZONTAL PERMEABILITY	SMH	SANITARY MANHOLE
CTV	CABLE TELEVISION	K_V	VERTICAL PERMEABILITY	SS	SANITARY SEWER
DIP	DUCTILE IRON PIPE	KO	KNOCK OUT	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
ESMT	EASEMENT	LF	LINEAL FEET	TSB	TEMPORARY SEDIMENT BASIN
EXIST	EXISTING	MB	MAP BOOK	TYP	TYPICAL
FAC	FLORIDA ADMINISTRATIVE CODE	MES	MITERED END SECTION	UGE	UNDERGROUND ELECTRIC
FACBC	FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION	MJ	MECHANICAL JOINT	UGT	UNDERGROUND TELEPHONE
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	N/A	NOT APPLICABLE	USACOE	UNITED STATES ARMY CORP OF ENGINEERS
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	NIC	NOT IN CONTRACT	W	WATER (POTABLE)
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	NGVD	NATIONAL GEODETIC VERTICAL DATUM		
FH	FIRE HYDRANT	OHE	OVERHEAD ELECTRIC		
FOC	FIBER OPTIC CABLE	OR	OFFICIAL RECORD		
FF EL	FINISH FLOOR ELEVATION	PG	PAGE		
FM	FORCE MAIN	PSI	POUNDS PER SQUARE INCH		
FPD	FEET PER DAY	PVC	POLYVINYL CHLORIDE		
G	GAS	PVMT	PAVEMENT		
GW	GROUND WATER	R	RADIUS		
		RCP	REINFORCED CONCRETE PIPE		
		RPM	REFLECTIVE PAVEMENT MARKER		
		R/W	RIGHT-OF-WAY		

SITE AND GENERAL INFORMATION

1. THE PROPERTY AREA BOUNDARY CONSISTS OF 522,977 SF OR 12.006 ACRES. FOR BOUNDARY AND TOPOGRAPHIC SURVEY REFER TO THE SURVEY PERFORMED BY A.A. WILBERT JR., LAND SURVEYING, INC. (SEE SHEET No. 2 OF THESE PLANS).
2. THE ZONING IS B-8 (COMMERCIAL).
3. THE TAX PARCEL NUMBER IS 423000000014.
4. THE EXISTING SITE CONDITION IS A FULLY DEVELOPED LOT. THE FLUCFCS LAND USE IS (140) COMMERCIAL AND SERVICES.
5. PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE FOR VOLUSIA COUNTY, THE SCS SOILS MAP INDICATES THE SITE CONSISTS OF (30) IMMOKALEE SAND, DEPRESSIONAL, (32) MYAKKA-MYAKKA, WET, FINE SANDS, 0 TO 2 PERCENT SLOPES, (33) MYAKKA FINE SAND, FREQUENTLY PONDED, 0 TO 1 PERCENT SLOPES, (49) POMONA FINE SAND AND (51) POMONA-ST. JOHNS COMPLEX.
6. THE SITE IS LOCATED WITHIN ZONE "X" & "AE" PER FEMA MAP PANEL No. 12127C0213 J, DATED FEBRUARY 19, 2014.
7. ELECTRICAL UTILITY SERVICE WILL BE PROVIDED BY FLORIDA POWER & LIGHT. NATURAL GAS WILL BE PROVIDED BY TECO PEOPLES GAS COMPANY. TELEPHONE, CABLE AND INTERNET SERVICE WILL BE PROVIDED BY AT&T. CABLE TV AND INTERNET CAN ALSO BE PROVIDED BY SPECTRUM NETWORKS.
8. SOLID WASTE WILL BE COLLECTED AND DISPOSED OF BY WASTE MANAGEMENT, INC.
9. THE SITE IS NOT LOCATED WITHIN THE LIMITS OF A WELLHEAD PROTECTION ZONE AND THERE IS NO ORDINARY HIGH WATER (OHW) LINE WITHIN THE SITE.
10. STORMWATER WILL BE PROVIDED BY A WET DETENTION POND SYSTEM DESIGNED SO THAT THE POST DEVELOPMENT DISCHARGE RATE AND VOLUME DOES NOT EXCEED THE PREDEVELOPMENT DISCHARGE RATE AND VOLUME FOR MEAN ANNUAL, 25-YEAR, AND 100-YEAR 24-HOUR, STORM EVENTS.
11. POTABLE WATER PROVIDED BY PROPOSED 4" WATER METER. FIRE PROTECTION PROVIDED BY 8" FIRE MAIN.
12. WASTEWATER SERVICE IS PROVIDED BY PRIVATE LIFT STATION CONNECTED TO EXISTING MANHOLE.
13. IRRIGATION SERVICE WILL BE PROVIDED BY PRIVATE WELL.
14. ALL ON-SITE WATER AND SEWER FACILITIES ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

SITE GEOTECHNICAL CONSIDERATIONS

SEE GEOTECHNICAL REPORT UNIVERSAL ENGINEERING SCIENCES (PROJECT #0730.2200046.0000, REPORT #1934118P DATED APRIL 15, 2022) FOR ALL SUBSURFACE CONDITIONS, GROUNDWATER, SITE PREPARATION FOR PAVEMENT AND ALL EARTHWORK REQUIREMENTS.

8.B.g

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DEVELOPMENT INFORMATION
REGAL MULTI-FAMILY
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EROSION CONTROL NOTES:

1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE SWPPP DURING CONSTRUCTION OPERATIONS.
2. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
3. THE CONTRACTOR SHALL POST "NO TRESPASSING" SIGNAGE AT ALL SITE ENTRANCES PRIOR TO CONSTRUCTION.
4. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK.
5. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
6. GENERAL CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
7. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
8. NO TURBID WATER SHALL BE DISCHARGED OFF-SITE FROM THE DEWATERING OPERATION. CONTRACTOR SHALL TAKE MEASURES TO CONTROL TURBIDITY.
9. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OF NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
11. PROVIDE DUST CONTROL FOR ALL EARTHWORK OPERATIONS. COVER AREA WITH LIGHT COATING OF WATER OR OTHER APPROVED METHOD.

LAND ALTERATION / TREE PRESERVATION NOTES:

1. ALL TREES TO REMAIN MUST BE PROTECTED BY TREE PRESERVATION BARRICADES MEETING THE MINIMUM STANDARDS. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED.
2. ALL TRIMMING SHALL BE UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
3. OAK TREES LARGER THAN 36-INCHES AND ABOVE (HISTORIC) PRUNING SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS. THE ARBORIST SHALL UNDERSTAND THAT THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 PRUNING STANDARDS IS A STANDARD OF DIVISION 4.0.
4. ALL TREE ROOTS EXISTING WITHIN APPROVED IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE, SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA WHERE INDICATED ON THIS PLAN.

LEGEND:

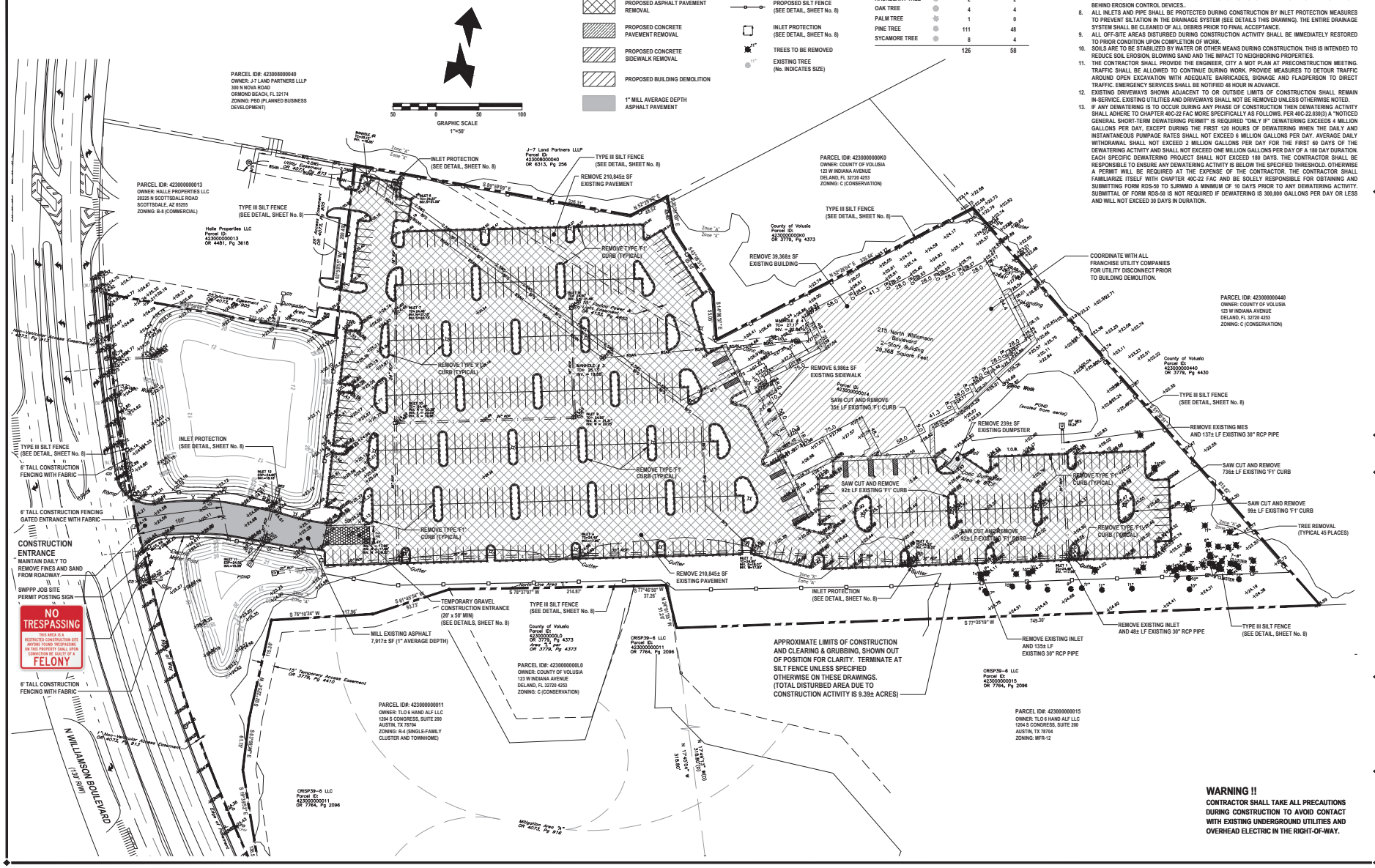
- PROPOSED ASPHALT PAVEMENT REMOVAL
- PROPOSED CONCRETE PAVEMENT REMOVAL
- PROPOSED CONCRETE SIDEWALK REMOVAL
- PROPOSED BUILDING DEMOLITION
- 1" MILL AVERAGE DEPTH ASPHALT PAVEMENT
- PROPOSED SILT FENCE (SEE DETAIL, SHEET No. 8)
- INLET PROTECTION (SEE DETAIL, SHEET No. 8)
- TREES TO BE REMOVED
- EXISTING TREE (No. INDICATES SIZE)

EXISTING TREE LEGEND :

	EXISTING	REMOVED
HACKBERRY TREE	2	2
OAK TREE	4	4
PALM TREE	1	0
PINE TREE	111	48
SYCAMORE TREE	8	4
	126	58

DEMOLITION AND SWPPP NOTES:

1. ALL EROSION CONTROL DEVICES AND VISIBLE BARRICADES SHALL BE INSTALLED AND APPROVED BY THE ENGINEER PRIOR TO THE START OF CLEARING AND GRUBBING.
2. THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY AS SPECIFIED PRIOR TO START OF CONSTRUCTION.
3. THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DEBRIS WITHIN THE APPROXIMATE LIMITS OF CLEARING AS INDICATED ON THE DRAWING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY OF ORMOND BEACH UTILITY DEPARTMENT, FLORIDA SUNSHINE AND EMERGENCY SERVICES FOR RESPECTIVE UTILITY LOCATIONS AND "NOTICE" OF CONSTRUCTION ACTIVITY.
5. ALL REMOVED MATERIAL SHALL BE HAULED OFF-SITE TO AN APPROVED LANDFILL. TREES MAY BE LOGGED OR MULCHED FOR OFF-SITE DISPOSAL AT THE CONTRACTOR'S DISCRETION.
6. ALL EROSION CONTROL DEVICES SHALL BE PLACED PRIOR TO THE START OF WORK AND REMAIN IN PLACE UNTIL ALL WORK IS COMPLETE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION AND REMOVAL OF DEBRIS AND SILT BEHIND EROSION CONTROL DEVICES..
8. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION BY INLET PROTECTION MEASURES TO PREVENT SILTATION IN THE DRAINAGE SYSTEM (SEE DETAILS THIS DRAWING). THE ENTIRE DRAINAGE SYSTEM SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.
9. ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY RESTORED TO PRIOR CONDITION UPON COMPLETION OF WORK.
10. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, BLOWING SAND AND THE IMPACT TO NEIGHBORING PROPERTIES.
11. THE CONTRACTOR SHALL PROVIDE THE ENGINEER, CITY A MOT PLAN AT PRECONSTRUCTION MEETING. TRAFFIC SHALL BE ALLOWED TO CONTINUE DURING WORK. PROVIDE MEASURES TO DETOUR TRAFFIC AROUND OPEN EXCAVATION WITH ADEQUATE BARRICADES, SIGNAGE AND FLAGPERSON TO DIRECT TRAFFIC. EMERGENCY SERVICES SHALL BE NOTIFIED 48 HOUR IN ADVANCE.
12. EXISTING DRIVEWAYS SHOWN ADJACENT TO OR OUTSIDE LIMITS OF CONSTRUCTION SHALL REMAIN IN-SERVICE. EXISTING UTILITIES AND DRIVEWAYS SHALL NOT BE REMOVED UNLESS OTHERWISE NOTED.
13. IF ANY DEWATERING IS TO OCCUR DURING ANY PHASE OF CONSTRUCTION THEN DEWATERING ACTIVITY SHALL ADHERE TO CHAPTER 40C-22 FAC MORE SPECIFICALLY AS FOLLOWS. PER 40C-22.030(3) A "NOTICED GENERAL SHORT-TERM DEWATERING PERMIT" IS REQUIRED "ONLY IF" DEWATERING EXCEEDS 4 MILLION GALLONS PER DAY, EXCEPT DURING THE FIRST 120 HOURS OF DEWATERING WHEN THE DAILY AND INSTANTANEOUS PUMPAGE RATES SHALL NOT EXCEED 6 MILLION GALLONS PER DAY. AVERAGE DAILY WITHDRAWAL SHALL NOT EXCEED 2 MILLION GALLONS PER DAY FOR THE FIRST 60 DAYS OF THE DEWATERING ACTIVITY AND SHALL NOT EXCEED ONE MILLION GALLONS PER DAY OF A 180 DAY DURATION. EACH SPECIFIC DEWATERING PROJECT SHALL NOT EXCEED 180 DAYS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ANY DEWATERING ACTIVITY IS BELOW THE SPECIFIED THRESHOLD. OTHERWISE A PERMIT WILL BE REQUIRED AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL FAMILIARIZE ITSELF WITH CHAPTER 40C-22 FAC AND BE SOLELY RESPONSIBLE FOR OBTAINING AND SUBMITTING FORM RDS-50 TO SJRWMD A MINIMUM OF 10 DAYS PRIOR TO ANY DEWATERING ACTIVITY. SUBMITTAL OF FORM RDS-50 IS NOT REQUIRED IF DEWATERING IS 300,000 GALLONS PER DAY OR LESS AND WILL NOT EXCEED 30 DAYS IN DURATION.



WARNING !!

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DEMOLITION AND SWPPP PLAN
REGAL MULTI-FAMILY
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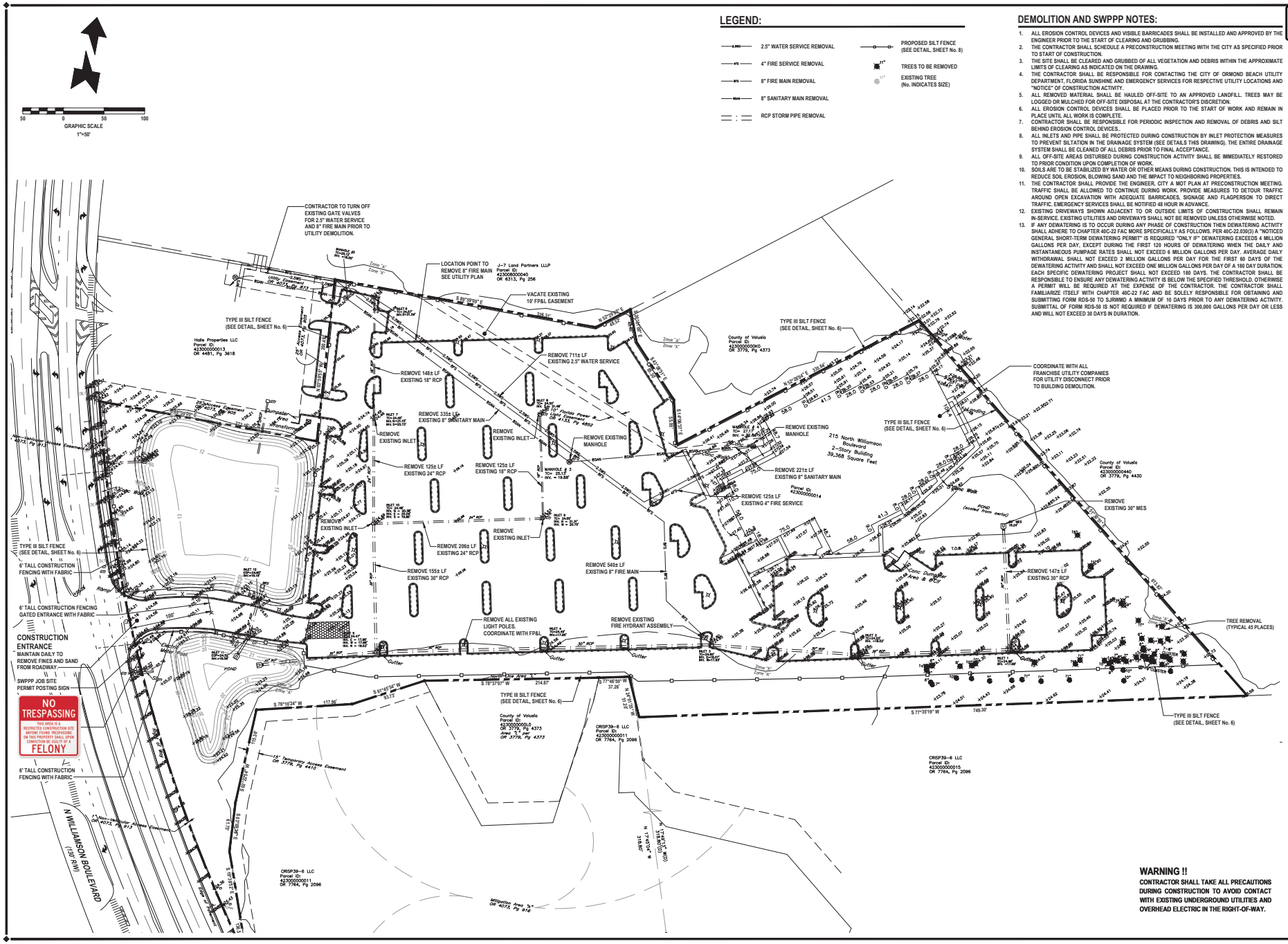

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DRAINAGE AND UTILITY DEMOLITION
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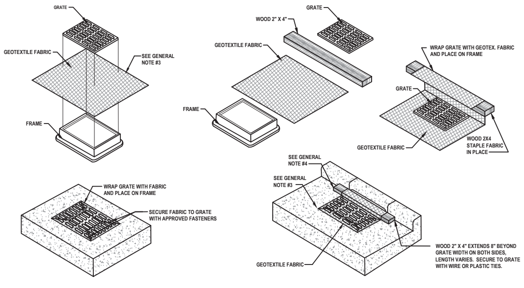


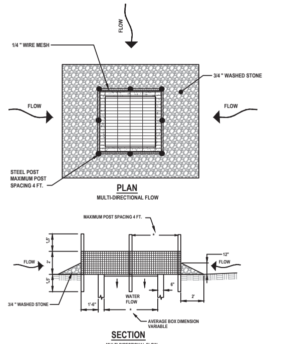
YARD INLET PROTECTION
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

CURB INLET PROTECTION

GENERAL NOTES:

1. GEOTEXTILE TO BE MIRAFI FILTERWEAVE 402 OR GEOTEX 111F. ALTERNATIVES INCLUDE APPROVED EQUAL ASTM D4491 OR 100 TO 150 GALLON PER MINUTE PER SQUARE FOOT.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
4. FOR CURB INLET PROTECTION AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
5. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
6. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS, OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

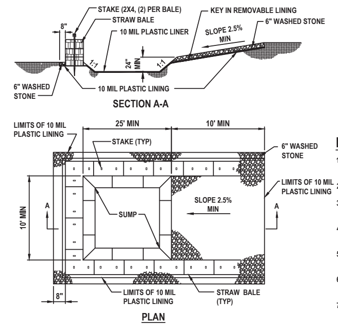
GEOTEXTILE FABRIC INLET PROTECTION
NOT TO SCALE

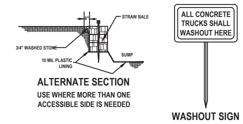


NOTE:

1. SEDIMENT CONTROL STONE SHALL BE 3/4" WASHED STONE.
2. WIRE MESH SHALL BE HARDWARE CLOTH 23 GAUGE MIN. AND SHALL HAVE 1/4 INCH MESH
3. TOP OF WIRE MESH SHALL BE A MINIMUM OF ONE FOOT BELOW THE SHOULDER OR ANY DIVERSION POINT.
4. STEEL POST SHALL BE 5 FT. IN LENGTH, BE INSTALLED 1.5 FT. DEEP MINIMUM, AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
5. WOOD POST SHALL BE 5 FT. IN HEIGHT, BE INSTALLED TO 1.5 FT. DEEP MINIMUM, AND BE 3 INCHES IN DIAMETER.
6. POST SPACING SHALL BE A MAXIMUM OF 4 FT.

HARDWARE CLOTH INLET PROTECTION
NOT TO SCALE





NOTES:

1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12."
4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
5. SAW CUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT & GRINDING TO BE DISPOSED OF IN THE PIT.
6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, & SURFACE WATERS.
7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.

CONCRETE WASHOUT AREA
NOT TO SCALE

TEMPORARY SEEDING SPECIFICATION:

GENERAL
SEEDING CAN BE USED FOR TEMPORARY STABILIZATION. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. AREAS WHERE FINAL GRADING HAS BEEN COMPLETED FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY SEEDED. TEMPORARY SEED MIXTURE IS SPECIFIED BELOW.

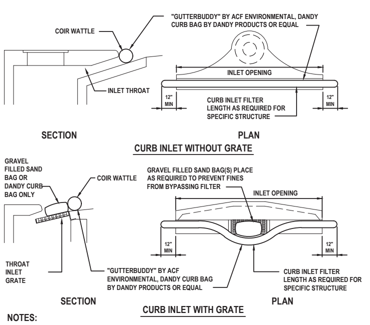
SEEDING MIXTURES
SEED MIXTURE SHALL BE BERMUDA COMMON 90 LB PURE LIVE SEED PER ACRE, FIBER 2000 LB PER ACRE, STABILIZER 120 LB PER ACRE AND FERTILIZER 300 LB PER ACRE.

ALL SLOPES AND FLAT GRADE
APPLY 6:20:20 COMMERCIAL ORGANIC FERTILIZER AT A RATE OF 300 LB PER ACRE AND SEED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

TEMPORARY SEEDING PLANTING DATES	SEED VARIETY	APPLICATION RATE
MARCH 15 - OCTOBER 15	PENSACOLA BAHIA (SCARIFIED)	90
	BERMUDA COMMON (50% HULLED)	25
0CTOBER 16 - MARCH 14	PENSACOLA BAHIA (SCARIFIED)	100
	BERMUDA COMMON (50% HULLED)	35
	ANNUAL RYE GRASS	10
	RYE GRAIN	30

MULCH SEEDED AREA WITH 2 TONS PER ACRE CLEAN GRAIN STRAW. ANCHOR STRAW WITH HYDRAULIC WOOD FIBER MULCH AT THE RATE OF 1000 LB PER ACRE, OR 150-200 POUNDS OF ORGANIC MULCH TACKIFIER PER ACRE, OR USE NETTING.

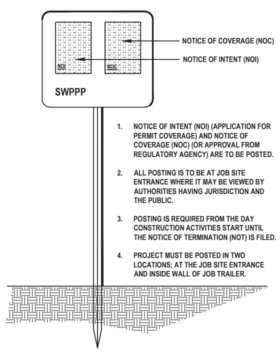
HYDRO FIBER MULCH MIXTURE SHALL BE PERFORMED IN A TANK WITH A CONTINUOUS AGITATION AND RECIRCULATION SYSTEM WITH SUFFICIENT OPERATING CAPACITY TO PRODUCE A HOMOGENOUS SLURRY AND DISCHARGE SYSTEM WHICH WILL APPLY THE SLURRY AT A CONTINUOUS AND UNIFORM RATE. MIXTURE SHALL CONTAIN A GREEN FUGITIVE DYE AS AN APPLICATION INDICATOR.



NOTES:

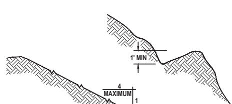
1. INSTALL FILTER PRIOR TO BEGINNING CONSTRUCTION.
2. INSPECT ONCE EACH WEEK AND AFTER ANY RAIN EVENT. REMOVE ANY FINES AND DEBRIS THAT MAY HAVE ACCUMULATED AND DISPOSE OF PROPERLY.

CURB INLET SEDIMENT PREVENTION DETAIL
NOT TO SCALE



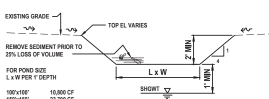
1. NOTICE OF INTENT (NOI) (APPLICATION FOR PERMIT COVERAGE) AND NOTICE OF COVERAGE (NOC) (OR APPROVAL FROM REGULATORY AGENCY) ARE TO BE POSTED.
2. ALL POSTING IS TO BE AT JOB SITE ENTRANCE WHERE IT MAY BE VIEWED BY AUTHORITIES HAVING JURISDICTION AND THE PUBLIC.
3. POSTING IS REQUIRED FROM THE DAY CONSTRUCTION ACTIVITIES START UNTIL THE NOTICE OF TERMINATION (NOT) IS FILED.
4. PROJECT MUST BE POSTED IN TWO LOCATIONS; AT THE JOB SITE ENTRANCE AND INSIDE WALL OF JOB TRAILER.

JOB SITE PERMIT POSTING DETAIL
NOT TO SCALE



CULTIVATE SOILS TO CREATE FURROWS PERPENDICULAR TO SLOPE. CONTOURS/FURROWS WILL CATCH SEED, FERTILIZER, MULCH, RAINFALL AND DECREASE RUNOFF.

SURFACE ROUGHENING
(NOT TO SCALE)

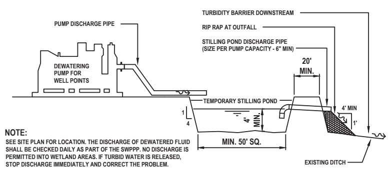


FOR POND SIZE
L x W PER 1' DEPTH

100'x100'	10,800 CF
150'x150'	23,700 CF
200'x200'	41,600 CF

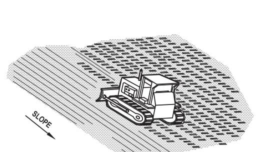
NOTE:
SIZED AT A MINIMUM OF 3,600 CF PER ACRE OF DISTURBED AREA.

TEMPORARY SEDIMENT POND DETAIL
NOT TO SCALE



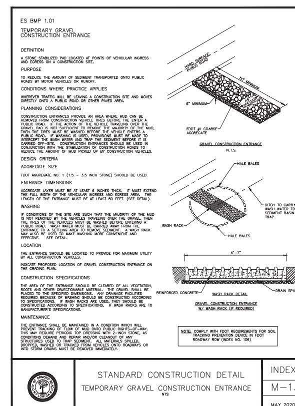
NOTE:
SEE SITE PLAN FOR LOCATION. THE DISCHARGE OF DEWATERED FLUID SHALL BE CHECKED DAILY AS PART OF THE SWPPP. NO DISCHARGE IS PERMITTED INTO WETLAND AREAS. IF TURBID WATER IS RELEASED, STOP DISCHARGE IMMEDIATELY AND CORRECT THE PROBLEM.

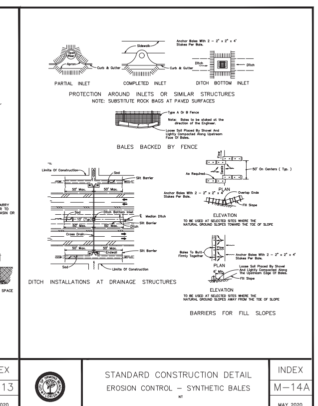
TYPICAL DEWATERING DISCHARGE DETAIL

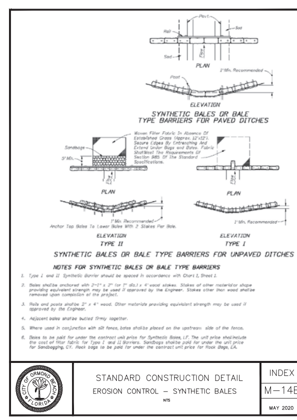


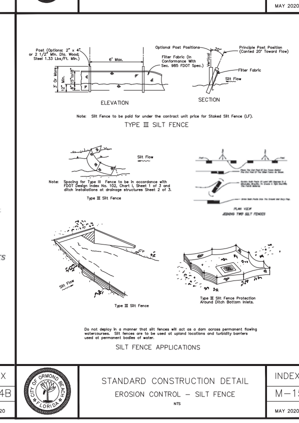
NOTE:
USE DOZER TRACKS TO CREATE GROOVES PERPENDICULAR TO THE SLOPE. GROOVES WILL CATCH SEED, FERTILIZER, MULCH, RAINFALL AND DECREASE SEDIMENT IN RUNOFF.

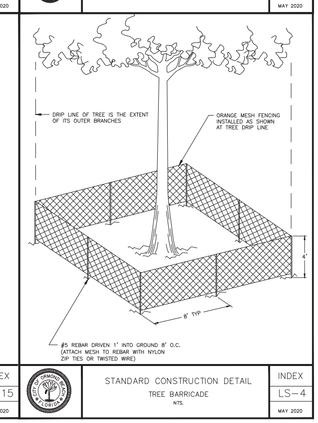
TRACKING DETAIL
NOT TO SCALE











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Phone (386) 872-7794
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C.A. # 30209
L.C. # 26000584
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SWPPP DETAILS AND NOTES
REGAL MULTI-FAMILY
215 WILLIAMSON BOULEVARD
ORMOND BEACH, FL 32174

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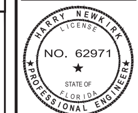

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PROJECT No:	2021-158
DATE:	APRIL 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	

DRAWING NUMBER
8

SITE DEVELOPMENT USAGE

PROPERTY INFORMATION	
FUTURE LAND USE (FLU)	GENERAL COMMERCIAL
ZONING (w/ OVERLAY)	B-8 (COMMERCIAL)
FLOODZONE	X & AE
BUILDING USES	MULTI-FAMILY RESIDENTIAL
PROPERTY ACREAGE	12.006
PROPOSED UNITS	310
DENSITY (UNITS/ACRE)	25.82

REQUIRED SETBACKS	BUILDING		BUFFER
FRONT	50	FEET	36
REAR	20	FEET	6
SIDE	10	FEET	6
SIDE/CORNER	10	FEET	6

DIMENSIONAL REQUIREMENTS	REQ.	PROV.
MAX. BUILDING HEIGHT	50 FT	50.25 FT
MAX. LOT IMPERVIOUS	75%	50.1%
TREE PRESERVATION	15%	N/A
MIN. LOT OPEN SPACE	40%	49.9%

SITE COVERAGE - EXISTING			
AREA TYPE	SF	ACRE	% OF SITE
BUILDING	39,368	0.904	7.5%
ASPHALT PAVEMENT	218,749	5.022	41.8%
CONCRETE / SIDEWALKS	7,216	0.166	1.4%
WET POND	65,433	1.502	12.5%
GREEN SPACE	192,211	4.413	36.8%
TOTAL SITE	522,977	12.006	100.0%
TOTAL IMPERVIOUS	265,333	6.091	50.7%
TOTAL OPEN SPACE	257,644	5.915	49.3%

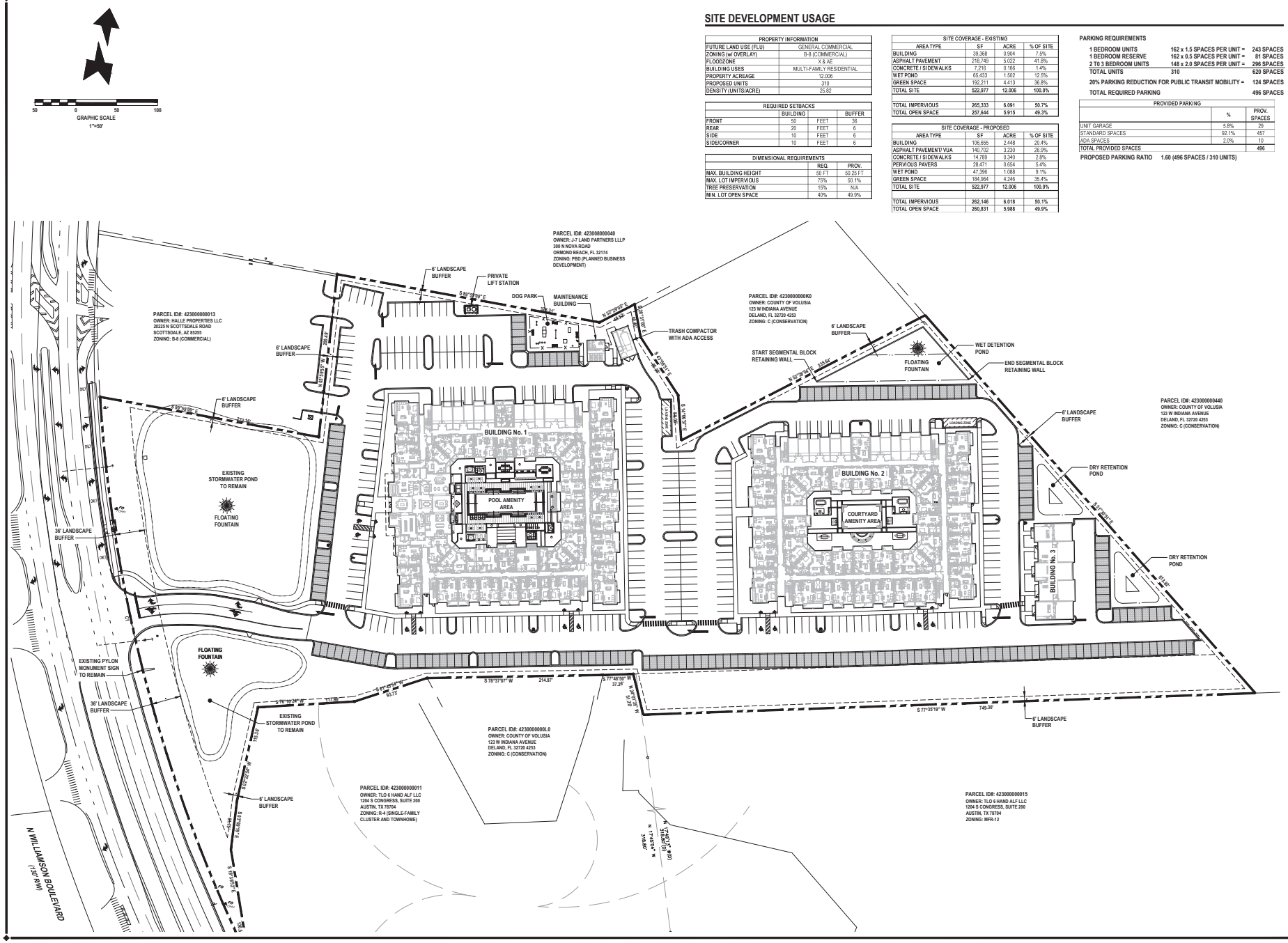
SITE COVERAGE - PROPOSED			
AREA TYPE	SF	ACRE	% OF SITE
BUILDING	106,655	2.448	20.4%
ASPHALT PAVEMENT/ VUA	140,702	3.230	26.9%
CONCRETE / SIDEWALKS	14,789	0.340	2.8%
PERVIOUS PAVERS	28,471	0.654	5.4%
WET POND	47,396	1.088	9.1%
GREEN SPACE	184,964	4.246	35.4%
TOTAL SITE	522,977	12.006	100.0%
TOTAL IMPERVIOUS	262,146	6.018	50.1%
TOTAL OPEN SPACE	260,831	5.988	49.9%

PARKING REQUIREMENTS

1 BEDROOM UNITS	162 x 1.5 SPACES PER UNIT =	243 SPACES
1 BEDROOM RESERVE	162 x 0.5 SPACES PER UNIT =	81 SPACES
2 TO 3 BEDROOM UNITS	148 x 2.0 SPACES PER UNIT =	296 SPACES
TOTAL UNITS	310	620 SPACES
20% PARKING REDUCTION FOR PUBLIC TRANSIT MOBILITY =		124 SPACES
TOTAL REQUIRED PARKING		496 SPACES

PROVIDED PARKING	%	PROV. SPACES
UNIT GARAGE	5.8%	29
STANDARD SPACES	92.1%	457
ADA SPACES	2.0%	10
TOTAL PROVIDED SPACES		496

PROPOSED PARKING RATIO 1.60 (496 SPACES / 310 UNITS)



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OVERALL SITE PLAN
REGAL MULTI-FAMILY
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HARRY NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

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CHECKED BY:	HHN
SCALE:	1" = 50'

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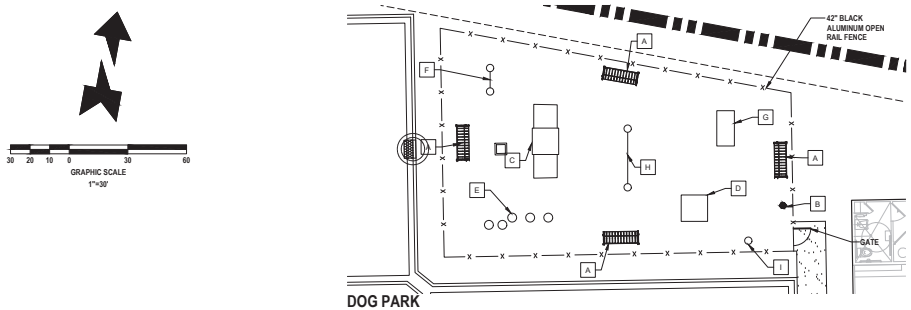

DOG PARK

SCALE: 1" = 10'

DOG PARK / PLAYGROUND KEYNOTES:

HTTPS://PARKWAREHOUSE.COM/PRODUCT/INTERMEDIATE-COURSE-BARKPARK-DOG-AGILITY-COURSE/

- A GYMS FOR DOGS 6' PARK BENCH (622DP235)
- B DOG PARK PET CLEAN UP WASTE STATION (DL-PWR-FT)
- C KING OF THE HILL (622DP100)
- D PAWS TABLE (622DP110)
- E STEPPING PAWS (622DP130)
- F HOOP JUMP (622DP115)
- G DOGGIE CRAWL (622DP150)
- H ROVER JUMP OVER (622DP125)
- I DRINKING FOUNTAIN (648WF345)

GENERAL NOTES:

1. CITY OF ORMOND BEACH BUILDING PERMITS ARE REQUIRED FOR BUILDING, DUMPSTER ENCLOSURE, LIGHT POLES, SCREEN WALLS AND MONUMENT SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING APPROPRIATE INFORMATION (ENGINEERING, SPECIFICATIONS, SHOP DRAWINGS, ETC.).
2. ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
3. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION OR GPS. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR'S RISK.
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5. THE CONTRACTOR AT ITS OWN DISCRETION SHALL MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.
6. SOD ALL DISTURBED AREAS IN RIGHT-OF-WAY WITH BAHIA SOD.
7. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS [INDEXES], THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

PAVING LEGEND

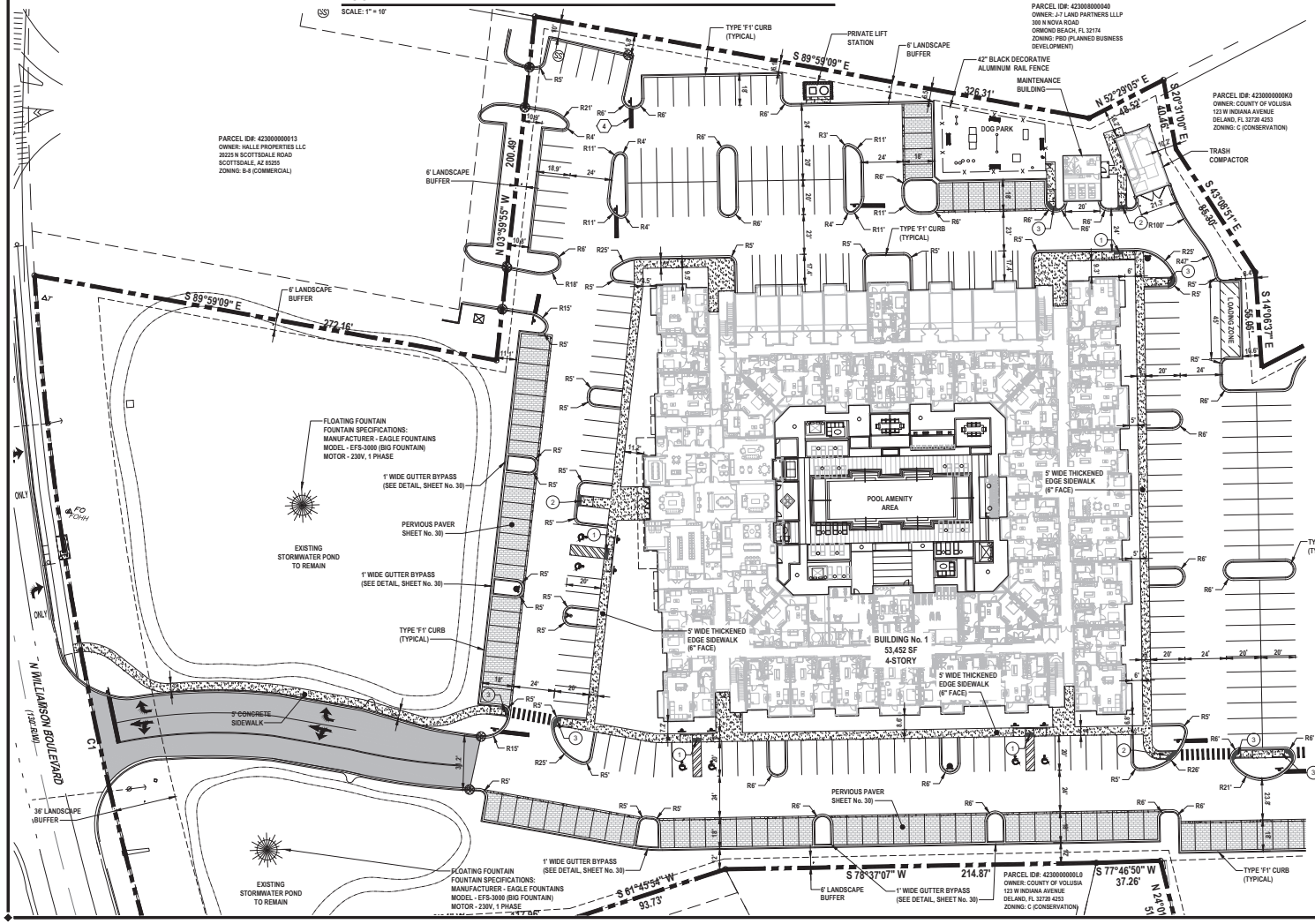
ASPHALT PAVEMENT		1.5" SP-9.5 (TL-C) WITH TACK COAT PER FDOT SPECIFICATIONS 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS) 12" STABILIZED SUBBASE (BR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION) * ALTERNATE 12" STABILIZED SUBBASE: 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS)
ASPHALT PAVEMENT		MILL EXISTING ASPHALT 1" AVERAGE DEPTH OVERLAY WITH 1" SP-9.5 (TL-C) WITH TACK COAT PER FDOT SPECIFICATIONS
CONCRETE PAVEMENT		6" CONCRETE (4,000 P.S.I. @ 28 DAYS) 12" STABILIZED SUBGRADE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (6" LIFTS) 12'x12' CONTROL JOINTS, 2" SAW CUT DEPTH SEE DETAILS, SHEET No. 30 & 31
CONCRETE SIDEWALK		4" THICK CLASS I CONCRETE (3,000 P.S.I. @ 28 DAYS) PER FDOT INDEX 522-001 SEE DETAILS, SHEET No. 30, 31 & 35
PERVIOUS PAVERS		3-1/8" SF-RIMA PERMEABLE PAVERS COLOR: BY OWNER SEE DETAIL, SHEET No. 30

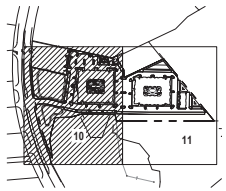
KEYNOTES:

1. SIDEWALK CURB RAMP C (SEE DETAIL, SHEET No. 35)
2. SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 36)
3. SIDEWALK CURB RAMP G (SEE DETAIL, SHEET No. 36)

LEGEND

- TYPE "F1" CURB — SEE DETAIL, SHEET No. 30
- TYPE "D" CURB — SEE DETAIL, SHEET No. 30
- TRANSITION FROM EXISTING 'F1' CURB TO PROPOSED 'F1' CURB — SEE DETAIL, SHEET No. 30





KEY MAP

NOT TO SCALE

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001694
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SITE LAYOUT PLAN
REGAL MULTI-FAMILY
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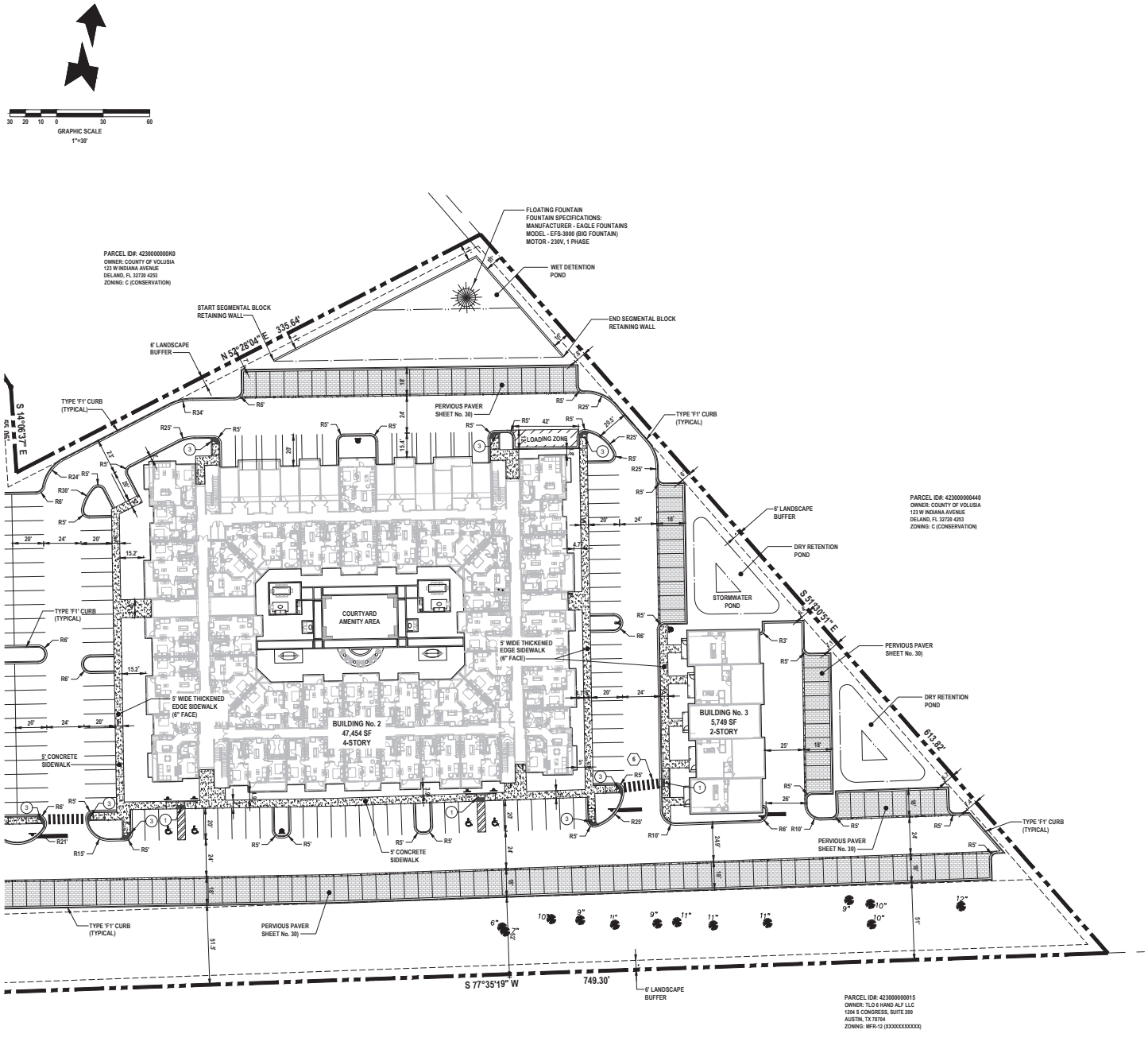
SCALE:	1" = 30'

DRAWING NUMBER

10



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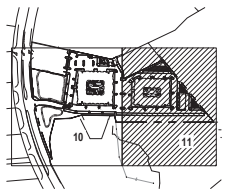

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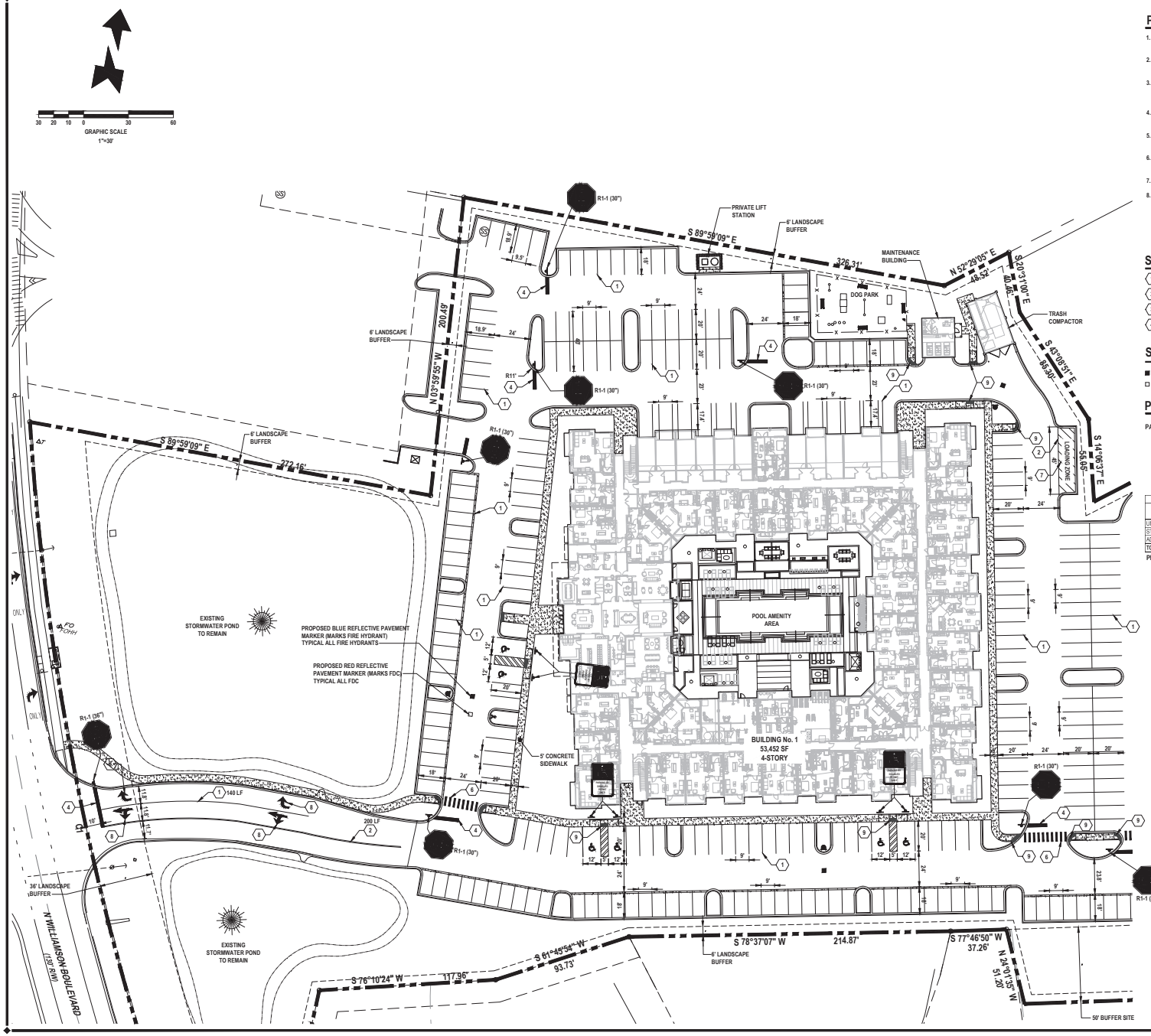
11



PAVEMENT MARKING NOTES:

1. PAINTED PAVEMENT MARKINGS SHALL BE APPLIED AFTER PAVEMENT SURFACE HAS CURED. SURFACE SHALL BE FREE OF FINE SAND AND DEBRIS PRIOR TO APPLICATIONS.
2. APPLY PAINTED PAVEMENT MARKINGS AT LAST STAGE OF CONSTRUCTION AFTER LANDSCAPE PLANTINGS ARE INSTALLED.
3. PAINT SHALL BE SHERWIN WILLIAMS LOW-VOC ACRYLIC PRO PARK PAINT, APPLY PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DRAWINGS FOR LOCATIONS OF SPECIFIC COLORS.
4. ALL REFLECTIVE PAVEMENT MARKERS ARE TO BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 706-001.
5. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH INDEX NO. 17301 AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
6. LOCATION OF SIGNS IS APPROXIMATE ONLY AND IS SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER.
7. FOR ADDITIONAL DETAILS SEE INDEX NO. 700-010, 700-101, 17344 AND 711-001.
8. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM .08 GA ALUMINUM BLANKS. ALL 36"x48" SIGNS SHALL BE .100 GA MINIMUM AND SHALL BE INSTALLED USING 3"x12" ROUND ALUMINUM POST. ALL STOP SIGNS SHALL BE 36" OCTAGON INSTALLED ON 12.3 LBS/FT "U" CHANNEL POST RAIL STEEL ONLY OR 3"x12" ROUND ALUMINUM POSTS. "U" CHANNEL POSTS MAY BE USED FOR SIGNS SMALLER THAN 36"x36". ALL SPEED LIMIT SIGNS SHALL BE 24"x30".

STRIPING KEYNOTES: (PER FDOT INDEX No. 711-001, ONLY THERMOPLASTIC IN R/W)

1	6" SOLID WHITE LINE	5	WHITE DIRECTIONAL ARROW
2	6" SOLID YELLOW LINE	6	SPECIAL EMPHASIS CROSSWALK
3	6" SOLID DOUBLE YELLOW LINE	7	6" YELLOW LINE @ 45° SPACED 4' ON CENTER
4	24" WHITE STOP BAR	8	WHITE DIRECTIONAL ARROW
		9	24" DETECTABLE WARNING MAT (PER FDOT INDEX No. 522-002)

STRIPING LEGEND

- ■ PROPOSED BLUE REFLECTIVE PAVEMENT MARKER (MARKS FIRE HYDRANT)
- □ PROPOSED RED REFLECTIVE PAVEMENT MARKER (MARKS FDC)

PARKING CALCULATIONS

PARKING REQUIREMENTS

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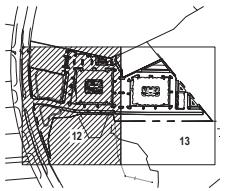
UNIT GARAGE	5.8%	29
STANDARD SPACES	92.1%	457
ADA SPACES	2.0%	10
TOTAL PROVIDED SPACES		496

PROPOSED PARKING RATIO 1.60 (496 SPACES / 310 UNITS)



KEY MAP
NOT TO SCALE

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001694
Civil Engineering,
Transportation, CEI &
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NEWKIRK ENGINEERING INC.

STRIPING AND SIGNAGE PLAN
REGAL MULTI-FAMILY
215 WILLIAMSON BOULEVARD
ORMOND BEACH, FL 32174

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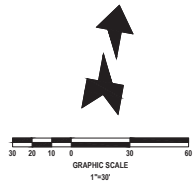

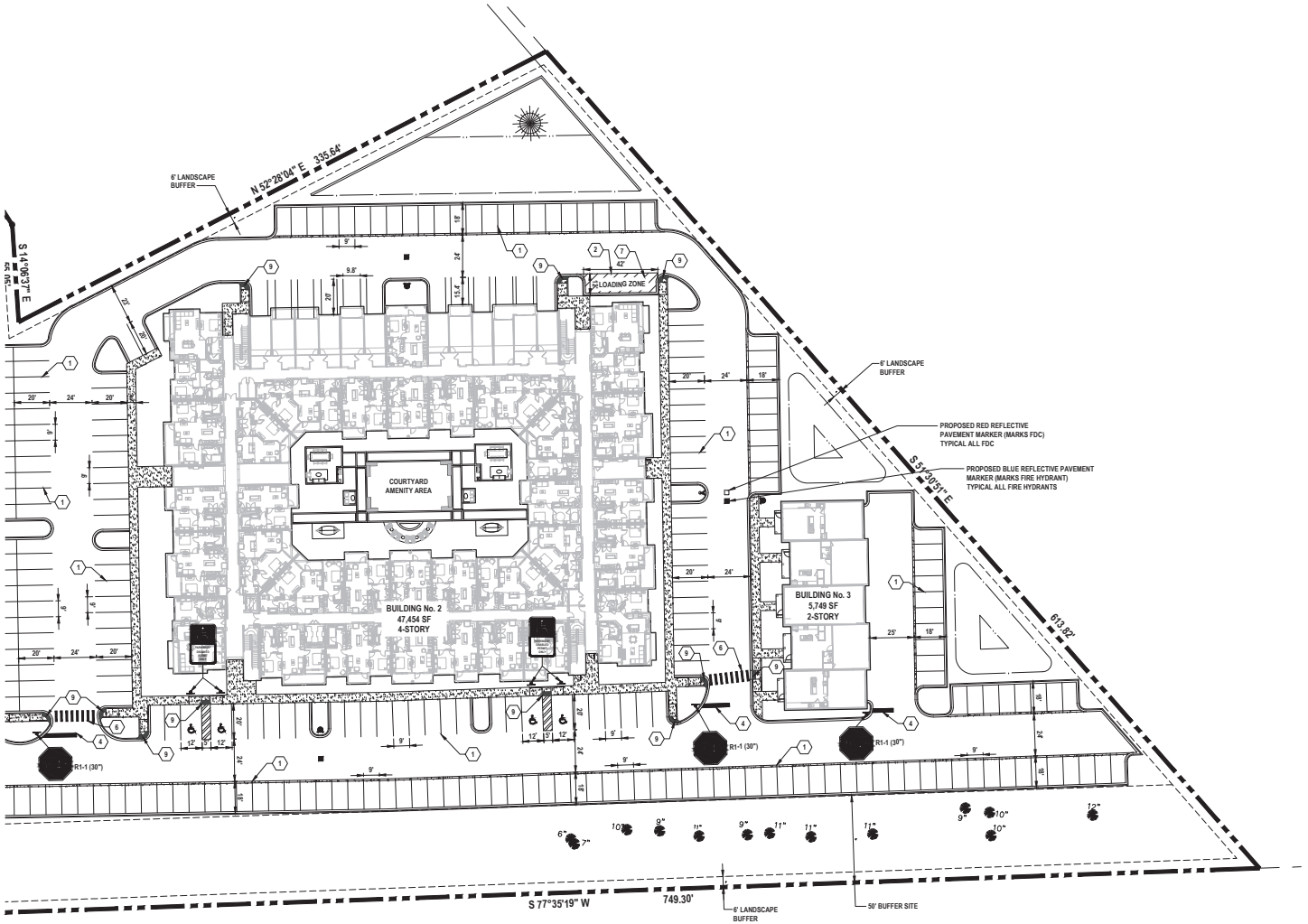

PAVEMENT MARKING NOTES:

1. PAINTED PAVEMENT MARKINGS SHALL BE APPLIED AFTER PAVEMENT SURFACE HAS CURED. SURFACE SHALL BE FREE OF FINE SAND AND DEBRIS PRIOR TO APPLICATIONS.
2. APPLY PAINTED PAVEMENT MARKINGS AT LAST STAGE OF CONSTRUCTION AFTER LANDSCAPE PLANTINGS ARE INSTALLED.
3. PAINT SHALL BE SHERWIN WILLIAMS LOW-VOC ACRYLIC PRO PARK PAINT, APPLY PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DRAWINGS FOR LOCATIONS OF SPECIFIC COLORS.
4. ALL REFLECTIVE PAVEMENT MARKERS ARE TO BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 706-001.
5. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH INDEX NO. 17301 AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
6. LOCATION OF SIGNS IS APPROXIMATE ONLY AND IS SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER.
7. FOR ADDITIONAL DETAILS SEE INDEX NO. 700-010, 700-101, 17344 AND 711-001.
8. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM .08 GA ALUMINUM BLANKS. ALL 36"x48" SIGNS SHALL BE .100 GA MINIMUM AND SHALL BE INSTALLED USING 3"x12" ROUND ALUMINUM POST. ALL STOP SIGNS SHALL BE 36" OCTAGON INSTALLED ON 12.3 LBS/FT "U" CHANNEL POST RAIL STEEL ONLY OR 3"x12" ROUND ALUMINUM POSTS. "U" CHANNEL POSTS MAY BE USED FOR SIGNS SMALLER THAN 36"x36". ALL SPEED LIMIT SIGNS SHALL BE 24"x30".

STRIPING KEYNOTES: (PER FDOT INDEX No. 711-001, ONLY THERMOPLASTIC IN R/W)

1. 6" SOLID WHITE LINE
2. 6" SOLID YELLOW LINE
3. 6" SOLID DOUBLE YELLOW LINE
4. 24" WHITE STOP BAR
5. WHITE DIRECTIONAL ARROW
6. SPECIAL EMPHASIS CROSSWALK
7. 6" YELLOW LINE @ 45° SPACED 4' ON CENTER
8. WHITE DIRECTIONAL ARROW
9. 24" DETECTABLE WARNING MAT (PER FDOT INDEX No. 522-002)

STRIPING LEGEND

- ■ PROPOSED BLUE REFLECTIVE PAVEMENT MARKER (MARKS FIRE HYDRANT)
- □ PROPOSED RED REFLECTIVE PAVEMENT MARKER (MARKS FDC)

PARKING CALCULATIONS

PARKING REQUIREMENTS

1 BEDROOM UNITS	162 x 1.5 SPACES PER UNIT =	243 SPACES
1 BEDROOM RESERVE	162 x 0.5 SPACES PER UNIT =	81 SPACES
2 TO 3 BEDROOM UNITS	148 x 2.0 SPACES PER UNIT =	296 SPACES
TOTAL UNITS	310	620 SPACES
20% PARKING REDUCTION FOR PUBLIC TRANSIT MOBILITY =		124 SPACES
TOTAL REQUIRED PARKING		496 SPACES

PROVIDED PARKING		
	%	PROV. SPACES
UNIT GARAGE	5.8%	29
STANDARD SPACES	92.1%	457
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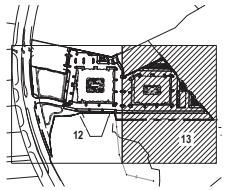
PROPOSED PARKING RATIO 1.60 (496 SPACES / 310 UNITS)



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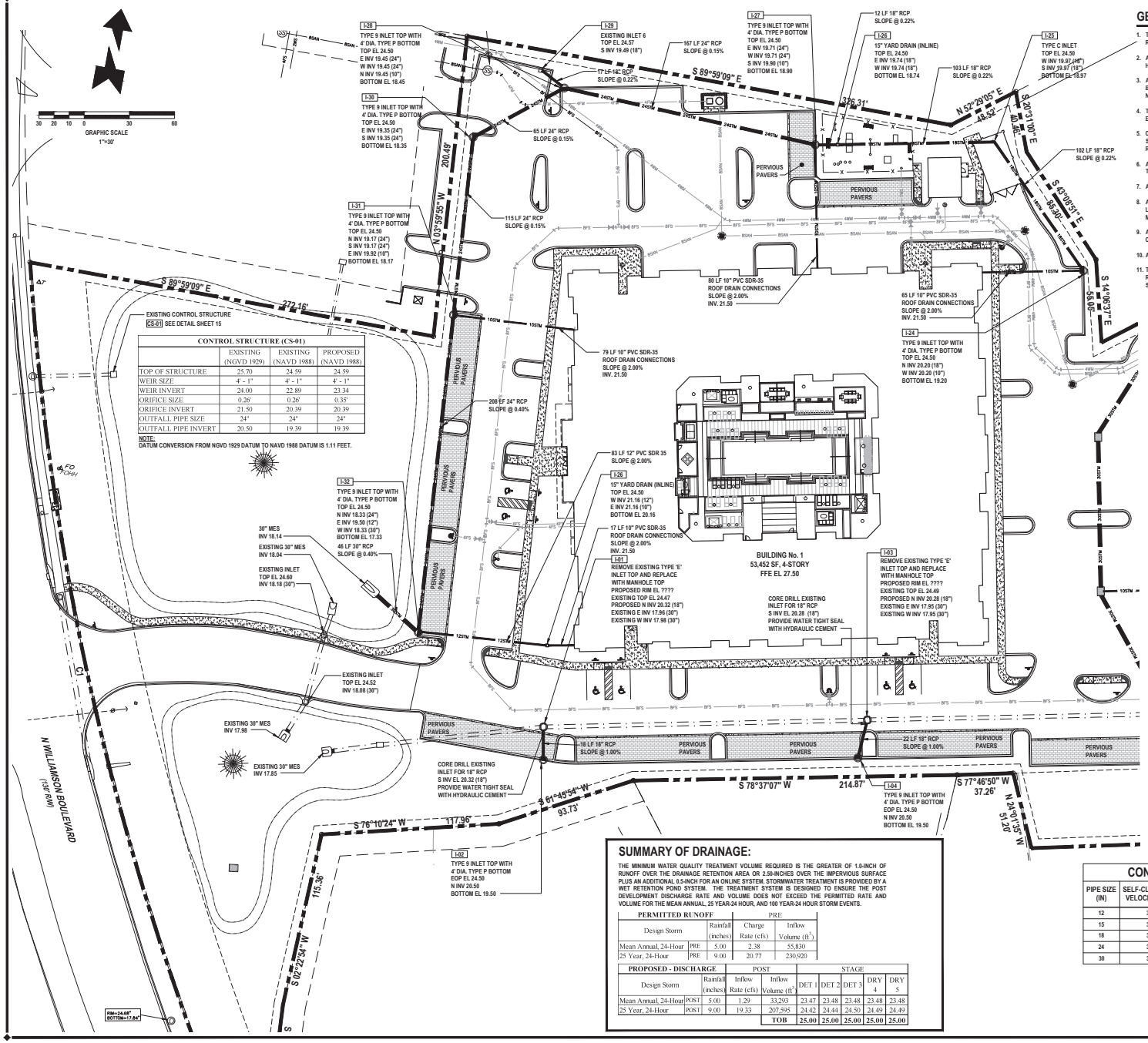
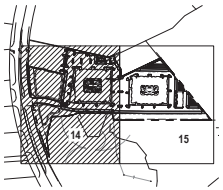


GENERAL DRAINAGE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO DRAINAGE SYSTEM AND SHALL RESTORE ANY DAMAGED STRUCTURES.
2. ALL PIPE FROM THE BUILDING DRAINS SHALL BE SMOOTH INTERIOR CORRUGATED EXTERIOR (SICE) HDPE OR PVC SCH 40.
3. ALL STORM PIPE SHALL BE CONSTRUCTED OF HDPE (SICE) PIPE WITH CERTIFIED WATERTIGHT JOINTS BY THE MANUFACTURER. ACCEPTABLE HDPE PIPE SHALL BE HANCOR SUR-LOK WT, ADS SERIES 35, ADS N-12 WITH WT JOINT OR EQUAL.
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIAL AND STRUCTURES TO THE ENGINEER (NEWKIRK ENGINEERING, INC.) FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING.
5. CONTRACTOR TO PLACE FILTER FABRIC BETWEEN DRAINAGE STRUCTURES AND TOPS TO PREVENT SOIL INTRUSION. THE FABRIC SHALL BE PERIODICALLY CLEANED OF SAND A DEBRIS FABRIC SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE.
6. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN. FENCING TREES, & ETC., WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFFSITE.
7. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST PER FDOT SPECIFICATIONS.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY PER FDOT STANDARD SPECIFICATIONS AND MANUFACTURES SPECIFICATIONS RESPECTIVELY.
9. ALL DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OF SAND AT THE LAST STAGE OF CONSTRUCTION PRIOR TO THE FINAL INSPECTION.
10. ALL STORM INLET GRATES SHALL BE STEEL (TRAFFIC RATED).
11. THE EXISTING AND PROPOSED DRAINAGE SYSTEM SHALL BE INSPECTED BY VIDEO WITH A WRITTEN REPORT OF THE CONDITION OF SYSTEM. THE VIDEO SYSTEM SHOULD BE DONE PRIOR TO ANY FIELD SURFACE WORK ON THE PARKING LOT.



KEY MAP

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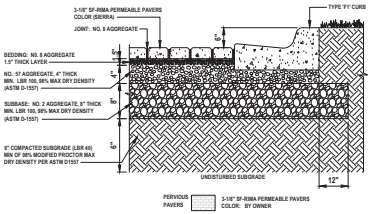

PERMEABLE PAVER DETAIL

NOT TO SCALE

SUMMARY OF DRAINAGE:

THE MINIMUM WATER QUALITY TREATMENT VOLUME REQUIRED IS THE GREATER OF 1.0-INCH OF RUNOFF OVER THE DRAINAGE RETENTION AREA OR 2.50-INCHES OVER THE IMPERVIOUS SURFACE PLUS AN ADDITIONAL 0.5-INCH FOR AN ONLINE SYSTEM. STORMWATER TREATMENT IS PROVIDED BY A WET RETENTION POND SYSTEM. THE TREATMENT SYSTEM IS DESIGNED TO ENSURE THE POST DEVELOPMENT DISCHARGE RATE AND VOLUME DOES NOT EXCEED THE PERMITTED RATE AND VOLUME FOR THE MEAN ANNUAL, 25 YEAR-24 HOUR, AND 100 YEAR-24 HOUR STORM EVENTS.

PERMITTED RUNOFF		PRE		
Design Storm	Rainfall (inches)	Charge Rate (cfs)	Inflow Volume (ft³)	
Mean Annual, 24-Hour	PRE	5.00	2.38	55,830
25 Year, 24-Hour	PRE	9.00	20.77	230,920

PROPOSED - DISCHARGE		POST		STAGE				
Design Storm	Rainfall (inches)	Inflow Rate (cfs)	Inflow Volume (ft³)	DET 1	DET 2	DET 3	DRY 4	DRY 5
Mean Annual, 24-Hour	POST	5.00	1.29	33,293	23.47	23.48	23.48	23.48	23.48
25 Year, 24-Hour	POST	9.00	19.33	207,595	24.42	24.44	24.50	24.49	24.49
				TOB	25.00	25.00	25.00	25.00	25.00

CONCRETE PIPE MINIMUM SLOPE REQUIREMENTS

PIPE SIZE (IN)	SELF-CLEANSING VELOCITY (FPS)	MANNINGS (N)	RADIUS (FT)	CROSS-SECTIONAL AREA (FT)	WETTED PERIMETER	MINIMUM SLOPE (FT / 100 FT)
12	3.0	0.012	0.5	0.78538	1.1415	0.0036
15	3.0	0.012	0.625	1.227	FULL & ½ FULL	0.0028
18	3.0	0.012	0.75	1.767	FULL & ½ FULL	0.0022
24	3.0	0.012	1.00	3.142	FULL & ½ FULL	0.0015
30	3.0	0.012	1.3	4.90859	7.8538	0.0011

WARNING !!

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8.B.g

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DRAINAGE PLAN
REGAL MULTI-FAMILY
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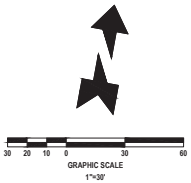
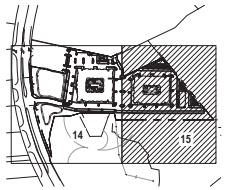
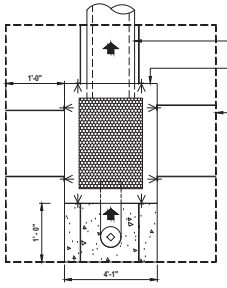


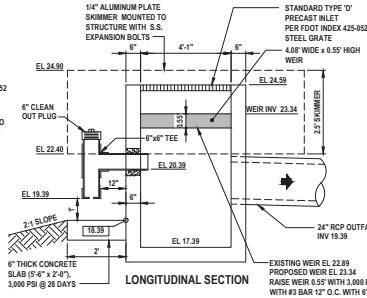


KEY MAP
NOT TO SCALE

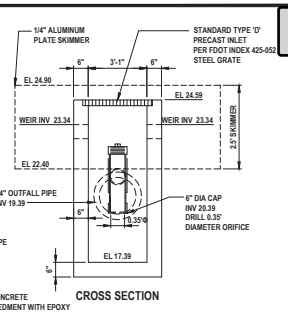
CONTROL STRUCTURE (CS-01)			
	EXISTING (NGVD 1929)	EXISTING (NAVD 1988)	PROPOSED (NAVD 1988)
TOP OF STRUCTURE	25.70	24.59	24.59
WEIR SIZE	4' - 1"	4' - 1"	4' - 1"
WEIR INVERT	24.00	22.89	23.34
ORIFICE SIZE	0.26'	0.26'	0.35'
ORIFICE INVERT	21.50	20.39	20.39
OUTFALL PIPE SIZE	24"	24"	24"
OUTFALL PIPE INVERT	20.50	19.39	19.39



PLAN VIEW



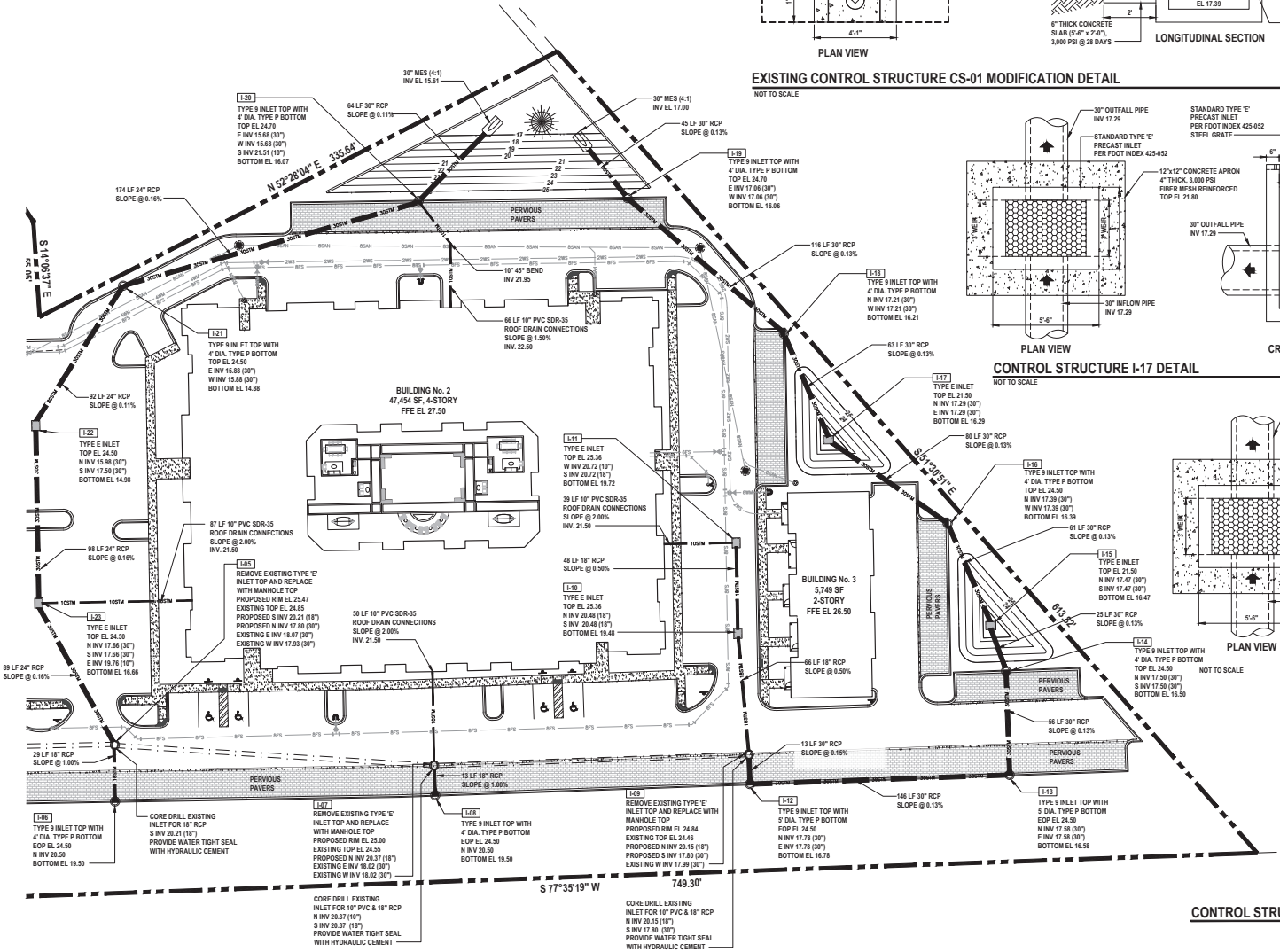
LONGITUDINAL SECTION



CROSS SECTION

EXISTING CONTROL STRUCTURE CS-01 MODIFICATION DETAIL

NOT TO SCALE



CONTROL STRUCTURE I-17 DETAIL

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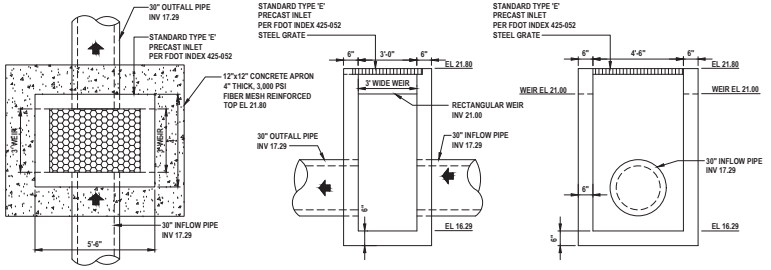

PLAN VIEW

CROSS SECTION

LONGITUDINAL SECTION

CONTROL STRUCTURE I-15 DETAIL

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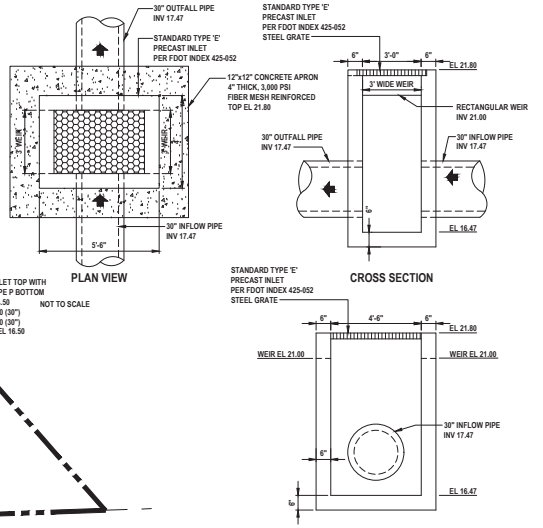

PLAN VIEW

CROSS SECTION

LONGITUDINAL SECTION

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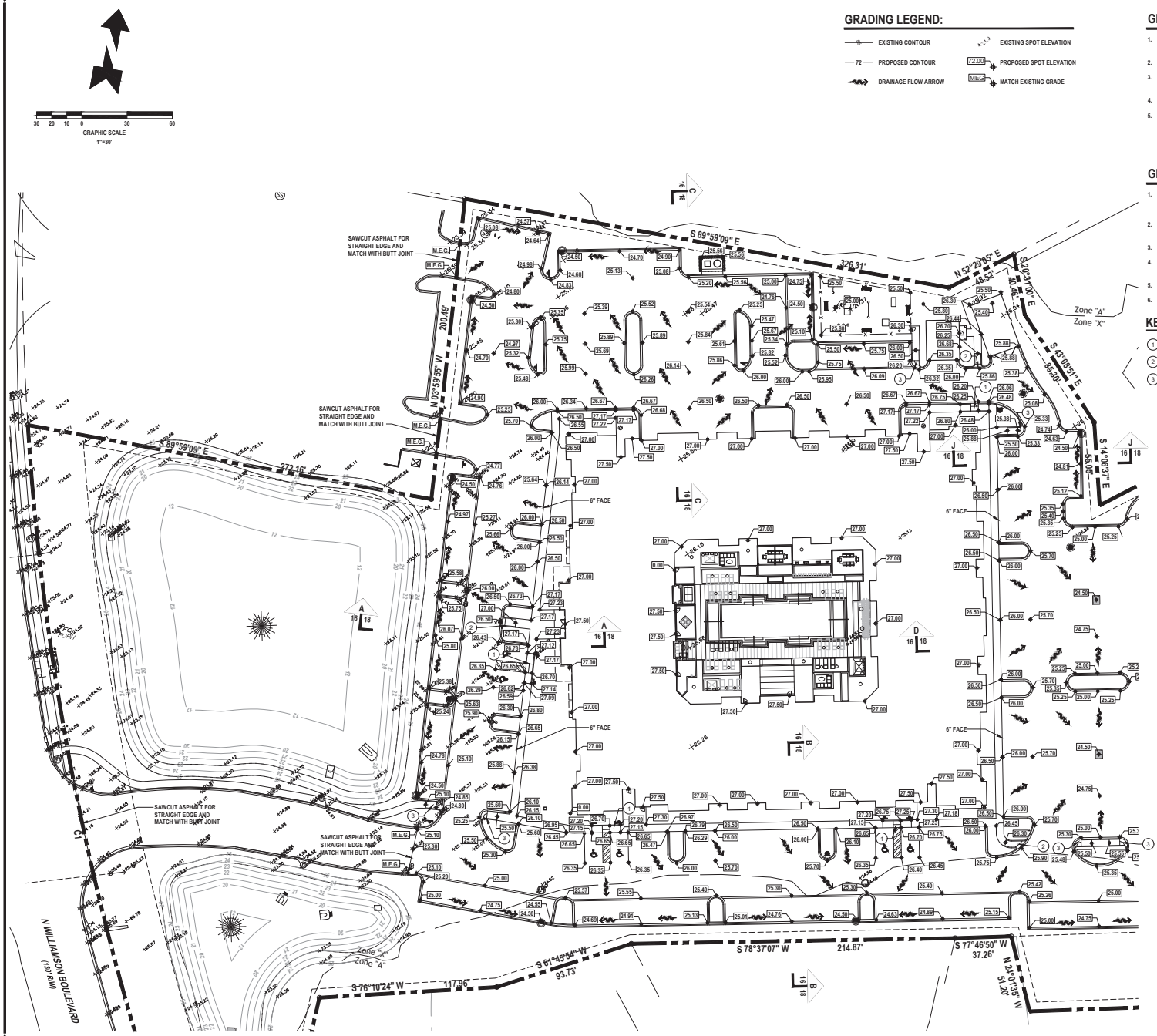


GENERAL GRADING NOTES:

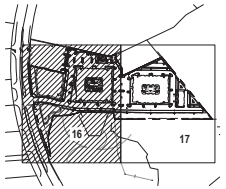
1. CROSS SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL NOT EXCEED 1:48 IN ACCORDANCE WITH SECTION 502.4 OF FACBC.
2. THE MAXIMUM ELEVATION CHANGE AT THE ENTRANCE DOOR MAY NOT EXCEED 1/2 INCH.
3. ALL SIDEWALK LANDINGS SHALL HAVE SLOPES NO GREATER THAN 1/8 INCH / 1 FOOT IN MANEUVERING SPACES AT ALL DOORWAYS.
4. ALL SIDEWALKS SHALL HAVE A 1 PERCENT CROSS SLOPE.
5. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEY OR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR.

GENERAL EARTHWORK NOTES:

1. IF ANY MUCK OR MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
2. ALL FILLING IS TO BE PERFORMED IN ONE-FOOT LIFTS. THE COMPACTION REQUIREMENT IS 98% FOR PAVED AREAS AND 95% FOR UNPAVED AREAS PER AASHTO T-180 MODIFIED PROCTOR TEST.
3. TEMPORARY FILL STOCKPILING IS NOT PERMITTED IN LIFTS GREATER THAN SIX FEET.
4. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES.
5. ONCE AN AREA IS SEEDED OR SODDED, IT MUST BE MAINTAINED TO ALLOW THE GRASS TO GROW.
6. ALL NON-PAVED AREAS MUST BE PLANTED, GRASSED, OR MULCHED.

KEYNOTES:

1. SIDEWALK CURB RAMP C (SEE DETAIL, SHEET No. 35)
2. SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 36)
3. SIDEWALK CURB RAMP G (SEE DETAIL, SHEET No. 36)



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One Nation... One Number... 811 Know what's below. Call before you dig.

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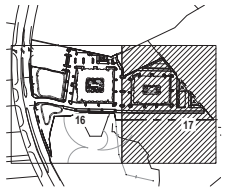

KEY MAP
NOT TO SCALE

GRADING LEGEND:

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- 72 PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- DRAINAGE FLOW ARROW
- MATCH EXISTING GRADE

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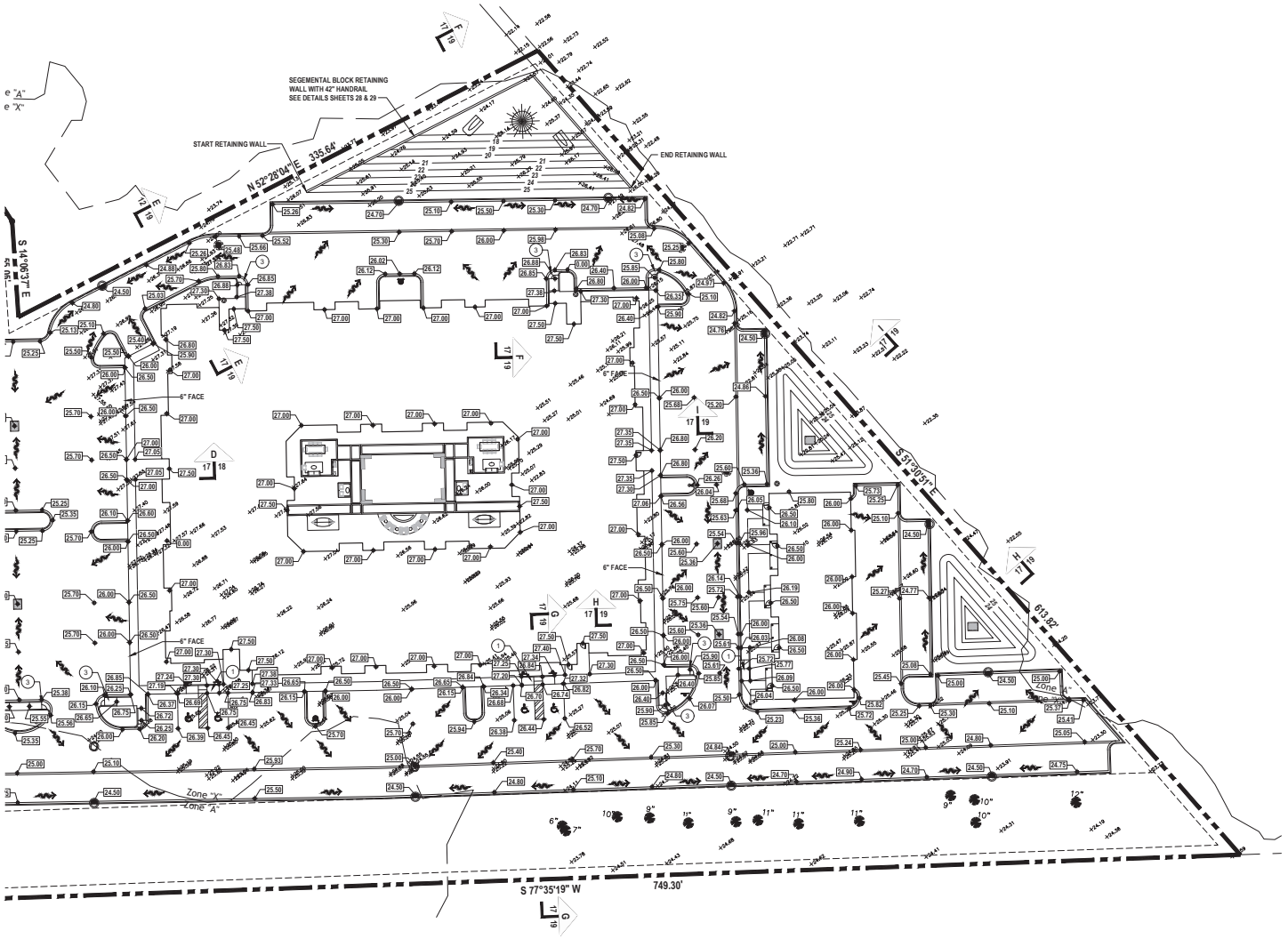
5. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEY OR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR.

GENERAL EARTHWORK NOTES:

1. IF ANY MUCK OR MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
2. ALL FILLING IS TO BE PERFORMED IN ONE-FOOT LIFTS. THE COMPACTION REQUIREMENT IS 98% FOR PAVED AREAS AND 95% FOR UNPAVED AREAS PER AASHTO T-180 MODIFIED PROCTOR TEST.
3. TEMPORARY FILL STOCKPILING IS NOT PERMITTED IN LIFTS GREATER THAN SIX FEET.
4. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES.
5. ONCE AN AREA IS SEEDED OR SODDED, IT MUST BE MAINTAINED TO ALLOW THE GRASS TO GROW.
6. ALL NON-PAVED AREAS MUST BE PLANTED, GRASSED, OR MULCHED.

KEYNOTES:

1. SIDEWALK CURB RAMP C (SEE DETAIL, SHEET No. 35)
2. SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 36)
3. SIDEWALK CURB RAMP G (SEE DETAIL, SHEET No. 36)



One Nation... One Number... 811 Know what's below. Call before you dig.

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GRADING PLAN
REGAL MULTI-FAMILY
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CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

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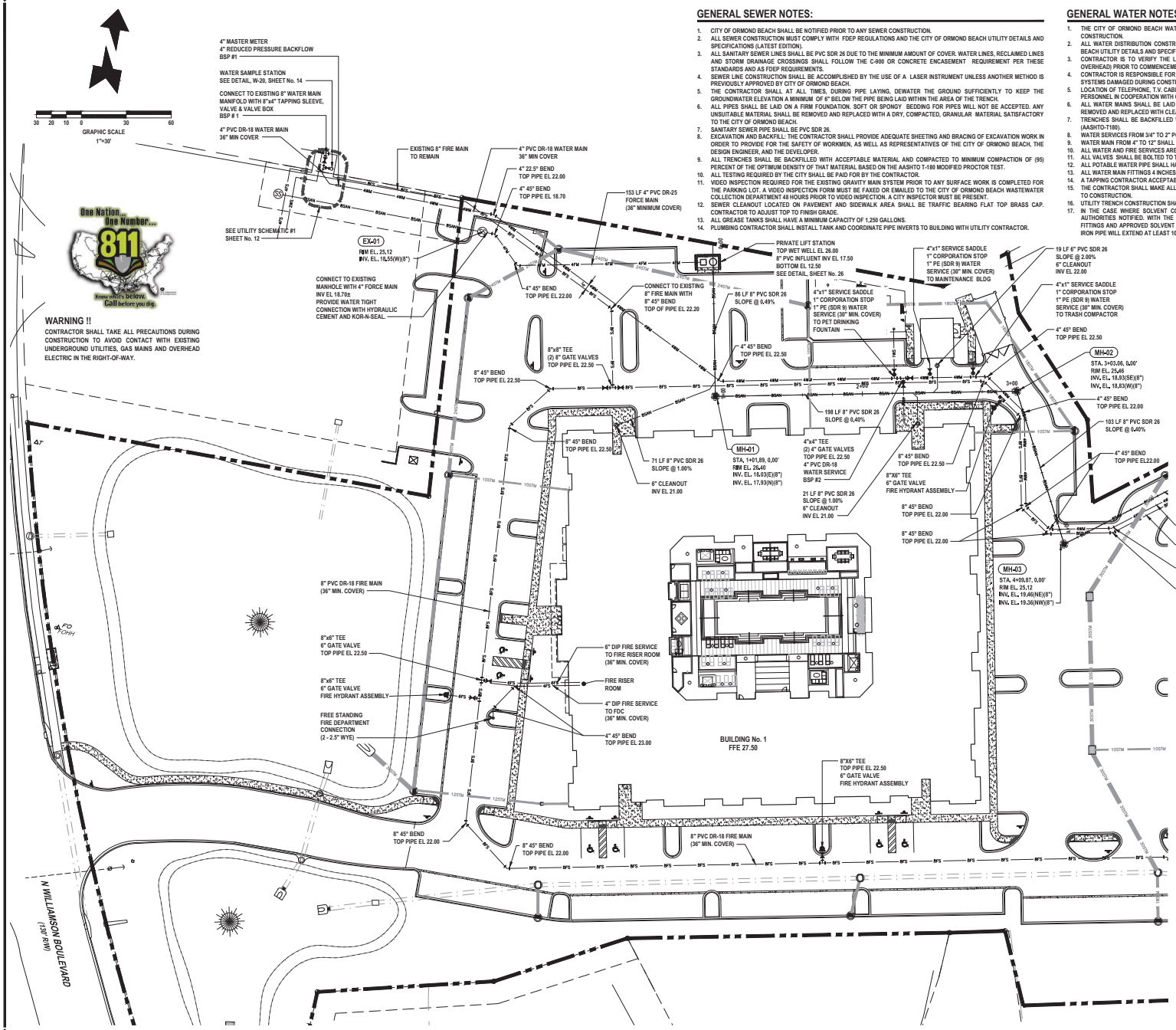

GENERAL SEWER NOTES:

1. CITY OF ORMOND BEACH SHALL BE NOTIFIED PRIOR TO ANY SEWER CONSTRUCTION.
2. ALL SEWER CONSTRUCTION MUST COMPLY WITH FDEP REGULATIONS AND THE CITY OF ORMOND BEACH UTILITY DETAILS AND SPECIFICATIONS (LATEST EDITION).
3. ALL SANITARY SEWER LINES SHALL BE PVC SDR 26 DUE TO THE MINIMUM AMOUNT OF COVER. WATER LINES, RECLAIMED LINES AND STORM DRAINAGE CROSSINGS SHALL FOLLOW THE C-900 OR CONCRETE ENCASEMENT REQUIREMENT PER THESE STANDARDS AND AS FDEP REQUIREMENTS.
4. SEWER LINE CONSTRUCTION SHALL BE ACCOMPLISHED BY THE USE OF A LASER INSTRUMENT UNLESS ANOTHER METHOD IS PREVIOUSLY APPROVED BY CITY OF ORMOND BEACH.
5. THE CONTRACTOR SHALL AT ALL TIMES, DURING PIPE LAYING, DEWATER THE GROUND SUFFICIENTLY TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6" BELOW THE PIPE BEING LAID WITHIN THE AREA OF THE TRENCH.
6. ALL PIPES SHALL BE LAID ON A FIRM FOUNDATION. SOFT OR SPONGY BEDDING FOR PIPES WILL NOT BE ACCEPTED. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A DRY, COMPACTED, GRANULAR MATERIAL SATISFACTORY TO THE CITY OF ORMOND BEACH.
7. SANITARY SEWER PIPE SHALL BE PVC SDR 26.
8. EXCAVATION AND BACKFILL: THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING AND BRACING OF EXCAVATION WORK IN ORDER TO PROVIDE FOR THE SAFETY OF WORKMEN, AS WELL AS REPRESENTATIVES OF THE CITY OF ORMOND BEACH, THE DESIGN ENGINEER, AND THE DEVELOPER.
9. ALL TRENCHES SHALL BE BACKFILLED WITH ACCEPTABLE MATERIAL AND COMPACTED TO MINIMUM COMPACTION OF (95) PERCENT OF THE OPTIMUM DENSITY OF THAT MATERIAL BASED ON THE AASHTO T-180 MODIFIED PROCTOR TEST.
10. ALL TESTING REQUIRED BY THE CITY SHALL BE PAID FOR BY THE CONTRACTOR.
11. VIDEO INSPECTION REQUIRED FOR THE EXISTING GRAVITY MAIN SYSTEM PRIOR TO ANY SURFACE WORK IS COMPLETED FOR THE PARKING LOT. A VIDEO INSPECTION FORM MUST BE FAXED OR EMAILED TO THE CITY OF ORMOND BEACH WASTEWATER COLLECTION DEPARTMENT 48 HOURS PRIOR TO VIDEO INSPECTION. A CITY INSPECTOR MUST BE PRESENT.
12. SEWER CLEANOUT LOCATED ON PAVEMENT AND SIDEWALK AREA SHALL BE TRAFFIC BEARING FLAT TOP BRASS CAP. CONTRACTOR TO ADJUST TOP TO FINISH GRADE.
13. ALL GREASE TANKS SHALL HAVE A MINIMUM CAPACITY OF 1,250 GALLONS.
14. PLUMBING CONTRACTOR SHALL INSTALL TANK AND COORDINATE PIPE INVERTS TO BUILDING WITH UTILITY CONTRACTOR.

GENERAL WATER NOTES:

1. THE CITY OF ORMOND BEACH WATER UTILITY DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION.
2. ALL WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDEP REGULATIONS AND THE CITY OF ORMOND BEACH UTILITY DETAILS AND SPECIFICATIONS (LATEST EDITION).
3. CONTRACTOR IS TO VERIFY THE LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES (UNDERGROUND AND OVERHEAD) PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ANY EXISTING PAVEMENT, SIDEWALK, CURBING, UTILITIES AND DRAINAGE SYSTEMS DAMAGED DURING CONSTRUCTION. ALL DAMAGED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.
5. LOCATION OF TELEPHONE, T.V. CABLE AND ELECTRICAL SERVICE CONNECTIONS TO BE DETERMINED BY APPROPRIATE UTILITIES PERSONNEL IN COOPERATION WITH CONTRACTOR.
6. ALL WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
7. TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO THE CITY WITH A MINIMUM COMPACTION OF 98 PERCENT (AASHTO-T180).
8. WATER SERVICES FROM 3/4" TO 2" POLYETHYLENE (ENDOTRACE) WITH 30" MINIMUM COVER.
9. WATER MAIN FROM 4" TO 12" SHALL BE PVC CLASS 150 (DR 18) WITH 36" MINIMUM COVER.
10. ALL WATER AND FIRE SERVICES ARE REQUIRED TO HAVE A HARD BODY GATE VALVE OFF THE MAIN LINE.
11. ALL VALVES SHALL BE BOLTED TO TEES.
12. ALL POTABLE WATER PIPE SHALL HAVE "NSF POTABLE WATER" IMPRINTED ON THE PIPE.
13. ALL WATER MAIN FITTINGS 4 INCHES OR LARGER SHALL BE CEMENT LINED DIP.
14. A TAPPING CONTRACTOR ACCEPTABLE TO THE CITY OF ORMOND BEACH WILL BE REQUIRED FOR TAPS.
15. THE CONTRACTOR SHALL MAKE ALL ATTEMPTS TO LOCATE BURIED UTILITIES AND NOTIFY THE UTILITY COMPANIES 48 HR. PRIOR TO CONSTRUCTION.
16. UTILITY TRENCH CONSTRUCTION SHALL CONFORM TO CITY OF ORMOND BEACH AND OSHA REQUIREMENTS.
17. IN THE CASE WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE CITY OF ORMOND BEACH UTILITY DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED SOLVENT.

UTILITY LEGEND

	PROPOSED 11.25° BEND
	PROPOSED 22.5° BEND
	PROPOSED 45° BEND
	PROPOSED 90° BEND
	PROPOSED TEE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT ASSEMBLY
RPZ	REDUCED PRESSURE BACKFLOW PREVENTER
	PROPOSED SANITARY SEWER MANHOLE
BSP	BACTERIOLOGICAL SAMPLING POINT
4IN	PROPOSED 4" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
2WS	PROPOSED 2" PE 4710 (SDR 9) WATER SERVICE (30" MINIMUM COVER)
1WS	PROPOSED 1" PE 4710 (SDR 9) WATER SERVICE (30" MINIMUM COVER)
4FS	PROPOSED 4" DIP FIRE SERVICE (36" MIN. COVER)
6FS	PROPOSED 6" DIP FIRE SERVICE (36" MIN. COVER)
8SAN	PROPOSED 8" PVC SDR 26 SANITARY MAIN SLOPE @ 0.40% MIN.
8SAN	PROPOSED 8" PVC SDR 26 SANITARY SERVICE WITH 1.0% MIN. SLOPE
6SAN	PROPOSED 6" PVC SDR 26 SANITARY SERVICE WITH 1.0% MIN. SLOPE

REQUIRED FIRE FLOW:

"SITE DESIGNED IN ACCORDANCE TO THE FLORIDA FIRE PREVENTION CODE, 5TH EDITION, NFPA 1, 18.4.1.1.

FLORIDA BUILDING CODE CONSTRUCTION TYPE:	VA - PROTECTED
FIRE AREA:	213,700 SF
REQUIRED FIRE FLOW:	8,000 GPM @ 4 HOURS
FIRE SPRINKLER SYSTEM REDUCTION (75%)	6,000 GPM
REQUIRED FIRE FLOW (8,000 - 6,000)	2,000 GPM @ 4 HOURS

BASED ON NFPA 18.4.5.2.1. REDUCTION IN REQUIRED FIRE FLOW OF 75% SHALL BE PERMITTED WHEN THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED SPRINKLER SYSTEM. THE RESULTING FIRE FLOW SHALL NOT BE LESS THAN 1,000 GPM.

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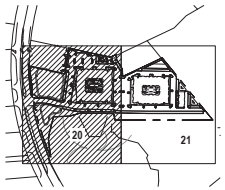

KEY MAP

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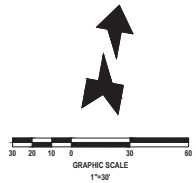

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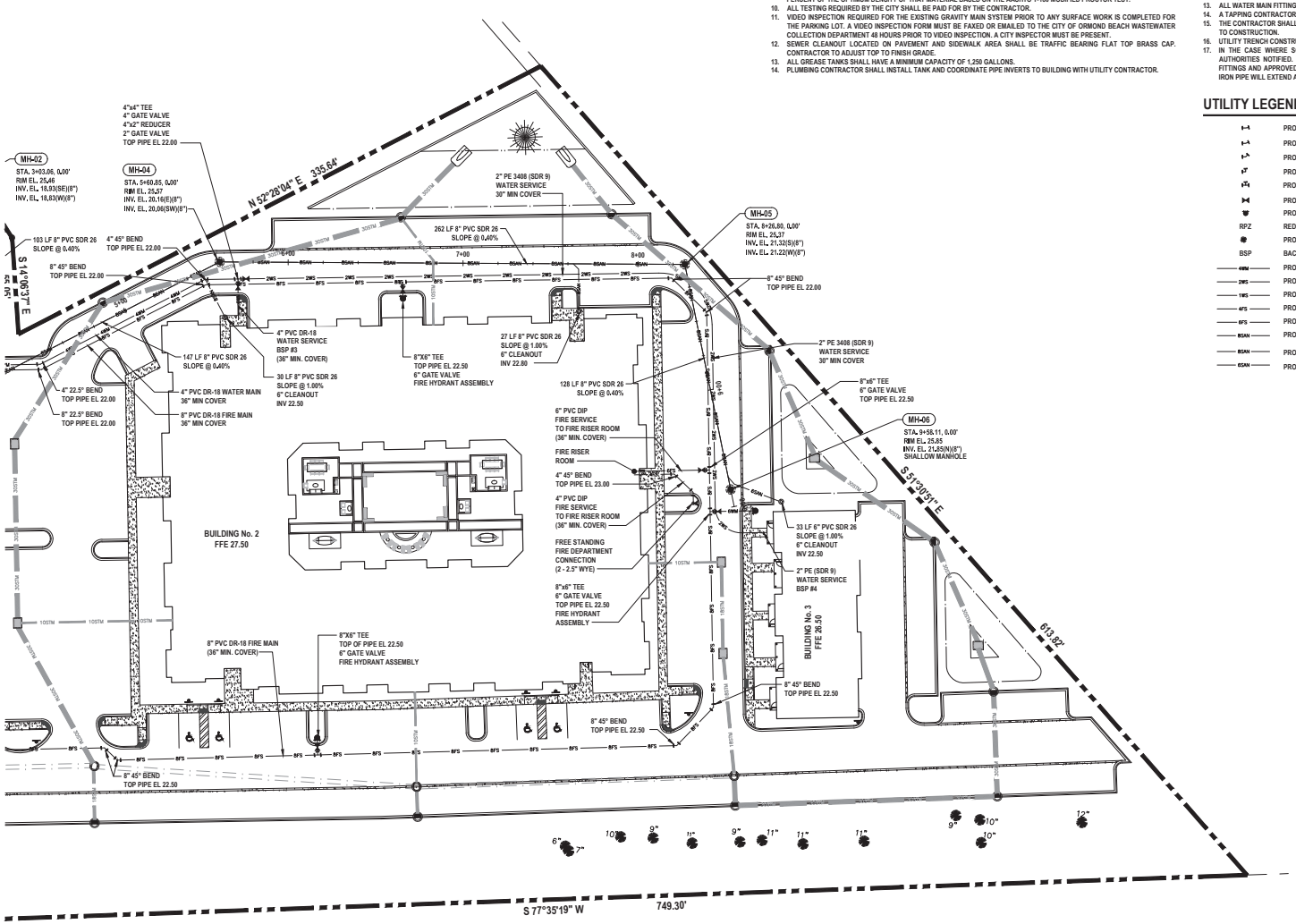

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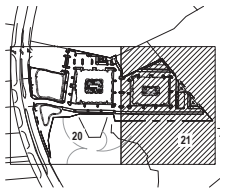

KEY MAP
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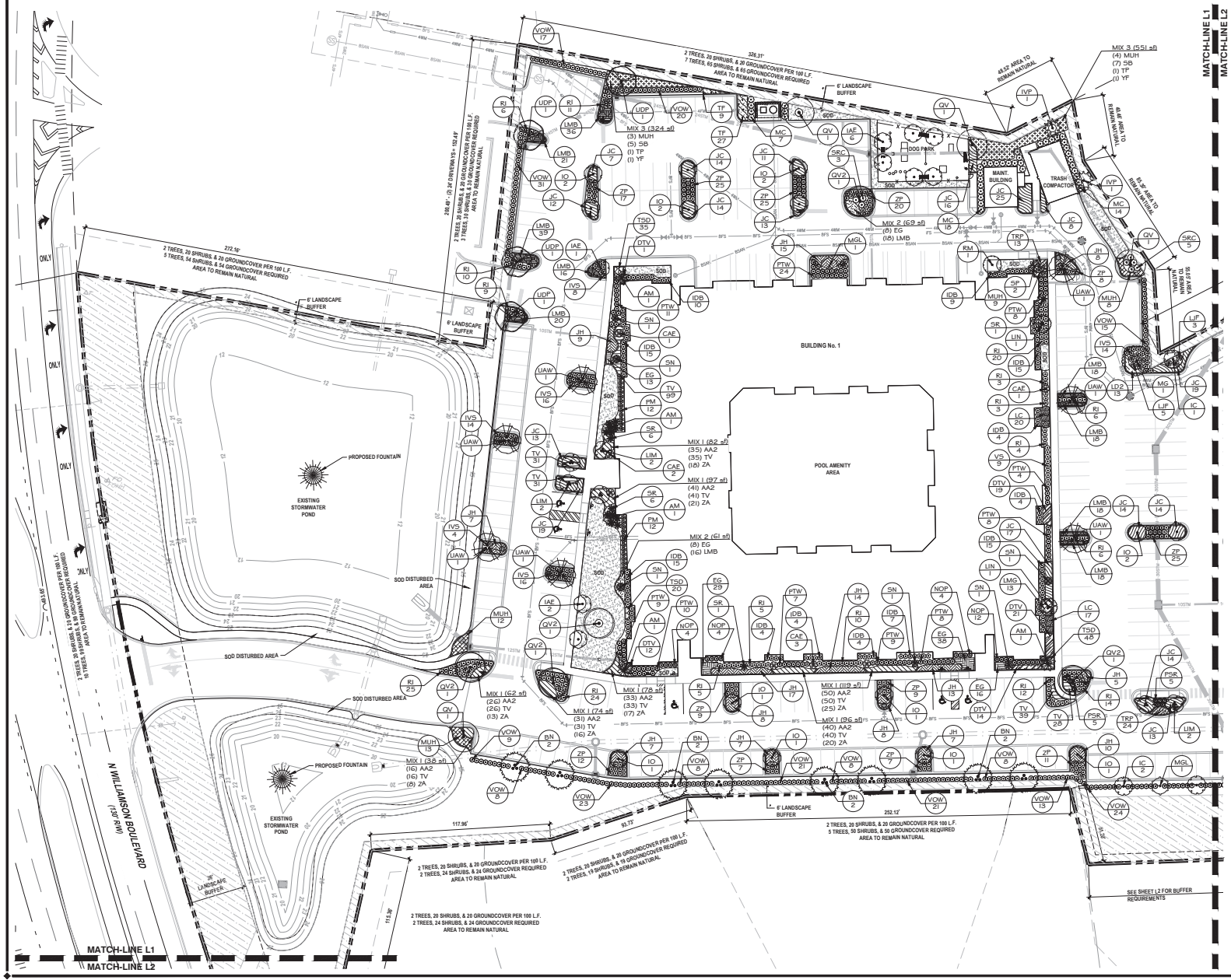
21



LEGEND

- ST. AUGUSTINE SOD
- AREA TO REMAIN NATURAL, SEE NOTE 24 SHEET L3
- BAHIA SOD

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LANDSCAPE PLAN
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LAUREN ADAMS LICENSED NO. 6667278 STATE OF FLORIDA LANDSCAPE ARCHITECT

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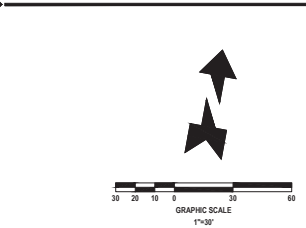
L1



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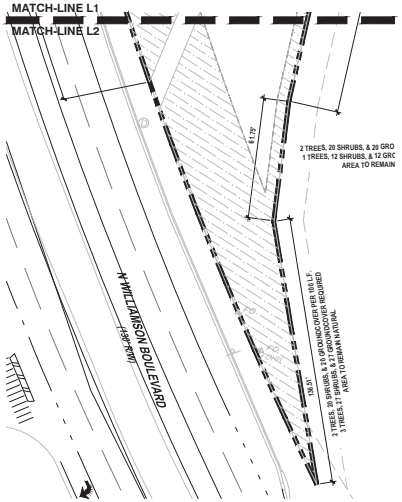
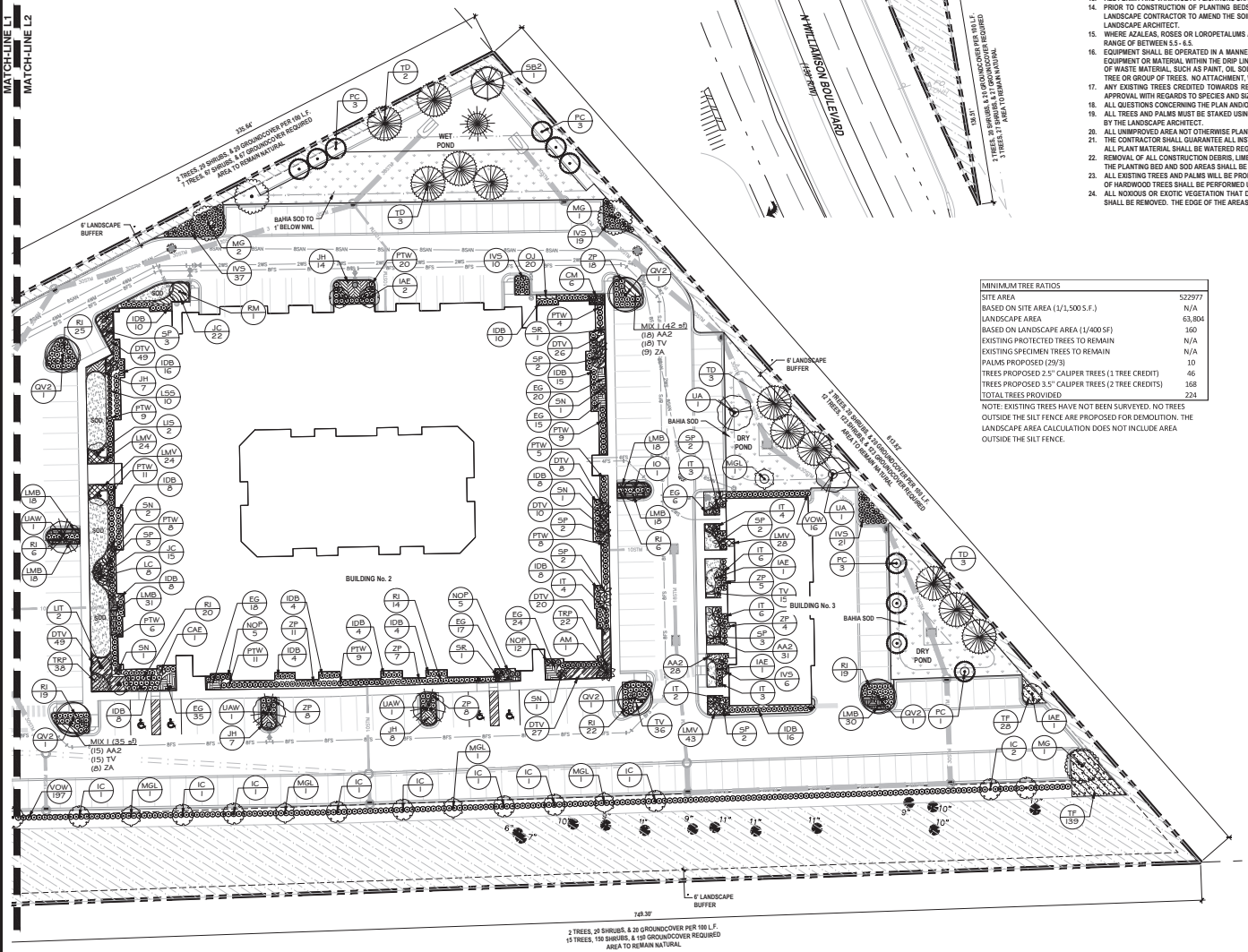


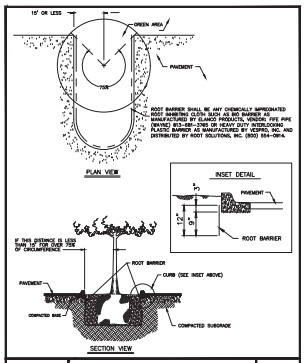
LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 OR BETTER AS DESCRIBED IN THE CURRENT "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR THEIR EQUAL AS DETERMINED BY THE LANDSCAPE ARCHITECT. PLANT MATERIAL SHALL BE CLEARLY IDENTIFIED AS FLORIDA #1 OR BETTER ON EITHER LABELS OR INVOICES.
2. ALL PLANT SPECIFICATIONS MUST BE MET OR EXCEEDED. SIZES IN PLANT SCHEDULE ARE MINIMUMS AND EACH MUST BE MET. CONTAINERS MAY NEED TO BE UPSIZED TO MEET ALL SPECIFICATIONS.
3. ALL MULCH SHALL BE PINE BARK AND INSTALLED 3" DEEP. TREES IN SOD TO BE IN A 5' MINIMUM-MULCHED RING. ALL PALMS TO BE IN A 3' MULCH RING. MULCH TO BE INSTALLED 6" FROM TRUNK.
4. SOD SHALL BE ST. AUGUSTINE "FLORITAM" UNLESS OTHERWISE NOTED ON THE PLAN AND SHALL BE 95% WEED-FREE. WHERE SPECIFIED, BAHIA SOD SHALL BE 85% WEED-FREE. ALL SOD SHALL BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED.
5. SEED, IF ANY, TO MEET SOUTHERN SEED CERTIFICATION ASSOCIATION.
6. ALL DIMENSIONS SHALL BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
7. THE PLANT MATERIALS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR; SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN WILL PREVAIL.
8. ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO THE SPECIFICATIONS, THEY WILL BE REJECTED AT NO ADDITIONAL COST TO THE OWNER.
9. PLANTING BEDS MAY BE TREATED WITH CHEMICAL HERBICIDE AS NEEDED. USE AS DIRECTED BY MANUFACTURERS.
10. NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE ALLOWED AT THE TIME OF BIDDING SO AS TO PROVIDE FOR FAIR COMPARISON.
11. THE CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND CONDITIONS PRIOR TO HIS COMMENCEMENT OF THE ANY WORK.
12. ALL BUILDING MATERIALS AND LABOR SHALL CONFORM TO THE FLORIDA BUILDING CODE AND ALSO TO ALL LOCAL CODES THAT HAVE JURISDICTION.
13. ALL PERMIT AND VARIANCE APPLICATIONS SHALL BE MADE BY THE CONTRACTOR.
14. PRIOR TO CONSTRUCTION OF PLANTING BEDS, ALL AREAS ARE TO HAVE SOIL TESTS CONDUCTED TO DETERMINE pH AND SOIL FERTILITY. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO AMEND THE SOIL TO MEET ADEQUATE FERTILITY AND pH FOR CORRESPONDING PLANT MATERIAL. ALL TEST RESULTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
15. WHERE AZALEAS, ROSES OR LOROPETALUMS ARE TO BE PLANTED, THE SOIL SHALL BE AMENDED BY REMOVING SOME OF THE NATIVE SOIL AND REPLACING WITH SOIL WITH A PH RANGE OF BETWEEN 5.5 - 6.5.
16. EQUIPMENT SHALL BE OPERATED IN A MANNER AS NOT TO INJURE OR DESTROY ANY TREES SHOWN TO REMAIN. CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE DRIP LINE OF ANY TREE OR GROUPS OF TREES TO BE RETAINED OR THOSE PROPOSED. NOR SHALL THE CONTRACTOR ALLOW THE DISPOSAL OF WASTE MATERIAL, SUCH AS PAINT, OIL SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY TREE OR GROUP OF TREES. NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS, OR PERMITS MAY BE FASTENED TO A TREE.
17. ANY EXISTING TREES CREDITED TOWARDS REQUIRED BUFFERS OR LANDSCAPE REQUIREMENTS REMOVED FOR ANY REASON SHALL BE REPLACED WITH TREES MEETING CITY APPROVAL WITH REGARDS TO SPECIES AND SIZE.
18. ALL QUESTIONS CONCERNING THE PLAN AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (386) 872-7794.
19. ALL TREES AND PALMS MUST BE STAKED USING THE DETAILS PROVIDED OR ARBORGUY STAKING SYSTEMS. ANY STAKING SYSTEM NOT INCLUDED MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
20. ALL UNIMPROVED AREA NOT OTHERWISE PLANTED OR MULCHED SHALL BE SODDED WITH BAHIA UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
21. THE CONTRACTOR SHALL GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE IN WRITING BY OWNER OR OWNER'S REPRESENTATIVE. ALL PLANT MATERIAL SHALL BE WATERED REGULARLY AS NEEDED UNTIL ESTABLISHED. FOR TREES, UP TO ONE YEAR AND FOR SHRUBS/GROUNDCOVER, GENERALLY 2 -3 MONTHS.
22. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASS, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED.
23. ALL EXISTING TREES AND PALMS WILL BE PROPERLY PRUNED AND CLEANED OF DEADWOOD, BROKEN BRANCHES, DEAD FROND AND VINES AS NEEDED. ALL STRUCTURAL PRUNING OF HARDWOOD TREES SHALL BE PERFORMED UNDER THE DIRECTION OF A CERTIFIED ARBORIST.
24. ALL NOXIOUS OR EXOTIC VEGETATION THAT DETRACTS FROM THE APPEARANCE OF THE EXISTING OR PLANTED VEGETATION WITHIN THE TREE PROTECTION AREA OR BUFFERS SHALL BE REMOVED. THE EDGE OF THE AREAS TO REMAIN NATURAL SHALL BE MULCHED 5' IN AND A CURVILINEAR BED LINE SHALL BE CREATED ADJACENT TO SODDED AREAS.



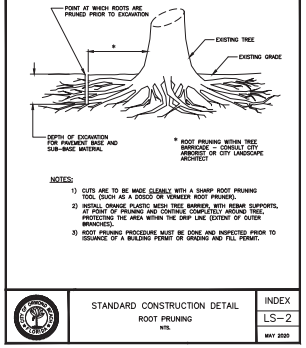
MINIMUM TREE RATIOS	
SITE AREA	522977
BASED ON SITE AREA (1/1,500 S.F.)	N/A
LANDSCAPE AREA	63,804
BASED ON LANDSCAPE AREA (1/400 SF)	160
EXISTING PROTECTED TREES TO REMAIN	N/A
EXISTING SPECIMEN TREES TO REMAIN	N/A
PALMS PROPOSED (29/3)	10
TREES PROPOSED 2.5" CALIPER TREES (1 TREE CREDIT)	46
TREES PROPOSED 3.5" CALIPER TREES (2 TREE CREDITS)	168
TOTAL TREES PROVIDED	224

NOTE: EXISTING TREES HAVE NOT BEEN SURVEYED. NO TREES OUTSIDE THE SILT FENCE ARE PROPOSED FOR DEMOLITION. THE LANDSCAPE AREA CALCULATION DOES NOT INCLUDE AREA OUTSIDE THE SILT FENCE.



STANDARD CONSTRUCTION DETAIL
ROOT BARRIER
NTS

INDEX LS-1
MAY 2020



STANDARD CONSTRUCTION DETAIL
ROOT PRUNING
NTS

INDEX LS-2
MAY 2020

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

LANDSCAPE PLAN
REGAL MULTI FAMILY
215 WILLIAMSON BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2013 ALL RIGHTS RESERVED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LAUREN ADAMS, PLA # 6667278 ON

LAUREN ADAMS LICENSED NO. 6667278 STATE OF FLORIDA LANDSCAPE ARCHITECT

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2021-158
DATE:	DATE
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	LAA
SCALE:	1" = 30'

DRAWING NUMBER

L2

Draft
Planning Board minutes
June 9, 2022

215 Williamson Boulevard, Regal Multi-Family, Planned Business Development First Amendment

D. PBD 2022-047: 215 Williamson Boulevard, Regal Multi-Family, Planned Business Development First Amendment

Mr. Steven Spraker, Planning Director, explained that this application is a request for a Planned Business Development amendment formerly the Regal Cinemas. Mr. Spraker showed the location of the property. He noted that the surrounding uses of a shopping center, conservation land areas, and a vacant area zoned for an Assisted Living facility or multi-family in the City of Daytona Beach. Mr. Spraker stated that the property is located within the city's Transportation Concurrency Exception area that seeks to encourage other forms of transportation.

Mr. Spraker explained that the property was approved for the original Planned Business Development on February 1, 2022 with Ordinance 2022-03 that approved certain uses and conditions for redevelopment. Mr. Spraker detailed the tracts that were approved with Ordinance 2022-03, including an outparcel where the current stormwater pond is located.

Mr. Spraker stated that the current application seeks a multi-family use at 26 units per acre with a maximum of 312 multi-family units. The site plan provided with this application shows 310 multi-family units. Mr. Spraker detailed the site plan and showed the location of the buildings, the interior corridors, the pool and amenity areas, building elevations, stormwater, landscaping, proposed bus shelter and pedestrian connection to Williamson Boulevard.

Mr. Spraker stated that there are two reasons why the project is going through a Planned Business Development. The first reason is density. Mr. Spraker stated that the B-8 (Commercial) zoning district is established to allow 10 units per acre. The "Commercial" land use allows 32 units per acre. Mr. Spraker stated that in order to obtain a density over 10 units per acre, a Planned Development is required. Mr. Spraker continued that this

framework was done purposefully in 2009 to allow the Site Plan Review Committee to approve up to 10 units per acre and require public hearing approvals for any development over 10 units per acre. Mr. Spraker continued that the density is allowed up to 32 units per acre, but does require a public hearing process. Mr. Spraker stated the second reason for the Planned Business Development is the length of the buildings. The Land Development Code requires that buildings over 180 feet in linear length obtain a Planned Development. Mr. Spraker stated this is another mechanism to require public hearings based on certain thresholds.

Mr. Spraker stated that the Site Plan Review Committee reached the following conclusions regarding the Planned Development:

- Consistent with goals of the Transportation Concurrency Exception Area (TCEA).
- Consistent with Housing goals of the Comprehensive Plan.
- Traffic conclusion:
    1. Traffic study not required.
    2. Use is less intense than movie theater: 3,912 AADT for theater
       vs. 2,062 AADT for multi-family.
    3. Other Commercial uses could generate more traffic.
- School concurrency provided.
- Compatible with existing uses of commercial and conservation.

Mr. Spraker stated that staff is recommending approval. The proposed City Commission dates are July 19, 2022 and August 3, 2022.

Audience comments

Paul Holub, 675 North Beach Street, Managing Member of the Southwest I-95, the property owners of the subject property stated that the multi-family use is a permitted use in the B-8 (Commercial) zoning. Mr. Holub acknowledged that they have been all over the board with the proposed uses of the property based on the challenges of redevelopment. The property has limited frontage and visibility to the roadway. Mr. Holub stated that the land use density is 32 units per acre and the application is seeking 26 units per acre. Mr. Holub detailed the site plan including the buffers to remain. Mr. Holub stated that the property is located within a Transportation Concurrency Exception Area and the policies promote and encourage alternative transportation. Mr. Holub stated that this area is likely the densest commercial area of the city.

Mr. Holub showed the project area map and highlighted the shopping center and surrounding conservation areas. There is no single-family residential within this area. Mr. Holub displayed a 50 foot natural area that would abut the land area in the City of Daytona Beach. Mr. Holub stated that the commercial outparcel with the first development order would not occur and the retention area will remain and be enhanced. He stated that both retention areas along Williamson Boulevard would have lighted fountains to become entry features. Mr. Holub stated that the existing movie theater pylon sign would be removed and two monument signs would be constructed.

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Mr. Holub reviewed the traffic analysis provided by the project engineer. He stated that the average daily trips are reduced by about 1,800 trips for the multi-family use compared to the theater use. Mr. Holub continued that the PM peak hour trips are reduced by 52 trips. Mr. Holub stated that the city ordinances encourage this type of high density use in this location.

Mr. Holub highlighted the items that the project will provide regarding transportation:

- Installation of a covered Votran bus stop at Williamson Boulevard.
- Provide designated parking spaces for Uber/ Lyft Transit.
- Provide designated parking spaces for various delivery services.
- Provide interior sidewalk connection from the multifamily buildings to the Williamson Blvd. sidewalk for both pedestrian and bicycle access.
- Provide on-site EV charging stations.
- Provide onsite storage for bicycles, including charging stations for electric bicycles.

Mr. Holub stated a similar project was constructed in Tampa and reviewed building elevations. Mr. Holub stated that the amenities were off the charts and not comparable to existing multi-family. Mr. Holub stated that the last multi-family constructed in Ormond Beach was 12 years ago. He stated that the project has work areas for people who are working from home, including a conference room. Mr. Holub displayed a slide that showed retail, shopping, and restaurant uses within close proximity to the property that will promote less trips on the road. Mr. Holub concluded that this was the right use for this property and it is consistent with the Comprehensive Plan and Transportation Concurrency Exception Area.

Mr. Scudiero asked if the existing trees along the south property line would stay. Mr. Holub confirmed that this area is a natural 50' buffer protected with an easement. Mr. Scudiero asked if there was anything else like this project in the area. Mr. Holub stated that he was not aware of any similar project that has been constructed. He stated that the units are all interior access corridors and provide additional security. Mr. Holub stated that there have been a lot of apartments built in the last five years in Volusia County, but the last apartments built in Ormond Beach were in 2010. The retail map shown is a strong attraction that would allow this project to be successful.

Mr. Scudiero asked the price range of the units and unit sizes. Mr. Holub stated that they are one to three bedrooms. The price range is generally between $1,600 to $2,400 based upon the amenities.

Mr. Scudiero asked about the number of cars related to the trip generation projects. Mr. Holub stated that the projected trips are based upon ITE trip generation rates. Mr. Holub stated that the property could have a variety of commercial uses that could generate more trips than the residential uses. Mr. Holub stated that the residential use was one of the lower trip generation uses. Mr. Holub stated he sought retail/commercial uses but these uses were more interested in the LPGA area. He stated that LPGA has built more commercial square footage in the last 7 years than since when Ormond existed. This has been the issue in attracting retail uses.

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Mr. Galloway asked who was the developer. Mr. Holub responded that LIV was the developer. Mr. Galloway stated that this was a first class operation that is seeking redevelopment rather than sprawl. This project is a benchmark for apartments, including the interior corridors. Mr. Galloway stated he believed that this submittal was preferred over the first application with a variety of uses. Mr. Galloway congratulated the applicant for bringing in a top tier developer for this project.

Mr. Jorczak inquired to the number of parking spaces to be provided. Mr. Holub stated that the Land Development Code requirement is 620 parking spaces. The mobility policy with the Transportation Concurrency Exception Area allows a parking reduction of 20%. This area encourages the use of other transportation modes. Mr. Holub stated that there is 496 parking spaces or 1.6 spaces per unit. Mr. Jorczak asked if the units had reserved parking spaces. Mr. Holub stated that the parking was not reserved. Mr. Holub pointed out that there are some garages as part of the overall on-site parking. Mr. Jorczak concluded that it looks like a very nice project.

Ms. Shull asked what happens if you run out of parking spaces. Mr. Holub confirmed that there is 496 parking spaces for 310 units. Tim McEachern, 2114 Branch Hill Street, Tampa, Senior Director of Development, LIV Development stated that they seek to have one parking space per bedroom. If there are more cars than spaces then they would perform a management program to allocate spaces, but typically the 1.6 parking ratio works for parking. Mr. McEachern stated that they seek to construct projects with 1.5 parking spaces per unit.

Mr. McEachern stated that price is dependent on construction costs. He stated that the smallest unit is a one bedroom at 750 square feet and the largest are 1350 to 1400 square feet.

Ms. Shull asked about the traffic coming out of the development. Mr. McEachern stated that this site has two points of access that includes the main access and access with Discount Tire. Mr. McEachern stated that along Williamson Boulevard they have a full access median and a dedicated right hand turn lane. Mr. Holub described access into and out of the property.

Mr. Briley asked for confirmation that based on the ITE trip generation that the proposed trips would lower for the multi-family use versus the theater use. Mr. Holub confirmed that the theater trips were approximately 3,900 average dialing trips and that commercial uses would generate more trips than the multi-family use. Mr. Holub highlighted that the previous commercial outparcel also would not be built.

Mr. Joseph Valerio, 1213 Northside Drive, stated he looked at the plans and that his daughter lives in Fort Myers with a number of apartments and the traffic is horrendous. He hates going to Fort Myers because the traffic is bad. Mr. Valerio stated a lot of people who live in the city are upset about traffic and now there are 312 homes. It does not work out the way you think it will work out. Mr. Valerio stated people love their cars and will drive their cars. Mr. Valerio stated a traffic study should be done before this is approved.

Ms. Connie Colby, 108 Roble Lane, stated she wanted to remark about the traffic issues. She stated that she lives in an area where she always uses Hand Avenue instead of Granada Boulevard. Ms. Colby stated that she went to OB Life in December and came up Hand Avenue and it took 25 minutes on Hand Avenue to get to the church. It was traffic after

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traffic. Ms. Colby stated it would be helpful to get the current two-lane section of Williamson Boulevard to be four lanes around the hospital. Ms. Colby stated that she was under the impression that land along Hand Avenue in Daytona Beach was supposed to be multi-family housing. She stated that the land at the southeast corner of Williamson Boulevard and Hand Avenue has just been cleared for more housing. Ms. Colby stated that she did not know where all that traffic is going to go. It would be helpful to get the traffic settled before anything else happens. Ms. Colby stated that the buildings look nice. Ms. Colby encouraged developers to think outside the box. When she had her grandchildren here there was not a lot in this area to do in this area.

Board comments

Mr. Galloway stated when the movie theater was open there was more traffic from that use than would be created from the multi-family use, especially from 4 p.m. to 10 p.m. Mr. Galloway stated it is good to see a different model come to this area. This is an infill project that we have all been looking for.

Mr. Jorczak stated he agreed with Mr. Galloway. Mr. Jorczak preferred this development plan versus the RV and boat storage associated with the first application. This project opens up a different upscale housing option.

Mr. Thomas stated looking at the retail and restaurants in this area this could actually reduce some of the traffic going towards Nova Road. Mr. Thomas stated he thought the project was a good idea. He stated we are going to continue to have traffic because Ormond Beach is such a special place that people want to live here. Mr. Thomas states that the concerns he gets are from the people that have lived here less than ten or fifteen years and not the individuals who lived here 30 or 40 years.

Ms. Shull stated that the whole state has a traffic issue because everyone wants to come to Florida. Ms. Shull stated that when she saw apartments she had concerns. She stated that she hoped it looked like the renderings and that this area does not have this type of facility. Ms. Shull commented the project is a good re-use of what we already have and the project is not clearing land. Ms. Shull concluded that she liked the location because it is not close to single-family residential.

Ms. Tolland stated that she wanted to speak on the topics that the two speakers addressed. Traffic concerns are understood and need to be worked on. She continued that recreation is important which is why there are many city facilities. Ms. Tolland stated that she is a big proponent of leisure services and recreation. Ms. Tolland disclosed that she had a brief conversation with Mr. Holub regarding the apartments. She stated that this land has been zoned and there are existing apartments, many that are not in the city, along this roadway. Ms. Toland stated that the property is ugly and unkept and this is an opportunity for redevelopment. She continued that apartments have not been constructed in the city since 2009. Ms. Tolland stated that this would be an example of apartment development and the density is less than the land use allowance. Ms. Tolland concluded that she believed that the apartments were appropriate for this area and are close to shopping, retail, decreases trips, and has a bus shelter. Ms. Tolland stated that the buffers are positive.

Mr. Scudiero stated that redevelopment is encouraged in this city for a reason. It is so that there no not new clearing of land with more projects adding new trips where it otherwise

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would not occur. Mr. Scudiero stated that this site had substantial traffic for 25 years on this parcel and this proposal will reduce the traffic trips. He stated if you look at the uses that could have been done here, the road not taken, those uses would result in more traffic impacts. Mr. Scudiero stated he is in favor of the project and it is consistent with the existing apartment uses in the Williamson Boulevard corridor.

Chairman Briley stated he echoes a lot of the comments of the Board members. Chairman Briley recalled he has seen the growth over time. He stated that the project is in close proximity to three major roadways, Granada Boulevard, Williamson Boulevard, and Hand Avenue and it makes sense to have this type of development. Chairman Briley stated that the commercial uses close to the use will reduce overall traffic trips and impacts.

Mr. Galloway stated as a community that we are very lucky to have local developers who purchased the property. Mr. Galloway thanked Charles Lichtigman and Paul Holub for investing in this community.

Mr. Thomas motioned to approve PBD2022-047: 215 Williamson Boulevard, Regal Multi-Family, Planned Business Development First Amendment. Mr. Jorczak seconded it. Vote was called, and the motion was approved (7-0).

DRAFT

CITY OF ORMOND BEACH

City Manager • 22 S. Beach Street • Ormond Beach • Florida • 32174 • (386) 676-3200 • Fax (386) 676-3384

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce A. Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: August 3, 2022

Subject: 55 North Nova Road, Splash Car Wash, Zoning Map Amendment

Commission Goal: Community Development - Other

Introduction

This is a request from Ormond Car Wash Investments LLC, with authorization of the property owner, Port Orange Investors, LLC, for a zoning map amendment from B-8 (Commercial) to PBD (Planned Business Development) and the issuance of a development order. The Planned Business Development seeks to demolish the existing on-site building and redevelop the property for a full-service car wash including self-service vacuum and detail stations. Planned Development applications contain two separate actions of (1) a zoning map amendment and (2) the issuance of a development order. This agenda item is for the zoning map amendment and the next agenda item is for the issuance of the development order.

Background

The subject property has a land use of “Low Intensity Commercial” and a B-8 (Commercial) zoning designation. The land use was amended on January 14, 2014 with Ordinance 2014-01 and the zoning was amended on March 4, 2014 with Ordinance 2014-11. The property was formerly used as a House of Worship and has been vacant. The property is a through lot bounded by Nova Road and Old Kings Road. The property has an FPL easement with transmission lines bisecting the property. With the development of the Chicken Salad Chick, the property provided some parking within an easement for that development.

Discussion

The zoning map amendment was reviewed under the criteria of the Land Development Code and determined acceptable. The zoning map amendment is consistent based upon the following points:

- The impacts on facilities and services will not change as a result of the requested zoning amendment from B-8 (Commercial) to Planned Business

Development; and
- The zoning request is consistent with the compatibility matrix outlined in the Land Development Code for the Future Land Use Plan Map designation of "Low Intensity Commercial".

The zoning map amendment establishes the framework for the development order (next agenda item) that details the specific development approval. The zoning map amendment seeks to allow the framework for a commercial use consistent with the land use designation.

PLANNING BOARD
The Planning Board reviewed the project at the June 9, 2022 meeting and was recommended for approval with a 7-0 vote. There were no members of the public who spoke for or against the project. The Planning Board minutes are attached to this agenda item.

Budget Impact

There is no direct budget impact of the proposed project. An indirect impact is that the property would be assessed property taxes where the former use was a house of worship that was exempt from property taxes.

Citizen Impact

City staff has not received any correspondence objecting to the proposed zoning map amendment. The project is located in a commercial corridor.

Recommendation

This agenda item seeks to allow a zoning map amendment from B-8 (Commercial) to Planned Business Development. The agenda item does not approve any specific development approval or subdivision of land, but instead a framework for these zoning actions. It is recommended that the City Commission approve the zoning map amendment for a 2.53± acre property from B-8 (Commercial) to Planned Business Development. The Planning Board recommended approval with a 7-0 vote.

Attachments:

- 22-20 55 N Nova Road, Splash Car Wash, Zoning Map Amendment (PDF)
- Exhibit A, legal description (PDF)
- Exhibit B, zoning map (PDF)
- 06.09.2022, Zoning Map Amendment - Splash car wash, PB Staff Report (PDF)
- Draft Planning Board minutes (06.09.22) 55 North Nova Road, Splash Car Wash (PDF)

REVIEWED BY:

Kelly McGuire, Finance Director 6/21/2022

Claire Whitley, Assistant City Manager 7/5/2022

APPROVED BY:

Joyce A. Shanahan, City Manager 7/13/2022

ORDINANCE NO. 2022-20

AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE I, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE A CERTAIN PARCEL OF REAL PROPERTY TOTALING APPROXIMATELY 2.53 ACRES LOCATED AT 55 NORTH NOVA ROAD (VOLUSIA COUNTY PARCEL NUMBER 4221-00-01-0011) FROM B-8 (COMMERCIAL) TO PLANNED BUSINESS DEVELOPMENT (PBD); AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, Port Orange Investors, LLC, a Florida limited liability company, is the owner of real property ("Property Owner") located at 55 North Nova Road (Volusia County parcel number 4221-00-01-0011), as more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein ("Property"), and

WHEREAS, Ormond Car Wash Investments LLC, a Florida limited liability company ("Contract Purchaser") and the Property Owner have entered into a contract for purchase/sale of the Property, and

WHEREAS, the Contract Purchaser, with the consent of the Property Owner, has submitted an application to the city to re-zone the Property from B-8 (Commercial) to Planned Businesses Development (PBD), and

WHEREAS, the Property to be re-zoned is less than ten contiguous acres, consisting of approximately 2.53 contiguous acres, and

WHEREAS, the Planning Board held a public hearing regarding this matter as required by Chapter 1, Article II, Section 1-15(d)(3), of the *Land Development Code*, and

WHEREAS, the City Commission held a public hearing regarding this matter as required by Section 166.041(3)(c)(1), *Florida Statues*, and

WHEREAS, all applicable legal notice requirements have been complied with, and

WHEREAS, the City Commission finds the proposed rezoning to be consistent with the Future Land Use Element, and the Future Land Use Map, of the City's adopted *Comprehensive Plan*, now therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The foregoing recitals are incorporated herein as the findings of the City Commission.

SECTION TWO. Paragraph C, Official Zoning Map, of Section 2-01, Established, of Article I, Establishment of Zoning Districts and Official Zoning Map, of Chapter 2, District and General Regulations, of the *Land Development Code* of the City of Ormond Beach, Florida is hereby amended by amending the Official Zoning Map, to change the zoning designation of the property described and depicted on Exhibit "A" from B-8 (Commercial) to Planned Business Development (PBD) as shown and depicted in Exhibit "B".

SECTION THREE. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION FOUR. This Ordinance shall be effective immediately upon its adoption.

PASSED UPON at the first reading of the City Commission, this 19th day of July, 2022.

PASSED UPON at the second and final reading of the City Commission, this 3rd day of August, 2022.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

EXHIBIT "A"
Page 1 of 2

LEGAL DESCRIPTION (from Upham Inc. survey signed May 17, 2022)

LEGAL DESCRIPTION:

THAT PART OF 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 FEET OF SAID GOVERNMENT LOT 1 WITH THE EASTERLY LINE OF NOVA ROAD, A 100 FOOT STREET AS NOW LAID OUT, SAID POINT BEING A DISTANCE OF 537.02 FEET SOUTH 02°42' WEST THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 1 WITH THE AFORESAID EASTERLY LINE OF NOVA ROAD; THENCE SOUTH 02°42' WEST ALONG THE EASTERLY LINE OF NOVA ROAD A DISTANCE OF 353.35 FEET 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 FEET TO THE WESTERLY LINE OF KINGS ROAD, A 50 FOOT STREET AS NOW LAID OUT; THENCE NORTH 25°31'10 WEST ALONG THE WESTERLY LINE OF KINGS ROAD, A DISTANCE OF 344.1 FEET TO THE SOUTHERLY LINE OF STERTHAUS AVENUE, A 50 FOOT STREET AS NOW LAID OUT; THENCE SOUTH 88°45'50" WEST ALONG SAID SOUTHERLY LINE OF STERTHAUS AVENUE, A DISTANCE OF 368.9 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE EASEMENT OF FLORIDA AND LIGHT COMPANY OVER THE SOUTH 100 FEET OF THE NORTH 200 FEET THEREOF.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND: THE SOUTH 100 FEET OF THE NORTH 635.75 FEET OF 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.

ALSO EXCEPTING; THE CERTAIN PIECE OF LAND DESCRIBED IN WARRANTY FEED RECORDED JUNE 19, 1992, IN OFFICIAL RECORDS BOOK 3753, PAGE 911, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE 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 272.92 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF S.R. 5A (NOVA ROAD); THENCE SOUTH 2°44'46" WEST, ALONG THE 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 NORTH84°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.

LOCATION MAP

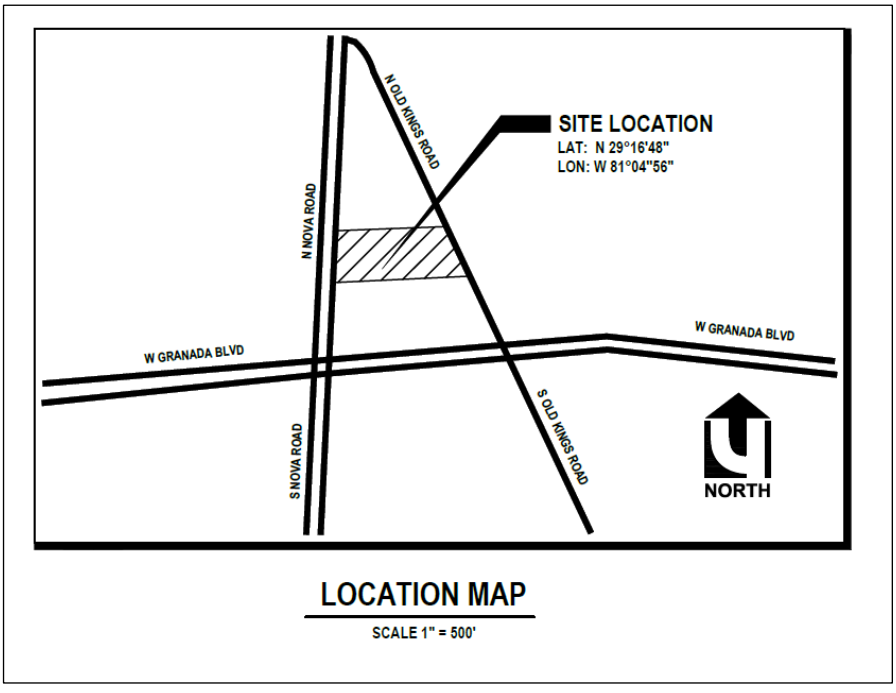
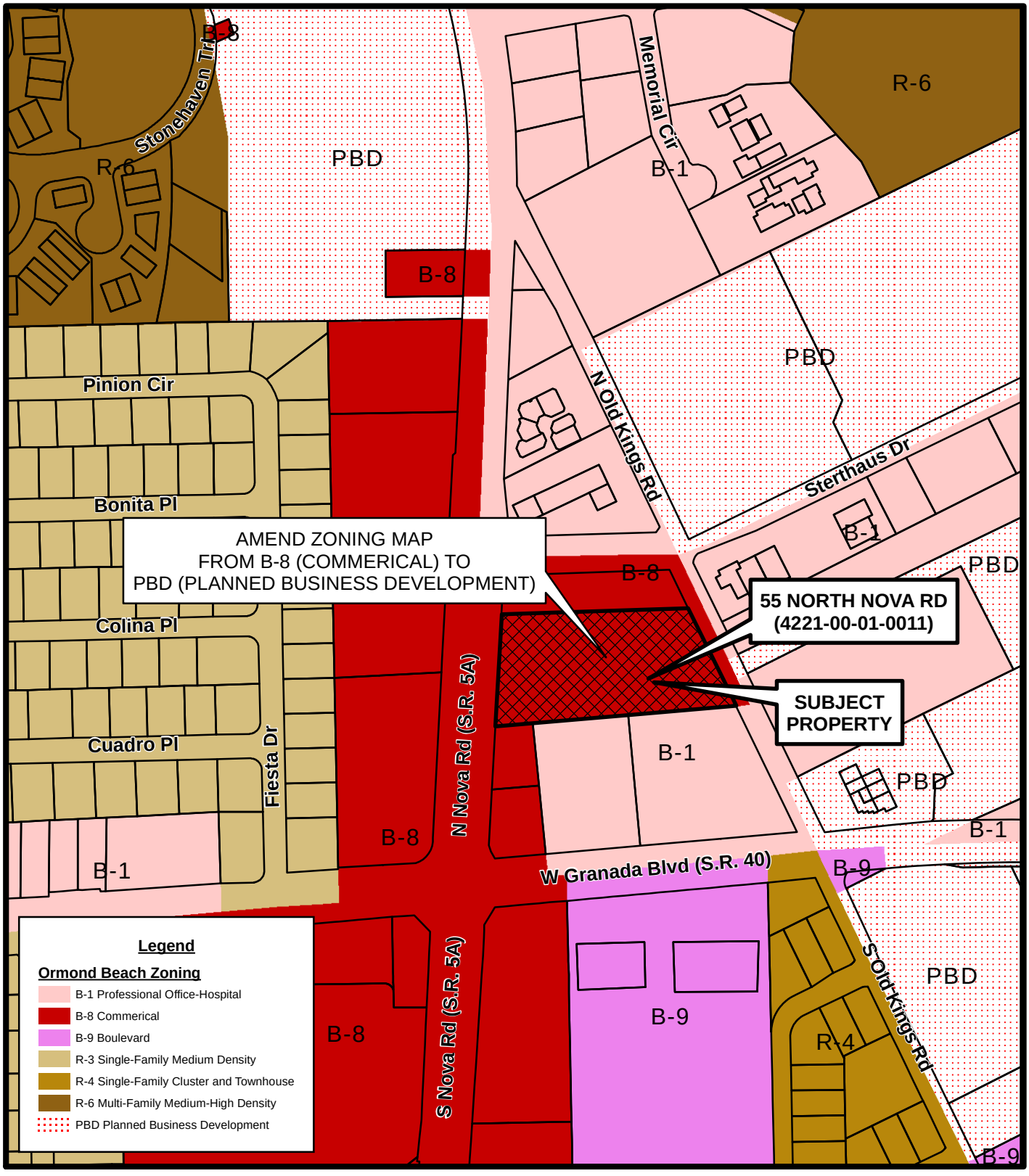


EXHIBIT "A"
Page 2 of 2

PARCEL ID:	4221-00-01-0011
OWNER:	Port Orange Investors, LLC, a Florida limited liability company
APPLICANT:	Ormond Car Wash Investments LLC, a Florida limited liability company
PBD ADDRESS:	55 North Nova Road

EXHIBIT "B"



PROPOSED ZONING MAP
55 NORTH NOVA ROAD
(4221-00-01-0011)

Prepared By: The City of Ormond Beach
G.I.S. Department - May 9, 2022

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STAFF REPORT

City of Ormond Beach
Department of Planning

MEETING DATE: June 9, 2022

SUBJECT: 55 North Nova Road, Splash car wash: Zoning Map Amendment from B-8 (Commercial) to Planned Business Development

APPLICANT: Ormond Car Wash Investments LLC, with authorization of the property owner, Port Orange Investors, LLC

NUMBER: PBD 2022-041(A)

PROJECT PLANNER: Steven Spraker, AICP, Planning Director

INTRODUCTION: This is a request from Ormond Car Wash Investments LLC, with authorization of the property owner, Port Orange Investors, LLC, for a zoning map amendment from B-8 (Commercial) to PBD (Planned Business Development) and the issuance of a development order. The Planned Business Development seeks to demolish the existing on-site building and redevelop the property for a full-service car wash including self-service vacuum and detail stations. This staff report, item A, is for the zoning map amendment and the next staff report, item B, is for the issuance of the development order. The subject property is shown below.

EXHIBIT 1: Project location, 55 North Nova Road

BACKGROUND: The subject property has a land use of "Low Intensity Commercial" and a B-8 (Commercial) zoning designation. The land use was amended on January 14, 2014 with Ordinance 2014-01 and the zoning was amended on March 4, 2014 with Ordinance 2014-11. The property was formerly used as a House of Worship and has been vacant. The property is a through lot bounded by Nova Road and Old Kings Road. The property has an FPL easement with transmission lines bisecting the property. With the development of the Chicken Salad Chick, the property provided some parking within an easement for that development.

The following are the abutting uses to the subject properties:

Exhibit 2: Abutting land use and zoning designations

Land Use and Zoning Designations of Adjacent Property			
	Current Land Uses	**Future Land Use Designation**	**Zoning Classification**
North	Chicken Salad Chick	"Commercial"	B-8 (Commercial)
South	Commercial & office uses and Pilgrim's Rest cemetery	"Commercial", "Public Institutional", "Residential, Office, Retail"	B-8 (Commercial) & B-1 (Professional Office, Hospital)
East	Office uses	"Residential, Office, Retail"	B-1 (Professional Office, Hospital)
West	Commercial uses	"Commercial"	B-8 (Commercial)

ANALYSIS:

The project seeks two actions:

A. **Zoning map amendment from B-8 (Commercial) to Planned Business Development. The zoning map amendment is the action sought for this staff report.**

B. Issuance of a development order to demolish the existing on-site building and redevelop the property for a full-service car wash including self-service vacuum and detail stations.

This report seeks to review the zoning map amendment. According to Chapter 2, Article II, Section 2-36 of the Land Development Code the purpose of the Planned Business Development zoning district

> "is to establish regulatory standards for controlling the location of comprehensively planned business centers accessible to arterial roadways. The PBD is intended to incorporate a flexible management policy which incorporates urban design amenities, including streetscape improvements, and fosters innovative master planning in the design and development of commercial centers. The PBD district provides a diversified mix of permitted, conditional, and special land uses and

higher standards of land planning and site design than are available under conventional zoning categories."

One goal of the Planned Business Development is to "provide for a coherent and visually attractive physical environment through the creation of focal points and vistas, as well as coordination and consistency of architectural styles, landscaping designs and other elements of the building environment."

CRITERIA FOR APPROVAL: There are certain criteria that must be evaluated before a Planned Business Development amendment can be approved. According to Chapter 1, Article I, Section 1-15.C.3 of the Land Development Code, the Planning Board shall consider the following when making its decision:

1. **The proposed development conforms to the standards and requirements of this Code and will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare or quality of life.**

   The proposed action is a zoning map amendment from B-8 (Commercial) to Planned Business Development. This item does not approve a specific development plan which is reviewed with the development order item. The zoning map amendment will not adversely affect public health, safety, welfare or the quality of life. The Planned Business Development zoning classification is consistent with commercial area along North Nova Road.

2. **The proposed development is consistent with the Comprehensive Plan.**

   The property is designated as "Low Intensity Commercial" on the City's Future Land Use Map (FLUM). The proposed development is consistent with the Comprehensive Plan. Specifically, the Future Land Use Element of the Comprehensive Plan states:

   Low Intensity Commercial (LIC)

   Purpose: A multi-use land use category to depict those areas of the city that are now developed, or appropriate to be developed, for retail, office and professional services, residential, and restaurants consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.

   Density: Maximum 10 units per acre.

   Maximum FAR: 0.6

   The "Low Intensity Commercial" land use designation specifically envisions commercial uses. The location is appropriate for commercial uses and is consistent with the Comprehensive Plan.

   The application also supports the following policies in the Comprehensive Plan:

   Future Land Use Element

   POLICY 1.2.5.

   The redevelopment and renewal of blighted commercial areas shall be encouraged.

POLICY 1.2.6.

New commercial development shall be required to provide appropriate buffers and landscaping to minimize negative impacts on surrounding uses.

POLICY 2.1.14.

The City shall maintain citywide architectural standards for the new development and redevelopment of existing buildings.

Transportation Element

OBJECTIVE 1.5. TRANSPORTATION CONCURRENCY EXCEPTION AREAS

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.

POLICY 1.5.1.

As depicted on Figures 6 through 9 of the Future Land Use Element, the following corridors and parcels fronting and having access within ¼ mile of said corridors shall be designated Transportation Concurrency Exception Areas (TCEAs):

a) A1A from SR 40 south to the city line;

b) SR 40 from A1A to Williamson Boulevard; and

c) US 1 from Wilmette Avenue south to the city line.

POLICY 1.5.2.

Development and redevelopment within designated TCEAs are 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.

POLICY 1.6.4.

Where development proposals that are consistent with the City's Future Land Use Map (FLUM) in terms of both land use type and density or intensity and located along the Multi-Modal Corridors where current and projected 2017 level-of-service standards are currently met, the following strategies will be implemented:

a) Access management;

b) Bike facilities; and

c) Sidewalk connectivity.

3. **The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to water bodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.**

   The property is an existing developed site. There are no wetlands on-site. The project will not adversely impact environmentally sensitive lands or natural resources, including but not limited to water bodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells. The zoning action does not approve a specific development plan and this criterion would be reviewed as part of the issuance of the development order.

4. **The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties.**

   The zoning map amendment establishes the framework for the development order (next agenda item) that details the specific development approval. The zoning map amendment seeks to allow the framework for a commercial use consistent with the land use designation.

   The proposed project is consistent with the property's land use designation and zoning classification and will not depreciate the value of surrounding property. The project will not create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties.

5. **There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.**

   The zoning map amendment establishes the framework for the development order (next agenda item) that details the specific development approval. There are adequate public facilities to serve the proposed development, including roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.

6. **Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe. This finding shall be based on a traffic report where available, prepared by a qualified traffic consultant, engineer or planner which details the anticipated or projected effect of the project on adjacent roads and the impact on public safety.**

   Section 1-32(6)(l) of the Land Development Code states, "For development within a TCEA, no traffic study shall be required, concurrency shall not apply, and mitigation other than payment of the fee shall not be required. The mobility fee is a "pay and go" fee. Volusia County's Road Impact Fee shall apply". The project trips for a car wash have a percentage of pass-by trips that are already on the roadway network.

7. **The proposed development is functional in the use of space and aesthetically acceptable.**

   The zoning map amendment establishes the framework for the development order (next agenda item) that details the specific development approval. The functional use of space would be reviewed as part of the development order agenda item.

8. **The proposed development provides for the safety of occupants and visitors.**

   The zoning map amendment establishes the framework for the development order (next agenda item) that details the specific development approval. The site plan (development order item) reviews the safety of occupants and visitors.

9. **The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.**

   The zoning map amendment establishes the framework for the development order (next agenda item) that details the specific development approval. The site plan (development order item) reviews the use of materials and architectural features.

10. **The testimony provided at public hearings**.

    There has not been a public hearing at this time. The comments from the Planning Board meeting will be incorporated into the City Commission packet.

Section 1-18.E.3 of the Land Development Code states that the City Commission shall consider rezonings based on the consistency with the Comprehensive Plan. The zoning map amendment is consistent based upon the following points:

- The impacts on facilities and services will not change as a result of the requested zoning amendment from B-8 (Commercial) to Planned Business Development; and
- The zoning request is consistent with the compatibility matrix outlined in the Land Development Code for the Future Land Use Plan Map designation of “Low Intensity Commercial”.

RECOMMENDATION: This agenda item seeks to allow a zoning map amendment from B-8 (Commercial) to Planned Business Development. The agenda item does not approve any specific development approval or subdivision of land, but instead a framework for these zoning actions. It is recommended that the Planning Board recommend **APPROVAL** of the zoning map amendment for a 2.53± acre property from B-8 (Commercial) to Planned Business Development.

The project is tentatively scheduled for the City Commission on July 19, 2022 (first reading) and if approved on first reading, the second reading will be on August 3, 2022 (final reading).

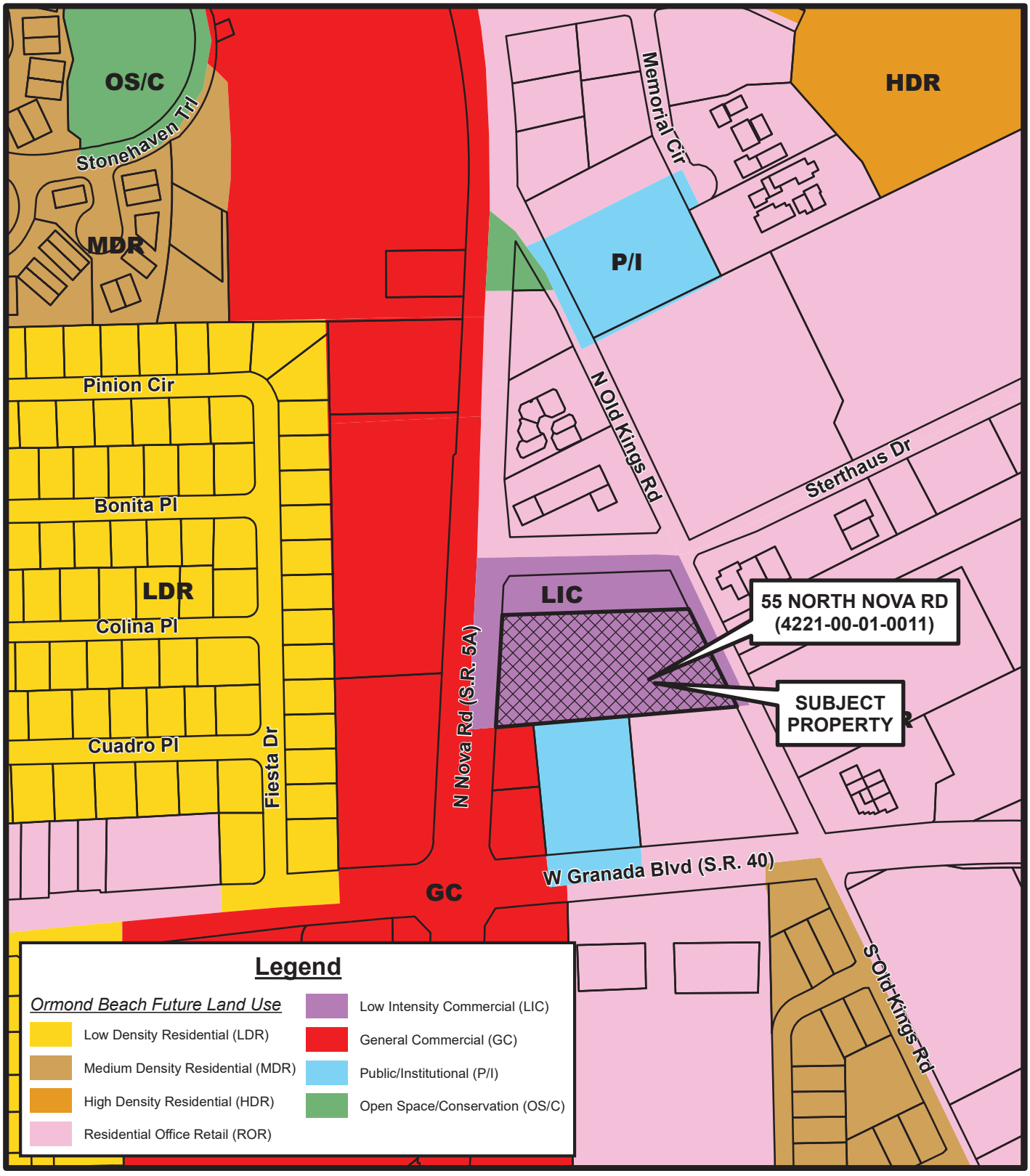
Attachments:

Attachment 1: Location, aerial, land use maps and site pictures

Attachment 2: Zoning map of the amendment

ATTACHMENT 1

Location, aerial, land use maps and site pictures



FUTURE LAND USE MAP
55 NORTH NOVA ROAD
(4221-00-01-0011)

Prepared By: The City of Ormond Beach
G.I.S. Department - May 9, 2022

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AERIAL MAP
55 NORTH NOVA ROAD
(4221-00-01-0011)

Prepared By: The City of Ormond Beach
G.I.S. Department - May 9, 2022

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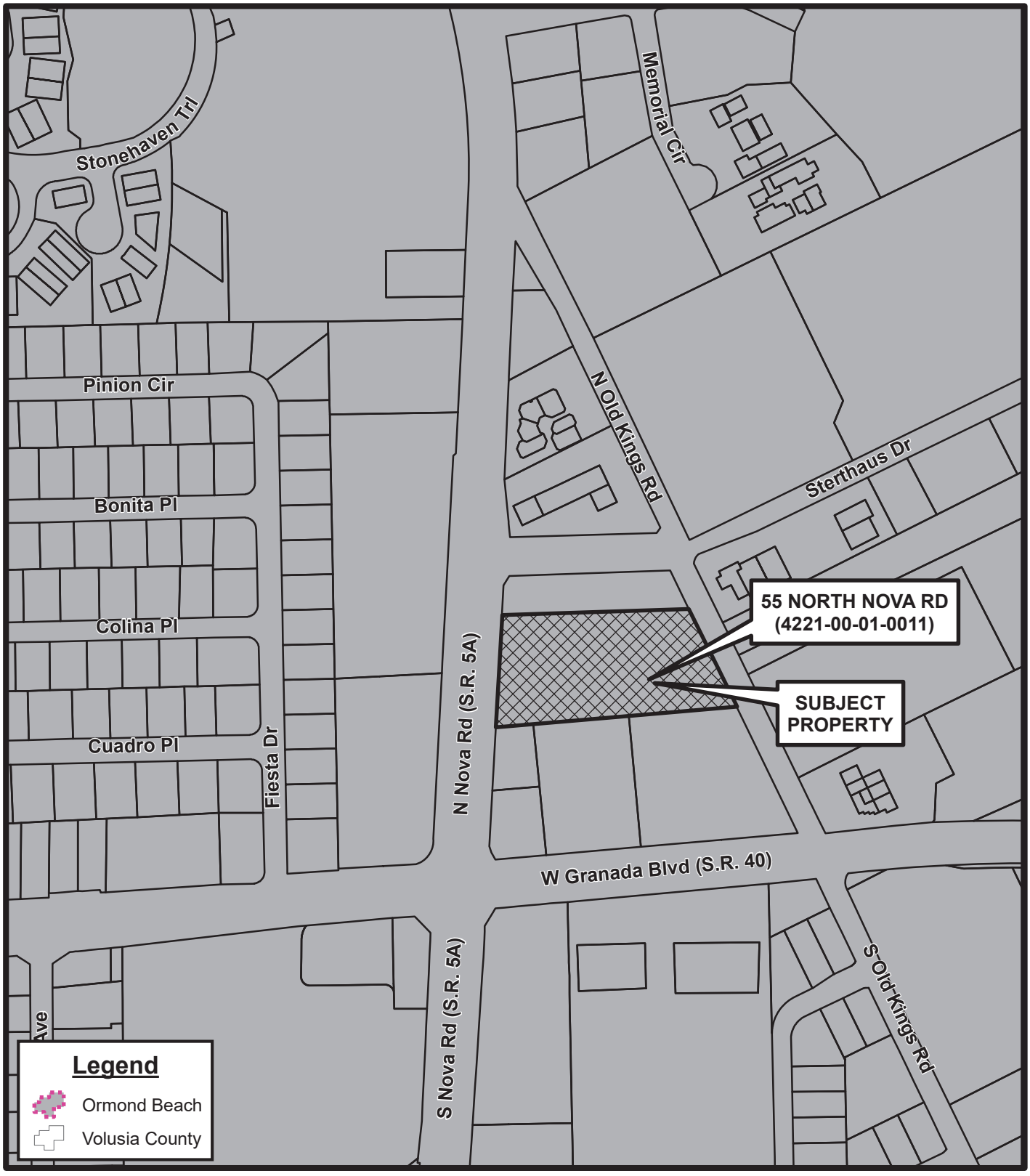

LOCATION MAP
55 NORTH NOVA ROAD
(4221-00-01-0011)

Prepared By: The City of Ormond Beach
G.I.S. Department - May 9, 2022

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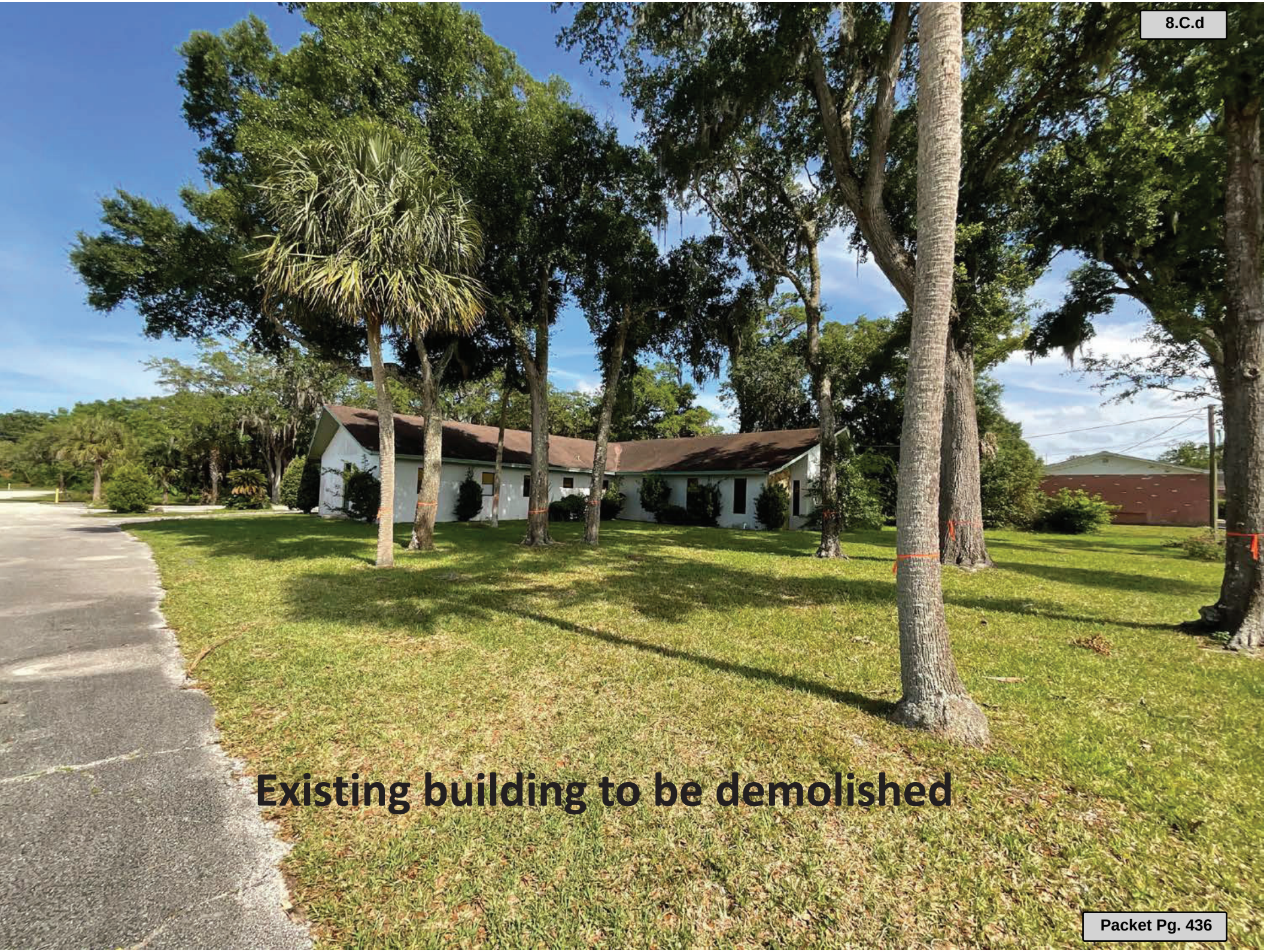
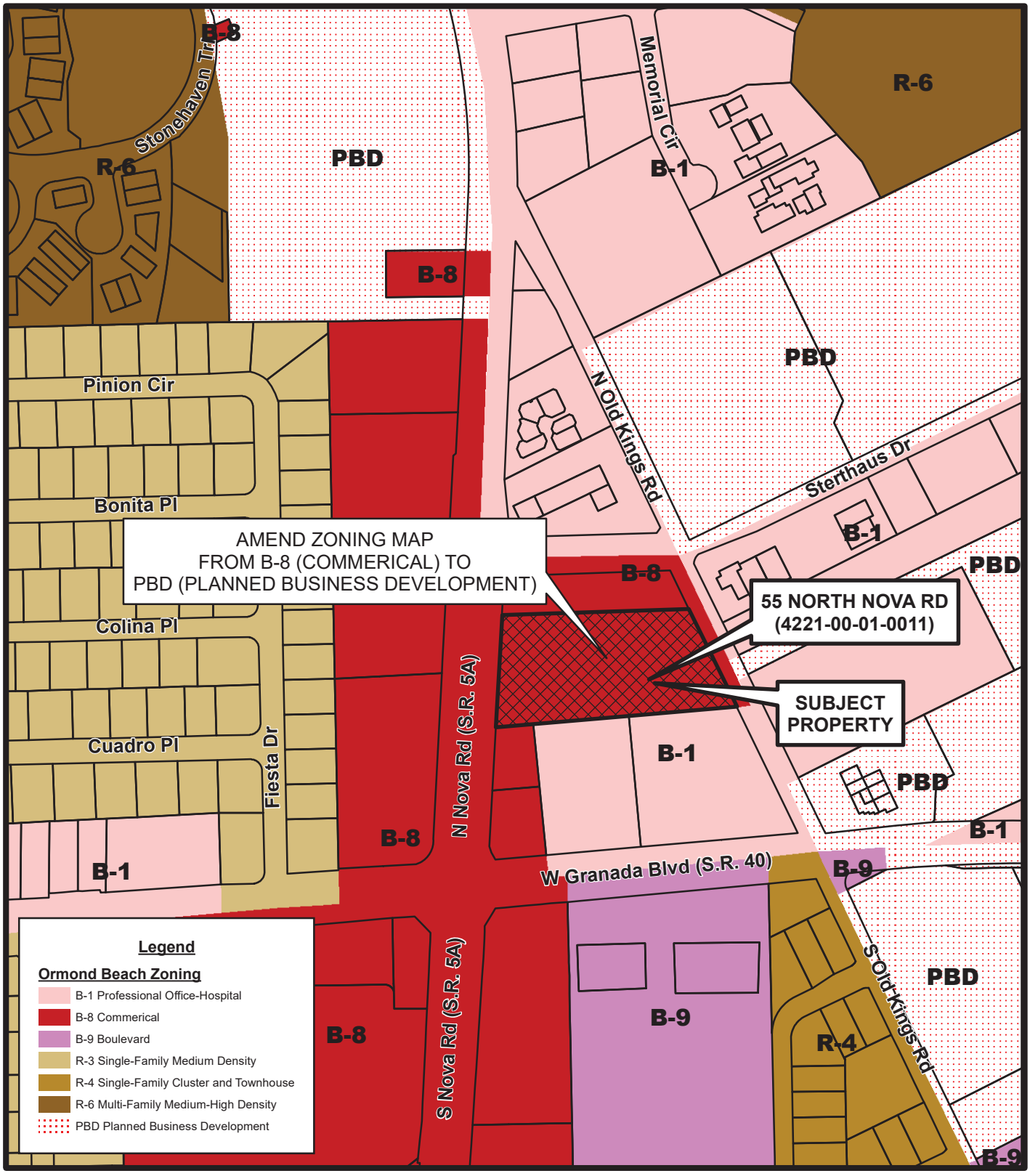

Existing building to be demolished

Existing site looking east from Nova Road

Existing site looking west from Old Kings Road

ATTACHMENT 2

Zoning map of the amendment



PROPOSED ZONING MAP
55 NORTH NOVA ROAD
(4221-00-01-0011)

Prepared By: The City of Ormond Beach
G.I.S. Department - May 9, 2022

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Draft
Planning Board minutes
June 9, 2022

55 North Nova Road
Splash Car Wash

B. **PBD 2022-041(A): 55 North Nova Road, Splash Car Wash, Zoning Map Amendment**

Mr. Steven Spraker, Planning Director, stated that this application includes two parts which will be covered together and each item would need to be voted on separately. Mr. Spraker stated that the first item is a zoning map amendment from B-8 (Commercial) to Planned Business Development. The second item is the issuance of a development order that includes a site plan. Mr. Spraker showed the location of the property at 55 North Nova Road. Mr. Spraker continued that the existing use is a house of worship and he noted site attributes including a FPL easement and shared parking easement with the Chicken Salad Chick. Mr. Spraker stated that the zoning map amendment establishes a framework to allow the consideration of the development order.

Mr. Spraker displayed the site plan for the project and noted that the plan preserves an existing historic tree, creates a bus shelter, provides access to Nova Road with a sidewalk connection and contains four stormwater areas. Mr. Spraker stated that the proposed use is a car wash with a similar operation within Port Orange. Mr. Spraker reviewed the movement through the site including the car wash, vacuum areas, and detailing tunnel. Mr. Spraker stated that the project requires a Planned Business Development to (1) allow the vehicle wash and detailing which is not an identified use in the B-8 (Commercial) zoning district and (2) to allow additional wall signs and square footage. Mr. Spraker reviewed the site plan for the use and displayed the proposed signage plan.

Mr. Spraker stated that the Site Plan Review Committee is recommending approval and the project is scheduled before the City Commission on July 19, 2022 and August 3, 2022.

Ms. Shull inquired about the operation of the wastewater. Mr. Spraker stated that the wash water is recycled and excess liquid would go to the city sewer system and the applicant could detail the wastewater operation. Ms. Shull stated that she thought that the waste at the car wash on West Granada Boulevard was trucked away.

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Ms. Tolland asked about the signage request. Mr. Spraker stated that the Land Development Code allows two wall signs of 76 square feet and the project seeks five signs of 151 square feet. The signage seeks to identify the car wash and detailing tunnels.

Applicant comments

Steve Schlossberg, 55 North Nova Road, Splash car wash, stated that they operate a car wash in Port Orange. Mr. Schlossberg stated that they have seen the full-service detailing go away in Ormond Beach and become exterior service only. Mr. Schlossberg stated that the labor was a major factor in the loss of full detailing services. He stated that they see a major need in Ormond Beach for full-service detailing. Mr. Schlossberg stated that the project is like nothing that you have seen before. The new concept allows vehicles to go through the car wash tunnel and then a full-service detailing tunnel. The detailing is done quickly as the vehicle moves through on a belt. Mr. Schlossberg stated that vehicles are in and out of the car wash/detailing within ten minutes. Mr. Schlossberg stated that they are excited to show the community the concept.

Mr. Schlossberg showed on the site plan the vehicle prep area. He continued that the car wash tunnel is completed in about one minute. After the car wash, customers can (1) leave the property, (2) utilize the self-vacuum bays, or (3) enter the detailing tunnel. Mr. Schlossberg stated that the Site Plan Review Committee comments have been addressed with a project re-submittal.

Ms. Shull inquired about the wastewater for the car wash. Mr. Schlossberg stated that the items that are hauled away are a solid waste product. Mr. Schlossberg described the washing process and stated it starts with fresh water and as it goes down the drain it enters a reclaim system that runs the water back through the car wash. Some water would go to the sewer system and any solid waste product would be hauled away. Mr. Thomas asked if that included solids and fluids. Mr. Schlossberg responded that some fluids are within the solid waste product and separators exist.

Mr. Thomas asked what the largest vehicle that the car wash can handle is. Mr. Schlossberg stated that vehicles up to seven feet and two inches tall can go through the car wash. This includes some of the larger trucks. Mr. Schlossberg stated that the wheels cannot be more than fourteen inches. Mr. Thomas asked if someone could bypass the car wash and go straight to the detailing area. Mr. Schlossberg stated that this is not an existing option and this question would require some consideration.

Mr. Jorczak asked about the traffic flow of the property and if exiting to Old Kings Road is encouraged. Mr. Schlossberg stated access is provided from Nova Road and Old Kings Road. Mr. Schlossberg stated that they need to maintain the existing easement parking. He stated that drivers could access West Granada Boulevard through Old Kings Road. Mr. Jorczak asked what the anticipated hourly trips would be. Mr. Schlossberg stated they project about 400 cars a day. He stated in a peak hour that they could service 50 to 60 cars in an hour.

Mr. Jorczak stated that Sterthaus Drive and Nova Road is a tough area for traffic. He asked if the car wash would get backed up. Mr. Schlossberg stated their operation is located on a large lot and there is adequate area. The vehicles move through the operation in a quick manner. Mr. Jorczak asked if there was concern from staff. Mr. Spraker stated that there

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were discussions regarding traffic. The property has a commercial zoning designation and the use would include a number of passerby trips that are already on the roadway network.

Kelsi Horton, engineer with Upham, Inc., stated that in addition to the settlement tanks, the waste discharges to an oil/water separator prior to going into the sanitary sewer system. Ms. Horton confirmed that the solid byproduct is pumped out through a disposal company.

Board comments

Mr. Galloway stated that he has no problem with the car wash. Mr. Galloway stated that the issue with Nova Road is years in the making and it is one of the worst designed roads he has ever seen in the State of Florida. Mr. Galloway detailed the suicide lane on Nova Road and stated he knows of two people who have been killed. He continued that he knows of at least 25 wrecks over the last 15 years. The suicide lanes go from Sterthaus Drive to the ballfields on North Nova Road. Mr. Galloway stated that the traffic safety issues on Nova Road needs to be addressed. Mr. Galloway expressed concern that future accidents will occur. Mr. Galloway acknowledged that this is not the applicant's responsibility, but that the city needs to act on these issues.

Ms. Joyce Shanahan, City Manager, stated that the city is working with the Florida Department of Transportation (FDOT) on Nova Road, specifically on the safety from Granada Boulevard to U.S. Highway 1. She stated that FDOT is working on a design and it is expected that plans would be presented to the City Commission in late summer or early fall. Ms. Shanahan stated that a public meeting would be required on the plans to obtain public input. Mr. Galloway thanked Ms. Shanahan.

Mr. Thomas stated he has extreme concern about Nova Road, specifically at Sterthaus Drive. He continued that the intersection of Sterthaus Drive and Nova Road is supposed to be a right-hand turn only and provided examples of drivers making left- hand turns from Sterthaus Drive onto Nova Road. He added that he is having a major problem with the car wash use based on the traffic issues with Nova Road. He stated that more people would be making illegal left-hand turns at Sterthaus Drive because of the car wash use. Mr. Thomas reiterated that he has grave concerns regarding the use and Nova Road.

Mr. Galloway stated that he travels Nova Road 10 to 15 times a day and stated it is one of the most dangerous roads in the city. Kelsi Horton, engineer with Upham, Inc., stated that the project has been reviewed and permitted by FDOT. Mr. Thomas states with all due respect to FDOT, that he has dealt with FDOT and just because it is approved does not mean there would not be issues. Mr. Galloway stated that there has to be something that the city could do to prevent left-hand turns from Sterthaus Drive onto Nova Road. Mr. Galloway re-stated that he has no problem with the use. Mr. Thomas added even if a car makes a right-hand turn, they immediately seek to do a U-turn in the median.

Mr. Schlossberg stated that they had thought about the issues being discussed. He stated that the exit onto Old Kings Road would allow access to Granada Boulevard to go west or south. He added that is a positive aspect of the site in having two access points. Mr. Thomas stated that drivers would not go down Old Kings Road based on the heavy traffic volumes on Granada Boulevard. Mr. Thomas stated that there are larger issues associated with Nova Road than this project.

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Chairman Briley asked about a porkchop restricting left-hand turns at Sterthaus Drive and Nova Road. Mr. Spraker replied that is part of the plans that are being looked at with the FDOT and this analysis needs to occur. The concerns that are being expressed tonight have been heard by the city and FDOT which is why the analysis is under way. Mr. Jorczak asked for an estimated timeframe. Mr. Spraker stated four to six months. Mr. Thomas stated that is his problem, if we approve this there is no assurance that something will be done. Mr. Spraker stated that this is understood and there are more intensive uses that could be done with no public hearing. Mr. Spraker stated that the Board's concerns are heard and that staff will do everything possible to push the item forward.

Mr. Scudiero asked what other uses could go on the property. Mr. Spraker replied drive-thru restaurant, restaurant, retail and medical offices.

Ms. Tolland asked if the south side of the property abutted the cemetery. Mr. Spraker confirmed the property abutted the cemetery.

Mr. Galloway stated that no matter what applicant or use was proposed he would still have these questions/statements.

Chairman Briley stated that he has similar traffic concerns, and added that he did like the stacking design of the project.

Mr. Paul F. Holub, 675 North Beach Street, replied in response to the traffic issue that when they built the Chicken Salad Chick the city requested that Sterthaus Drive be modified to a right-hand turn only. Mr. Holub stated that there may be other temporary fixes that would prevent left-hand turning movements.

Mr. Holub stated that this site was a church for a long time and it developed into a homeless center. One reason that he bought it was to address the homeless problem on this property. Mr. Holub concluded that redevelopment of the property would be positive for the community.

Ms. Shull motioned to approve PBD 2022-041(A): 55 North Nova Road, Splash Car Wash, Zoning Map Amendment. Mr. Jorczak seconded it.

Mr. Thomas stated that he has no problem with the use, but he has no confidence that the right solution can be done. There was clarification that this was just for the zoning map amendment.

Vote was called, and the motion was approved (7-0).

C. <u>PBD 2022-041(B): 55 North Nova Road, Splash Car Wash, Issuance of a Development Order</u>

Chairman Briley stated that this item had been presented and there were no speaker cards. He asked if the Board had any comments.

Mr. Galloway asked if the right-hand turn had existed prior to Chicken Salad Chick. Mr. Holub stated if it did, it was removed over time. Mr. Holub confirmed that they installed the right-turn only at Sterthaus Drive and Nova Road. Options for temporary fixes to require

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only right-hand turns at Sterthaus Drive and Nova Road were discussed by the Board members.

Mr. Scudiero asked what a fast-food restaurant would generate in trips. Mr. Holub responded that a fast-food restaurant would generate more trips than a car wash and the P.M. peak hours intensity would be greater. Mr. Scudiero stated that the Board members were all on the same page about the Nova Road concerns, but the use is a reasonable use of the property.

Mr. Holub stated that the property is large for a car wash at 2.53 acres. The site plan shows a lot of green space and buffers. Mr. Holub stated that he shares the traffic concerns for Nova Road and that there may be some temporary solutions that could occur.

Ms. Tolland stated Nova Road, U.S. Highway 1 and Granada Boulevard are appropriate to allow car washes. She stated that she appreciates the traffic concerns and these need to be addressed. Ms. Tolland stated that the natural tree buffer is important, especially next to the cemetery.

Mr. Galloway stated that he hopes the discussion at the Planning Board sends a message to the applicant and the city that there are traffic issues with Nova Road. Mr. Galloway continued that he has no objections with the proposed use, but the roadway issues are only going to get worse with any use.

Mr. Scudiero motioned to approve PBD 2022-041(B): 55 North Nova Road, Splash Car Wash, Issuance of a Development Order. Ms. Tolland seconded it. Vote was called, and the motion was approved (6-1), with Mr. Thomas against. Mr. Galloway stated he desired to amend his vote to denial. The motion was approved (5-2).

DRAFT

CITY OF ORMOND BEACH

City Manager • 22 S. Beach Street • Ormond Beach • Florida • 32174 • (386) 676-3200 • Fax (386) 676-3384

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce A. Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: August 3, 2022

Subject: 55 North Nova Road, Splash Car Wash, Issuance of a Development Order

Commission Goal: Community Development - Other

Updated from the first Ordinance reading

Based upon direction of the City Commission at the first reading, the applicant has made modifications to the proposed building elevations and proposed wall signage. The changes include:

1. Changed yellow banding to black.
2. Changed gray banding to black.
3. Changed center towers from blue to gray.
4. Changed shutters and blade awnings color from blue to black.
5. Removed “Sponge” mascot/logo from building signage.
6. Removed one building sign completely on east elevation.
7. Removed “Exterior” from the west elevation.
8. Shrunk the size of the building signage letters.
9. Changed font of the building signage letters
10. Changed the color of building signage from red to black.
11. Building signage will illuminate white at night.
12. Reduced overall building signage square footage from 154 square feet to 119 square feet.

Staff has included the modified building elevations and sign plan in the attachment named “Modified building elevations and sign plan, July 27, 2022”. Based upon the modifications the following parts of the Ordinance have been updated:

- Ordinance: No change
- Development Order: No change
- Exhibit A: No change
- Exhibit B: No change
- Exhibit C: Amended for the new sign plan. Original plan requested five (5) signs totaling 151.34 square feet. Amended plan requests four (4) signs totaling 119 square feet. The lettering of the signs were modified from red to black.

- Exhibit D:
    - Page 15 of 18 - updated building elevation.
    - Page 16 of 18 - updated building elevation.
    - Page 17 of 18 - updated building elevation.
    - Page 18 of 18 - updated sign plan to 4 signs totaling 119 square feet.

Introduction

This is a request from Ormond Car Wash Investments LLC, with authorization of the property owner, Port Orange Investors, LLC, for a zoning map amendment from B-8 (Commercial) to PBD (Planned Business Development) and the issuance of a development order. The Planned Business Development seeks to demolish the existing on-site building and redevelop the property for a full-service car wash including self-service vacuum and detail stations. This agenda item, is for the issuance of the development order.

Background

The subject property has a land use of "Low Intensity Commercial" and a B-8 (Commercial) zoning designation. The land use was amended on January 14, 2014 with Ordinance 2014-01 and the zoning was amended on March 4, 2014 with Ordinance 2014-11. The property was formerly used as a House of Worship and has been vacant. The property is a through lot bounded by Nova Road and Old Kings Road. The property has a Florida Power and Light (FPL) easement with transmission lines bisecting the property. With the development of the Chicken Salad Chick, the property provided some parking within an easement for that development.

Key project attributes include:

1. The site is approximately 2.53 acres.
2. The existing house of worship of approximately 4,595 square feet would be demolished.
3. The project seeks to allow a 9,356 square foot building containing separate car wash and car detailing tunnels. The applicant's narrative letter states,

    > "At the pay station, customers can select the type of vehicle wash with the option for interior detail or to self-vacuum. With the selection of the interior detail, upon egressing the wash tunnel, patrons drive their vehicles around the building to enter the detail side of the building onto a conveyor mat. Customers exit their vehicles to watch the cleaning process that advances the vehicles through the tunnel while the interior is being cleaned and detailed by technicians in approximately 10 minutes."

4. The site layout features:
    A. A vehicle prep station for customers.
    B. Two pay stations to enter the wash area.
    C. The car wash tunnel.
    D. Exiting the car wash tunnel, customers can (1) leave the site, (2) use the

vacuum areas for self-service, or (3) drive around and enter the detail tunnel.

The applicant has a similar car wash operation in Port Orange at the intersection of Nova Road and Herbert Street.

5. The property is zoned as B-8 (Commercial) and vehicle wash and detailing is not identified as a use within this zoning district. The project is seeking the Planned Business Development to allow the vehicle wash and detailing use.
6. The project is seeking to allow alternative wall sign in terms of the number allowed and the square footage through the Planned Business Development.
7. Project access would occur along Nova Road with a right in and right-out access point and along Old Kings Road with a full access point.
8. The property has a 100-foot FPL easement with existing transmission lines bisecting the property. The site design has designed features, such as parking and driveways, which are allowed within the easement. As part of the Site Plan Review Committee (SPRC) review, staff has requested written verification that FPL has no issues with the proposed site plan.
9. Along Nova Road, a bus shelter and bench would be constructed and maintained by the applicant as part of the city's multi-modal plan.
10. The site plan shows a pedestrian connection from Nova Road to the building area.
11. The project has an existing historic tree that will be saved along the Nova Road frontage.
12. Stormwater occurs in three ponds located along Nova Road and Old Kings Road, behind the landscape buffers.
13. Parking is located on the north end of the property and the parking easement with Chicken Salad Chick would remain.
14. The project is seeking to pay into the city sidewalk fund along Old Kings Road based on the driveway slope exceeding the ADA cross slope.
15. The building has been designed in the neo-eclectic architectural style.
16. The project would maintain the uses and dimensional standards of the B-8 (Commercial) zoning district.

Discussion

The project is seeking a Planned Business Development to (1) allow the vehicle washing and detailing use and (2) to allow additional wall signage on the building. The project submittal detailed public benefits of the project including redevelopment of a blighted site, building embellishments, innovative site design, larger open space, and Votran bus shelter maintained by the project. The SPRC has reviewed the project and determined it meets the criteria for a Planned Business Development and the issuance of a development order.

PLANNING BOARD

The Planning Board reviewed the project at the June 9, 2022 meeting and was

recommended for approval with a 5-2 vote. There were no members of the public who spoke for or against the project. The Planning Board focused on two items. The first item was the operation of the car wash water. The applicant detailed that the car wash water was recycled. Waste from the car wash is separated with filters and liquids are discharged to the sewer system and any solid waste is gathered from a waste removal company.

The second issue discussed by the Planning Board is the operation of Nova Road. The two no votes expressed concerns on the safety of Nova Road, particularly at Nova Road and Sterthaus Drive where illegal left-hand turns are occurring. Board members who voted no stated that they had no issue with the proposed development but that immediate improvements were needed to Nova Road to improve safety. The applicant's engineer stated that project had received approval from the Florida Department of Transportation. City staff stated that there are continuing discussions with the Florida Department of Transportation regarding the transportation and safety issues with Nova Road from Granada Boulevard to U.S. 1. The Planning Board minutes for this discussion is attached to the packet.

Budget Impact

There is no direct budget impact of the proposed project. An indirect impact is that the property would be assessed property taxes where the former use was a house of worship that was exempt from property taxes.

Citizen Impact

City staff has not received any correspondence objecting to the proposed issuance of a development order. The project is located in a commercial corridor. The concerns regarding Nova Road and the illegal left-hand turns are issues that require City and Florida Department of Transportation actions and are beyond what the applicant can control as part of the site plan and zoning process.

Recommendation

It is recommended that the City Commission approve the attached Ordinance for the issuance of the development order to demolish the existing on-site building and redevelop the property for a full-service car wash including self-service vacuum and detail stations at 55 North Nova Road, subject to the applicant resolving the outstanding Site Plan Review Committee comments. The Site Plan Review Committee recommends approval and the Planning Board recommended approval with a 5-2 vote.

Attachments:

- 22-21 55 N Nova Road, Splash Car Wash, Development Order - Amended (PDF)
- 55 N Nova Road Development Order (PDF)
- Exhibit A, legal description (PDF)

- Exhibit B, SPRC comments (PDF)
- Exhibit C amended 07.27.2022 (PDF)
- Exhibit D, Site plan, updated 07.27.2022 (PDF)
- 06.09.2022, Splash car wash, Issuance of a Development Order, PB Report (PDF)
- Draft Planning Board minutes (06.09.22) 55 North Nova Road, Splash Car Wash (PDF)
- Updated building elevations and wall signage, submitted July 27, 2022 (PDF)

REVIEWED BY:

Kelly McGuire, Finance Director 6/21/2022

Claire Whitley, Assistant City Manager 7/5/2022

APPROVED BY:

Joyce A. Shanahan, City Manager 7/13/2022

ORDINANCE NO. 2022-21

AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A PLANNED BUSINESS DEVELOPMENT TO BE LOCATED AT 55 NORTH NOVA ROAD, TO BE KNOWN AS THE "SPLASH CAR WASH"; AUTHORIZING THE REDEVELOPMENT OF THE PROPERTY FOR A FULL-SERVICE CAR WASH; AUTHORIZING ALTERNATIVE WALL SIGNAGE; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, Port Orange Investors, LLC, a Florida limited liability company, is the owner of real property ("Property Owner") located at 55 North Nova Road (Volusia County parcel number 4221-00-01-0011), as more particularly described and depicted in Exhibit "A" to the Planned Business Development (PBD) Development Order attached hereto and incorporated herein ("Property"), and

WHEREAS, Ormond Car Wash Investments LLC, a Florida limited liability company ("Contract Purchaser") and the Property Owner have entered into a contract for purchase/sale of the Property, and

WHEREAS, the Contract Purchaser with authorization from the Property Owner, has initiated this Ordinance for the issuance of a Development Order for a Planned Business Development to demolish the existing on-site building and redevelop the property for a full-service car wash including self-service vacuum and detail stations on the Property, consisting of

approximately 2.53 acres, to be known as "Splash Car Wash" as described and depicted in the PBD Development Order attached hereto and incorporated herein, and

WHEREAS, the Property has been rezoned from B-8 (Commercial) to Planned Business Development (PBD), and

WHEREAS, the proposed Project shall maintain the uses and dimensional standards of the B-8 (Commercial) zoning district except as otherwise provided in the PBD Development Order, and

WHEREAS, the Planning Board held a public hearing in accordance with Section 1-15(c) of the *Land Development Code,* and has recommended approval of the proposed Development Order for the project, and

WHEREAS, the City Commission has held a public hearing in accordance with Section 166.041(3)(c)(1), *Florida Statutes* and has considered the following:

(1) The report and recommendations of the Planning Board;

(2) The report and recommendations of the Site Plan Review Committee;

(3) The comments of governmental agencies, utility corporations and individuals, as received, and

(4) The testimony provided at public hearings, including from the City's planning staff, the Applicant, expert witnesses, and persons that may be affected as a result of the application, and documentary evidence pertaining thereto, if any, and

WHEREAS, the City Commission further finds that there is competent substantial evidence to support the following:

(1) The proposed land use conforms to the standards and requirements of the *Land Development Code* and will not create undue crowding beyond the conditions normally permitted in the PBD, Planned Business Development, zoning district, or adversely affect the public health, safety, welfare or quality of life;

(2) The proposed development is consistent with the *Comprehensive Plan*;

(3) The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells;

(4) The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties;

(5) There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds, as proposed;

(6) Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe, as proposed;

(7) The proposed development is functional in the use of space and aesthetically acceptable;

(8) The proposed development provides for the safety of occupants and visitors;

(9) The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area; now therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The foregoing recitals are incorporated herein as the findings of the City Commission.

SECTION TWO. The application of the Contract Purchaser for the issuance of a Planned Business Development Development Order for the Splash Car Wash project is hereby approved. The Mayor and the City Manager are authorized and directed to execute and issue the attached Development Order for the "Splash Car Wash" Planned Business Development to demolish the existing on-site building and redevelop the property for a full-service car wash including self-service vacuum and detail stations on the Property, consisting of approximately 2.53 acres.

SECTION THREE. Section 2-36(c) of the *Land Development Code* allows the inclusion of any use allowed under the Land Development Code for any district within a Planned

Business Development District. The vehicle wash and detailing use for the Planned Business Development as shown, described, and depicted in Exhibit "C" to the PBD Development Order is hereby granted.

SECTION FOUR. Section 3-48(B) of the Land Development Code provides that alternative business premise identification signage may be approved by the City Commission through planned developments and special exceptions. The Applicant's request for additional building signage as shown, described, and depicted in Exhibit "D" to the PBD Development Order is hereby granted.

SECTION FIVE. The Applicant, including the Applicant's successors and assigns, shall at all times fully comply with the terms and conditions of the PBD Development Order.

SECTION SIX. This Ordinance shall take effect immediately upon its adoption. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

PASSED UPON at the first reading of the City Commission this 19th day of July 2022.

PASSED UPON at the second and final reading of the City Commission this 3rd day of August 2022.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

BEFORE THE
CITY COMMISSION
OF THE
CITY OF ORMOND BEACH

IN RE:	**Application of:**	Ormond Car Wash Investments LLC, a Florida limited liability company
	Application No.	2022-041
	Project Name:	Splash Car Wash
	Property Address:	55 North Nova Road
	Parcel ID No.:	4221-00-01-0011

PLANNED BUSINESS DEVELOPMENT DEVELOPMENT ORDER

This matter having come on for public hearing before the City Commission of the City of Ormond Beach, Florida, on July 19, 2022 and August 3, 2022, and the City Commission having considered those items as required by Chapter 1, Article II, Section 1-18(e) of the *Land Development Code*, and having heard testimony and evidence from all affected persons, the City Commission hereby finds that:

1. The proposed development conforms to the standards and requirements of the *Land Development Code* and will not create undue crowding beyond the conditions normally permitted in the PBD, Planned Business Development, zoning district, or adversely affect the public health, safety, welfare or quality of life;

2. The proposed development is consistent with the *Comprehensive Plan*;

3. The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells;

4. The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties;

5. There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds, as proposed;

6. Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe, as proposed;

7. The proposed development is functional in the use of space and aesthetically acceptable;

8. The proposed development provides for the safety of occupants and visitors; and

9. The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area;

Thereupon and in consideration thereof, the City Commission hereby orders that:

A. The application of Ormond Car Wash Investments LLC, a Florida limited liability company, with the authorization of Port Orange Investors, LLC, a Florida limited liability company, the owner of real property ("Property Owner") located at 55 North Nova Road (Volusia County parcel number 4221-00-01-0011), as more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein ("Property"), for a Development Order for a Planned Business Development to be known as "Splash Car Wash", to demolish the existing on-site building and redevelop the property for a full-service car wash including self-service vacuum and detail stations on 2.53 acres and associated site improvements on that Property more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by reference, is hereby granted, subject to the following conditions:

1. All applicable provisions of Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-36, Planned Business Development, of the City of Ormond Beach *Land Development Code*, except as otherwise specifically modified hereby, shall at all times be strictly complied with;

2. The outstanding comments from the Site Plan Review Committee list in Exhibit "B" shall be satisfied;

3. Full and complete compliance with the Planned Business Development Conditions described in Exhibit "C";

4. Full and complete compliance with the Applicant's Site Plan attached as Exhibit "D";

B. The final plans for the development project shall be consistent with all the conditions listed in this Development Order and as depicted in the plans that are attached hereto and incorporated herein by reference as Exhibit "D".

C. No material change shall be made to the final plan for the development project without further review by the Planning Board and approval by the City Commission in accordance with the procedures for the approval or modification of development orders.

D. All site construction activity shall be performed in strict compliance with the terms and conditions of this Planned Business Development Order approved for this development project, and of the *Land Development Code*.

E. If the final plan approval lapses under the provisions of Section 1-14(3) of the *Land Development Code* before the planned development permit can be established, a new application for a Planned Business Development Order must be submitted for consideration in accordance with the requirements of the *Land Development Code*.

F. In the event the use of the land approved by this Planned Business Development Order is abandoned for a period of two (2) years any permit issued hereunder and this Planned Business Development Order shall automatically become void and a Notice of Final Plan Revocation shall be filed under the provisions of Section 1-14(3)(b) of the *Land Development Code,* and a new application for a Planned Business Development Order must be submitted for consideration in accordance with the requirements of the *Land Development Code*.

G. The Neighborhood Improvement Officer shall semi-annually prepare a report indicating which planned developments are not in compliance with Section 1-14, or with the conditions provided in the Planned Business Development Order. In the event a Neighborhood Improvement Officer determines there to be any violation, such Officer shall initiate appropriate code enforcement action for hearing before the City's Special Master.

H. In the event a building permit has not been issued within thirty-six (36) months, which date shall be August 3, 2025, then this Development Order shall automatically become void and shall have no further legal effect per Chapter 1, Article II, Section 1-14(3)(a), of the *Land Development Code.* If a building or site engineering permit is issued on or before August 3, 2025 the project shall be vested.

I. This Planned Business Development Order shall be recorded in the public records of Volusia County, Florida, at the expense of the Ormond Car Wash Investments LLC, a Florida

limited liability company, and shall be binding upon Ormond Car Wash Investments LLC, a Florida limited liability company and the property owner, Port Orange Investors, LLC, a Florida limited liability company, and its successors and assigns, and shall run with the real property described in Exhibit "A" attached hereto.

ORDERED this 3rd day of August, 2022.

CITY COMMISSION
CITY OF ORMOND BEACH, a Florida municipal corporation

By: _____
BILL PARTINGTON
Mayor

(CITY SEAL)

Attest: _____
JOYCE A. SHANAHAN
City Manager

EXHIBIT "A"
Page 1 of 2

LEGAL DESCRIPTION (from Upham Inc. survey signed May 17, 2022)

LEGAL DESCRIPTION:

THAT PART OF 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 FEET OF SAID GOVERNMENT LOT 1 WITH THE EASTERLY LINE OF NOVA ROAD, A 100 FOOT STREET AS NOW LAID OUT, SAID POINT BEING A DISTANCE OF 537.02 FEET SOUTH 02°42' WEST THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 1 WITH THE AFORESAID EASTERLY LINE OF NOVA ROAD; THENCE SOUTH 02°42' WEST ALONG THE EASTERLY LINE OF NOVA ROAD A DISTANCE OF 353.35 FEET 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 FEET TO THE WESTERLY LINE OF KINGS ROAD, A 50 FOOT STREET AS NOW LAID OUT; THENCE NORTH 25°31'10 WEST ALONG THE WESTERLY LINE OF KINGS ROAD, A DISTANCE OF 344.1 FEET TO THE SOUTHERLY LINE OF STERTHAUS AVENUE, A 50 FOOT STREET AS NOW LAID OUT; THENCE SOUTH 88°45'50" WEST ALONG SAID SOUTHERLY LINE OF STERTHAUS AVENUE, A DISTANCE OF 368.9 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE EASEMENT OF FLORIDA AND LIGHT COMPANY OVER THE SOUTH 100 FEET OF THE NORTH 200 FEET THEREOF.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND: THE SOUTH 100 FEET OF THE NORTH 635.75 FEET OF 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.

ALSO EXCEPTING; THE CERTAIN PIECE OF LAND DESCRIBED IN WARRANTY FEED RECORDED JUNE 19, 1992, IN OFFICIAL RECORDS BOOK 3753, PAGE 911, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE 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 272.92 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF S.R. 5A (NOVA ROAD); THENCE SOUTH 2°44'46" WEST, ALONG THE 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 NORTH84°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.

LOCATION MAP

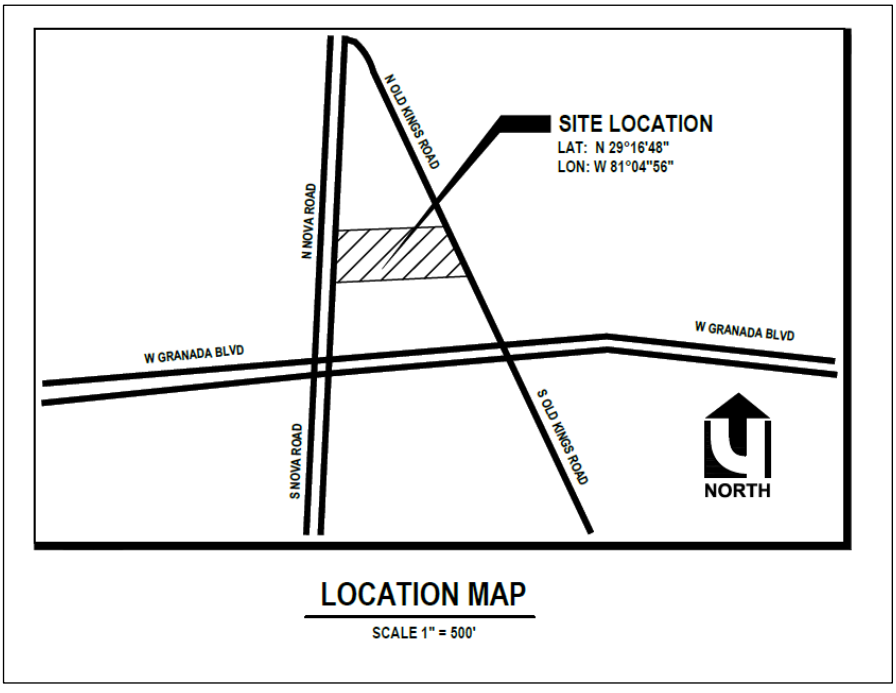


EXHIBIT "A"
Page 2 of 2

PARCEL ID:	4221-00-01-0011
OWNER:	Port Orange Investors, LLC, a Florida limited liability company
APPLICANT:	Ormond Car Wash Investments LLC, a Florida limited liability company
PBD ADDRESS:	55 North Nova Road

EXHIBIT "B"
Page 1 of 3

Project Name: PZ-22-041
Project Description: 55 North Nova Road, Splash Car Wash
Review Comments List Date: 6/11/2022

Ref. # 44, Landscape Architect, Cycle 1, Unresolved
Markup: Buffer Calculations, L-1 Landscape Plan.pdf
West Buffer: (4 trees, 40 shrubs & 40 ground covers, revise written text) Requires 8 Trees, 82 Shrubs and 82 Ground Covers (232.62' subt. driveway 28' = 204.62/100(x) 4 = 8 Trees) Please revise the chart and show the math for the total buffer subtracting out the driveway).

North & South Buffers: You would subtract out the 20' west and 10' east buffers from the total lineal footage, because this area is already included on the west and east buffers. Please show the total lineal footage and show the math for subtracting the 2 buffers.

East Buffer: (3 trees, 30 shrubs & 30 ground covers) please correct written text.

Ref. # 45, Landscape Architect, Cycle 1, Unresolved
Markup: Landscape Comments, L-1 Landscape Plan.pdf
- Provide a chart for the minimum tree requirements of 1 tree per 1500 SF or 1 tree per 400 SF of landscape area, the greater number shall apply.

- Please prepare a Tree Protection/Removal Plan with the proposed improvements showing all existing trees and palms. Provide the calculations for the tree mitigation for protected and specimen trees.

- Shade trees symbols the diameter shall be 20'. Please revise symbols.

- The front landscape buffer has overhead utility lines and Bald Cypress/Live Oaks wouldn't be acceptable, please plant trees per FPL guidelines.

- The south Viburnum hedge shall continue to the west/east, see red line. Muhly grass doesn't qualify for screening material. This also applies to the north hedge.

- The landscape design looks incomplete around the building and landscape interior areas. Please complete the design.

- The interior planting areas require 3 types of plant materials.
All parking areas or intermediate parking shall be screened with 24" height evergreen hedge.

- The west parking ends, please plant 5' height Podocarpus to screen the vacuums. Please visit Cloud 10 regarding screening.

- Please provide an existing tree legend to identify existing tree type.

- Please coordinate trees with proposed light poles.

- All existing trees canopy shall be shown with dashed circles.

- The plantings shall be laid out to think about long term maintenance and small lawn area are discouraged, see red cloud.

- Minimum tree height to receive tree credit is 10' height and 2.5" caliper, please review the plant list.

- Irrigation plan please remove the building and landscape buffer lines from this drawing for clarity. Please coordinate well location with proposed trees.

- Muhly grass in not considered a ground cover. Please select a ground cover for the landscape buffers.

Ref. # 46, Landscape Architect, Cycle 1, Unresolved
Markup: City Details, L-3 Landscape and Irrigation Details and Notes.pdf
Please use City of Ormond Beach planting details. Also, include irrigation details 14A & 14B.
Ref. # 49, Landscape Architect, Cycle 2, Unresolved
Markup: Landscape Comments L-2, L-2 Irrigation Plan.pdf
- Why are you removing the specimen 13" & 16" Oaks? They are near the ones being saved. I looked at these trees and they are healthy. Please save because they will reduce the specimen tree mitigation.

- Please remove the proposed trees from the tree protection/removal plan.

Ref. # 50, Landscape Architect, Cycle 2, Unresolved
Markup: Specimen Tree Comment for Mitigation Chart, Tree Mitigation Form 05.18.22.pdf
- Only removing (2) 24" Oak, please check.

- Please add the (1) 36" Oak saved on the chart

- Rain trees are invasive and also are not considered specimen trees, please remove from calculations.

- City Landscape Architect Specimen spread sheet in the Reviewer folder.

Ref. # 51, Landscape Architect, Cycle 2, Unresolved
Markup: Protected Tree Chart Comments, Tree Mitigation Form 05.18.22.pdf
The protected trees removed from the impervious = 8 trees, for at total of 16 trees.
Note: You would only include protected trees and not the specimen or the Rain trees which are invasive. Not sure how you arrived at 40 trees.

Protected trees removed from other construction (landscape areas) = 8 trees and not 37. For a total of 16 trees. All palm tree calculations are correct.

Protected Tree Mitigation = 24 trees at 2.5" caliper min, please correct the chart.

Ref. # 52, Landscape Architect, Cycle 2, Unresolved
Markup: Total Specimen Trees, Tree Mitigation Form 05.18.22.pdf
Total specimen trees = 38, please check.

Ref. # 53, Landscape Architect, Cycle 2, Unresolved
Markup: Landscape Comments L-1, L-1 Landscape Plan.pdf
- I have emailed drawing mark-up to Upham for landscape plan changes.

- The protected tree mitigation is $3,912 and specimen tree mitigation is 5,788. Appears that you will be donating this into the City Tree Fund. State on the plans this amount and if this is your intent.

- See City LA Protected and Specimen tree form in the reviewer folder.

- Please provide general and planting notes for this project.

- Add notes that all existing trees will have any vines and dead wood removed. All existing palms will be booted, seed heads and dead fronds removed.

Ref. # 10, Planning Director, Cycle 1, Unresolved
Markup: Planning, FPL easement, C-4 Site Layout Plan.pdf
Sheet C-4

Please provide written documentation that FPL has reviewed the proposed site plan and it is acceptable to FPL within its easement boundaries.

Ref. # 48, Utility 1, Cycle 2, Unresolved
Markup: Lateral Size, C-7 Site Utility Plan.pdf
City staff verified that the existing lateral is an 8-inch x 6-inch wye with 6-inch piping crossing the street. Proposed development to utilize a minimum 6-inch pipe size for gravity sewer piping installed in the City's right of way. Requesting E.O.R. confirmation

EXHIBIT "C"
Page 1 of 2

SPLASH CAR WASH
PLANNED BUSINESS DEVELOPMENT CONDITIONS

1. The site is approximately 2.53 acres.
2. The existing house of worship of approximately 4,595 square feet shall be demolished.
3. The project seeks to allow a 9,356 square foot building containing separate car wash and car detailing tunnels.
4. The property is zoned as B-8 (Commercial) and vehicle wash and detailing is not identified as a use within this zoning district. The vehicle wash and detailing use is granted as an allowed use at 55 North Nova Road.
5. The project is seeking to allow alternative wall signage in terms of the number allowed and the square footage through the Planned Business Development. The project is permitted two signs totaling 76.50 square feet. The signage sheet from PermaCraft signs show the following:

Sign	Text	Elevation	Sign Dimensions	Square Footage
1	Car Wash	North	2' X 17'	34
2	Interior Detail	Nova Road	18" X 204'	25.5
3.	Car Wash	Nova Road	2' X 17'	34
4.	Interior Detail	Old Kings Rd.	18" X 204'	25.5
				119

The project is granted four (4) signs that totals 119 square feet to allow the additional signage to provide the locations for the car wash and detailing tunnel.

6. Project access shall occur along Nova Road with a right in and right out access point and along Old Kings Road with a full access point.
7. The property has a 100-foot FPL easement with existing transmission lines bisecting the property. Final approval from FPL is required for the improvements within the easement.
8. Along Nova Road, a bus shelter and bench shall be required to be constructed and maintained by the applicant as part of the city's multi-modal plan.
9. The project shall construct a pedestrian connection from Nova Road to the building area.
10. The project has an existing historic tree that will be saved along the Nova Road frontage.
11. The project shall pay into the city sidewalk fund for the required sidewalk along Old Kings Road based on the driveway slope exceeding the ADA cross slope.

EXHIBIT "C"
Page 2 of 2

12. The building has been designed in the neo-eclectic architectural style.
13. The project would maintain the uses and dimensional standards of the B-8 (Commercial) zoning district.

DEVELOPMENT INFORMATION:

LANDOWNER:
PORT ORANGE INVESTORS, LLC
P.O. BOX 730086
ORMOND BEACH, FL 32173

ENGINEER / LANDSCAPE ARCHITECT / SURVEYOR:
UPHAM, INC.
265 KENILWORTH AVE
ORMOND BEACH, FL 32174
386.672.9515

DEVELOPER:
ORMOND CAR WASH INVESTMENTS, LLC
100 E. GRANADA BLVD
ORMOND BEACH, FL 32176
386.257.2026

GEOTECHNICAL:
UNIVERSAL ENGINEERING SCIENCES, INC
911 BEVILLE RD. SUITE 3
SOUTH DAYTONA, FL 32119
386.756.1105

ARCHITECT:
SOFARELLI & ASSOC. ARCHITECTURE
6365 142nd AVE NORTH
CLEARWATER, FL 33760
727.530.3535

CAR WASH EQUIPMENT:
SONNY'S CAR WASH EQUIPMENT
2710 PEMBERTON DR
APOPKA, FL 32703
407.770.1000

SITE DEVELOPMENT NOTES:

1. THE PROPERTY IS ZONED B-8, "COMMERCIAL" PER CITY OF ORMOND BEACH ZONING/ADDRESS BASEMAP PANEL D2. THE PROPERTY WILL REQUIRE REZONING TO PBD, "PLANNED BUSINESS DEVELOPMENT" FOR THE PROPOSED USE. THE PROPOSED CAR WASH WILL MAINTAIN THE USES AND DIMENSIONAL STANDARDS OF THE B-8 ZONING DISTRICT WITHOUT ANY VARIANCES AS APPROVED BY THE PBD REZONING

2. THE PROPERTY IS CURRENTLY VACANT AND PARTIALLY IMPROVED WITH A FORMER ORMOND BEACH ALLIANCE CHURCH BUILDING AND ASSOCIATED PARKING IMPROVEMENTS. NO STORMWATER MANAGEMENT FACILITY SERVES THE EXISTING SITE IMPROVEMENTS.

3. THE PROPOSED PROJECT IS A REDEVELOPMENT OF THE PROPERTY FOR A NEW 9,356 SF FULL SERVICE INDOOR CAR WASH FACILITY. THE BUILDING CONTAINS TWO SEPARATE TUNNELS FOR VEHICLE WASHING AND INTERIOR DETAIL. PATRONS CAN CHOOSE TO BY-PASS THE INTERIOR DETAIL AND UTILIZE THE SELF VACUUM STATIONS. ACCESS TO THE BUILDING AND SELF VACUUM STATIONS IS SECURED WITH GATES TO PREVENT ILLEGAL ENTRY.

4. THE CAR WASH IS A NEW CONCEPT TO PROVIDE PATRONS THE ABILITY TO DRIVE THEIR VEHICLES THROUGH THE WASH TUNNEL THEN EITHER DRIVE AROUND THE BUILDING TO ENTER THE DETAIL TUNNEL OR USE THE SELF-VACUUM OR EXPRESS DETAIL AREA. PATRONS STAY WITH THEIR VEHICLES INSIDE THE DETAIL TUNNEL SIDE OF THE BUILDING. ACCESS INTO THE TUNNEL IS RESTRICTED AT THE PAY STATION OR A GATE PRIOR TO THE FREE VACUUM AREA.

5. VEHICULAR CIRCULATION INTO / OUT OF THE TUNNEL PROVIDES FOR FLUID MOVEMENT TO EITHER DIRECTLY EGRESS THE PROPERTY OR UTILIZE THE FREE VACUUM STATIONS, THEN EGRESS THE PROPERTY TO EITHER NOVA ROAD OR OLD KINGS ROAD.

6. STORMWATER TREATMENT OF RUNOFF FROM THE PROPERTY WILL BE PROVIDED VIA THREE RETENTION STORMWATER PONDS AND ONE SUBSURFACE EXFILTRATION TRENCH THAT WILL BE PRIVATELY OWNED AND MAINTAINED. DISCHARGE FROM THE SITE WILL BE VIA A NATURAL OVERFLOW WEIR FROM "POND-2". THE STORMWATER FACILITIES ARE DESIGNED TO MEET CITY OF ORMOND BEACH REQUIREMENTS.

7. GEOTECHNICAL SOIL INVESTIGATION PERFORMED BY UNIVERSAL ENGINEERING SCIENCES, INC (UES), PROJECT No. 0730.2200037.0000, REPORT No. 133958, DATED APRIL 6, 2022 AND IS PART OF THE PROJECT DOCUMENTS.

8. PHASE I ENVIRONMENTAL SITE ASSESSMENT PERFORMED BY UNIVERSAL ENGINEERING SCIENCES, INC (UES) PROJECT No. 0440.2200008.0011, REPORT No. 139961, DATED MARCH 11, 2022. THERE WERE NO RECOGNIZED ENVIRONMENTAL CONCERNS.

9. A LISTED SPECIES SURVEY WAS PERFORMED BY ECOLOGICAL CONSULTING SOLUTIONS, PROJECT No. 001.99.22, DATED FEBRUARY 16,2022. NO LISTED SPECIES WERE OBSERVED AND NO WETLANDS OR SURFACE WATERS ARE PRESENT ON THE PROPERTY.

10. DEVELOPMENT REGULATIONS:
MAXIMUM BUILDING HEIGHT = 35' (PROPOSED 26'-8" TOP OF ARCHITECTURAL WALL FEATURE)
MAXIMUM LOT COVERAGE = 60%
VEHICLE USE AREA INTERIOR OPEN SPACE = 10%

BUILDING SETBACKS: REQUIRED:	PROPOSED:	LANDSCAPE BUFFERS: REQUIRED:	PROPOSED:
FRONT = 50'	FRONT = 122.59'	FRONT = 20'	FRONT = 20'
SIDE(S) = 10'	SIDE(S) = 15.87	SIDE(S) = 6'	SIDE(S) = 6'
REAR = 20'	REAR = 265.26'	REAR = 10'	REAR = 10'

11. DEVELOPMENT AREAS:

EXISTING			
ENCLOSED BUILDINGS	4,784 SF	0.11 AC	4.35%
PAVEMENT (PARKING, CURB, WALK, ETC...)	22,908 SF	0.53 AC	20.95%
OPEN SPACE (EXTERIOR)	82,524 SF	1.89 AC	74.70%
TOTAL PROPERTY AREA	110,216 SF	2.53 AC	100.00%
TOTAL IMPERVIOUS AREA	27,692 SF	0.64 AC	25.30%
PROPOSED			
ENCLOSED BUILDING	9,356 SF	0.22 AC	8.70%
PAVEMENT (PARKING, CURB, WALK, ETC...)	50,690 SF	1.16 AC	45.85%
INTERIOR OPEN SPACE	11,768 SF	0.27 AC	10.67%
EXTERIOR OPEN SPACE	38,402 SF	0.88 AC	34.78%
TOTAL PROPERTY AREA	110,216 SF	2.53 AC	100.0%
TOTAL IMPERVIOUS AREA	60,046 SF	1.38 AC	54.55%

12. PARKING:
THE CAR WASH WILL SHARE THE EXISTING PARKING EASEMENT AREA WITH CHICKEN SALAD CHICK. A SEPARATE USE AGREEMENT WITH THE NORTHERLY LANDOWNER WILL BE RECORDED.

16 EXISTING SPACES ARE USED FOR CHICKEN SALAD CHICK, A NET INCREASE OF 2 SPACES ARE PROVIDED FOR SHARED USE.

BICYCLE PARKING PROVIDED - 2 (11% OF 18 SPACES).

13. VEHICLE USE AREA:
VEHICULAR USE AREA (VUA) 44,282 SF
VUA INTERIOR OPEN SPACE = (11,768 / 44,282) x 100 = 26.6% > 10% MIN. REQUIRED

14. FLOOR AREA RATIO (FAR) = (BLDG AREA 9,356 SF / TOTAL SITE AREA 110,216 SF) = 0.085

15. PUBLIC BENEFITS PROVIDED PER SECTION 2-36(h)(3) SUBPARAGRAPHS:
b. FOUR ADDITIONAL ARCHITECTURAL ELEMENTS OVER THE TWO REQUIRED ARE ADDED TO THE BUILDING AS FOLLOWS:
1. PILASTERS ADDED TO SOUTH ELEVATION TO CONCEAL DOWNSPOUTS.
2. DECORATIVE SHUTTERS ADDED TO SOUTH ELEVATION.
3. ACCENT SCORING DETAILS ADDED TO PARAPETS ON ALL ELEVATIONS.
4. WINDOW AND ROLL UP DOORS ADDED TO ELEVATIONS.
d. PROVIDING COVERED VOTRAN BUS SHELTER ON EXISTING ROUTE.
e. PROVIDING PALM LINED PEDESTRIAN WALKWAY WITH BENCH FROM NOVA ROAD TO BUILDING.
f. PROVIDING PARKING TO THE SIDE OF THE BUILDING, NO PARKING FACING NOVA ROAD.

16. ANTICIPATED OPERATIONAL HOURS FROM 8 AM TO 6 PM SUBJECT TO USAGE (400 VEHICLES PER DAY AT 10 HR EQUATES TO 40 VEHICLES PER HOUR ON AVERAGE.

17. A SIGNAGE VARIANCE IS INCLUDED IN THE PBD TO ALLOW FIVE SEPARATE BUILDING SIGNS INCLUDING LOGOS FOR A TOTAL COPY AREA OF 147 SF.

PLANS OF PROPOSED IMPROVEMENTS FOR NEW

SPLASH CAR WASH

SECTION 21, TOWNSHIP 14 S, RANGE 32 E
55 N. NOVA ROAD
ORMOND BEACH, FL 32174

APRIL 26, 2022
REVISED MAY 18, 2022

INDEX OF SHEETS

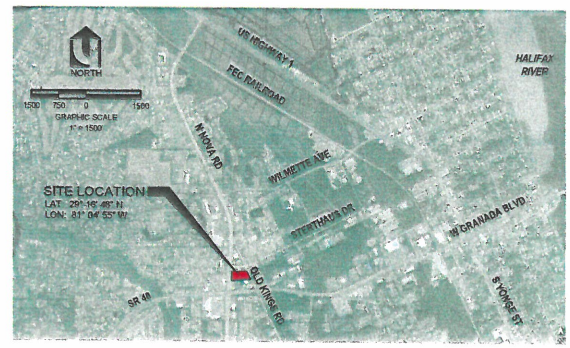
DWG.No.	DESCRIPTION
CV-1	COVER SHEET
CV-2	DEVELOPMENT INFORMATION
SU-1	BOUNDARY SURVEY
SU-2	TOPOGRAPHIC SURVEY
SU-3	SURVEY NOTES
C-1	DEMOLITION, CLEARING AND EROSION CONTROL PLAN
C-2	SWPPP DETAILS AND NOTES
C-3	STORMWATER POLLUTION PREVENTION PLAN NOTES
C-4	SITE LAYOUT PLAN
C-5	PAVEMENT MARKING AND SIGNAGE PLAN
C-6	GENERAL SITE, PAVEMENT MARKING, AND SIGNAGE DETAILS
C-7	SITE UTILITY PLAN
C-8	UTILITY DETAILS AND NOTES
C-9	SITE GRADING PLAN
C-10	SITE STORMWATER PLAN
C-11	SITE SECTIONS, GRADING AND DRAINAGE DETAILS
C-12	CITY OF ORMOND BEACH STANDARD DETAILS
C-13	CITY OF ORMOND BEACH STANDARD DETAILS
C-14	CITY OF ORMOND BEACH STANDARD DETAILS
C-15	CITY OF ORMOND BEACH STANDARD DETAILS
C-16	CULTEC COVER SHEET
C-17	CULTEC SYSTEM LAYOUT SHEET
C-18	CULTEC SYSTEM CALCULATION SHEET
C-19	CULTEC SYSTEM OVERLAY SHEET
C-20	CULTEC SYSTEM DETAIL SHEET
L-1	LANDSCAPE PLAN
L-2	IRRIGATION PLAN
L-3	LANDSCAPE AND IRRIGATION DETAILS AND NOTES
SL-1	SITE LIGHTING AND PHOTOMETRIC PLAN

CONTACT NUMBERS:

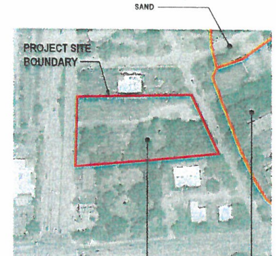
WATER - CITY OF ORMOND BEACH UTILITY DEPARTMENT	(386) 676-3230
WASTEWATER - CITY OF ORMOND BEACH UTILITY DEPARTMENT	(386) 676-3230
ELECTRIC - FLORIDA POWER & LIGHT	(386) 586-6406
TELEPHONE / CABLE - AT&T	(386) 281-6961
TELEPHONE / CABLE - SPECTRUM / CHARTER	(407) 215-5184

ONE CALL UTILITY LOCATE TICKET No. 081205839

JURISDICTIONAL AGENCY:	PERMIT No.
CITY OF ORMOND BEACH (DEVELOPMENT PERMIT)	PZ-22-041
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (10-2)	-
FLORIDA DEPARTMENT OF TRANSPORTATION (DRIVEWAY)	2022-A-591-00037
FLORIDA DEPARTMENT OF TRANSPORTATION (DRAINAGE)	2022-D-591-00022



LOCATION MAP
SCALE: 1" = 1,500'



SOILS MAP
SCALE: 1" = 200'

FLOOD PLAIN CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), MAP NUMBER 12127C0214J, COMMUNITY OF CITY OF ORMOND BEACH, DATED: FEBRUARY 19, 2014. THE PROPERTY IS IN FLOOD ZONE "X" (NO SCREEN) WITH MINIMAL CHANCE FLOOD HAZARD.

FLOOD ZONE MAP
SCALE: 1" = 200

Sunshine 811
Always call 811 before you dig

REVISIONS

DATE	DESCRIPTION
5/18/22	REV PER 5/11 CITY COMMENTS

ROGER W. STRCULA LICENSE NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER

UPHAM INC
CIVIL ENGINEERING•SURVEYING•LANDSCAPE ARCHITECTURE
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COVER SHEET
SPLASH CAR WASH
55 N. NOVA ROAD
ORMOND BEACH, FLORIDA

PROJECT No:	220201
DATE:	APRIL 26, 2022
DESIGN BY:	RWS
DRAWN BY:	HMT
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:
CV-1

GENERAL CONSTRUCTION NOTES

1. GOVERNING SPECIFICATIONS: CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, CITY OF ORMOND BEACH STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, LATEST EDITION, VOLUSIA COUNTY LAND DEVELOPMENT CODE, VOLUSIA COUNTY ENGINEERING AND CONSTRUCTION STANDARDS, LATEST EDITION, AND FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION, AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, LATEST EDITION, AND SUPPLEMENTS THERETO IF NOTED IN THE SPECIAL PROVISIONS FOR THIS PROJECT.
2. ALL UTILITY MATERIAL, CONSTRUCTION AND TESTING COVERED BY THESE DRAWINGS SHALL COMPLY WITH THE CITY OF ORMOND BEACH STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, LATEST EDITION. ALL UTILITY WORK AND CONNECTIONS SHALL BE COORDINATED WITH THE CITY OF ORMOND BEACH INSPECTOR.
3. THE GENERAL CONTRACTOR SHALL PAY FOR AND OBTAIN A BUILDING PERMIT FOR ALL NON-SITE RELATED IMPROVEMENTS INCLUDING BUT NOT LIMITED TO SIGNAGE, DUMPSTER ENCLOSURE, GENERATOR, FENCES AND GREASE INTERCEPTOR TANK. THE ENGINEER WILL SCHEDULE THE PRECONSTRUCTION CONFERENCE BEFORE ANY WORK CAN COMMENCE (NO EXCEPTIONS). THE GENERAL CONTRACTOR SHALL CONTACT THE BUILDING DIVISION AT (386) 676-3350 FOR INFORMATION ON ISSUANCE OF CITY PERMITS AND / OR OTHER REQUIREMENTS. THE SITE CONTRACTOR SHALL SUBMIT AN ENGINEERING PERMIT TO THE ENGINEERING DIVISION.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR DISCREPANCIES AMONG THE DIVISIONS OF THE DRAWING AND SPECIFICATIONS PRIOR TO THE BID DATE. NEITHER THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES RAISED AFTER THE BID OPENING. ACCORDINGLY, IN LIGHT OF THESE OBLIGATIONS, THE ENGINEER IS OBLIGATED TO INTERPRET THE DRAWINGS AND SPECIFICATIONS IN A MANNER THAT WILL PROVIDE THE OWNER WITH A COMPLETE, FUNCTIONING FACILITY FOR THE BID PRICE.
5. THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLEMENTARY, AND ANY REQUIREMENT OF ONE SHALL BE A REQUIREMENT OF THE OTHER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS AND TO COMPARE THE REQUIREMENTS OF EACH DIVISION AND ENSURE THAT EACH TRADE OR SUBCONTRACTOR IS MAKING THE ALLOWANCES NECESSARY TO PROVIDE THE OWNER A COMPLETE FACILITY, OPERATIONAL IN ALL RESPECTS, UNLESS OTHERWISE SPECIFICALLY STATED IN THE DRAWINGS.
6. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INSTRUCTING THE CONTRACTOR IN THE METHODS OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE METHOD TO CONSTRUCT THE IMPROVEMENTS AS SHOWN ON THE DRAWINGS.
7. ONLY ONE TEMPORARY CONSTRUCTION SIGN IS PERMITTED, NOT TO EXCEED 32 SQUARE FEET IN SIGN AREA, MAXIMUM HEIGHT OF 8 FEET AND NO CLOSER THAN 5 FT FROM PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL APPLY FOR A TEMPORARY SIGN PERMIT AT THE CITY OF ORMOND BEACH BUILDING DIVISION. THE SIGN MUST BE REMOVED UPON RECEIPT OF THE CERTIFICATE OF OCCUPANCY.
8. CONSTRUCTION NOISE IS RESTRICTED TO NO GREATER THAN 60 dBA BETWEEN THE HOURS OF 7 AM AND 10 PM AND NO GREATER THAN THAN 50 dBA BETWEEN THE HOURS OF 10 PM AND 7 AM DAILY.
9. NIGHT TIME CONSTRUCTION LIGHTING SHALL BE RESTRICTED TO NO MORE THAN 0.5 FT-CANDLE AT THE PROPERTY BOUNDARY.
10. LITTER CONTROL MEASURES TO PREVENT WIND-DRIVEN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED WITHIN 5 DAYS OF COMPLETION OF CONSTRUCTION.
11. AT NO TIME SHALL EXCAVATIONS BE LEFT UNCOVERED AFTER WORKING HOURS. CONTRACTOR SHALL SECURE THE WORK AREA AT THE END OF EACH DAY'S WORK.
12. AT ALL TIMES, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT UNDERGROUND UTILITIES, STRUCTURES AND OTHER ASSOCIATED FACILITIES FROM DAMAGE DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEASURES OF PROTECTION. ANY DAMAGED FACILITIES SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY INSPECTOR OR ENGINEER AT THE CONTRACTOR'S EXPENSE.
13. THERE SHALL BE NO DEVIATIONS FROM THESE DRAWINGS UNLESS APPROVED IN WRITING BY THE ENGINEER OF RECORD AND THE OWNER.
14. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
15. THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED WITH THE PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
16. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-1-4 IN ACCORDANCE WITH AASHTO M-145 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF THE RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND BASE DENSITIES AT UTILITY CROSSINGS, MANHOLES, INLETS, STRUCTURES. TEST SHALL INCLUDE ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC.
18. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
19. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
20. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES. THE VERTICAL DATUM IS BASED ON 1988 NAVD. REFER TO THE TOPOGRAPHIC SURVEY FOR PROJECT BENCHMARKS.
21. CONCRETE WALKS SHALL BE 4 INCHES THICK HAVING A 3,000 PSI STRENGTH, POURED OVER PROPERLY PREPARED SUBGRADE. ALL CONCRETE SIDEWALKS SHALL BE 6 INCHES THICK ACROSS DRIVEWAYS. 1/2 INCH EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 50'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTERS. REBAR REQUIRED PER CITY OF ORMOND BEACH STANDARD CONSTRUCTION DETAIL M-6 AND M-6.1 (SEE SHEET C-10).
22. CORE TESTS SHALL BE TAKEN TO VERIFY THICKNESS AND SUBSURFACE COMPACTION. PROVIDE FOR THREE SAMPLES, RANDOMLY LOCATED. TEST FOR EXTRACTION, GRADATION, LABORATORY DENSITY, AND MARSHALL'S STABILITY. PROVIDE A CERTIFICATE FROM THE TESTING AGENCY THAT MATERIALS AND INSTALLATION COMPLY WITH SPECIFICATIONS, SIGNED BY THE ASPHALTIC CONCRETE PRODUCER AND CONTRACTOR. ALL COSTS OF TESTS SHALL BE PAID BY THE CONTRACTOR. IF TESTS SHOW THE INSTALLATION DOES NOT MEET SPECIFICATIONS, THE PAVING SHALL BE REMOVED, REPLACED, AND RETESTED.
23. IF ANY MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
24. FILL MATERIAL IS TO BE PLACED IN NO MORE THAN ONE FOOT LIFTS AND COMPACTED TO THE APPROPRIATE DENSITY (98% FOR PAVED AREAS AND BUILDING PADS, PER AASHTO T-180) OR AS SPECIFIED IN THE SPECIFICATIONS, WHICHEVER IS GREATER..
25. NO BURYING OF ANY ORGANIC MATERIALS ALLOWED.
26. ALL CONSTRUCTION IN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS [INDEXES], THE FDOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

LEGEND

NOTE: NOT ALL SYMBOLS SHOWN HERE MAY BE APPLICABLE TO THESE DRAWINGS, ALSO THERE MAY BE ADDITIONAL SYMBOLS WITHIN PLANS NOT SHOWN HERE, SEE INDIVIDUAL DRAWING LEGEND WHERE APPLICABLE.

Symbol	Description	Symbol	Description
#3	BENCHMARK ID		EXISTING EASEMENT
B24	BORING ID	FOC	EXISTING UNDERGROUND FIBER OPTIC CABLE
	EXISTING TELEPHONE PEDISTAL	FM	EXISTING FORCE MAIN (# INDICATES SIZE)
	EXISTING CAP OR PLUG	#FM	PROPOSED FORCE MAIN (# INDICATES SIZE)
	EXISTING CONDUIT RISER/ MARKER	GAS	EXISTING GAS MAIN
	EXISTING ELECTRIC METER	OHE	EXISTING OVERHEAD ELECTRIC CABLES
11.7	EXISTING ELEVATION (SOFT)	OHT	EXISTING OVERHEAD TRAFFIC SIGNAL CABLE
5.0±	PROPOSED ELEVATION (SOFT)	#RAW	EXISTING RAW WATER MAIN (# INDICATES SIZE)
11.75	EXISTING ELEVATION (HARD)	#REC	EXISTING RECLAIM WATER MAIN (# INDICATES SIZE)
5.00	PROPOSED ELEVATION (HARD)	12	EXISTING CONTOUR
	EXISTING FIRE HYDRANT	10	PROPOSED CONTOUR (SOFT)
	PROPOSED FIRE HYDRANT	10	PROPOSED CONTOUR (HARD)
	EXISTING FLOW DIRECTION	UTEL	EXISTING UNDERGROUND TELEPHONE CABLE
	PROPOSED FLOW DIRECTION	UTV	EXISTING UNDERGROUND TELEVISION CABLE
	EXISTING GAS METER	UCE	EXISTING UNDERGROUND ELECTRICAL POWER CABLE
	EXISTING GAS VALVE		JURISDICTIONAL WETLAND LINE
	EXISTING GUY WIRE & ANCHOR PIN	#SAN	EXISTING SANITARY SEWER (# INDICATES SIZE)
	EXISTING MAIL BOX	#SAN	PROPOSED SANITARY SEWER (# INDICATES SIZE)
	EXISTING MANHOLE (UNKNOWN)	#WM	EXISTING WATER MAIN (# INDICATES SIZE)
	PROPOSED MANHOLE	#WM	PROPOSED WATER MAIN (# INDICATES SIZE)
	EXISTING SANITARY SEWER CLEANOUT		EXISTING PIPE OR CONDUIT (TYPE SPECIFIED)
	PROPOSED SANITARY SEWER CLEANOUT		APPROXIMATE SOILS BOUNDARY
	EXISTING SANITARY SEWER MANHOLE		EXISTING SWALE OR CENTER OF DITCH
	EXISTING ROAD SIGNS AND POSTS		PROPOSED SWALE OR CENTER OF DITCH
	PROPOSED SIGN AND POST		EXISTING TOP OF DITCH BANK
	EXISTING TEE		EXISTING BOTTOM OF DITCH BANK
	EXISTING UTILITY POLE	//	EXISTING WOOD FENCE
	EXISTING VALVE IRRIGATION	X	EXISTING WIRE OR CHAIN LINK FENCE
	EXISTING VALVE WATER	X	PROPOSED CHAIN LINK FENCE
	PROPOSED WATER VALVE		PROPOSED SEDIMENT FENCE
	EXISTING WATER METER		PROPOSED COIR ROLL OR WATTLE
	EXISTING STORM SEWER WITH INLET		PROPOSED WIRE FENCE
	PROPOSED STORM SEWER WITH INLET	TP	PROPOSED TREE PROTECTION
	PROPOSED STORM INLET WITH APRON AND CURB		
	PROPOSED STORM INLET WITH ROUND STRUCTURE BOTTOM		
	PROPOSED CURB INLET (TYPE 9)		
	PROPOSED STORM ENDWALL WITH BAFFLES		
	FOUND 1/2" CAPPED IRON ROD L.B. #3724		
	FOUND 1/2" IRON ROD (NO I.D.)		
	FOUND 1/2" CAPPED IRON ROD L.B. #3724 (WITNESS MONUMENT)		
	FOUND 4" BY 4" CONCRETE MONUMENT L.B. #3724		

ABBREVIATIONS

AWWA	AMERICAN WATER WORKS ASSOCIATION	GW	GROUND WATER	PVMT	PAVEMENT
CMP	CORRUGATED METAL PIPE	H/C	HANDICAP	R	RADIUS
CPP	CORRUGATED PLASTIC PIPE	HDPE	HIGH DENSITY POLYETHYLENE	RCP	REINFORCED CONCRETE PIPE
CTV	CABLE TELEVISION	INV	INVERT	RPM	REFLECTIVE PAVEMENT MARKER
DIP	DUCTILE IRON PIPE	KH	HORIZONTAL PERMEABILITY	R/W	RIGHT-OF-WAY
ESMT	EASEMENT			SAN	SANITARY
EXIST	EXISTING	KV	VERTICAL PERMEABILITY	SH	SEASONAL HIGH
FAC	FLORIDA ADMINISTRATIVE CODE	KO	KNOCK OUT	SMH	SANITARY MANHOLE
		LF	LINEAL FEET	SS	SANITARY SEWER
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	MB	MAP BOOK	SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
		MES	MITERED END SECTION		
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	MJ	MECHANICAL JOINT	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
		N/A	NOT APPLICABLE		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	NIC	NOT IN CONTRACT	TSB	TEMPORARY SEDIMENT BASIN
		NGVD	NATIONAL GEODETIC VERTICAL DATUM	TYP	TYPICAL
FH	FIRE HYDRANT			UGE	UNDERGROUND ELECTRIC
FOC	FIBER OPTIC CABLE	OHE	OVERHEAD ELECTRIC	UGT	UNDERGROUND TELEPHONE
FF EL	FINISH FLOOR ELEVATION	OR	OFFICIAL RECORD	USACOE	UNITED STATES ARMY CORP OF ENGINEERS
FM	FORCE MAIN	PG	PAGE		
FP&L	FLORIDA POWER AND LIGHT	PSI	POUNDS PER SQUARE INCH	W	WATER (POTABLE)
G	GAS	PVC	POLYVINYL CHLORIDE		

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS - 2021 AND QUALIFIED PRODUCTS LIST

INDEX NO.	DESCRIPTION
102-600	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES
102-613	MULTI-LANE, WORK WITHIN THE TRAVEL WAY - MEDIAN OR OUTSIDE LANE
102-660	PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS
350-001	CONCRETE PAVEMENT JOINTS
425-021	CURB INLET TOPS - TYPE 5 AND 6
425-052	DITCH BOTTOM INLET TYPES C, D, E AND H
430-021	CROSS DRAIN MITERED END SECTION
520-001	CURB AND GUTTER
522-001	CONCRETE SIDEWALK
522-022	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS
570-001	PERMANENT EROSION CONTROL
700-101	TYPICAL SECTIONS FOR PLACEMENT OF SINGLE & MULTIPLE-COLUMN SIGNS
711-001	PAVEMENT MARKINGS

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.

TAX PARCEL No. 4221-00-01-0011

ATTENTION:
THREATENED EASTERN INDIGO SNAKES MAY BE PRESENT ON THIS SITE!!!

IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the eastern indigo snake sufficient time to move away from the site without interference.
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant's designated agent, and the appropriate U.S. Fish and Wildlife Service (USFWS) office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicant's designated agent, and the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:
North Florida Field Office – (904) 731-3336
Panama City Field Office – (850) 769-0552
South Florida Field Office – (772) 562-3909

Killing, harming, or harassing indigo snakes is strictly prohibited and punishable under State and Federal Law.

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. "Taking" of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. "Take" is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of $25,000 for civil violations and up to $50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

August 13, 2019

REVISIONS	
DATE	DESCRIPTION
5/18/22	REV PER 5/11 CITY COMMENTS

ROGER W. STRCULA LICENSE NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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LB # 0003612 LC # 0000357

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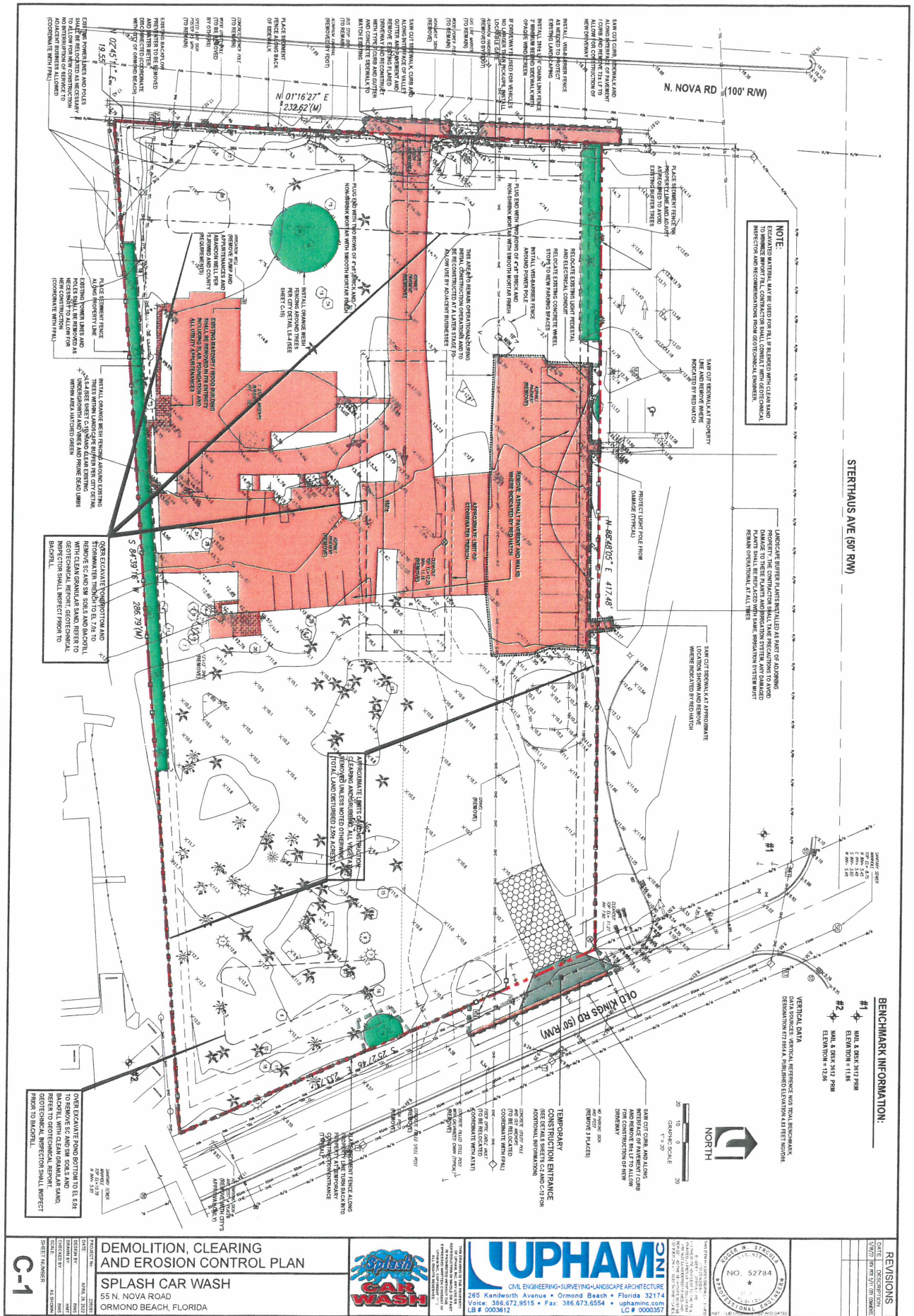
Splash CAR WASH

DEVELOPMENT INFORMATION
SPLASH CAR WASH
55 N. NOVA ROAD
ORMOND BEACH, FLORIDA

PROJECT No:	220201
DATE:	APRIL 26, 2022
DESIGN BY:	RWS
DRAWN BY:	HMT
CHECKED BY:	RWS
SCALE:	AS SHOWN
SHEET NUMBER:	CV-2

EXHIBIT "D"


N. NOVA RD (100' R/W)
STERTHAUS AVE (50' R/W)
OLD KINGS RD (50' R/W)
N 01°16'27" E 232.62'(M)
S 84°39'16" W 286.79'(M)
N 88°48'05" E 417.48'
NOTE:
BENCHMARK INFORMATION:
#1
#2
VERTICAL DATA
NORTH
GRAPHIC SCALE
1" = 20'
TEMPORARY CONSTRUCTION ENTRANCE
OVER EXCAVATE POND BOTTOM TO EL 6.0± TO REMOVE SC AND SM SOILS AND BACKFILL WITH CLEAN GRANULAR SAND, REFER TO GEOTECHNICAL REPORT, GEOTECHNICAL INSPECTOR SHALL INSPECT PRIOR TO BACKFILL.
DEMOLITION, CLEARING AND EROSION CONTROL PLAN
SPLASH CAR WASH
55 N. NOVA ROAD
ORMOND BEACH, FLORIDA
C-1
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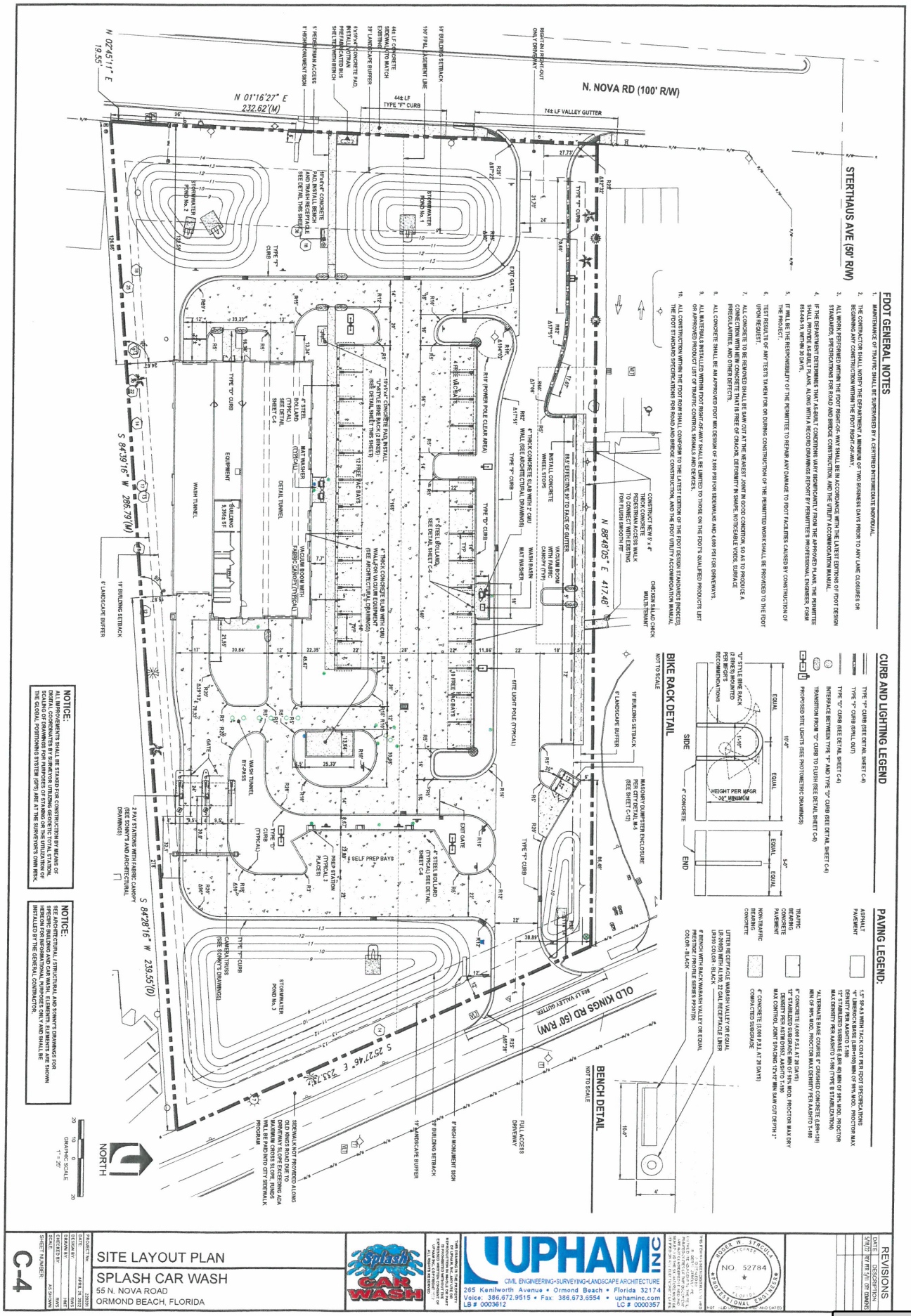
FDOT GENERAL NOTES
1. MAINTENANCE OF TRAFFIC SHALL BE SUPERVISED BY A CERTIFIED INTERMEDIATE INDIVIDUAL
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT A MINIMUM OF TWO BUSINESS DAYS PRIOR TO ANY LANE CLOSURES OR BEGINNING ANY CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY.
3. ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF FDOT DESIGN STANDARDS, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE UTILITY ACCOMMODATION MANUAL.
4. IF THE DEPARTMENT DETERMINES THAT FAILURE TO CONFORM WITH APPROVED PLANS, THE PERMITTEE SHALL PROVIDE AS-BUILT PLANS, ALONG WITH A RECORD DRAWINGS REPORT BY PERMITTEE'S PROFESSIONAL ENGINEER, FORM 850-040-15, WITHIN 30 DAYS.
5. IT WILL BE THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR ANY DAMAGE TO FDOT FACILITIES CAUSED BY CONSTRUCTION OF THE PROJECT.
6. TEST RESULTS OF ANY TESTS TAKEN FOR OR DURING CONSTRUCTION OF THE PERMITTED WORK SHALL BE PROVIDED TO THE FDOT UPON REQUEST.
7. ALL CONCRETE TO BE REMOVED SHALL BE SAW CUT AT THE NEAREST JOINT IN GOOD CONDITION, SO AS TO PRODUCE A CONSTRUCTION JOINT WHICH PRESENTS FREE OF CRACKS, DEFORMITY IN SHAPE, NOTICEABLE VOIDS, SURFACE IRREGULARITIES, AND OTHER DEFECTS.
8. ALL CONCRETE SHALL BE AN APPROVED FDOT MIX DESIGN OF 3,000 PSI FOR SIDEWALKS AND 4,000 PSI FOR DRIVEWAYS.
9. ALL MATERIALS INSTALLED WITHIN FDOT RIGHT-OF-WAY SHALL BE LIMITED TO THOSE ON THE FDOT'S QUALIFIED PRODUCTS LIST OR APPROVED PRODUCT LIST OF TRAFFIC CONTROL SIGNALS AND DEVICES.
10. ALL CONSTRUCTION WITHIN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITION OF THE FDOT DESIGN STANDARDS INDEX(ES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.
CURB AND LIGHTING LEGEND
TYPE "F" CURB (SEE DETAIL SHEET C-4)
TYPE "D" CURB (SPILL OUT)
TYPE "D" CURB (SEE DETAIL SHEET C-4)
TRANSITION FROM "D" CURB TO FLUSH (SEE DETAIL SHEET C-4)
INTERFACE BETWEEN TYPE "F" AND TYPE "D" CURB (SEE DETAIL SHEET C-4)
PROPOSED SITE LIGHTS (SEE PHOTOMETRIC DRAWINGS)
PAVING LEGEND:
ASPHALT PAVEMENT
1.5" SP-9.5 WITH TACK COAT PER FDOT SPECIFICATIONS
12" STABILIZED SUBGRADE MIN OF 98% MOD. PROCTOR MAX DENSITY PER AASHTO T-180
12" STABILIZED SUBBASE (LBR 40) MIN OF 98% MOD. PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION)
*ALTERNATE BASE: COURSE 6" CRUSHED CONCRETE (LBR=100) MIN OF 98% MOD. PROCTOR MAX DENSITY PER AASHTO T-180
TRAFFIC BEARING CONCRETE PAVEMENT
6" CONCRETE (4,000 P.S.I. AT 28 DAYS)
12" STABILIZED SUBGRADE MIN OF 98% MOD. PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180
MAX CONTROL JOINT SPACING 12'x12' WITH SAW CUT DEPTH 2"
NON-TRAFFIC BEARING CONCRETE
6" CONCRETE (2,000 P.S.I. AT 28 DAYS)
4" COMPACTED SUBGRADE
LITTER RECEPTACLE W/ABASH VALLEY OR EQUAL
LR-3MO WITH ALUM. 22 GAL RECEPTACLE LINER
LR3W COLOR - BLACK
6' BENCH WITH BACK W/ABASH VALLEY OR EQUAL
PRESTIGE 7 PROFILE SERIES PP7W7(R)
COLOR - BLACK
BIKE RACK DETAIL
NOT TO SCALE
"U" STYLE BIKE RACK (2 BIKES) MOUNTED PER MFGR'S RECOMMENDATIONS
SIDE
END
HEIGHT PER MFGR 30" MINIMUM
4" CONCRETE
EQUAL
BENCH DETAIL
NOT TO SCALE
STERTHAUS AVE (50' R/W)
N. NOVA RD (100' R/W)
OLD KINGS RD (50' R/W)
N 01°16'27" E 232.62'(M)
N 02°45'11" E 19.55'
S 84°39'16" W 286.79'(M)
N 88°48'05" E 417.48'
S 84°28'16" W 239.55'(D)
S 25°27'46" E 233.73'
NORTH
GRAPHIC SCALE 1" = 20'
NOTICE:
THE CONTRACTOR SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING SPECIFIC SITE PLAN. ALL SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.
NOTICE:
SEE ARCHITECTURAL/STRUCTURAL AND SONNY'S DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SITE IMPROVEMENTS SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.
SITE LAYOUT PLAN
SPLASH CAR WASH
55 N. NOVA ROAD
ORMOND BEACH, FLORIDA
C-4
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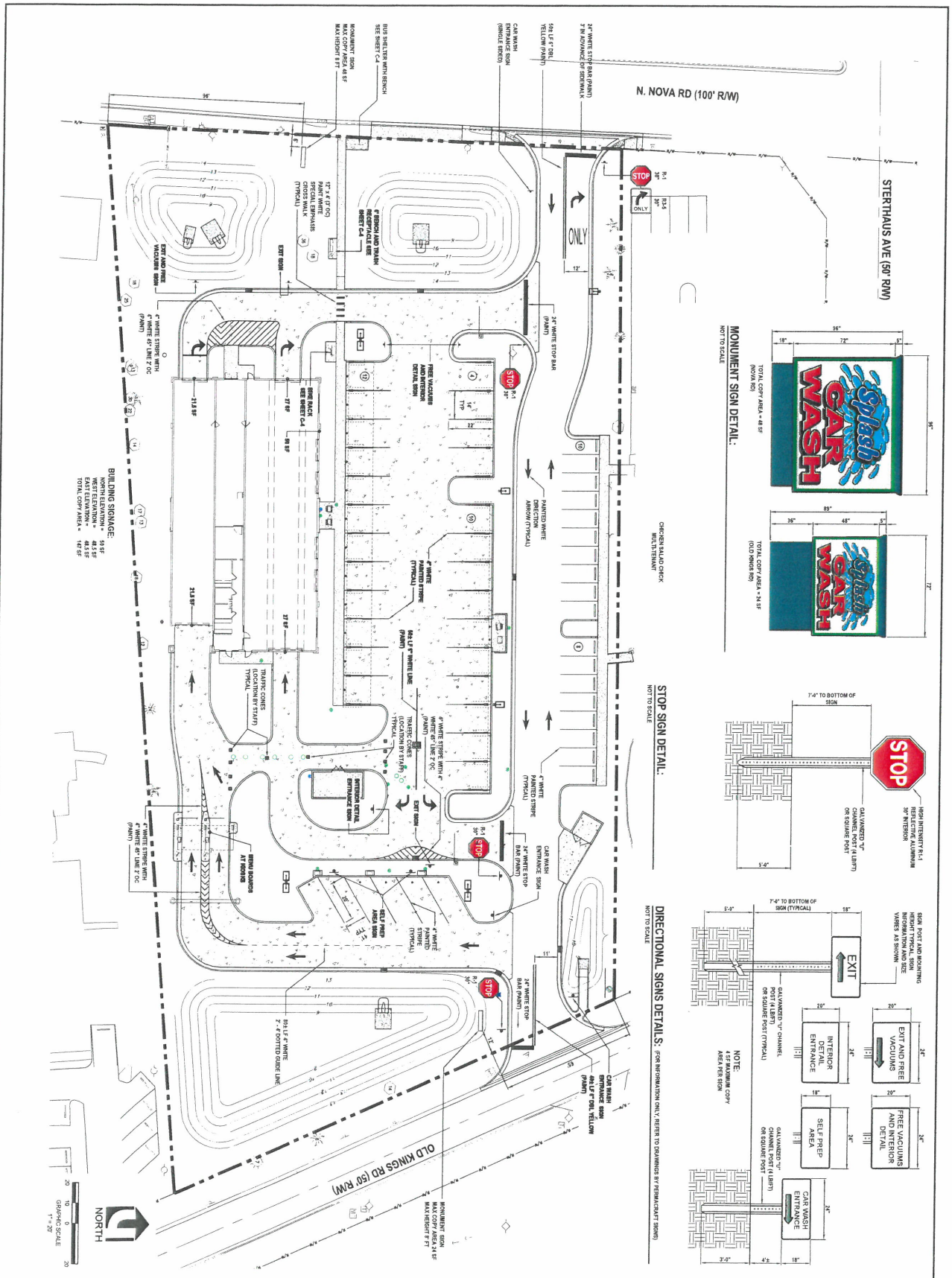
DATE BY DESCRIPTION
1/7/22 BW PER CITY COMMENTS


N. NOVA RD (100' R/W)
STERTHAUS AVE (50' R/W)
OLD KINGS RD (50' R/W)
MONUMENT SIGN DETAIL:
NOT TO SCALE
STOP SIGN DETAIL:
NOT TO SCALE
DIRECTIONAL SIGNS DETAILS:
NOT TO SCALE
BUILDING SIGNAGE:
NORTH ELEVATION = 59 SF
WEST ELEVATION = 48.5 SF
EAST ELEVATION = 48.5 SF
TOTAL COPY AREA = 147 SF
CHICKEN SALAD CHICK MULTI-TENANT
NORTH
GRAPHIC SCALE 1" = 20'
PAVEMENT MARKING AND SIGNAGE PLAN
SPLASH CAR WASH
55 N. NOVA ROAD
ORMOND BEACH, FLORIDA
C-5
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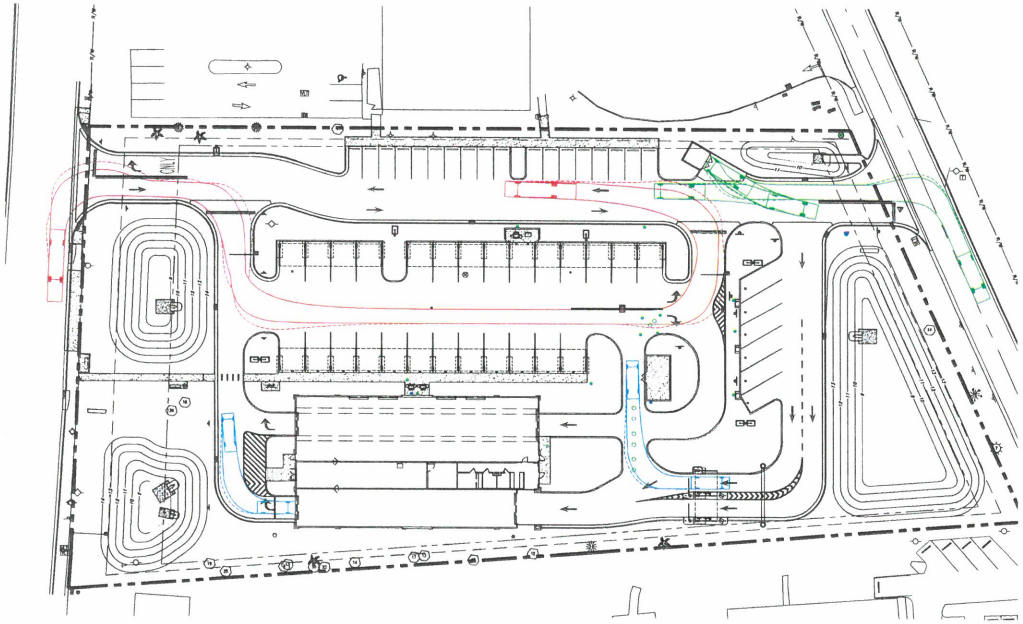
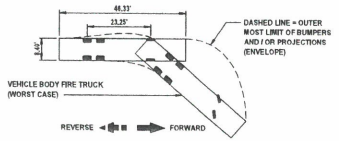


VEHICLE PATHS

SCALE: 1" = 30'

REPRESENTATIVE IMAGE OF FIRE TRUCK USED FOR VEHICLE PATH

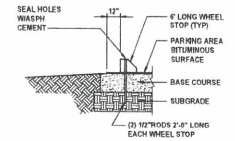


FIRE TRUCK PATH LEGEND

NOT TO SCALE

VEHICLE LEGEND

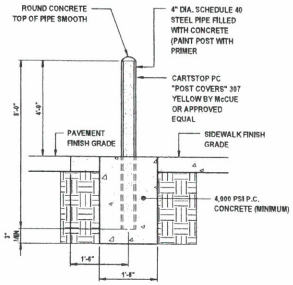
- GARBAGE TRUCK
- AERIAL FIRE TRUCK
- 30' SINGLE UNIT TRUCK
- PASSENGER VEHICLE
- LARGE PICKUP TRUCK
- DASHED LINE = OVERHANG
- SOLID LINE = WHEEL PATH



NOTE: CENTER WHEEL STOP IN EACH STALL WHERE INDICATED ON PLAN

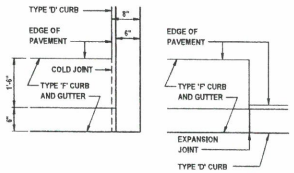
WHEEL STOP DETAIL

NOT TO SCALE



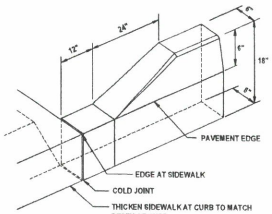
BOLLARD DETAIL

NOT TO SCALE



TYPE "F" AND "D" CURB INTERFACE DETAIL

NOT TO SCALE



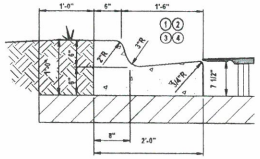
NOTES:
1. EXTRUDE CURB AND BROOM FINISH
2. PROVIDE 1/2" EXPANSION JOINTS AT ALL COLD JOINTS.
3. SAW CUT CONSTRUCTION JOINTS AT 10'-0" O.C.
4. ALL EXPOSED SURFACES SHALL BE STRIPED GREEN, TROWLED AND CURB EDGING RUBBED SMOOTH.
5. "GLUED-ON" EXTRUDED CURB NOT PERMITTED.

"D" CURB TERMINATION DETAIL:

NOT TO SCALE

CURB CONSTRUCTION NOTES

1. ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 3000 P.S.I. CONCRETE.
2. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 100', CONSTRUCTION JOINT REQUIRED EVERY 10' MAXIMUM (4" MINIMUM).
3. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED AT EACH SIDE OF ALL STORM INLET STRUCTURES AND AT ALL RADIUS POINTS.
4. 6" SUBBASE TO BE COMPACTED AND TESTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST AND SHALL BE STABILIZED TO A MINIMUM L.B.R. 40.
5. EXPANSION JOINT MATERIAL MUST COVER ENTIRE CROSS SECTION OF CURB.
6. IN NO INSTANCE SHALL EXTRUDED CURBS (DEFINED AS HEADER-TYPE CURBS INSTALLED DIRECTLY ON TOP OF PAVEMENT) BE PERMITTED.
7. SAW CUT JOINTS SHALL BE CUT WHILE CONCRETE IS STILL GREEN, IF JOINT ARE CUT AFTER CONCRETE HAS CURED AND SHRINKAGE HAVE OCCURED THROUGH THE THICKNESS OF THE CURB, THEN THE CONTRACTOR SHALL REPLACE THE CURB TO THE NEAREST JOINT OR 4' MINIMUM LENGTH.

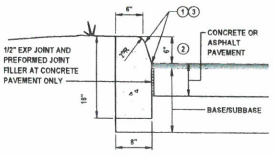


TYPE "F" CURB DETAIL

NOT TO SCALE

BUBBLE NOTES FOR CURB DETAILS:

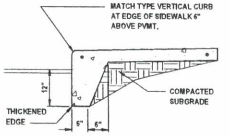
1. PROVIDE CONTRACTION JOINTS @ 10' O.C. AND EXPANSION JOINTS @ 100' O.C. ALL JOINTS SEALED PER SPECIFICATIONS
2. 6" HEIGHT SHALL BE UNIFORM, IF HEIGHT VARIES ± 1/2" THEN CURB WILL BE REPLACED AT THE DISCRETION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
3. FACE OF CURB SHALL BE CLEAN OF SCUFF MARKS AND INTERFACE OF CURB AND PAVEMENT SHALL BE NEAT AND CLEAN OF CONCRETE OVERSPILL, CONTRACTOR SHALL REPLACE OR REPAIR AT ITS EXPENSE ANY LOCATIONS NOT ACCEPTABLE TO B.J's.
4. WHEN "F" CURB IS ON THE HIGH SIDE OF PAVEMENT THE GUTTER SHALL BE CONSTRUCTED AS A SPILL OUT CURB, THE GUTTER SLOPE SHALL MATCH THE CROSS SLOPE OF THE PAVEMENT AND DRAIN AWAY FROM CURB



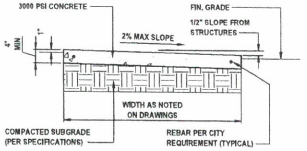
TYPE "D" CURB DETAIL

NOT TO SCALE

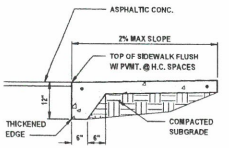
CONCRETE WALKS SHALL BE 4 INCHES THICK HAVING A 3,000 PSI STRENGTH, POURED OVER PROPERLY PREPARED SUBGRADE. ALL CONCRETE SIDEWALKS SHALL BE 6 INCHES THICK ACROSS DRIVEWAYS. 1/2 INCH EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 50', CRACK CONTROL JOINTS SHALL BE 5' ON CENTERS.



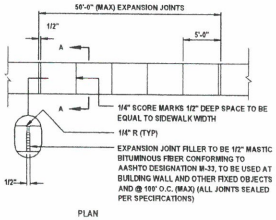
THICKENED EDGE ADJACENT TO PAVEMENT



SECTION A-A



THICKENED EDGE ADJACENT TO ADA WALKWAY



PLAN

SIDEWALK DETAILS

NOT TO SCALE

REVISIONS	
DATE	DESCRIPTION
5/18/22	REV PER 1/11 CITY COMMENTS

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CIVIL ENGINEERING-SURVEYING-LANDSCAPE ARCHITECTURE
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GENERAL SITE, PAVEMENT MARKING AND SIGNAGE DETAILS

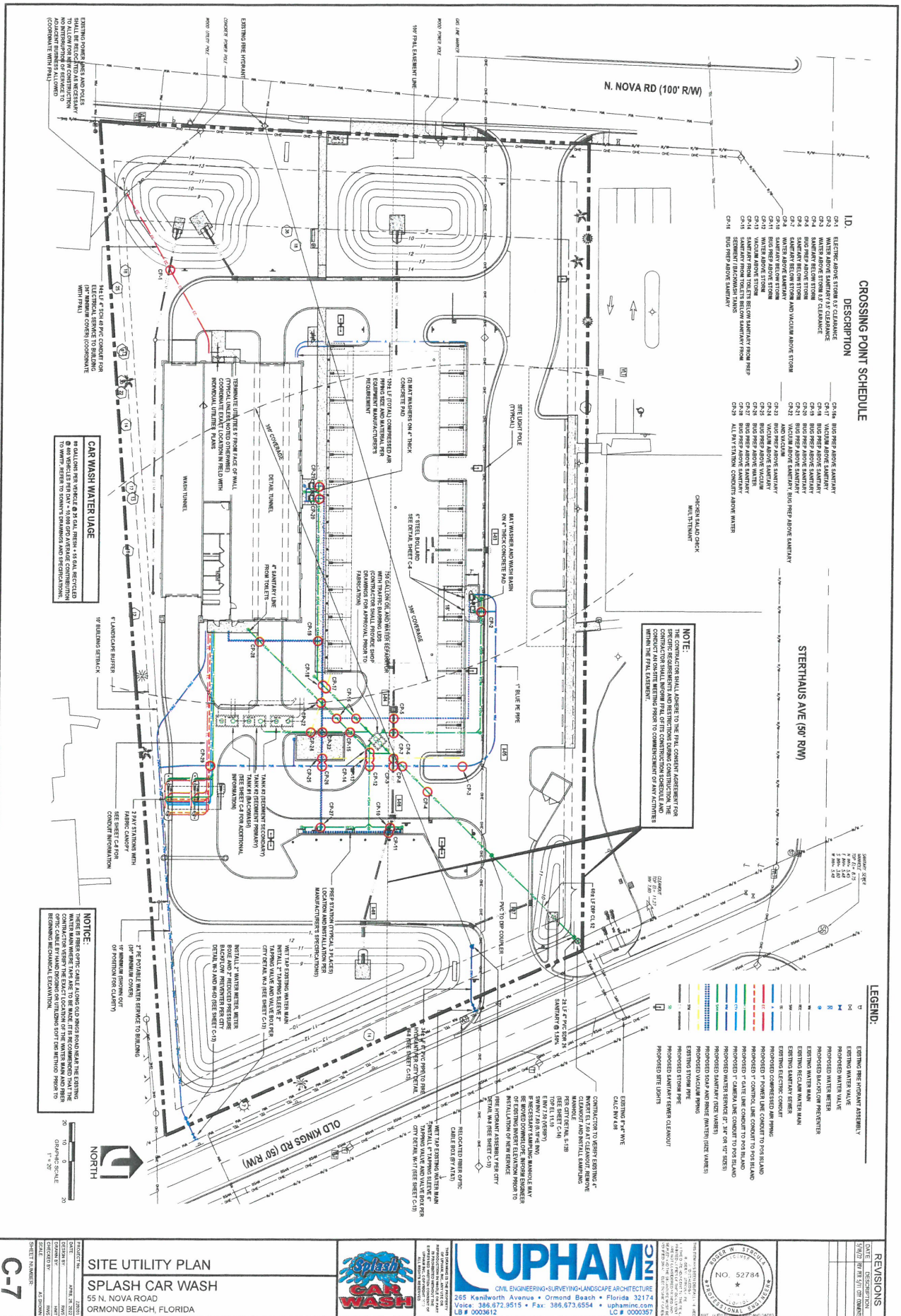
SPLASH CAR WASH
55 N. NOVA ROAD
ORMOND BEACH, FLORIDA

PROJECT No:	220201
DATE:	APRIL 26, 2022
DESIGN BY:	RWS
DRAWN BY:	HMT
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:

C-6

EXHIBIT "D"


N. NOVA RD (100' R/W)
STERTHAUS AVE (50' R/W)
OLD KINGS RD (60' R/W)
CROSSING POINT SCHEDULE
I.D. DESCRIPTION
LEGEND:
CAR WASH WATER UAGE
NOTE:
NOTICE:
NORTH
SCALE: 1" = 20'
SITE UTILITY PLAN
SPLASH CAR WASH
55 N. NOVA ROAD
ORMOND BEACH, FLORIDA
C-7
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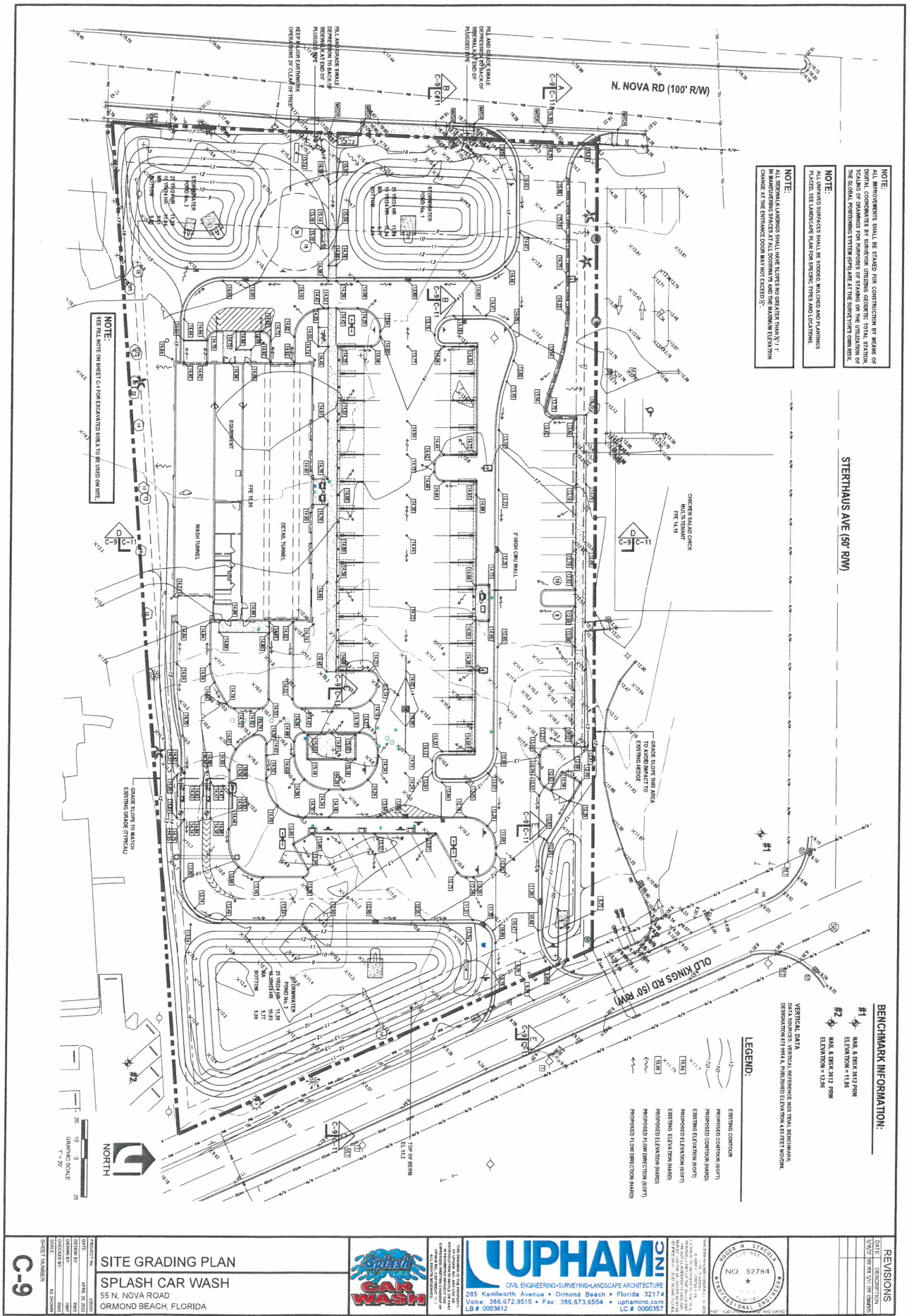
REVISIONS


N. NOVA RD (100' R/W)
STERTHAUS AVE (50' R/W)
OLD KINGS RD (50' R/W)
NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF CONVENTIONAL SURVEY METHODS OR BY UTILIZING GEODETIC TOTAL STATION, GLOBAL POSITIONING SYSTEM (GPS) OR ANY COMBINATION THEREOF. THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.
NOTE:
ALL UNPAVED SURFACES SHALL BE SODDED, MULCHED AND PLANTINGS PLACED. SEE LANDSCAPE PLAN FOR SPECIFIC TYPES AND LOCATIONS.
NOTE:
ALL HANDICAP PARKING SPACES SHALL HAVE SLOPES NO GREATER THAN 2% IN ANY DIRECTION. ALL HANDICAP RAMPS SHALL HAVE SLOPES NO GREATER THAN 8.33%. A LEVEL LANDING AREA, NO GREATER THAN 2% SLOPE IN ANY DIRECTION, SHALL BE PROVIDED AT THE TOP OF ALL RAMPS. A LEVEL AREA, NO GREATER THAN 2% SLOPE IN ANY DIRECTION, SHALL BE PROVIDED IN FRONT OF ALL DOORWAYS. THE DIFFERENCE IN ELEVATION BETWEEN THE LEVEL AREA IN FRONT OF THE DOORWAY AND THE FINISHED FLOOR INSIDE THE DOORWAY SHALL NOT EXCEED 1/2" IN MANEUVERING SPACES AT ALL DOORWAYS AND THE MAXIMUM ELEVATION CHANGE AT THE ENTRANCE DOOR MAY NOT EXCEED 1/2".
NOTE:
SEE FILL NOTE ON SHEET C-1 FOR EXCAVATED SOILS TO BE USED ON SITE.
BENCHMARK INFORMATION:
#1 MAIL & DESK 3612 PRM ELEVATION = 11.85
#2 MAIL & DESK 3612 PRM ELEVATION = 12.06
VERTICAL DATA
DATA SOURCE: VERTICAL REFERENCE NGS TBM: BENCHMARK DESIGNATION KT7 5954 A. PUBLISHED ELEVATION: 4.83 FEET NGVD88.
LEGEND:
EXISTING CONTOUR
PROPOSED CONTOUR (SOFT)
PROPOSED CONTOUR (HARD)
EXISTING ELEVATION (SOFT)
PROPOSED ELEVATION (SOFT)
EXISTING ELEVATION (HARD)
PROPOSED ELEVATION (HARD)
PROPOSED FLOW DIRECTION (SOFT)
PROPOSED FLOW DIRECTION (HARD)
NORTH
GRAPHIC SCALE
1" = 20'
SITE GRADING PLAN
SPLASH CAR WASH
55 N. NOVA ROAD
ORMOND BEACH, FLORIDA
UPHAM CNI
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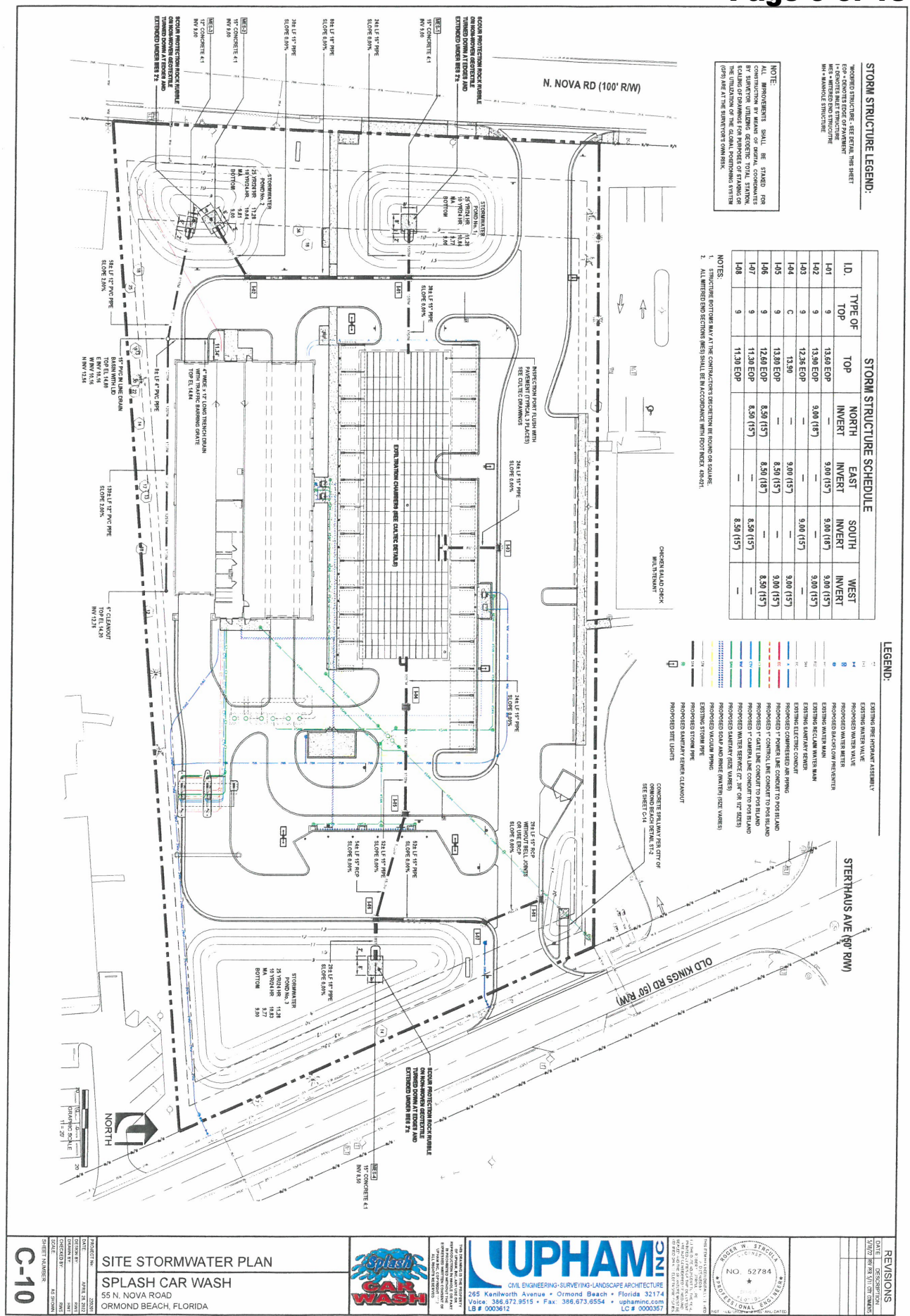
Voice: 386.672.9515 • Fax: 386.673.6554 • uphamcnc.com
LB # 0003612 LC # 0000357
ROBERT N. STRICKLAND NO. 52784 PROFESSIONAL ENGINEER
REVISIONS
DATE DESCRIPTION
12/9/22 PER RTL 2/17/23 COMMENTS
PROJECT No. 22019
DATE APRIL 24, 2023
DESIGN BY RWS
DRAWN BY RWS
CHECKED BY RWS
SCALE AS SHOWN
SHEET NUMBER C-9



STORM STRUCTURE LEGEND:

"HOOPED STRUCTURE - SEE DETAIL THIS SHEET
EOP = DENOTES EDGE OF PAVEMENT
FES = FLARED END SECTION
MES = MITERED END STRUCTURE
MH = MANHOLE STRUCTURE

NOTE: ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION, ELECTRONIC DISTANCE MEASUREMENT OR STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

STORM STRUCTURE SCHEDULE

I.D.	TYPE OF TOP	TOP	NORTH INVERT	EAST INVERT	SOUTH INVERT	WEST INVERT
I-01	9	13.60 EOP	—	9.00 (15")	9.00 (18")	9.00 (15")
I-02	9	13.90 EOP	9.00 (18")	—	—	9.00 (15")
I-03	9	12.36 EOP	—	—	9.00 (15")	—
I-04	C	13.90	—	9.00 (15")	—	9.00 (15")
I-05	9	13.80 EOP	—	8.50 (15")	—	9.00 (15")
I-06	9	12.60 EOP	8.50 (15")	8.50 (18")	—	8.50 (15")
I-07	9	11.30 EOP	8.50 (15")	—	8.50 (15")	—
I-08	9	11.30 EOP			8.50 (15")	

NOTES:
1. STRUCTURE BOTTOM MAY AT THE CONTRACTOR'S DISCRETION BE ROUND OR SQUARE.
2. ALL MITERED END SECTIONS (MES) SHALL BE IN ACCORDANCE WITH FDOT INDEX 430-021.

LEGEND:

EXISTING FIRE HYDRANT ASSEMBLY
EXISTING WATER VALVE
PROPOSED WATER VALVE
PROPOSED WATER METER
PROPOSED BACKFLOW PREVENTER
EXISTING WATER MAIN
EXISTING RECLAIM WATER MAIN
EXISTING SANITARY SEWER
EXISTING ELECTRIC CONDUIT
PROPOSED COMPRESSED AIR PIPING
PROPOSED 1" POWER LINE CONDUIT TO POS BILAND
PROPOSED 1" CONTROL LINE CONDUIT TO POS BILAND
PROPOSED 1" GATE LINE CONDUIT TO POS BILAND
PROPOSED 1" CAMERA LINE CONDUIT TO POS BILAND
PROPOSED WATER SERVICE (2", 3/4" OR 1/2" SIZES)
PROPOSED SANITARY (SIZE VARIES)
PROPOSED VACUUM PIPING (WATER) (SIZE VARIES)
EXISTING STORM PIPE
PROPOSED STORM PIPE
PROPOSED SANITARY SEWER CLEANOUT
PROPOSED SITE LIGHTS

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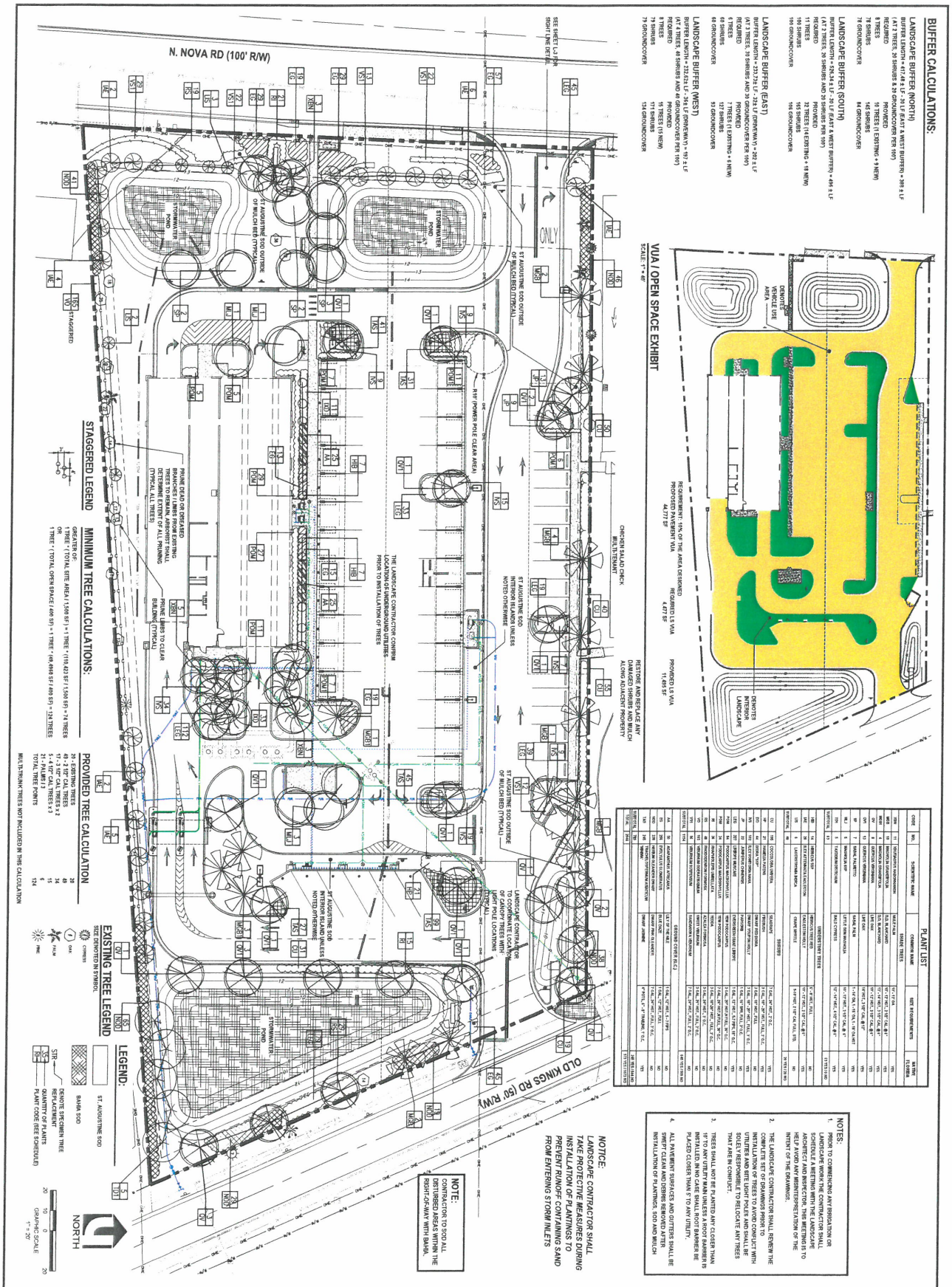
ROGER W. STRICKLAND NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER

REVISIONS
10/4/21 PER SJC/DRT COMMENTS

SITE STORMWATER PLAN
SPLASH CAR WASH
55 N. NOVA ROAD
ORMOND BEACH, FLORIDA

PROJECT No. 220301
DATE APRIL 26, 2021
DESIGN BY RWS
DRAWN BY RWS
CHECKED BY RWS
SCALE AS SHOWN
SHEET NUMBER C-10



CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE REQUIREMENTS	NATIVE FLORIDA
		SHADE TREES			
QVI	11	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	12'-14' CA	YES
MGS	19	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	10'-12' HT/ 5'-6' SPR	YES
QV	6	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	10'-12' HT/ 5'-6' SPR	YES
QVI	11	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	10'-12' HT/ 5'-6' SPR	YES
SP	6	SABAL PALMETTO	SABAL PALM	14'-16' CA/ 4'-5' CT/ 4'-5' CT	YES
MGJ	1	MAGNOLIA SP	LITTLE GEM MAGNOLIA	10'-12' HT/ 5'-6' SPR	YES
CITRUS	1	TACHIBANA CITRUS	DAISY CITRUS	12'-14' HT/ 5'-6' SPR/ 3'-4' CA @ 6'	YES
ORNAMENTAL	4			12'-14' HT/ 5'-6' SPR/ 3'-4' CA @ 6'	YES
		UNDERSTORY TREES			
HIB	14	HIBISCUS SP	HIBISCUS TREE	6'-7' HT/ 3' CAL	NO
MC	30	BAYI ATTENUATA 'KRISTEEN'	KRISTEEN CRAPE MYRTLE	10'-12' HT/ 3'-4' CAL/ 6' SPR	YES
CRAPE MYRTLE	6	LAGERSTROEMIA INDICA	CRAPE MYRTLE	14'-16' HT/ 3'-4' CAL/ 6' SPR	YES
ORNAMENTAL	6			14'-16' HT/ 3'-4' CAL/ 6' SPR/ 3'-4' CA @ 6'	YES
		SHRUBS			
DU	196	DIOSCOREA UMBTOA	DUNCAN YAM	3 GAL, 24" HT/ 12" O.C.	YES
DT	41	DRACAENA 'TOFT'	TOFT DRACAENA	3 GAL, 24" HT/ 24" O.C.	YES
DM	41	DRACAENA MARGINATA	DRACAENA TRICOLOR	3 GAL, 24" HT/ 24" O.C.	YES
MS	103	ELEUTHERINE MASA	DWARF EYSPRIN GRASS	3 GAL, 18" - 24" HT/ 18" O.C.	YES
LM	31	LIRIOPE MUSCARI	LIRIOPE	3 GAL, 18" HT/ 18" O.C.	YES
PMM	34	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	3 GAL, 24" HT/ 24" O.C.	YES
PMM	34	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	3 GAL, 24" HT/ 24" O.C.	YES
RI	8	RHAPHIOLEPIS INDICA	INDICA HAWTHORN	3 GAL, 24" HT/ 24" O.C.	YES
RI	8	RHAPHIOLEPIS INDICA	INDICA HAWTHORN	3 GAL, 24" HT/ 24" O.C.	YES
VO	161	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL, 24" HT/ 24" O.C.	YES
		GROUND COVER (O.C.)			
AA	36	ALOE ARISTATA	LACE ALOE	1 GAL, 12" HT/ 12" O.C.	NO
HAN	376	HEDERA HELIX 'HAHNII'	HAHNII ENGLISH IVY	1 GAL, 12" HT/ 12" O.C.	NO
TMC	346	TRADESCANTIA PALLIDA	PURPLE HEART	1 GAL, 12" HT/ 12" O.C.	NO
ORNAMENTAL	Tbs			4" POT/ 6"-9" RUNNERS/ 12" O.C.	YES
TURF	2442			SOD	NO
				SEE RETAINING WALL DETAILS	
				SEE RETAINING WALL DETAILS	

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LC # 0000357

REVISIONS
DATE | DESCRIPTION
3/9/22 | PER SITE COMMENTS

LANDSCAPE PLAN
SPLASH CAR WASH
55 N. NOVA ROAD
ORMOND BEACH, FLORIDA

PROJECT No: 2021-21
DATE: APRIL 7, 2022
DESIGN BY: RWE
DRAWN BY: HWT
CHECKED BY: RWE
SCALE: AS SHOWN
SHEET NUMBER: L-1

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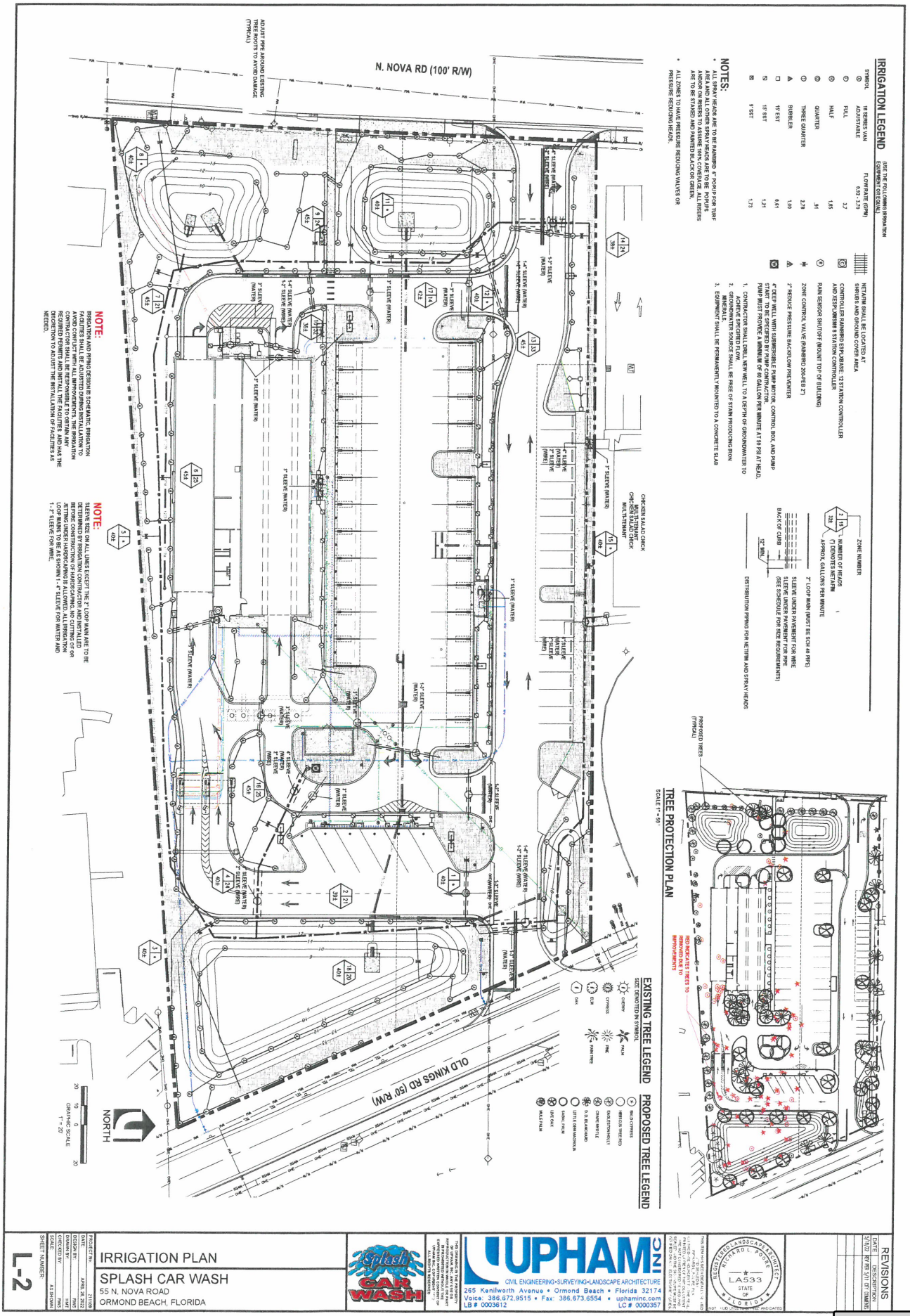
N. NOVA RD (100' R/W)
OLD KINGS RD (50' R/W)
NORTH
GRAPHIC SCALE
1" = 20'
IRRIGATION LEGEND
NOTES:
NOTE:
NOTE:
TREE PROTECTION PLAN
SCALE 1" = 50'
EXISTING TREE LEGEND
PROPOSED TREE LEGEND
IRRIGATION PLAN
SPLASH CAR WASH
55 N. NOVA ROAD
ORMOND BEACH, FLORIDA
L-2
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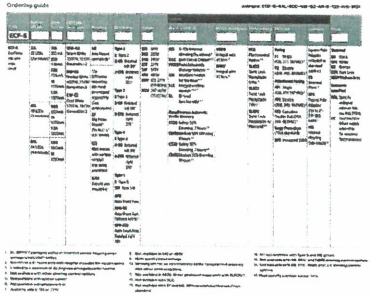
REVISIONS

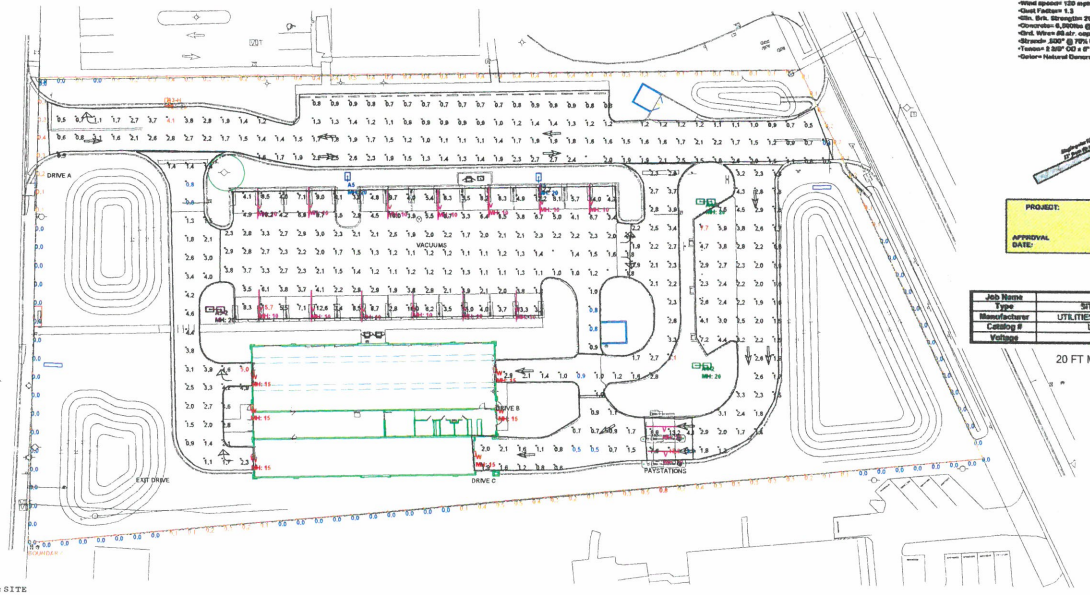
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Filename
	1	A3-H	SINGLE	10773	1.000	ECF-S-32L-1 2A-NW-G2-3-HIS	ecf-s-32l-1.2a-nw-g2-3-his.ies
	2	A4-2	BACK-BACK	14151	1.000	2@180_ECF-S-32L-1 2A-NW-G2-4	ecf-s-32l-1.2a-nw-g2-4.ies
	2	A5	SINGLE	14933	1.000	ECF-S-32L-1 2A-NW-G2-5	ecf-s-32l-1.2a-nw-g2-5.ies
	1	A5-2	BACK-BACK	14933	1.000	2@180_ECF-S-32L-1 2A-NW-G2-5	ecf-s-32l-1.2a-nw-g2-5.ies
	15	V	SINGLE	3600	1.000	GPX6-SQ	GPX6-SQ.IES
	5	W	SINGLE	2614	1.000	121-1RL-530-NW-G3-4 wall mt 15' AFG	121-1RL-530-NW-G3-4.IES

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
BOUNDARY	Illuminance	Fc	0.16	0.8	0.0	N.A.	N.A.	readings taken at grade
DRIVE A	Illuminance	Fc	1.52	4.1	0.4	3.80	10.25	readings taken at grade
DRIVE B	Illuminance	Fc	2.32	4.1	0.9	2.58	4.56	readings taken at grade
DRIVE C	Illuminance	Fc	2.35	7.7	0.5	4.70	15.40	readings taken at grade
EXIT DRIVE	Illuminance	Fc	2.65	5.0	0.8	3.31	6.25	readings taken at grade
PAYSTATIONS	Illuminance	Fc	8.40	13.3	3.6	2.33	3.69	readings taken at grade
VACUUMS	Illuminance	Fc	3.91	15.7	0.8	4.89	19.63	readings taken at grade

NOTES
- LUMINAIRE SYMBOLS ARE MAGNIFIED FOR LEGIBILITY

GARDCO Site & Area EcoForm





View_1:SITE
Scale: 1 inch= 30 Ft.

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PO Box 9103 Ft Myers, FL 33901
Ph. 1-800-799-7453 Fax. 1-941-332-7132
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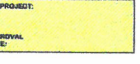
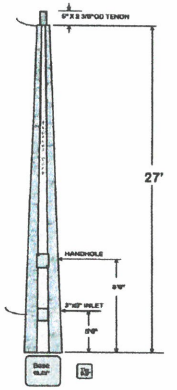
CALL# USI27TH
Prestressed Concrete Pole
•Pole Weight= 1540lbs
•EPA capacity= 10.1sq'
•Wind speed= 120 mph
•Gust Factor= 1.3
•Min. Brk. Strength= 20000
•Cure time= 6,900lbs @ 28 days
•Spiral Wire= #6 str. copper
•Strand= .500" @ 70% Ultimate
•Tension= 8.89" OD x 6" Hgt.
•Color= Natural Concrete



PROJECT:

APPROVAL DATE:



Job Name		REQUIRED INFORMATION
Type	SITE POLES	
Manufacturer	UTILITIES STRUCTURES	
Catalog #	USI27TH	
Voltage		

20 FT MAXIMUM POLE HEIGHT ABOVE GRADE

SL-1

SESCO LIGHTING

Project:
SPLASH CAR WASH
ORMOND BEACH

Disclaimer:
SESCO Lighting, Tampa provides this photometric report for purposes of specifying which the SESCO Lighting, Tampa product line only. The information provided is based upon standardized industry procedures.

This laboratory performance will always differ from that experienced in the field due to many variables, both known (installation methods, power quality, ambient, reflectance, and non-measurable light loss factors, etc.).

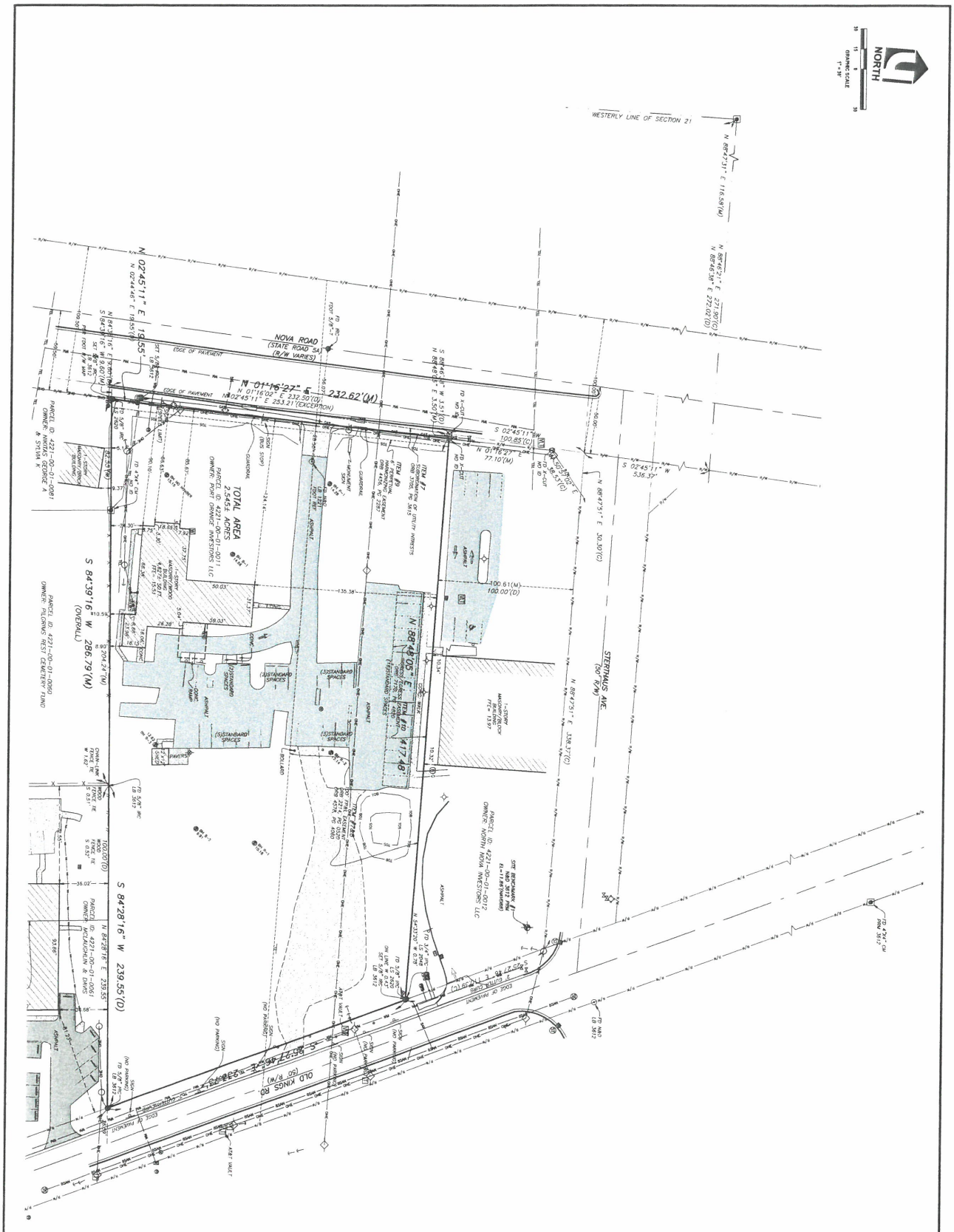
In general, SESCO Lighting, Tampa considers mathematical studies to be approximate. The design of any lighting system, and the selection of any luminaire simple or complex, by such, specification decisions must be thoroughly based upon experience, consultation with the manufacturer and above all, common sense.

NOTES:
1) EXACT MOUNTING DETAILS TO BE DETERMINED BY OTHERS
2) MOUNTING HEIGHT IS MEASURED A.F.F. ON A.F.G. UNLESS NOTED
3) CALCULATIONS FOUND ARE INITIAL HORIZONTAL FOOTCANDLES

Sales Person: BILL SHEMELA
Contact Info: 813-917-0210
Designed By:S PENNINGTON
Date:4/20/2022
Scale:SEE VIEWPORT

Revisions	#	Date	Comments

Page 1 of 1



LOCATION No: 14-32-21 PROJECT No: 220202 FIELD WORK BY: KLS DATE: 03/31/2022 OFFICE WORK BY: JAE DATE: 03/17/2022 FIELD BOOK & PG: [illegible] SCALE: 1" = 30' SHEET NUMBER: SU-1	TYPE OF SURVEY: ALTA / NSPS LAND TITLE & TOPOGRAPHIC SURVEY MAP SUBJECT: PARCEL ID: 4221-00-01-0011 ADDRESS: 55 N NOVA ROAD ORMOND BEACH, FLORIDA, 32174	THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT THE REPORT	SURVEY MAP	THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30' OR SMALLER. ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED SHALL BE AT THE USER'S OWN RISK. SEE CERTIFICATION FOR SURVEYOR SIGNATURE

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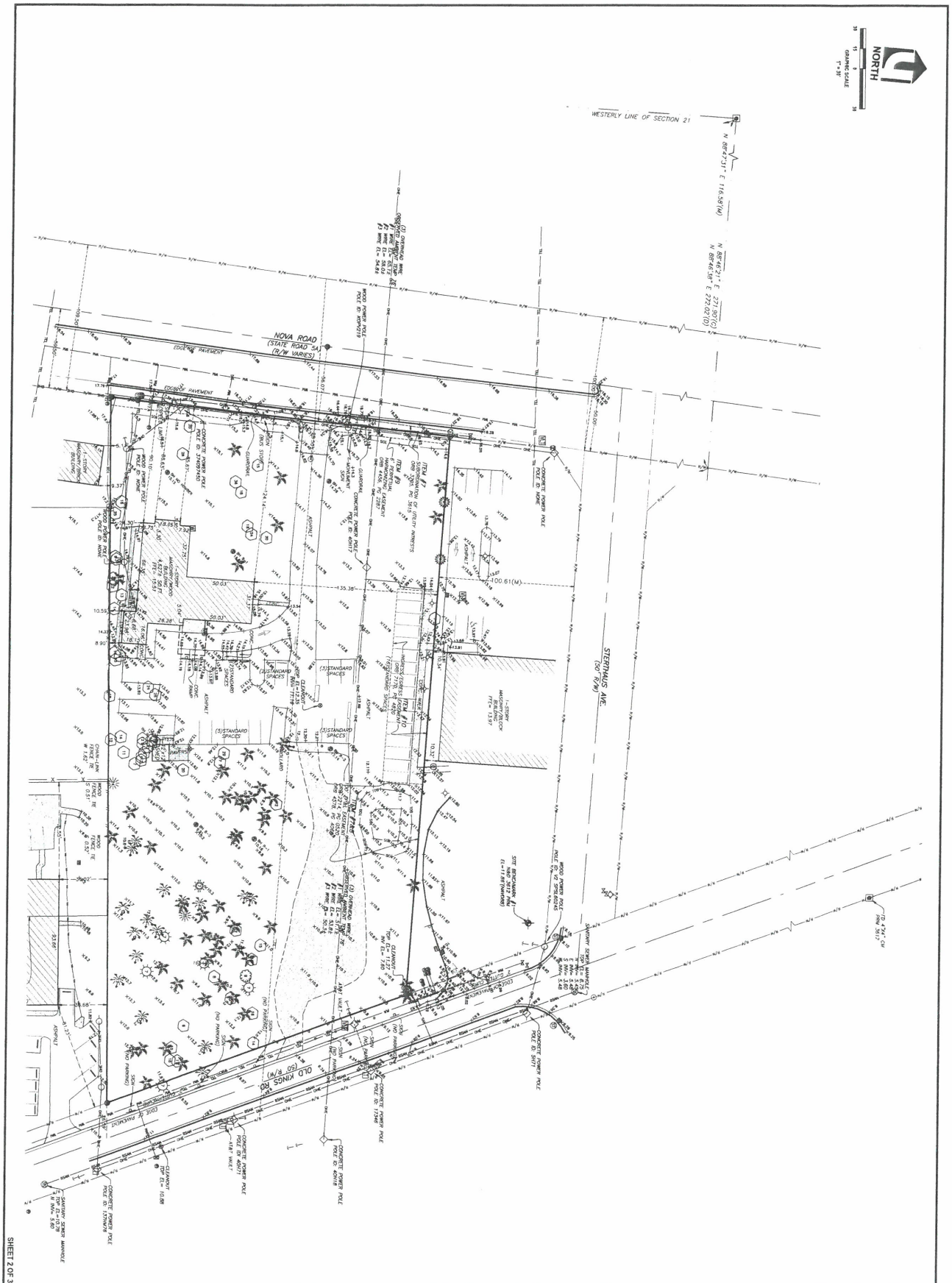

SHEET 2 OF 3

SU-2	TYPE OF SURVEY: ALTA / NSPS LAND TITLE & TOPOGRAPHIC SURVEY	THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT THE REPORT	SURVEY MAP	THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 70' OR SMALLER. ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED SHALL BE AT THE USER'S OWN RISK.	UPHAM INC. CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
SHEET NUMBER:	MAP SUBJECT: PARCEL ID: 4221-00-01-0011			SEE CERTIFICATION FOR SURVEYOR SIGNATURE	265 Kenilworth Avenue • Ormond Beach • Florida 32174
SCALE: 1" = 30'	ADDRESS: 55 N NOVA ROAD ORMOND BEACH, FLORIDA, 32174				Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com
FIELD BOOK & PG: ## / ##	LOCATION No: 14-32-31				LB # 0003612 LIC # 0000357
DATE: 05/17/2022	PROJECT No: 220202				
FIELD WORK BY: JAE					
OFFICE WORK BY: KLS					
DATE: 03/31/2022					

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SPLASH CAR WASH

ORMOND BEACH, FL

Updated July 27, 2022

SAVA
SOFARELLI & ASSOCIATES ARCHITECTURE

EXHIBIT "D"

Updated July 27, 2022

SPLASH CAR WASH

ORMOND BEACH, FL

SAVA

SOFARELLI & ASSOCIATES ARCHITECTURE

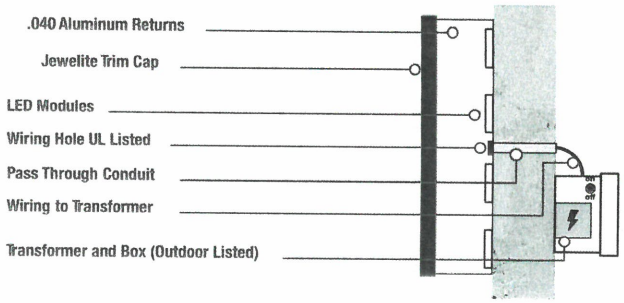
Updated July 27, 2022

SPLASH CAR WASH

ORMOND BEACH, FL

SAVA
SOFARELLI & ASSOCIATES ARCHITECTURE

Standard Front Lit Channel Letter



SIDE VIEW

General Specs

1. U.L APPROVED INTERNALLY ILLUMINATED L.E.D. CHANNEL LETTERS FLUSH MOUNTED BLACK/WHITE DAY NIGHT PERF LETTERS, WHITE L.E.D. LIGHT MODULES, BLACK RETURNS BLACK JEWELL TRIM. INSTALL TO BUILDING SURFACE WITH CORROSION RESISTANT HARDWARE USING EXISTING ELECTRICAL SERVICE.

INTERIOR DETAIL 18"x 204" = 25.5' X 2 = 51 SQ. FT
CAR WASH 2' x 17' = 34 SQ. FT. X2 = 68 SQ. FT.
119 TOTAL SQ. FT. FOR ALL SIGNS

Splash CAR WASH

FILE NAME
SPLASH

DATE 7/26/22

REVISIONS
1
2
3
4
5

PAGE 1 OF 1

PROJECT LOCATION

ACCOUNT: CHANNEL LETTERS

STREET MONUMENT STREET

CITY SOUTH DAYTONA, ZIP CODE FL 32119

CUSTOMER APPROVAL

SIGNATURE

PRINT NAME

APPROVAL DATE

Signs Manufactured by Permacraft Signs

PermaCraft SIGNS
1644 S. RIDGEWOOD AVE.
S. Daytona, FL 32119
Phone: (386).767.8011
Fax: (386).767.8246

EC13009410

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Adequate primary electrical, disconnects, conduits and physical hook up to signs and message centers to be the responsibility of the customer.

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STAFF REPORT

City of Ormond Beach
Department of Planning

MEETING DATE: June 9, 2022

SUBJECT: 55 North Nova Road, Splash car wash: Issuance of Development Order

APPLICANT: Ormond Car Wash Investments LLC, with authorization of the property owner, Port Orange Investors, LLC

NUMBER: PBD 2022-041(B)

PROJECT PLANNER: Steven Spraker, AICP, Planning Director

INTRODUCTION: This is a request from Ormond Car Wash Investments LLC, with authorization of the property owner, Port Orange Investors, LLC, for a zoning map amendment from B-8 (Commercial) to PBD (Planned Business Development) and the issuance of a development order. The Planned Business Development seeks to demolish the existing on-site building and redevelop the property for a full-service car wash including self-service vacuum and detail stations. This staff report, item B, is for the issuance of the development order. The subject property is shown below.

EXHIBIT 1: Project location, 55 North Nova Road

BACKGROUND: The subject property has a land use of "Low Intensity Commercial" and a B-8 (Commercial) zoning designation. The land use was amended on January 14, 2014 with Ordinance 2014-01 and the zoning was amended on March 4, 2014 with Ordinance 2014-11. The property was formerly used as a House of Worship and has been vacant. The property is a through lot bounded by Nova Road and Old Kings Road. The property has an FPL easement with transmission lines bisecting the property. With the development of the Chicken Salad Chick, the property provided some parking within an easement for that development.

The following are the abutting uses to the subject properties:

Exhibit 2: Abutting land use and zoning designations

Land Use and Zoning Designations of Adjacent Property			
	Current Land Uses	**Future Land Use Designation**	**Zoning Classification**
North	Chicken Salad Chick	"Commercial"	B-8 (Commercial)
South	Commercial & office uses and Pilgrim's Rest cemetery	"Commercial", "Public Institutional", "Residential, Office, Retail"	B-8 (Commercial) & B-1 (Professional Office, Hospital)
East	Office uses	"Residential, Office, Retail"	B-1 (Professional Office, Hospital)
West	Commercial uses	"Commercial"	B-8 (Commercial)

Project description: The applicant has provided site plans (ATTACHMENT 4) for the project and a summary (ATTACHMENT 3) of the project. Below is a summary of the project:

1. The site is approximately 2.53 acres.
2. The existing house of worship of approximately 4,595 square feet would be demolished.
3. The project seeks to allow a 9,356 square foot building containing separate car wash and car detailing tunnels. The applicant's narrative letter states,

   > "At the pay station, customers can select the type of vehicle wash with the option for interior detail or to self-vacuum. With the selection of the interior detail, upon egressing the wash tunnel, patrons drive their vehicles around the building to enter the detail side of the building onto a conveyor mat. Customers exit their vehicles to watch the cleaning process that advances the vehicles through the tunnel while the interior is being cleaned and detailed by technicians in approximately 10 minutes."

4. The site layout features:
   A. A vehicle prep station for customers.

B. Two pay stations to enter the wash area.

C. The car wash tunnel.

D. Existing the car wash tunnel, customers can (1) leave the site, (2) use the vacuum areas for self-service, or (3) drive around and enter the detail tunnel.

The applicant has a similar car wash operation in Port Orange at the intersection of Nova Road and Herbert Street.

5. The property is zoned as B-8 (Commercial) and vehicle wash and detailing is not identified as a use within this zoning district. The project is seeking the Planned Business Development to allow the vehicle wash and detailing use.
6. The project is seeking to allow alternative wall signage in terms of the number allowed and the square footage through the Planned Business Development.
7. Project access would occur along Nova Road with a right in and right out access point and along Old Kings Road with a full access point.
8. The property has a 100-foot FPL easement with existing transmission lines bisecting the property. The site has designed features, such as parking and driveways, which are allowed within the easement. As part of the SPRC review, staff has requested written verification that FPL has no issues with the proposed site plan.
9. Along Nova Road, a bus shelter and bench would be constructed and maintained by the applicant as part of the city's multi-modal plan.
10. The site plan shows a pedestrian connection from Nova Road to the building area.
11. The project has an existing historic tree that will be saved along the Nova Road frontage.
12. Stormwater occurs in three ponds located along Nova Road and Old Kings Road, behind the landscape buffers.
13. The car wash features a re-use tank for the water. Any excess or wastewater from the car wash would exit through the sewer system. The plans for this system are included in ATTACHMENT 4.
14. Parking is located on the north end of the property and the parking easement with Chicken Salad Chick would remain.
15. The project is seeking to pay into the city sidewalk fund along Old Kings Road based on the driveway slope exceeding the ADA cross slope.
16. The building has been designed in the neo-eclectic architectural style.
17. The project would maintain the uses and dimensional standards of the B-8 (Commercial) zoning district.

Project process: The following exhibit displays the project's history to date:

Exhibit 3: Application process

Reviewing entity/action	Date	Required advertising
SPRC submittal, 1st review	April 27, 2022	Not required.
SPRC comments, 1st review	May 11, 2022	Not required.
SPRC submittal, 2nd review	May 18, 2022	Not required.
SPRC comments, 2nd review	Due June 1, 2022	Not required.
Planning Board	**June 9, 2022**	**1. Mail notice, 300' radius. 2. Newspaper advertisement. 3. Site posting.**
City Commission (tentatively)	July 19, 2022 (1st reading) August 3, 2022 (2nd reading)	1. Mail notice, 300' radius. 2. Newspaper advertisement.
SPRC submittal for final infrastructure improvement	To be determined.	Not required.
Issuance of site engineering permit and building permit	To be determined.	Not required.
SPRC submittal for individual parcel development	To be determined.	Not required.

ANALYSIS:

Planned Business Development:

According to Chapter 2, Article II, Section 2-36 of the Land Development Code, the purpose of the Planned Business Development zoning district

> "is to establish regulatory standards for controlling the location of comprehensively planned business centers accessible to arterial roadways. The PBD is intended to incorporate a flexible management policy which incorporates urban design amenities, including streetscape improvements, and fosters innovative master planning in the design and development of commercial centers. The PBD district provides a diversified mix of permitted, conditional, and special land uses and higher standards of land planning and site design than are available under conventional zoning categories."

One goal of the Planned Business Development is to "provide for a coherent and visually attractive physical environment through the creation of focal points and vistas, as well as coordination and consistency of architectural styles, landscaping designs and other elements of the building environment."

Reasons for a Planned Business Development amendment:

1. Use:

Section 1-22 of the Land Development Code defines a car wash use as a "Vehicle wash and detailing" and provides the following definition, "means an establishment engaged in the business of washing and/or detailing vehicles with self-serve, automated or staffed facilities." Vehicle wash and detailing is listed as a conditional use in the B-5 (Service Commercial) and I-1 (light Industrial) zoning districts. Section 2-57 (88) provides the conditional use criteria as follows:

(88) Vehicle washing or detailing. Provided that the following minimum standards are met:

a. The site shall be located in a B-5 or I-1 district.

b. No runoff of wash water onto adjoining properties shall be permitted.

c. Entrances and exits shall be designed to ensure that waiting lines will not extend into the public right-of-way.

d. Driveways shall be located at least fifty feet (50') from any intersection.

e. No lighting shall be permitted which shall constitute a nuisance or shall in any way impair safe movement of traffic on any street or highway.

f. Except for uses limited to hand washing of ten (10) or fewer cars a day, all washwater shall be recycled.

g. Stacking shall comply with the standards contained in chapter 3, article III of this Code.

Section 2-36 of the Land Development Code details the permitted uses within a Planned Business Development and states,

(c) Permitted uses. A PBD may incorporate any commercial or residential development allowed as permitted uses in the underlying zoning district designation, as well as any commercial or residential uses allowed under the Code for any district, provided the following findings are made:

(1) The use is specifically shown on the site plan and includes a list of all proposed uses not permitted in the underlying zoning district (to the maximum extent known at the time of site plan submittal), a general description of the location, floor area to be occupied by such use, typical hours of operation and other relevant operation characteristics.

(2) The use, by virtue of its location, vehicular circulation pattern, noise and visual buffering, traffic generation rates and peak traffic hours, odor emission controls, lighting and use of materials will not have an adverse impact on surrounding land uses, particularly where the site abuts areas developed with or zoned primarily for single-family homes.

(3) Conversion of occupancy from a use approved under a PBD to a permitted use in the underlying district will not require an amendment to the PBD.

(4) The use does not exceed any size limitations, use restrictions or other requirements provided under article II of this chapter.

The Planned Business Development incorporation of uses is a discretionary action of the City Commission after review of the staff report from the SPRC, Planning Board recommendation and public testimony before the City Commission regarding the application. Past policy direction has allowed a vehicle washing and detailing through the Planned Business Development process provided it met the conditions of Section 2-36(c) of the Land Development Code.

2. Signage: Section 3-48(B) of the Land Development Code states: "Alternative business premise identification signage may be approved by the city commission through planned developments and special exceptions." The proposed building has 72 linear feet of building frontage along Nova Road. The project is permitted two signs totaling 76.50 square feet. The signage sheet from PermaCraft signs shows the following:

Sign	Text	Elevation	Sign Dimensions	Square Footage
1	Car Wash	North	30"X240"	50
2	Interior Detail and logo	Nova Road	32"X120" 12"X32"	29.34
3.	Exterior Car Wash	Nova Road	32"X96"	21.33
4.	Interior Detail and logo	Nova Road	32"X120" 12"X32"	29.34
5.	Exterior Car Wash	Nova Road	32"X96"	21.33
				151.34

The project seeks a total of five (5) signs that totals 151.34 square feet. The project seeks to allow the additional signage to provide the locations for the car wash and detailing tunnel.

Project public benefits:

Section 2-36(h)(3) of the Land Development Code requires the provisions of public benefits that demonstrate that a project's site plan design is more than the minimum standards required. The applicant has provided a list of public benefits in a letter included in ATTACHMENT 3 and shown below:

1. Innovative building concept to provide two separate tunnels for vehicle wash and detail service in a timely manner all while customers wait for their vehicle within the building, no long waiting to receive your fully washed and interior detailed vehicle.
2. Architectural embellishments to the exterior appearance of the building as follows:
    - Pilasters on the south elevation to conceal downspouts.

- Decorative shutters on the south elevation.
- Textured panels on the north and south elevations to break up the mass
- Bladed awnings on the east and west elevations at the ingress and egress to the tunnels.
- Parapets with scoring details on all elevations to conceal mechanical equipment
- Windows and roll up doors on east, west and north elevations.

3. Innovative site design for increased customer safety and comfort as follows:
    - Wide ingress and egress drive aisles into and around the tunnel to reduce the potential for customers to scuff tires along the curb where customers do not feel constrained within a narrow drive aisle.
    - Wide self-vacuum stations where customers can open vehicle doors when parked side by side.
    - Directional signage from entry into the property to direct customers throughout the development.
4. Larger open space area provided with the following:
    - Providing approximately 1.15 acres (45%) of open space within the property.
    - Interior open space is 2.5 times greater than code required.
    - Redeveloping an unsightly property with a homeless camp to provide manicured plantings, preserving the 18-inch and 36-inch oak trees along Nova Road
5. Provide palm tree lined ADA accessible pedestrian path with park bench and trash receptacle from Nova Road into the property.
6. Decrease the site monument signage from Code allowed 96 SF to 72 SF provided.
7. Provide VOTRAN bus shelter with bench.
8. Provide all vehicle parking and self-vacuum spaces on the north side of the property with larger than Code minimum end row islands, no parking facing Nova Road.

CONCLUSION:

In considering an application for a Planned Business Development, the Planning Board may recommend to approve, approve with conditions, or disapprove on the extent to which the development offers site amenities above that are normally found for permitted uses in the district with regard to the following:

a) Building form, architecture and appropriateness of materials with regard to long-term maintenance, relation to the surrounding neighborhood, and aesthetics. Architectural drawings shall be approved as part of the Development Order and adhered to in all development phases.

The project has enclosed architectural drawings and meets the city's architectural design standards. The surrounding area is commercial and the property is located in close proximity to the intersection of Nova Road and Granada Boulevard.

b) Landscaping and related site amenities.

The project has provided landscape plans. The project has protected the on-site historic tree. The site plan shows a bus shelter added to the property and a pedestrian connection to Nova Road.

c) Mitigation of off-site impacts.

The property is surrounded by commercial uses. A primary concern for a car wash use is the stacking of vehicles. The site plan has been designed to accommodate potential stacking and staff is not expecting off-site impacts.

d) Overall lighting plan, particularly in relation to aesthetics and glare.

A lighting plan in ATTACHMENT 4 has been provided and meets the requirements of the Land Development Code.

e) Overall signage plan, particularly related to aesthetics and readability.

The project signage has been shown on the site plans and related exhibits (see ATTACHMENT 4). The site signage is appropriate for the commercial area. Based on the car wash use, the applicant has requested additional signage to direct users to the appropriate areas of the site.

CRITERIA FOR APPROVAL: There are certain criteria that must be evaluated before a Planned Business Development amendment can be approved. According to Chapter 1, Article I, Section 1-15. C.3 of the Land Development Code, the Planning Board shall consider the following when making its decision:

1. The proposed development conforms to the standards and requirements of this code and will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare or quality of life.

The Land Development Code allows the ability through the Planned Business Development to introduce uses not otherwise allowed into a development. The analysis of the SPRC concludes that the vehicle wash and detailing would not negatively impact other properties and meets the criteria of Section 2-36 of the Land Development Code. The signage requests are based on the proposed use. If there is a desire to reduce the signage, staff would recommend reducing the signage at the Nova Road frontage which is the exit of the car wash,

The proposed redevelopment plan is appropriate for the location and will not negatively impact surrounding properties. The development will not create undue crowding beyond the conditions normally permitted in the zoning district. It is the determination of the Site Plan Review Committee that the public health, safety, welfare or quality of life will not be adversely affected. The outstanding Site Plan Review Committee (SPRC) comments provided in ATTACHMENT 1 would need to be resolved by the applicant prior to the SPRC approval.

2. The proposed development is consistent with the Comprehensive Plan.

The property is designated as "Low Intensity Commercial" on the City's Future Land Use Map (FLUM). The proposed development is consistent with the Comprehensive Plan. Specifically, the Future Land Use Element of the Comprehensive Plan states:

Low Intensity Commercial (LIC)

Purpose: A multi-use land use category to depict those areas of the city that are now developed, or appropriate to be developed, for retail, office and professional services, residential, and restaurants consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.

Density: Maximum 10 units per acre.

Maximum FAR: 0.6

The application also supports the following policies in the Future Land Use Element of the Comprehensive Plan:

Future Land Use Element

POLICY 1.2.5.

The redevelopment and renewal of blighted commercial areas shall be encouraged.

POLICY 1.2.6.

New commercial development shall be required to provide appropriate buffers and landscaping to minimize negative impacts on surrounding uses.

POLICY 2.1.14.

The City shall maintain citywide architectural standards for the new development and redevelopment of existing buildings.

Transportation Element

OBJECTIVE 1.5. TRANSPORTATION CONCURRENCY EXCEPTION AREAS

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.

POLICY 1.5.1.

As depicted on Figures 6 through 9 of the Future Land Use Element, the following corridors and parcels fronting and having access within ¼ mile of said corridors shall be designated Transportation Concurrency Exception Areas (TCEAs):

a) A1A from SR 40 south to the city line;

b) SR 40 from A1A to Williamson Boulevard; and

c) US 1 from Wilmette Avenue south to the city line.

POLICY 1.5.2.

Development and redevelopment within designated TCEAs are 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.

POLICY 1.6.4.

Where development proposals that are consistent with the City's Future Land Use Map (FLUM) in terms of both land use type and density or intensity and located along the Multi-Modal Corridors where current and projected 2017 level-of-service standards are currently met, the following strategies will be implemented:

a) Access management;

b) Bike facilities; and

c) Sidewalk connectivity.

3. **The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to water bodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.**

   The property has been developed and this is a redevelopment project. The survey indicates that the project is located in flood zone "X" and is not within a special flood hazard area. The project will not adversely impact environmentally sensitive lands or natural resources, including but not limited to water bodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.

4. **The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties.**

   The proposed project is consistent with the property's land use designation and zoning classification and will not depreciate the value of surrounding property. The proposed project is consistent with the property's land use designation and zoning classification and will not depreciate the value of surrounding property. The project will not create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties.

5. **There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.**

   There are adequate public facilities to serve the proposed development, including roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.

6. **Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe. This finding shall be based on a traffic report where**

available, prepared by a qualified traffic consultant, engineer or planner which details the anticipated or projected effect of the project on adjacent roads and the impact on public safety.

Section 1-32(6)(l) of the Land Development Code states, “For development within a TCEA, no traffic study shall be required, concurrency shall not apply, and mitigation other than payment of the fee shall not be required. The mobility fee is a "pay and go" fee. Volusia County's Road Impact Fee shall apply”. The ITE Trip General Manual, 10th edition, provides a p.m. peak hour of 132 trips. It is expected that up to 50% of the trips would be pass-by trips that are already on the roadway network.

7. **The proposed development is functional in the use of space and aesthetically acceptable.**

   The site design is for function and had to work around a historic tree, the 100’ FPL easement, changes of grades and a unique use that needs circulation around the property. The site plan is functional and provides an aesthetically acceptable landscape plan and building elevations.

8. **The proposed development provides for the safety of occupants and visitors.**

   The proposed development provides for the safety of its occupants and visitors. Pedestrian access has been provided. Fire safety staff have determined that the project is acceptable.

9. **The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.**

   Nova Road contains a variety of commercial uses. The proposed development would not adversely impact the surrounding properties or the aesthetics of the area.

10. **The testimony provided at public hearings**.

    This application has not been heard and no public testimony has been provided.

RECOMMENDATION:

It is recommended that the Planning Board recommend **APPROVAL** of PBD 2022-041(b) that approves a Planned Business Development amendment to demolish the existing on-site building and redevelop the property for a full-service car wash including self-service vacuum and detail stations at 55 North Nova Road, subject to the applicant resolving the outstanding Site Plan Review Committee comments within ATTACHMENT 1. The project is tentatively scheduled for the City Commission on July 19, 2022 (first reading) and if approved on first reading, the second reading will be on August 3, 2022 (final reading).

Attachments:

Attachment 1: Site Plan Review Committee comments

Attachment 2: Maps and pictures of the project area

Attachment 3: Applicant letter and trip generation information

Attachment 4: Site plans

ATTACHMENT 1

Site Plan Review Committee comments

Project Name: PZ-22-041
Project Description: 55 North Nova Road, Splash Car Wash
Review Comments List Date: 5/27/2022

Ref. # 28, Civil Engineer, Cycle 1, Unresolved
Markup: Civil-Existing Parking, C-4 Site Layout Plan.pdf
Provide copy of Agreement between adjacent parking for the existing parking on this property.
Show the number of spaces proposed verse the existing number of spaces.
Provide island in this run of parking spaces to meet the LDC limitation of 10 spaces.

Ref. # 29, Civil Engineer, Cycle 1, Unresolved
Markup: Civil-Parking, C-5 Pavement Marking and Signage Plan.pdf
See comment on C-4 regarding the number of spaces in a row.

Ref. # 31, Civil Engineer, Cycle 1, Unresolved
Markup: Civil Signage, C-5 Pavement Marking and Signage Plan.pdf
Will this need "Do Not Enter" sign?

Ref. # 33, Civil Engineer, Cycle 1, Unresolved
Markup: Civil-Oil and Grease Separator, C-7 Site Utility Plan.pdf
Will there be any discharge of car wash water to the City's sanitary sewer system?

Provide documentation for the effectiveness of the 750 gallon oil and grease separator.
Is there additional filtration of the car wash water within the building/recirculation system?

Ref. # 34, Civil Engineer, Cycle 1, Unresolved
Markup: Civil-Prep Area, C-8 Utility Details and Notes.pdf
How will this system function to exclude rainwater from entering the sanitary sewer system?

Ref. # 35, Civil Engineer, Cycle 1, Unresolved
Markup: Civil-FFE, C-9 Grading Plan.pdf
In keeping with the LDC comment, please provide a letter to request allowance of the proposed FFE to the City Engineer, Alex Schumann.

Ref. # 36, Civil Engineer, Cycle 1, Unresolved
Markup: Civil-Basin 6, C-9 Grading Plan.pdf
See comment in Stormwater Report regarding the fact this allows the runoff to exit the site with no treatment.

Ref. # 37, Civil Engineer, Cycle 1, Unresolved
Markup: Civil-FLow Arows, C-9 Grading Plan.pdf
For clarity please add flow arrows to delineate the surface flow.

Ref. # 39, Civil Engineer, Cycle 1, Unresolved
Markup: Civil-Post Basin, Splash Car Wash 55 N Nova Rd Stormwater Report 04.26.22.pdf
This basin appears to allow the runoff from the prep area, which is supplied with water and soap, to discharge from the site.
in addition the flow from the south could bypass Inlet I03 and discharge off site. This basin should be reviewed and reduced in size.

Ref. # 40, Civil Engineer, Cycle 1, Unresolved
Markup: Civil-Swale, C-11 Site Sections Grading and Stormwater Details.pdf
This swale receives surface runoff from asphalt pavement on site. Therefore, the swale is part of the stormwater management system and should be located on the site not within the right of way.

Ref. # 41, Civil Engineer, Cycle 1, Unresolved
Markup: Civil-HC Stall, C-4 Site Layout Plan.pdf
On Sheet 9 of Sonny's Service plans Detail 05 is the layout of the Accessible Stall. Identify where this stall will be placed as it includes a 5 foot accessible area in addition to the 13 foot stall.

Ref. # 42, Civil Engineer, Cycle 1, Unresolved
Markup: Civil-Reclaim System, C-8 Utility Details and Notes.pdf
What percentage of wash water will be lost/discharged to the Oil/Grease Separator?
What type of cleaning schedule will be utilized for the grit/sand in the primary settlement tank.

Ref. # 43, Civil Engineer, Cycle 1, Unresolved
Markup: Civil-Backflow Prevention, GS-16.1 ReclaimTank System.pdf
The Utility Plan C-7 did not show a back flow prevention device as noted in Note 6. Provide assurance that this is not applicable.

Ref. # 44, Landscape Architect, Cycle 1, Unresolved
Markup: Buffer Calculations, L-1 Landscape Plan.pdf
West Buffer: (4 trees, 40 shrubs & 40 ground covers, revise written text) Requires 8 Trees, 82 Shrubs and 82 Ground Covers (232.62' subt. driveway 28' = 204.62/100(x) 4 = 8 Trees) Please revise the chart and show the math for the total buffer subtracting out the driveway).

North & South Buffers: You would subtract out the 20' west and 10' east buffers from the total lineal footage, because this area is already included on the west and east buffers. Please show the total lineal footage and show the math for subtracting the 2 buffers.

East Buffer: (3 trees, 30 shrubs & 30 ground covers) please correct written text.

Ref. # 45, Landscape Architect, Cycle 1, Unresolved
Markup: Landscape Comments, L-1 Landscape Plan.pdf
- Provide a chart for the minimum tree requirements of 1 tree per 1500 SF or 1 tree per 400 SF of landscape area, the greater number shall apply.

- Please prepare a Tree Protection/Removal Plan with the proposed improvements showing all existing trees and palms. Provide the calculations for the tree mitigation for protected and specimen trees.

- Shade trees symbols the diameter shall be 20'. Please revise symbols.

- The front landscape buffer has overhead utility lines and Bald Cypress/Live Oaks wouldn't be acceptable, please plant trees per FPL guidelines.

- The south Viburnum hedge shall continue to the west/east, see red line. Muhly grass doesn't qualify for screening material. This also applies to the north hedge.

- The landscape design looks incomplete around the building and landscape interior areas. Please complete the design.

- The interior planting areas require 3 types of plant materials.
All parking areas or intermediate parking shall be screened with 24" height evergreen hedge.

- The west parking ends, please plant 5' height Podocarpus to screen the vacuums. Please visit Cloud 10 regarding screening.

- Please provide an existing tree legend to identify existing tree type.

- Please coordinate trees with proposed light poles.

- All existing trees canopy shall be shown with dashed circles.

- The plantings shall be laid out to think about long term maintenance and small lawn area are discouraged, see red cloud.

- Minimum tree height to receive tree credit is 10' height and 2.5" caliper, please review the plant list.

- Irrigation plan please remove the building and landscape buffer lines from this drawing for clarity. Please coordinate well location with proposed trees.

- Muhly grass in not considered a ground cover. Please select a ground cover for the landscape buffers.

Ref. # 46, Landscape Architect, Cycle 1, Unresolved
Markup: City Details, L-3 Landscape and Irrigation Details and Notes.pdf
Please use City of Ormond Beach planting details. Also, include irrigation details 14A & 14B.

Ref. # 49, Landscape Architect, Cycle 2, Unresolved
Markup: Landscape Comments L-2, L-2 Irrigation Plan.pdf
- Why are you removing the specimen 13" & 16" Oaks? They are near the ones being saved. I looked at these trees and they are healthy. Please save because they will reduce the specimen tree mitigation.

- Please remove the proposed trees from the tree protection/removal plan.

Ref. # 50, Landscape Architect, Cycle 2, Unresolved
Markup: Specimen Tree Comment for Mitigation Chart, Tree Mitigation Form 05.18.22.pdf
- Only removing (2) 24" Oak, please check.

- Please add the (1) 36" Oak saved on the chart

- Rain trees are invasive and also are not considered specimen trees, please remove from calculations.

- City Landscape Architect Specimen spread sheet in the Reviewer folder.
Ref. # 51, Landscape Architect, Cycle 2, Unresolved
Markup: Protected Tree Chart Comments, Tree Mitigation Form 05.18.22.pdf

The protected trees removed from the impervious = 8 trees, for at total of 16 trees.
Note: You would only include protected trees and not the specimen or the Rain trees which are invasive. Not sure how you arrived at 40 trees.

Protected trees removed from other construction (landscape areas) = 8 trees and not 37. For a total of 16 trees. All palm tree calculations are correct.

Protected Tree Mitigation = 24 trees at 2.5" caliper min, please correct the chart.

Ref. # 52, Landscape Architect, Cycle 2, Unresolved
Markup: Total Specimen Trees, Tree Mitigation Form 05.18.22.pdf
Total specimen trees = 38, please check.

Ref. # 53, Landscape Architect, Cycle 2, Unresolved
Markup: Landscape Comments L-1, L-1 Landscape Plan.pdf
- I have emailed drawing mark-up to Upham for landscape plan changes.

- The protected tree mitigation is $3,912 and specimen tree mitigation is 5,788. Appears that you will be donating this into the City Tree Fund. State on the plans this amount and if this is your intent.

- See City LA Protected and Specimen tree form in the reviewer folder.

- Please provide general and planting notes for this project.

- Add notes that all existing trees will have any vines and dead wood removed. All existing palms will be booted, seed heads and dead fronds removed.

Ref. # 27, Planner 3, Cycle 1, Unresolved
Markup: FFE and Crown of Road on Nova, C-9 Grading Plan.pdf
The FFE is shown as 15 feet and the crown of road on Nova is 18.29 feet. Per Section 3-18(f)(7) of the City Land Development Code, to prevent increased flood damage outside of special flood hazard areas the lowest floor of new principal buildings must be elevated at least 18 inches above the crown of road, unless the city engineer approves a lower height based on site-specific conditions.

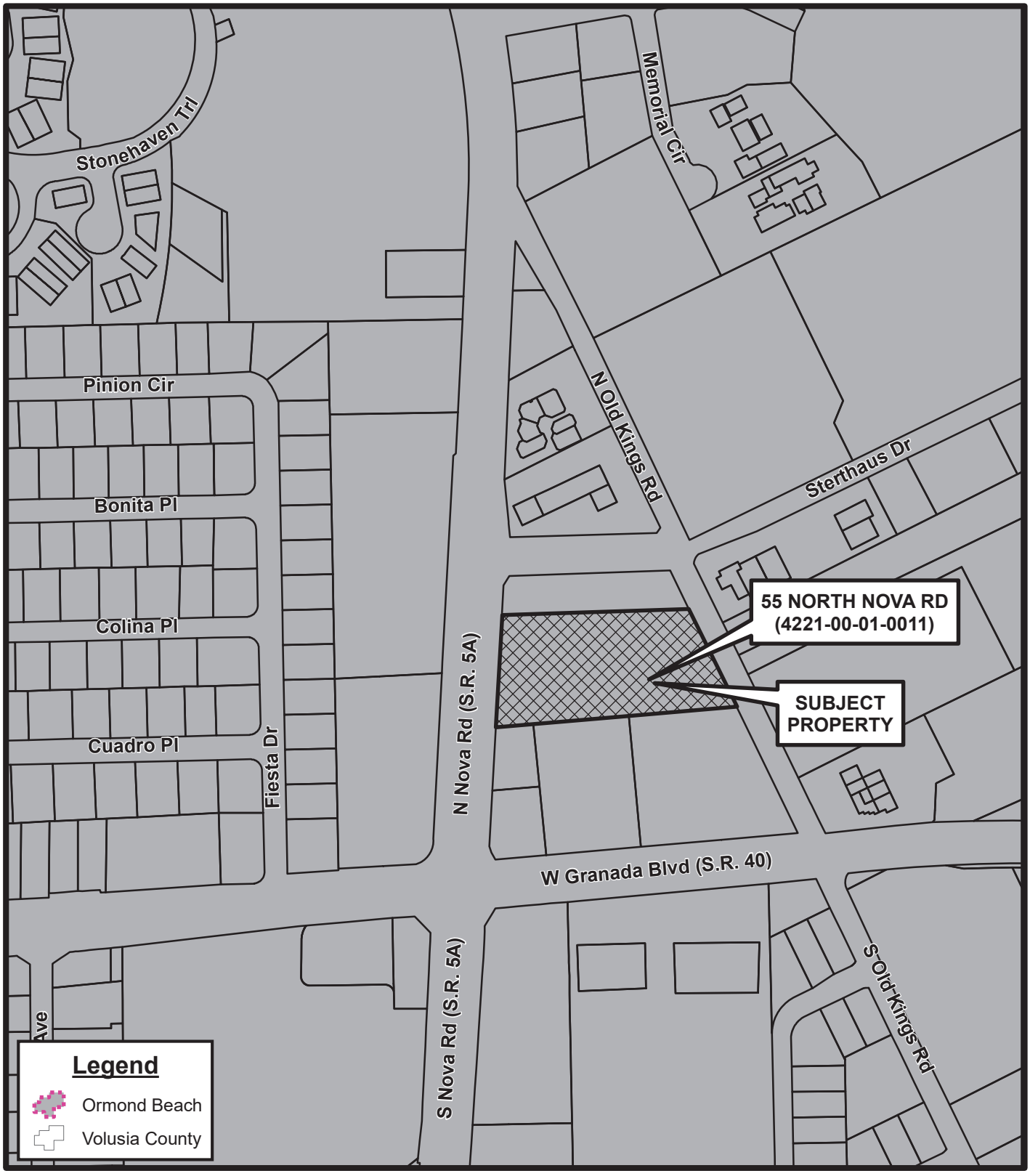
A letter from the City Engineer will be required to allow the FFE to be lower than the crown of the road.
Ref. # 10, Planning Director, Cycle 1, Unresolved
Markup: Planning, FPL easement, C-4 Site Layout Plan.pdf
Sheet C-4

Please provide written documentation that FPL has reviewed the proposed site plan and it is acceptable to FPL within its easement boundaries.

Ref. # 48, Utility 1, Cycle 2, Unresolved
Markup: Lateral Size, C-7 Site Utility Plan.pdf
City staff verified that the existing lateral is an 8-inch x 6-inch wye with 6-inch piping crossing the street. Proposed development to utilize a minimum 6-inch pipe size for gravity sewer piping installed in the City's right of way. Requesting E.O.R. confirmation

ATTACHMENT 2

Maps and pictures of the project area



LOCATION MAP
55 NORTH NOVA ROAD
(4221-00-01-0011)

Prepared By: The City of Ormond Beach
G.I.S. Department - May 9, 2022

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AERIAL MAP
55 NORTH NOVA ROAD
(4221-00-01-0011)

Prepared By: The City of Ormond Beach
G.I.S. Department - May 9, 2022

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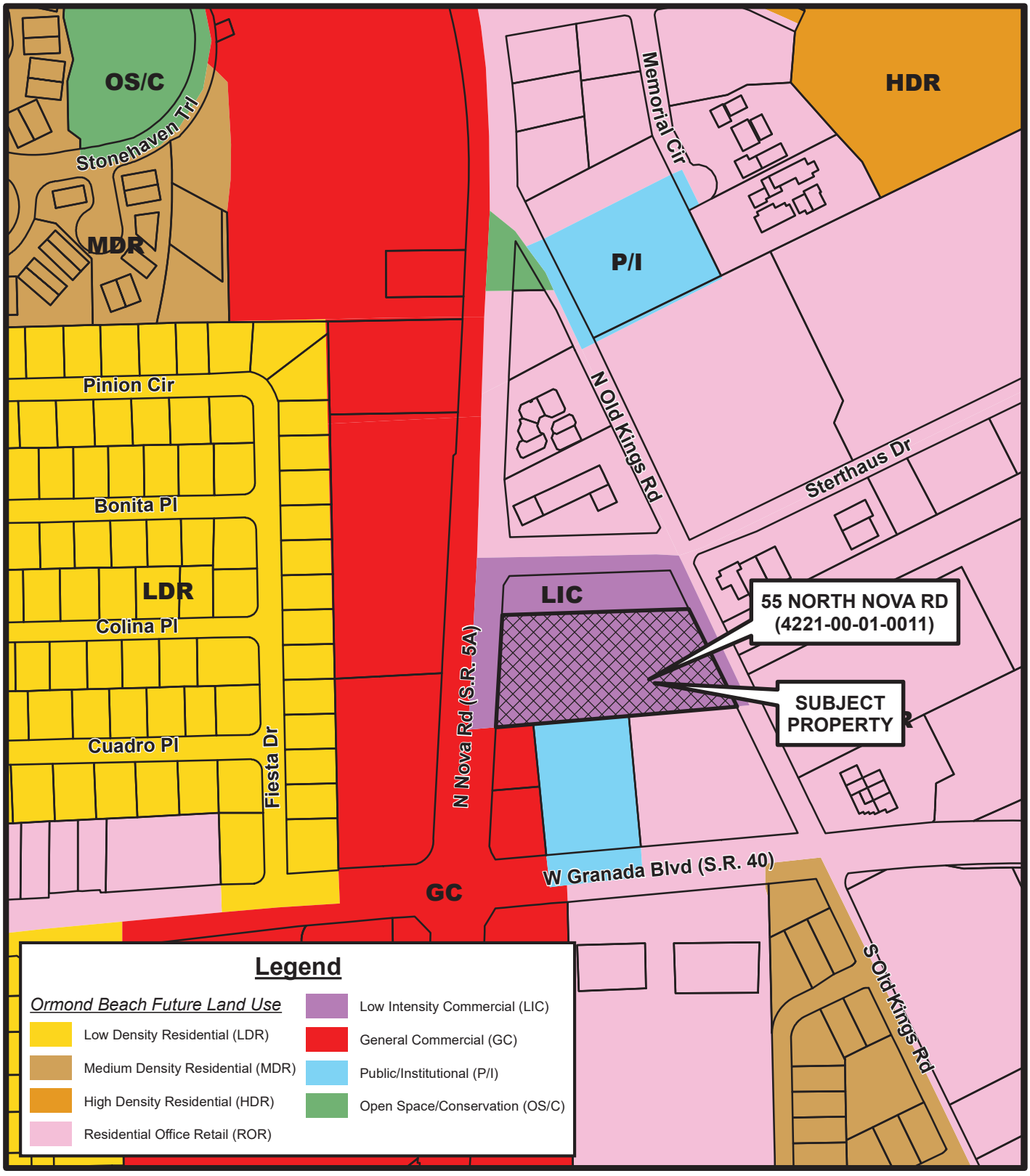

FUTURE LAND USE MAP
55 NORTH NOVA ROAD
(4221-00-01-0011)

Prepared By: The City of Ormond Beach
G.I.S. Department - May 9, 2022

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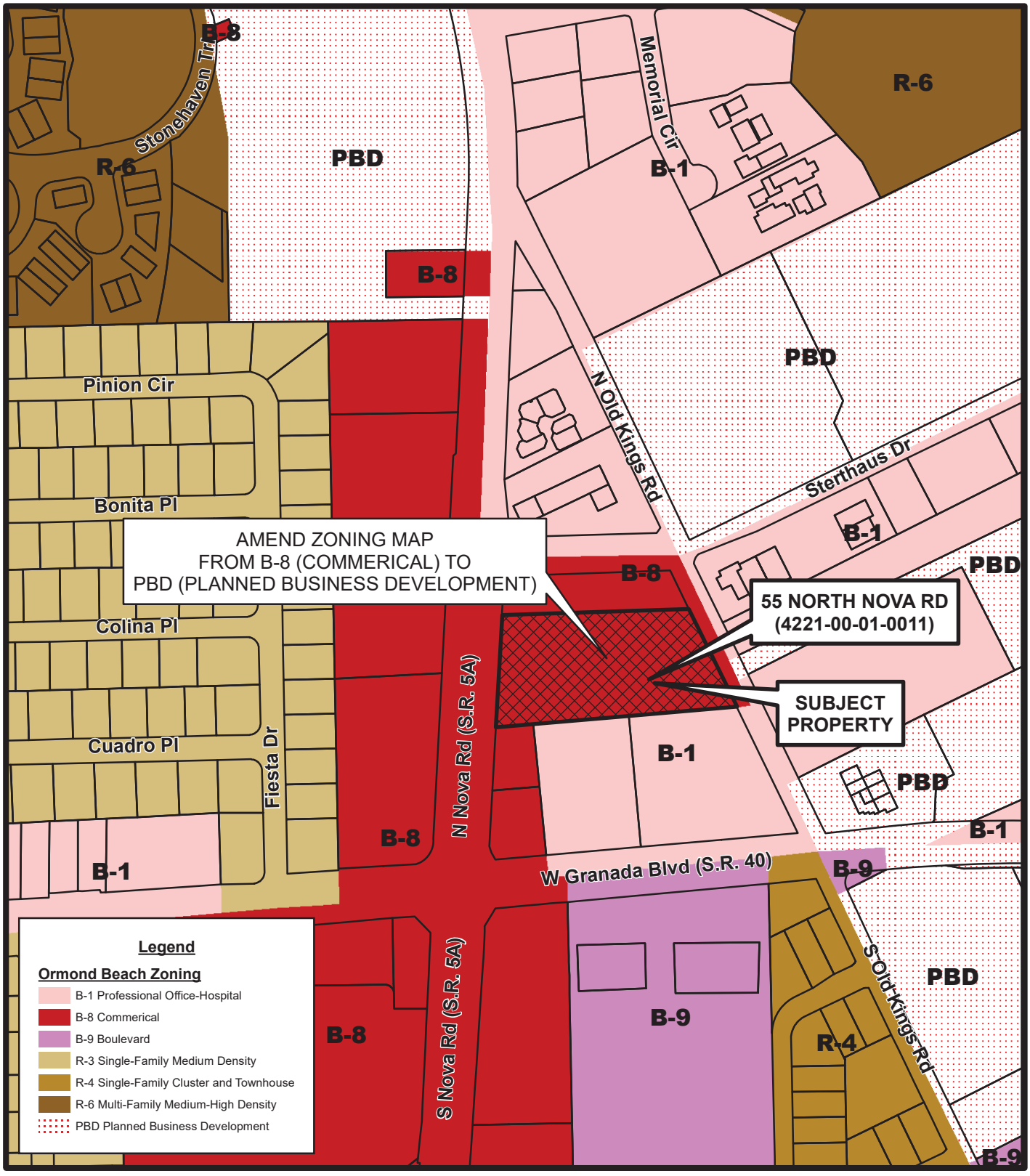

PROPOSED ZONING MAP
55 NORTH NOVA ROAD
(4221-00-01-0011)

Prepared By: The City of Ormond Beach
G.I.S. Department - May 9, 2022

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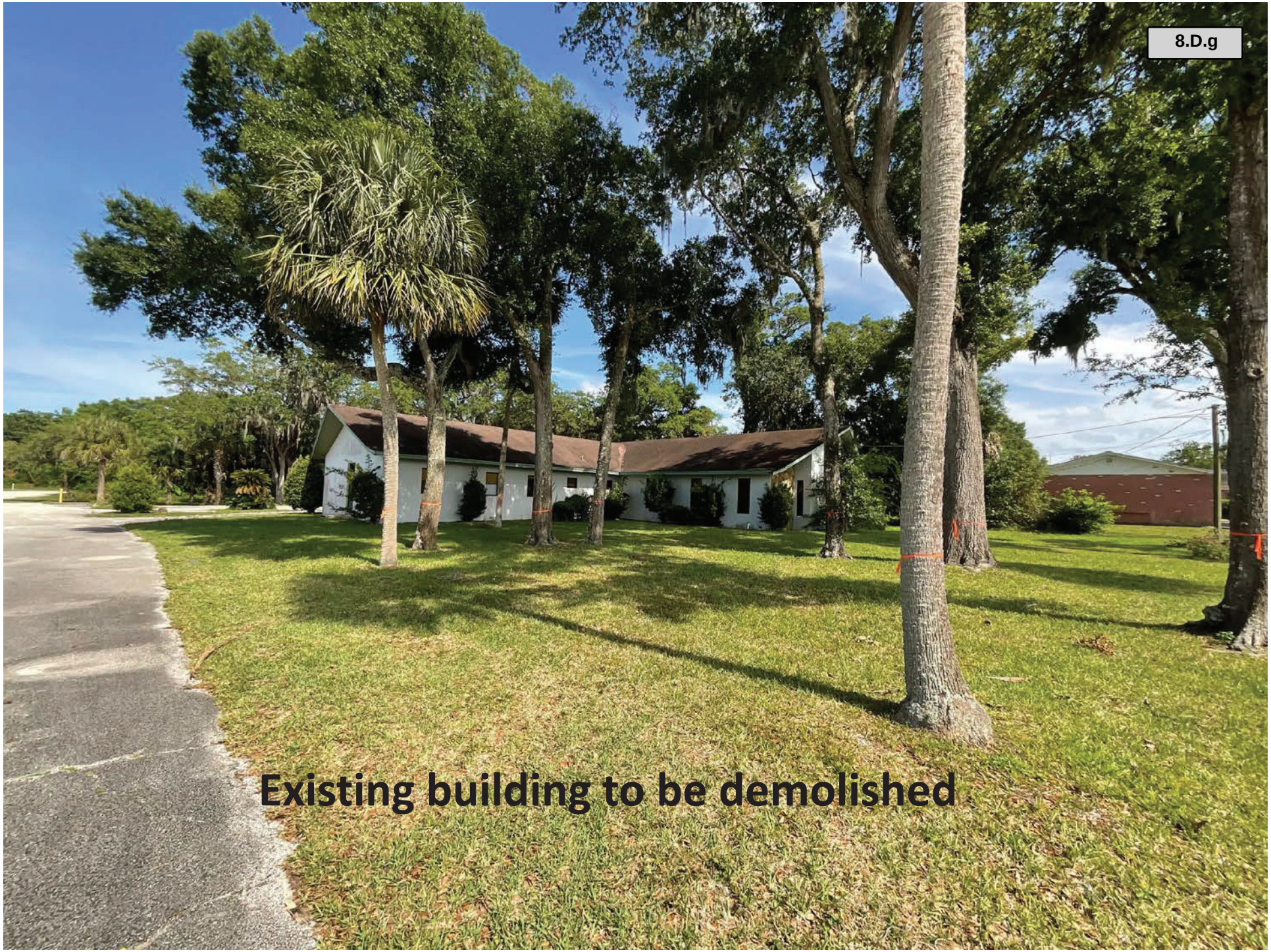

Existing building to be demolished

Existing site looking east from Nova Road

Existing site looking west from Old Kings Road

ATTACHMENT 3

Applicant letter and trip generation information

Splash Car Wash – 55 N. Nova Road – PZ-22-041
Justification of Planned Business Development

The purpose of the requested Planned Business Development is to allow for a car wash that will provide a unique full-service car wash and interior detail that does not exist within the City of Ormond Beach. The proposed car wash is an innovative concept providing a building with two separate tunnels. One tunnel is dedicated to exterior vehicle cleaning. A second tunnel is dedicated to interior detail.

Customers enter into the property and directed to the kiosk pay station. At the pay station, customers can select the type of vehicle wash with the option for interior detail or to self-vacuum. With the selection of the interior detail, upon egressing the wash tunnel, patrons drive their vehicles around the building to enter the detail side of the building onto a conveyor mat. Customers exit their vehicles to watch the cleaning process that advances the vehicles through the tunnel while the interior is being cleaned and detailed by technicians in approximately 10 minutes. This innovative process eliminates the uncertainty of “how long” it will take to clean my vehicle that occurs at other full-service car wash facilities.

The property is a redevelopment of the former vacant Ormond Beach Alliance Church comprised of 2.53 acres within the B-8 zoning district. A car wash is not identified within the B-8 zoning district. Therefore, a Planned Business Development is the only option to allow the proposed use. The proposed development will be consistent with the dimensional criteria and requirements of the B-8 zoning district.

The proposed development is a single use project for an approximate 9,356 square foot car wash tunnel with 1.16 acres of pavement surface consisting of drive aisles and 26 canopy covered self-vacuum stations. Approximately 45% of the property will remain as open space for landscape plantings, buffers and three dry retention stormwater ponds. A drive aisle will provide cross connection between Nova Road and Old Kings Road to allow patrons to ingress and egress from either driveway location. Shared parking is provided with the Chicken Salad Chick multi-tenant building directly to the north. Vehicle wash water is recycled for each wash through a monitored system to control and regulate the effluent through a series of treatment tanks supplemented with fresh water. The tanks are inspected and cleaned on a quarterly cycle annually.

The Developer and Operator of Splash Car Wash is a native resident with a vested interest in the community. The business began in 2007 with its first full-service car wash in Port Orange and has grown to become known as a premier full-service car wash and detail center. Its customers have come to know and trust consistent service at Splash Car Wash. In December 2021, a new Splash Car Wash opened at Herbert Street and Nova Road in Port Orange which offers state of the art in exterior vehicle washing equipment. Shaded vacuum bays with free amenities such as compressed air to blow out dash consoles, towels, window cleaner, mat washers, mat washing sinks and hand sanitizer when complete. Splash Car Wash has been nominated as the “best car wash” by the readers of the News Journal. The Operator is committed to provide a clean car wash facility and environment for its customers and employees and to provide superior service.

Per Article II, Section 2-29 of the Land Development Code, a Planned Business Development is proposed.

Requested Planned Business Development requests

As stated earlier, the car wash use is not identified in the B-8 (Commercial) zoning district and the purpose of the Planned Business Development is to allow the car wash use. The surrounding area is commercial with no residential use in close proximity and the use is consistent with other surrounding commercial uses.

The second Planned Business request is for the building signage per Article IV, Section 3-48 of the Land Development Code to provide additional signage per the Sign Exhibit as follows:

North Elevation	50.0 SF
West Elevation	48.5 SF
East Elevation	48.5 SF
Total Copy Area	147.0 SF

The signage requested is needed to guide customers through the property and car wash.

Planned Business Development benefits:

The proposed development provides for the amenities and public benefits exceeds the minimum requirements per the Land Development Code.

1. Innovative building concept to provide two separate tunnels for vehicle wash and detail service in a timely manner all while customers wait for their vehicle within the building, no long waiting to receive your fully washed and interior detailed vehicle.
2. Architectural embellishments to the exterior appearance of the building as follows:
    - Pilasters on the south elevation to conceal downspouts.
    - Decorative shutters on the south elevation.
    - Textured panels on the north and south elevations to break up the mass
    - Bladed awnings on the east and wets elevations at the ingress and egress to the tunnels.
    - Parapets with scoring details on all elevations to conceal mechanical equipment
    - Windows and roll up doors on east, west and north elevations.
3. Innovative site design for increased customer safety and comfort as follows:
    - Wide ingress and egress drive aisles into and around the tunnel to reduce the potential for customers to scuff tires along the curb where customers do not feel constrained within a narrow drive aisle.
    - Wide self-vacuum stations where customers can open vehicle doors when parked side by side.
    - Directional signage from entry into the property to direct customers throughout the development.
4. Larger open space area provided with the following:
    - Providing approximately 1.15 acres (45%) of open space within the property.
    - Interior open space is 2.5 times greater than code required.

- Redeveloping an unsightly property with a homeless camp to provide manicured plantings, preserving the 18-inch and 36-inch oak trees along Nova Road

5. Provide palm tree lined ADA accessible pedestrian path with park bench and trash receptacle from Nova Road into the property.

6. Decrease the site monument signage from Code allowed 96 SF to 72 SF provided.

7. Provide VOTRAN bus shelter with bench.

8. Provide all vehicle parking and self-vacuum spaces on the north side of the property with larger than Code minimum end row islands, no parking facing Nova Road.

The proposed development is consistent the "Development Order Criteria" per Article II, Section 1-15(e) of the Land Development Code as follows:

(1) The proposed development conforms to the standards and requirements of the Land Development Code. The property is not overdeveloped that exceeds the maximum permitted coverage. The vehicle que in advance of the pay station kiosks exceeds code minimum length. There is no adverse impact created by the development that will perceive or affect public health, welfare or quality of life.

(2) The proposed development is consistent with the comprehensive plan.

(3) A listed species survey performed on the property. The results of the survey did not observe or locate any environmentally sensitive resources, endangered or threatened plants and animal species or species of special concern. The property is not located with an acquirer recharge area.

(4) The proposed use is an in-fill to redevelop a vacated former church and eliminate an existing homeless camp. Surrounding property values are not expected to depreciate. There is no adverse impact to existing businesses, through loss of light and air quality, excessive noise, odor or glare. Existing adjacent properties are commercial or professional offices.

(5) There are adequate public facilities to serve the proposed development for roadway ingress and egress, pedestrian access, potable water, wastewater treatment and public safety. Car wash use does not generate a significant increase in new traffic trips, many of trips to the car wash are currently on the roadway, called "pass-by" trips.

(6) Ingress and egress to the property is provided from Nova Road and Old Kings Road with traffic signage at each driveway location with unobstructed visibility. The proposed use does not generate daily trips that exceed the maximum per the Land Development Code to require a traffic study.

(7) The proposed development is a functional use to redevelop the property for the benefit of the public and increase the taxable value of the property. The proposed building architecture is compatible with the Chicken Salad Chick multi-tenant building to the north. The remaining adjacent commercial buildings are older and do not meet the City's current development standards.

(8) The proposed development provides for safety of customers. Operating hours are during the day and closed during the night. The development

provides site lighting to illuminate the property during the night to deter unwanted intruders.

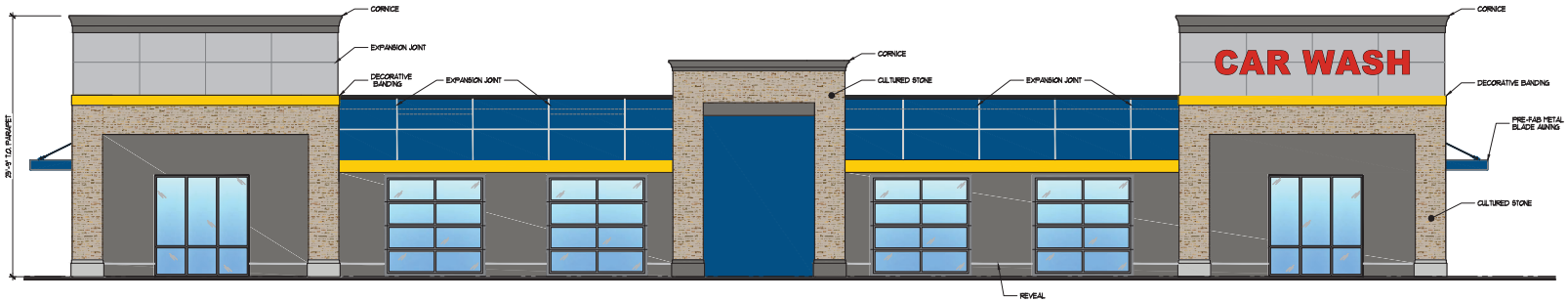
(9) The proposed building material and architectural features exceed the code minimum required and will aesthetically improve the surrounding area.

(10) Competent testimony will be provided at the public hearing.

General Specs

1. U.L APPROVED INTERNALLY ILLUMINATED L.E.D. CHANNEL LETTERS FLUSH MOUNTED
RED LETTERS , RED L.E.D. LIGHT MODULES, BLACK LETTER RETURNS, BLACK JEWELL TRIM.
INSTALL TO BUILDING SURFACE WITH CORROSION RESISTANT HARDWARE
USING EXISTING ELECTRICAL SERVICE.

CAR WASH 30" X 20'

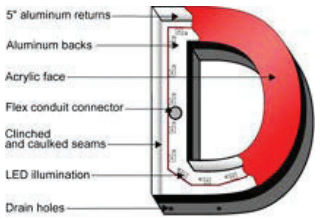


NORTH ELEVATION

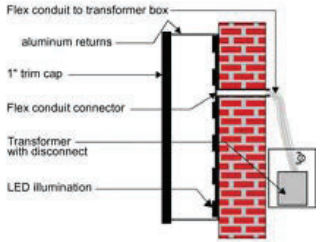
SCALE: 3/16" = 1'-0"

INTERIOR DETAIL 32" X 120"
12" LETTERS 32" TALL LOGO
TOTAL SQ. FT. 26.67 SQ. FT
TOTAL FOR BOTH SIDES 53 SQ. FT.

EXTERIOR CAR WASH 32" X 96"
12" LETTERS
TOTAL SQ. FT. 21.33 SQ. FT
TOTAL FOR BOTH SIDES 42 SQ. FT.



FRONT VIEW



SIDE VIEW FLUSH MOUNT

FILE NAME
SPLASH
DATE 04/28/22

REVISIONS
1
2
3
4
5

PAGE 1 OF 1

PROJECT LOCATION
ACCOUNT: CHANNEL LETTERS
STREET MONUMENT STREET
CITY SOUTH DAYTONA, ZIP CODE FL 32119

CUSTOMER APPROVAL
SIGNATURE
PRINT NAME
APPROVAL DATE

Signs Manufactured by Permacraft Signs

PermaCraft SIGNS
1644 S. RIDGEWOOD AVE.
S. Daytona, FL 32119
Phone: (386).767.8011
Fax: (386).767.8246
EC13009410

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permacraftsign@yahoo.com

February 16th, 2022

Roger Strcula
President
Upham, Inc.
265 Kenilworth Ave.
Ormond Beach, FL 32174

RE: Splash Car Wash – 55 N. Nova Road
Volusia County, Florida
Listed Species Report
ECS Project No. 001.99.22

Dear Roger:

On February 16th, 2022, a listed species survey was conducted on the Splash Car Wash property. The subject property is located north of W Granada Boulevard, south of Sterthaus Drive, west of N Old Kings Road, and east of S Nova Road in Ormond Beach, Florida. More specifically, the subject property is located in Section 21 Township 14 South and Range 32 East of Volusia County, Florida.

The subject property contains the abandoned Ormond Beach Alliance Church along with the parking lot associated with the church. There is also a small portion of the property that consists of forested upland habitat.

A survey of the project boundaries was conducted to assess the potential occurrence of flora and fauna listed as threatened or endangered by the United States Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission (FWC), and the Florida Department of Agriculture (FDA). Tables 1 and 2 provide a listing of the species known to occur within Volusia County and their expected occurrence of the project site. The findings and conclusions of the survey are reported in this letter.

The survey was conducted by Ecological Consulting Solutions Inc (ECS) for the purpose of evaluating the site for the presence or absence of wetland habitat and protected flora and fauna or their habitat. The survey was conducted by means of pedestrian transects in the early morning to assure the potential of observing listed fauna as recommended by the FWC and the USFWS.

The following resources were used for supporting information during the site assessment and letter preparation:

- Color aerial photographs (1" = 300), 2021, Google Earth, Volusia County, Florida.
- United States Geological Survey (USGS) 7.5-minute quadrangle map, Volusia County, Florida, (ArcGIS).
- National Wetlands Inventory Mapping, U.S. Fish and Wildlife Service.
- Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida (USFWS and FWC).

Pedestrian and vehicular surveys of the proposed project site were conducted in order to qualitatively document the existing vegetation and to assess the present land use patterns according to *the Florida Land Use, Cover and Forms Classification System, Department of Transportation* (FLUCFCS; DOT 1999). One (01) land-use type was determined for the project site (Figure 2). A brief description of the FLUCFCS community is provided below.

172 – Religious

The only habitat type located within the project site. There is an abandoned church along with a paved and dirt parking. There is a forested portion of the property in the southeastern corner. Vegetation observed on site consists of St. Augustine grass (*Stenotaphrum secundatum*), bahia grass (*Paspalum notatum*), cabbage palms (*Sabal palmetto*), laurel oak (*Quercus laurifolia*), slash pine (*Pinus elliottii*), chinaberry (*Melia azedarach*), Brazilian pepper (*Schinus terebinthifolia*), green briar (*Smilax rotundifolia*), blackberry (*Rubus fruticosa*), and Boston fern (*Nephrolepis exaltata).*

Listed Species Survey

A survey was conducted using pedestrian transects throughout the site to assess the occurrence, or potential for occurrence, of flora and fauna listed as threatened, endangered, or as species of special concern (SSC) by the Florida Fish and Wildlife Conservation Commission (FWC), United States Fish and Wildlife Service (USFWS), and Florida Department of Agriculture (FDA).

ECS biologists searched the USFWS database at http://endangered.fws.gov for the presence of critical habitats within the proposed project site. There are no critical habitats within the project boundaries.

On January 11, 2017, the FWC State listing status changes, originally proposed back in 2010, became official after the approval of Florida's Imperiled Species Management Plan by FWC Commissioners.

• 15 species were removed from Florida's Endangered and Threatened Species List: Eastern chipmunk, Florida mouse, brown pelican, limpkin, snowy egret, white ibis, peninsula ribbon snake (Lower Keys population), red rat snake Lower Keys population), striped mud turtle (Lower Keys population), Suwannee cooter, gopher frog, Pine Barrens tree frog, Lake Eustis pupfish, mangrove rivulus, and Florida tree snail.

• 23 species changed from State-designated Species of Special Concern to State-designated Threatened species: Sherman's short-tailed shrew, Sanibel rice rat, little blue heron, tricolored heron, reddish egret, roseate spoonbill, American oystercatcher, black skimmer, Florida burrowing owl, Marian's marsh wren, Worthington's Marsh wren, Scott's seaside sparrow, Wakulla seaside sparrow, Barbour's map turtle, Florida Keys mole skink, Florida pine snake, Georgia blind salamander, Florida bog frog, bluenose shiner, saltmarsh top minnow, Southern tessellated darter, Santa Fe crayfish, and Black Creek crayfish.

• 14 species keep their State-designated Threatened status: Everglades mink, Big Cypress fox squirrel, Florida sandhill crane, snowy plover, least tern, white-crowned pigeon, Southeastern American kestrel, Florida brown snake (Lower Keys population), Key ringneck snake, short-tailed snake, rim rock crowned snake, Key silverside, blackmouth shiner, and crystal darter.

• Five species listed as State-designated Species of Special Concern: (list species): Homosassa shrew, Sherman's fox squirrel, osprey (Monroe County population), alligator snapping turtle, and harlequin darter.

On December 23, 2018, the State listing status changes that were proposed in 2011 as part of the newly implemented imperiled species management system became official after the approval of Florida's Imperiled Species Management Plan by FWC Commissioners.

• Four species were removed from Florida's Endangered and Threatened Species List as State Species of Special Concern: Harlequin darter, Osprey (Monroe County population), Homosassa shrew, and Sherman's fox squirrel.

• The Alligator snapping turtle was taxonomically reclassified into three subspecies. The Suwannee alligator snapping turtle was listed as a State-designated Threatened species.

• Two species were listed as Federally designated Threatened species: Giant manta ray and Nassau grouper.

• Four species had changes in their scientific names: Short tailed snake, Bluetail mole skink, Florida Keys mole skink, and sand skink.

Birds

Approximately 35 species (and sub-species) of birds found in Florida are protected by the FWC and/or the USFWS. For Volusia County, the USFWS federally lists five (5) bird species. No listed birds were observed at this site (Table 1).

Florida scrub jays (*Aphelocoma c. coerulescens)* were not observed on the project site. This species is listed as threatened at the state and federal levels. The property does contain scrub habitat. There were no open sandy patches of groundcover and the property is too small. The guidelines outlined in the *Ecology & Development-Related Habitat Requirements of the Florida Scrub Jay (April 1991)* were reviewed prior to the site visit to aid with the habitat assessment. No scrub jays were observed or vocalizations heard.

ECS reviewed the mapped locations of Florida scrub jays and the mapped habitat areas per Volusia County. The project is not within the mapped scrub jay habitat range or adjacent to known occupied habitat.

Red-cockaded woodpeckers (*Picoides borealis*) are listed as endangered (USFWS) and endangered (FWC). No red-cockaded woodpeckers were not observed and the upland habitat type is not suitable. There was no open pine flatwood habitat with old-growth pines that characterize RCW nesting and foraging habitat.

Listed wading birds such as limpkin (*Aramus guarauna),* little blue heron (*Egretta caerulea),* tricolored heron (*Egretta tricolor),* white ibis (*Eudocimus albus)* and wood stork *(Mycteria americana)* were not observed. There are no wetlands or surface waters present onsite. No wading bird or their nests were observed.

Bald eagles (*Haliaeetus leucocephalus*) or their nests were not observed on the site. Bald eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. The USFWS has established a 660-foot protection zone around a bald eagle nest.

ECS searched the FWC website and the Audubon's Eagle Watch website to determine if any documented bald eagle nests are within 660 feet of the project site. There are no reported bald eagle nest in close proximity to the project site. ECS did not observe any bald eagle nests anywhere within the property boundaries. Therefore, the project site is outside of the 660-foot eagle nest protection zone and the development will not affect any bald eagle nests.

No other listed raptors such as Southeastern American kestrels (*Falco sparverius paulus*) or Arctic peregrine falcons (*Falco peregrinus tundrius*) were observed on or around the site. There is no foraging habitat for kestrels. No birds were observed on or offsite at the time of the survey.

Florida sandhill cranes (*Grus canadensis pratensis*), a Threatened Species, were not observed within the project boundaries.

Amphibians and Reptiles

About thirty (30) species of Florida's amphibians and reptiles are protected. For Volusia County, the USFWS federally lists four (4) reptile species. Only a few could occur on this site. Only a few could occur on this site. No listed reptile or amphibian species were observed within the project boundaries.

A 100% survey was conducted throughout the property for gopher tortoises (*Gopherus polyphemus)*, a species listed by the FWC as a Threatened. No gopher tortoises or their burrows were observed. The onsite habitat is poor for gopher tortoises.

Several commensal species associated with gopher tortoise burrows, including the gopher frog (*Rana capito)* and eastern indigo snake (*Drymarchon corais couperi)* also receive protection, but were not observed.

Eastern Indigo Snake

Concerning the eastern indigo snake, ECS conducted survey transects to identify potential aboveground and underground refugia, which eastern indigo snakes may inhabit. Underground refugia includes active or inactive gopher tortoise burrows, mammal burrows, hollows at the base of trees and other similar formations. Above ground refugia includes thick shrub formations, stumps, the base of thick palmetto, ground litter, brush piles, trash piles, and abandoned structures, and crevices of rock-lined ditch walls and other similar refugia.

Surveys for eastern indigo snakes are recommended by the USFWS during the time of October 01st through April 30th. There were little suitable refugia for the eastern indigo snake onsite. No eastern indigo snakes were observed.

The USFWS has established new programmatic effect determination key (Key) as part of the eastern indigo snake management. The Key allows the USFWS to require mitigation for eastern indigo snake habitat if 25 or more acres of suitable habitat will be impacted for development.

To determine if the site has eastern indigo snake habitat will be up to the USFWS reviewer assigned to the project.

The Key only applies if a project has Army Corps of Engineers jurisdictional wetlands. It was designed to speed up the permitting process for indigo snakes when there are Army Corps of Engineers jurisdictional wetlands onsite. The idea is a developer pays into the fund and gets a permit quickly.

If a project site does not have Army Corps of Engineers jurisdictional wetlands, then the programmatic key cannot be used. Under this circumstance, formal consultation with the USFWS would have to be conducted which can take up to 6 months to obtain a permit to impact eastern indigo snake habitat.

The USFWS requires the developer to notify the local field office via email at least **30 days prior** to any clearing/land alteration activities.

The notification has to include an eastern indigo snake protection/education plan. This notification can occur via email with the protection/education plan attached.

As long as the signatory of the e-mail certifies compliance with the protection/education plan (including use of the USFWS informational poster and brochure), no further written confirmation or "approval" from the USFWS is needed and the applicant may move forward with the project.

Mammals

Thirty-three (33) mammals are currently protected in Florida. For Volusia County, the USFWS federally lists no mammal species.

ECS searched for the presence of the Southern fox squirrels (*Sciurus niger niger*) and the Florida mouse (*Podomys floridanus)* and their possible den or nest sites. The absence of gopher tortoise burrows decreases the likelihood for the Florida mouse.

No mammal species were observed.

Listed Plants

There were no protected plant species found on the project site (Table 2).

Currently, there are no technical reports available by the state or federal agencies mentioned in this letter report for the survey of the nearly 400 protected plant species. None of the agencies require relocation or mitigation for protected plant species.

The Department of Agriculture and Consumer Services (DACS) designates and regulates plants listed as "endangered", "commercially exploited" and "threatened".

There is no statutory prohibition against a landowner from harvesting an endangered or threatened plant from his property. However, it is unlawful for an individual to harvest an endangered or threatened species from the private land of another or any public land without first obtaining written permission of that landowner and a permit from DACS. Additionally, harvesting three or more commercially exploited plants from the private land of another or any public land will also require a DACS permit.

Summary

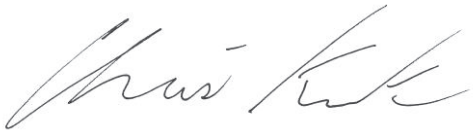
In summary, no listed species were observed within the project site. There are no wetlands or surface waters present on site.

Prior to any land clearing or construction activities, the USFWS must be provided with an eastern indigo snake protection/education plan. The USFWS must approve the protection/education plan prior to construction. There were no other environmental concerns observed for this project.

Ecological Consulting Solutions Inc. appreciates the opportunity to provide you with our services. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

ECOLOGICAL CONSULTING SOLUTIONS INC



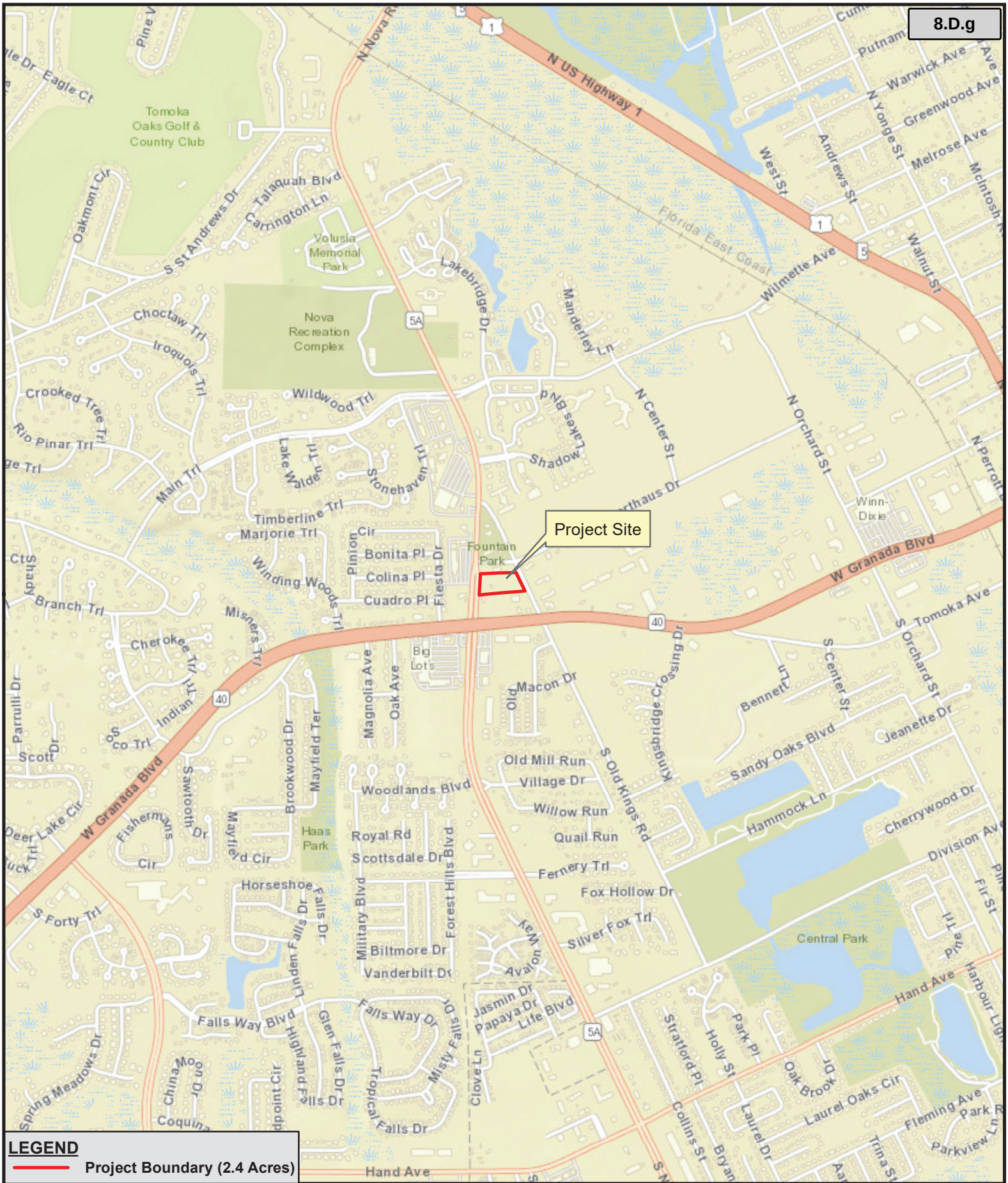
Chris Krack

PICTURES

Upland habitat on site.

Upland habitat on site.

FIGURES


Project Site
N US Highway 1
W Granada Blvd
Tomoka Oaks Golf & Country Club
Volusia Memorial Park
Nova Recreation Complex
Fountain Park
Haas Park
Central Park
Florida East Coast
Winn-Dixie
Big Lots
Woodlands Blvd
Falls Way Blvd
Hand Ave
Sandy Oaks Blvd
Old Mill Run
Village Dr
Willow Run
Quail Run
Fox Hollow Dr
Silver Fox Trl
Ferney Trl
Royal Rd
Scottsdale Dr
Biltmore Dr
Vanderbilt Dr
Timberline Trl
Marjorie Trl
Bonita Pl
Colina Pl
Cuadro Pl
Winding Woods Trl
Misners Trl
Cherokee Trl
Indian Trl
Wildwood Trl
Lakebridge Dr
Manderley Ln
Wilmette Ave
Walnut St
West St
Andrews St
Melrose Ave
Greenwood Ave
Warwick Ave
Putnam
Macon Dr
Old Kingsbridge Crossing Dr
S Old Kings Rd
Hammock Ln
Cherrywood Dr
Division Ave
Jeanette Dr
Bennett Ln
S Orchard St
S Center St
S Tomoka Ave
N Orchard St
N Center St
Shadow Lakes Blvd
Stonehaven Trl
Lake Walden Trl
Main Trl
Rio Pinar Trl
Crooked Tree Trl
Choctaw Trl
Iroquois Trl
Oakmont Cir
S St Andrews Dr
Carrington Ln
Talaquah Blvd
Nova Rd
Pine V
Eagle Ct
Scott Dr
Parrulli Dr
Deer Lake Cir
Fishermans Cir
Sawtooth Dr
Brookwood Dr
Mayfield Ter
Magnolia Ave
Oak Ave
Pinion Cir
Fiesta Dr
Military Blvd
Forest Hills Blvd
Linden Falls Dr
Glen Falls Dr
Misty Falls Dr
Tropical Falls Dr
Highland Falls Dr
Clove Ln
Jasmin Dr
Papaya Dr
Life Blvd
Avalon Way
Stratford Pl
Holly St
Park Pl
Oak Brook Dr
Laurel Oaks Cir
Laurel Dr
Collins St
Fleming Ave
Park Rd
Parkview Ln
Harbour Light Trl
Pine Trl
Fir St
S Forty Trl
Spring Meadows Dr
China Moon Dr
Coquina
Cts
Shady Branch Trl
S S co Trl
Mayfield Cir
Horseshoe Falls Dr
Falls Way Dr
Lake Walden Trl
Timberline Trl
Marjorie Trl
Bonita Pl
Colina Pl
Cuadro Pl
Fiesta Dr
Pinion Cir

LEGEND

Project Boundary (2.4 Acres)

172 Religious

www.ecologicalcs.com

Ecological Consulting Solutions, Inc.

SPALSH CAR WASH
VOLUSIA COUNTY, FLORIDA
FLUCFCS MAP

PROJECT #: 001.99.22 **DATE: 02/15/22** **FIGURE #: 2**

0 50 100 Feet

N

410 North Street #130
Longwood, Florida 32750
Office: (407) 869-9434 Fax: (407) 869-9436
CKrack@ecsfl.cc

TABLES

TABLE 1: PROTECTED FAUNA FOUND IN VOLUSIA COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE SPLASH CAR WASH PROPERTY.

SPECIES	FWC STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
REPTILES				
Drymarchon corais couperi Eastern indigo snake	T	T	Dry habitats bordered by water; often occupy *G. polyphemus* burrows	Low: habitat unavailable, no gopher tortoise burrows observed
Gopherus polyphemus Gopher tortoise	SSC	_	Well drained soil; xeric pine-oak hammocks and scrub; pine flatwoods	Low: habitat poor, no burrows observed
Neoseps reynoldsii Sand Skink	T	T	Well drained sandy soil, open areas, sand pine-rosemary scrub	Low: habitat not available, none sighted, outside of known range
Pituophis melanoleucus mugitus Florida pine snake	SSC	_	Dry, sandy barrens in xeric oak and pine-wooded sandhills	Low: habitat not available; snakes not observed
Stilosoma extenuatum Short-tailed snake	T	_	Sandy upland ridges; xeric oak pine woods; xeric oak hammocks	Low: habitat not present, none sighted
AMPHIBIANS				
Rana areolata aesopus Florida gopher frog	SSC	-	Dry, xeric habitats with wetlands such as isolated permanent ponds and cypress domes	Low: habitat unavailable, no gopher tortoise burrows observed
BIRDS				
Aphelocoma coerulescens Florida scrub jay	T	T	Level, sterile, white sand with low, xeric oak scrub	Low: scrub habitat unavailable on site, none sighted
Aramus guarauna Limpkin	SSC	_	Densely vegetated swamps, lakeshores and slow streams	Low: no open water habitat available on site, none sighted
Egretta caerulea Little blue heron	SSC	_	Lake littorus; shallow ponds and marshes	Low: foraging habitat unavailable, no birds sighted
Egretta thula Snowy egret	SSC	_	Lake littorus; shallow ponds and marshes	Low: foraging habitat unavailable, no birds sighted

TABLE 1: PROTECTED FAUNA FOUND IN VOLUSIA COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE SPLASH CAR WASH PROPERTY.

SPECIES	FWC STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
BIRDS (cont..)				
Egretta tricolor Tricolored heron	SSC	_	Lake littorus; shallow ponds and marshes	Low: foraging habitat unavailable, none sighted
Eudocimus albus White ibis	SSC	-	Beaches, mudflats, wet fields and prairies, forested wetlands and marshes	Low: foraging habitat unavailable, none sighted
Falco peregrinus tundrius Peregrine falcon	E	_	Coastal beaches, prairies, and marshes	Low: habitat unavailable, none sighted.
Falco sparverius paulus Southeastern American kestrel	T	_	Forest edges, and clearings; nests in mature pines	Low: habitat marginal, none sighted
Grus canadensis pratensis Florida sandhill crane	T	_	Marshes, wet prairies, pastures, and open herbaceous rangeland	Low: habitat unavailable, no birds sighted
Haliaeetus leucocephalus Bald eagle	T	T	Open (<60% canopy cover), mature pine forests < 2 km from expansive open waters	Low: habitat unavailable, nest search was negative
Mycteria americana Wood stork	E	E	Nests is cypress swamps; forage sites range from shallow marshes to roadway borrow pits	Low: habitat unavailable, none sighted
Picoides borealis Red-cockaded Woodpecker	E	E	Old-growth pine flatwoods with regular fire occurrence are required for nesting	Low: habitat not available, none sighted
MAMMALS				
Podomys floridanus Florida mouse	SSC	_	Sand pine scrub; xeric oak-pine flatwoods; often associated with *G. polyphemus* burrows	Low: habitat unavailable, none sighted
Sciurus niger niger Southern fox squirrel	-	_	Mature flatwoods of sandhills; occasional in tall cypress-bay forests	Low: no habitat available, none sighted
Ursus americanus floridanus Florida black bear	T	_	Nearly-impenetrable wooded thickets and swamps	Low: habitat unavailable, none sighted

Footnotes to Table 1

1 FWC - Florida Fish and Wildlife Conservation Commission, formerly the Florida Game and Fresh Water Fish Commission; Official Lists of Florida's Endangered Species, Threatened Species and Species of Special Concern, published August 1997.

2 USFWS – United States Fish and Wildlife Service; List obtained from FWC's Florida's Endangered Species, Threatened Species and Species of Special Concern, published August 1997.

(E-endangered, T-threatened, SSC-species of special concern, CE-commercially exploited). C1 (candidate for federal listing, with enough substantial information on biological vulnerability and threats to support proposals for listing) and C2 (candidate for listing, with some evidence of vulnerability, but for which not enough data exists to support listing) are no longer official categories.

3 Habitats described by:

Ashton, R.E. and P.S. Ashton. 1985 Handbook of Reptiles and Amphibians of Florida (3 vols.). Windward Publ. Inc. Miami.
Conant, R. 1975 A Field Guide to Reptiles and Amphibians of Eastern/Central North America (2nd ed.). Houghton Mifflin Co. Boston 430 pp.
Kale, H.W. 1978. Volume Two; Birds. In P.C.H. Pritchard (ed.), Rare and Endangered Biota of Florida. University Presses of Florida. Gainesville. 121 pp.
Kale, H.W. and D.S. Maehr. 1990. Florida's Birds: A Handbook and Reference. Pineapple Press. Sarasota. 288 pp.
Layne, L.N. 1978 Volume One: Mammals. In P.C.H. Pritchard (ed.), Rare and Endangered Biota of Florida. University Presses of Florida. Gainesville, 52 pp.
McLane, W.M. 1985. The Fishes of the St. Johns River, Florida. Ph.D. diss. University of Florida, Gainesville. 361 pp.
Peterson, R.T. 1980. A Field Guide to the Birds of East of the Rockies (4th ed.). Houghton Mifflin Co. Boston. 384 pp.

4 Likelihood of occurrence: Low, Moderate or High, based on the best available data and selective field observations.

TABLE 2: PROTECTED FLORA FOUND IN VOLUSIA COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE SPLASH CAR WASH PROPERTY.

SPECIES	FDA STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
Calopogon barbatus Bearded grass pink	T	_	Damp pinelands	Low: habitat not available, none found
Calopogon multiflorus Many-flowed grass pink	E	_	Open, damp, occasionally recently burned pinelands and meadows	Low: habitat not available, none found
Deerinfothamnus rugelii Rugel's pawpaw	E	E	Mesic flatwoods	Low: habitat not available, none found
Encyclia tampensis Butterfly orchid	CE	_	Cypress swamps, hardwood swamps and hammocks	Low: habitat not available, none found
Epidendrum conopseum Greenfly orchid	CE	_	Cypress swamps, hardwood swamps and hammocks	Low: habitat not available, none found
Hartwrightia floridiana Florida Hartwrightia	T	_	Wet, open areas, moist grasslands, and sphagnum bogs	Low: no habitat available, none found
Lilium catesbaei Southern red lily	T	_	Mesic flatwoods, wet prairies, usually in graminoid systems	Low: habitat not available, none found
Listera australis Southern tway blade	T	_	Hammocks, low moist woods in deep humus, ravines, shady stream banks, sphagnum	Low: habitat not available, none found
Nemastylis floridana Fall-flowering ixia	E	_	Marshes; grassy openings of wet hammocks moist flatwoods	Low: habitat unavailable, none found
Platanthera blephariglottis Large white fringed orchid	T	_	Inhabits sphagnum bogs, meadows, damp fields and woods	Low: no habitat available, none found
Platanthera cristata Golden fringed orchid	T	_	Low moist meadows and damp pine woods	Low: habitat not available, none found
Platanthera flava Southern tubercled orchid	T	_	Very wet habitats such as swamps, bogs and wet forests with thick, black mud	Low: no habitat available, none found

TABLE 2: **PROTECTED FLORA FOUND IN VOLUSIA COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE SPLASH CAR WASH PROPERTY.**

SPECIES	FDA STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
Platanthera integra Southern yellow fringeless orchid	E		Marshes and wet pine flatwoods	Low: habitat unavailable, none found
Platanthera nivea Snowy orchid	T	_	Open bogs and sunny, wet meadows	Low: habitat not available, none found
Pogonia ophioglossoides Rose pogonia	T	_	Open, wet meadows and sphagnum bogs, poorly drained roadside ditches	Low: habitat not available, none found
Polygala lewtonii Scrub (Lewton's) milkwort	E	E	Dry oak woodlands and scrub	Low: habitat unavailable, none found.
Rhapidophyluum hystrix Needle palm	CE	_	Wet to mesic woods and hammocks; spring fed stream bottoms	Low: habitat not available, none found
Spiranthes brevilabris floridana Florida Ladies' tresses	E	_	Open meadows and damp pinelands, road shoulders, ditches	Low: habitat not available, none found
Spiranthes laciniata Lace-tip ladies' tresses	T	_	Marshes and cypress swamps; road banks and ditches	Low: habitat unavailable, none found
Spiranthes longilabris Long-tip ladies' tresses	T	_	Marshes and wet prairies	Low: habitat unavailable, none found
Stenorrhynchos lanceolatus var. lanceolatus Leafless beaked orchid	T	_	Vacant lots, open pastures, pine flatwoods and mowed roadsides	Low: habitat not available, none found
Tillandsia fasciculata Common wild pine	E	_	Cypress swamps and hammocks	Low: habitat not available, none found
Tillandsia utriculata Giant wild pine	E	_	Hammocks and cypress swamps	Low: habitat not available, none found
Zephyranthes simpsonii Simpson zephyr lily	T	_	Dome swamps, wet flatwoods, ditches, wet pastures, often burned-over areas	Low: habitat not available, none found

Table 2 Footnotes

1 FDA – Florida Department of Agriculture and Consumer Services; List obtained from FWC's Florida's Endangered Species, Threatened Species and Species of Special Concern, published August 1997. Supporting information from FNAI - Florida Natural Inventory; Matrix of habitats and distribution by county of rare/endangered fauna and flora in Florida, published April 1990.

2 USFWS – United States Fish and Wildlife Service; List obtained from FWC's Florida's Endangered Species, Threatened Species and Species of Special Concern, published August 1997.

[E-endangered, T-threatened, SSC- species of special concern, CE-commercially exploited.] C1 (candidate for federal listing, with enough substantial information on biological vulnerability and threats to support for listing) and C2 (candidate for listing with some evidence of vulnerability, but for which not enough data exist to support listing) are no longer official categories.

3 Habitats described by:

Bell, C.R. and B.J. Taylor. 1982. Florida Wild Flowers and Roadside Plants. Laurel Hill Press, Chapel Hill, NC 308pp.
FNAI - Florida Natural Inventory; Matrix of Habitats and Distribution by County of Rare/Endangered Species in Florida, published April 1990.
Godfrey, R.K. 1988. Trees, Shrubs, and Woody Vines of Northern Florida, and Adjacent Georgia and Alabama. University Georgia Press. Athens, GA 734 pp.
Ward, D.B. (publ. date not listed). Volume Five,. Plants, in P.C.H. Pritchard (ed.), Rare and Endangered Biota of Florida. University Presses of Florida, Gainesville. 175 pp.
Wunderlin, R.P. 1982. Guide to Vascular Plants of Florida. University Presses of Florida, Gainesville, FL. 472 pp.

4 Likelihood of occurrence: Low, Moderate, or High, based on the best available data and selective field observations.

ATTACHMENT 4

Site plans

SPLASH CAR WASH

ORMOND BEACH, FL

SOFARELLI & ASSOCIATES ARCHITECTURE

SPLASH CAR WASH

ORMOND BEACH, FL

SAVA
SOFARELLI & ASSOCIATES ARCHITECTURE

SPLASH CAR WASH

ORMOND BEACH, FL

SAVA
SOFARELLI & ASSOCIATES ARCHITECTURE

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ORMOND BEACH, FL

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SPLASH CAR WASH

ORMOND BEACH, FL

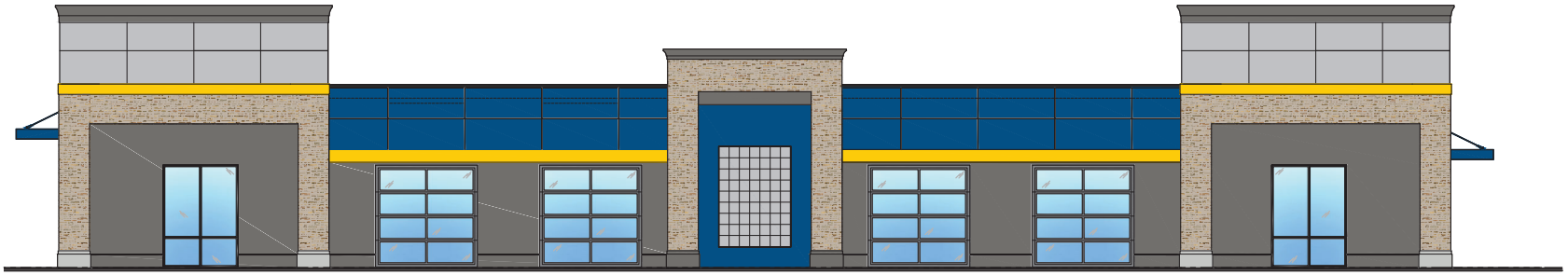
SOFARELLI & ASSOCIATES ARCHITECTURE

SPLASH CAR WASH

ORMOND BEACH, FL

SAVA
SOFARELLI & ASSOCIATES ARCHITECTURE

NEO- ECLECTIC



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

FINISH SCHEDULE

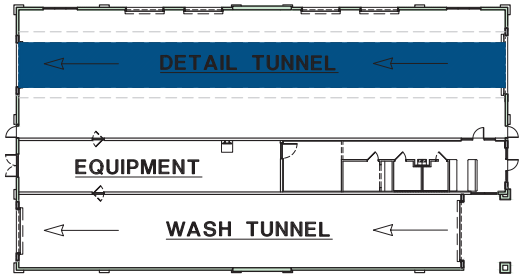
CODE	COLOR	SPECS		CODE	COLOR	SPECS	
P-1	HULETT ORE	S.W. #9574		FC-1	CONFIDENT YELLLOW	SW #6911	
P-2	AUTONOMOUS	S.W. #9557		FC-2	TRICORN BLACK	SW #6258	
P-3	BLUEBLOOD	S.W. #6966		S-1	COUNTRY LEDGESTONE - ASHFALL	BORAL	

FINISHES - INFO

3 - BODY COLORS
2 - ACCENT COLORS - BANDING, CORNICE
2 - EXTERIOR FINISHS - STUCCO, STONE
3 - PLANES
FEATURES - AWNING, SHUTTERS, PILASTERS, SCORING, WINDOWS, OVERHEAD DOORS

WEST ELEVATION

SCALE: 3/16" = 1'-0"



KEY PLAN

SCALE: 1/16" = 1'-0"

ISSUED FOR: DESIGN DEVELOPMENT

04-04-2022

MICHAEL F. SOFARELLI JR. FLORIDA STATE BOARD OF ARCHITECTURE REGISTRATION No.: AR 0004877

PROJECT: SPLASH NEW CAR WASH
55 N. NOVA ROAD ORMOND BEACH, FLORIDA 32174

SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI JR. A.I.A.
1385 W.42nd AVENUE, NORTH
CLEARWATER, FLORIDA 33760
PHONE (727)-530-3535
EMAIL: MIKE@sofarelliarch.com

Revisions:

CONTENT: PROPOSED ELEVATIONS

Filename: SPLASH CAR WASH NOVA RD ORMOND BCH

Date: 04-26-2022

Proj. no. 22035

Sheet: A-1

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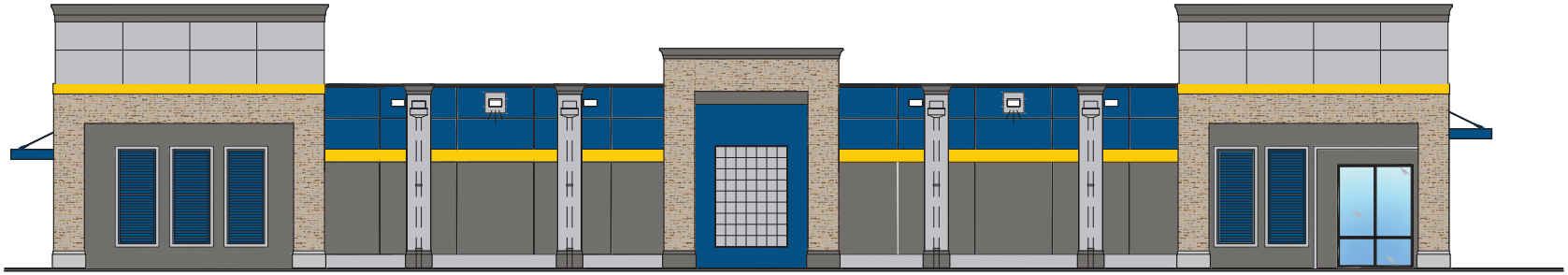


SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

FINISH SCHEDULE

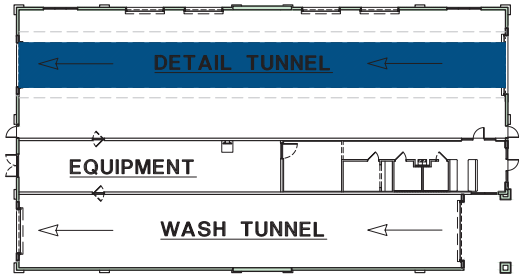
CODE	COLOR	SPECS	CODE	COLOR	SPECS
P-1	HILLETT ORE	S.W. #9574	PC-1	CONFIDENT YELLLOW	SW #691
P-2	AUTONOMOUS	S.W. #9557	PC-2	TRICORN BLACK	SW #6258
P-3	BLUEBLOOD	S.W. #6966	S-1	COUNTRY - LEDGESTONE - ASHFALL	BORAL

FINISHES - INFO

3 - BODY COLORS
2 - ACCENT COLORS - BANDING, CORNICE
2 - EXTERIOR FINISHS - STUCCO, STONE
3 - PLANES
FEATURES - AWNING, SHUTTERS, PILASTERS, SCORING, WINDOWS, OVERHEAD DOORS

EAST ELEVATION

SCALE: 3/16" = 1'-0"



KEY PLAN

SCALE: 1/16" = 1'-0"

ISSUED FOR: DESIGN DEVELOPMENT

04-04-2022

MICHAEL F. SOFARELLI JR. FLORIDA STATE BOARD OF ARCHITECTURE REGISTRATION No.: AR 0004877

PROJECT: SPLASH NEW CAR WASH
95 N. NOVA ROAD
ORMOND BEACH, FLORIDA 32174

SOFARELLI & ASSOCIATES ARCHITECTURE
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PHONE (727)-530-3535
EMAIL: MIKE@sofarelliarch.com

Revisions:

CONTENT: PROPOSED ELEVATIONS

Filename: SPLASH CAR WASH NOVA RD/ORMOND BCH

Date: 04-26-2022

Proj. no. 22035

Sheet: A-2

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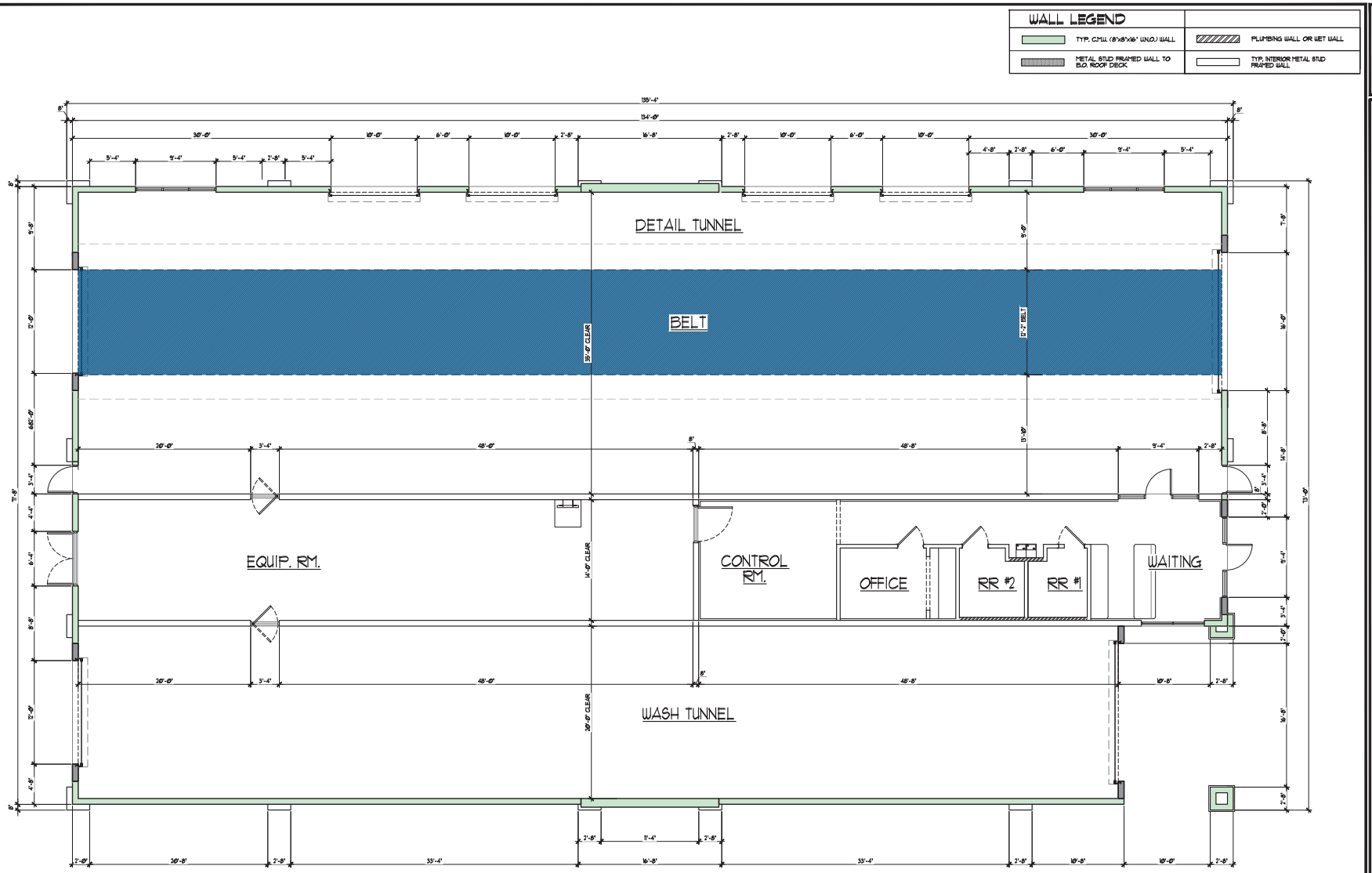

FLOOR PLAN
PROPOSED

SCALE: 3/16" = 1'-0"

ISSUED FOR: DESIGN DEVELOPMENT

04-04-2022

MICHAEL F. SOFARELLI JR.
FLORIDA STATE BOARD OF ARCHITECTURE
REGISTRATION No.:
AR 0014877

PROJECT:
SPLASH
NEW CAR WASH
35 N. NOVA ROAD
ORMOND BEACH, FLORIDA 32174

SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI JR. A.I.A.
1385 W.42nd AVENUE NORTH
CLEARWATER, FLORIDA 33764
PHONE (727)-530-3535
EMAIL: MIKE@sofarelliarch.com

Revisions:

CONTENT:
PRELIMINARY FLOOR PLAN

Filename:
SPLASH CAR WASH NOVA RD/ORMOND BCH

Date:
04-26-2022

Proj. no.
22035

Sheet:
A-0

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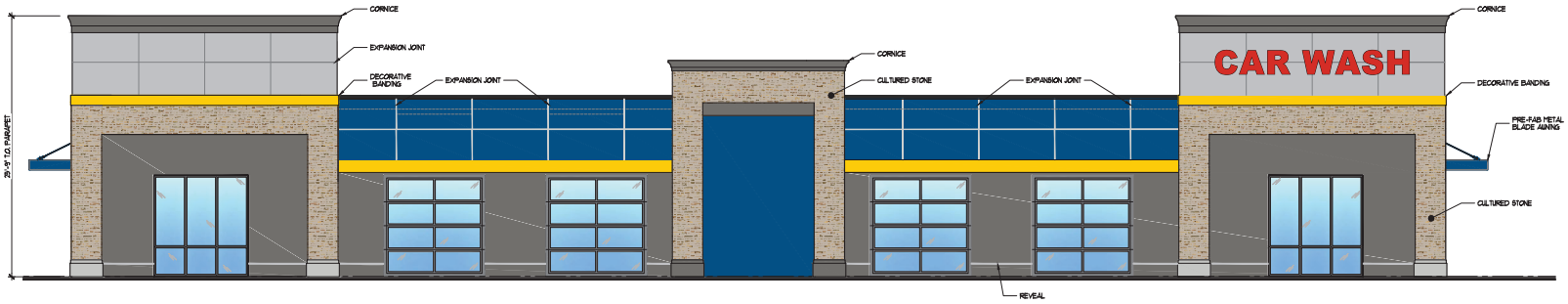
General Specs

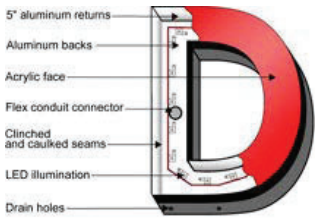
1. U.L APPROVED INTERNALLY ILLUMINATED L.E.D. CHANNEL LETTERS FLUSH MOUNTED
RED LETTERS , RED L.E.D. LIGHT MODULES, BLACK LETTER RETURNS, BLACK JEWELL TRIM.
INSTALL TO BUILDING SURFACE WITH CORROSION RESISTANT HARDWARE
USING EXISTING ELECTRICAL SERVICE.

CAR WASH 30" X 20'

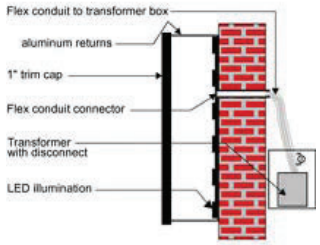


NORTH ELEVATION

SCALE: 3/16" = 1'-0"



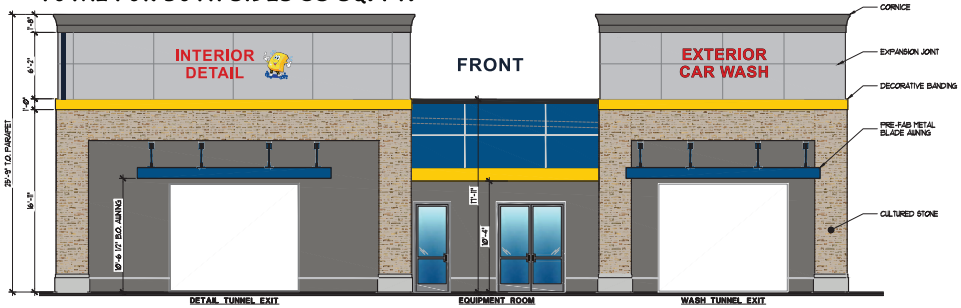
FRONT VIEW



SIDE VIEW FLUSH MOUNT

INTERIOR DETAIL 32" X 120"
12" LETTERS 32" TALL LOGO
TOTAL SQ. FT. 26.67 SQ. FT
TOTAL FOR BOTH SIDES 53 SQ. FT.

EXTERIOR CAR WASH 32" X 96"
12" LETTERS
TOTAL SQ. FT. 21.33 SQ. FT
TOTAL FOR BOTH SIDES 42 SQ. FT.



FILE NAME
SPLASH

DATE 04/28/22

REVISIONS
1
2
3
4
5

PAGE 1 OF 1

PROJECT LOCATION

ACCOUNT: CHANNEL LETTERS

STREET MONUMENT STREET

CITY SOUTH DAYTONA, ZIP CODE FL 32119

CUSTOMER APPROVAL

SIGNATURE

PRINT NAME

APPROVAL DATE

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www.permacraftsigns.com
permacraftsign@yahoo.com

DEVELOPMENT INFORMATION:

LANDOWNER:
PORT ORANGE INVESTORS, LLC
P.O. BOX 730086
ORMOND BEACH, FL 32173

DEVELOPER:
ORMOND CAR WASH INVESTMENTS, LLC
100 E. GRANADA BLVD
ORMOND BEACH, FL 32176
386.257.2026

ARCHITECT:
SOFARELLI & ASSOC. ARCHITECTURE
6365 142nd AVE NORTH
CLEARWATER, FL 33760
727.530.3535

ENGINEER / LANDSCAPE ARCHITECT / SURVEYOR:
UPHAM, INC.
265 KENILWORTH AVE
ORMOND BEACH, FL 32174
386.672.9515

GEOTECHNICAL:
UNIVERSAL ENGINEERING SCIENCES, INC
911 BEVILLE RD. SUITE 3
SOUTH DAYTONA, FL 32119
386.756.1105

CAR WASH EQUIPMENT:
SONNY'S CAR WASH EQUIPMENT
2710 PEMBERTON DR
APOPKA, FL 32703
407.770.1000

SITE DEVELOPMENT NOTES:

1. THE PROPERTY IS ZONED B-9, "COMMERCIAL" PER CITY OF ORMOND BEACH ZONING/ADDRESS BASEMAP PANEL D2. THE PROPERTY WILL REQUIRE REZONING TO PBD, "PLANNED BUSINESS DEVELOPMENT" FOR THE PROPOSED USE. THE PROPOSED CAR WASH WILL MAINTAIN THE USES AND DIMENSIONAL STANDARDS OF THE B-8 ZONING DISTRICT WITHOUT ANY VARIANCES AS APPROVED BY THE PBD REZONING
2. THE PROPERTY IS CURRENTLY VACANT AND PARTIALLY IMPROVED WITH A FORMER ORMOND BEACH ALLIANCE CHURCH BUILDING AND ASSOCIATED PARKING IMPROVEMENTS. NO STORMWATER MANAGEMENT FACILITY SERVES THE EXISTING SITE IMPROVEMENTS.
3. THE PROPOSED PROJECT IS A REDEVELOPMENT OF THE PROPERTY FOR A NEW 9,356 SF FULL SERVICE INDOOR CAR WASH FACILITY. THE BUILDING CONTAINS TWO SEPARATE TUNNELS FOR VEHICLE WASHING AND INTERIOR DETAIL. PATRONS CAN CHOOSE TO BY-PASS THE INTERIOR DETAIL AND UTILIZE THE SELF VACUUM STATIONS. ACCESS TO THE BUILDING AND SELF VACUUM STATIONS IS SECURED WITH GATES TO PREVENT ILLEGAL ENTRY.
4. THE CAR WASH IS A NEW CONCEPT TO PROVIDE PATRONS THE ABILITY TO DRIVE THEIR VEHICLES THROUGH THE WASH TUNNEL THEN EITHER DRIVE AROUND THE BUILDING TO ENTER THE DETAIL TUNNEL OR USE THE SELF-VACUUM OR EXPRESS DETAIL AREA. PATRONS STAY WITH THEIR VEHICLES INSIDE THE DETAIL TUNNEL SIDE OF THE BUILDING. ACCESS INTO THE TUNNEL IS RESTRICTED AT THE PAY STATION OR A GATE PRIOR TO THE FREE VACUUM AREA.
5. VEHICULAR CIRCULATION INTO / OUT OF THE TUNNEL PROVIDES FOR FLUID MOVEMENT TO EITHER DIRECTLY EGRESS THE PROPERTY OR UTILIZE THE FREE VACUUM STATIONS, THEN EGRESS THE PROPERTY TO EITHER NOVA ROAD OR OLD KINGS ROAD.
6. STORMWATER TREATMENT OF RUNOFF FROM THE PROPERTY WILL BE PROVIDED VIA THREE RETENTION STORMWATER PONDS AND ONE SUBSURFACE EXFILTRATION TRENCH THAT WILL BE PRIVATELY OWNED AND MAINTAINED. DISCHARGE FROM THE SITE WILL BE VIA A NATURAL OVERFLOW WEIR FROM "POND-2". THE STORMWATER FACILITIES ARE DESIGNED TO MEET CITY OF ORMOND BEACH REQUIREMENTS.
7. GEOTECHNICAL SOIL INVESTIGATION PERFORMED BY UNIVERSAL ENGINEERING SCIENCES, INC (UES). PROJECT No. 0730.2200037.0000, REPORT No. 133958, DATED APRIL 6, 2022 AND IS PART OF THE PROJECT DOCUMENTS.
8. PHASE I ENVIRONMENTAL SITE ASSESSMENT PERFORMED BY UNIVERSAL ENGINEERING SCIENCES, INC (UES) PROJECT No. 0440.2200008.0011, REPORT No. 139961. DATED MARCH 11, 2022. THERE WERE NO RECOGNIZED ENVIRONMENTAL CONCERNS.
9. A LISTED SPECIES SURVEY WAS PERFORMED BY ECOLOGICAL CONSULTING SOLUTIONS, PROJECT No. 001.99.22. DATED FEBRUARY 16,2022. NO LISTED SPECIES WERE OBSERVED AND NO WETLANDS OR SURFACE WATERS ARE PRESENT ON THE PROPERTY.
10. DEVELOPMENT REGULATIONS:
    MAXIMUM BUILDING HEIGHT = 35' (PROPOSED 26'-8" TOP OF ARCHITECTURAL WALL FEATURE)
    MAXIMUM LOT COVERAGE = 60%
    VEHICLE USE AREA INTERIOR OPEN SPACE = 10%

BUILDING SETBACKS:		LANDSCAPE BUFFERS:	
REQUIRED:	PROPOSED:	REQUIRED:	PROPOSED:
FRONT = 50'	FRONT = 122.59'	FRONT = 20'	FRONT = 20'
SIDE(S) = 10'	SIDE(S) = 15.87	SIDE(S) = 6'	SIDE(S) = 6'
REAR = 20'	REAR = 265.26'	REAR = 10'	REAR = 10'

11. DEVELOPMENT AREAS:

EXISTING			
ENCLOSED BUILDINGS	4,784 SF	0.11 AC	4.35%
PAVEMENT (PARKING, CURB, WALK, ETC...)	22,908 SF	0.53 AC	20.95%
OPEN SPACE (EXTERIOR)	82,524 SF	1.89 AC	74.70%
TOTAL PROPERTY AREA	110,216 SF	2.53 AC	100.00%
TOTAL IMPERVIOUS AREA	27,692 SF	0.64 AC	25.30%

PROPOSED			
ENCLOSED BUILDING	9,356 SF	0.22 AC	8.70%
PAVEMENT (PARKING, CURB, WALK, ETC...)	50,690 SF	1.16 AC	45.85%
INTERIOR OPEN SPACE	11,768 SF	0.27 AC	10.67%
EXTERIOR OPEN SPACE	38,402 SF	0.88 AC	34.78%
TOTAL PROPERTY AREA	110,216 SF	2.53 AC	100.0%
TOTAL IMPERVIOUS AREA	60,046 SF	1.38 AC	54.55%

12. PARKING:
    THE CAR WASH WILL SHARE THE EXISTING PARKING EASEMENT AREA WITH CHICKEN SALAD CHICK. A SEPARATE USE AGREEMENT WITH THE NORTHERLY LANDOWNER WILL BE RECORDED.
    16 EXISTING SPACES ARE USED FOR CHICKEN SALAD CHICK, A NET INCREASE OF 2 SPACES ARE PROVIDED FOR SHARED USE.
    BICYCLE PARKING PROVIDED - 2 (11% OF 18 SPACES).
13. VEHICLE USE AREA:
    VEHICULAR USE AREA (VUA) 44,282 SF
    VUA INTERIOR OPEN SPACE = (11,768 / 44,282) x 100 = 26.6% > 10% MIN. REQUIRED
14. FLOOR AREA RATIO (FAR) = (BLDG AREA 9,356 SF / TOTAL SITE AREA 110,216 SF) = 0.085
15. PUBLIC BENEFITS PROVIDED PER SECTION 2-3(b)(3) SUBPARAGRAPHS:
    b. FOUR ADDITIONAL ARCHITECTURAL ELEMENTS OVER THE TWO REQUIRED ARE ADDED TO THE BUILDING AS FOLLOWS:
    1. PILASTERS ADDED TO SOUTH ELEVATION TO CONCEAL DOWNSPOUTS.
    2. DECORATIVE SHUTTERS ADDED TO SOUTH ELEVATION.
    3. ACCENT SCORING DETAILS ADDED TO PARAPETS ON ALL ELEVATIONS.
    4. WINDOW AND ROLL UP DOORS ADDED TO ELEVATIONS.
    d. PROVIDING COVERED VOTRAN BUS SHELTER ON EXISTING ROUTE.
    e. PROVIDING PALM LINED PEDESTRIAN WALKWAY WITH BENCH FROM NOVA ROAD TO BUILDING.
    f. PROVIDING PARKING TO THE SIDE OF THE BUILDING, NO PARKING FACING NOVA ROAD.
16. ANTICIPATED OPERATIONAL HOURS FROM 8 AM TO 6 PM SUBJECT TO USAGE (400 VEHICLES PER DAY AT 10 HR EQUATES TO 40 VEHICLES PER HOUR ON AVERAGE.
17. A SIGNAGE VARIANCE IS INCLUDED IN THE PBD TO ALLOW FIVE SEPARATE BUILDING SIGNS INCLUDING LOGOS FOR A TOTAL COPY AREA OF 147 SF.

PLANS OF PROPOSED IMPROVEMENTS FOR NEW

SPLASH CAR WASH

SECTION 21, TOWNSHIP 14 S, RANGE 32 E
55 N. NOVA ROAD
ORMOND BEACH, FL 32174

APRIL 26, 2022
REVISED MAY 18, 2022

INDEX OF SHEETS

DWG.No.	DESCRIPTION
CV-1	COVER SHEET
CV-2	DEVELOPMENT INFORMATION
SU-1	BOUNDARY SURVEY
SU-2	TOPOGRAPHIC SURVEY
SU-3	SURVEY NOTES
C-1	DEMOLITION, CLEARING AND EROSION CONTROL PLAN
C-2	SWPPP DETAILS AND NOTES
C-3	STORMWATER POLLUTION PREVENTION PLAN NOTES
C-4	SITE LAYOUT PLAN
C-5	PAVEMENT MARKING AND SIGNAGE PLAN
C-6	GENERAL SITE, PAVEMENT MARKING, AND SIGNAGE DETAILS
C-7	SITE UTILITY PLAN
C-8	UTILITY DETAILS AND NOTES
C-9	SITE GRADING PLAN
C-10	SITE STORMWATER PLAN
C-11	SITE SECTIONS, GRADING AND DRAINAGE DETAILS
C-12	CITY OF ORMOND BEACH STANDARD DETAILS
C-13	CITY OF ORMOND BEACH STANDARD DETAILS
C-14	CITY OF ORMOND BEACH STANDARD DETAILS
C-15	CITY OF ORMOND BEACH STANDARD DETAILS
C-16	CULTEC COVER SHEET
C-17	CULTEC SYSTEM LAYOUT SHEET
C-18	CULTEC SYSTEM CALCULATION SHEET
C-19	CULTEC SYSTEM OVERLAY SHEET
C-20	CULTEC SYSTEM DETAIL SHEET
L-1	LANDSCAPE PLAN
L-2	IRRIGATION PLAN
L-3	LANDSCAPE AND IRRIGATION DETAILS AND NOTES
SL-1	SITE LIGHTING AND PHOTOMETRIC PLAN

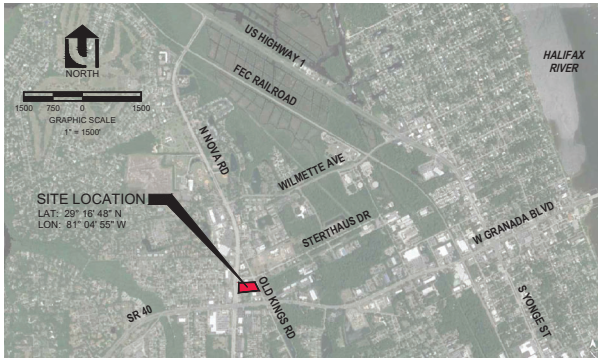
CONTACT NUMBERS:

WATER - CITY OF ORMOND BEACH UTILITY DEPARTMENT	(386) 676-3230
WASTEWATER - CITY OF ORMOND BEACH UTILITY DEPARTMENT	(386) 676-3230
ELECTRIC - FLORIDA POWER & LIGHT	(386) 586-6406
TELEPHONE / CABLE - AT&T	(386) 281-6961
TELEPHONE / CABLE - SPECTRUM / CHARTER	(407) 215-5184

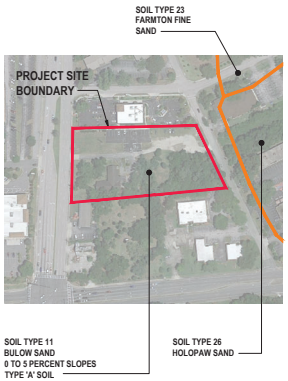
ONE CALL UTILITY LOCATE TICKET No. 081205839

JURISDICTIONAL AGENCY: PERMIT No.

CITY OF ORMOND BEACH (DEVELOPMENT PERMIT)	PZ-22-041
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (10-2)	-
FLORIDA DEPARTMENT OF TRANSPORTATION (DRIVEWAY)	2022-A-591-00037
FLORIDA DEPARTMENT OF TRANSPORTATION (DRAINAGE)	2022-D-591-00022



LOCATION MAP
SCALE: 1" = 1,500'



SOILS MAP
SCALE: 1" = 200'

FLOOD PLAIN CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), MAP NUMBER 12127C0214J, COMMUNITY OF CITY OF ORMOND BEACH, DATED: FEBRUARY 19, 2014. THE PROPERTY IS IN FLOOD ZONE "X" (NO SCREEN) WITH MINIMAL CHANCE FLOOD HAZARD.

FLOOD ZONE MAP
SCALE: 1" = 200

Sunshine 811
Always call 811 before you dig

8.D.g

ROGER W. STRICULA NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER

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COVER SHEET
SPLASH CAR WASH
55 N. NOVA ROAD
ORMOND BEACH, FLORIDA

PROJECT No:	220201
DATE:	APRIL 26, 2022
DESIGN BY:	RWS
DRAWN BY:	HMT
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:
CV-1

GENERAL CONSTRUCTION NOTES

1. GOVERNING SPECIFICATIONS: CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, CITY OF ORMOND BEACH STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, LATEST EDITION, VOLUSIA COUNTY LAND DEVELOPMENT CODE, VOLUSIA COUNTY ENGINEERING AND CONSTRUCTION STANDARDS, LATEST EDITION, AND FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION, AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, LATEST EDITION, AND SUPPLEMENTS THERETO IF NOTED IN THE SPECIAL PROVISIONS FOR THIS PROJECT.

2. ALL UTILITY MATERIAL, CONSTRUCTION AND TESTING COVERED BY THESE DRAWINGS SHALL COMPLY WITH THE CITY OF ORMOND BEACH STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, LATEST EDITION. ALL UTILITY WORK AND CONNECTIONS SHALL BE COORDINATED WITH THE CITY OF ORMOND BEACH INSPECTOR.

3. THE GENERAL CONTRACTOR SHALL PAY FOR AND OBTAIN A BUILDING PERMIT FOR ALL NON-SITE RELATED IMPROVEMENTS INCLUDING BUT NOT LIMITED TO SIGNAGE, DUMPSTER ENCLOSURE, GENERATOR, FENCES AND GREASE INTERCEPTOR TANK. THE ENGINEER WILL SCHEDULE THE PRECONSTRUCTION CONFERENCE BEFORE ANY WORK CAN COMMENCE (NO EXCEPTIONS). THE GENERAL CONTRACTOR SHALL CONTACT THE BUILDING DIVISION AT (386) 676-3350 FOR INFORMATION ON ISSUANCE OF CITY PERMITS AND / OR OTHER REQUIREMENTS. THE SITE CONTRACTOR SHALL SUBMIT AN ENGINEERING PERMIT TO THE ENGINEERING DIVISION.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR DISCREPANCIES AMONG THE DIVISIONS OF THE DRAWING AND SPECIFICATIONS PRIOR TO THE BID DATE. NEITHER THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES RAISED AFTER THE BID OPENING. ACCORDINGLY, IN LIGHT OF THESE OBLIGATIONS, THE ENGINEER IS OBLIGATED TO INTERPRET THE DRAWINGS AND SPECIFICATIONS IN A MANNER THAT WILL PROVIDE THE OWNER WITH A COMPLETE, FUNCTIONING FACILITY FOR THE BID PRICE.

5. THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLEMENTARY, AND ANY REQUIREMENT OF ONE SHALL BE A REQUIREMENT OF THE OTHER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS AND TO COMPARE THE REQUIREMENTS OF EACH DIVISION AND ENSURE THAT EACH TRADE OR SUBCONTRACTOR IS MAKING THE ALLOWANCES NECESSARY TO PROVIDE THE OWNER A COMPLETE FACILITY, OPERATIONAL IN ALL RESPECTS, UNLESS OTHERWISE SPECIFICALLY STATED IN THE DRAWINGS.

6. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INSTRUCTING THE CONTRACTOR IN THE METHODS OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE METHOD TO CONSTRUCT THE IMPROVEMENTS AS SHOWN ON THE DRAWINGS.

7. ONLY ONE TEMPORARY CONSTRUCTION SIGN IS PERMITTED, NOT TO EXCEED 32 SQUARE FEET IN SIGN AREA, MAXIMUM HEIGHT OF 8 FEET AND NO CLOSER THAN 5 FT FROM PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL APPLY FOR A TEMPORARY SIGN PERMIT AT THE CITY OF ORMOND BEACH BUILDING DIVISION. THE SIGN MUST BE REMOVED UPON RECEIPT OF THE CERTIFICATE OF OCCUPANCY.

8. CONSTRUCTION NOISE IS RESTRICTED TO NO GREATER THAN 60 dBA BETWEEN THE HOURS OF 7 AM AND 10 PM AND NO GREATER THAN THAN 50 dBA BETWEEN THE HOURS OF 10 PM AND 7 AM DAILY.

9. NIGHT TIME CONSTRUCTION LIGHTING SHALL BE RESTRICTED TO NO MORE THAN 0.5 FT-CANDLE AT THE PROPERTY BOUNDARY.

10. LITTER CONTROL MEASURES TO PREVENT WIND-DRIVEN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED WITHIN 5 DAYS OF COMPLETION OF CONSTRUCTION.

11. AT NO TIME SHALL EXCAVATIONS BE LEFT UNCOVERED AFTER WORKING HOURS. CONTRACTOR SHALL SECURE THE WORK AREA AT THE END OF EACH DAY'S WORK.

12. AT ALL TIMES, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT UNDERGROUND UTILITIES, STRUCTURES AND OTHER ASSOCIATED FACILITIES FROM DAMAGE DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEASURES OF PROTECTION. ANY DAMAGED FACILITIES SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY INSPECTOR OR ENGINEER AT THE CONTRACTOR'S EXPENSE.

13. THERE SHALL BE NO DEVIATIONS FROM THESE DRAWINGS UNLESS APPROVED IN WRITING BY THE ENGINEER OF RECORD AND THE OWNER.

14. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.

15. THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED WITH THE PROJECT AND PAY ALL REQUIRED FEES AND COSTS.

16. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-1-4 IN ACCORDANCE WITH AASHTO M-145 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF THE RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER, TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND BASE DENSITIES AT UTILITY CROSSINGS, MANHOLES, INLETS, STRUCTURES. TEST SHALL INCLUDE ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC.

18. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.

19. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.

20. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES. THE VERTICAL DATUM IS BASED ON 1988 NAVD. REFER TO THE TOPOGRAPHIC SURVEY FOR PROJECT BENCHMARKS.

21. CONCRETE WALKS SHALL BE 4 INCHES THICK HAVING A 3,000 PSI STRENGTH, POURED OVER PROPERLY PREPARED SUBGRADE. ALL CONCRETE SIDEWALKS SHALL BE 8 INCHES THICK ACROSS DRIVEWAYS. 1/2 INCH EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 50'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTERS. REBAR REQUIRED PER CITY OF ORMOND BEACH STANDARD CONSTRUCTION DETAIL M-6 AND M-6.1 (SEE SHEET C-10).

22. CORE TESTS SHALL BE TAKEN TO VERIFY THICKNESS AND SUBSURFACE COMPACTION. PROVIDE FOR THREE SAMPLES, RANDOMLY LOCATED. TEST FOR EXTRACTION, GRADATION, LABORATORY DENSITY, AND MARSHALL'S STABILITY. PROVIDE A CERTIFICATE FROM THE TESTING AGENCY THAT MATERIALS AND INSTALLATION COMPLY WITH SPECIFICATIONS, SIGNED BY THE ASPHALTIC CONCRETE PRODUCER AND CONTRACTOR. ALL COSTS OF TESTS SHALL BE PAID BY THE CONTRACTOR. IF TESTS SHOW THE INSTALLATION DOES NOT MEET SPECIFICATIONS, THE PAVING SHALL BE REMOVED, REPLACED, AND RETESTED.

23. IF ANY MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.

24. FILL MATERIAL IS TO BE PLACED IN NO MORE THAN ONE FOOT LIFTS AND COMPACTED TO THE APPROPRIATE DENSITY (98% FOR PAVED AREAS AND BUILDING PADS, PER AASHTO T-180) OR AS SPECIFIED IN THE SPECIFICATIONS, WHICHEVER IS GREATER..

25. NO BURYING OF ANY ORGANIC MATERIALS ALLOWED.

26. ALL CONSTRUCTION IN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS [INDEXES], THE FDOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

LEGEND

NOTE: NOT ALL SYMBOLS SHOWN HERE MAY BE APPLICABLE TO THESE DRAWINGS, ALSO THERE MAY BE ADDITIONAL SYMBOLS WITHIN PLANS NOT SHOWN HERE, SEE INDIVIDUAL DRAWING LEGEND WHERE APPLICABLE.

Symbol	Description	Line	Description
#3	BENCHMARK ID		EXISTING EASEMENT
B24	BORING ID	FOC	EXISTING UNDERGROUND FIBER OPTIC CABLE
T	EXISTING TELEPHONE PEDISTAL	#FM	EXISTING FORCE MAIN (# INDICATES SIZE)
	EXISTING CAP OR PLUG	#FM	PROPOSED FORCE MAIN (# INDICATES SIZE)
	EXISTING CONDUIT RISER/ MARKER	GAS	EXISTING GAS MAIN
E	EXISTING ELECTRIC METER	OHE	EXISTING OVERHEAD ELECTRIC CABLES
11.7	EXISTING ELEVATION (SOFT)	OHT	EXISTING OVERHEAD TRAFFIC SIGNAL CABLE
5.0±	PROPOSED ELEVATION (SOFT)	#RAW	EXISTING RAW WATER MAIN (# INDICATES SIZE)
11.75	EXISTING ELEVATION (HARD)	#REC	EXISTING RECLAIM WATER MAIN (# INDICATES SIZE)
5.00	PROPOSED ELEVATION (HARD)	12	EXISTING CONTOUR
	EXISTING FIRE HYDRANT	10	PROPOSED CONTOUR (SOFT)
	PROPOSED FIRE HYDRANT	10	PROPOSED CONTOUR (HARD)
	EXISTING FLOW DIRECTION	UTEL	EXISTING UNDERGROUND TELEPHONE CABLE
	PROPOSED FLOW DIRECTION	UTV	EXISTING UNDERGROUND TELEVISION CABLE
	EXISTING GAS METER	UGE	EXISTING UNDERGROUND ELECTRICAL POWER CABLE
	EXISTING GAS VALVE		JURISDICTIONAL WETLAND LINE
	EXISTING GUY WIRE & ANCHOR PIN	#SAN	EXISTING SANITARY SEWER (# INDICATES SIZE)
	EXISTING MAIL BOX	#SAN	PROPOSED SANITARY SEWER (# INDICATES SIZE)
	EXISTING MANHOLE (UNKNOWN)	#WM	EXISTING WATER MAIN (# INDICATES SIZE)
	PROPOSED MANHOLE	#WM	PROPOSED WATER MAIN (# INDICATES SIZE)
	EXISTING SANITARY SEWER CLEANOUT		EXISTING PIPE OR CONDUIT (TYPE SPECIFIED)
	PROPOSED SANITARY SEWER CLEANOUT		APPROXIMATE SOILS BOUNDARY
SS	EXISTING SANITARY SEWER MANHOLE		EXISTING SWALE OR CENTER OF DITCH
	EXISTING ROAD SIGNS AND POSTS		PROPOSED SWALE OR CENTER OF DITCH
	PROPOSED SIGN AND POST		EXISTING TOP OF DITCH BANK
	EXISTING TEE		EXISTING BOTTOM OF DITCH BANK
	EXISTING UTILITY POLE	//	EXISTING WOOD FENCE
	EXISTING VALVE IRRIGATION	X	EXISTING WIRE OR CHAIN LINK FENCE
	EXISTING VALVE WATER	X	PROPOSED CHAIN LINK FENCE
	PROPOSED WATER VALVE		PROPOSED SEDIMENT FENCE
	EXISTING WATER METER		PROPOSED COIR ROLL OR WATTLE
	EXISTING STORM SEWER WITH INLET		PROPOSED WIRE FENCE
	PROPOSED STORM SEWER WITH INLET	TP	PROPOSED TREE PROTECTION
	PROPOSED STORM INLET WITH APRON AND CURB		
	PROPOSED STORM INLET WITH ROUND STRUCTURE BOTTOM		
	PROPOSED CURB INLET (TYPE 9)		
	PROPOSED STORM ENDWALL WITH BAFFLES		
	FOUND 1/2" CAPPED IRON ROD L.B. #3724		
	FOUND 1/2" IRON ROD (NO I.D.)		
	FOUND 1/2" CAPPED IRON ROD L.B. #3724 (WITNESS MONUMENT)		
	FOUND 4" BY 4" CONCRETE MONUMENT L.B. #3724		

ABBREVIATIONS

AWWA	AMERICAN WATER WORKS ASSOCIATION	GW	GROUND WATER	PVMT	PAVEMENT
CMP	CORRUGATED METAL PIPE	H/C	HANDICAP	R	RADIUS
CPP	CORRUGATED PLASTIC PIPE	HDPE	HIGH DENSITY POLYETHYLENE	RCP	REINFORCED CONCRETE PIPE
CTV	CABLE TELEVISION	INV	INVERT	RPM	REFLECTIVE PAVEMENT MARKER
DIP	DUCTILE IRON PIPE	KH	HORIZONTAL PERMEABILITY	R/W	RIGHT-OF-WAY
ESMT	EASEMENT	KV	VERTICAL PERMEABILITY	SAN	SANITARY
EXIST	EXISTING	KO	KNOCK OUT	SH	SEASONAL HIGH
FAC	FLORIDA ADMINISTRATIVE CODE	LF	LINEAL FEET	SMH	SANITARY MANHOLE
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	MB	MAP BOOK	SS	SANITARY SEWER
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	MES	MITERED END SECTION	SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	MJ	MECHANICAL JOINT	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
FH	FIRE HYDRANT	N/A	NOT APPLICABLE	TSB	TEMPORARY SEDIMENT BASIN
FOC	FIBER OPTIC CABLE	NIC	NOT IN CONTRACT	TYP	TYPICAL
FF EL	FINISH FLOOR ELEVATION	NGVD	NATIONAL GEODETIC VERTICAL DATUM	UGE	UNDERGROUND ELECTRIC
FM	FORCE MAIN	OHE	OVERHEAD ELECTRIC	UGT	UNDERGROUND TELEPHONE
FP&L	FLORIDA POWER AND LIGHT	OR	OFFICIAL RECORD	USACOE	UNITED STATES ARMY CORP OF ENGINEERS
G	GAS	PG	PAGE	W	WATER (POTABLE)
		PSI	POUNDS PER SQUARE INCH		
		PVC	POLYVINYL CHLORIDE		

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS - 2021 AND QUALIFIED PRODUCTS LIST

INDEX NO.	DESCRIPTION
102-600	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES
102-613	MULTI-LANE, WORK WITHIN THE TRAVEL WAY - MEDIAN OR OUTSIDE LANE
102-660	PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS
350-001	CONCRETE PAVEMENT JOINTS
425-021	CURB INLET TOPS - TYPE 5 AND 6
425-052	DITCH BOTTOM INLET TYPES C, D, E AND H
430-021	CROSS DRAIN MITERED END SECTION
520-001	CURB AND GUTTER
522-001	CONCRETE SIDEWALK
522-022	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS
570-001	PERMANENT EROSION CONTROL
700-101	TYPICAL SECTIONS FOR PLACEMENT OF SINGLE & MULTIPLE-COLUMN SIGNS
711-001	PAVEMENT MARKINGS

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.

TAX PARCEL No. 4221-00-01-0011

ATTENTION:
THREATENED EASTERN INDIGO SNAKES MAY BE PRESENT ON THIS SITE!!!

IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the eastern indigo snake sufficient time to move away from the site without interference.
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant's designated agent, and the appropriate U.S. Fish and Wildlife Service (USFWS) office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicant's designated agent, and the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:
North Florida Field Office – (904) 731-3336
Panama City Field Office – (850) 769-0552
South Florida Field Office – (772) 562-3909

Killing, harming, or harassing indigo snakes is strictly prohibited and punishable under State and Federal Law.

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. "Taking" of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. "Take" is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of $25,000 for civil violations and up to $50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

August 12, 2013

REVISIONS

ROGER W. STRCULA LICENSE NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER

NOT VALID UNLESS SIGNED AND DATED

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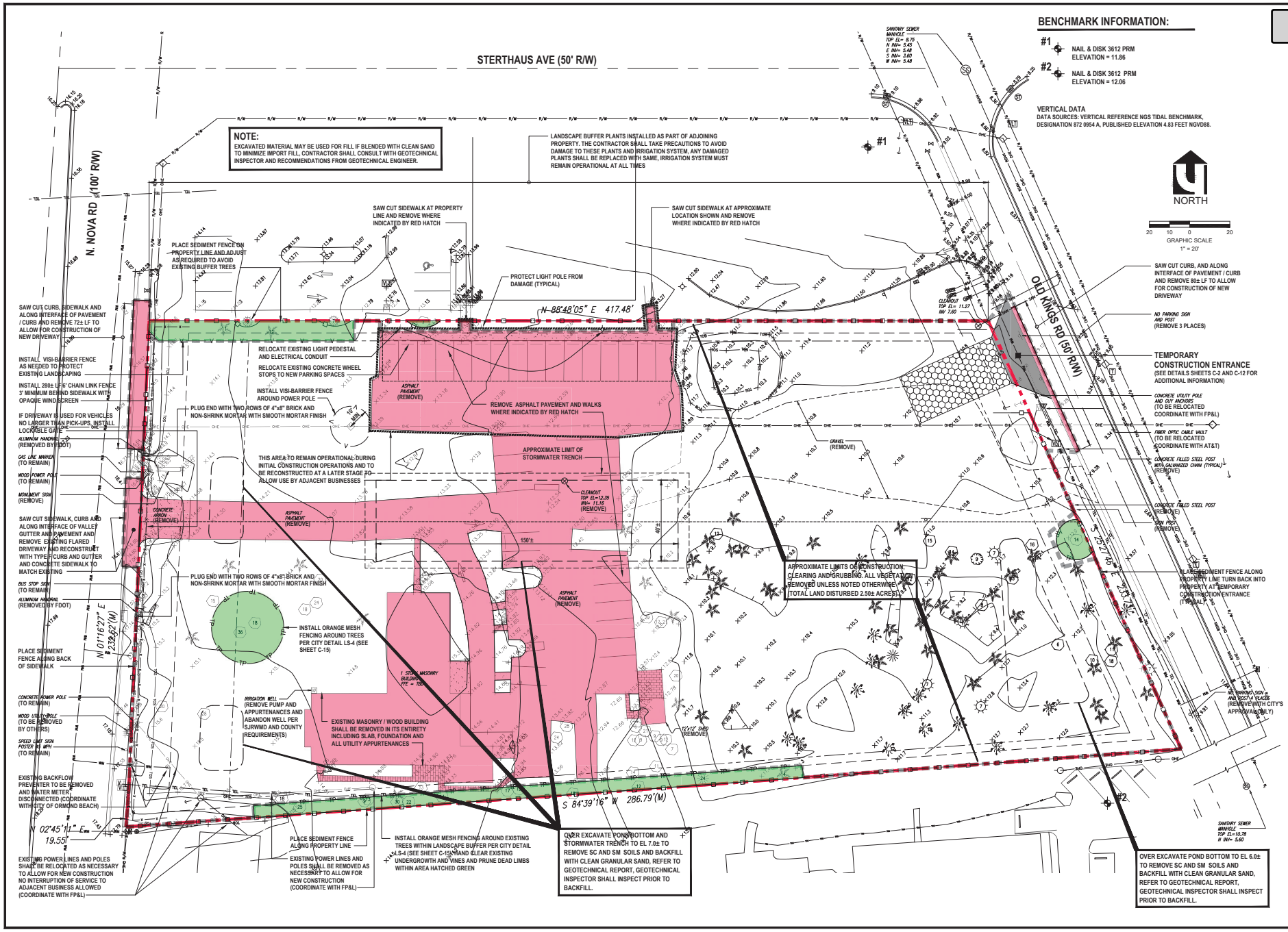
DEVELOPMENT INFORMATION
SPLASH CAR WASH
55 N. NOVA ROAD
ORMOND BEACH, FLORIDA

PROJECT No:	220201
DATE:	APRIL 26, 2022
DESIGN BY:	RWS
DRAWN BY:	HMT
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:
CV-2



8.D.g

ROGER W. STRICULA LICENSED PROFESSIONAL SURVEYOR AND MAPPER NO. 5278 STATE OF FLORIDA

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Splash CAR WASH

DEMOLITION, CLEARING AND EROSION CONTROL PLAN

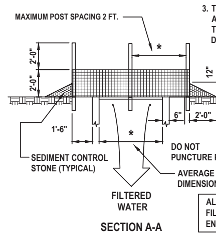
SPLASH CAR WASH
55 N. NOVA ROAD
ORMOND BEACH, FLORIDA

PROJECT No:	220201
DATE:	APRIL 26, 2022
DESIGN BY:	RWS
DRAWN BY:	HMT
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:
C-1

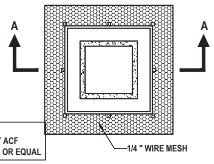
INLET PROTECTION

NOTES:
1. SEDIMENT CONTROL STONE SHALL BE 3/4" WASHED STONE
2. WIRE MESH SHALL BE HARDWARE CLOTH 23 GAUGE MIN. AND SHALL HAVE 1/4 INCH MESH OPENINGS.
3. TOP OF WIRE MESH SHALL BE A MINIMUM OF ONE FOOT BELOW THE SHOULDER OR ANY DIVERSION POINT.
4. STEEL POST SHALL BE 5 FT. IN HEIGHT, BE INSTALLED 1.5 FT. DEEP MINIMUM, AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
5. WOOD POST SHALL BE 6 FT. IN HEIGHT, BE INSTALLED TO 1.5 FT. DEEP MINIMUM, AND BE 3 INCHES IN DIAMETER.
6. POST SPACING SHALL BE A MAXIMUM OF 2 FT.



SECTION A-A

MULTI-DIRECTIONAL FLOW



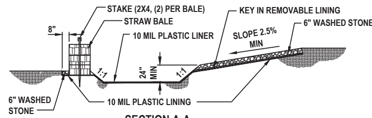
ALTERNATE: FILTER FENCE BY ACF ENVIRONMENTAL OR EQUAL

PLAN

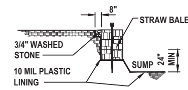
UTILIZE WHEN TOP AND GRATE ARE NOT INSTALLED WITH STRUCTURE

NOT TO SCALE

CONCRETE WASHOUT AREA



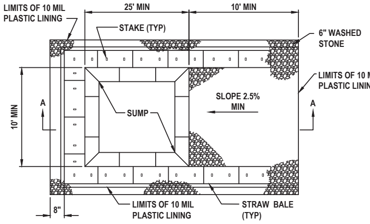
SECTION A-A



ALTERNATE SECTION

USE WHERE MORE THAN ONE ACCESSIBLE SIDE IS NEEDED

WASHOUT SIGN



PLAN

NOTES:
1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12."
4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
5. SAW CUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT & GRINDING TO BE DISPOSED OF IN THE PIT.
6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, & SURFACE WATERS.
7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.

NOT TO SCALE

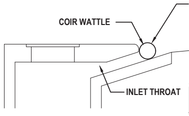
SWPPP INSPECTIONS AND RECORD KEEPING:

INSPECTIONS ARE REQUIRED AT LEAST EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL EVENT OF ONE-HALF (1/2) OF AN INCH OF RAINFALL OR GREATER AND SHALL CONTINUE UNTIL THE SITE COMPLIES WITH FINAL STABILIZATION (NOTICE OF TERMINATION). INSPECTIONS MUST BE CONDUCTED BY A "QUALIFIED" INSPECTOR. "QUALIFIED" IS DEFINED AS A PERSON THAT A). HAS SUCCESSFULLY COMPLETED AND MET ALL REQUIREMENTS NECESSARY TO BE FULLY CERTIFIED THROUGH THE FDEP STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM; B). HAS SUCCESSFULLY COMPLETED AN EQUIVALENT FORMAL TRAINING PROGRAM; OR C). THAT IS QUALIFIED BY OTHER TRAINING OR PRACTICAL EXPERIENCE IN THE FIELD OF STORMWATER POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL. EACH INSPECTION MUST BE FOLLOWED UP BY A REPORT DOCUMENTING THE INSPECTOR'S FINDINGS AND REQUEST THE REQUIRED MAINTENANCE AND/OR REPAIR FOR THE EROSION AND SEDIMENTATION CONTROL MEASURES. THESE RECORDS ARE USED TO PROVE THAT THE REQUIRED INSPECTION AND MAINTENANCE WERE PERFORMED AND SHALL BE PLACED IN THE SWPPP LEDGER. IN ADDITION TO INSPECTION AND MAINTENANCE REPORTS, RECORDS SHOULD BE KEPT OF CONSTRUCTION ACTIVITIES THAT OCCUR ON THE SITE. THE CONTRACTOR SHALL RETAIN COPIES OF THE SWPPP, ALL REPORTS AND DATA FOR A MINIMUM OF FIVE (5) YEARS AFTER THE PROJECT IS COMPLETE IN PAPER AND CD FORMAT.

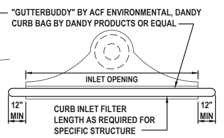
EROSION AND SEDIMENT CONTROL NOTES:

1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
2. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DURING CONSTRUCTION OPERATIONS.
3. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.
4. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 7 DAYS (OR SHORTER DURATION IF REQUIRED BY GOVERNING NPDES PERMIT) OF FINAL GRADING.
5. SHOULD CONSTRUCTION STOP FOR LONGER THAN 7 DAYS (OR SHORTER DURATION IF REQUIRED BY GOVERNING NPDES PERMIT), THE SITE SHALL BE SEEDED AS SPECIFIED.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF 0.5 INCHES RAINFALL OR GREATER DURING A 24-HOUR PERIOD. ALL MAINTENANCE REQUIRED BY INSPECTION SHALL COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 48 HOURS OF REPORT.
7. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
8. GENERAL CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
9. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED AS DEEMED NECESSARY BY SITE INSPECTIONS.
10. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
11. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
12. THE CONTRACTOR SHALL KEEP HERBERT STREET CLEAN AND SWEEP OFF ANY ACCUMULATION OF SAND .

CURB INLET SEDIMENT PREVENTION DETAIL

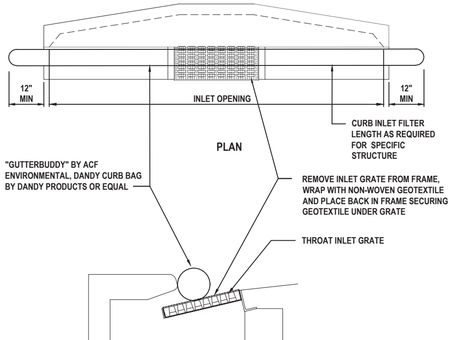


SECTION



PLAN

CURB INLET WITHOUT GRATE



PLAN

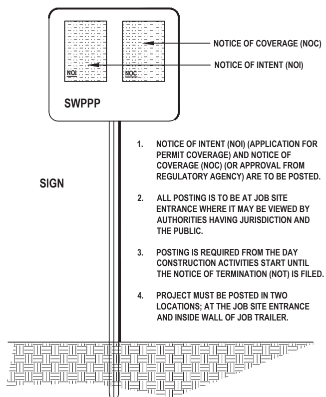
SECTION

CURB INLET WITH GRATE

NOTES:
1. INSTALL FILTER PRIOR TO BEGINNING CONSTRUCTION.
2. INSPECT ONCE EACH WEEK AND AFTER ANY RAIN EVENT. REMOVE ANY FINES AND DEBRIS THAT MAY HAVE ACCUMULATED AND DISPOSE OF PROPERLY.

NOT TO SCALE

JOB SITE PERMIT POSTING DETAIL



1. NOTICE OF INTENT (NOI) (APPLICATION FOR PERMIT COVERAGE) AND NOTICE OF COVERAGE (NOC) (OR APPROVAL FROM REGULATORY AGENCY) ARE TO BE POSTED.
2. ALL POSTING IS TO BE AT JOB SITE ENTRANCE WHERE IT MAY BE VIEWED BY AUTHORITIES HAVING JURISDICTION AND THE PUBLIC.
3. POSTING IS REQUIRED FROM THE DAY CONSTRUCTION ACTIVITIES START UNTIL THE NOTICE OF TERMINATION (NOT) IS FILED.
4. PROJECT MUST BE POSTED IN TWO LOCATIONS; AT THE JOB SITE ENTRANCE AND INSIDE WALL OF JOB TRAILER.

NOT TO SCALE

TEMPORARY SEEDING SPECIFICATION:

GENERAL

SEEDING CAN BE USED FOR TEMPORARY STABILIZATION. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. AREAS WHERE FINAL GRADING HAS BEEN COMPLETED FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY SEEDED. TEMPORARY SEED MIXTURE IS SPECIFIED BELOW.

SEEDING MIXTURES

SEED MIXTURE SHALL BE BERMUDA COMMON 90 LB PURE LIVE SEED PER ACRE, FIBER 2000 LB PER ACRE, STABILIZER 120 LB PER ACRE AND FERTILIZER 300 LB PER ACRE.

ALL SLOPES AND FLAT GRADE

APPLY 6:20:20 COMMERCIAL ORGANIC FERTILIZER AT A RATE OF 300 LB PER ACRE AND SEED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

TEMPORARY SEEDING PLANTING DATES	SEED VARIETY	APPLICATION RATE
MARCH 15 - OCTOBER 15	PENSACOLA BAHIA (SCARIFIED)	90
	BERMUDA COMMON (50% HULLED)	25
0CTOBER 16 - MARCH 14	PENSACOLA BAHIA (SCARIFIED)	100
	BERMUDA COMMON (50% HULLED)	35
	ANNUAL RYE GRASS	10
	RYE GRAIN	30

MULCH SEEDED AREA WITH 2 TONS PER ACRE CLEAN GRAIN STRAW. ANCHOR STRAW WITH HYDRAULIC WOOD FIBER MULCH AT THE RATE OF 1000 LB PER ACRE, OR 150-200 POUNDS OF ORGANIC MULCH TACKIFIER PER ACRE, OR USE NETTING.

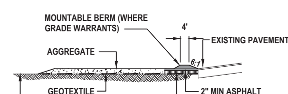
HYDRO FIBER MULCH MIXTURE SHALL BE PERFORMED IN A TANK WITH A CONTINUOUS AGITATION AND RECIRCULATION SYSTEM WITH SUFFICIENT OPERATING CAPACITY TO PRODUCE A HOMOGENOUS SLURRY AND DISCHARGE SYSTEM WHICH WILL APPLY THE SLURRY AT A CONTINUOUS AND UNIFORM RATE. MIXTURE SHALL CONTAIN A GREEN FUGITIVE DYE AS AN APPLICATION INDICATOR.

SWPPP NOTES:

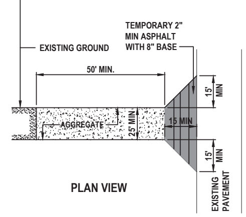
1. THE CONTRACTOR SHALL ATTEND THE PRECONSTRUCTION AND SWPPP MEETING AS SPECIFIED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
2. ALL EROSION CONTROL DEVICES AND VISIBLE BARRICADES SHALL BE INSTALLED AND APPROVED BY THE ENGINEER PRIOR TO THE START OF CLEARING AND GRUBBING. ALL DEVICES SHALL BE ROUTINELY INSPECTED AND REMAIN IN PLACE UNTIL ALL WORK IS COMPLETE.
3. A 24' WIDE 6" MINIMUM COMPACTED STONE DRIVE LANE TO THE CONSTRUCTION ENTRANCE THAT SHALL BE PLACED AFTER THE CLEARING AND GRUBBING IS COMPLETE. THE APPROXIMATE LOCATION IS INDICATED ON THE DRAWING. THE ELEVATION SHALL BE APPROXIMATELY PER THE GRADING PLAN. PROVIDE ACCESS ACROSS DRIVE LANE FOR EMERGENCY VEHICLES, COORDINATE WITH FIRE CHIEF.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION AND REMOVAL OF DEBRIS AND SEDIMENT BEHIND EROSION CONTROL DEVICES, REFER TO THE SWPPP DRAWINGS.
5. INLET PROTECTION DEVICES SHALL BE INSPECTED DAILY AND ALL SEDIMENT AND DEBRIS REMOVED TO A TRASH DUMPSTER.
6. SEDIMENT SHALL BE REMOVED FROM BEHIND SEDIMENT FENCE BEFORE HEIGHT IS 25% FULL.
7. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION BY INLET PROTECTION MEASURES TO PREVENT SEDIMENTATION FROM ENTERING THE DRAINAGE SYSTEM. THE ENTIRE DRAINAGE SYSTEM SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.
8. SOILS ARE TO BE STABILIZED BY WATER, SOIL ADDITIVES OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, BLOWING SAND AND THE IMPACT TO NEIGHBORING PROPERTIES.
9. THE CONTRACTOR SHALL MAINTAIN A WEEKLY SWPPP INSPECTION REPORT ON-SITE FROM THE "NOI" TO THE "NOT" AND STRICTLY ADHERE TO THE FDEP NPDES GENERIC PERMIT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THE BEST MANAGEMENT PRACTICES ARE UTILIZED TO PREVENT TURBID WATER FROM LEAVING THE SITE.
11. THE CONTRACTOR SHALL TAKE MEASURES TO MAINTAIN EXISTING DRAINAGE FACILITIES DURING CONSTRUCTION UNTIL NEW STRUCTURES AND PIPES ARE CONSTRUCTED.
12. TEMPORARY DIVERSION SWALES SHALL BE CONSTRUCTED AS NEEDED TO DIRECT RUNOFF INTO THE TEMPORARY SEDIMENT BASIN.
13. THE TEMPORARY SEDIMENT BASIN SHALL REMAIN IN-PLACE UNTIL ALL CONSTRUCTION GROUND DISTURBANCE ACTIVITY IS COMPLETE THEN BACKFILL WITH CLEAN SAND AND COMPACT PER SPECIFICATIONS.
14. A POSITIVE DRAINAGE CONVEYANCE SHALL REMAIN FUNCTIONING THROUGHOUT THE CONSTRUCTION THAT WILL NOT CAUSE DOWNSTREAM FLOODING.
15. THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS TO THE CITY AND ENGINEER OF AT LEAST TWO INDIVIDUALS THAT ARE CAPABLE OF CORRECTING ANY DRAINAGE PROBLEMS THAT MAY OCCUR AFTER WORK HOURS.

CONSTRUCTION ENTRANCE DETAIL

NOTES:
1. STONE SIZE - #2 COARSE AGGREGATE, OR RECLAIMED/RECYCLED CONCRETE.
2. LENGTH - AS EFFECTIVE BUT NOT LESS THAN 50'
3. DEPTH - 8" MINIMUM (COMPACTED)
4. WIDTH - 20' MINIMUM
5. GEOTEXTILE - 100% POLYPROPYLENE, 4 OZ/SY OVER THE ENTIRE AREA PRIOR TO PLACEMENT OF AGGREGATE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 6:1 SLOPES IS ACCEPTABLE.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. MAINTAIN PERIODIC TOP DRESSING OF ADDITIONAL AGGREGATE AS CONDITIONS REQUIRE AND REPAIR AND/OR CLEANOUT ANY AREAS USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, WASHING SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT POND OR SWALE.
9. INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN OR WEEKLY AT A MINIMUM.



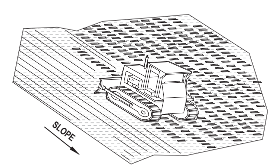
PROFILE



PLAN VIEW

NOT TO SCALE

TRACKING DETAIL



NOTE:

USE DOZER TRACKS TO CREATE GROOVES PERPENDICULAR TO THE SLOPE. GROOVES WILL CATCH SEED, FERTILIZER, MULCH, RAINFALL AND DECREASE SEDIMENT IN RUNOFF.

NOT TO SCALE

REVISIONS

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Splash CAR WASH

SWPPP DETAILS AND NOTES

SPLASH CAR WASH
55 N. NOVA ROAD
ORMOND BEACH, FLORIDA

PROJECT No:	220201
DATE:	APRIL 26, 2022
DESIGN BY:	RWS
DRAWN BY:	HMT
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:

C-2

PROJECT SITE INFORMATION:

PROJECT NAME:	SPLASH EXPRESS CAR WASH
DEVELOPER:	ORMOND CAR WASH INVESTMENTS, LLC 100 E. GRANADA BLVD ORMOND BEACH, FL 32176 (386) 257-2026
PROJECT LOCATION:	55 N NOVA RD. ORMOND BEACH, FL
LATITUDE:	29° 16' 47.43" N
LONGITUDE:	81° 04' 55.62" W
AHJ:	CITY OF ORMOND BEACH
WMD JURISDICTION:	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT STORMWATER PERMITTED BY FDEP 10-2 SELF CERTIFICATION
PROJECT AREA:	2.53± AC
DISTURBED AREA:	2.49± AC
ULTIMATE RECEIVING WATER BODY:	STERHAUS AND OLD KINGS ROAD COLLECTION SYSTEM. EVENTUAL OUTFALL TO HALIFAX RIVER / TOMOKA RIVER
CLASS:	3F
OFW:	YES
WBID #:	2634
TMDLs:	TOTAL NITROGEN (TN)

SOILS / GEOTECH DATA:
(PER USDA NRCS WEB SOIL SURVEY)

SOIL NUMBER	SOIL NAME	HSG
11	BULOW SAND	A

CONSTRUCTION INFORMATION:

A) DESCRIPTION OF ACTIVITIES

CONSTRUCTION ACTIVITIES INCLUDE: REDEVELOPMENT OF EXISTING CHURCH AND REMAINING VACANT AREA FOR CONSTRUCTION OF A NEW CAR WASH. IMPROVEMENTS WILL REQUIRE DEMOLITION OF PORTION OF EXISTING CHURCH AND ASSOCIATED IMPROVEMENTS AS SHOWN ON THE PLANS. ADDITIONAL IMPROVEMENTS INCLUDE ROUTING UTILITIES TO THE NEW BUILDING, PAVING AND/OR RE-PAVING PARKING AND DRIVE AISLE AREAS AND LANDSCAPING AS WELL AS CONSTRUCTION OF THREE (3) NEW DRY RETENTION PONDS AND UNDERGROUND CHAMBER EXFILTRATION SYSTEM.

SOIL DISTURBING ACTIVITIES INCLUDE: INSTALLING STABILIZED CONSTRUCTION ENTRANCES, INSTALLATION OF EROSION AND SEDIMENT CONTROLS, CLEARING AND GRUBBING EXISTING VEGETATION (AS NEEDED), ROUTING UTILITIES AND RE-LANDSCAPING (AS NEEDED).

B) SEQUENCE OF MAJOR ACTIVITIES AND CONTROL MEASURES:

1. THE CONTRACTOR SHALL SCHEDULE AND ATTEND THE PRECONSTRUCTION MEETING WITH APPROPRIATE JURISDICTIONAL AGENCIES AS SPECIFIED PRIOR TO START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS TO THE CITY AND/OR COUNTY AND ENGINEER OF AT LEAST TWO INDIVIDUALS THAT ARE CAPABLE OF CORRECTING ANY DRAINAGE PROBLEMS THAT MAY OCCUR AFTER WORK HOURS.
3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER, COUNTY AND CITY A MOT PLAN AT PRECONSTRUCTION MEETING. TRAFFIC SHALL BE ALLOWED TO CONTINUE DURING WORK. PROVIDE MEASURES TO DETOUR TRAFFIC AROUND CONSTRUCTION ACTIVITIES WITH ADEQUATE BARRICADES, SIGNAGE AND FLAGPERSON TO DIRECT TRAFFIC. EMERGENCY SERVICES SHALL BE NOTIFIED 48 HOUR IN ADVANCE. (AS APPLICABLE)
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY DEPARTMENT, FLORIDA SUNSHINE AND EMERGENCY SERVICES FOR RESPECTIVE UTILITY LOCATIONS AND "NOTICE" OF CONSTRUCTION ACTIVITY.
5. ALL EROSION CONTROL DEVICES AND VISIBLE BARRICADES SHALL BE INSTALLED AND APPROVED BY THE ENGINEER PRIOR TO THE START OF CLEARING AND GRUBBING.
6. ALL EROSION CONTROL DEVICES SHALL BE PLACED PRIOR TO THE START OF WORK AND REMAIN IN PLACE UNTIL ALL WORK IS COMPLETE. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
7. A COMPACTED STONE DRIVE LANE FOR THE CONSTRUCTION ENTRANCE THAT BE PLACED PRIOR TO THE CLEARING AND GRUBBING. THE APPROXIMATE LOCATION AND DETAIL IS INDICATED ON THE DRAWINGS. THE ELEVATION SHALL BE APPROXIMATELY PER THE GRADING PLAN. PROVIDE ACCESS ACROSS DRIVE LANE FOR EMERGENCY VEHICLES, COORDINATE WITH FIRE CHIEF.
8. THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DEBRIS WITHIN THE APPROXIMATE LIMITS OF CLEARING AS INDICATED ON THE DRAWING.
9. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, BLOWING SAND AND THE IMPACT TO NEIGHBORING PROPERTIES.
10. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 21 DAYS WILL BE STABILIZED WITH A TEMPORARY GRASS AND MULCH WITHIN 5 DAYS OF THE LAST DISTURBANCE.
11. ALL REMOVED MATERIAL SHALL BE HAULED OFF-SITE TO AN APPROVED LANDFILL. TREES MAY BE LOGGED OR MULCHED FOR OFF-SITE DISPOSAL AT THE CONTRACTOR'S DISCRETION.
12. ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY RESTORED TO PRIOR CONDITION UPON COMPLETION OF WORK.
13. THE SITE CONTRACTOR SHALL ONLY BE PERMITTED TO REMOVE ALL EROSION PROTECTION DEVICES WITHIN EACH CONTRIBUTING AREA FOLLOWING REMOVAL OF SEDIMENT AND DEBRIS AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS.

SEDIMENT, EROSION AND POLLUTANT CONTROL MEASURES:

1. BEST MANAGEMENT PRACTICES BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH PART 5 OF FDEP DOCUMENT NO. 62-621.300(4)(a) SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORMWATER RUNOFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. CONTRACTOR SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAWS.

2. STORMWATER MANAGEMENT STORMWATER COLLECTION SHALL BE PROVIDED BY CATCH BASINS. THE SITE WILL UTILIZE THE PROPOSED POND AS A TEMPORARY SEDIMENT BASIN.

3. STABILIZATION PRACTICES

WIND EROSION STABILIZATION: THE CONTRACTOR SHALL DENUDE ONLY ARES WHERE IT IS EXPECTED TO BE GRADED OR ALTERED WITHIN A 2 WEEK TIME-FRAME. FINAL GRADES SHALL BE PERFORMED AND TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE APPLIED. AREAS WHERE CONSTRUCTION OPERATIONS WILL BE CONTINUOUS, FUGITIVE DUST SHALL BE MANAGED BY APPLYING A WATER SPRAY TO SATURATE THE SURFACE SOILS ON A DAILY BASIS, OR AS NEEDED TO MAINTAIN MINIMAL DUST TRANSPORT. FUGITIVE DUST SHALL MONITORED CONTINUOUSLY AND ADDITIONAL MEASURES MAY NEED TO BE TAKEN TO CONTROL OFF-SITE TRANSPORT OF UNACCEPTABLE LEVELS OF DUST.

TEMPORARY STABILIZATION: TOP OF SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 21 DAYS WILL BE STABILIZED WITH TEMPORARY GRASS AND MULCH NO LATER THAN 5 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. GRASS SEED SHALL BE MIXTURE OF 20 PARTS OF BERMUDA SEED AND 80 PARTS OF PENSACOLA BAHIA. THE SEPARATE TYPES OF SEED USED SHALL BE THOROUGHLY DRY MIXED IMMEDIATELY BEFORE SOWING. SEED WHICH HAS BECOME WET SHALL NOT BE USED, THE MULCH MATERIAL USED SHALL NORMALLY BE DRY MULCH. DRY MULCH SHALL BE STRAW OR HAY, CONSISTING OF OAT, RYE OR WHEAT STRAW, OR OF PANGOLA, PEANUT, COASTAL BERMUDA OR BAHIA GRASS HAY. ONLY UNDETERIORATED MULCH WHICH CAN BE READILY CUT INTO THE SOIL SHALL BE USED. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING STABILIZATION AND BASE.

PERMANENT STABILIZATION: DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 5 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.

4. STRUCTURAL PRACTICES

STAKED SILT FENCES: THE STAKED SILT FENCES WILL BE CONSTRUCTED ALONG THE PERIMETER AS SPECIFIED IN THE DRAWINGS. STAKED FENCE SHALL BE CLEARED OF SEDIMENT WHEN IF REACHES ONE-THIRD HEIGHT OF THE FENCE.

EARTH DIKE: IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

SEDIMENT BASIN: A EXISTING STORMWATER POND TO BE USED. BEST MANAGEMENT PRACTICES SUCH AS REMOVAL OF SEDIMENT FROM INLET PROTECTION DEVICES, PROPER WASTE DISPOSAL AND SWEEPING TO REDUCE AMOUNT OF SEDIMENT DISCHARGED INTO POND SHALL BE CONTINUOUSLY IMPLEMENTED.

5. WASTE DISPOSAL

WASTE MATERIALS: ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

HAZARDOUS WASTE: HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

SANITARY WASTE: SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH LOCAL UTILITY FOR COLLECTION OF SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

6. DUST CONTROL
TO PREVENT OFF-SITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONTRACTOR. SEE DRAWINGS FOR DETAILS AND LOCATION(S).

7. NON-STORMWATER DISCHARGES
IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

WATER FROM FIRE FIGHTING ACTIVITIES, FIRE HYDRANT FLUSHING, WATER LINE FLUSHING, WATER USED TO SPRAY OFF LOOSE SOILS FROM VEHICLES, DUST CONTROL, PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED), ALL NON-STORMWATER DISCHARGES WILL BE DIRECTED TO THE EXISTING STORMWATER POND.

DISCHARGE OF UNCONTAMINATED GROUNDWATER FROM CONSTRUCTION-RELATED DEWATERING OPERATIONS IS PERMITTED IN ACCORDANCE WITH PART 3.4 OF THE FDEP DOCUMENT NO. 62-621.300(4)(a)

ITEMS REQUIRING POLLUTION PREVENTION
THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED, BUT NOT LIMITED, TO BE PRESENT ON-SITE DURING CONSTRUCTION:

CONCRETE	WOOD	ROOFING SHINGLES	ASPHALT
GLASS	SAND / DIRT	METAL STUDS	LIMEROCK
STONE	CLEANING SOLVENTS	MASONRY BLOCK	PRECAST STRUCTURES
PAINT	PETROLEUM / FUELS	FERTILIZERS	PIPES

STORMWATER POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THESE CONSTRUCTION PLANS, THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM, AS SHOWN ON THESE CONSTRUCTION PLANS, DESIGNED TO ASSURE THAT APPROPRIATE POLLUTION PREVENTION MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AND TO ASSURE THAT THE QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

OWNER:

SIGNATURE: _____

NAME / TITLE: _____

COMPANY: _____

ADDRESS: _____

MAINTENANCE AND INSPECTION PROCEDURES:

1. INSPECTOR QUALIFICATIONS
INSPECTIONS MUST BE CONDUCTED BY A "QUALIFIED" INSPECTOR. "QUALIFIED" IS DEFINED AS A PERSON THAT A). HAS SUCCESSFULLY COMPLETED AND MET ALL REQUIREMENTS NECESSARY TO BE FULLY CERTIFIED THROUGH THE FDEP STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM; B). HAS SUCCESSFULLY COMPLETED AN EQUIVALENT FORMAL TRAINING PROGRAM; OR C). THAT IS QUALIFIED BY OTHER TRAINING OR PRACTICAL EXPERIENCE IN THE FIELD OF STORMWATER POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL.

2. DISTURBED AREAS
ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED REGULARLY TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

3. MONITORING INSPECTIONS
ARE REQUIRED TO BE PERFORMED BY A QUALIFIED INSPECTOR AT LEAST EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL EVENT OF ONE-HALF (1/2) OF AN INCH OF RAINFALL OR GREATER AND SHALL CONTINUE UNTIL THE SITE COMPLIES WITH FINAL STABILIZATION (NOTICE OF TERMINATION).

4. REPORTING
EACH INSPECTION MUST BE FOLLOWED UP BY A REPORT DOCUMENTING THE INSPECTOR'S FINDINGS AND REQUEST THE REQUIRED MAINTENANCE AND/OR REPAIR FOR THE EROSION AND SEDIMENTATION CONTROL MEASURES. THESE RECORDS ARE USED TO PROVE THAT THE REQUIRED INSPECTION AND MAINTENANCE WERE PERFORMED AND SHALL BE PLACED IN THE SWPPP LEDGER.

5. RECORD KEEPING
IN ADDITION TO INSPECTION AND MAINTENANCE REPORTS, RECORDS SHOULD BE KEPT OF CONSTRUCTION ACTIVITIES THAT OCCUR ON THE SITE. THE CONTRACTOR SHALL RETAIN COPIES OF THE SWPPP, ALL REPORTS AND DATA FOR A MINIMUM OF FIVE (5) YEARS AFTER THE PROJECT IS COMPLETE IN PAPER AND CD FORMAT.

SPILL PREVENTION PRACTICES AND CONTROL MEASURES:

1. GOOD HOUSEKEEPING
- SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
- STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.
- ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
- ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
- PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
- ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

2. HAZARDOUS PRODUCTS
- MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
- PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

3. PRODUCT SPECIFIC PRACTICES
- PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.
- THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO SOIL IN ORDER TO LIMIT EXPOSURE TO STORMWATER. FERTILIZERS SHALL BE STORED IN COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO SEALABLE PLASTIC BIN TO AVOID SPILLS.
- PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN APPROVED MANNER.
- CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

4. SPILL CONTROL AND CLEANUP RESPONSIBILITIES
- SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.
- THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.
- ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
- WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.
- TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.
- AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.
- THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

NOTICE OF INTENT (NOI) / NOTICE OF TERMINATION (NOT)

1. NOI: THE NOTICE OF INTENT (NOI), DEP FORM 62-621.300(4)(b), IS TO BE COMPLETED AND SUBMITTED TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) BEFORE USE OF THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES PROVIDED IN SUBSECTION 62-621.300(4), F.A.C.

2. NOT: WHERE A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES AUTHORIZED BY THIS PERMIT ARE ELIMINATED, THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION, DEP FORM 62-621.300(6), SIGNED IN ACCORDANCE WITH PART 7.C OF FDEP DOCUMENT NO. 62-621.300(4)(a), WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE TO TERMINATE COVERAGE UNDER THIS PERMIT.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERIC STORMWATER PERMIT ISSUED PURSUIT TO SECTION 403.0885, F.S., THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE	COMPANY INFO	RESPONSIBLE FOR:
	COMPANY: _____ NAME: _____ TITLE: _____ DATE: _____	
	COMPANY: _____ NAME: _____ TITLE: _____ DATE: _____	
	COMPANY: _____ NAME: _____ TITLE: _____ DATE: _____	

8.D.g

REVISIONS

ROGER W. STRICULA LICENSED PROFESSIONAL ENGINEER NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER

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ON THE DATE ADJACENT TO THE SEAL.
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Splash CAR WASH

STORMWATER POLLUTION PREVENTION PLAN NOTES

SPLASH CAR WASH
55 N. NOVA ROAD
ORMOND BEACH, FLORIDA

PROJECT No:	220201
DATE:	APRIL 26, 2022
DESIGN BY:	RWS
DRAWN BY:	HMT
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:
C-3

8.D.g

FDOT GENERAL NOTES

1. MAINTENANCE OF TRAFFIC SHALL BE SUPERVISED BY A CERTIFIED INTERMEDIATE INDIVIDUAL.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT A MINIMUM OF TWO BUSINESS DAYS PRIOR TO ANY LANE CLOSURES OR BEGINNING ANY CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY.
3. ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF- WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF FDOT DESIGN STANDARDS, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE UTILITY ACCOMMODATION MANUAL.
4. IF THE DEPARTMENT DETERMINES THAT AS-BUILT CONDITIONS VARY SIGNIFICANTLY FROM THE APPROVED PLANS, THE PERMITTEE SHALL PROVIDE AS-BUILT PLANS, ALONG WITH A RECORD DRAWINGS REPORT BY PERMITTEE'S PROFESSIONAL ENGINEER, FORM 850-040-19, WITHIN 30 DAYS.
5. IT WILL BE THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR ANY DAMAGE TO FDOT FACILITIES CAUSED BY CONSTRUCTION OF THE PROJECT.
6. TEST RESULTS OF ANY TESTS TAKEN FOR OR DURING CONSTRUCTION OF THE PERMITTED WORK SHALL BE PROVIDED TO THE FDOT UPON REQUEST.
7. ALL CONCRETE TO BE REMOVED SHALL BE SAW CUT AT THE NEAREST JOINT IN GOOD CONDITION, SO AS TO PRODUCE A CONNECTION WITH NEW CONCRETE THAT IS FREE OF CRACKS, DEFORMITY IN SHAPE, NOTICEABLE VOIDS, SURFACE IRREGULARITIES, AND OTHER DEFECTS.
8. ALL CONCRETE SHALL BE AN APPROVED FDOT MIX DESIGN OF 3,000 PSI FOR SIDEWALKS AND 4,000 PSI FOR DRIVEWAYS.
9. ALL MATERIALS INSTALLED WITHIN FDOT RIGHT-OF-WAY SHALL BE LIMITED TO THOSE ON THE FDOT'S QUALIFIED PRODUCTS LIST OR APPROVED PRODUCT LIST OF TRAFFIC CONTROL SIGNALS AND DEVICES.
10. ALL CONSTRUCTION WITHIN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITION OF THE FDOT DESIGN STANDARDS [INDICES], THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL

CURB AND LIGHTING LEGEND

- TYPE "F" CURB (SEE DETAIL SHEET C-6)
- TYPE "F" CURB (SPILL OUT)
- TYPE "D" CURB (SEE DETAIL SHEET C-6)
- INTERFACE BETWEEN TYPE "F" AND TYPE "D" CURB (SEE DETAIL SHEET C-6)
- TRANSITION FROM "D" CURB TO FLUSH (SEE DETAIL SHEET C-6)
- PROPOSED SITE LIGHTS (SEE PHOTOMETRIC DRAWINGS)

PAVING LEGEND:

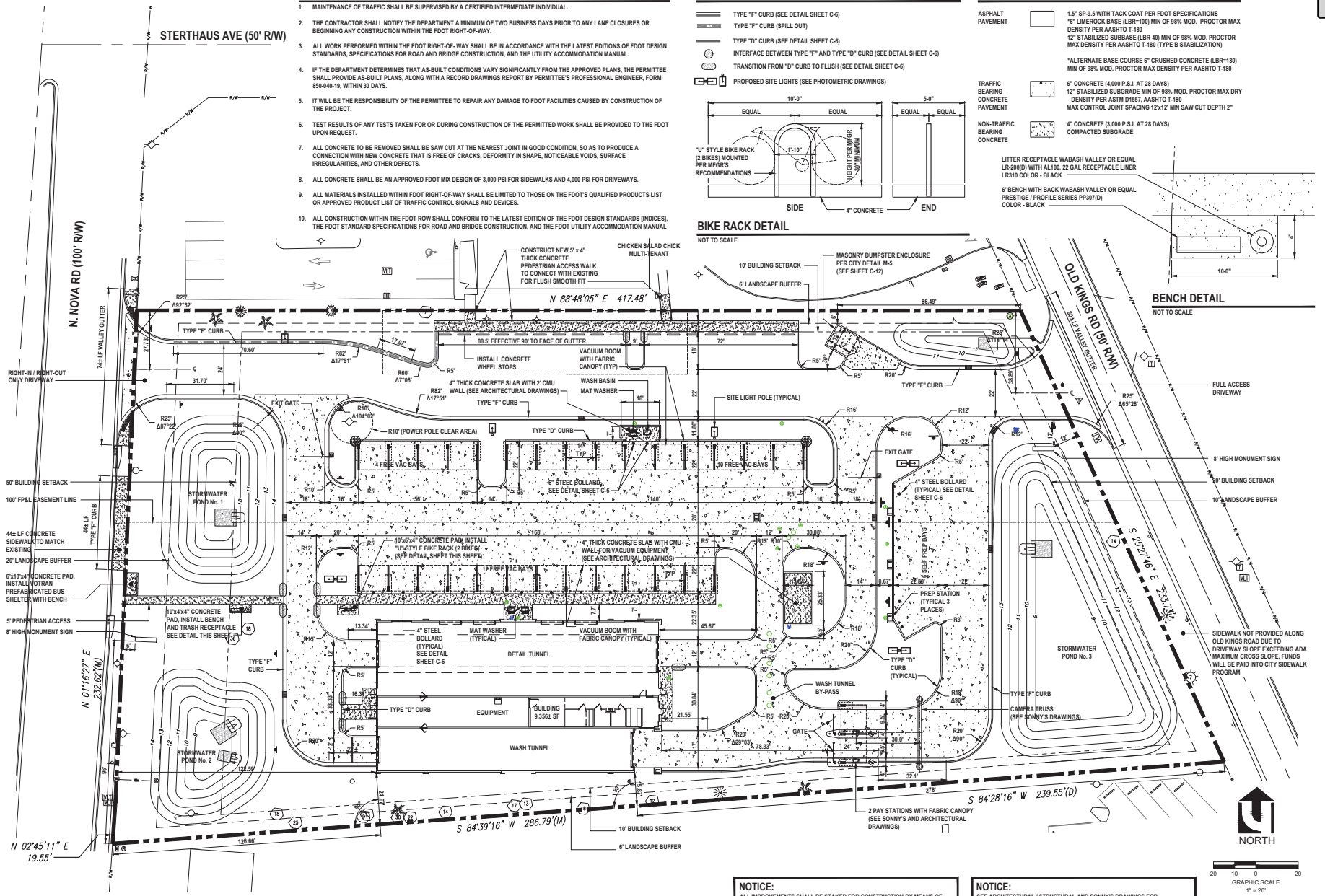
ASPHALT PAVEMENT	1.5" SP-9.5 WITH TACK COAT PER FDOT SPECIFICATIONS "6" LIMEROCK BASE (LBR=100) MIN OF 98% MOD. PROCTOR MAX DENSITY PER AASHTO T-180 12" STABILIZED SUBBASE (LBR 40) MIN OF 98% MOD. PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION) *ALTERNATE BASE COURSE 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MOD. PROCTOR MAX DENSITY PER AASHTO T-180
TRAFFIC BEARING CONCRETE PAVEMENT	6" CONCRETE (4,000 P.S.I. AT 28 DAYS) 12" STABILIZED SUBGRADE MIN OF 98% MOD. PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 MAX CONTROL JOINT SPACING 12'x12' MIN SAW CUT DEPTH 2"
NON-TRAFFIC BEARING CONCRETE	4" CONCRETE (3,000 P.S.I. AT 28 DAYS) COMPACTED SUBGRADE

BIKE RACK DETAIL

NOT TO SCALE

BENCH DETAIL

NOT TO SCALE



NOTICE:
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NOTICE:
SEE ARCHITECTURAL / STRUCTURAL AND SONNY'S DRAWINGS FOR SPECIFIC BUILDING AND CAR WASH, ELEMENTS. ELEMENTS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

ROGER W. STRICKLA STATE OF FLORIDA NO. 52784 PROFESSIONAL ENGINEER
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER

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ON THE DATE ADJACENT TO THE SEAL.
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Splash CAR WASH

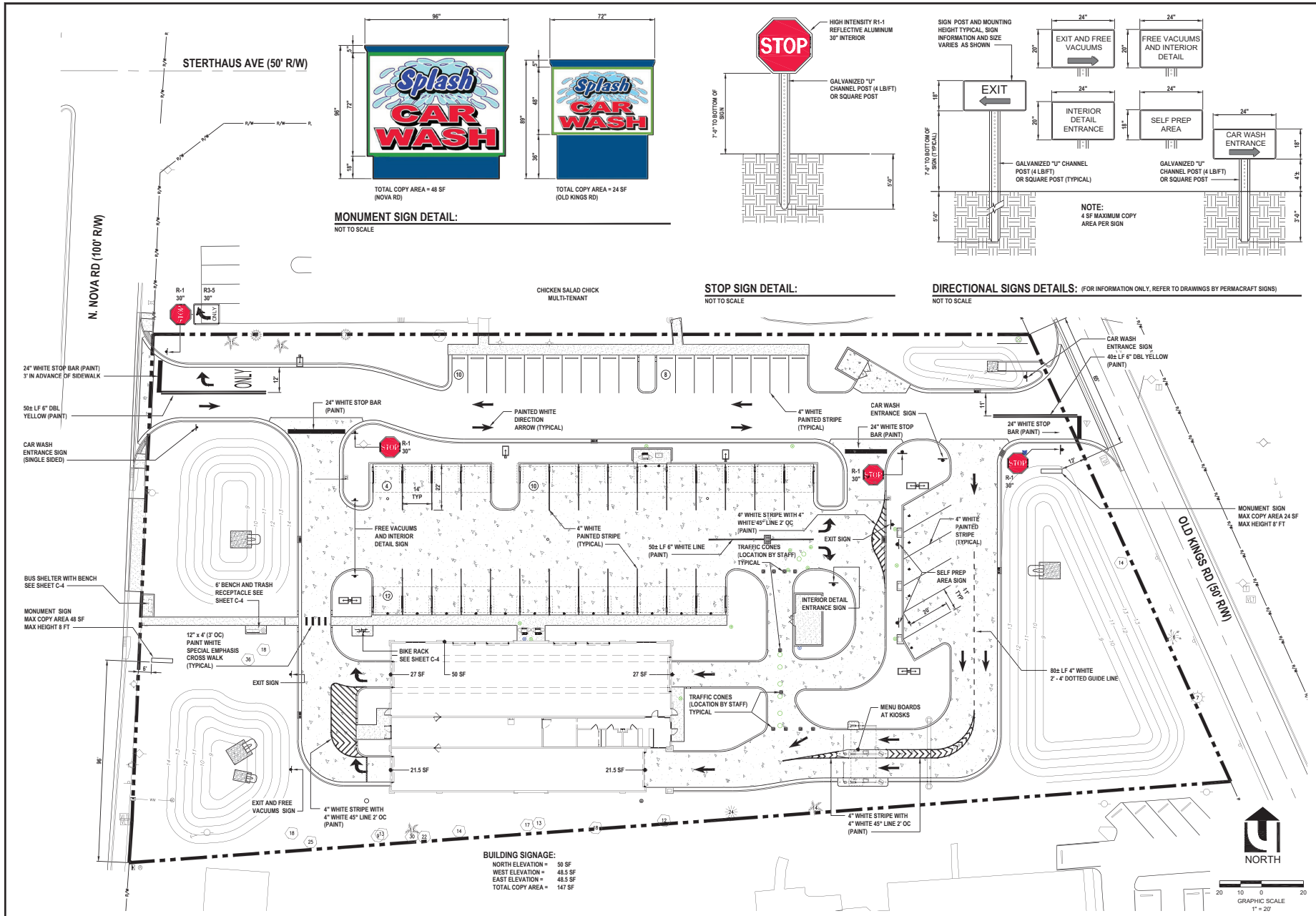
SITE LAYOUT PLAN

SPLASH CAR WASH
55 N. NOVA ROAD
ORMOND BEACH, FLORIDA

PROJECT No:	220201
DATE:	APRIL 26, 2022
DESIGN BY:	RWS
DRAWN BY:	HMT
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:
C-4

8.D.g



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PAVEMENT MARKING AND SIGNAGE PLAN

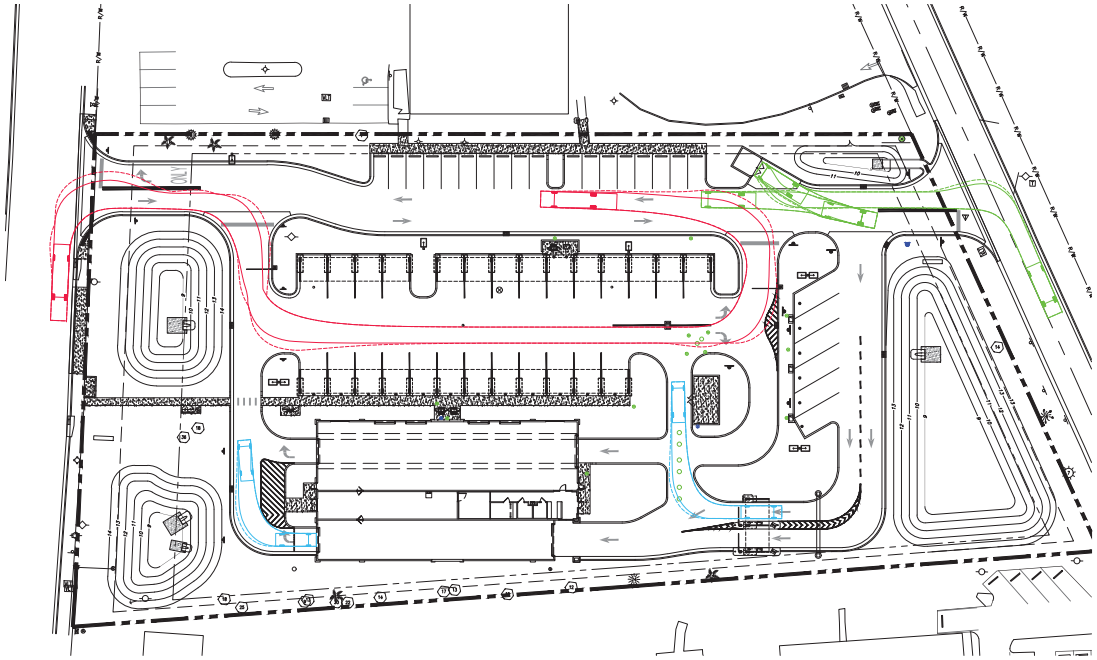
SPLASH CAR WASH

55 N. NOVA ROAD
ORMOND BEACH, FLORIDA

PROJECT No:	220201
DATE:	APRIL 26, 2022
DESIGN BY:	RWS
DRAWN BY:	HMT
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:

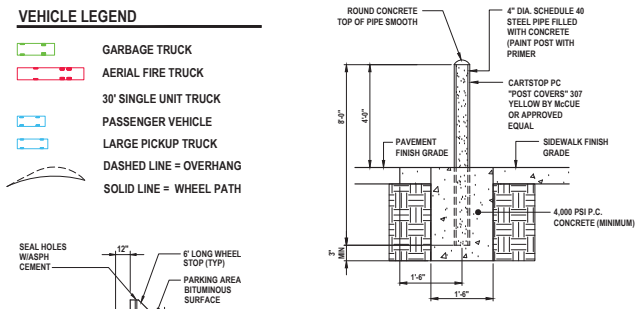
C-5



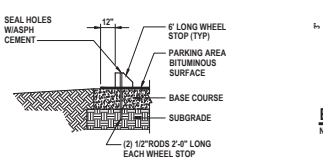
VEHICLE PATHS
SCALE: 1" = 30'

VEHICLE LEGEND

- GARBAGE TRUCK
- AERIAL FIRE TRUCK
- 30' SINGLE UNIT TRUCK
- PASSENGER VEHICLE
- LARGE PICKUP TRUCK
- DASHED LINE = OVERHANG
- SOLID LINE = WHEEL PATH

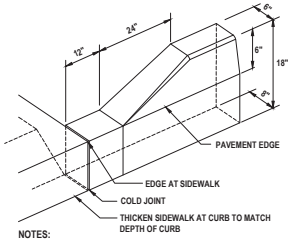


BOLLARD DETAIL
NOT TO SCALE



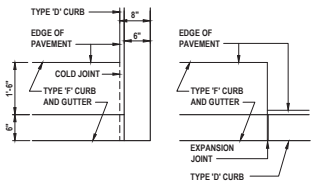
NOTE: CENTER WHEEL STOP IN EACH STALL WHERE INDICATED ON PLAN

WHEEL STOP DETAIL
NOT TO SCALE



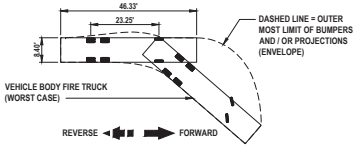
NOTES:
1. EXTRUDE CURB AND BROOM FINISH
2. PROVIDE 1/2" EXPANSION JOINTS AT ALL COLD JOINTS.
3. SAW CUT CONSTRUCTION JOINTS AT 10'-0" O.C.
4. ALL EXPOSED SURFACES SHALL BE STRIPED GREEN, TROWLED AND CURB EDGING RUBBED SMOOTH.
5. "GLUED-ON" EXTRUDED CURB NOT PERMITTED.

"D" CURB TERMINATION DETAIL:
NOT TO SCALE



TYPE "F" AND "D" CURB INTERFACE DETAIL
NOT TO SCALE

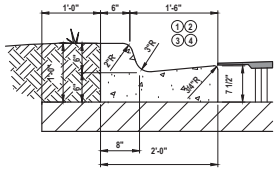
REPRESENTATIVE IMAGE OF FIRE TRUCK USED FOR VEHICLE PATH



FIRE TRUCK PATH LEGEND
NOT TO SCALE

CURB CONSTRUCTION NOTES

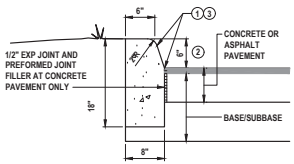
1. ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 3000 P.S.I. CONCRETE.
2. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 100', CONSTRUCTION JOINT REQUIRED EVERY 10' MAXIMUM (4' MINIMUM).
3. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED AT EACH SIDE OF ALL STORM INLET STRUCTURES AND AT ALL RADIUS POINTS.
4. 6" SUBBASE TO BE COMPACTED AND TESTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST AND SHALL BE STABILIZED TO A MINIMUM L.B.R. 40.
5. EXPANSION JOINT MATERIAL MUST COVER ENTIRE CROSS SECTION OF CURB.
6. IN NO INSTANCE SHALL EXTRUDED CURBS (DEFINED AS HEADER-TYPE CURBS INSTALLED DIRECTLY ON TOP OF PAVEMENT) BE PERMITTED.
7. SAW CUT JOINTS SHALL BE CUT WHILE CONCRETE IS STILL GREEN, IF JOINT ARE CUT AFTER CONCRETE HAS CURED AND SHRINKAGE HAVE OCCURED THROUGH THE THICKNESS OF THE CURB, THEN THE CONTRACTOR SHALL REPLACE THE CURB TO THE NEAREST JOINT OR 4' MINIMUM LENGTH.



TYPE "F" CURB DETAIL
NOT TO SCALE

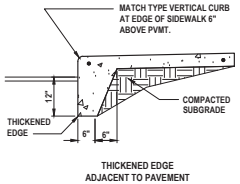
BUBBLE NOTES FOR CURB DETAILS:

1. PROVIDE CONTRACTION JOINTS @ 10' O.C. AND EXPANSION JOINTS @ 100' O.C. ALL JOINTS SEALED PER SPECIFICATIONS
2. 6" HEIGHT SHALL BE UNIFORM. IF HEIGHT VARIES ± 1/2" THEN CURB WILL BE REPLACED AT THE DISCRETION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
3. FACE OF CURB SHALL BE CLEAN OF SCUFF MARKS AND INTERFACE OF CURB AND PAVEMENT SHALL BE NEAT AND CLEAN OF CONCRETE OVERSPILL. CONTRACTOR SHALL REPLACE OR REPAIR AT ITS EXPENSE ANY LOCATIONS NOT ACCEPTABLE TO BJ's.
4. WHEN "F" CURB IS ON THE HIGH SIDE OF PAVEMENT THE GUTTER SHALL BE CONSTRUCTED AS A SPILL OUT CURB. THE GUTTER SLOPE SHALL MATCH THE CROSS SLOPE OF THE PAVEMENT AND DRAIN AWAY FROM CURB

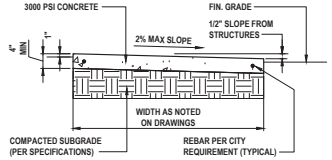


TYPE "D" CURB DETAIL
NOT TO SCALE

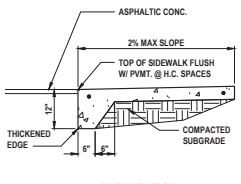
CONCRETE WALKS SHALL BE 4 INCHES THICK HAVING A 3,000 PSI STRENGTH, POURED OVER PROPERLY PREPARED SUBGRADE. ALL CONCRETE SIDEWALKS SHALL BE 8 INCHES THICK ACROSS DRIVEWAYS. 1/2 INCH EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 50'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTERS.



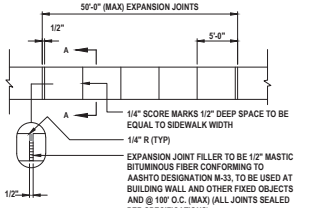
THICKENED EDGE ADJACENT TO PAVEMENT



SECTION A-A



THICKENED EDGE ADJACENT TO ADA WALKWAY



PLAN

SIDEWALK DETAILS
NOT TO SCALE

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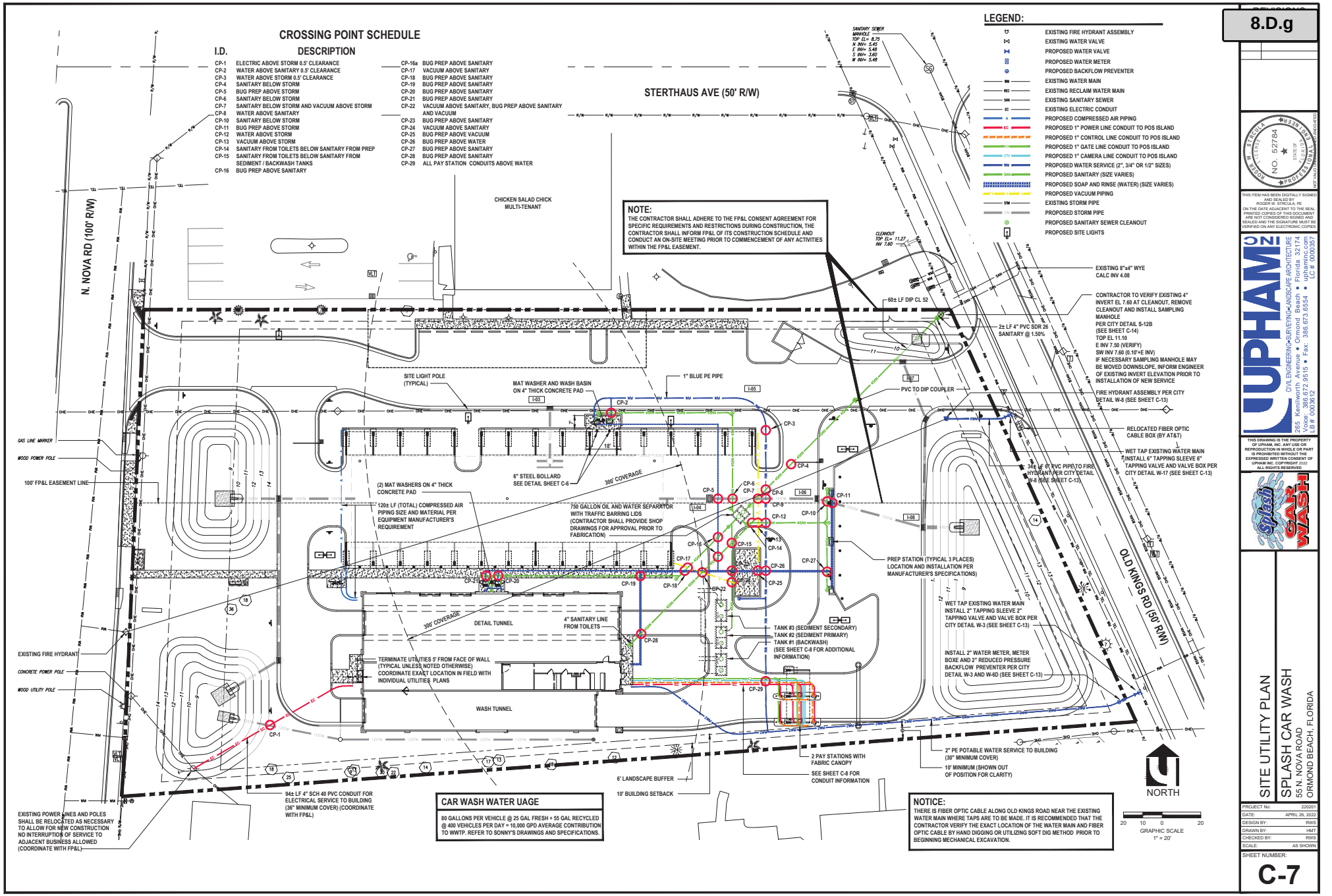
Splash Car Wash

GENERAL SITE, PAVEMENT MARKING AND SIGNAGE DETAILS

SPLASH CAR WASH
55 N. NOVA ROAD
ORMOND BEACH, FLORIDA

PROJECT No:	220201
DATE:	APRIL 26, 2022
DESIGN BY:	RWS
DRAWN BY:	HMT
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:
C-6



8.D.g

ROGER W. STRICKLA, PE LICENSED PROFESSIONAL ENGINEER NO. 52784 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER

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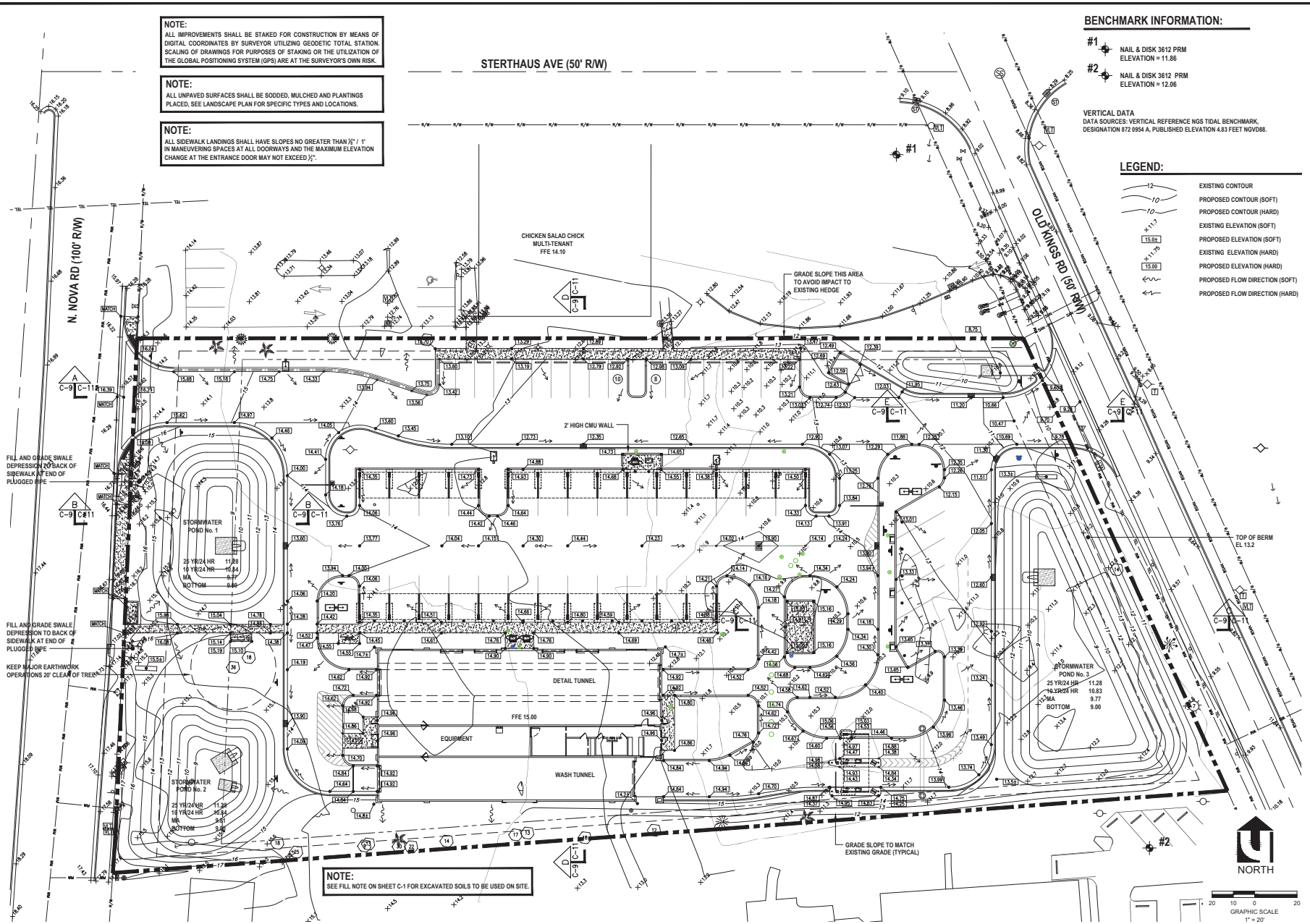
Splash Car Wash

SITE UTILITY PLAN
SPLASH CAR WASH
55 N. NOVA ROAD
ORMOND BEACH, FLORIDA

PROJECT No:	220201
DATE:	APRIL 26, 2022
DESIGN BY:	RWS
DRAWN BY:	HMT
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:
C-7



8.D.g

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Splash CAR WASH

SITE GRADING PLAN

SPLASH CAR WASH

55 N. NOVA ROAD
ORMOND BEACH, FLORIDA

PROJECT No:	220201
DATE:	APRIL 26, 2022
DESIGN BY:	RWS
DRAWN BY:	HMT
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:

C-9

8.D.g

STORM STRUCTURE LEGEND:

*MODIFIED STRUCTURE - SEE DETAIL THIS SHEET
EOP = DENOTES EDGE OF PAVEMENT
I = DENOTES INLET STRUCTURE
MES = MITERED END STRUCUTRE
MH = MANHOLE STRUCTURE

NOTE:
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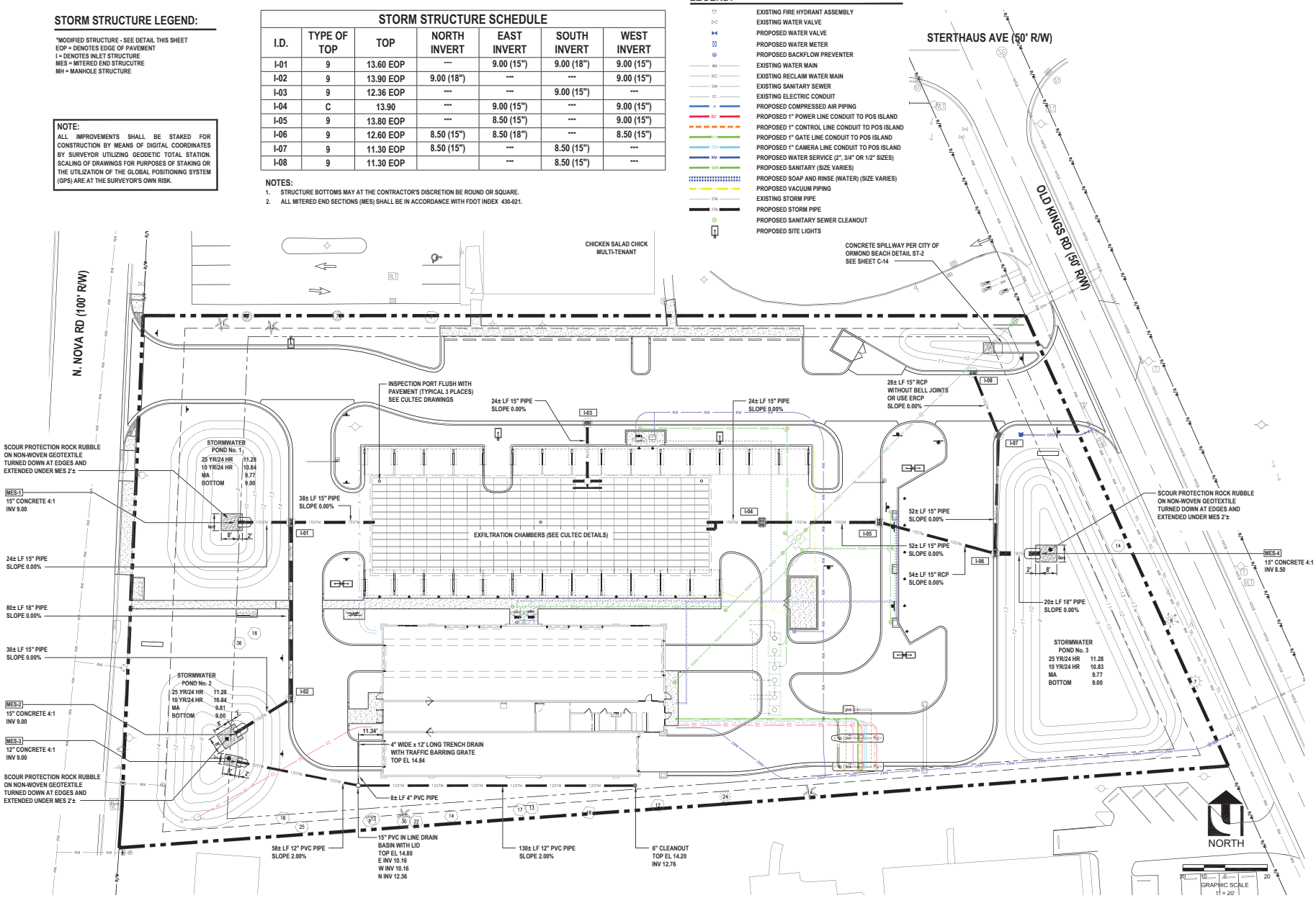
STORM STRUCTURE SCHEDULE

I.D.	TYPE OF TOP	TOP	NORTH INVERT	EAST INVERT	SOUTH INVERT	WEST INVERT
I-01	9	13.60 EOP	---	9.00 (15")	9.00 (18")	9.00 (15")
I-02	9	13.90 EOP	9.00 (18")	---	---	9.00 (15")
I-03	9	12.36 EOP	---	---	9.00 (15")	---
I-04	C	13.90	---	9.00 (15")	---	9.00 (15")
I-05	9	13.80 EOP	---	8.50 (15")	---	9.00 (15")
I-06	9	12.60 EOP	8.50 (15")	8.50 (18")	---	8.50 (15")
I-07	9	11.30 EOP	8.50 (15")	---	8.50 (15")	---
I-08	9	11.30 EOP		---	8.50 (15")	---

NOTES:
1. STRUCTURE BOTTOMS MAY AT THE CONTRACTOR'S DISCRETION BE ROUND OR SQUARE.
2. ALL MITERED END SECTIONS (MES) SHALL BE IN ACCORDANCE WITH FDOT INDEX 430-021.

LEGEND:

- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTER
- EXISTING WATER MAIN
- EXISTING RECLAIM WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING ELECTRIC CONDUIT
- PROPOSED COMPRESSED AIR PIPING
- PROPOSED 1" POWER LINE CONDUIT TO POS ISLAND
- PROPOSED 1" CONTROL LINE CONDUIT TO POS ISLAND
- PROPOSED 1" GATE LINE CONDUIT TO POS ISLAND
- PROPOSED 1" CAMERA LINE CONDUIT TO POS ISLAND
- PROPOSED WATER SERVICE (2", 3/4" OR 1/2" SIZES)
- PROPOSED SANITARY (SIZE VARIES)
- PROPOSED SOAP AND RINSE (WATER) (SIZE VARIES)
- PROPOSED VACUUM PIPING
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SITE LIGHTS



ROGER W. STRICILA, P.E. NO. 52784 STATE OF FLORIDA REGISTERED ENGINEER
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SITE STORMWATER PLAN
SPLASH CAR WASH
55 N. NOVA ROAD
ORMOND BEACH, FLORIDA

PROJECT No:	220201
DATE:	APRIL 26, 2022
DESIGN BY:	RWS
DRAWN BY:	HMT
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:
C-10

SPLASH CARWASH

55 NORTH NOVA ROAD
ORMOND BEACH, FL

DRAWING INDEX

TITLE	SHEET NO.
COVER SHEET	1 OF 5
SYSTEM LAYOUT SHEET	2 OF 5
SYSTEM CALCULATION SHEET	3 OF 5
SYSTEM OVERLAY SHEET	4 OF 5
180HD DETAIL SHEET	5 OF 5

PROJECT INFORMATION				
PROJECT NO:	22-0618			
CULTEC SALES REP:	VINNY PENICHET 813-524-5660 VPENICHET@CULTEC.COM			
CULTEC PROJECT SUPERVISOR:	ANN SCHWENZER 475-289-7116 ASCHWENZER@CULTEC.COM			
COMMENTS:	REVISION	DATE	COMMENT	BY
	01	04/21/2022	UPDATED SYSTEM PER ENGINEER	SA

BEFORE YOU BEGIN - REQUIRED MATERIALS AND EQUIPMENT

1. PROPER GEOTECHNICAL SOIL EVALUATION BY A QUALIFIED ENGINEER OR SOIL SCIENTIST TO DETERMINE SUITABILITY OF STRUCTURAL INSTALLATION
2. OSHA COMPLIANCE
3. CULTEC WARNING TAPE, OR EQUIVALENT
4. ASSURANCES FROM LOCAL UTILITIES THAT NO UNDERGROUND GAS, ELECTRICAL OR OTHER POTENTIALLY DANGEROUS PIPELINES OR CONDUITS ARE ALREADY BURIED AT THE SITE
5. ACCEPTABLE 1- 2 INCH (25 - 51 mm) WASHED, CRUSHED STONE AS DETAILED IN CULTEC'S INSTALLATION INSTRUCTIONS. CLEANLINESS OF STONE TO BE VERIFIED BY ENGINEER.
6. ACCEPTABLE FILL MATERIAL AS SHOWN IN CULTEC'S INSTALLATION INSTRUCTIONS.
7. ALL CULTEC CHAMBERS AND ACCESSORIES AS SPECIFIED IN THE ENGINEER'S PLANS INCLUDING CULTEC NO. 410 NON-WOVEN GEOTEXTILE, CULTEC STORMFILTER AND CULTEC NO. 4800 WOVEN GEOTEXTILE, WHERE APPLICABLE.
8. RECIPROCATING SAW OR ROUTER
9. STONE BUCKET
10. STONE CONVEYOR AND/OR TRACKED EXCAVATOR
11. TRANSIT OR LASER LEVEL MEASURING DEVICE
12. COMPACTION EQUIPMENT WITH MAXIMUM GROSS VEHICLE WEIGHT OF 12,000 LBS (5,440 KGS). VIBRATORY ROLLERS MAY ONLY BE USED ON THE STONE BASE PRIOR TO THE INSTALLATION OF CHAMBERS.
13. CHECK CULTEC CHAMBERS FOR DAMAGE PRIOR TO INSTALLATION. DO NOT USE DAMAGED CULTEC CHAMBERS, CONTACT YOUR SUPPLIER IMMEDIATELY TO REPORT DAMAGE OR PACKING-LIST DISCREPANCIES.

REQUIREMENTS FOR CULTEC CHAMBER SYSTEM INSTALLATIONS

1. INSTALLING CONTRACTORS ARE EXPECTED TO COMPREHEND AND USE THE MOST CURRENT INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING A SYSTEM INSTALLATION. IF THERE IS ANY QUESTION AS TO WHETHER YOU POSSESS THE MOST CURRENT INSTRUCTIONS, CONTACT CULTEC AT (203) 775-4416 OR VISIT WWW.CULTEC.COM.
2. CONTACT CULTEC AT LEAST THIRTY DAYS PRIOR TO SYSTEM INSTALLATION TO ARRANGE FOR A PRE-CONSTRUCTION MEETING.
3. ALL CULTEC SYSTEM DESIGNS MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.
4. USE CULTEC INSTALLATION INSTRUCTIONS AS A GUIDELINE ONLY FOR MINIMUM/MAXIMUM REQUIREMENTS. ACTUAL DESIGN MAY VARY. REFER TO APPROVED CONSTRUCTION DRAWINGS FOR JOB-SPECIFIC DETAILS. BE SURE TO FOLLOW THE ENGINEER'S DRAWINGS AS YOUR PRIMARY GUIDE.
5. THE FOUNDATION STONE SHALL BE LEVEL AND COMPACTED PRIOR TO CHAMBER INSTALLATION.
6. OVERLAPPING RIB CONNECTIONS OF CHAMBERS SHALL BE FULLY SHOULDERED PRIOR TO STONE PLACEMENT.
7. CENTER-TO-CENTER SPACING SHALL BE CHECKED AND MAINTAINED THROUGHOUT INSTALLATION PROCESS.
8. ANY DISCREPANCIES WITH THE SYSTEM SUB-GRADE SOIL'S BEARING CAPACITY MUST BE REPORTED TO THE DESIGN ENGINEER.
9. NON-WOVEN GEOTEXTILE MUST BE USED AS SPECIFIED IN THE ENGINEER'S DRAWINGS.
10. CULTEC REQUIRES THE CONTRACTOR TO REFER TO CULTEC'S INSTALLATION INSTRUCTIONS CONCERNING VEHICULAR TRAFFIC. RESPONSIBILITY FOR PREVENTING VEHICLES THAT EXCEED CULTEC'S REQUIREMENTS FROM TRAVELING ACROSS OR PARKING OVER THE CHAMBER SYSTEM LIES SOLELY WITH THE CONTRACTOR THROUGHOUT THE ENTIRE SITE CONSTRUCTION PROCESS. THE PLACEMENT OF WARNING TAPE, TEMPORARY FENCING, AND/OR APPROPRIATELY LOCATED SIGNS IS HIGHLY RECOMMENDED. IMPRINTED WARNING TAPE IS AVAILABLE FROM CULTEC. FOR ACCEPTABLE VEHICLE LOAD INFORMATION, REFER TO CULTEC INSTALLATION INSTRUCTIONS.
11. TRAFFIC OF INSTALLATION EQUIPMENT OR OTHER VEHICULAR TRAFFIC OVER TOP OF THE CULTEC STORMWATER SYSTEM IS STRICTLY RESTRICTED AND PROHIBITED UNTIL SATISFACTORY COVER AND COMPACTION IS ACHIEVED ACCORDING TO CULTEC'S MANUFACTURER INSTALLATION INSTRUCTIONS.
12. EROSION AND SEDIMENT-CONTROL MEASURES MUST MEET LOCAL CODES AND THE DESIGN ENGINEER'S SPECIFICATIONS THROUGHOUT THE ENTIRE SITE CONSTRUCTION PROCESS.
13. CULTEC SYSTEMS MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. FAILURE TO DO SO WILL VOID THE LIMITED WARRANTY.
14. CONTACT CULTEC, INC. AT 203-775-4416 WITH ANY QUESTIONS OR FURTHER CLARIFICATION OF REQUIREMENTS.
15. PLACEMENT OF EMBEDMENT STONE MUST BE IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS. STONE COLUMN HEIGHT DEFERENTIAL MUST NEVER EXCEED 12" (305 mm) BETWEEN CHAMBER ROWS, ADJACENT CHAMBERS OR STONE PERIMETER. STONE MUST BE PLACED OVER THE CROWN OF THE CHAMBERS TO ANCHOR THE CHAMBERS IN PLACE AND MAINTAIN ROW SPACING.
16. EMBEDMENT STONE MUST ONLY BE PLACED BY EXCAVATOR OR TELESCOPING CONVEYOR BOOM. PLACEMENT OF EMBEDMENT STONE WITH BULLDOZER IS NOT AN ACCEPTABLE METHOD OF INSTALLATION AND MAY CAUSE DAMAGE TO THE CHAMBERS. ANY CHAMBERS DAMAGED USING AN UNACCEPTABLE METHOD OF BACKFILL ARE NOT COVERED UNDER THE CULTEC LIMITED WARRANTY.

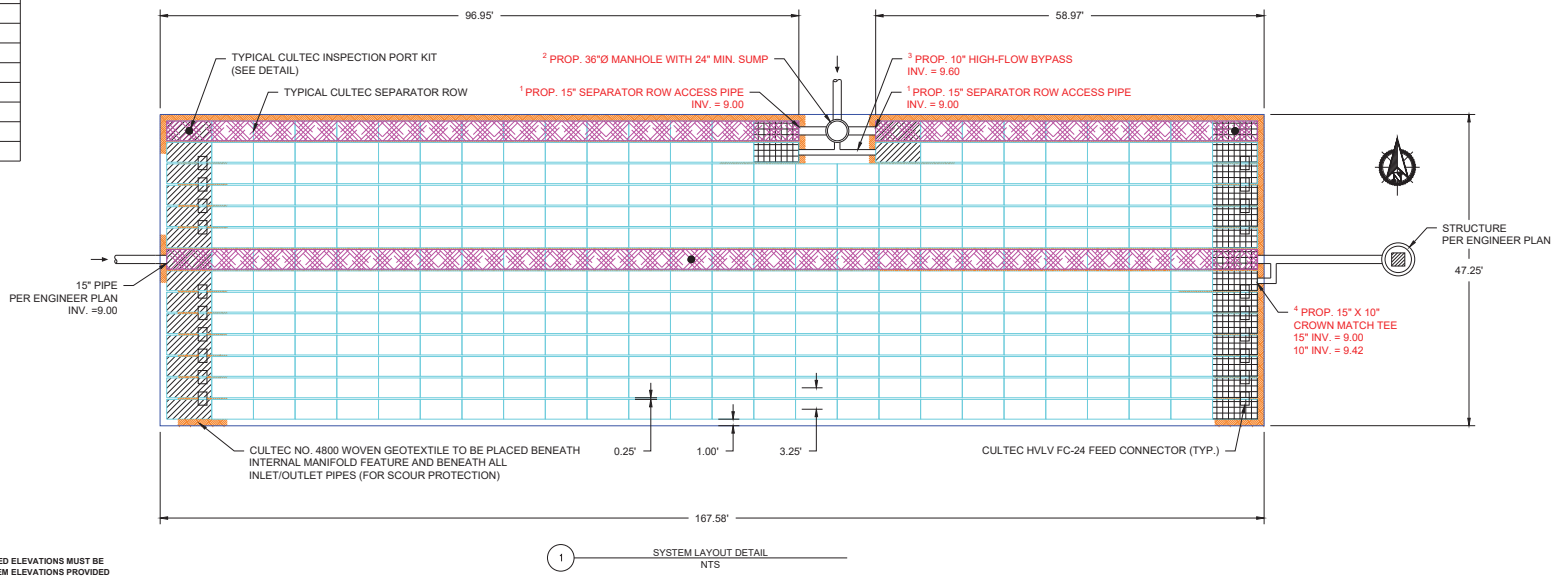
CULTEC, Inc.
Subsurface Stormwater Management Systems
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com
PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

NOTE: THESE SHOP DRAWINGS MAY CONTAIN COMPONENTS INCLUDING BUT NOT LIMITED TO MANHOLES, CATCH BASINS, STORM PIPES AND FITTINGS, MANIFOLDS, CASTINGS AND OTHER NECESSARY APPURTENANCES THAT MAY NOT BE SUPPLIED BY CULTEC, INC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUPPLIER TO CONFIRM WITH CULTEC THE MATERIALS PROVIDED.

THIS DRAWING WAS PREPARED TO SUPPORT THE PROJECT ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO ENSURE THAT THE CULTEC SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE PROJECT ENGINEER OF RECORD'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS.

PROPOSED STORMWATER MANAGEMENT SYSTEM ELEVATIONS (TO BE APPROVED BY ENGINEER) *ENGINEER TO CONFIRM MINIMUM AND MAXIMUM BURIAL REQUIREMENTS ARE MET)	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT OR UNPAVED)	22.71
MINIMUM ALLOWABLE GRADE (UNPAVED TRAFFIC)	12.04
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	11.88
MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)	11.88
TOP OF STONE ELEVATION	11.21
TOP OF CHAMBER ELEVATION	10.71
10" HIGH-FLOW BYPASS PIPE INVERT	9.60
15" x 10" CROWN MATCH TEE, 10" PIPE INVERT	9.42
15" x 10" CROWN MATCH TEE, 15" PIPE INVERT	9.00
OUTLET PIPE INVERT	9.00
INLET PIPE INVERT	9.00
BOTTOM OF CHAMBER ELEVATION	9.00
BOTTOM OF STONE ELEVATION	8.50

CULTEC STORMWATER MANAGEMENT SYSTEM SUMMARY	
TOTAL STORAGE REQUIRED (CF)	12,220
TOTAL STORAGE PROVIDED (CF)	12,648
% STONE POROSITY	35
SYSTEM AREA (SF)	7,918
DEPTH OF EMBEDMENT STONE (IN)	6
DEPTH OF BEDDING STONE (IN)	6
STONE PERIMETER (IN)	12
SPACING BETWEEN CHAMBER ROWS (IN)	3



1 SYSTEM LAYOUT DETAIL
NTS

NOTE: ALL EXTERNAL SYSTEM STRUCTURES, INLET/OUTLET PIPES AND PROPOSED ELEVATIONS MUST BE DESIGNED AND APPROVED BY THE ENGINEER OF RECORD. ALL PROPOSED SYSTEM ELEVATIONS PROVIDED MUST BE VERIFIED BY THE ENGINEER OF RECORD AND THE ENGINEER OF RECORD MUST ENSURE CHAMBER BURIAL REQUIREMENTS ARE MET

MATERIALS LIST SUPPLIED BY CULTEC		
CULTEC RECHARGER 180SHD STARTER	16	PIECES
CULTEC RECHARGER 180IHD INTERMEDIATE	328	PIECES
CULTEC RECHARGER 180EHD END	16	PIECES
CULTEC HVLV FC-24 FEED CONNECTORS	20	PIECES
CULTEC NO. 410 NON-WOVEN GEOTEXTILE	2,662	SQ. YARDS
CULTEC NO. 4800 WOVEN GEOTEXTILE	465	LINEAL FEET
CULTEC INSPECTION PORT KIT	3	PIECES
MATERIALS LIST NOT SUPPLIED BY CULTEC		
1-2 INCH WASHED, CRUSHED STONE	501	CUBIC YARDS
8 OZ. NON-WOVEN GEOTEXTILE	N/A	SQ. YARDS
30 MIL. PVC THERMOPLASTIC LINER	N/A	SQ. YARDS

CULTEC RECHARGER® 180HD LEGEND

- CULTEC RECHARGER 180SHD STARTER
- CULTEC RECHARGER 180IHD INTERMEDIATE
- CULTEC RECHARGER 180EHD END
- CULTEC HVLV FC-24 FEED CONNECTORS
- CULTEC SEPARATOR ROW
- CULTEC NO. 4800 WOVEN GEOTEXTILE
- STONE BORDER

PROPOSED SYSTEM ALTERATION TABLE	
1	PROPOSED SEPARATOR ROW ACCESS PIPE
2	PROPOSED SEPARATOR ROW ACCESS MANHOLE
3	PROPOSED SEPARATOR ROW HIGH-FLOW BYPASS PIPE
4	PROPOSED 15" X 10" CROWN MATCH TEE FOR HIGH-FLOW BYPASS

C-17

CULTEC STORMWATER CHAMBER

PROJECT NO:	22-0618.01	DATE:	04/21/2022
DESIGNED BY:	SA	CHECKED BY:	DPG
SCALE:	N.T.S.	SHEET NO:	2 OF 5

SPLASH CARWASH
55 NORTH NOVA ROAD
ORMOND BEACH, FL
SYSTEM LAYOUT SHEET

CULTEC, Inc.
Subsurface Stormwater Management Systems
P.O. Box 280 PH: (203) 775-4416
878 Federal Road FAX: (203) 775-1462
Brookfield, CT 06804 www.cultec.com
CULTEC tech@cultec.com

THE DRAWING AND PREPARED TO SUPPORT THE DESIGN ENGINEER FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER OF RECORD TO ENSURE THAT THE PROPOSED SYSTEM MEETS ALL APPLICABLE CODES AND REGULATIONS AND PROVIDES ADEQUATE SUPPORT FOR ANTICIPATED LOADS. CULTEC, INC. MAKES NO REPRESENTATIONS REGARDING THE SUITABILITY OF THE SYSTEM FOR ANY PARTICULAR PURPOSE. IT IS THE RESPONSIBILITY OF THE OWNER'S REPRESENTATIVE TO REVIEW THESE PLANS AND ALL OTHER PROJECT PLANS AND SPECIFICATIONS AND TO DETERMINE THAT THE CULTEC PRODUCTS AND DESIGN SHOWN IN THESE PLANS ARE APPROPRIATE FOR THE INTENDED USE OF THE SYSTEM. THE OWNER'S REPRESENTATIVE IS RESPONSIBLE FOR ALL DESIGN DECISIONS.

CULTEC Recharger 180HD Stormwater System Calculations

Consulting Engineer:
Upham Inc.
265 Kenilworth Ave.
Ormond Beach, FL 32174
386-672-9515

Project Information:
Splash Carwash
55 North Nova Road
Ormond Beach, FL

Calculations Performed By:
Ann Schwenzer
Cultec, Inc.
878 Federal Rd.
Brookfield, CT 06804
PH: 203-775-4416
FX: 203-775-5887

Date: 4/21/22

Project Number: 22-0618.01

System Information

Irregular Bed Inputs

No. of Rows	16	Total No. of Chambers	360
System Area (sq. ft) (from CAD)	7918.16	System Perimeter (ft) (from CAD)	429.66

Given:

Storage required	12220	CF	345.83 m³		
No. 4800 Fabric For Internal/External Manifolds	80	feet			
Number of Inlet/Outlet Pipes	3				
Stone **Base**	6	inches	152 mm	☐	Discount stone base from Total storage provided (If Applicable)
Stone **Above**	6	inches	152 mm	☐	Discount stone above from Total storage provided (If Applicable)
Spacing **Between** Rows	3	inches	76 mm		
No. of HVLV FC-24 Feed Connectors	20	units			
No. CULTEC Inspection Ports	3	units			
Stone Porosity	35	%			
Stone **Border Width**	12	inches	305 mm		

Other Parameters:

Length of Separator Row	307	feet	93.574 m
Type of Lining	None		
☐ Sand Filter Depth (If Applicable)		feet	0.000 m
☐ Sloped Sides (1:1) (If Applicable)			

Assumptions

Model Name		Chamber Height	Design Unit Height	Chamber Width	Chamber Spacing	Design Unit Width	Chamber Volume per Linear Foot	Design Unit Volume	Installed Chamber Length
		inches / mm	feet / m	inches / mm	inches / mm	feet / m	cu. ft/ft / cu. m/m	cu. ft/ft / cu. m/m	feet / m
Recharger 180 RHD Stand Alone	English	20.5	2.71	36	3	3.25	3.45	5.32	7.33
	Metric	521	0.83	914	76.2	0.99	0.32	0.49	2.23
Recharger 180 IHD Intermediate	English	20.5	2.71	36	3	3.25	3.45	5.32	6.33
	Metric	521	0.83	914	76.2	0.99	0.32	0.49	1.93
Recharger 180 SHD Starter	English	20.5	2.71	36	3	3.25	3.45	5.32	6.83
	Metric	521	0.83	914	76.2	0.99	0.32	0.49	2.08
Recharger 180 EHD End	English	20.5	2.71	36	3	3.25	3.45	5.32	6.83
	Metric	521	0.83	914	76.2	0.99	0.32	0.49	2.08
HVLV FC-24 Feed Connectors	English	12	n/a	16	n/a	n/a	0.91	n/a	0.25
	Metric	305	n/a	406	n/a	n/a	0.08	n/a	0.08

Storage Provided within CULTEC Recharger 180HD Stormwater Chambers and HVLV FC-24 Feed Connectors - not including stone

Number of Recharger 180 RHD Stand Alone by design		=	0 pcs	
0 pcs x	feet	=	0.00 feet	0 m
Number of Recharger 180 IHD Intermediates by design		=	328 pcs	
328 pcs x	6.33	=	2076.24 feet	633 m
Number of Recharger 180 SHD Starters by design		=	16 pcs	
16 pcs x	6.830	=	109.28 feet	33.308544 m
Number of Recharger 180 EHD Ends by design		=	16 pcs	
16 pcs x	6.830	=	109.28 feet	33.308544 m
Number of HVLV FC-24 Feed Connectors		=	20 pcs	
20 pcs x	0.250	=	5.00 feet	1.524 m
Total footage of Recharger 180HD chambers		=	2294.80 feet	699.46 m
Total footage of HVLV FC-24 Feed Connectors		=	5.00 feet	1.52 m
Storage provided within Recharger 180HD chambers		=	7905.59 CF	223.89 m³
Storage within HVLV FC-24 Feed Connectors		=	4.55 CF	0.13 m³
Total Storage within chambers and feed connectors		=	**7910.14 CF**	**224.02 m³**

Storage Provided Within Entire CULTEC Stormwater System - including stone

Bed width	N/A feet	#VALUE! m
Bed length	N/A feet	#VALUE! m
Bed Depth	2.71 feet	0.83 m
Total Area	7918.16 sq. ft.	735.60 m²
Volume of Effective Excavation *(not including additional cover)*	21445.02 CF	607.32 m³
Min. Installed Depth *(including min. cover)*	3.38 feet	1.03 m
Perimeter of Bed	429.66 feet	130.96 m
Total Min. Excavation *(including min. cover)*	26724 CF	756.82 m³
Total Storage within CULTEC 180HD chambers and feed connectors	7910 CF	224.02 m³
Total Stone Required	13535 CF	383.31 m³
	501 CY	
	702 tons	
Storage provided within stone	4737.21 CF	134.16 m³
Total Storage within CULTEC Stormwater System =	**12648 CF**	**358.19 m³**

Req. storage attained.

CULTEC MATERIALS LIST

Model	Model #	Quantity	Unit of Measure	Quantity	Unit of Measure
Recharger 180 RHD Stand Alone Heavy Duty	180RHD	0	pcs		
Recharger 180 SHD Starter Heavy Duty	180SHD	16	pcs		
Recharger 180 IHD Intermediate Heavy Duty	180IHD	328	pcs		
Recharger 180 EHD End Heavy Duty	180EHD	16	pcs		
HVLV FC-24 Feed Connectors	FC-24	20	pcs		
CULTEC No. 410 Non-Woven Geotextile	NWG410	2662	Sq. Yards	2226	m2
CULTEC No. 4800 Woven Geotextile 7.5' x 100' (2.29 m x 30.48 m)	75WG4800	465	feet	142	m
CULTEC Inspection Port Kit	INSP KIT 126	3	pcs		
Total Stone		501	cubic yards	383	m³

SYSTEM STORAGE CALCULATION

CULTEC Recharger 180HD Stormwater Incremental Storage

Date: April 21, 2022

Project Information
Splash Carwash
55 North Nova Road
Ormond Beach, FL

Project Number
22-0618.01

Base of Stone Elevation- 8.50

CULTEC Recharger 180HD Incremental Storage Volumes

Height of System (in)	Height of System (mm)	Chamber Volume (ft³)	Chamber Volume (m³)	HVLV FC-24 Feed Connector Volume (ft³)	HVLV FC-24 Feed Connector Volume (m³)	Stone Volume (ft³)	Stone Volume (m³)	Cumulative Storage Volume (ft³)	Cumulative Storage Volume (m³)	Total Cumulative Storage Volume (ft³)	Total Cumulative Storage Volume (m³)	Elevation (ft)	Elevation (m)	
32.50	826	0.00	0.00	0.00	0.00	230.95	6.54	230.95	6.54	12648.63	358.17	11.21	9.33	**Top of Stone Elevation**
31.50	800	0.00	0.00	0.00	0.00	230.95	6.54	230.95	6.54	12417.68	351.63	11.13	9.30	
30.50	775	0.00	0.00	0.00	0.00	230.95	6.54	230.95	6.54	12186.74	345.09	11.04	9.27	
29.50	749	0.00	0.00	0.00	0.00	230.95	6.54	230.95	6.54	11955.79	338.55	10.96	9.25	
28.50	724	0.00	0.00	0.00	0.00	230.95	6.54	230.95	6.54	11724.85	332.01	10.88	9.22	
27.50	699	0.00	0.00	0.00	0.00	230.95	6.54	230.95	6.54	11493.90	325.47	10.79	9.20	
26.50	673	0.23	0.01	0.00	0.00	115.39	3.27	115.62	3.27	11262.95	318.93	10.71	9.17	**Top of Chamber Elevation**
26.00	660	87.20	2.47	0.00	0.00	200.43	5.68	287.63	8.14	11147.33	315.66	10.67	9.16	
25.00	635	137.69	3.90	0.00	0.00	182.76	5.18	320.44	9.07	10859.70	307.51	10.58	9.14	
24.00	610	206.53	5.85	0.00	0.00	158.66	4.49	365.19	10.34	10539.26	298.44	10.50	9.11	
23.00	584	268.49	7.60	0.00	0.00	136.97	3.88	405.47	11.48	10174.07	288.10	10.42	9.08	
22.00	559	309.80	8.77	0.00	0.00	122.52	3.47	432.32	12.24	9768.60	276.62	10.33	9.06	
21.00	533	344.22	9.75	0.00	0.00	110.47	3.13	454.69	12.88	9336.29	264.37	10.25	9.03	
20.00	508	369.46	10.46	0.00	0.00	101.63	2.88	471.10	13.34	8881.60	251.50	10.17	9.01	
19.00	483	392.41	11.11	0.00	0.00	93.60	2.65	486.01	13.76	8410.50	238.16	10.08	8.98	
18.00	457	415.36	11.76	0.55	0.02	85.57	2.42	501.48	14.20	7924.49	224.40	10.00	8.96	
17.00	432	442.90	12.54	0.45	0.01	75.93	2.15	519.28	14.70	7423.01	210.20	9.92	8.93	
16.00	406	454.37	12.87	0.43	0.01	71.92	2.04	526.72	14.91	6903.73	195.49	9.83	8.91	
15.00	381	463.55	13.13	0.43	0.01	68.70	1.95	532.68	15.08	6377.01	180.58	9.75	8.88	
14.00	356	472.73	13.39	0.42	0.01	65.49	1.85	538.64	15.25	5844.33	165.49	9.67	8.86	
13.00	330	479.61	13.58	0.40	0.01	63.08	1.79	543.09	15.38	5305.70	150.24	9.58	8.83	
12.00	305	495.68	14.04	0.37	0.01	57.46	1.63	553.51	15.67	4762.61	134.86	9.50	8.80	
11.00	279	504.86	14.30	0.36	0.01	54.25	1.54	559.46	15.84	4209.10	119.19	9.42	8.78	
10.00	254	507.15	14.36	0.31	0.01	53.44	1.51	560.90	15.88	3649.64	103.35	9.33	8.75	
9.00	229	509.45	14.43	0.23	0.01	52.64	1.49	562.32	15.92	3088.74	87.46	9.25	8.73	
8.00	203	509.45	14.43	0.10	0.00	52.64	1.49	562.19	15.92	2526.42	71.54	9.17	8.70	
7.00	178	534.69	15.14	0.07	0.00	43.81	1.24	578.56	16.38	1964.24	55.62	9.08	8.68	
6.00	152	0.00	0.00	0.00	0.00	230.95	6.54	230.95	6.54	1385.68	39.24	9.00	8.65	**Bottom of Chamber Elevation**
5.00	127	0.00	0.00	0.00	0.00	230.95	6.54	230.95	6.54	1154.73	32.70	8.92	8.63	
4.00	102	0.00	0.00	0.00	0.00	230.95	6.54	230.95	6.54	923.79	26.16	8.83	8.60	
3.00	76	0.00	0.00	0.00	0.00	230.95	6.54	230.95	6.54	692.84	19.62	8.75	8.58	
2.00	51	0.00	0.00	0.00	0.00	230.95	6.54	230.95	6.54	461.89	13.08	8.67	8.55	
1.00	25	0.00	0.00	0.00	0.00	230.95	6.54	230.95	6.54	230.95	6.54	8.58	8.53	
0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.50	8.50	**Bottom of Stone Elevation**
-1.00														
-2.00														
-3.00														
-4.00														
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-6.00														
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SYSTEM STAGE-STORAGE TABLE

C-18

CULTEC STORMWATER CHAMBER

PROJECT NO:	22-0618.01	DATE:	04/21/2022
DESIGNED BY:	SA	CHECKED BY:	DPG
SCALE:	N.T.S.	SHEET NO:	3 OF 5

SPLASH CARWASH
55 NORTH NOVA ROAD
ORMOND BEACH, FL
SYSTEM CALCULATION SHEET

CULTEC, Inc.
Subsurface Stormwater Management Systems
P.O. Box 280 PH: (203) 775-4416
878 Federal Road PH: (800) 4-CULTEC
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www.cultec.com tech@cultec.com

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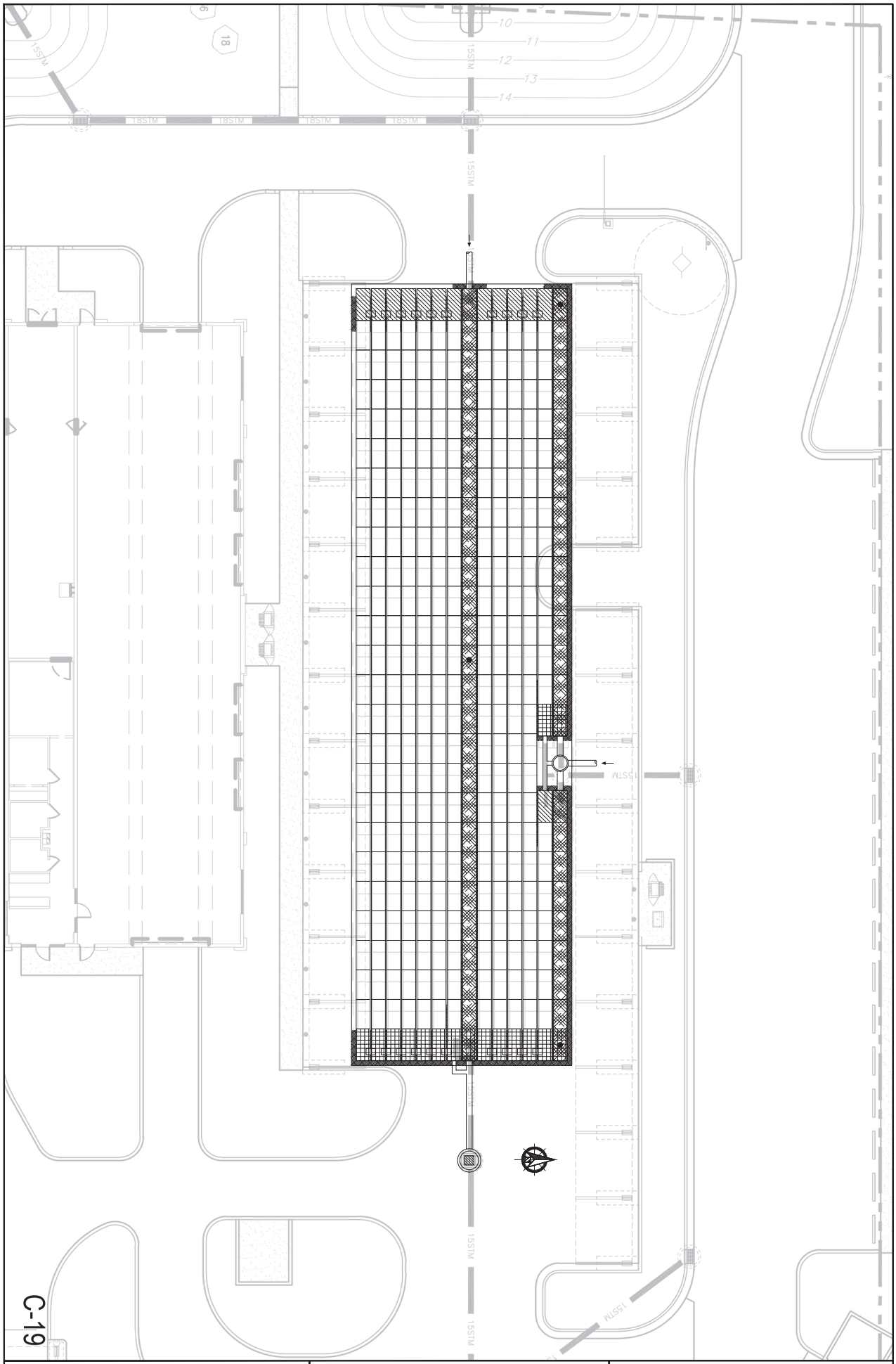
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CULTEC RECHARGER 180HD SPECIFICATIONS

GENERAL

CULTEC RECHARGER® 180HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER® 180HD SHALL BE 20.5 INCHES (521 MM) TALL, 36 INCHES (914 MM) WIDE AND 7.33 FEET (2.23 M) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER® 180HD SHALL BE 6.33 FEET (1.93 M).
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 15 INCH (375 MM) HDPE.
8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. MAXIMUM ALLOWABLE O.D. IN THE SIDE PORTAL IS 12.25 INCHES (311 MM).
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV® FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 16 INCHES (406 MM) WIDE AND 24.2 INCHES (614 MM) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER® 180HD CHAMBER SHALL BE 3.445 FT3 / FT (0.32 M3 / M) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A SINGLE RECHARGER 180RHD STAND ALONE UNIT SHALL BE 25.25 FT3 (0.72 M3) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER® 180EHD AS AN INTERMEDIATE UNIT SHALL BE 21.81 FT3 (0.62 M3) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF THE LENGTH ADJUSTMENT AMOUNT PER RUN SHALL BE 3.445 FT3 (0.32 M3) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV® FC-24 FEED CONNECTOR SHALL BE 0.913 FT3 / FT (0.085 M3 / M) - WITHOUT STONE.
12. THE RECHARGER® 180HD CHAMBER SHALL HAVE SEVENTY-EIGHT DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER® 180HD CHAMBER SHALL HAVE 14 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER® 180RHD STAND ALONE/STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER® 180EHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
17. THE HVLV® FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER® 180HD AND ACT AS CROSS FEED CONNECTIONS.
18. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
19. THE CHAMBER SHALL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
20. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION ON THE LARGE RIB END.
21. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.
22. MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 12.0' (3.66 M).
23. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF IAPMO PS 63-2019, INCLUDING RESISTANCE TO AASHTO H-10 HIGHWAY LIVE LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.
24. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

CULTEC FC-24 FEED CONNECTOR SPECIFICATIONS

GENERAL

CULTEC HVLV (HIGH VOLUME, LOW VELOCITY) FEED CONNECTOR POLYETHYLENE CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED TO MANIFOLD CULTEC RECHARGER MODEL 180HD CHAMBER SYSTEMS FOR RETENTION, RECHARGING, DETENTION, AND CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PROPERTIES

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT (203-775-4416).
2. CONTACT CULTEC, INC. AT 203-775-4416 FOR SUBMITTAL PACKAGES AND TO PURCHASE PRODUCT.
3. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC FEED CONNECTOR SHALL BE 12 INCHES TALL, 16 INCHES WIDE. THE HVLV FC-48 IS 54 INCHES LONG. THE HVLV FC-24 IS 24.2 INCHES LONG
4. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.819 CF/LF.
5. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
6. THE HVLV FC FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS, AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER 180HD.
7. ALL CHAMBERS SHALL BE ARCHED IN SHAPE.
8. HEAVY DUTY UNITS ARE DESIGNED ACCORDING TO AASHTO HS-25 LOAD RATING (40,000 LBS. /AXLE) WHEN BURIED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
9. HEAVY DUTY UNITS ARE DESIGNATED BY A COLORED STRIPE ALONG THE LENGTH OF THE CHAMBER.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SM) PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

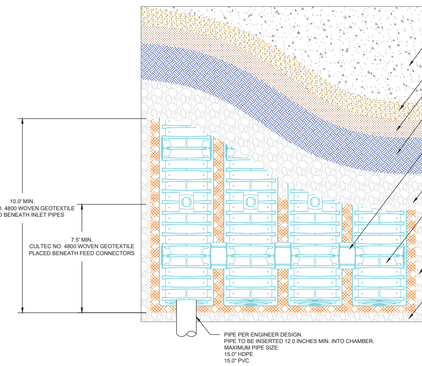
CULTEC NO. 4800™ WOVEN GEOTEXTILE

CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

GEOTEXTILE PARAMETERS

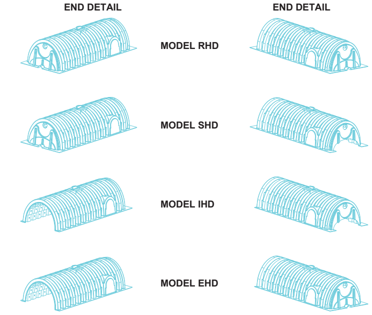
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2, 740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT2 (470 LPM/M2) PER ASTM D4491 TESTING METHOD.
14. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.

180HD 1.0 **GENERAL NOTES**

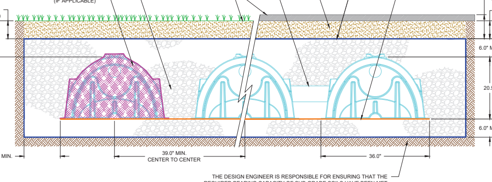


180HD 2.0 **CULTEC RECHARGER 180HD HEAVY DUTY PLAN VIEW**

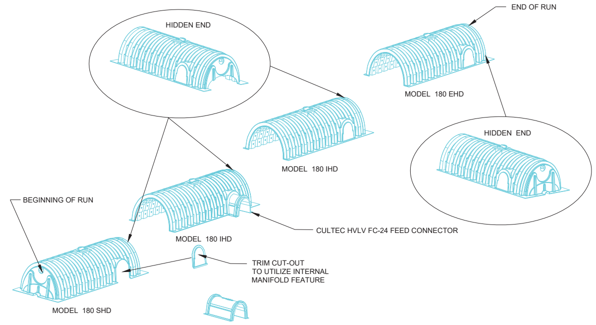
	LARGE RIB END DETAIL		SMALL RIB END DETAIL
MODEL 180 RHD STARTER UNITS ARE USED AS SINGLE STAND ALONE SECTIONS.		**MODEL RHD**	
MODEL 180 SHD STARTER UNITS ARE USED TO BEGIN A LINE.		**MODEL SHD**	
MODEL 180 IHD INTERMEDIATE UNITS ARE USED AS MIDDLE SECTIONS TO EXTEND THE LENGTH OF A LINE.		**MODEL IHD**	
MODEL 180 EHD END UNITS ARE USED TO END THE LENGTH OF A LINE.		**MODEL EHD**	



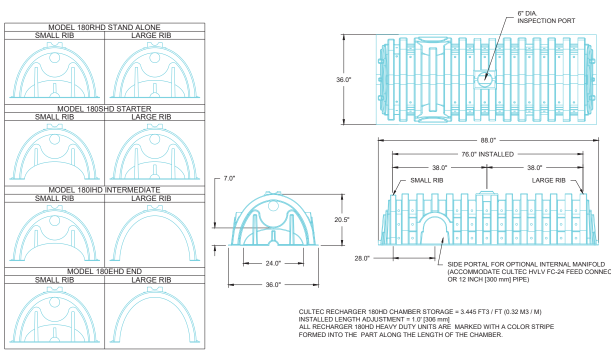
180HD 3.0 **CULTEC RECHARGER 180HD HEAVY DUTY END DETAIL INFORMATION**



180HD 4.0 **CULTEC RECHARGER 180HD HEAVY DUTY CROSS SECTION**

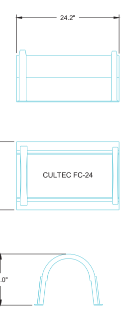


180HD 5.0 **CULTEC RECHARGER 180HD HEAVY DUTY TYPICAL INTERLOCK**

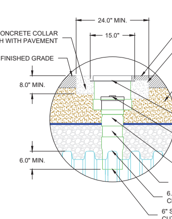


CULTEC RECHARGER 180HD CHAMBER STORAGE = 3.445 FT3 / FT (0.32 M3 / M)
INSTALLED LENGTH ADJUSTMENT = 1.0' [306 mm]
ALL RECHARGER 180HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.

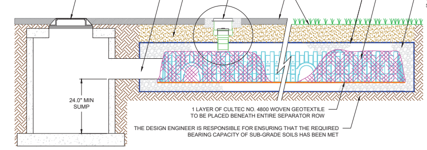
180HD 6.0 **CULTEC RECHARGER 180HD HEAVY DUTY THREE VIEW**



180HD 7.0 **CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW**

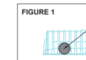


180HD 8.0 **OPTIONAL CULTEC INSPECTION PORT - ZOOM DETAIL**



C-20

FIGURE 1



ZOOM OF SIDE PORTAL SHOWING MAX. PIPE O.D.

180HD 9.0 **CULTEC SEPARATOR ROW - CULTEC INSPECTION PORT DETAIL (IF APPLICABLE)**

CULTEC STORMWATER CHAMBER

PROJECT NO:	22-0618.01	DATE:	04/21/2022
DESIGNED BY:	SA	CHECKED BY:	DPG
SCALE:	N.T.S.	SHEET NO:	5 OF 5

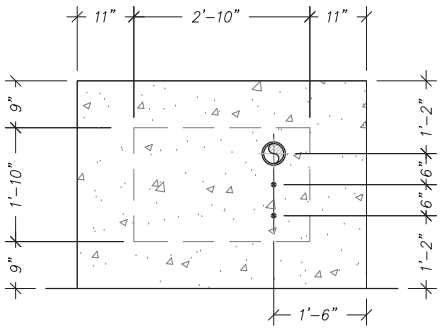
SPLASH CARWASH
55 NORTH NOVA ROAD
ORMOND BEACH, FL
SYSTEM DETAIL SHEET

CULTEC, Inc.
Subsurface Stormwater Management Systems
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com
PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

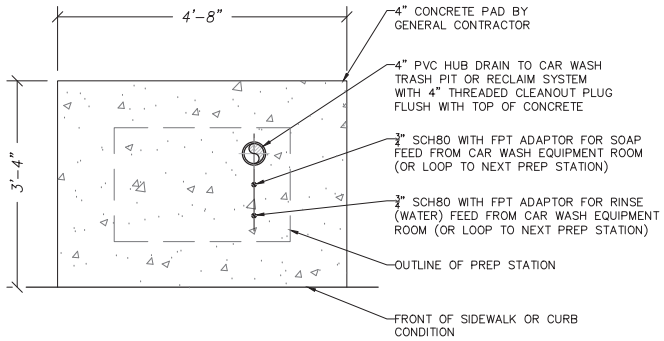
CULTEC™

THIS DRAWING WAS PREPARED TO SUPPORT THE DESIGN ENGINEER FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO ASSURE THAT THE STORMWATER SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC INC. DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS. THE DESIGNING ENGINEER IS RESPONSIBLE FOR ALL DESIGN DECISIONS.

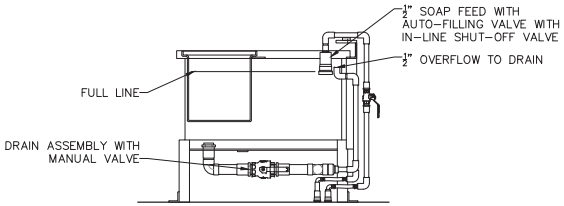
1.02



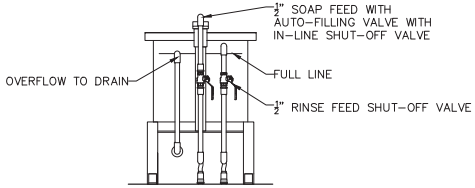
PLAN VIEW - CONCRETE PAD
BY GC; DIMENSIONAL LAYOUT



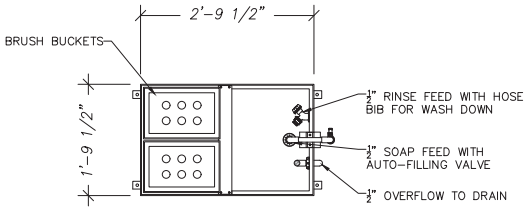
PLAN VIEW - UTILITY REQUIREMENTS
BY CONTRACTOR



SELF PREP STATION
SCHEMATIC SECTION



SELF PREP STATION
SIDE ELEVATION



SELF PREP STATION
PLAN VIEW

GENERAL NOTES:

1. GC TO PROVIDE 4" THICK (MIN) CONCRETE PAD IF INSTALLED IN PLANTER OR LANDSCAPE AREA
2. GC TO PROVIDE 3/4" SCH80 PIPE STUBBED-UP WITH FEMALE THREAD FOR SOAP AND RINSE FEED FROM EQUIPMENT ROOM TO EACH SELF PREP STATION OR AS NOTED.
3. GC TO PROVIDE 4" THREADED PLUG (FEMALE PIPE THREAD) TO DISCHARGE SELF PREP STATION TO CAR WASH TRASH PIT, RECLAIM TANK SYSTEM OR SANITARY SEWER AS APPROVED BY THE AUTHORITY HAVING JURISDICTION

SONNY'S CAR WASH SERVICES FLORIDA
2710 PEMBERTON DRIVE
APOPKA FL 32703
407-770-1000
WWW.SONNYSDIRECT.COM/SERVICES

INFO LOG	
ORIGIN DATE	05/15/2021
REV 1	
REV 2	
REV 3	
DRAWN	CAD
APPROVED	MWL

Sonny's CarWash Services Florida

JOB NAME
GUIDE SHEET DETAILS

SHEET DESCRIPTION
DIMENSIONS, DETAILS, UTILITY/SLAB REQUIREMENTS

SHEET NAME
SELF-PREP STATION

SHEET NUMBER
2.0

DISCLAIMER:
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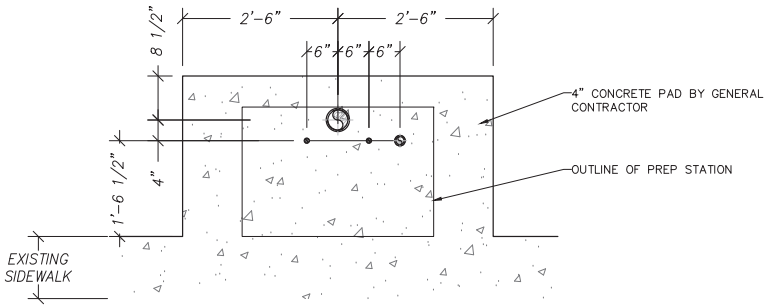
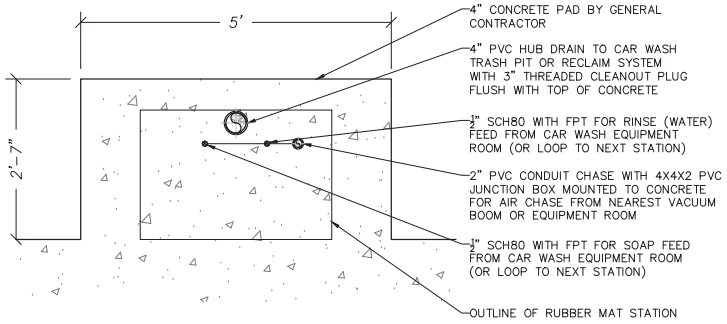
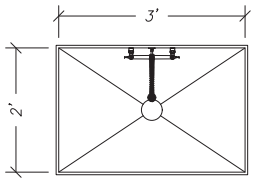


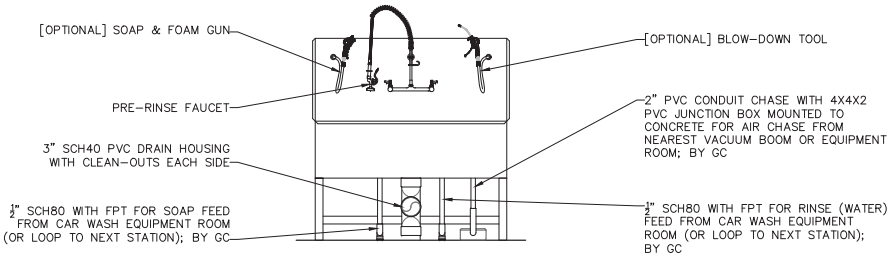
PLAN VIEW - CONCRETE PAD
BY GC, DIMENSIONAL LAYOUT



PLAN VIEW - UTILITY REQUIREMENTS
BY GC, DIMENSIONAL LAYOUT



PLAN VIEW
RUBBER MAT WASHER



FRONT VIEW
RUBBER MAT WASHER

GENERAL NOTES:

1. GC TO PROVIDE 4" THICK (MIN) CONCRETE PAD IF INSTALLED IN PLANTER OR LANDSCAPE AREA
2. GC TO PROVIDE 1/2" SCH80 PIPE STUBBED-UP WITH FEMALE THREAD FOR (1) SOAP AND (1) RINSE FEED FROM EQUIPMENT ROOM TO EACH RUBBER MAT STATION OR AS NOTED.
3. GC TO PROVIDE 2" PVC CONDUIT CHASE FROM EQUIPMENT ROOM OR NEAREAST VACUUM BOOM. INSTALL 4X4X2 PVC JUNCTION BOX OR LB AS APPROVED BY CAR WASH INSTALLER
4. GC TO PROVIDE 3" THREADED PLUG (FEMALE PIPE THREAD) TO DISCHARGE RUBBER MAT STATION TO CAR WASH TRASH PIT, RECLAIM TANK SYSTEM OR SANITARY SEWER AS APPROVED BY THE AUTHORITY HAVING JURISDICTION

SONNY'S CAR WASH SERVICES
2710 PEMBERTON DRIVE
APOPKA FL 32703
407-770-1000
WWW.SONNYSDIRECT.COM/SERVICES

INFO LOG	
ORIGIN DATE	05/15/2021
REV 1	
REV 2	
REV 3	
DRAWN	CAD
APPROVED	MWL

Sonny's CarWash Services Florida

JOB NAME
GUIDE SHEET DETAILS

SHEET DESCRIPTION
DIMENSIONS, DETAILS, UTILITY/SLAB REQUIREMENTS

SHEET NAME
RUBBER MAT WASHER
ALTERNATE DRAIN LOCATION

SHEET NUMBER
3.1

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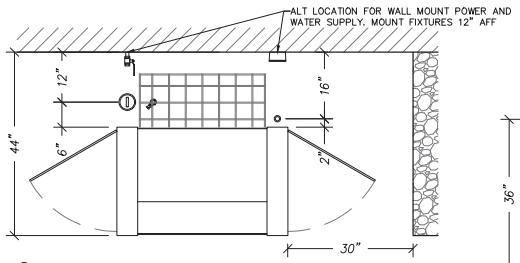
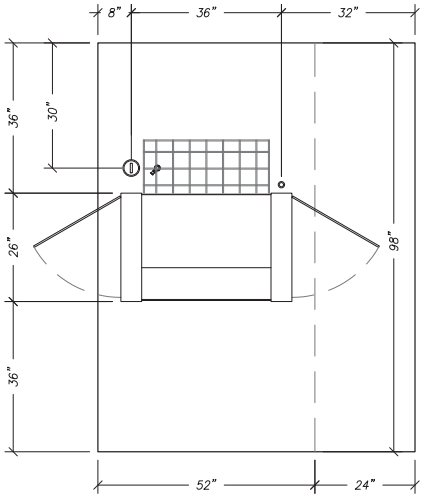


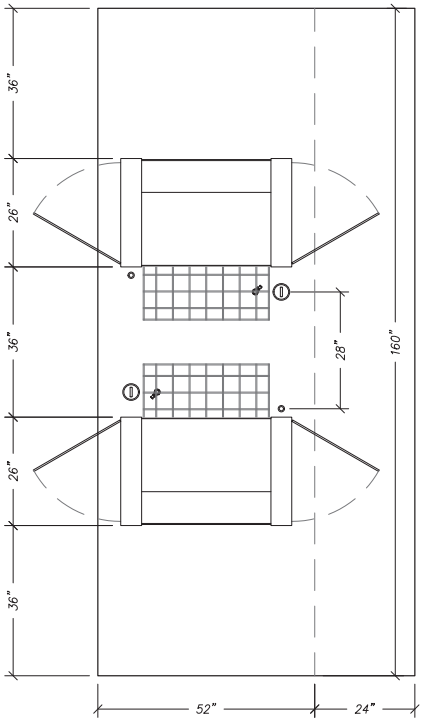
MAT WASHER LAYOUT
STAND ALONE IN FRONT OF WALL

NOTE: EXTEND CONCRETE PAD ON EITHER SIDE FOR REAR ACCESS TO MACHINE



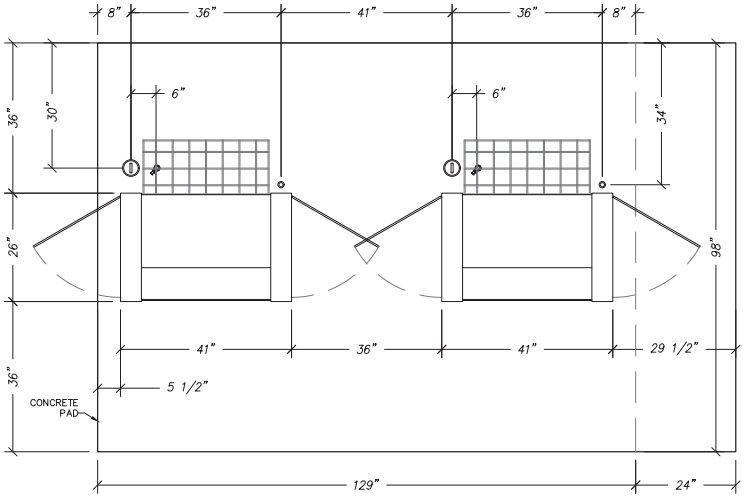
MAT WASHER LAYOUT
STAND ALONE ON SLAB

NOTE: EXTEND CONCRETE PAD ON EITHER SIDE FOR REAR ACCESS TO MACHINE



DUAL LAYOUT
BACK TO BACK ON SLAB

NOTE: EXTEND CONCRETE PAD ON EITHER SIDE FOR REAR ACCESS TO MACHINE

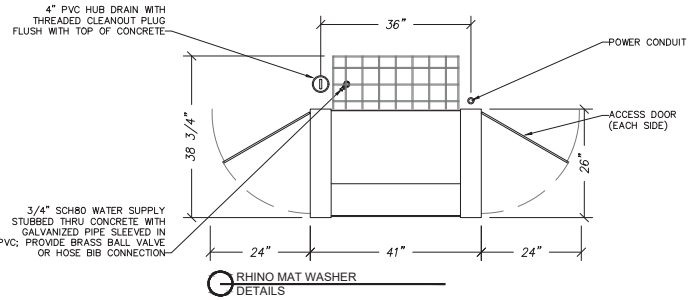


DUAL LAYOUT
SIDE BY SIDE ON SLAB

NOTE: EXTEND CONCRETE PAD ON EITHER SIDE FOR REAR ACCESS TO MACHINE

PRODUCT SPECIFICATIONS:
- WEIGHT: 500 LBS
- WIDTH: 41"
- DEPTH: 26"
- HEIGHT: 50"
- POWER: 110V/60HZ (30AMP)
- WATT: 3000 WATT (3KW)
- SPEED: 2 MATS PER MINUTE
- WATER HOSE CONNECTION: $\frac{3}{4}$" FITTING
- DRAIN HOSE SIZE: 2"
  -- REQUIRES 4" DRAIN
- CHEMICAL SPRAY: ADJUSTABLE
- MAT SIZES SUPPORT: UP TO 32"
- MATERIAL: STAINLESS STEEL
- DRY RATIO: 98%

GENERAL NOTES FOR CONTRACTOR:
- PROVIDE 4" THICK (MIN) CONCRETE PAD
- FINAL CONNECTIONS FOR ELECTRICAL, WATER SUPPLY, AND DRAIN BY CONTRACTOR
- ADD 24"-36" SIDE ACCESS FOR STAND ALONE AND BACK TO BACK CONFIGURATIONS, OR AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION



RHINO MAT WASHER
DETAILS

SONNY'S CAR WASH SERVICES
2710 PEMBERTON DRIVE
APOPKA FL 32703
407-770-1000
WWW.SONNYSDIRECT.COM/SERVICES

INFO LOG	
ORIGIN DATE	05/15/2021
REV 1	
REV 2	
REV 3	
DRAWN	CAD
APPROVED	MWL

Sonny's CarWash Services Florida

JOB NAME
GUIDE SHEET DETAILS

SHEET DESCRIPTION
DIMENSIONS, DETAILS, UTILITY/SLAB REQUIREMENTS

SHEET NAME
RHINO MAT WASHER

SHEET NUMBER
4.0

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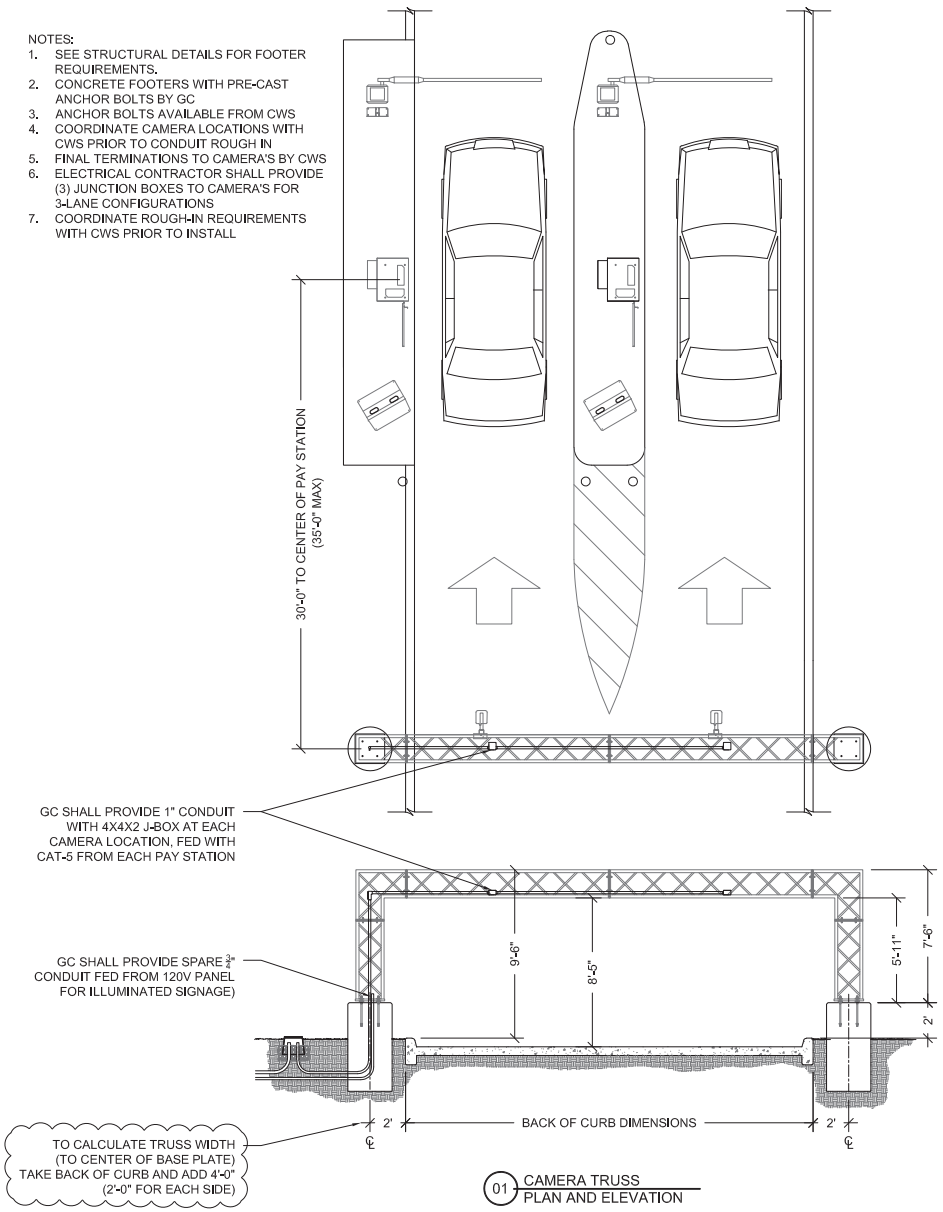
03 CAMERA TRUSS
3D VIEW

ALPR SPECIFICATION	
ALPR camera sensor	1280 x 960 @ 30 fps; monochrome; global shutter
Capture range	Standard Range: 9–60 ft (3–18.25 m) Long Range: 60–115 ft (18–35 m)
Dimensions	2.5 in x 7.6 in x 8.5 in (2.7 high with sunshield for black version) (63 mm x 192 mm x 214 mm)
Weight	5.04 lb (2.29 kg)
Illuminator	Pulsed LED illuminator for effective use in 0 lux (total darkness) environments 940nm, 850nm, 740nm and 590nm illumination wavelengths available
Context camera sensor (not in ITS model)	1280 x 960 @ 30 fps; color; global shutter
Available color(s)	Security White / Black
Operating Temperature	–40°F to 140°F (–40°C to 65°C) ambient
On–board Analytics	Single–camera speed estimation, direction of travel and virtual loop
Power supply	PoE+ (Power–over–Ethernet) – 802.3at Type 2 (25.5 W) Cabling
Cabling	Cat5e cable (special connector provided for IP67 rating)
Sealing (Water/Dust Protection)	IEC 60529: IP66/IP67
Still image compression	JPEG compression for ALPR and Context still images
External interface	1 x 10/100/1000 Base–T Ethernet port
Video streaming	H.264 @ up to 30 fps; MJPEG @ up to 15 fps
Vibration & Shock	IEC 60068–2–64: 5–100Hz | 0.5 g rms IEC 60068–2–27: 10g | 16ms half–sine NEMA TS–2: 5–30 Hz | 0.5 g double–amplitude
Electromagnetic immunity & emissions	FCC part 15 Subpart B | ICES–003 Issue 4 | CISPR32 / EN55032 | CISPR 24 / EN 55024
EMC Directive (CE marking)	2014/30/EU
External I/Os	2 inputs / 2 outputs (opto–isolated)
Mounting	Pole and Wall Mount included

02 LPR CAMERA
SPECIFICATION

NOTES:
1. SEE STRUCTURAL DETAILS FOR FOOTER REQUIREMENTS.
2. CONCRETE FOOTERS WITH PRE-CAST ANCHOR BOLTS BY GC
3. ANCHOR BOLTS AVAILABLE FROM CWS
4. COORDINATE CAMERA LOCATIONS WITH CWS PRIOR TO CONDUIT ROUGH IN
5. FINAL TERMINATIONS TO CAMERA'S BY CWS
6. ELECTRICAL CONTRACTOR SHALL PROVIDE (3) JUNCTION BOXES TO CAMERA'S FOR 3-LANE CONFIGURATIONS
7. COORDINATE ROUGH-IN REQUIREMENTS WITH CWS PRIOR TO INSTALL



01 CAMERA TRUSS
PLAN AND ELEVATION

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2710 PEMBERTON DRIVE
APOPKA FL 32703
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REV 2	
REV 3	
DRAWN	CAD
APPROVED	MWL

Sonny's CarWash Services Florida

JOB NAME
GUIDE SHEET DETAILS

SHEET DESCRIPTION
LPR CAMERA TRUSS DETAILS

SHEET NAME
LPR CAMERA TRUSS

SHEET NUMBER
8.2

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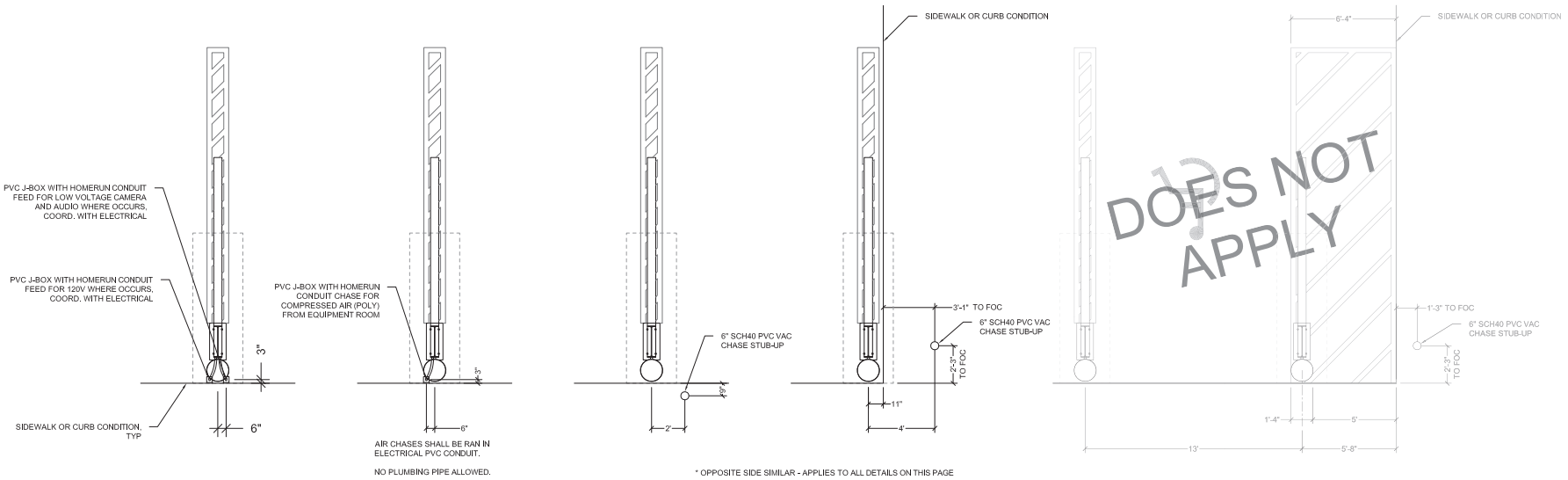


09 120V / LOW VOLT CHASE DIMENSION PLAN

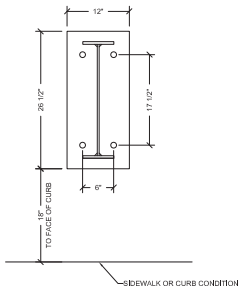
08 AIR CHASE DIMENSION PLAN

07 MID LANE VAC STALL DIMENSION PLAN

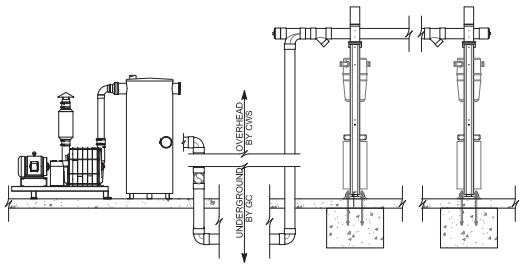
06 FIRST/LAST VAC STALL DIMENSION PLAN

05 ACCESSIBLE STALL DIMENSION PLAN

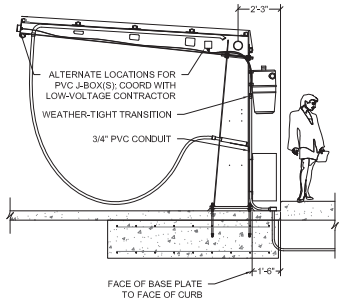
NOTES:
1. CONSULT WITH STRUCTURAL ENGINEER AND GENERAL CONTRACTOR FOR COMPLIANCE WITH LOCAL BUILDING CODE REQUIREMENTS. REFER TO STRUCTURAL REQUIREMENTS FOR VACUUM BOOM FOUNDATION REQUIREMENTS
2. REFER TO PLANS AND SPECIFICATION FOR SPECIFIC LAYOUT - PLANS AND DETAILS REPRESENT TYPICAL FIELD CONDITIONS AT MOST SITE LOCATIONS. COORDINATE WITH CWS PRIOR TO ROUGH-IN.
3. ALL CONDUIT FOR ELECTRICAL WIRE RUNS SHALL BE HARD PIPED UP TO "OUT OF REACH" AS IDENTIFIED ON DETAILS
4. UNDERGROUND VACUUM PIPING SHALL BE IN SCH40 PVC WITH LONG 90-DEGREE DRAINAGE SWEEPS



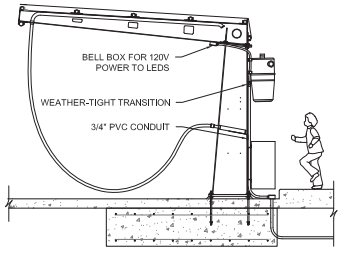
04 BASE PLATE DETAILS



03 VACUUM CHASE ROUGH-IN ELEVATION



02 LOW VOLTAGE ROUGH-IN ELEVATION



01 120V ROUGH-IN ELEVATION

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WWW.SONNYSDIRECT.COM/SERVICES

INFO LOG	
ORIGIN DATE	02/15/2022
REV 1	
REV 2	
REV 3	
DRAWN	CAD
APPROVED	MWL

JOB NAME
GUIDE SHEET DETAILS

SHEET DESCRIPTION
DETAILS AND DIMENSIONS

SHEET NAME
VACUUM BOOM DETAILS

SHEET NUMBER
9.0

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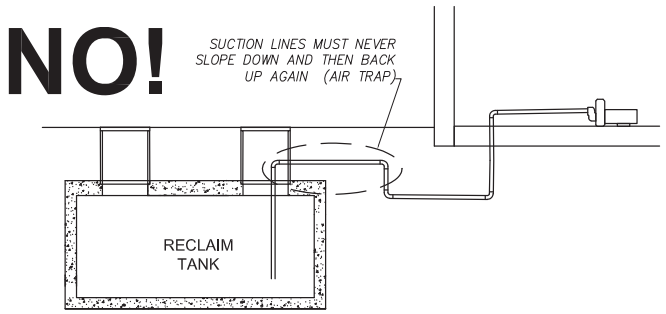

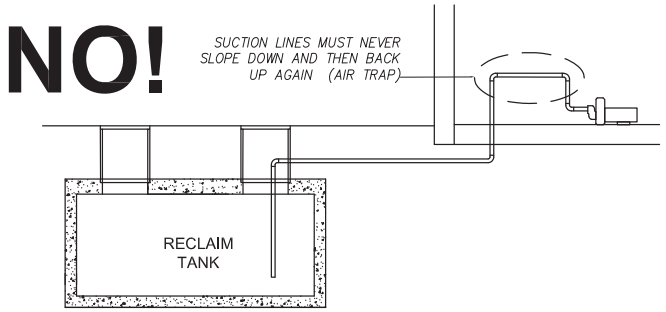

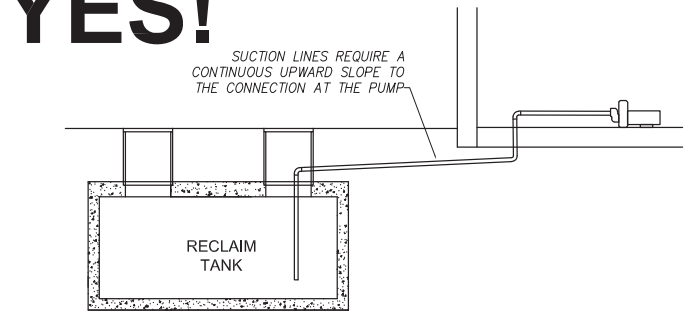

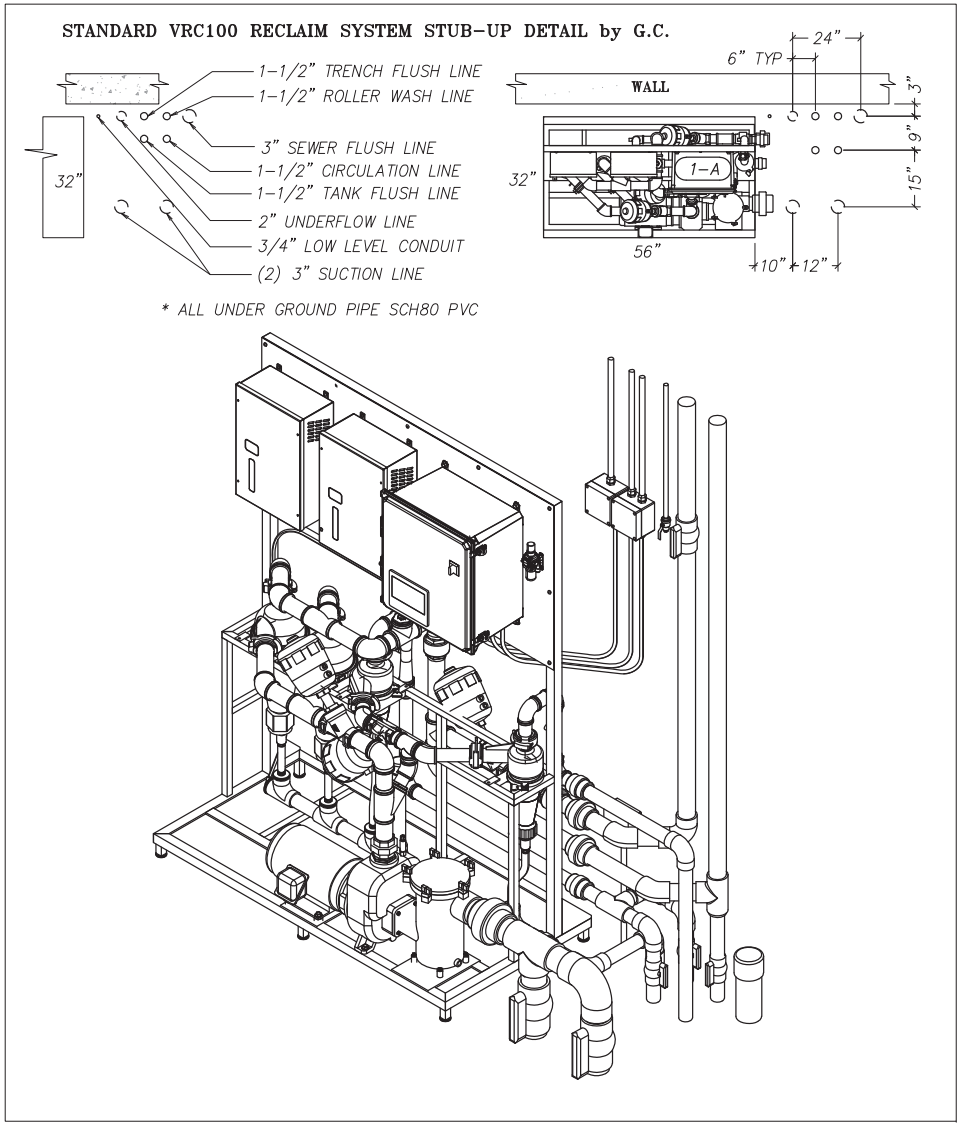

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ORIGIN DATE	05/15/2021
REV 1	10/15/2021
REV 2	
REV 3	
DRAWN	CAD
APPROVED	MWL

JOB NAME
GUIDE SHEET DETAILS

SHEET DESCRIPTION
PIPING AND DETAILS

SHEET NAME
RECLAIM SYSTEMS

SHEET NUMBER
16.0

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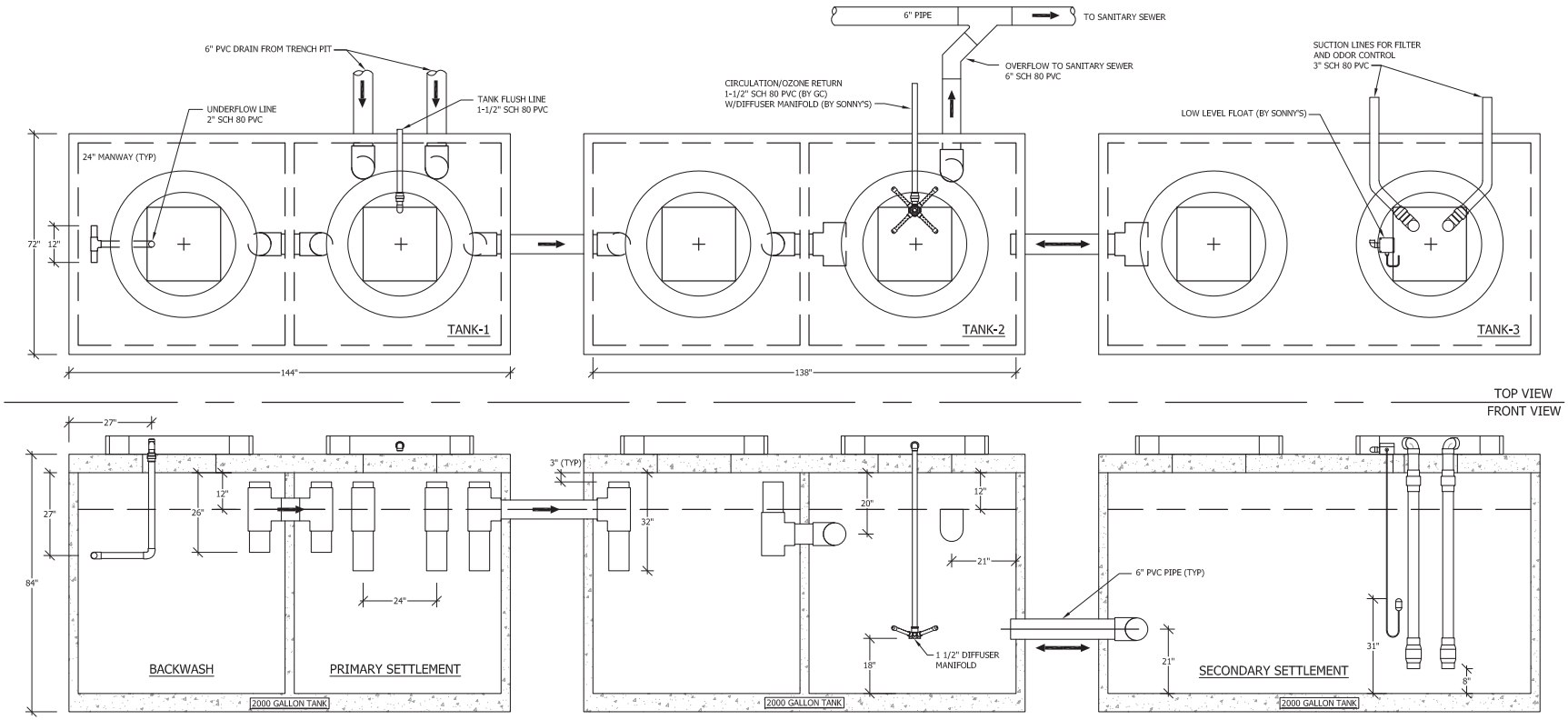

CAR WASH
VELOCITY RECLAIM SYSTEM
STANDARD 3 TANK

NOTES:

1. PLUMBING MUST BE RUN BELOW THE FROST LINE. IN REGIONS WHERE FREEZING MAY OCCUR, POSITION TANKS TO ENSURE COMPLIANCE. IF NECESSARY, LINES MAY BE RUN INTO THE SIDES OF THE TANKS SHOULD THE TOPS BE TOO CLOSE TO THE FROST LINE.
2. ALL TANK BOTTOMS MUST BE LEVEL.
3. LOCATE TANKS SUCH THAT PLUMBING CAN BE INSTALLED WITH THE REQUIRED SLOPES THROUGHOUT THE LENGTH OF THE PIPING, FROM TANK ENTRY POINT TO EQUIPMENT ROOM. AIR TRAPS ARE FORMED WHERE LINES SLOPE UP AND BACK DOWN ARE NOT PERMITTED. ALL SUCTION LINES REQUIRE A CONTINUOUS UPWARD SLOPE TO THE EQUIPMENT ROOM AND RECLAIM UNIT.
4. DRAWINGS ARE FOR REFERENCE ONLY. CONSULT WITH TANK MANUFACTURER TO IDENTIFY STANDARD CONFIGURATIONS FOR APPROVED APPLICATIONS.
5. SEAL ALL PENETRATIONS TO PREVENT LEAKAGE INTO THE SOIL.
6. IN APPLICATIONS THAT ARE AT RISK OF A SEWAGE BACKUP INTO THE RECLAIM SYSTEM, INSTALLATION OF A BACK FLOW PREVENTER IS RECOMMENDED.
7. APPROXIMATE TANK VOLUME IS 2000 GALLONS EACH. THE FIRST 2000 GALLONS IS FOR THE SEPARATION OF HEAVY SOLIDS WITH THE REMAINING 4000 RESERVED FOR SETTING OF FINER CONTAMINANTS.
8. AN ADDITIONAL SAND/OIL SEPARATOR SHALL BE ADDED TO TANKING CONFIGURATION PER CITY/STATE REQUIREMENTS.
9. ALL UNDERGROUND TANKS AND PIPING BY CONTRACTOR.
10. PIPES MAY BE LOCATED ON EITHER SIDE OF TANKS (SEE P-102 FOR LOCATIONS).
11. UNLESS OTHERWISE NOTED, ALL INTERNAL TANK PLUMBING TO BE 6" SCH 40 PVC.
12. IN REGIONS THAT MAY INCLUDE DIRT ROADS, OFF-ROAD OPERATIONS, OR FARMING CONDITIONS, THE ADDITION OF A MUD/HEAVY SOLIDS SEPARATION TANK TO THE STANDARD CONFIGURATION IS RECOMMENDED.

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DRAWN	CAD
APPROVED	MWL

JOB NAME
GUIDE SHEET DETAILS

SHEET DESCRIPTION
PLAN AND SECTION DETAILS WITH DIMENSIONS

SHEET NAME
RECLAIM TANK SYSTEMS

SHEET NUMBER
16.1

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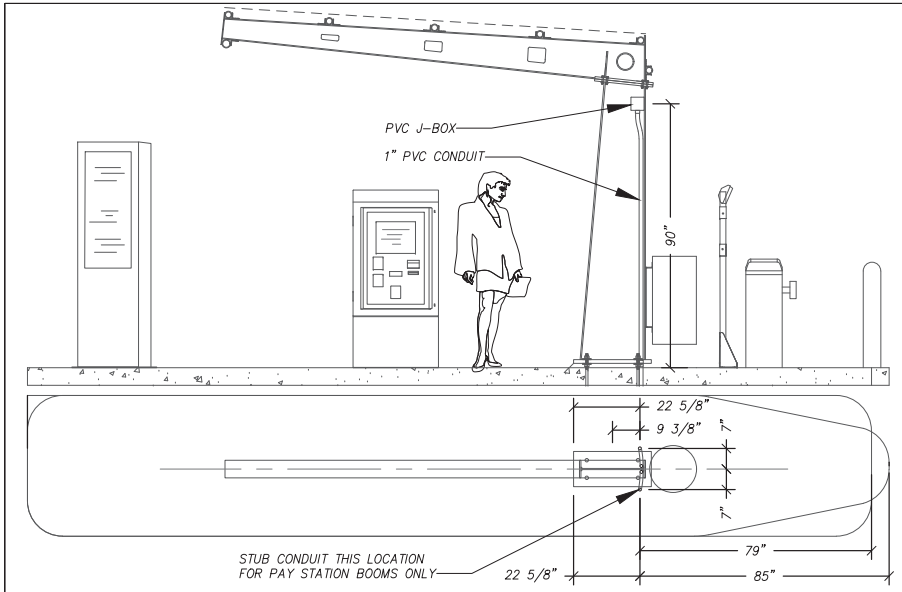
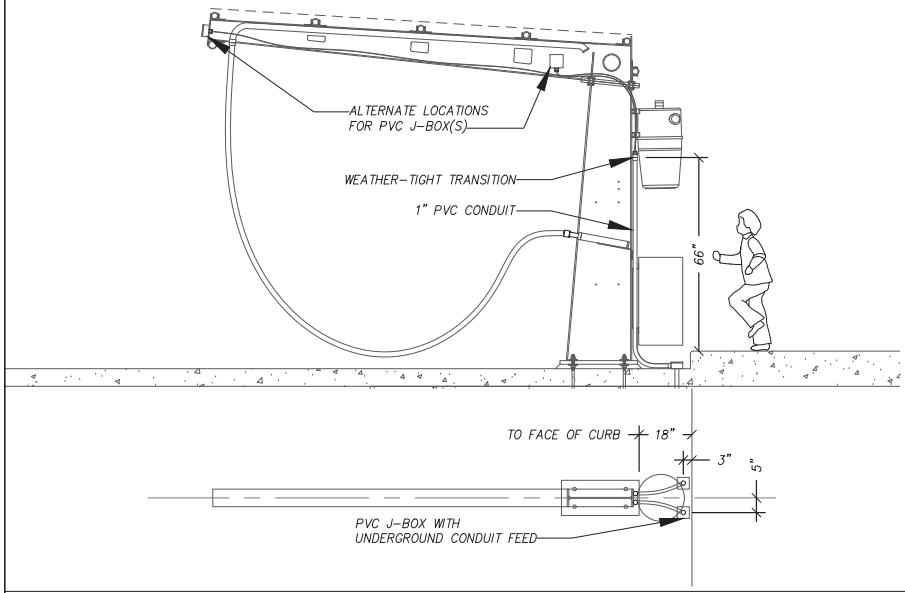
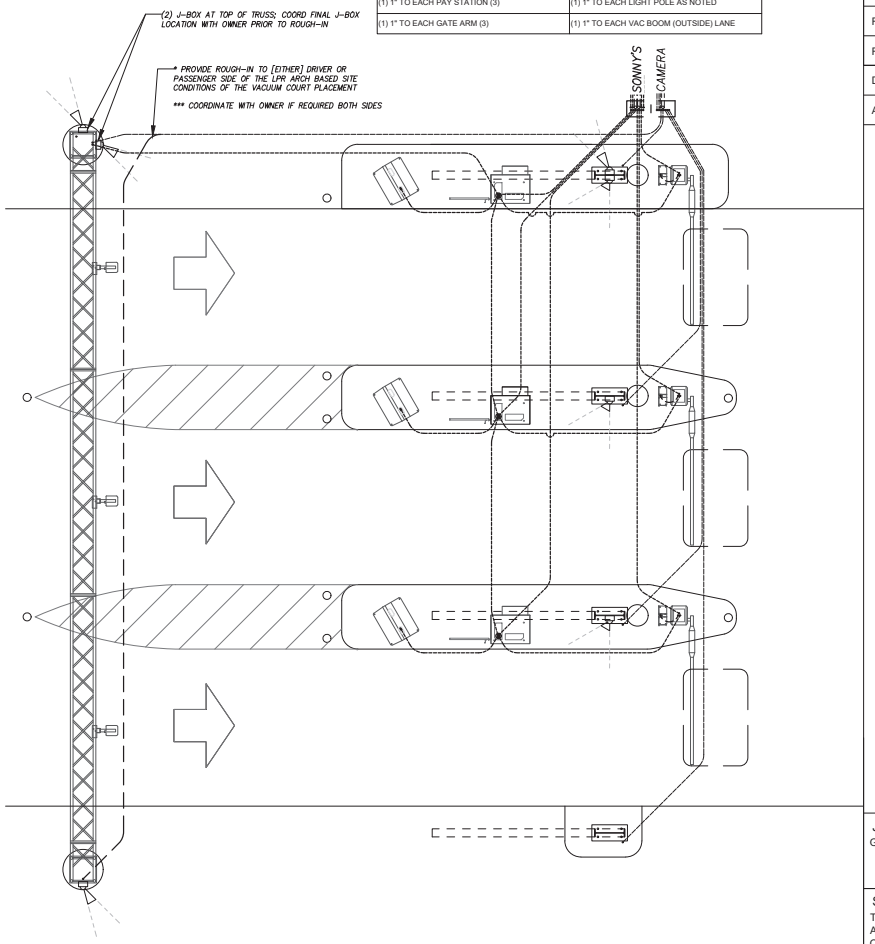




LOW VOLTAGE HAND-HOLE LEGEND	
SONNY'S CONTROLS	CAMERA
(1) 2" HOMERUN TO IT CLOSET	(1) 2" HOMERUN TO IT CLOSET
(2) 1" HOMERUN TO IT CLOSET	(1) 1" HOMERUN SPARE TO IT CLOSET
(1) 2" HOMERUN TO MCC TUNNEL CONTROLLER	(1) 1" TO LPR TRUSS
(2) 1" HOMERUN TO MCC TUNNEL CONTROLLER	(1) 1" TO EACH PAY STATION CANOPY BOOM (4)
(1) 1" TO EACH PAY STATION (3)	(1) 1" TO EACH LIGHT POLE AS NOTED
(1) 1" TO EACH GATE ARM (3)	(1) 1" TO EACH VAC BOOM (OUTSIDE) LANE



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REV 3	
DRAWN	CAD
APPROVED	MWL

Sonny's CarWash Services Florida

JOB NAME
GUIDE SHEET DETAILS

SHEET DESCRIPTION
TYPICAL CAMERA PLACEMENT AND ENLARGED MANAGERS OFFICE

SHEET NAME
CAMERA BUILDING DETAILS

SHEET NUMBER
31.1

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8.D.g

BUFFER CALCULATIONS:

LANDSCAPE BUFFER (NORTH)

BUFFER LENGTH = 417.48 ± LF - 30 LF (EAST & WEST BUFFER) = 388 ± LF
(AT 2 TREES, 20 SHRUBS & 20 GROUNDCOVER PER 100')

REQUIRED	PROVIDED
8 TREES	10 TREES (1 EXISTING + 9 NEW)
78 SHRUBS	145 SHRUBS
78 GROUNDCOVER	84 GROUNDCOVER

LANDSCAPE BUFFER (SOUTH)

BUFFER LENGTH = 526.34 ± LF - 30 LF (EAST & WEST BUFFER) = 496 ± LF
(AT 2 TREES, 20 SHRUBS AND 20 SHRUBS PER 100')

REQUIRED	PROVIDED
11 TREES	32 TREES (14 EXISTING + 18 NEW)
100 SHRUBS	165 SHRUBS
100 GROUNDCOVER	106 GROUNDCOVER

LANDSCAPE BUFFER (EAST)

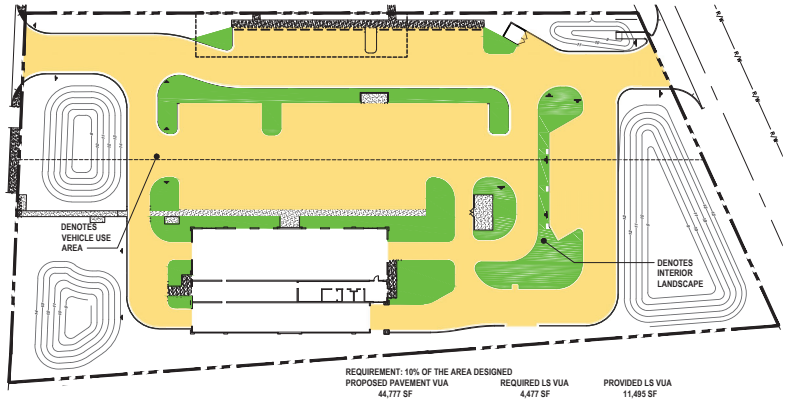
BUFFER LENGTH = 233.73± LF - 32± LF (DRIVEWAY) = 202 ± LF
(AT 3 TREES, 30 SHRUBS AND 30 GROUNDCOVER PER 100')

REQUIRED	PROVIDED
6 TREES	7 TREES (1 EXISTING + 6 NEW)
60 SHRUBS	127 SHRUBS
60 GROUNDCOVER	93 GROUNDCOVER

LANDSCAPE BUFFER (WEST)

BUFFER LENGTH = 232.62± LF - 36± LF (DRIVEWAY) = 197 ± LF
(AT 4 TREES, 40 SHRUBS AND 40 GROUNDCOVER PER 100')

REQUIRED	PROVIDED
8 TREES	15 TREES (15 NEW)
79 SHRUBS	171 SHRUBS
79 GROUNDCOVER	134 GROUNDCOVER



REQUIREMENT: 10% OF THE AREA DESIGNED

PROPOSED PAVEMENT VUA	REQUIRED LS VUA	PROVIDED LS VUA
44,777 SF	4,477 SF	11,495 SF

VUA / OPEN SPACE EXHIBIT

SCALE: 1" = 40'

PLANT LIST

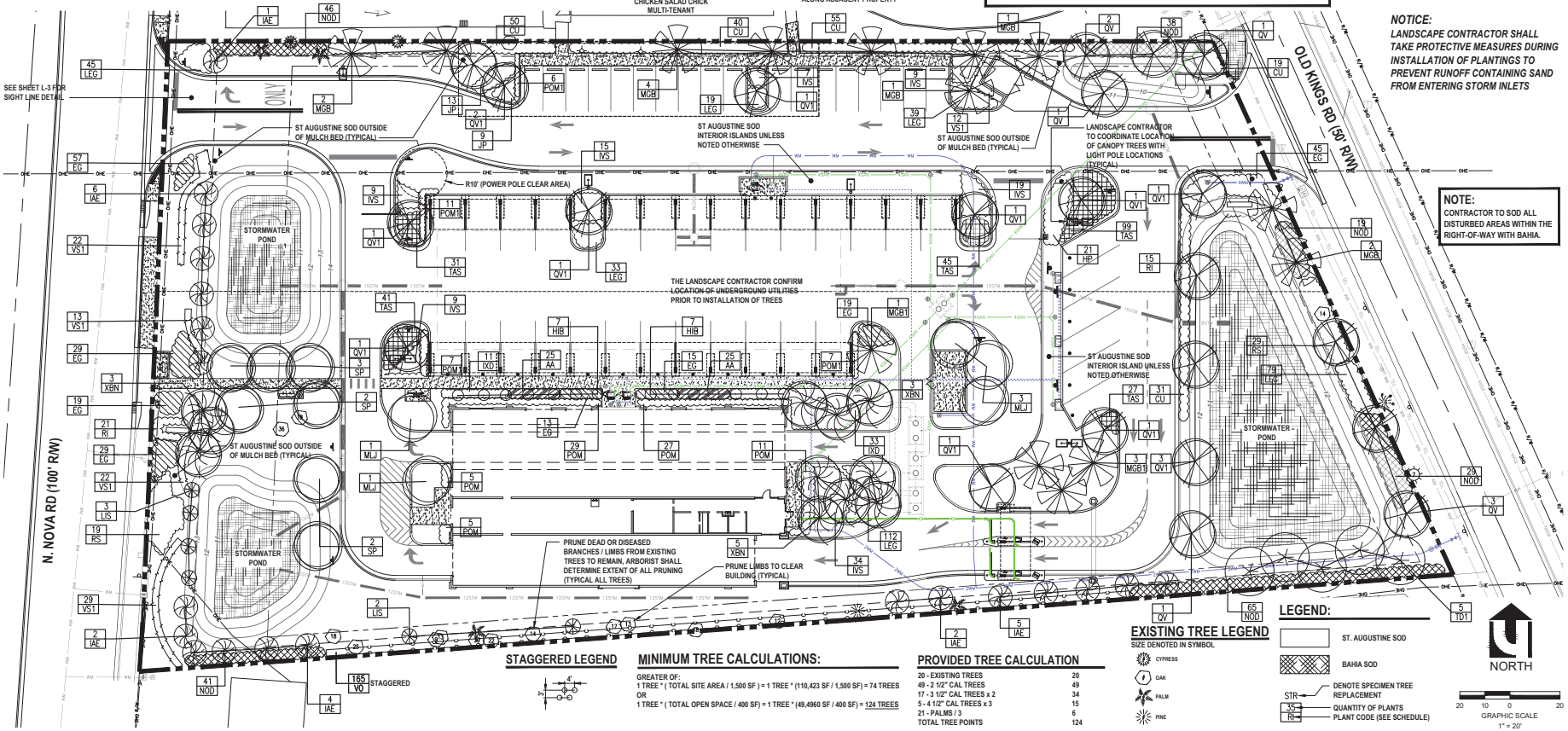
CODE	NO.	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	NATIVE FLORIDA
			SHADE TREES		
XBN	11	XBUTAGRUS NABONNANON	MULE PALM	16'- 12' OA	YES
MGB	10	MAGNOLIA GRANDIFOLIA	D.D. BLANCHARD	16' - 12' HGT., 2 1/2" CAL. @ 6"	YES
MGB1	6	MAGNOLIA GRANDIFOLIA	D.D. BLANCHARD	12' - 14' HGT., 3 1/2" CAL. @ 6"	YES
QV	8	QUERCUS VIRGINIANA	LIVE OAK	10' - 12' HGT., 2 1/2" CAL. @ 6"	YES
QV1	13	QUERCUS VIRGINIANA	LIVE OAK	14' HGT., 3 1/2" CAL. @ 12"	YES
SP	7	SABAL PALMETTO	SABAL PALM	1 - 14' OA, 1 - 16' OA, 1 - 18' OA HGT	YES
MLJ	5	MAGNOLIA SSP	LITTLE GEM MAGNOLIA	10' - 12' HGT., 2 1/2" CAL. @ 6"	YES
TD1	5	TAXODIUM DISTICHUM	BALD CYPRESS	12' - 14' HGT., 4 1/2" CAL. @ 6"	YES
SUBTOTAL	63				63 YES / 0 NO
			UNDERSTORY TREES		
HIB	14	HIBISCUS SSP	HIBISCUS TREE RED	6' - 8' HGT., FULL	NO
IAE	20	ILEX ATTENNATA EAGLESTON	EAGLESTON HOLLY	10' - 12' HGT., 2 1/2" CAL. @ 6"	YES
LIS	6	LAGERSTROMIA INDICA	CRAPE MYRTLE	9-10' HGT, 2 1/2" CAL FULL, STD.	NO
SUBTOTAL	40				20 YES / 20 NO
			SHRUBS		
CU	195	COCCOLOBA UVIFERA	SEAGRAPE	7 GAL., 24" HGT., 2' O.C.	YES
HP	21	HAMELIA PATENS	FIREBUSH	3 GAL., 18" - 24" HGT., FULL, 3' O.C.	YES
IXD	44	IXORA "SSP"	DWARF RED IXORA	3 GAL., 18" HGT., FULL	NO
IVS	102	ILEX VOMITORIA NANA	DWARF YOUPON HOLLY	3 GAL., 18" - 24" HGT., FULL, 3' O.C.	YES
JP	22	JUNIPERUS CHINENSIS	PARSONI	1 GAL., 18" SPR, FULL, 3' O.C.	NO
LEG	327	LIRIOPE MUSCARI	EVERGREEN GIANT LIRIOPE	1 GAL., 12" HGT., 5-7 PIPS, 18" O.C.	YES
POM	84	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	3 GAL., 20" HGT.N FULL, 36" O.C.	NO
POM	24	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	7 GAL., 24" HGT.N FULL, 36" O.C.	NO
RI	36	RHAPHIOLEPIS UMBELLATA	YEDDA	3 GAL., 18"-24" HGT., FULL, 3' O.C.	NO
RS	48	RHODODENRON FORMOSX	AZALEA FORMOSA	3 GAL., 24" HGT., 3' O.C.	NO
VO	165	VIBURNUM ODERATISSIMUM	SWEET VIBURNUM	3 GAL., 21" HGT., FULL, 3' O.C.	NO
VS1	66	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	7 GAL., 24" HGT., FULL, 3' O.C.	NO
SUBTOTAL	1154				645 YES / 509 NO
			GROUND COVER (G.C.)		
AA	50	AGAPANTHUS AFRICANUS	LILY OF THE NILE	1 GAL., 12" HGT., 5 - 7 PIPS	NO
EG	256	EVOLYULUS GLOMERATUS	BLUE DAZE	1 GAL., 12" HGT., FULL	NO
NOD	238	NERIUM OLEANDER DWARF	DWARF PINK OLEANDER	7 GAL., 24" HGT., FULL, 3' O.C.	NO
TAS	245	TRACHELOSPERMUM ASIATICUM 'MINIMA'	DWARF JASMINE	4" POTS, 6" - 8" TRAILING, 1' O.C.	YES
SUBTOTAL	789				245 YES / 544 NO
TOTAL	2046				873 YES / 1073 NO

NOTES:

1. PRIOR TO COMMENCING ANY IRRIGATION OR LANDSCAPE WORK THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE LANDSCAPE ARCHITECT AND INSPECTOR. THIS MEETING IS TO HELP AVOID ANY MISINTERPRETATION OF THE INTENT OF THE DRAWINGS.
2. THE LANDSCAPE CONTRACTOR SHALL REVIEW THE COMPLETE SET OF DRAWINGS PRIOR TO INSTALLATION OF TREES TO AVOID CONFLICT WITH UTILITIES AND SITE LIGHT POLES AND SHALL BE SOLELY RESPONSIBLE TO RELOCATE ANY TREES THAT ARE IN CONFLICT.
3. TREES SHALL NOT BE PLANTED ANY CLOSER THAN 10' TO ANY UTILITY MAIN UNLESS A ROOT BARRIER IS INSTALLED. IN NO CASE SHALL ROOT BARRIER BE PLACED CLOSER THAN 5' TO ANY UTILITY.
4. ALL PAVEMENT SURFACES AND GUTTERS SHALL BE SWEPT CLEAN AND DEBRIS REMOVED AFTER INSTALLATION OF PLANTINGS, SOD AND MULCH

NOTICE:
LANDSCAPE CONTRACTOR SHALL TAKE PROTECTIVE MEASURES DURING INSTALLATION OF PLANTINGS TO PREVENT RUNOFF CONTAINING SAND FROM ENTERING STORM INLETS

NOTE:
CONTRACTOR TO SOD ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY WITH BAHIA.



STAGGERED LEGEND

MINIMUM TREE CALCULATIONS:

GREATER OF:
1 TREE * (TOTAL SITE AREA / 1,500 SF) = 1 TREE * (110,423 SF / 1,500 SF) = 74 TREES
OR
1 TREE * (TOTAL OPEN SPACE / 400 SF) = 1 TREE * (49,4960 SF / 400 SF) = 124 TREES

PROVIDED TREE CALCULATION

20 - EXISTING TREES	20
49 - 2 1/2" CAL TREES	49
17 - 3 1/2" CAL TREES x 2	34
5 - 4 1/2" CAL TREES x 3	15
21 - PALMS / 3	6
TOTAL TREE POINTS	124

MULTI-TRUNK TREES NOT INCLUDED IN THIS CALCULATION

EXISTING TREE LEGEND

SIZE DENOTED IN SYMBOL

CYPRESS
OAK
PALM
PINE

LEGEND:

ST. AUGUSTINE SOD
BAHIA SOD
STR — DENOTE SPECIMEN TREE REPLACEMENT
35 / RI — QUANTITY OF PLANTS / PLANT CODE (SEE SCHEDULE)

RICHARD L. POORE REGISTERED LANDSCAPE ARCHITECT LA533 STATE OF FLORIDA
NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL
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UPHAM INC
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
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LC # 0000357 LB # 0003612

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Splash Car Wash

LANDSCAPE PLAN
SPLASH CAR WASH
55 N. NOVA ROAD
ORMOND BEACH, FLORIDA

PROJECT No:	211109
DATE:	APRIL 26, 2022
DESIGN BY:	RWS
DRAWN BY:	HMT
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:
L-1

8.D.g

IRRIGATION LEGEND

(USE THE FOLLOWING IRRIGATION EQUIPMENT OR EQUAL)

SYMBOL	18 SERIES VAN ADJUSTABLE	FLOW RATE (GPM)
A	FULL	0.92 - 3.70
F	FULL	3.7
H	HALF	1.85
Q	QUARTER	.91
T	THREE QUARTER	2.78
△	BUBBLER	1.00
□	15' EST	0.61
▨	15' SST	1.21
⊠	9' SST	1.73

NETAFIM SHALL BE LOCATED AT SHRUBS AND GROUND COVER AREA

CONTROLLER RAINBIRD ESPLXBASE: 12 STATION CONTROLLER AND XESPLXMSM8 8 STATION CONTROLLER

RAIN SENSOR SHUTOFF (MOUNT TOP OF BUILDING)

ZONE CONTROL VALVE (RAINBIRD 200-PEB 2")

2" REDUCE PRESSURE BACKFLOW PREVENTER

4" DEEP WELL WITH SUBMERSIBLE PUMP MOTOR, CONTROL BOX, AND PUMP START TO BE SPECIFIED BY PUMP CONTRACTOR. PUMP MUST PROVIDE A MINIMUM OF 60 GALLON PER MINUTE AT 50 PSI AT HEAD.

1. CONTRACTOR SHALL DRILL NEW WELL TO A DEPTH OF GROUNDWATER TO ACHIEVE SPECIFIED FLOW.
2. GROUNDWATER SOURCE SHALL BE FREE OF STAIN PRODUCING IRON MINERALS.
3. EQUIPMENT SHALL BE PERMANENTLY MOUNTED TO A CONCRETE SLAB

ZONE NUMBER

2 | 15 — NUMBER OF HEADS (*) DENOTES NETAFIM

32± — APPROX. GALLONS PER MINUTE

2" LOOP MAIN (MUST BE SCH 40 PIPE)

SLEEVE UNDER PAVEMENT FOR WIRE

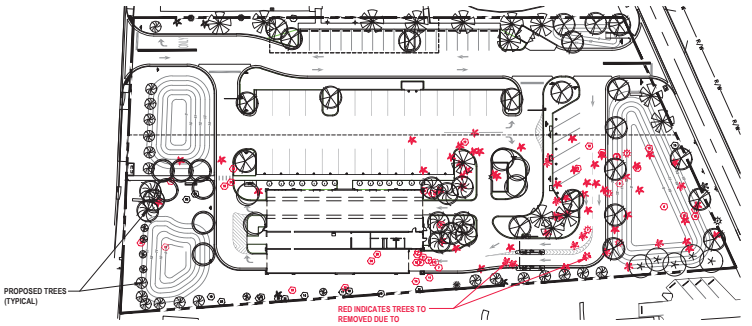
SLEEVE UNDER PAVEMENT FOR PIPE (SEE SCHEDULE FOR SIZE REQUIREMENTS)

BACK OF CURB — 12" MIN.

DISTRIBUTION PIPING FOR NETIFIM AND SPRAY HEADS

NOTES:

- ALL SPRAY HEADS ARE TO BE RAINBIRD 6" POPUP FOR TURF AREA AND ALL OTHER SPRAY HEADS ARE TO BE POPUPS AND/OR ON RISERS TO ASSURE 100% COVERAGE. ALL RISERS ARE TO BE STAKED AND PAINTED BLACK OR GREEN.
- ALL ZONES TO HAVE PRESSURE REDUCING VALVES OR PRESSURE REDUCING HEADS.



TREE PROTECTION PLAN

SCALE 1" = 50 '

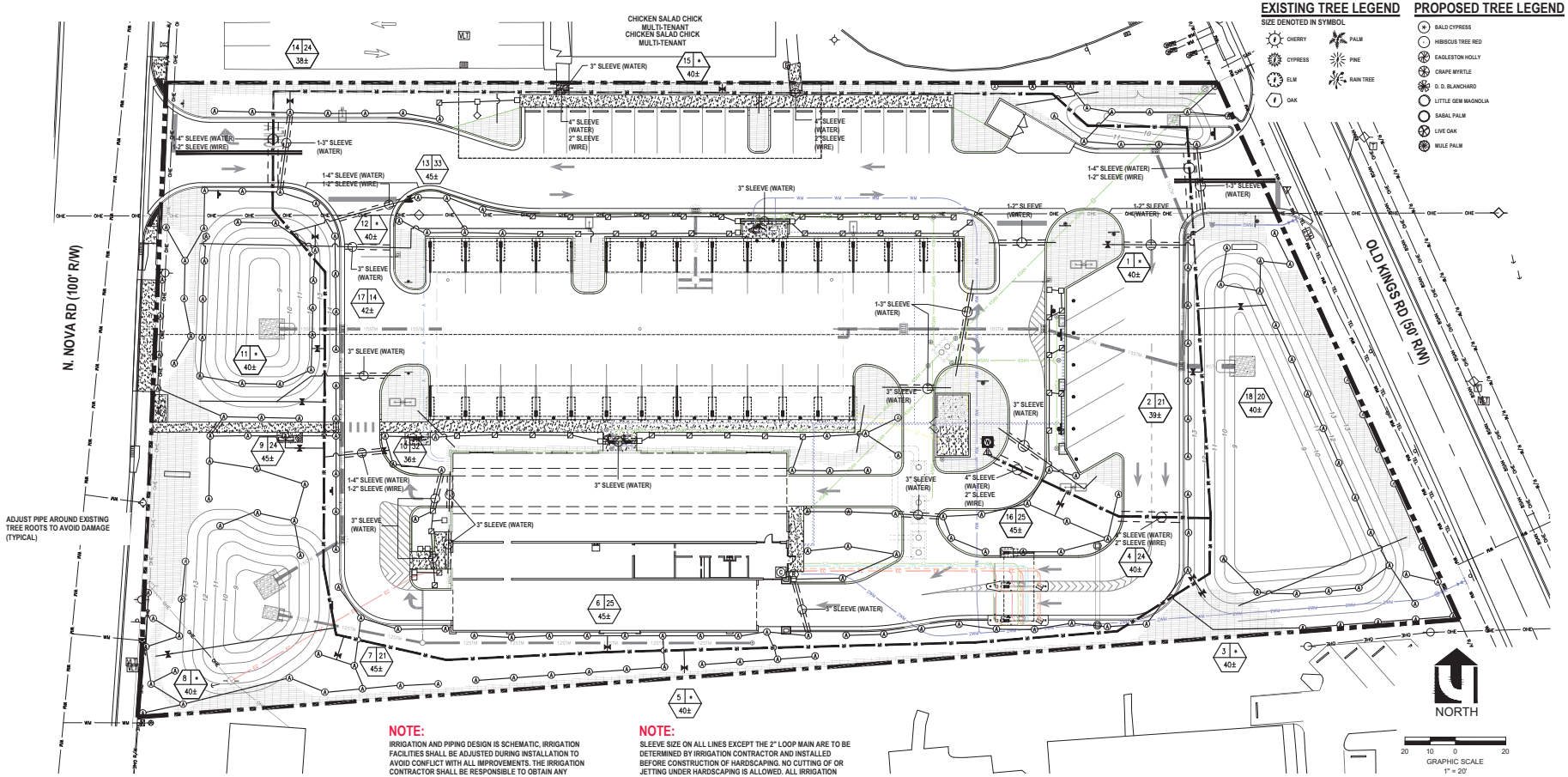
EXISTING TREE LEGEND

SIZE DENOTED IN SYMBOL

CHERRY, PALM, CYPRESS, PINE, ELM, RAIN TREE, OAK

PROPOSED TREE LEGEND

BALD CYPRESS
HIBISCUS TREE RED
EAGLESTON HOLLY
CRAPE MYRTLE
D. D. BLANCHARD
LITTLE GEM MAGNOLIA
SABAL PALM
LIVE OAK
MULE PALM



NOTE:
IRRIGATION AND PIPING DESIGN IS SCHEMATIC, IRRIGATION FACILITIES SHALL BE ADJUSTED DURING INSTALLATION TO AVOID CONFLICT WITH ALL IMPROVEMENTS. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ANY REQUIRED PERMITS AND INSTALL THE FACILITIES AND HAS THE DISCRETION TO ADJUST THE INSTALLATION OF FACILITIES AS NEEDED.

NOTE:
SLEEVE SIZE ON ALL LINES EXCEPT THE 2" LOOP MAIN ARE TO BE DETERMINED BY IRRIGATION CONTRACTOR AND INSTALLED BEFORE CONSTRUCTION OF HARDSCAPING. NO CUTTING OF OR JETTING UNDER HARDSCAPING IS ALLOWED. ALL IRRIGATION LOOP MAINS TO BE AS SHOWN 1 - 4" SLEEVE FOR WATER AND 1 - 2" SLEEVE FOR WIRE.

RICHARD L. POORE LA533 STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT
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Splash Car Wash

IRRIGATION PLAN

SPLASH CAR WASH

55 N. NOVA ROAD
ORMOND BEACH, FLORIDA

PROJECT No:	211109
DATE:	APRIL 26, 2022
DESIGN BY:	RWS
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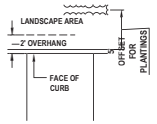
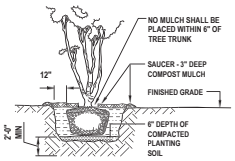
L-2

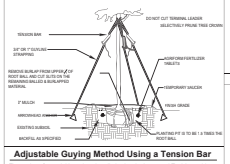


TYPICAL OVERHANG SPACE WITH HEDGE DETAIL

NOT TO SCALE



Tree Frog Environmental Products®
(formerly Arborguy®)
PRO20/PRO40/PRO60/PRO80STAKING DETAIL



Adjustable Guying Method Using a Tension Bar

The anchors for each kit are best installed using the Integrated Tool Assembly (ITA) from the manufacturer.

1. Once the arrowhead anchor has been driven into the ground and set (secured), the guyline should be passed through Hole #1 on the tension bar, then wrapped around the tree trunk just above the lowest established branch. Then, the guyline should be passed through Hole #2 in the tension bar just below the first established branch. After pulling taut any slack, a stop knot is established immediately below Hole #2 in the guyline. (See Figure 1)

2. The tension bar is then pulled downward until the tree is straight and the guyline is SNUG (NOT TIGHT). (See Figure 2)

3. The tension bar is locked into place by tying the loose end of the guyline itself just above Hole #2. (See Figure 3)

This tensioning method allows the guylines to be readjusted, if necessary, in order to keep the guylines snug until the tree root system is established and the staking material is removed.

Tree Frog® PRO20 SYSTEM

PRO20:
For up to 2" Caliper Trees
(3) ARBORGUY™ Guylines 3/4" x 12' = 600 lb test Black or Green, UV resistant, polypropylene strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead ✻ Anchors (4" x 3-3/4")

Tree Frog® PRO40 SYSTEM

PRO40:
For up to 4" Caliper Trees
(3) ARBORGUY™ Guylines 1" x 12' = 600 lb test Black or Green, UV resistant, polypropylene strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead ✻ Anchors (4 ¼" x 4 ½")

Tree Frog® PRO60 SYSTEM

PRO60:
For up to 6" Caliper Trees
(3) ARBORGUY™ Guylines 1" x 15' = 2400 lb break strength polyester black strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead ✻ Anchors (4 ¼" x 4 ½")

Tree Frog® PRO80 SYSTEM

PRO80:
For up to 8" Caliper Trees
(4) ARBORGUY™ Guylines 1" x 15' = 2400 lb break strength black polyester strapping
(4) Steel Cable leaders attached to anchors (optional)
(4) "Tool-Free" Tension Bars™
(4) Arrowhead ✻ Anchors (4 ¼" x 4 ½")

✻Specify Anchor
1. Biodegradable (soft or hard soil)
2. Nylon (soft soil)
3. Heavy Duty (hard soil)

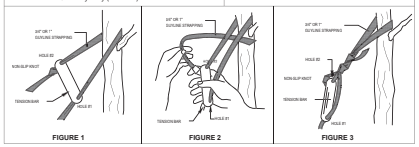
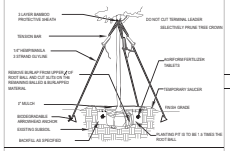


FIGURE 1 FIGURE 2 FIGURE 3

Tree Frog Environmental Products®
(formerly Arborguy®)
BIODEGRADABLE TREE GUYING DETAIL



Biodegradable Adjustable Guying Method Using a Tension Bar

The anchors for each kit are best installed using the Integrated Tool Assembly (ITA) from the manufacturer.

1. Once the Biodegradable arrowhead anchor has been driven into the ground and set (secured), the guyline should be passed through Hole #1 on the tension bar, then wrapped around the tree trunk just above the lowest established branch. Then, the guyline should be passed through Hole #2 in the tension bar just below the first established branch. After pulling taut any slack, a stop knot is established immediately below Hole #2 in the guyline. (See Figure 1)

2. The tension bar is then pulled downward until the tree is straight and the guyline is SNUG (NOT TIGHT). (See Figure 2)

3. The tension bar is locked into place by tying the loose end of the guyline itself just above Hole #2. (See Figure 3)

This tensioning method allows the guylines to be readjusted, if necessary, in order to keep the guylines snug until the tree root system is established and the staking material is removed.

Tree Frog® BIO20 SYSTEM

BIO20:
For up to 2" Caliper Trees
(3) FROG ANCHOR™ Guyline 1/4" x 12' = 560 lb tensile Hemp/Manila rope
(3) "Tool-Free" Tension Bars™
(3) Biodegradable Arrowhead Anchors (4 ½" x 4 ½")

Tree Frog® BIO40 SYSTEM

BIO40:
For up to 4" Caliper Trees
(4) FROG ANCHOR™ Guyline 1/4" x 12' = 560 lb tensile Hemp/Manila rope
(4) "Tool-Free" Tension Bars™
(4) Biodegradable Arrowhead Anchors (4 ½" x 4 ½")

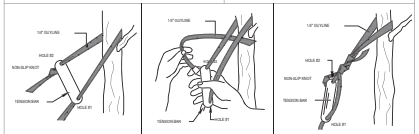


FIGURE 1 FIGURE 2 FIGURE 3

PHONE: (352) 735-7411
EMAIL: info.treefrogpg@gmail.com

NOTE: TREE STAKING IS ONLY FOR MEDIUM AND LARGE TREES

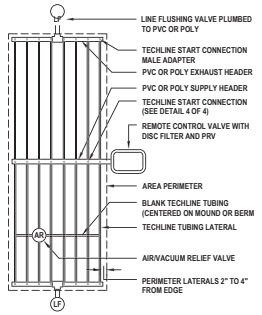
NOTE:
SEE SHEET C-15 FOR CITY LANDSCAPE DETAILS

LANDSCAPE NOTES:

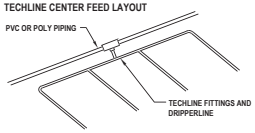
1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 OR BETTER AS DESCRIBED IN THE CURRENT "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR THEIR EQUAL AS DETERMINED BY THE LANDSCAPE ARCHITECT.
2. MULCH SHALL BE PINE BARK, INSTALLED A MINIMUM OF 3" THICK AFTER SETTLEMENT, IN ALL PLANTING AREAS.
3. SOD SPECIFIED AS ST. AUGUSTINE SHALL BE 95% WEED-FREE. SOD SPECIFIED AS BAHIA SHALL BE 75% WEED-FREE. ALL SOD SHALL BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED.
4. SEED, IF ANY, TO MEET SOUTHERN SEED CERTIFICATION ASSOCIATION.
5. ALL DIMENSIONS SHALL BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
6. *THE PLANT MATERIALS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR; SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN WILL PREVAIL.*
7. ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO THE SPECIFICATIONS, THEY WILL BE REJECTED AT NO ADDITIONAL COST TO THE OWNER.
8. ALL PLANTING BEDS SHALL BE TREATED WITH 'HERBICIDE'. USE AS DIRECTED BY MANUFACTURERS.
9. NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE ALLOWED AT THE TIME OF BIDDING SO AS TO PROVIDE FOR FAIR COMPARISON.
10. 100% AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED ACCORDING TO THE IRRIGATION PLAN AND SPECIFICATIONS.
11. THE CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND CONDITIONS PRIOR TO HIS COMMENCEMENT OF THE ANY WORK.
12. ALL BUILDING MATERIALS AND LABOR SHALL CONFORM TO THE SOUTHERN BUILDING CODE AND ALSO TO ALL LOCAL CODES THAT HAVE JURISDICTION.
13. ALL PERMIT AND VARIANCE APPLICATIONS SHALL BE MADE BY THE CONTRACTOR.
14. PRIOR TO CONSTRUCTION OF PLANTING BEDS, ALL AREAS ARE TO HAVE SOIL TESTS CONDUCTED TO DETERMINE pH AND SOIL FERTILITY. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO AMEND THE SOIL TO MEET ADEQUATE FERTILITY AND pH FOR CORRESPONDING PLANT MATERIAL. ALL TEST RESULTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
15. EQUIPMENT SHALL BE OPERATED IN A MANNER AS NOT TO INJURE OR DESTROY ANY TREES SHOWN TO REMAIN. CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE DRIP LINE OF ANY TREE OR GROUPS OF TREES TO BE RETAINED OR THOSE PROPOSED. NOR SHALL THE CONTRACTOR ALLOW THE DISPOSAL OF WASTE MATERIAL, SUCH AS PAINT, OIL SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY TREE OR GROUP OF TREES. NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS, OR PERMITS MAY BE FASTENED TO A TREE.
16. ALL QUESTIONS CONCERNING THE PLAN AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (386) 672-9515.
17. ALL SHADE TREES AND SINGLE TRUNK UNDERSTORY TREES SHALL BE STAKED USING TREE FROG STAKING SYSTEM FOR SINGLE STEM TREE AND ALL MULTI-TRUNK UNDERSTORY TREES SHALL BE STAKED WITH ARBORGUY MULTI-TRUNK SYSTEM.
18. ANY CHANGE IN STAKING SYSTEM MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT BEFORE BEING INSTALLED.
19. ALL UNIMPROVED AREA NOT OTHERWISE PLANTED OR MULCHED SHALL BE SODDED WITH BAHIA UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
20. PLANT MATERIAL SHALL BE CLEARLY IDENTIFIED AS FLORIDA #1 OR BETTER ON EITHER LABELS OR INVOICES.
21. ALL PLANT MATERIAL SHALL BE GUARANTEED ONE YEAR AFTER ACCEPTANCE BY OWNER.
22. ALL TREES IN SOD TO BE IN A (4) FOOT MINIMUM DIAMETER MULCHED RING UNLESS NOTED OTHERWISE ON THE DRAWINGS.
23. TREES SHALL BE PLANTED SO THAT THE TRUNK FLARE IS EXPOSED AND TOPMOST ROOT IN THE ROOTBALL ORIGINATING FROM THE TRUNK IS AT SOIL SURFACE OR WITHIN THE TOP INCH OF SOIL ON THE ROOTBALL.
24. ALL SPECIFICATIONS MUST BE AS SPECIFIED OR GREATER.
25. PLANT TREE SO THAT ROOTBALL IS 1"-2" ABOVE FINISH GRADE.
26. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASS, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND A MINIMUM OF 3" OF CLEAN SAND WITH A PH 5.5-6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
27. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE CUT AWAY FROM TOP ONE-THIRD OF ROOT BALL.
28. NON-CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN 10 FEET FROM OTHER TREES AND CANOPY TREES NO CLOSER THAN 20-30 FEET, DEPENDING ON SPECIES.
29. A MULCH RING FOR ALL NEWLY PLANTED TREES SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER AND NOT CLOSER THAN SIX (6) INCHES FROM THE TREE TRUNK.
30. TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) TO TEN (10) FEET AND TWO (2) INCHES OF CALIPER.
31. SHRUB LINES ARE TO BE PLANTED AT THE REQUIRED MINIMUM HEIGHT, NOT BY CONTAINER SIZE.

IRRIGATION NOTES:

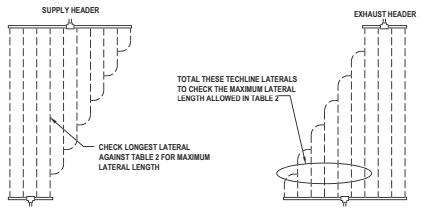
1. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND CONDITIONS PRIOR TO ITS COMMENCEMENT OF THE IRRIGATION WORK.
2. *CHECK PRESSURE AND GPM OF WATER SUPPLY BEFORE BEGINNING JOB AND REPORT FINDING TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT WILL MAKE ANY ADJUSTMENT NECESSARY TO MAKE SYSTEM WORK AT ITS BEST.*
3. THE PLAN IS SCHEMATIC ONLY. THE CONTRACTOR SHALL INSTALL PIPING IN A MINIMUM NUMBER OF TRENCHES AND SHALL INSTALL PIPE IN A MINIMUM LENGTH.
4. QUANTITIES FOR IRRIGATION MATERIALS ARE NOT GIVEN. THE CONTRACTOR SHALL DETERMINE THIS FROM THE PLAN.
5. INSTALL SLEEVE PIPING WHERE SHOWN ON THE DRAWINGS AT THE PROPER DEPTH.
6. ALL SLEEVE PIPE SHALL BE SCHEDULE 40 PVC PIPE INSTALLED A MINIMUM OF 20" BELOW FINISHED PAVING GRADES.
7. ALL SLEEVES WHEN PLACED IN FIELD ARE TO BE LOCATED BY A METAL PIPE AT EACH END AND LOCATED FROM TWO STATIONARY POINTS BY TAPE MEASUREMENTS.
8. ALL PIPE SHALL BE INSTALLED A MINIMUM OF 20" BELOW GRADE.
9. ALL TRENCHING SHALL BE KEPT OUT OF THE DRIP LINE AREA OF ALL EXISTING TREES. USE RADIAL LINES OR TUNNELING WHEN NECESSARY TO ENCROACH INTO THE DRIP LINE AREA OF TREES.
10. LOCATE ALL VALVES AND OTHER IRRIGATION EQUIPMENT IN PLANT BED AREAS WITHIN THE PROJECT LIMITS FOR CONCEALMENT PURPOSES.
11. RISERS ARE TO BE HIDDEN COMPLETELY IN SHRUBBERY OR PAINTED BLACK AND IN NO CASE BE HIGHER THAN THE SHRUBBERY INSTALLED.
12. ALL PIPE EXPOSED ABOVE GRADE AND TO VIEW SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE OF THE NOTED SIZE.
13. ALL VALVES SHALL BE INSTALLED IN METER TYPE SIZE BOXES EQUAL TO AMETEK POLY-IRON.
14. PROVIDE A 6" GRAVEL SUMP AT THE BOTTOM OF ALL METER BOXES AND INSTALL 1/2" TO 1" DIAMETER GRAVEL AT THE BOTTOM OF THE VALVE PIT.
15. IRRIGATION SHALL MEET ALL APPLICABLE CURRENT MUNICIPAL, COUNTY, STATE OR FEDERAL CODES, ORDINANCES AND REGULATIONS THAT HAVE JURISDICTION.
16. ALL PIPE 1/2" TO 2 1/2" IN SIZE SHALL BE PRESSURE RATED 160 PVC (EXCEPT MAIN).
17. ALL FITTINGS SHALL BE SCHEDULE 40 PVC.
18. ALL SPRAY HEADS ARE TO BE A MINIMUM OF 6" POP-UP AND ALL HEADS IN PLANTING AREAS TO BE 12" POP-UP OR RISERS. RISERS SHALL BE PAINTED GREEN OR BLACK.
19. ELECTRICAL TO CONTROLLER SHALL BE SUPPLIED BY ELECTRICAL CONTRACTOR (NOT IRRIGATION CONTRACTOR)
20. USE PURPLE COLOR IRRIGATION EQUIPMENT WHERE REQUIRED BY LOCAL AND STATE CODES.
21. *ALL HEADS MUST BE PRESSURE REGULATING.*

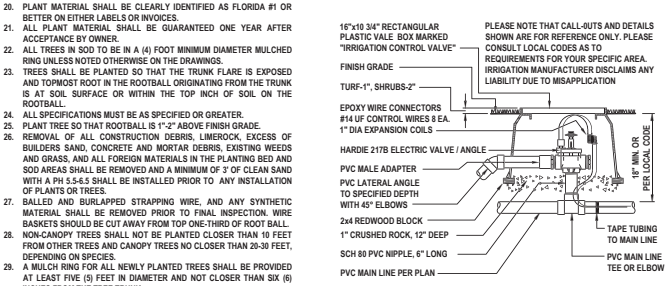


TECHLINE CENTER FEED LAYOUT



CREATING SUB-HEADERS TO REDUCE GLUE/SADDLE JOINTS





VALVE AND BOX DETAIL

NOT TO SCALE

NETAFIM DETAIL

NOT TO SCALE

CENTER FEED LAYOUTS:

- WHERE LAYOUT FLEXIBILITY EXISTS, IT IS RECOMMENDED THAT CENTER FEED LAYOUTS BE USED. THIS ALLOWS FOR THE MOST EVEN FLOW OF WATER THROUGH OUT THE ZONE.
- CENTER FEED LAYOUTS ALSO ALLOW YOU TO MAXIMIZE THE LENGTHS OF TECHLINE THAT CAN BE RUN.

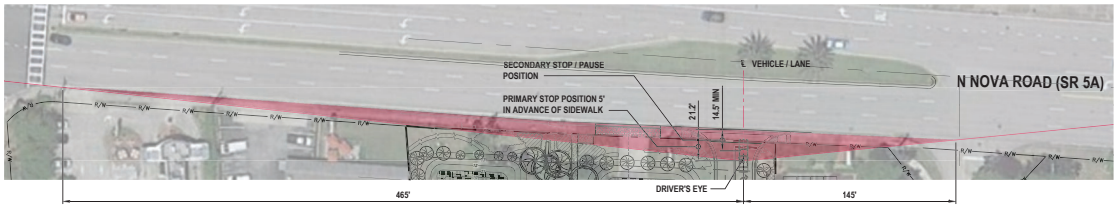
OTHER PIPING LAYOUTS:

- WHEN BRANCHING OUT, OR JOINING TECHLINE, ONE OF TWO RULES APPLY. RULE 1 - WHEN BRANCHING OUT TECHLINE FROM THE SUPPLY HEADER, TOTAL ALL "BRANCHED OUT" DRIPPERLINE AND CHECK THE SUM AGAINST THE MAXIMUM LATERAL LENGTH IN TABLE 2. RULE 2 - WHEN JOINING DRIPPERLINE LATERALS FROM THE SUPPLY HEADER, CHECK ONLY THE LONGEST LATERAL AGAINST THE MAXIMUM ALLOWABLE IN TABLE 2.
- TO REDUCE THE NUMBER OF GLUE JOINTS, SADDLES OR INSERT FITTINGS IN A HEADER, TRANSITION TO TECHLINE AND TECHLINE FITTINGS TO MAKE UP SUB-HEADERS, MAKING SURE TO FOLLOW THE GUIDELINE OF A MAXIMUM OF 0.5 GPM IN THE "SUB-HEADER" ZONE.

ZONE WATER REQUIREMENTS:
ONCE YOU HAVE LAID OUT THE TECHLINE, YOU NEED TO IDENTIFY HOW MANY DRIPPERS THERE ARE, AND THEIR TOTAL OUTPUT. THIS WILL HELP YOU DETERMINE MAINLINE, SUBMAIN AND SUPPLY/EXHAUST HEADER SIZING. VALVE, FILTER, AND REGULATOR SELECTION.,

TABLE 2: MAXIMUM LENGTH OF A SINGLE LATERAL (FEET)

EMITTER SPACING		12"			18"			24"		
EMITTER FLOW (GPH)		0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE	20 psi	444	326	256	194	631	463	365	277	465	353
	25 psi	496	364	287	217	706	518	409	310	519	395
	35 psi	578	423	333	253	821	604	476	361	605	461
	45 psi	641	470	370	281	913	670	529	401	673	513



INTERSECTION SIGHT LINE DETAIL (4-LANE DIVIDED, 45 MPH POSTED)

SCALE: 1" = 40'

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Voice: 386.672.9515 • Fax: 386.673.6554 • uphamnc.com
LB # 0003612 LC # 0000357

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RICHARD L. POORE, RLA ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LANDSCAPE AND IRRIGATION DETAILS AND NOTES

SPLASH CAR WASH
55 N. NOVA ROAD
ORMOND BEACH, FLORIDA

PROJECT No:	220201
DATE:	APRIL 26, 2022
DESIGN BY:	RWS
DRAWN BY:	HMT
CHECKED BY:	RWS
SCALE:	AS SHOWN

SHEET NUMBER:
L-3

8.D.g

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Filename
	1	A3-H	SINGLE	10773	1.000	ECF-S-32L-1 2A-NW-G2-3-HIS	ecf-s-32l-1.2a-nw-g2-3-his.ies
	2	A4-2	BACK-BACK	14151	1.000	2@180 ECF-S-32L-1 2A-NW-G2-4	ecf-s-32l-1.2a-nw-g2-4.ies
	2	A5	SINGLE	14933	1.000	ECF-S-32L-1 2A-NW-G2-5	ecf-s-32l-1.2a-nw-g2-5.ies
	1	A5-2	BACK-BACK	14933	1.000	2@180 ECF-S-32L-1 2A-NW-G2-5	ecf-s-32l-1.2a-nw-g2-5.ies
	15	V	SINGLE	3600	1.000	GPX6-SO	GPX6-SO.IES
	6	W	SINGLE	2614	1.000	121-16L-530-NW-G3-4 wall mt 15' AFG	121-16L-530-NW-G3-4.IES

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
BOUNDARY	Illuminance	Fc	0.16	0.8	0.0	N.A.	N.A.	readings taken at grade
DRIVE A	Illuminance	Fc	1.52	4.1	0.4	3.80	10.25	readings taken at grade
DRIVE B	Illuminance	Fc	2.32	4.1	0.9	2.58	4.56	readings taken at grade
DRIVE C	Illuminance	Fc	2.35	7.7	0.5	4.70	15.40	readings taken at grade
EXIT DRIVE	Illuminance	Fc	2.65	5.0	0.8	3.31	6.25	readings taken at grade
PAYSTATIONS	Illuminance	Fc	8.40	13.3	3.6	2.33	3.69	readings taken at grade
VACUUMS	Illuminance	Fc	3.91	15.7	0.8	4.89	19.63	readings taken at grade

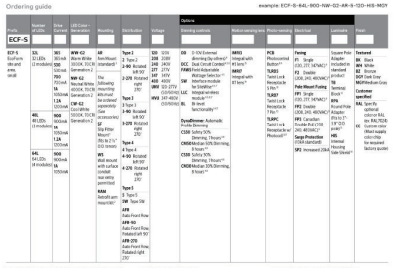
NOTES:
- LUMINAIRE SYMBOLS ARE MAGNIFIED FOR LEGIBILTY

GARDCO by Signify — Site & Area — EcoForm — ECF-S small area light

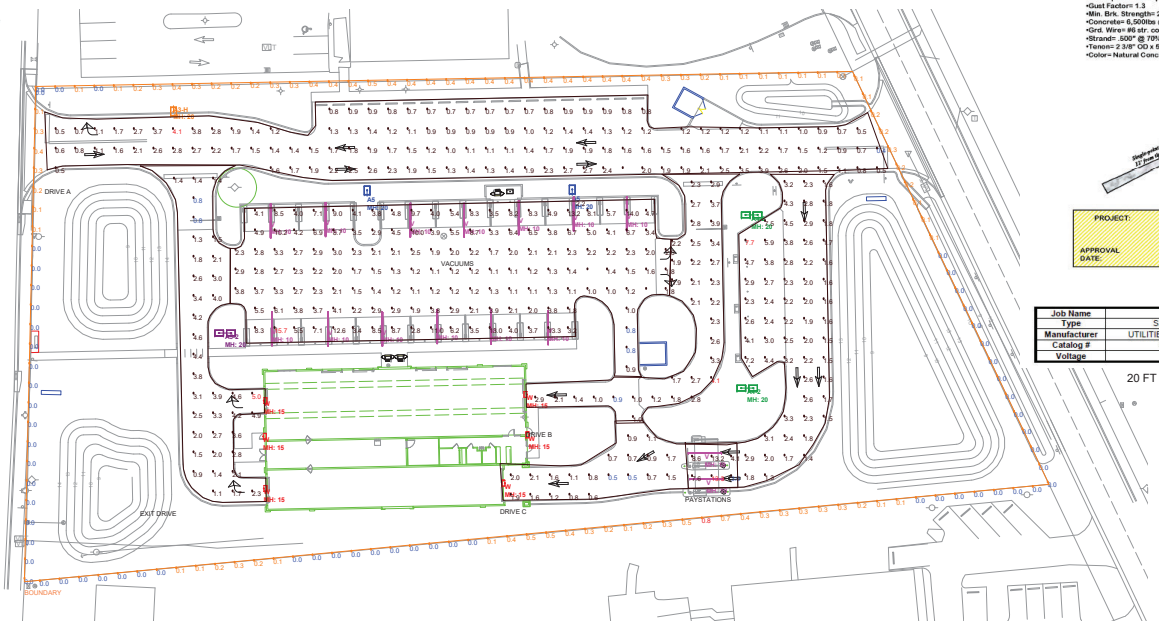
Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project: Location: Cat. No. Type: Lamps: Qty: Notes:

Ordering guide — example: ECF-S-64L-900-NW-G2-AR-S-120-HIS-MGY



1. EL-WHIP27 equipped with our boarded sensor housing when ordered with HIS or HMS.
2. Mounts to 4-1/2" (114.3 mm) tenon with adapter included for square poles.
3. Limited to a maximum of 45 degrees arming above the horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Available only in 120 or 277V.
8. Not available in 347 or 480V.
9. Must specify motion sensor lens.
10. Not available with DCI, DCC, and FMM dimming control options.
11. Not available with DCI, DCC, FSMS and LLC dimming control options.
12. Not available with DCC.
13. Not available with ST and WS. RPIs provided with black finish standard.
14. HIS not available with Type 5 and SW optics.
15. Not available with DCI, DCC, and FMM dimming control options.
16. Not available with DCI, DCC, FSMS and LLC dimming control options.
17. Must specify a motion sensor lens.

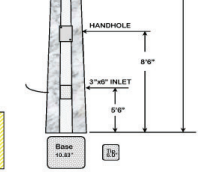


View_1:SITE
Scale: 1 inch= 30 Ft.

Utilities Structures, Inc.
PO Box 9303 Ft Myers, FL 33901
Ph. 1-800-798-7653 Fax 1-941-332-7132
"Your Prestressed Concrete Pole Producer"

Cat.# USI27TII

Prestressed Concrete Pole
- Pole Weight= 1940lbs
- EPA capacity= 19.1sq'
- Wind speed= 120 mph
- Gust Factor= 1.3
- Min. Brk. Strength= 2600#
- Concrete= 6,500lbs @ 28 days
- Grd. Wire= #6 str. copper
- Strand= .500" @ 70% Ultimate
- Tenon= 2 3/8" OD x 5" Hgt.
- Color= Natural Concrete



PROJECT:
APPROVAL DATE:

Job Name		REQUIRED INFORMATION
Type	SITE POLES	
Manufacturer	UTILITIES STRUCTURES	
Catalog #	USI27TII	
Voltage		

20 FT MAXIMUM POLE HEIGHT ABOVE GRADE

SL-1

SESCO LIGHTING

Project:
SPLASH CAR WASH
ORMOND BEACH

Disclaimer:
SESCO Lighting, Tampa provides this photometric report for purposes of comparison within the SESCO Lighting, Tampa product line only. The information provided is based upon standardized industry procedures.

This laboratory performance will always differ from that observed in the field due to a great number of variables, both known (installation methods, power quality, lamping, recoverable, and non-recoverable light loss factors, etc.)

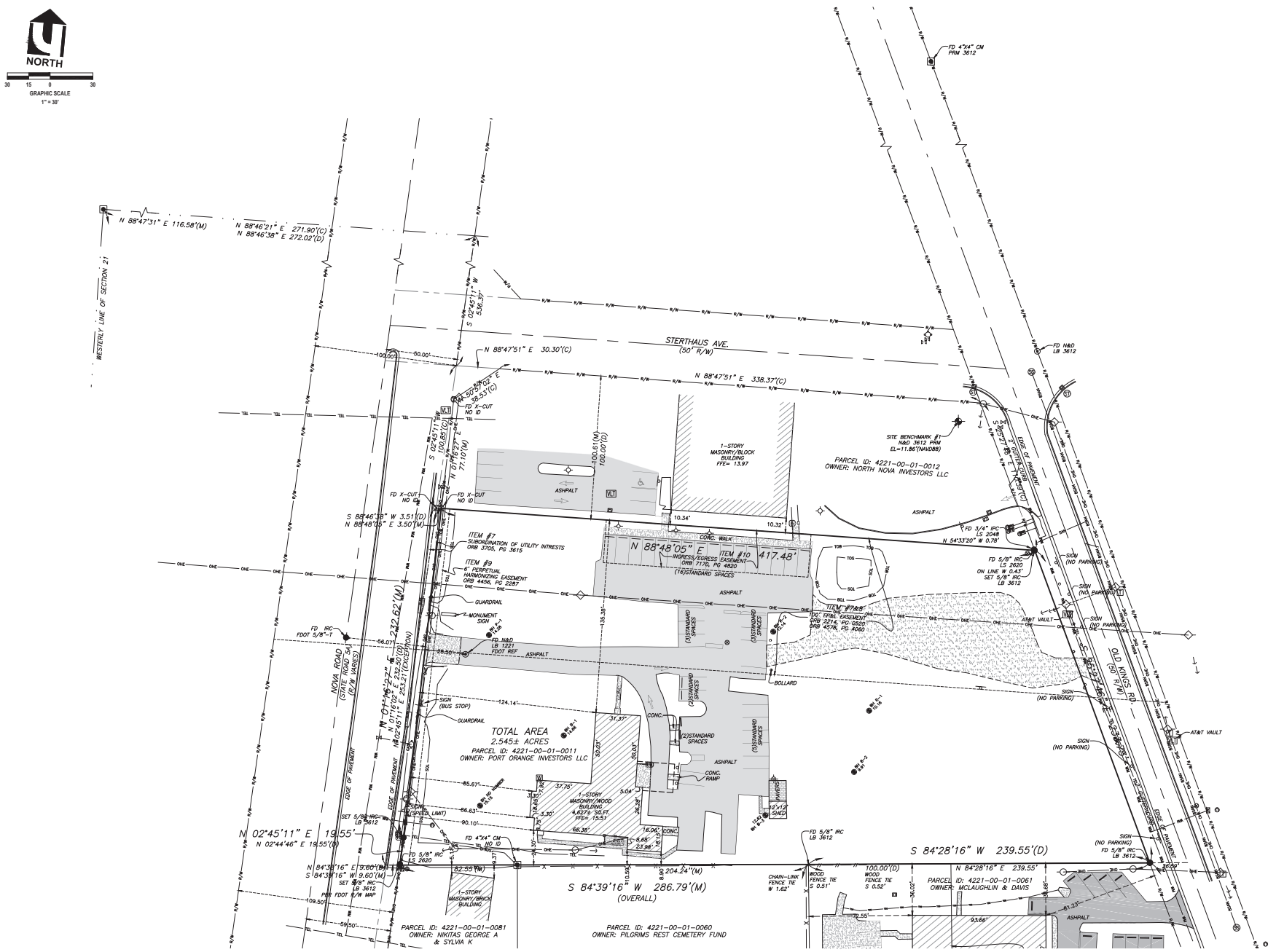
In general, SESCO Lighting Tampa considers numerical studies to be predictive in that they cannot characterize the visual performance of any luminaire single or grouped. As such, specification decisions must be thoroughly based upon experience, consultation with the manufacturer and above all, common sense.

NOTES:
1) EXACT MOUNTING DETAILS TO BE DETERMINED BY OTHERS.
2) MOUNTING HEIGHT IS ALWAYS A.F.F. OR A.F.G. UNLESS NOTED
3) CALCULATIONS SHOWN ARE INITIAL HORIZONTAL FOOTCANDLES

Sales Person: BILL SHEMELA
Contact Info: 813-917-0210

Designed By:S PENNINGTON
Date:4/20/2022
Scale:SEE VIEWPORT

Revisions	#	Date	Comments



SHEET 1 OF 3

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SEE CERTIFICATION FOR SURVEYOR SIGNATURE

SURVEY MAP

THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT THE REPORT

TYPE OF SURVEY: ALTA / NSPS LAND TITLE & TOPOGRAPHIC SURVEY

MAP SUBJECT: PARCEL ID: 4221-00-01-0011

ADDRESS: 55 N NOVA ROAD ORMOND BEACH, FLORIDA, 32174

LOCATION No:	14-32-21
PROJECT No:	220202
FIELD WORK BY:	KLS
DATE:	03/31/2022
OFFICE WORK BY:	JAE
DATE:	05/17/2022
FIELD BOOK & PG:	## - ##
SCALE:	1" = 30'

SHEET NUMBER:

SU-1

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DATE:	05/17/2022
FIELD BOOK & PG:	## - ##
SCALE:	1" = 30'

SHEET NUMBER:

SU-2

Draft
Planning Board minutes
June 9, 2022

55 North Nova Road
Splash Car Wash

B. **PBD 2022-041(A): 55 North Nova Road, Splash Car Wash, Zoning Map Amendment**

Mr. Steven Spraker, Planning Director, stated that this application includes two parts which will be covered together and each item would need to be voted on separately. Mr. Spraker stated that the first item is a zoning map amendment from B-8 (Commercial) to Planned Business Development. The second item is the issuance of a development order that includes a site plan. Mr. Spraker showed the location of the property at 55 North Nova Road. Mr. Spraker continued that the existing use is a house of worship and he noted site attributes including a FPL easement and shared parking easement with the Chicken Salad Chick. Mr. Spraker stated that the zoning map amendment establishes a framework to allow the consideration of the development order.

Mr. Spraker displayed the site plan for the project and noted that the plan preserves an existing historic tree, creates a bus shelter, provides access to Nova Road with a sidewalk connection and contains four stormwater areas. Mr. Spraker stated that the proposed use is a car wash with a similar operation within Port Orange. Mr. Spraker reviewed the movement through the site including the car wash, vacuum areas, and detailing tunnel. Mr. Spraker stated that the project requires a Planned Business Development to (1) allow the vehicle wash and detailing which is not an identified use in the B-8 (Commercial) zoning district and (2) to allow additional wall signs and square footage. Mr. Spraker reviewed the site plan for the use and displayed the proposed signage plan.

Mr. Spraker stated that the Site Plan Review Committee is recommending approval and the project is scheduled before the City Commission on July 19, 2022 and August 3, 2022.

Ms. Shull inquired about the operation of the wastewater. Mr. Spraker stated that the wash water is recycled and excess liquid would go to the city sewer system and the applicant could detail the wastewater operation. Ms. Shull stated that she thought that the waste at the car wash on West Granada Boulevard was trucked away.

DRAFT

Ms. Tolland asked about the signage request. Mr. Spraker stated that the Land Development Code allows two wall signs of 76 square feet and the project seeks five signs of 151 square feet. The signage seeks to identify the car wash and detailing tunnels.

Applicant comments

Steve Schlossberg, 55 North Nova Road, Splash car wash, stated that they operate a car wash in Port Orange. Mr. Schlossberg stated that they have seen the full-service detailing go away in Ormond Beach and become exterior service only. Mr. Schlossberg stated that the labor was a major factor in the loss of full detailing services. He stated that they see a major need in Ormond Beach for full-service detailing. Mr. Schlossberg stated that the project is like nothing that you have seen before. The new concept allows vehicles to go through the car wash tunnel and then a full-service detailing tunnel. The detailing is done quickly as the vehicle moves through on a belt. Mr. Schlossberg stated that vehicles are in and out of the car wash/detailing within ten minutes. Mr. Schlossberg stated that they are excited to show the community the concept.

Mr. Schlossberg showed on the site plan the vehicle prep area. He continued that the car wash tunnel is completed in about one minute. After the car wash, customers can (1) leave the property, (2) utilize the self-vacuum bays, or (3) enter the detailing tunnel. Mr. Schlossberg stated that the Site Plan Review Committee comments have been addressed with a project re-submittal.

Ms. Shull inquired about the wastewater for the car wash. Mr. Schlossberg stated that the items that are hauled away are a solid waste product. Mr. Schlossberg described the washing process and stated it starts with fresh water and as it goes down the drain it enters a reclaim system that runs the water back through the car wash. Some water would go to the sewer system and any solid waste product would be hauled away. Mr. Thomas asked if that included solids and fluids. Mr. Schlossberg responded that some fluids are within the solid waste product and separators exist.

Mr. Thomas asked what the largest vehicle that the car wash can handle is. Mr. Schlossberg stated that vehicles up to seven feet and two inches tall can go through the car wash. This includes some of the larger trucks. Mr. Schlossberg stated that the wheels cannot be more than fourteen inches. Mr. Thomas asked if someone could bypass the car wash and go straight to the detailing area. Mr. Schlossberg stated that this is not an existing option and this question would require some consideration.

Mr. Jorczak asked about the traffic flow of the property and if exiting to Old Kings Road is encouraged. Mr. Schlossberg stated access is provided from Nova Road and Old Kings Road. Mr. Schlossberg stated that they need to maintain the existing easement parking. He stated that drivers could access West Granada Boulevard through Old Kings Road. Mr. Jorczak asked what the anticipated hourly trips would be. Mr. Schlossberg stated they project about 400 cars a day. He stated in a peak hour that they could service 50 to 60 cars in an hour.

Mr. Jorczak stated that Sterthaus Drive and Nova Road is a tough area for traffic. He asked if the car wash would get backed up. Mr. Schlossberg stated their operation is located on a large lot and there is adequate area. The vehicles move through the operation in a quick manner. Mr. Jorczak asked if there was concern from staff. Mr. Spraker stated that there

DRAFT

were discussions regarding traffic. The property has a commercial zoning designation and the use would include a number of passerby trips that are already on the roadway network.

Kelsi Horton, engineer with Upham, Inc., stated that in addition to the settlement tanks, the waste discharges to an oil/water separator prior to going into the sanitary sewer system. Ms. Horton confirmed that the solid byproduct is pumped out through a disposal company.

Board comments

Mr. Galloway stated that he has no problem with the car wash. Mr. Galloway stated that the issue with Nova Road is years in the making and it is one of the worst designed roads he has ever seen in the State of Florida. Mr. Galloway detailed the suicide lane on Nova Road and stated he knows of two people who have been killed. He continued that he knows of at least 25 wrecks over the last 15 years. The suicide lanes go from Sterthaus Drive to the ballfields on North Nova Road. Mr. Galloway stated that the traffic safety issues on Nova Road needs to be addressed. Mr. Galloway expressed concern that future accidents will occur. Mr. Galloway acknowledged that this is not the applicant's responsibility, but that the city needs to act on these issues.

Ms. Joyce Shanahan, City Manager, stated that the city is working with the Florida Department of Transportation (FDOT) on Nova Road, specifically on the safety from Granada Boulevard to U.S. Highway 1. She stated that FDOT is working on a design and it is expected that plans would be presented to the City Commission in late summer or early fall. Ms. Shanahan stated that a public meeting would be required on the plans to obtain public input. Mr. Galloway thanked Ms. Shanahan.

Mr. Thomas stated he has extreme concern about Nova Road, specifically at Sterthaus Drive. He continued that the intersection of Sterthaus Drive and Nova Road is supposed to be a right-hand turn only and provided examples of drivers making left- hand turns from Sterthaus Drive onto Nova Road. He added that he is having a major problem with the car wash use based on the traffic issues with Nova Road. He stated that more people would be making illegal left-hand turns at Sterthaus Drive because of the car wash use. Mr. Thomas reiterated that he has grave concerns regarding the use and Nova Road.

Mr. Galloway stated that he travels Nova Road 10 to 15 times a day and stated it is one of the most dangerous roads in the city. Kelsi Horton, engineer with Upham, Inc., stated that the project has been reviewed and permitted by FDOT. Mr. Thomas states with all due respect to FDOT, that he has dealt with FDOT and just because it is approved does not mean there would not be issues. Mr. Galloway stated that there has to be something that the city could do to prevent left-hand turns from Sterthaus Drive onto Nova Road. Mr. Galloway re-stated that he has no problem with the use. Mr. Thomas added even if a car makes a right-hand turn, they immediately seek to do a U-turn in the median.

Mr. Schlossberg stated that they had thought about the issues being discussed. He stated that the exit onto Old Kings Road would allow access to Granada Boulevard to go west or south. He added that is a positive aspect of the site in having two access points. Mr. Thomas stated that drivers would not go down Old Kings Road based on the heavy traffic volumes on Granada Boulevard. Mr. Thomas stated that there are larger issues associated with Nova Road than this project.

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Chairman Briley asked about a porkchop restricting left-hand turns at Sterthaus Drive and Nova Road. Mr. Spraker replied that is part of the plans that are being looked at with the FDOT and this analysis needs to occur. The concerns that are being expressed tonight have been heard by the city and FDOT which is why the analysis is under way. Mr. Jorczak asked for an estimated timeframe. Mr. Spraker stated four to six months. Mr. Thomas stated that is his problem, if we approve this there is no assurance that something will be done. Mr. Spraker stated that this is understood and there are more intensive uses that could be done with no public hearing. Mr. Spraker stated that the Board's concerns are heard and that staff will do everything possible to push the item forward.

Mr. Scudiero asked what other uses could go on the property. Mr. Spraker replied drive-thru restaurant, restaurant, retail and medical offices.

Ms. Tolland asked if the south side of the property abutted the cemetery. Mr. Spraker confirmed the property abutted the cemetery.

Mr. Galloway stated that no matter what applicant or use was proposed he would still have these questions/statements.

Chairman Briley stated that he has similar traffic concerns, and added that he did like the stacking design of the project.

Mr. Paul F. Holub, 675 North Beach Street, replied in response to the traffic issue that when they built the Chicken Salad Chick the city requested that Sterthaus Drive be modified to a right-hand turn only. Mr. Holub stated that there may be other temporary fixes that would prevent left-hand turning movements.

Mr. Holub stated that this site was a church for a long time and it developed into a homeless center. One reason that he bought it was to address the homeless problem on this property. Mr. Holub concluded that redevelopment of the property would be positive for the community.

Ms. Shull motioned to approve PBD 2022-041(A): 55 North Nova Road, Splash Car Wash, Zoning Map Amendment. Mr. Jorczak seconded it.

Mr. Thomas stated that he has no problem with the use, but he has no confidence that the right solution can be done. There was clarification that this was just for the zoning map amendment.

Vote was called, and the motion was approved (7-0).

C. <u>PBD 2022-041(B): 55 North Nova Road, Splash Car Wash, Issuance of a Development Order</u>

Chairman Briley stated that this item had been presented and there were no speaker cards. He asked if the Board had any comments.

Mr. Galloway asked if the right-hand turn had existed prior to Chicken Salad Chick. Mr. Holub stated if it did, it was removed over time. Mr. Holub confirmed that they installed the right-turn only at Sterthaus Drive and Nova Road. Options for temporary fixes to require

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only right-hand turns at Sterthaus Drive and Nova Road were discussed by the Board members.

Mr. Scudiero asked what a fast-food restaurant would generate in trips. Mr. Holub responded that a fast-food restaurant would generate more trips than a car wash and the P.M. peak hours intensity would be greater. Mr. Scudiero stated that the Board members were all on the same page about the Nova Road concerns, but the use is a reasonable use of the property.

Mr. Holub stated that the property is large for a car wash at 2.53 acres. The site plan shows a lot of green space and buffers. Mr. Holub stated that he shares the traffic concerns for Nova Road and that there may be some temporary solutions that could occur.

Ms. Tolland stated Nova Road, U.S. Highway 1 and Granada Boulevard are appropriate to allow car washes. She stated that she appreciates the traffic concerns and these need to be addressed. Ms. Tolland stated that the natural tree buffer is important, especially next to the cemetery.

Mr. Galloway stated that he hopes the discussion at the Planning Board sends a message to the applicant and the city that there are traffic issues with Nova Road. Mr. Galloway continued that he has no objections with the proposed use, but the roadway issues are only going to get worse with any use.

Mr. Scudiero motioned to approve PBD 2022-041(B): 55 North Nova Road, Splash Car Wash, Issuance of a Development Order. Ms. Tolland seconded it. Vote was called, and the motion was approved (6-1), with Mr. Thomas against. Mr. Galloway stated he desired to amend his vote to denial. The motion was approved (5-2).

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Updated building elevations and wall signage, submitted July 27, 2022

The applicant has made modifications to the proposed building elevations and proposed wall signage. The changes include:

1. Changed yellow banding to black.
2. Changed gray banding to black.
3. Changed blue center towers from blue to gray.
4. Changed shutters and blade awnings color from blue to black.
5. Removed “Sponge” mascot/logo from building signage.
6. Removed one building sign completely on east elevation.
7. Removed “Exterior” from the west elevation.
8. Shrunk the size of the building signage letters.
9. Changed font of the building signage letters
10. Changed the color of building signage from red to black.
11. Building signage will illuminate white at night.
12. Reduced overall building signage square footage from 154 square feet to 119 square feet.

SPLASH CAR WASH

ORMOND BEACH, FL

SAVA
SOFARELLI & ASSOCIATES ARCHITECTURE

SPLASH CAR WASH

ORMOND BEACH, FL

SAVA
SOFARELLI & ASSOCIATES ARCHITECTURE

SPLASH CAR WASH

ORMOND BEACH, FL

SOFARELLI & ASSOCIATES ARCHITECTURE

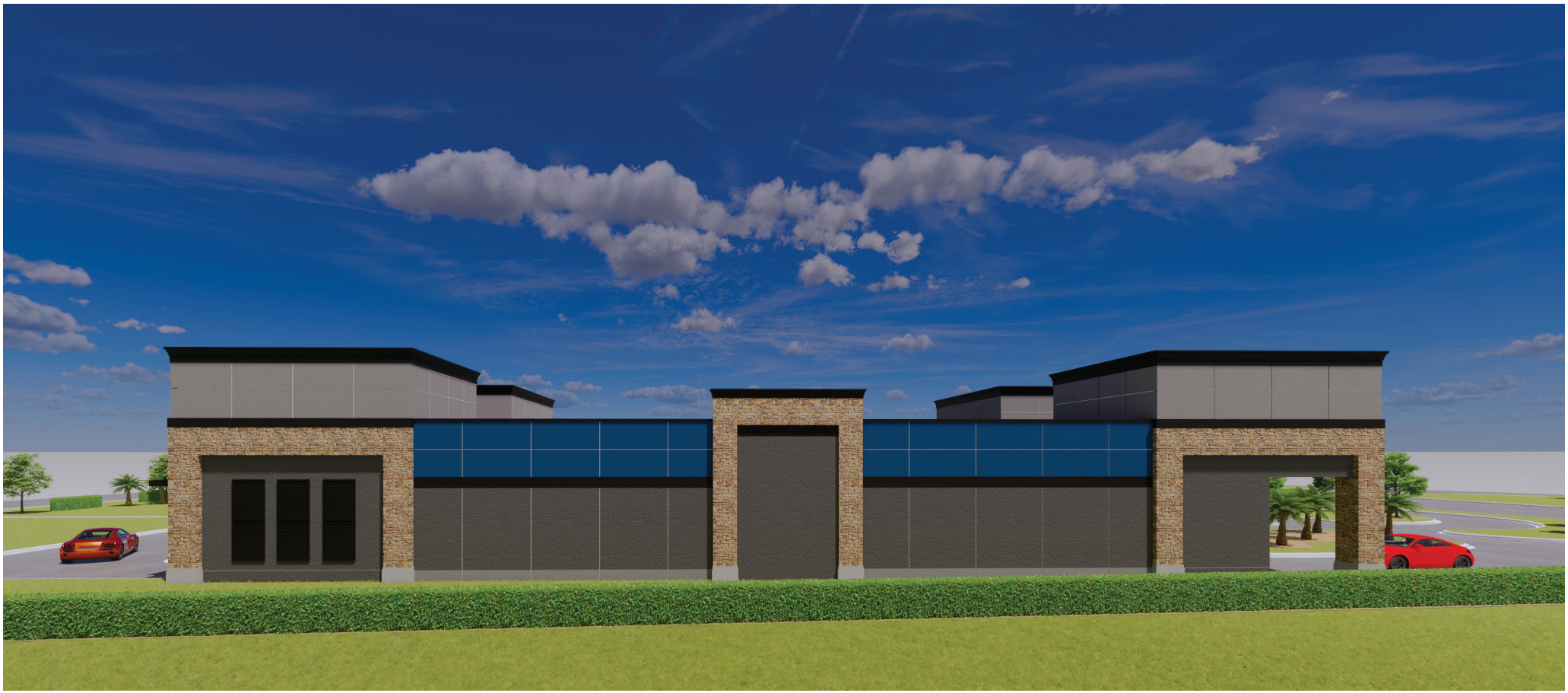
SPLASH CAR WASH

ORMOND BEACH, FL

SAVA
SOFARELLI & ASSOCIATES ARCHITECTURE

SPLASH CAR WASH

ORMOND BEACH, FL



SAVA
SOFARELLI & ASSOCIATES ARCHITECTURE

SPLASH CAR WASH

ORMOND BEACH, FL

SAVA
SOFARELLI & ASSOCIATES ARCHITECTURE

SPLASH CAR WASH

ORMOND BEACH, FL

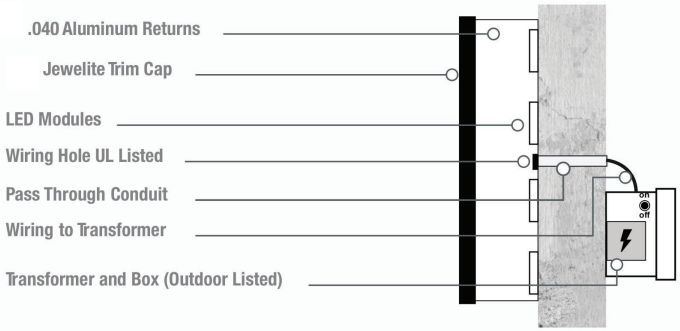
SAVA
SOFARELLI & ASSOCIATES ARCHITECTURE

SPLASH CAR WASH

ORMOND BEACH, FL

SAVA
SOFARELLI & ASSOCIATES ARCHITECTURE

Standard Front Lit Channel Letter



SIDE VIEW

General Specs

1. U.L APPROVED INTERNALLY ILLUMINATED L.E.D. CHANNEL LETTERS FLUSH MOUNTED BLACK/WHITE DAY NIGHT PERF LETTERS, WHITE L.E.D. LIGHT MODULES, BLACK RETURNS BLACK JEWELL TRIM. INSTALL TO BUILDING SURFACE WITH CORROSION RESISTANT HARDWARE USING EXISTING ELECTRICAL SERVICE.

INTERIOR DETAIL 18"x 204" = 25.5' X 2 = 51 SQ. FT
CAR WASH 2' x 17' = 34 SQ. FT. X2 = 68 SQ. FT.
119 TOTAL SQ. FT. FOR ALL SIGNS

Splash CAR WASH

FILE NAME: SPLASH
DATE: 7/26/22

REVISIONS
1.
2.
3.
4.
5.

PAGE 1 OF 1

PROJECT LOCATION
ACCOUNT: CHANNEL LETTERS
STREET: MONUMENT STREET
CITY: SOUTH DAYTONA, ZIP CODE: FL 32119

CUSTOMER APPROVAL
SIGNATURE
PRINT NAME
APPROVAL DATE

Signs Manufactured by Permacraft Signs

PermaCraft SIGNS
1644 S. RIDGEWOOD AVE.
S. Daytona, FL 32119
Phone: (386).767.8011
Fax: (386).767.8246

EC13009410

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CITY OF ORMOND BEACH

City Manager • 22 S. Beach Street • Ormond Beach • Florida • 32174 • (386) 676-3200 • Fax (386) 676-3384

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce A. Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: August 3, 2022

Subject: Land Development Code amendment, Warehouse, Indoor Mini-Rental

Commission Goal: Community Development - Other

Introduction

This is an administrative request to amend **(1)** Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words; **(2)** Chapter 2, District and General Regulations, Article II, District and General Regulations, Section 2-32, I-1, Light Industrial Zoning District; **(3)** Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception, to provide definitions and specific conditional criteria and **(4)** Chapter 3, Performance Standards, Article III, Off-Street Parking, Circulation, and Loading, Section 3-26, Off-street parking requirements, subsection (c) Schedule of off-street parking requirements, to provide a definition and specific conditional criteria to allow Warehouse, Indoor Mini-Rental as a conditional use in the I-1, Light Industrial Zoning District and amend the parking calculations for Warehouse, Indoor Mini-Rental and Mini-Warehouses.

Background

City staff have seen an interest in the indoor storage warehouse uses. There have been two (2) indoor storage warehouse uses permitted within the city at 263 South Nova Road (constructed and operating) and 295 Interchange Boulevard (under construction) through the Planned Business Development process. The Land Development Code does not recognize the indoor storage warehouse use and only allows the traditional one-story mini-warehouse with non air-conditioned units with exterior doors. The 2 indoor storage warehouse uses have been permitted through a Planned Development process. The indoor storage uses are typically 2 to three (3) stories and have low traffic and parking generation rates.

Discussion

Staff has received interest for the Warehouse, Indoor Mini-Rental within the I-1 (Light

Industrial) zoning district where other warehouse uses are allowed. There is no mechanism to perform a Planned Development within the I-1 (Light Industrial) zoning district which created the need to add the use within the Land Development Code. Staff explored the concept of adding the Warehouse, Indoor Mini-Rental use to the B-7 (Highway Tourist Commercial) and B-8 (Commercial) zoning districts. Staff would recommend not allowing the B-7 (Highway Tourist Commercial) or B-8 (Commercial) zoning districts as a permitted or conditional use and requiring the Warehouse, Indoor Mini-Rental to be reviewed and permitted as a Planned Development, reviewing each application on a case-by-case basis.

Planning Board: The Planning Board reviewed the Land Development Code amendment and recommended approval (7-0). There were no individuals who spoke for or against the Land Development Code amendment. The Planning Board minutes are attached.

Budget Impact

There is no budget impact associated with the Land Development Code request.

Citizen Impact

The application seeks to add a warehouse use within the I-1, Light Industrial, zoning district. Staff does not anticipate any citizen impacts with the Land Development Code amendment.

Recommendation

It is recommended that the City Commission approve the Land Development Code amendments to allow Warehouse, Indoor Mini-Rental as a conditional use in the I-1 (Light Industrial) zoning district and amend the parking calculations for Warehouse, Indoor Mini-Rental and mini-warehouses as shown in the attached Ordinance. The Planning Board recommended approval with a 7-0 vote.

Attachments:

- 22-22 LDC Amendment Indoor Warehouse Mini-Rental (PDF)
- Draft Planning Board minutes (06.09.22) LDC Amendment (PDF)
- 06.09.2022, Warehouse, indoor mini-rental, PB Report.docx (PDF)

REVIEWED BY: Kelly A McGuire
Kelly McGuire, Finance Director 6/16/2022

Claire Whitley, Assistant City Manager 6/21/2022

APPROVED BY:

Joyce A. Shanahan, City Manager 7/13/2022

ORDINANCE NO. 2022-22

AN ORDINANCE AMENDING SECTION 1-22, DEFINITIONS OF TERMS AND WORDS, OF ARTICLE III, DEFINITIONS AND ACRONYMS, OF CHAPTER 1, GENERAL ADMINISTRATION; AMENDING SECTION 2-32, I-1, LIGHT INDUSTRIAL ZONING DISTRICT, OF ARTICLE II, DISTRICT REGULATIONS, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS; AMENDING SECTION 2-57, CRITERIA FOR REVIEW OF SPECIFIC CONDITIONAL AND SPECIAL EXCEPTION, OF ARTICLE IV, CONDITIONAL AND SPECIAL EXCEPTION REGULATIONS, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS; AND AMENDING SECTION 3-26, OFF-STREET PARKING REQUIREMENTS, OF ARTICLE III, OFF-STREET PARKING, CIRCULATION AND LOADING, OF CHAPTER 3, PERFORMANCE STANDARDS; BY AMENDING DEFINITIONS TO PROVIDE A DEFINITION AND CONDITIONAL CRITERIA FOR THE WAREHOUSE, INDOOR MINI-RENTAL USE, AND BY AMENDING THE PARKING CALCULATIONS FOR WAREHOUSE, INDOOR MINI-RENTAL AND MINI-WAREHOUSES; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, this is a request to amend Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words; Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-32, I-1, Light Industrial Zoning District; Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception; and Chapter 3, Performance Standards, Article III, Off-Street Parking, Circulation, and Loading, Section 3-26, Off-street parking requirements, to provide a definition and conditional criteria to allow Warehouse, Indoor Mini-Rental as a conditional use in the I-1, Light Industrial

Zoning District and to amend the parking calculations for Warehouse, Indoor Mini-Rental and Mini-Warehouses.

WHEREAS, the local planning agency, being the Planning Board of the City of Ormond Beach, has conducted a public hearing on June 9, 2022, on the requested amendments and has made recommendations thereon to the City Commission, and

WHEREAS, all applicable notice requirements of Section 166.041(3)(a), *Florida Statutes*, have been complied with, and

WHEREAS, the City Commission finds the amendment to be consistent with the provisions of the *Comprehensive Plan* of the City of Ormond Beach, and in the overall best interest of the public health, safety and welfare, now therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. Section 1-22, Definitions of terms and words, of Article III, Definitions and Acronyms, of Chapter 1, General Administration, of the City of Ormond Beach *Land Development Code*, is hereby amended by adding the following definition:

Warehouse, business …(No change in existing text)

Warehouse, indoor mini-rental. A fully enclosed building for self-storage divided into separate self-contained units or areas offered for rent for self-service storage of household and personal property. The storage units or areas are designed to allow private access by tenants for storing and removing personal property. Accessory uses may include a leasing office and incidental sales or rental of moving supplies and equipment. The individual storage units shall not allow any sales of goods or any other type of business activity.

Warehouse, mini-rental.…(No change in existing text)

SECTION TWO. Paragraph D, Conditional Uses, of Section 2-32, I-1, Light Industrial Zoning District, of Article II, District Regulations, of Chapter 2, District and General Regulations, of the City of Ormond Beach *Land Development Code,* is hereby amended as follows:

D. CONDITIONAL USES

1.- 24. …(No change in existing text)

25. ~~Warehouse, Mini-Rental~~ Warehouse, Indoor Mini-Rental

26. ~~Wind Energy System~~ Warehouse, Mini-Rental

27. Wind Energy System

SECTION THREE. Section 2-57, Criteria for review of specific conditional and special exception, of Article IV, Conditional and Special Exception Regulations, of Chapter 2, District and General Regulations, of the City of Ormond Beach *Land Development Code,* is hereby amended as follows:

(1) - (90).…(No change in existing text)

(91) Warehouse, indoor mini-rental.

a. If located on an arterial or collector road, a 36-foot landscape buffer is required consistent with the Greenbelt and Gateway Preservation Districts, Section 2-73 of this code, planting requirements.

b. The building shall have a finished architectural appearance per the Architectural Style, Section 3-69 of this Code, requirements of buildings.

c. The building square footage shall not exceed the land use floor area ratio establish by the property's land use designation.

d. No exterior storage unit's doors shall face a public right-of-way.

~~(91)~~ (92) *Warehouses, mini.*…(No change in existing text)

~~(92)~~ (93) *Water survival instruction.* …(No change in existing text)

~~(93)~~ (94) *Wind Energy systems.*…(No change in existing text)

~~(94)~~ (95) *Wine, beer, liquor store in freestanding structure*. …(No change in existing text)

~~(95)~~ (96) Zero lot line development…(No change in existing text)

SECTION FOUR. Industrial/automotive uses of Paragraph (c), Schedule of off-street parking requirements, of Section 3-26, Off-street parking requirements, of Article III, Off-Street Parking, Circulation, and Loading, of Chapter 3, Performance Standards, of the City of Ormond Beach *Land Development Code*, is hereby amended as follows:

Industrial/automotive	
Carwash	(No change in existing text)
Hanger, airship/blimp	(No change in existing text)
Industrial, wholesaling, manufacturing establishments	(No change in existing text)
Mini-warehouses	~~1 space for each 15 storage cubicles~~ 0.18 spaces for each 1,000 square feet of gross floor area; retail sales or truck rental uses require parking spaces pursuant to non-intensive retail
Service stations	(No change in existing text)
New/used car lot	(No change in existing text)
Warehouse, indoor mini-rental	0.18 spaces for each 1,000 square feet of gross floor area

SECTION FIVE. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION SIX. In the event any word, phrase, clause, sentence, paragraph, term, or provision of this Ordinance shall be held to be invalid by a court of competent jurisdiction, such judicial determination shall not affect any other word, clause, phrase, sentence, paragraph, term or

provision, of this Ordinance, and the remainder of this Ordinance shall remain in full force and effect.

SECTION SEVEN. This Ordinance shall take effect immediately upon its adoption.

PASSED UPON at the first reading of the City Commission, this 19th day of July, 2022.

PASSED UPON at the second and final reading of the City Commission, this 3rd day of August, 2022.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

Draft
Planning Board minutes
June 9, 2022
Land Development Code amendment, Warehouse, Indoor Mini-Rental

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G. LDC 2002-053 – Land Development Code amendment, Warehouse, Indoor Mini-Rental

Mr. Steven Spraker, Planning Director, explained that this is a request for a Land Development Code amendment. Staff has seen a lot of requests for Warehouse, Indoor Mini-Rental. There have been two projects permitted through the Planned Business Development process, 263 South Nova Road (Nova Road Climate Controlled Storage) and 295 Interchange Boulevard (Interchange Depot). Mr. Spraker stated that staff reviewed the Land Development Code based on the Warehouse, Indoor Mini-Rental and concluded that the I-1 (Light Industrial) zoning district was the most appropriate location. Staff is seeking the following amendments to the Land Development Code:

- Create definition, Section 1-22;
- Allow use in I-1, Section 2-32;
- Establish conditions, Section 2-57; and
- Amend parking requirements, Section 3-26.

Mr. Spraker stated that staff looked at the B-7 (Highway Tourist Commercial) because this zoning area also includes the westside of South Atlantic Avenue and US1 and I-95 interchange. There are areas of the B-7 (Highway Tourist Commercial) where the Warehouse, Indoor Mini-Rental use may be appropriate, such as around the railroad tracks in the North US 1 corridor and that could be done with a Planned Business Development. Staff also explored allowing the Warehouse, Indoor Mini-Rental within the B-8 (Commercial) zoning district. Mr. Spraker stated that the height limit within the B-8 (Commercial) zoning district is 30'. The Warehouse, Indoor Mini-Rental uses have been around 45' in overall height. Mr. Spraker concluded that staff concluded that the I-1 (Light Industrial) zoning district is an appropriate location for Warehouse, Indoor Mini-Rental and recommends approval.

Ms. Hull asked if Warehouse, Indoor Mini-Rental would be allowed beachside. Mr. Spraker responded that the amendment would not allow that use on the beachside and a Planned Business Development would be needed. Mr. Spraker continued that these uses have been

three stories in height and are low trip generators. Mr. Spraker concluded that individual sites may be appropriate outside the I-1 (Light Industrial) zoning district, such as around the railroad tracks in the North US 1 corridor, but they would need to go through a public hearing as a Planned Business Development.

Mr. Galloway asked if a multi-family use could include indoor storage warehouses. Mr. Spraker that this could be permitted through a Planned Development. Mr. Spraker highlighted that within the B-8 (Commercial) zoning district the height limit of 30' would require the Planned Development to allow the needed height for multi-family and indoor storage.

Mr. Thomas recalled that there is property zoned B-7 (Highway Tourist Commercial) along North U.S. Highway 1 by the railroad tracks that may be appropriate for the Warehouse, Indoor Mini-Rental use. Mr. Spraker stated that staff cannot allow in selected B-7 (Highway Tourist Commercial) zoning districts areas and the use would need to obtain a Planned Development to allow the Warehouse, Indoor Mini-Rental use.

Mr. Thomas motioned to approve LDC 2002-053 – Land Development Code amendment, Warehouse, Indoor Mini-Rental. Ms. Tolland seconded it. Vote was called, and the motion was approved (7-0).

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STAFF REPORT

City of Ormond Beach
Department of Planning

MEETING DATE: June 9, 2022

SUBJECT: Land Development Code (LDC) Amendment – Warehouse, Indoor, Mini-Rental

APPLICANT: Administrative

NUMBER: LDC 2022-053

PROJECT PLANNER: Steven Spraker, AICP, Planning Director

INTRODUCTION: This is an administrative request to amend **(1)** Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words; **(2)** Chapter 2, District and General Regulations, Article II, District and General Regulations, Section 2-32, I-1, Light industrial Zoning District; **(3)** Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception, to provide definitions and specific conditional criteria and **(4)** Chapter 3, Performance Standards, Article III, Off-Street Parking, Circulation, and Loading, Section 3-26, Off-street parking requirements, subsection (c) Schedule of off-street parking requirements, to provide a definition and specific conditional criteria to allow Warehouse, Indoor Mini-Rental as a conditional use in the I-1, Light Industrial Zoning District and amend the parking calculations for Warehouse, Indoor Mini-Rental and Mini-Warehouses.

BACKGROUND: City staff have seen an interest in the indoor storage warehouse uses. There have been two (2) indoor storage warehouse uses permitted within the city at 263 South Nova Road (constructed and operating) and 295 Interchange Boulevard (under construction). The Land Development Code does not recognize the indoor storage warehouse use and only allows the traditional one-story mini-warehouse with non air-conditioned units with exterior doors. The two indoor storage warehouse uses have been permitted through a Planned Development process. The indoor storage uses are typically two to three stories and have low traffic and parking generation rates.

LDC AMENDMENT: Itemized below (and also described in Attachment 1) are the proposed amendments:

Item 1: Definition

Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words is proposed to be amended with additional text shown in underline text:

Warehouse, business …(No change in existing text)……

Warehouse, indoor mini-rental. A fully enclosed building for self-storage divided into separate self-contained units or areas offered for rent for self-service storage of household and personal property. The storage units or areas are designed to allow private access by tenants for storing and removing personal property. Accessory uses may include a leasing office and incidental sales or rental of moving supplies and equipment. The individual storage units shall not allow any sales of goods or any other type of business activity.

Warehouse, mini-rental.…(No change in existing text)……

…(No change in balance of existing text)…

Item 2: Conditional use within the I-1 zoning district

Chapter 2, District and General Regulations, Article II, District and General Regulations, Section 2-32, I-1, Light Industrial Zoning District, paragraph D is proposed to be amended with additional text shown in underline text and deleted text in ~~strikethrough~~ text:

E. CONDITIONAL USES

1.- 24. …(No change in text)…

25. Warehouse, Indoor Mini-Rental

26. ~~Wind Energy System~~ Warehouse, Mini-Rental

27. Wind Energy System

Item 3: Conditions of the use

Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception, to provide definitions and specific conditional criteria that would allow a Warehouse, Indoor Mini-Rental is proposed to be amended with additional text shown in underline text and deleted text in ~~strikethrough~~ text:

(90) Virtual Golf centers. (No change in existing text)

(91) Warehouse, indoor mini-rental.

a. If located on an arterial or collector road, a 36-foot landscape buffer is required consistent with the Greenbelt and Gateway Preservation Districts, Section 2-73 of this code, planting requirements.

b. The building shall have a finished architectural appearance per the Architectural Style, Section 3-69 of this Code, requirements of buildings.

c. The building square footage shall not exceed the land use floor area ratio establish by the property's land use designation.

d. No exterior storage unit's doors shall face a public right-of-way.

(92) *Warehouses, mini.*…(No change in existing text)

~~(92)~~ (93) *Water survival instruction.* …(No change in existing text)

~~(93)~~ (94) *Wind Energy systems.*…(No change in existing text)

~~(94)~~ (95) *Wine, beer, liquor store in freestanding structure.* …(No change in existing text)

(96) Zero lot line development

Item 4: Parking amendments

Chapter 3, Performance Standards, Article III, Off-Street Parking, Circulation, and Loading, Section 3-26, Off-street parking requirements, subsection (c) Schedule of off-street parking requirements.

Industrial/automotive	
Carwash	(No change in existing text)
Hanger, airship/blimp	(No change in existing text)
Industrial, wholesaling, manufacturing establishments	(No change in existing text)
Mini-warehouses	~~1 space for each 15 storage cubicles~~ 0.18 spaces for each 1,000 square feet of gross floor area; retail sales or truck rental uses require parking spaces pursuant to non-intensive retail
Service stations	(No change in existing text)
New/used car lot	(No change in existing text)
Warehouse, indoor mini-rental	0.18 spaces for each 1,000 square feet of gross floor area

ANALYSIS: City staff have been monitoring the growth of the indoor storage warehouse uses. The two (2) applications that have allowed Warehouse, Indoor Mini-Rental have been processed as Planned Developments. The application at 263 South Nova Road had a B-8 (Commercial) which would have allowed the traditional one-story Warehouse, Indoor Mini-Rental use but there was a desire to use building height to preserve the land area next to existing residential uses. The application at 295 Interchange Boulevard had a B-7 (Highway Tourist Commercial) zoning designation and was located at the end of Interchange Boulevard next to transient lodging uses. The Warehouse, Indoor Mini-Rental is a low trip generating use that did not require frontage on a busy primary road.

Staff has received interest for the Warehouse, Indoor Mini-Rental within the I-1 (Light Industrial) zoning district where other warehouse uses are allowed. There is no mechanism to perform a Planned Development within the I-1 (Light Industrial) zoning district which created the need to add the use within the Land Development Code. Staff explored the concept of adding the Warehouse, Indoor Mini-Rental use to the B-7 (Highway Tourist Commercial) and B-8 (Commercial) zoning districts.

Staff has concern with allowing the Warehouse, Indoor Mini-Rental as a permitted or conditional use within the B-7 (Highway Tourist Commercial) because this zoning area also includes the west side of South Atlantic Avenue and US1 and I-95 interchange. There are areas of the B-7 (Highway Tourist Commercial) where the Warehouse, Indoor Mini-Rental use may be appropriate, such as around the railroad tracks in the North US 1 corridor. Staff would recommend not allowing the B-7 (Highway Tourist Commercial) as a permitted or conditional use and requiring the Warehouse, Indoor Mini-Rental to be reviewed and permitted as a Planned Development and reviewed on a case-by-case basis.

Staff also explored allowing the Warehouse, Indoor Mini-Rental within the B-8 (Commercial) zoning district. The height limit within the B-8 (Commercial) zoning district is 30'. The Warehouse, Indoor Mini-Rental uses have been around 45' in overall height. The Planned Business Development, Section 2-36(d)(3) of the Land Development Code, allows an additional building height of 15 feet provided "as not to have an adverse impact on adjoining properties, particularly single-family homes". Staff would recommend that the Warehouse, Indoor Mini-Rental be reviewed through the Planned Development process to individually determine if the proposed site location is appropriate and if additional height should be allowed through a public hearing process.

As part of the creation of the new use, Planning staff reviewed the parking calculation for both the Warehouse, Indoor Mini-Rental and the traditional Warehouse, Mini-Rental uses. The Institute of Transportation Engineers Parking Generation manual, 4th edition, provides an average parking supply of 0.18 spaces per 1,000 square feet of gross floor area. For a 50,000 square foot storage facility, a total of nine (9) parking spaces would be required and for a 100,000 square foot storage facility, a total of 18 parking spaces would be required.

CONCLUSION: There are certain criteria that must be evaluated before adoption of an amendment according to the LDC, the Planning Board must consider the following criteria when making their recommendation.

1. **The proposed development conforms to the standards and requirements of this Code and will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare or quality of life.**

   No specific development is proposed. The intent of the proposed amendment is to allow Warehouse, Indoor Mini-Rental as a conditional use within the I-1 (Light Industrial) zoning district. The I-1 (Light Industrial) zoning district already allows a variety of warehouses uses. The proposed amendment will not

adversely affect public health, safety, welfare or quality of life and will provide a needed service to Ormond Beach residents.

2. **The proposed development is consistent with the Comprehensive Plan.**

   The proposed Land Development Code amendment is consistent with the Comprehensive Plan.

3. **The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.**

   Not applicable.

4. **The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties**.

   This proposed amendment is not anticipated to have a significant impact on adjacent properties within the zoning districts. As stated previously, the I-1 (Light Industrial) zoning district already allows a variety of warehouses uses.

5. **There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.**

   Not applicable. Site specific development would review the public facilities to verify that capacity exists.

6. **Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe. This finding shall be based on a traffic report where available, prepared by a qualified traffic consultant, engineer or planner which details the anticipated or projected effect of the project on adjacent roads and the impact on public safety.**

   Not applicable.

7. **The proposed development is functional in the use of space and aesthetically acceptable.**

   Not applicable.

8. **The proposed development provides for the safety of occupants and visitors**.

   Not applicable.

9. The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.

Not applicable.

10. The testimony provided at public hearings.

There has not been a public hearing at this time. The comments from the Planning Board meeting will be incorporated into the City Commission packet.

RECOMMENDATION: It is expected that the amendment will be reviewed by the City Commission on July 19, 2022 (1st reading) and August 3, 2022 (2nd reading). It is recommended that the Planning Board **APPROVE** the Land Development Code amendments to allow Warehouse, Indoor Mini-Rental as a conditional use in the I-1 (Light Industrial) zoning district and amend the parking calculations for Warehouse, Indoor Mini-Rental and mini-warehouses as shown in ATTACHMENT 1.

Attachments:

1. Proposed Land Development Code Amendments
2. I-1 (Light Industrial) zoning district and map

ATTACHMENT 1

Item 1: Definition

Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words is proposed to be amended with additional text shown in underline text:

Warehouse, business …(No change in existing text)……

Warehouse, indoor mini-rental. A fully enclosed building for self-storage divided into separate self-contained units or areas offered for rent for self-service storage of household and personal property. The storage units or areas are designed to allow private access by tenants for storing and removing personal property. Accessory uses may include a leasing office and incidental sales or rental of moving supplies and equipment. The individual storage units shall not allow any sales of goods or any other type of business activity.

Warehouse, mini-rental.…(No change in existing text)……

…(No change in balance of existing text)…

Item 2: Conditional use within the I-1 zoning district

Chapter 2, District and General Regulations, Article II, District and General Regulations, Section 2-32, I-1, Light Industrial Zoning District, paragraph D is proposed to be amended with additional text shown in underline text and deleted text in ~~strikethrough~~ text:

E. CONDITIONAL USES

1.- 24. …(No change in text)…

25. Warehouse, Indoor Mini-Rental

26. ~~Wind Energy System~~ Warehouse, Mini-Rental

27. Wind Energy System

Item 3: Conditions of the use

Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception, to provide definitions and specific conditional criteria that would allow a Warehouse, Indoor Mini-Rental is proposed to be amended with additional text shown in underline text and deleted text in ~~strikethrough~~ text:

(90) Virtual Golf centers. (No change in existing text)

(91) Warehouse, indoor mini-rental.

Note: Underline is proposed text and ~~strikethrough~~ is proposed deleted text

a. If located on an arterial or collector road, a 36-foot landscape buffer is required consistent with the Greenbelt and Gateway Preservation Districts, Section 2-73 of this code, planting requirements.

b. The building shall have a finished architectural appearance per the Architectural Style, Section 3-69 of this Code, requirements of buildings.

c. The building square footage shall not exceed the land use floor area ratio establish by the property's land use designation.

d. No exterior storage unit's doors shall face a public right-of-way.

(92) *Warehouses, mini.*…(No change in existing text)

~~(92)~~ (93) *Water survival instruction.* …(No change in existing text)

~~(93)~~ (94) *Wind Energy systems.*…(No change in existing text)

~~(94)~~ (95) *Wine, beer, liquor store in freestanding structure.* …(No change in existing text)

(96) Zero lot line development

Item 4: Parking amendments

Chapter 3, Performance Standards, Article III, Off-Street Parking, Circulation, and Loading, Section 3-26, Off-street parking requirements, subsection (c) Schedule of off-street parking requirements.

Industrial/automotive	
Carwash	(No change in existing text)
Hanger, airship/blimp	(No change in existing text)
Industrial, wholesaling, manufacturing establishments	(No change in existing text)
Mini-warehouses	~~1 space for each 15 storage cubicles~~ 0.18 spaces for each 1,000 square feet of gross floor area; retail sales or truck rental uses require parking spaces pursuant to non-intensive retail
Service stations	(No change in existing text)
New/used car lot	(No change in existing text)
Warehouse, indoor mini-rental	0.18 spaces for each 1,000 square feet of gross floor area

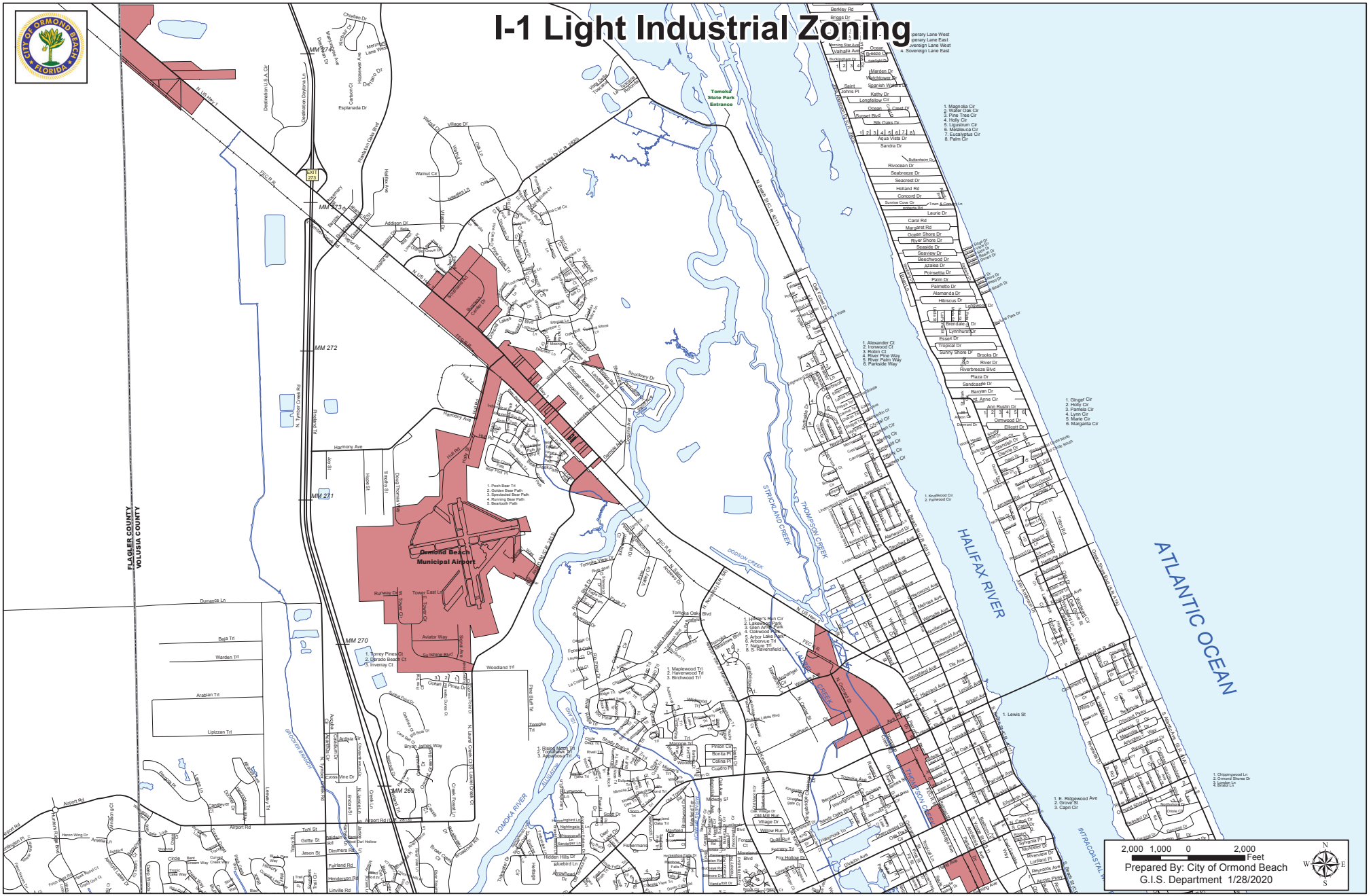
Note: Underline is proposed text and ~~strikethrough~~ is proposed deleted text

Attachment 2:

I-1 (Light Industrial)

Zoning District
Zoning Map

I-1 Light Industrial Zoning



Sec. 2-32. I-1, Light Industrial Zoning District.

A. PURPOSE: The purpose of the I-1, Light Industrial Zoning District is to provide sites in appropriate locations for light industrial operations which do not generate objectionable on- or off-site impacts including odors; smoke; dust; refuse; electromagnetic interference; or noise (in excess of that customary to loading, unloading, and handling of goods and materials beyond the lot on which the facility is located); or which would have an adverse impact on the city's wastewater treatment system; or result in hazardous environments for workers or visitors. Consistent with the city's comprehensive plan, the I-1 zoning district is intended to implement comprehensive plan policies for managing light industrial land uses. This district is not intended to accommodate heavy industrial activities such as those identified herein as prohibited, nor is it intended to accommodate other heavy industrial uses.

B. DIMENSIONAL STANDARDS

1. Type	2. Density	3. Maximum Building Height	4. Maximum Building Coverage	5. Maximum Impervious Lot Coverage	6. Minimum Lot Size	7. Minimum Lot Width	8. Minimum Lot Depth	9. Setbacks				
								a. Front	b. Rear	c. Side	d. Street Side/Corner	e. Waterfront
Nonresidential Uses	—	45'	None	80%	20,000 SF	100'	—	15'	20'; 50' if abutting residential district	10'; 30' if abutting single-family residential district; 25 feet, if abutting multifamily residential district	15'	30'

C. PERMITTED USES

1. Airport
2. Business Services
3. Construction and Home Improvement
4. Industrial Uses, Light
5. Instructional Physical Activity
6. Research Activities
7. Vehicle Repair, Type A
8. Warehouse, Business
9. Warehouse, Storage

D. CONDITIONAL USES

1. Auction Business
2. Business/Professional Offices
3. Clubs and Fraternal Organization
4. Dry Cleaning Plant and Systems
5. Flea Markets
6. Garden Centers and Nursery
7. Golf Course and Country Club
8. House of Worship
9. Malted Beverage Producer
10. Non-Emergency Medical Transport Services
11. Outdoor Storage
12. Parks and Recreation Facilities, Private
13. Parks and Recreation Facilities, Public
14. Public Facilities
15. Public Utilities
16. Recreational Facilities, Indoor
17. Recreational Facilities, Outdoor
18. Restaurant, Type A
19. Restaurant, Type B
20. Retail Sales and Service, Showroom
21. RV or Boat Storage
22. Telecommunications Towers, Camouflaged
23. Vehicle Repair, Type B
24. Vehicle Washing and Detailing
25. Warehouse, Mini-Rental
26. Wind Energy System

E. SPECIAL EXCEPTION USES

1. Child Care Facilities
2. Outdoor Activity
3. Outdoor Storage
4. Silviculture
5. Telecommunication Tower
6. Terminal, Truck

F. OTHER STANDARDS

All development must comply with the following requirements:
1. Wetlands (chapter 3, article II).
2. Landscaping and buffering: if the parcel abuts a designated greenbelt corridor, the standards of chapter 3, article II shall apply with regard to buffering and landscape requirements.
3. See conditional and special exception regulations (chapter 2, article IV).

G. PERMITTED ACCESSORY USE: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.

(Ord. No. 2013-51, § 2, 9-3-2013; Ord. No. 2015-11, § 8, 4-7-2015)

CITY OF ORMOND BEACH

City Manager • 22 S. Beach Street • Ormond Beach • Florida • 32174 • (386) 676-3200 • Fax (386) 676-3384

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce A. Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: August 3, 2022

Subject: Annexation: Lot 13, Block 217, Ormond on the Bay, Volusia County parcel #3239-03-17-0130

Commission Goal: Community Development - Other

Introduction

This is a voluntary request for an annexation submitted by the property owner, the County of Volusia, for lot 13, block 217, Ormond on the Bay, Volusia County parcel number 3239-03-17-0130, located approximately 125 feet west of Old Dixie Highway and approximately 770 feet north of Plantation Oaks Boulevard. The 0.21 acre parcel would be part of 33.10 acres purchased by Volusia County for land preservation and parkland at Old Dixie Highway and Plantation Oaks Boulevard.

Background

The 0.21 acres property is currently vacant and has a city land use designation of "Low Density Residential" and zoning classification is R-3 (Single-Family Medium Density). The parcel is part of the 1st amended Interlocal Service Boundary Agreement and was a parcel that was not owned by Plantation Oaks. Volusia County purchased a 33.10-acre tract of land from Old Dixie Highway to the FPL easement, north of Plantation Oaks Boulevard for the preservation of the land and utilization of a park. Volusia County parcel number 3239-03-17-0130 is surrounded by the 33.10 acres and was an outparcel obtained by Volusia County in 2022. The Plantation Oaks major amendment, Ordinance 2022-16, approved removing the 33 acre parcel owned by Volusia County identified for land preservation and parkland area. The property is undergoing a separate land use and zoning change and this parcel is to be included in the land preservation and parkland area. The property is contiguous to the City of Ormond Beach along each property boundaries and is part of the Interlocal Service Boundary Area.

Discussion

The subject parcel is designed to be incorporated with the 33.10 acre land preservation

and parkland area purchased from Plantation Oaks. The property would not require water or sewer services.

Budget Impact

There is no budget impact associated with the requested annexation.

Citizen Impact

The annexation is needed to incorporate the 0.21 acre property into the larger 33.10 acre land preservation and parkland area. There is no citizen impact anticipated with this annexation.

Recommendation

It is recommended that the City Commission approve the annexation of lot 13, block 217, Ormond on the Bay, Volusia County parcel number 3239-03-17-0130, located approximately 125 feet west of Old Dixie Highway and approximately 770 feet north of Plantation Oaks Boulevard, based on the following:

1. The property is within the Interlocal Service Boundary Agreement area;
2. The subject property is located in unincorporated Volusia County and is not being served with utilities from another jurisdiction, is compact, and City of Ormond Beach is the utilities provider for this area;
3. There is adequate city infrastructure to serve the subject property;
4. Annexation of the property is a voluntary annexation under the authority of Section 171.044, Florida Statutes; and
5. The subject property is contiguous to the city limits along all property boundaries.

Attachments:

- 22-24 Annexation, Ormond on the Bay Lot 13, Block 215 (P22-0105G) (PDF)
- Exhibit A, Sketch and Legal (PDF)
- Exhibit B, Application (PDF)
- Volusia County parcel Map Series (PDF)

REVIEWED BY: Chris Byle, Assistant Finance Director 7/25/2022

Claire Whitley, Assistant City Manager 7/25/2022

APPROVED BY:

Joyce A. Shanahan, City Manager 7/26/2022

ORDINANCE NO. 2022-24

AN ORDINANCE ANNEXING ONE PARCEL OF REAL PROPERTY INTO THE CITY OF ORMOND BEACH, SAID PROPERTY BEING GENERALLY LOCATED APPROXIMATELY 125 FEET WEST OF OLD DIXIE HIGHWAY AND APPROXIMATELY 770 FEET NORTH OF PLANTATION OAKS BOULEVARD, BEING LOCATED AT LOT 13, BLOCK 217, ORMOND ON THE BAY, VOLUSIA COUNTY PARCEL NUMBER 3239-03-17-0130; SETTING FORTH ZONING PRIVILEGES AND OBLIGATIONS REGARDING THE PROPERTY; REDEFINING THE TERRITORIAL BOUNDARIES OF THE CITY OF ORMOND BEACH TO INCLUDE THE PROPERTY; REDESIGNATING THE BOUNDARIES OF ZONE 1 OF THE CITY OF ORMOND BEACH TO INCLUDE THE PROPERTY; PROVIDING FOR TRANSMISSION; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the County of Volusia, a body corporate and politic and a political subdivision of the State of Florida, is the owner of a parcel of real property in unincorporated Volusia County, Florida, described and depicted on Exhibit “A”, attached hereto and incorporated herein by reference, ("the Property”); and

WHEREAS, the Property to be annexed consists of approximately 0.21 acres (Parcel ID No. 3239-03-17-0130) and is generally located approximately 125 feet west of Old Dixie Highway and approximately 770 feet north of Plantation Oaks Boulevard, Ormond Beach, Florida, and

WHEREAS, the County of Volusia has voluntarily petitioned or requested the City of Ormond Beach to annex the Property into the City of Ormond Beach, a copy of said petition or request attached hereto as Exhibit “B” and incorporated herein by reference; and

WHEREAS, the City of Ormond Beach adopted an Interlocal Service Boundary Agreement ("ISBA") with the County of Volusia on August 19, 2014, effective August 28, 2014, (recorded at Book 7026, Pages 878 through 895, of the Public Records of Volusia County, Florida); and

WHEREAS, the City of Ormond Beach adopted an amended Interlocal Service Boundary Agreement ("ISBA") with the County of Volusia on August 20, 2019, effective October 11, 2019, (recorded at Book 7758, Pages 4680 through 4683 of the Public Records of Volusia County, Florida); and

WHEREAS, the City of Ormond Beach adopted a second amended Interlocal Service Boundary Agreement ("ISBA") with the County of Volusia on December 7, 2021, effective March 30, 2022, (recorded at Book 8228, Pages 1974 through 1978 of the Public Records of Volusia County, Florida); and

WHEREAS, the annexation of the Property is a voluntary annexation under the authority of Section 171.044, *Florida Statutes* and the ISBA, as evidenced by a true copy of the annexation petition attached hereto and incorporated herein by reference as Exhibit "B"; and

WHEREAS, the City Commission of the City of Ormond Beach desires to exercise its statutory power to annex the Property, and

WHEREAS, the requirements of Section 171.044, *Florida Statutes*, and the ISBA have been satisfactorily met, now therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The City Commission of the City of Ormond Beach makes the following findings:

(a) The annexation petition attached hereto as Exhibit “B” bears the signature of the owner of the Property to be annexed at the time the petition was submitted to the City;

(b) The County of Volusia, a body corporate and politic and a political subdivision of the State of Florida, is the owner of the Property listed in Exhibit “A” attached hereto; and

(c) The Property is reasonably compact and does not create any enclaves of unincorporated territory in Volusia County.

SECTION TWO. The Property described and depicted in Exhibit "A” is hereby annexed into the City of Ormond Beach, Florida (the "City"), and the municipal boundary lines of the City are hereby changed to include the Property.

SECTION THREE. The Volusia County land use plan and zoning and subdivision regulations applicable to the aforedescribed real property are hereby continued as the same presently exist, until the City of Ormond Beach adopts a *Comprehensive Plan* amendment that includes the real property hereby annexed.

SECTION FOUR. Upon the effective date of the annexation of the Property, and except as may be otherwise provided by law, the Property shall be subject to all laws, ordinances and regulations of the City of Ormond Beach; shall be entitled to the same privileges and benefits as other lands in the City; and shall be subject to the taxes and debts of the City, including municipal ad valorem taxes as provided by Section 171.061(1), *Florida Statutes*.

SECTION FIVE. The boundary of City Commission Zone 1 is hereby redefined to include the Property.

SECTION SIX. The City Clerk is hereby authorized and directed to provide a certified copy of this Ordinance to the County Manager of Volusia County, the Clerk of Circuit Court in and for Volusia County, and the Department of State for the State of Florida, within seven (7) days of the adoption of this Ordinance as required by Section 171.044(3), *Florida Statutes*.

SECTION SEVEN. In the event any section or provision of this Ordinance is declared by a court of competent jurisdiction to be unconstitutional or invalid, such declaration shall not be deemed to affect the validity of this Ordinance as a whole or any other section or provision hereof.

SECTION EIGHT. This Ordinance shall take effect immediately upon adoption.

PASSED UPON at the first reading of the City Commission, this 3rd day of August, 2022.

PASSED UPON at the second and final reading of the City Commission, this 16th day of August, 2022.

_____

BILL PARTINGTON
Mayor

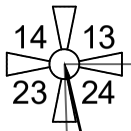
ATTEST:

_____

SUSAN CARROLL DAUDERIS
City Clerk

EXHIBIT "A"

Page 1 of 2



S89°57'37"E
530.94'

POINT OF COMMENCEMENT
NW CORNER SECTION 24,
TOWNSHIP 13 SOUTH,
RANGE 31 EAST
FOUND 4"X4" CM (NO ID)

S39°18'33"E
970.33'

S79°15'13"E
1984.77'

N78°39'47"E
641.29'

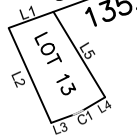
S24°59'47"E
879.74'

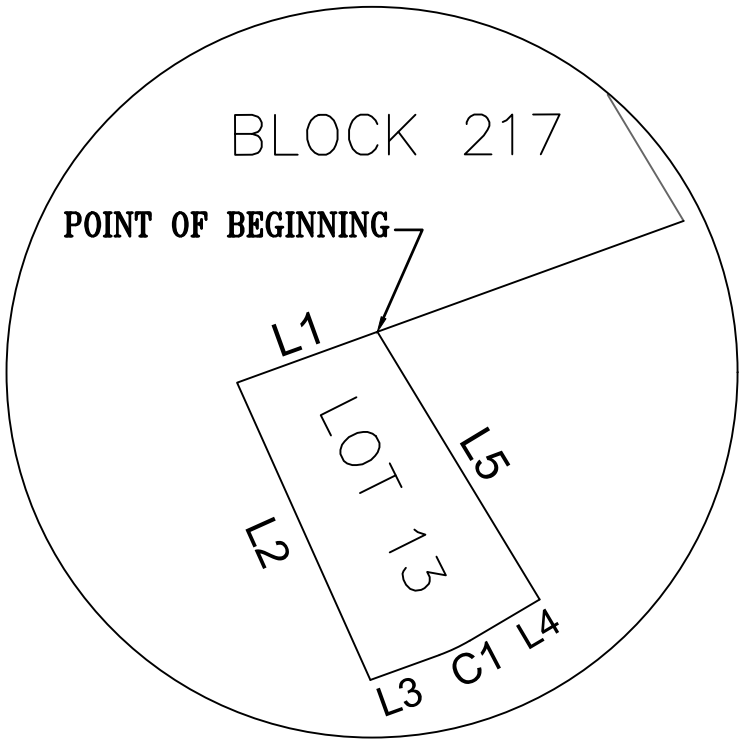
OLD DIXIE HIGHWAY (80' PUBLIC R/W)

S30°58'22"E
1067.22'

BLOCK 217

S70°05'40"W
135.32'





Line Table		
Line #	Length	Direction
L1	61.94'	S70° 05' 40"W
L2	135.37'	S24° 08' 31"E
L3	30.50'	N70° 05' 40"E
L4	33.68'	N59° 26' 28"E
L5	130.01	N31° 13' 42"W

Curve Table			
Curve #	Length	Radius	Delta
C1	13.95'	75.00'	10° 39' 16"

NO.	DATE	REVISIONS	BY

City of Ormond Beach
Engineering Division

DATE:	06/23/2022	PROJECT NO.:	
SCALE:	N.T.S.	FILE NAME:	
DRAWN BY:	CO	SHEET:	2 OF 2

EXHIBIT "A"

Page 2 of 2

DESCRIPTION:

LOT 13, BLOCK 217, ORMOND ON THE BAY, OR 8201, PG 0825, AS RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF COMMENCEMENT, SAID POINT BEING THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 31 EAST; THENCE S89°57'37"E ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 530.94 FEET; THENCE S39°18'33"E DEPARTING SAID SECTION LINE A DISTANCE OF 970.33 FEET; THENCE S79°15'13"E A DISTANCE OF 1984.77 FEET; THENCE N78°39'47"E A DISTANCE OF 641.29 FEET TO THE WESTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY (AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND OCCUPIED); THENCE S24°59'47"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 879.74 FEET; THENCE S30°58'22"E CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1067.22 FEET; THENCE S70°05'40"W DEPARTING SAID RIGHT-OF-WAY LINE A DISTANCE OF 135.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S70°05"40"W A DISTANCE OF 61.94 FEET; THENCE S24°08'31"E A DISTANCE OF 135.37 FEET; THENCE N70°05'40"E A DISTANCE OF 30.50 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTH, HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING OF N64°46'04"E, A CHORD LENGTH OF 13.95 FEET, AND A CENTRAL ANGLE OF 10°39'16", THENCE 13.93 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEROF; THENCE N59°26'28"E DEPARTING SAID CURVE A DISTANCE OF 33.68 FEET; THENCE N31°13'42"W A DISTANCE OF 130.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 9,354 S.F. OF 0.21 ACRES MORE OR LESS

Updated October 1, 2021

City of Ormond Beach
Public Hearing Application

Planning Department
22 South Beach Street, Room 104, Ormond Beach, FL 32174
(386) 676-3238 www.ormondbeach.org comdev@ormondbeach.org

INSTRUCTIONS

Public hearing applications require City Commission action with many types being reviewed by the Planning Board to provide a recommendation. Some public hearing items require site plan review. Please complete the application and fee worksheet. Assistance is available by e-mailing comdev@ormondbeach.org or calling (386) 676-3238.

PROJECT INFORMATION

Project Type:*	Annexation *Complete fee sheet (page 3)		
Project Name:	County Park Donation Plantation Oaks PUD		
Project Address:	2602 Old Dixie Highway		
Volusia County parcel number(s):	3239-03-17-0130		
Description:	annexation of the remaining park parcel into the city for consistency with county and city plans		
Pre-application date:		Pre-application waiver granted:	Steve Spraker email 5/16/22

PROJECT COORDINATOR

Name:	Trish Smith, AICP, Volusia County Planning and Development Services
Address:	123 West Indiana Avenue, Room 202
City, State, Zip code:	DeLand, FL 32720-4604
Telephone:	386 736-5959, x12943
E-mail:	pssmith@volusia.org

APPLICANT INFORMATION

Same as project coordinator	☐	**Same as property owner**	☑
Name:	George Recktenwald, County Manager, County of Volusia		
Address:	123 West Indiana Avenue		
City, State, Zip code:	DeLand, FL 32720		
Telephone:	386 736-5920		
E-mail:	grecktenwald@volusia.org		

PROPERTY OWNER			
Same as project coordinator	☐	**Same as property owner**	☑
Name:	County of Volusia		
Address:	123 West Indiana Avenue		
City, State, Zip code:	DeLand, FL 32174		
Telephone:			
E-mail:			

VIEW ONLY ACCESS TO PROJECT DOX (Provides viewing access to project)

Name:	Trish Smith	E-mail:	pssmith@volusia.org
Name:	Clay Ervin	E-mail:	cervin@volusia.org
Name:	Carol McFarlane	E-mail:	cmcfarlane@volusia.org
Name:		E-mail:	

CERTIFICATION

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 public hearing application.

Signature: _____

STATE OF FLORIDA

COUNTY OF Volusia

The forgoing instrument was acknowledged before me this 19 day of May, 20 22, by George Recktenwald as County Manager (title*) for Volusia County (name of corporation*), who ( ) provided _____ as identification, or (✓) who is personally known to me.

DANA L. JOHNSON
MY COMMISSION # HH163294
EXPIRES: August 10, 2025

Dana L. Johnson
Notary Public, State of Florida
My Commission Expires: 8/10/25

* 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.

EXHIBIT "B"

Updated October 1, 2021

City of Ormond Beach
Public Hearing Application Fees

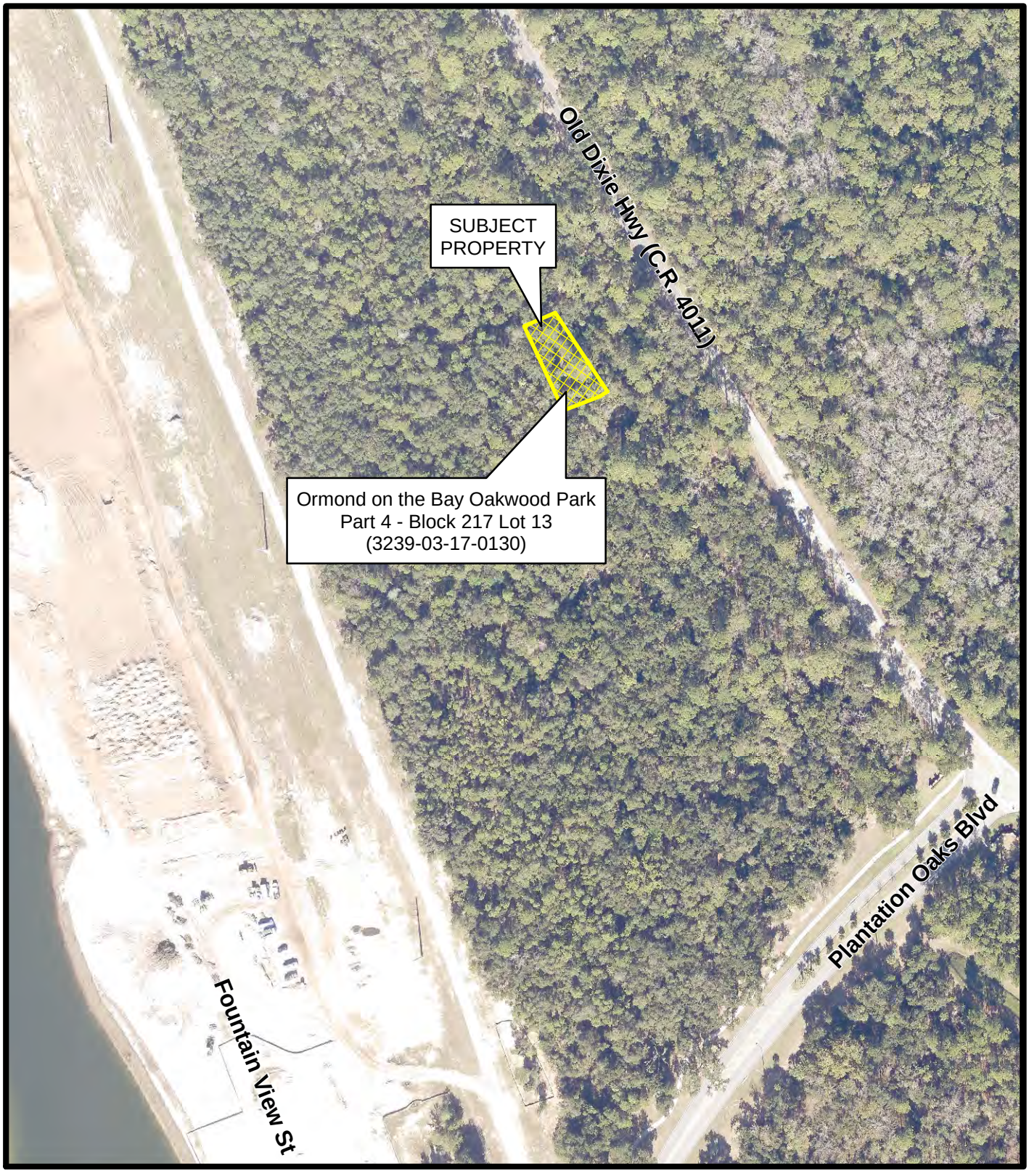
Planning Department
22 South Beach Street, Room 104, Ormond Beach, FL 32174
(386) 676-3238 www.ormondbeach.org comdev@ormondbeach.org

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.**

PUBLIC HEARING FEES (Ordinance 2021-30 - Section 8-10 of Code of Ordinances)

Check all that apply	SPRC reviews	Fee	Advertising	Total fee
☑	Annexation	No fee	No fee	No fee
☐	Annexation Agreement	No fee	No fee	No fee
☐	Comprehensive Plan, small area amendment	$2,000	$1,025	$3,025
☐	Comprehensive Plan, large-scale amendment	$2,000	$2,250	$4,250
☐	Concurrency, traffic impact analysis	$3,000 (deposit)	NA	$3,000
☐	Development of Regional Impact amendment	$600	$2,250	$2,850
☐	Planned Development	$2,500	$2,400	$4,900
☐	Planned Development, major amendment	$1,000	$2,400	$3,400
☐	Regulatory amendment, zoning map, under 10 acres	$1,500	$850	$2,350
☐	Regulatory amendment, zoning map, over 10 acres	$1,500	$1,650	$3,150
☐	Regulatory amendment, LDC amendment	$1,000	$700	$1,700
☐	Regulatory amendment, LDC amendment (zoning districts)	$1,000	$1,500	$2,500
☐	Special Exception	$850	$850	$1,700
☐	Special Exception, CRA	$400	$850	$1,250
☐	Street vacation	$500	$1,925	$2,425
☐	Subdivision, Preliminary plat	$1,500 plus $25 per lot	NA	$1,500 plus $25 per lot
☐	Subdivision, Final plat	$1,000 plus $25 per lot	$350	$1,350 plus $25 per lot
☐	Subdivision, city surveyor review	Actual costs	NA	Actual costs
☐	Subdivision, Recording of plat	Actual costs	NA	Actual costs
☐	Other:			
		TOTALS:		



AERIAL MAP
ORMOND ON THE BAY BLK 217 LOT 13
(3239-03-17-0130)

Prepared By: The City of Ormond Beach
G.I.S. Department - June 10, 2022

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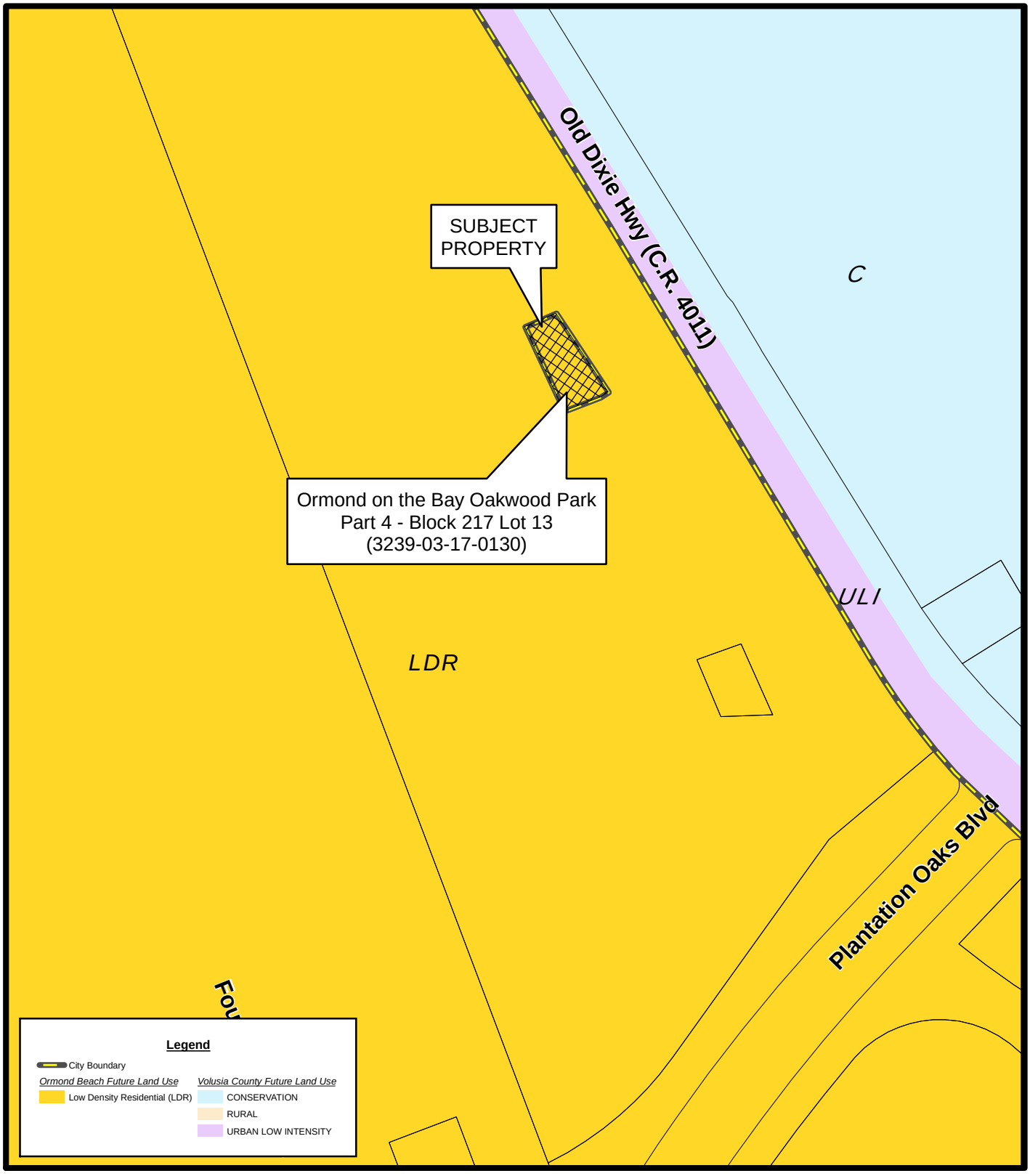

FUTURE LAND USE MAP
ORMOND ON THE BAY BLK 217 LOT 13
(3239-03-17-0130)

Prepared By: The City of Ormond Beach
G.I.S. Department - June 10, 2022

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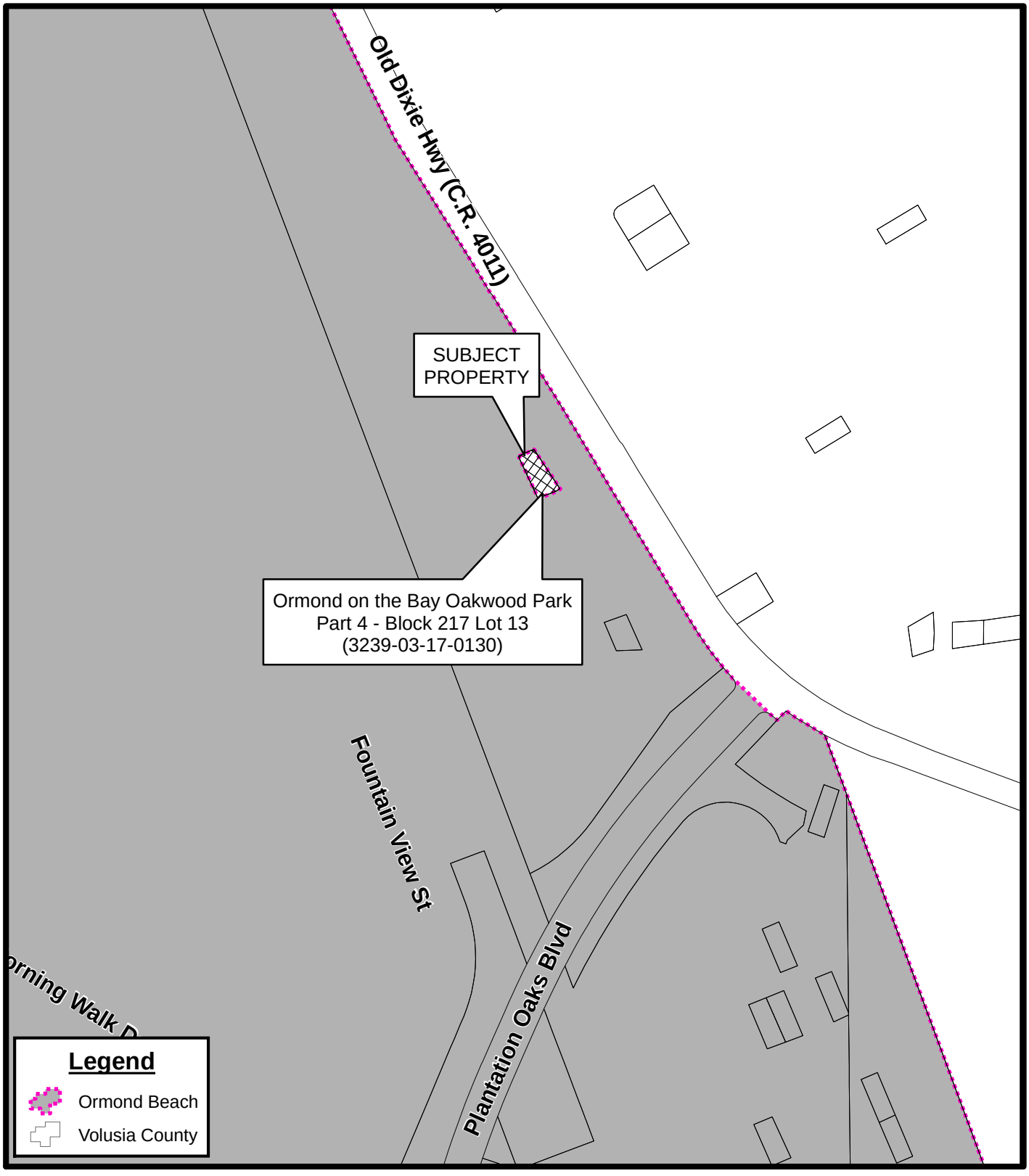

LOCATION MAP
ORMOND ON THE BAY BLK 217 LOT 13
(3239-03-17-0130)

Prepared By: The City of Ormond Beach
G.I.S. Department - June 10, 2022

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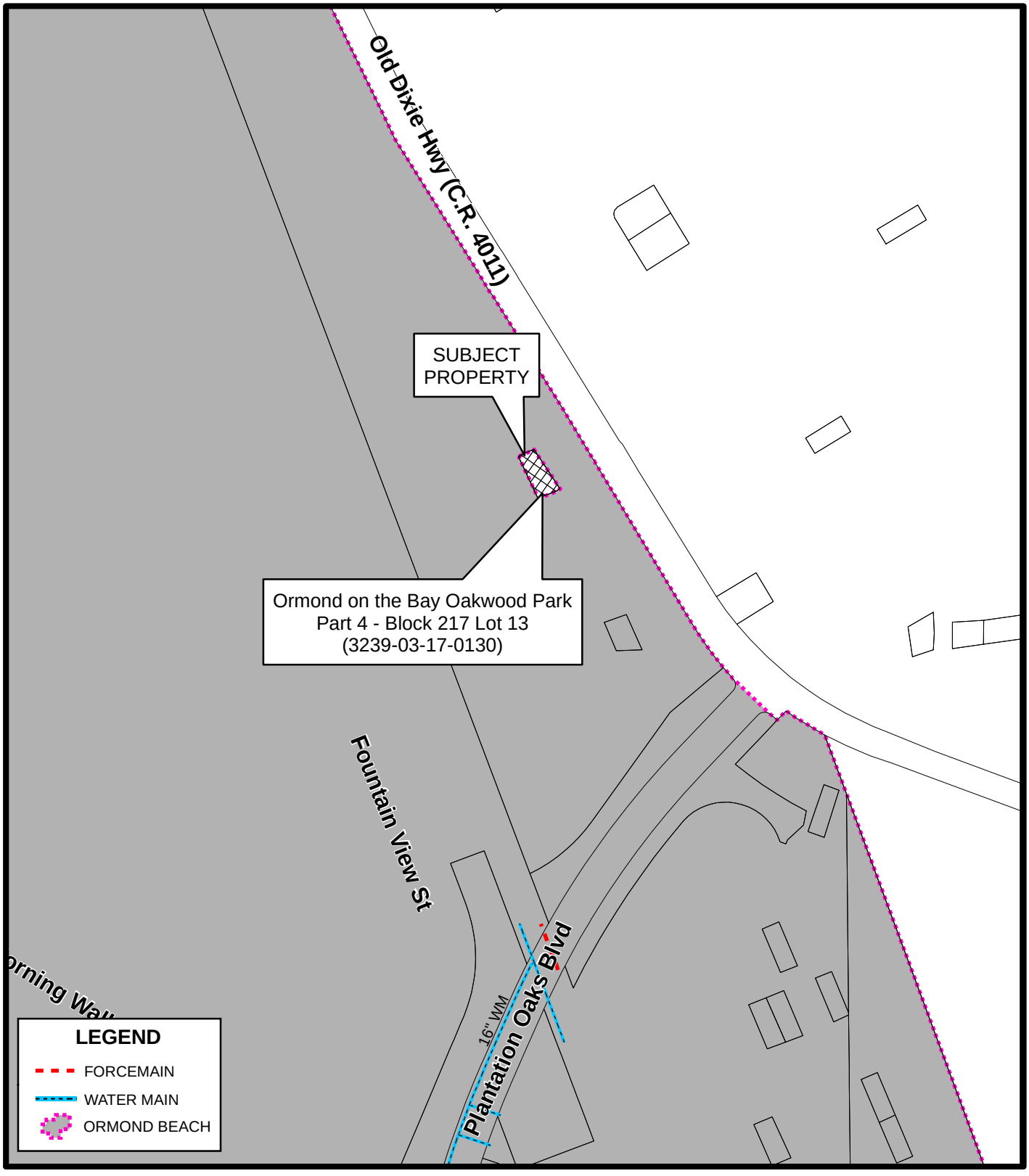

UTILITIES MAP
ORMOND ON THE BAY BLK 217 LOT 13
(3239-03-17-0130)

Prepared By: The City of Ormond Beach
G.I.S. Department - June 10, 2022

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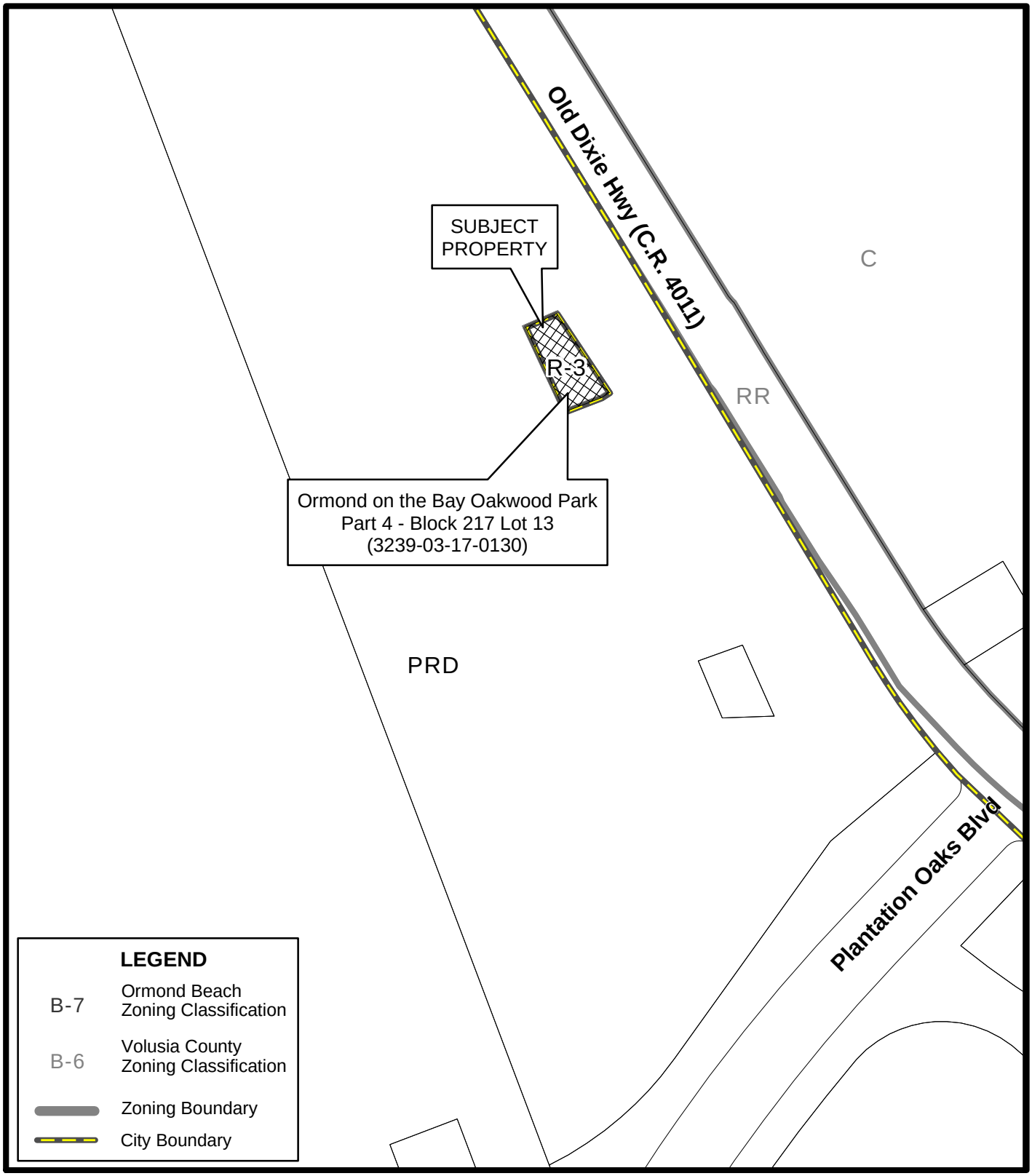

ZONING MAP
ORMOND ON THE BAY BLK 217 LOT 13
(3239-03-17-0130)

Prepared By: The City of Ormond Beach
G.I.S. Department - June 10, 2022

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CITY OF ORMOND BEACH

City Manager • 22 S. Beach Street • Ormond Beach • Florida • 32174 • (386) 676-3200 • Fax (386) 676-3384

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce A. Shanahan, City Manager

From: Kelly McGuire, Finance Director

Date: August 3, 2022

Subject: Procurement Threshold

Commission Goal: Governance - Other

Introduction

This is a request to amend Section 2-300 of the Code of Ordinances to update the purchasing threshold for small purchases. This change request would be effective October 1, 2022 to coincide with the new fiscal year.

Background

Section 2-300 of the Code of Ordinances contains the purchasing parameters City staff must adhere to. Specifically, the existing purchasing thresholds have been in place since 1998. The existing policy contains three (3) purchasing thresholds. Purchases of $500 to $2,499.99 require three (3) verbal quotes, purchases of $2,500 to $24,999.99 require three (3) written quotes and purchase of $25,000 or above require formal solicitation and approval by the City Commission.

Discussion

Staff is proposing to eliminate the requirement for (3) verbal quotes on purchases under $2,500 to provide greater efficiency in procuring low dollar items. Inflation has caused substantial increases since 1998 (76%). March of 2022 inflation rose the fastest pace in 40 years at 8.5%. As a result, purchases that could at one time be made without obtaining three verbal quotes, now require three quotes. This has significantly hampered productivity especially in the Public Works department where small dollar purchases are necessitated to perform daily tasks.

No changes are proposed for purchases of $2,500 or more.

For comparison purposes, the following chart is provided and shows the current threshold at which written quotes are required at other local jurisdictions. These jurisdictions do not require verbal quotes for purchases below these levels. Staff is

proposing to eliminate the verbal quote requirement but would still have the lowest threshold for written quotes.

1.	Edgewater	$5,000
2.	New Smyrna Beach	$5,000
3.	Port Orange	$3,500
4.	Daytona Beach	$3,000
5.	Volusia County	$3,000
6.	Deland	$2,500
7.	Ormond Beach (Proposed)	$2,500
7.	Ormond Beach (current)	$ 500

Budget Impact

No impact is anticipated.

Citizen Impact

This does not impact the citizens directly.

Recommendation

It is recommended that the City Commission approve the amendment to Section 2-300 of the Code of Ordinances to revise the purchasing thresholds.

Attachments:

- 22-23 Code of Ordinances Amendment - Section 2-300 (P22-0074G) (PDF)

REVIEWED BY:

Kelly McGuire, Finance Director 6/9/2022

Claire Whitley, Assistant City Manager 6/17/2022

APPROVED BY: Joyce A. Shanahan, City Manager 6/29/2022

ORDINANCE NO. 2022-23

AN ORDINANCE AMENDING SECTION 2-300, METHODS OF SOURCE SELECTION, OF DIVISION 3, PURCHASING, OF ARTICLE IX, FINANCIAL MATTERS, OF CHAPTER 2, ADMINISTRATION, OF THE *CODE OF ORDINANCES* OF THE CITY OF ORMOND BEACH, BY AMENDING THE PURCHASING THRESHOLD FOR SMALL PURCHASES; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. Section 2-300, Methods of source selection, of Division 3, Purchasing, of Article IX, Financial Matters, of Chapter 2, Administration, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended to read as follows:

Sec. 2-300. Methods of source selection.

(a) through (e) (…no change in text…)

(f) *Small purchases.*

(1) *General.*

a. Any contract or expenditure, except as otherwise provided in this division, exceeding $25,000.00, shall be approved by resolution duly adopted by the city commission.

b. Any expenditure not exceeding $25,000.00 may be made in accordance with the small purchase procedures. Expenditures shall not be divided to constitute a small purchase.

(2) *Small purchases over ~~$500.00~~ $2,500.00.* Insofar as it is practical for small purchases in excess of ~~$500.00~~ $2,500.00, no less than three businesses shall be solicited to submit written quotations. Businesses within the city shall be used to the maximum extent feasible. Award shall be made to the business that meets the city's terms, conditions and specifications and offering the lowest price. ~~For purchases over $500.00~~

~~but less than $2,500.00, quotations may be verbal or written. For purchases of $2,500.00 up to and including $25,000.00, all quotations shall be in writing and the names of the~~ The businesses submitting quotations and the date and amount of each quotation shall be recorded and maintained as a public record.

(3) *Small purchases of ~~$500.00~~ $2,500.00 or less.* The purchasing agent or the finance director's designee shall adopt operational procedures for making small purchases of ~~$500.00~~ $2,500.00 or less. Such operational procedures shall provide for obtaining adequate and reasonable competition for the supply, services or construction being purchased.

(g) through (j) (…no change in text…)

SECTION TWO. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION THREE. In the event any word, phrase, clause, sentence, paragraph, term, or provision of this Ordinance shall be held invalid by a court of competent jurisdiction, such judicial determination shall not affect any other word, clause, phrase, sentence, paragraph, term or provision, of this Ordinance, and the remainder of this Ordinance shall remain in full force and effect.

SECTION FOUR. This ordinance and the amendments provided herein shall be effective October 1, 2022.

PASSED UPON at the first reading of the City Commission, this 19th day of July, 2022.

PASSED UPON at the second and final reading of the City Commission, this 3rd day of August, 2022.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk