AGENDA

CITY OF ORMOND BEACH, FLORIDA

CITY COMMISSION MEETING
February 7, 2023
7:00 PM
Mayor Bill Partington

Zone 1 - Commissioner Lori Tolland
Zone 2 - Commissioner Travis Sargent
Zone 3 - Commissioner Susan Persis
Zone 4 - Commissioner Harold Briley

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. AUDIENCE REMARKS - REGARDING ITEMS NOT ON THE AGENDA

5. APPROVAL OF MINUTES

A. Minutes from City Commission meeting - January 24, 2023

6. 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. 2023-47**: 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 APRIL AND NOVEMBER 2023; PROVIDING FOR EXCEPTIONS THERETO; AND SETTING FORTH AN EFFECTIVE DATE.
Staff Contact: *Susan Dauderis, City Clerk, (386) 676-3340*

B. **Request for Proposals - Telecommunications Evaluation and Upgrade Services**

Staff Contact: *Alex Schumann, City Engineer, (386) 676-3302*
Disposition: Approve as recommended in the City Manager memorandum dated February 7, 2023.

C. **2023 City of Ormond Beach Legislative Action Agenda**
Staff Contact: *Brian Rademacher, Economic Development Director, (386) 676-3266*
Disposition: Approve as recommended in the City Manager memorandum dated February 7, 2023.

D. **Letter to Volusia County in Support of a Dog-Friendly Beach Area**
Staff Contact: *Susan Dauderis, City Clerk, (386) 676-3340*
Disposition: Approve as recommended in the City Manager memorandum dated February 7, 2023.

7. PUBLIC HEARINGS

A. **ORDINANCE NO. 2023-08:** 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 TO CHANGE THE DESIGNATION OF ONE PARCEL OF REAL PROPERTY TOTALING 0.30± ACRES LOCATED AT 101 FIESTA DRIVE (VOLUSIA COUNTY PARCEL NUMBER 4220-01-00-0450), FROM "LOW DENSITY RESIDENTIAL" TO "RESIDENTIAL, OFFICE, RETAIL"; PROVIDING FOR A MAP ANNOTATION THAT LIMITS THE FLOOR AREA RATIO TO ZERO AND THE RESIDENTIAL UNITS ALLOWED TO ZERO; PROVIDING FOR CONFLICT; AUTHORIZING TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**
Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

B. **ORDINANCE NO. 2023-11:** AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A FIRST AMENDED DEVELOPMENT ORDER REGARDING ORMOND CENTRAL PLANNED BUSINESS DEVELOPMENT BY APPROVING AND AUTHORIZING A PLANNED BUSINESS DEVELOPMENT TO BE KNOWN AS "ORMOND CENTRAL UNIT 1 SELF STORAGE", LOCATED AT 1 SOUTH OLD KINGS ROAD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-09-0180), 760 WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-09-0170), NO ADDRESS, SOUTH OLD KINGS ROAD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-11-0130), AND NO ADDRESS, WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-11-0120); AUTHORIZING A THREE-STORY INDOOR SELF-STORAGE USE WITH A BUILDING OF 106,140 SQUARE FEET AND ASSOCIATED SITE IMPROVEMENTS AS AN ALLOWED USE WITHIN THE ORMOND CENTRAL PROPERTY; AND BY AMENDING THE ALLOWED FLOOR AREA RATIO (FAR) FROM 55,000 SQUARE FEET TO 131,140 SQUARE FEET FOR THE ENTIRE ORMOND CENTRAL PROPERTY UNDER CERTAIN CONDITIONS; 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. 2023-12:** AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A FIRST AMENDED DEVELOPMENT ORDER FOR THE "STOR IT NORTH ORMOND" PLANNED BUSINESS DEVELOPMENT, LOCATED AT 1405 NORTH U.S. HIGHWAY 1 (VOLUSIA COUNTY PROPERTY APPRAISER PARCEL NUMBER 3136-01-45-0010); AUTHORIZING A THREE-STORY INDOOR SELF-STORAGE USE WITH A BUILDING OF 125,534 SQUARE FEET AND ASSOCIATED SITE IMPROVEMENTS AS AN ALLOWED USE WITHIN THE "STOR IT NORTH ORMOND" PLANNED BUSINESS DEVELOPMENT UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

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

D. **ORDINANCE NO. 2023-09:** AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, 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 TWO CERTAIN PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 19.62 ACRES LOCATED AT 36 NORTH TYMBER CREEK ROAD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0221) AND 2011 WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0243) FROM VOLUSIA COUNTY RC, RESOURCE CORRIDOR, VOLUSIA COUNTY A-2, AGRICULTURE, AND ORMOND BEACH B-8, COMMERCIAL, TO PLANNED BUSINESS DEVELOPMENT; 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. 2023-10:** AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A PLANNED BUSINESS DEVELOPMENT TO BE LOCATED AT 36 NORTH TYMBER CREEK ROAD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0221) AND 2011 WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0243), TO BE KNOWN AS THE "TYMBER CREEK APARTMENTS"; AUTHORIZING THE DEVELOPMENT OF 300 MULTI-FAMILY RESIDENTIAL UNITS AND ASSOCIATED SITE IMPROVEMENTS UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

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

F. **ORDINANCE NO. 2023-13:** AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, 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 TWO PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 13.13 ACRES GENERALLY LOCATED SOUTH OF THE PLATTED ROAD OF PENNSYLVANIA AVENUE AND ALONG THE PLATTED ROADWAYS OF ROSEMARY STREET AND BENTON STREET, WEST OF PLANTATION OAKS BOULEVARD (VOLUSIA COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBERS: 3136-01-08-0010 AND 3136-01-09-0001) FROM B-7, HIGHWAY TOURIST COMMERCIAL, TO R-4, SINGLE-FAMILY CLUSTER AND TOWNHOUSE; 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*

8. FIRST READING OF ORDINANCES

A. **ORDINANCE NO. 2023-14:** AN ORDINANCE AMENDING SECTION 2-221, LEISURE SERVICES ADVISORY BOARD, OF ARTICLE VI, BOARDS, COMMISSIONS, COMMITTEES AND OTHER AGENCIES, OF CHAPTER 2, ADMINISTRATION, OF THE CODE OF ORDINANCES, BY AMENDING THE COMPOSITION OF THE BOARD; PROVIDING TERMS AND CONDITIONS; AND SETTING FORTH AN EFFECTIVE DATE.

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

9. REPORTS, SUGGESTIONS, REQUESTS

10. 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

January 24, 2023	**7:00 p.m.**	**Commission Chambers**

Present: Mayor Bill Partington, Commissioners Lori Tolland, Travis Sargent, Susan Persis and Harold Briley, City Manager Joyce Shanahan, City Attorney Randy Hayes, Assistant City Manager Claire Whitley and City Clerk Susan Carroll Dauderis.

A G E N D A

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS AND PROCLAMATIONS

A. Recognition of Ormond Beach Bills Flag Football Team

B. Arman Wilson

5. AUDIENCE REMARKS - REGARDING ITEMS NOT ON THE AGENDA

6. APPROVAL OF MINUTES

A. Minutes from City Commission meeting - January 10, 2023

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. 2023-33:** A RESOLUTION URGING MEMBERS OF THE FLORIDA LEGISLATURE TO SUPPORT THE 2023 FLORIDA LEAGUE OF CITIES LEGISLATIVE PLATFORM; AND SETTING FORTH AN EFFECTIVE DATE.

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

B. **RESOLUTION NO. 2023-34:** A RESOLUTION AUTHORIZING THE EXECUTION OF A COMMUNITY DEVELOPMENT SUBRECIPIENT AGREEMENT BETWEEN THE CITY OF ORMOND BEACH AND HALIFAX URBAN MINISTRIES, INC., REGARDING HOMELESSNESS PREVENTION SERVICES PROVIDED AT HOPE PLACE; AND SETTING FORTH AN EFFECTIVE DATE.

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

C. **RESOLUTION NO. 2023-35:** A RESOLUTION ACCEPTING A PROPOSAL FROM HALL CONSTRUCTION CO., INC. TO PROVIDE CONSTRUCTION MANAGEMENT SERVICES REGARDING THE ENVIRONMENTAL DISCOVERY CENTER EXHIBIT AREA IMPROVEMENT PROJECT; AUTHORIZING THE EXECUTION OF A WORK AUTHORIZATION THERETO; AND SETTING FORTH AN EFFECTIVE DATE.

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

D. **RESOLUTION NO. 2023-36:** A RESOLUTION ACCEPTING THE BID OF FENCE SERVICE, INC. D/B/A AAA FENCE, REGARDING FENCE REPLACEMENT AT THE ORMOND BEACH TENNIS CENTER; AUTHORIZING THE EXECUTION OF AN AGREEMENT AND PAYMENT THEREFOR; AND SETTING FORTH AN EFFECTIVE DATE.

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

E. **RESOLUTION NO. 2023-37:** A RESOLUTION ACCEPTING A PROPOSAL FROM MEAD & HUNT, INC. TO PROVIDE DESIGN SERVICES REGARDING THE HUDSON WELLFIELD EXPANSION PROJECT; 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. 2023-38:** A RESOLUTION ACCEPTING A BID FROM KUT KWICK CORPORATION FOR THE PURCHASE OF A 2022 SLOPE MOWER, UNDER BID NO. 2023-09; AUTHORIZING THE APPROVAL AND EXECUTION OF A PURCHASE AUTHORIZATION; DECLARING CERTAIN EQUIPMENT TO BE SURPLUS PROPERTY, AND AUTHORIZING THE DISPOSITION THEREOF; REJECTING ALL OTHER BIDS; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Kevin Gray, Deputy Public Works Director, (386) 676-3325*

G. **RESOLUTION NO. 2023-39:** A RESOLUTION RATIFYING AND AFFIRMING AN EMERGENCY PROCUREMENT FOR THE PURCHASE OF ONE TRADEWINDS GENERATOR PACKAGE AND ONE AUTOMATIC TRANSFER SWITCH UNDER FLORIDA SHERIFFS ASSOCIATION BID NO. FSA20-EQU18.0; DECLARING CERTAIN EQUIPMENT TO BE SURPLUS PROPERTY, AND AUTHORIZING THE DISPOSITION THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Kevin Gray, Deputy Public Works Director, (386) 676-3325*

H. **RESOLUTION NO. 2023-40:** A RESOLUTION AUTHORIZING THE SOLE SOURCE PROCUREMENT OF A SIMFLO BOOSTER PUMP FROM TOM EVANS ENVIRONMENTAL FOR INSTALLATION AT THE AIRPORT ROAD RECLAIMED WATER BOOSTER STATION; AUTHORIZING THE EXECUTION OF A PURCHASE AUTHORIZATION AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Bob Preis, Utilities Manager, (386) 676-3305*

I. **RESOLUTION NO. 2023-41:** A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A PUBLIC ACCESS, MAINTENANCE AND UTILITY EASEMENT FROM SOLABELLA HOLDINGS, INC., FOR PROPERTY LOCATED AT 90 VERONA VISTA COURT AS PART OF THE OCEAN VILLAGE TOWNHOMES SUBDIVISION; AND SETTING FORTH AN EFFECTIVE DATE.

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

J. **RESOLUTION NO. 2023-42:** A RESOLUTION AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT UNDER THE COOPERATIVE FUNDING INITIATIVE GRANT PROGRAM FOR FUNDING ASSISTANCE RELATIVE TO THE STORMWATER OUTFALL FLOOD PROTECTION PROJECT; 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: *Shawn Finley, Public Works Director, (386) 676-3292*

K. **RESOLUTION NO. 2023-43:** A RESOLUTION AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT UNDER THE COOPERATIVE FUNDING INITIATIVE GRANT PROGRAM FOR FUNDING ASSISTANCE RELATIVE TO THE EXPANSION OF THE RECLAIMED WATER SYSTEM; 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: *Shawn Finley, Public Works Director, (386) 676-3292*

L. **RESOLUTION NO. 2023-44:** A RESOLUTION ACCEPTING A PROPOSAL FROM HOYLE TANNER & ASSOCIATES, INC. FOR CONSTRUCTION ADMINISTRATION SERVICES REGARDING THE INSTALLATION OF AN AUTOMATED WEATHER OBSERVING SYSTEM AT THE ORMOND BEACH MUNICIPAL AIRPORT; AUTHORIZING THE EXECUTION OF A WORK AUTHORIZATION AND PAYMENT THEREFOR; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Lichliter, Airport Manager, (386) 615-7019*

M. **Memorandum of Understanding between Tallahassee Police Department and Ormond Beach Police Department for Use of Electronic License and Vehicle Information System**

Staff Contact: *Jesse Godfrey, Police Chief, (386) 676-3500*

Disposition: Approve as recommended in the City Manager memorandum dated January 24, 2023.

N. **Intent to Bid - RFP 2023-14 Concessionaire for the Ormond Beach Performing Arts Center**

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

Disposition: Approve as recommended in the City Manager memorandum dated January 24, 2023.

O. **Fiber Optic Improvements, Continuing Services Contacts One Year Extension**

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

Disposition: Approve as recommended in the City Manager memorandum dated January 24, 2023.

P. **Auto Renewal - FEC Blanket Lease Agreement**

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

Disposition: Approve as recommended in the City Manager memorandum dated January 24, 2023.

Q. **Construction & Demolition Franchise Renewal for Creech Enterprises, Inc. dba Southeast Containers**

Staff Contact: *Kevin Gray, Deputy Public Works Director, (386) 676-3325*

Disposition: Approve as recommended in the City Manager memorandum dated January 24, 2023.

R. **Summary of Administrative Variances Granted**

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

Disposition: Approve as recommended in the City Manager memorandum dated January 24, 2023.

S. **City Manager Status Report, January 2023**

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

Disposition: Approve as recommended in the City Manager memorandum dated January 24, 2023.

8. PUBLIC HEARINGS

A. **ORDINANCE NO. 2022-37:** AN ORDINANCE AMENDING THE CITY OF ORMOND BEACH COMPREHENSIVE PLAN ADOPTED BY ORDINANCE 90-36, AS PREVIOUSLY AMENDED, BY ADDING AN OBJECTIVE AND POLICIES FOR FLOOD RISK PLANNING IN ACCORDANCE WITH FLORIDA STATUTES SECTION 163.3178(2)(F); 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. 2023-01:** AN ORDINANCE APPROVING THE FINAL PLAT FOR THE “CUPOLA AT OCEANSIDE” 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*

C. **ORDINANCE NO. 2023-02:** AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, VACATING A PORTION OF WEST STREET, A PLATTED PUBLIC RIGHT-OF-WAY LYING WEST OF 363 PUTNAM AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4240-03-08-0150); REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR RECORDATION AND TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

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

D. **ORDINANCE NO. 2023-03:** 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 TO CHANGE THE DESIGNATION OF THREE PARCELS OF REAL PROPERTY TOTALING 4.25± ACRES LOCATED AT 264 SOUTH ATLANTIC AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-18-06-0010), 225 MAGNOLIA DRIVE (VOLUSIA COUNTY PARCEL NUMBER 4214-20-04-0010), AND 300 SOUTH ATLANTIC AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-20-02-0010) FROM “PUBLIC/INSTITUTIONAL” TO “LOW INTENSITY COMMERCIAL” FOR APPROXIMATELY 0.76 ACRES AND FROM

"PUBLIC/INSTITUTIONAL" TO "LOW DENSITY RESIDENTIAL" FOR APPROXIMATELY 3.49 ACRES; PROVIDING FOR CONFLICT; AUTHORIZING TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

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

E. **ORDINANCE NO. 2023-04:** AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, 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 TWO PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 2.95 ACRES LOCATED AT 251 SOUTH ATLANTIC AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-19-07-0010) AND A PORTION OF 264 SOUTH ATLANTIC AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-18-06-0010) FROM B-6, OCEANFRONT TOURIST COMMERCIAL AND B-1, PROFESSIONAL OFFICE/HOSPITAL, TO PBD, PLANNED BUSINESS DEVELOPMENT; 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*

F. **ORDINANCE NO. 2023-05:** AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A PLANNED BUSINESS DEVELOPMENT TO BE LOCATED AT 251 SOUTH ATLANTIC AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-19-07-0010) AND A PORTION OF 264 SOUTH ATLANTIC AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-18-06-0010), TO BE KNOWN AS THE "ORMOND BEACH HOLDINGS, LLC"; AUTHORIZING THE DEVELOPMENT OF THE PROPERTY AS A HOTEL AND REMOTE PARKING LOT AND ASSOCIATED SITE IMPROVEMENTS UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

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

G. **ORDINANCE NO. 2023-06:** AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, 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 PORTIONS OF THREE PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 1.70 ACRES LOCATED AT A PORTION OF 264 SOUTH ATLANTIC AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-18-06-0010), A PORTION OF 225 MAGNOLIA AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-20-04-0010), AND A PORTION OF 300 SOUTH ATLANTIC AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-20-02-0010) FROM B-1, PROFESSIONAL OFFICE/HOSPITAL TO R-3, SINGLE-FAMILY MEDIUM DENSITY; 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*

H. **ORDINANCE NO. 2023-07:** 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 TO CHANGE THE DESIGNATION OF TWO PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 13.13 ACRES GENERALLY LOCATED SOUTH OF THE PLATTED ROAD OF PENNSYLVANIA AVENUE AND ALONG THE PLATTED ROADWAYS OF ROSEMARY STREET AND BENTON STREET, WEST OF PLANTATION OAKS BOULEVARD, (VOLUSIA COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBERS: 3136-01-08-0010 AND 3136-01-09-0001) FROM ORMOND BEACH "LOW INTENSITY COMMERCIAL" TO "MEDIUM DENSITY RESIDENTIAL"; LIMITING THE ALLOWED RESIDENTIAL DENSITY TO EIGHT UNITS PER ACRE; PROVIDING FOR CONFLICT; AUTHORIZING TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

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

I. **ORDINANCE NO. 2023-08:** 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 TO CHANGE THE DESIGNATION OF ONE PARCEL OF REAL PROPERTY TOTALING 0.30± ACRES LOCATED AT 101 FIESTA DRIVE (VOLUSIA COUNTY PARCEL NUMBER 4220-01-00-0450), FROM "LOW DENSITY RESIDENTIAL" TO "RESIDENTIAL, OFFICE, RETAIL"; PROVIDING FOR A MAP ANNOTATION THAT LIMITS THE FLOOR AREA RATIO TO ZERO AND THE RESIDENTIAL UNITS ALLOWED TO ZERO; PROVIDING DIRECTION TO THE CITY'S SITE PLAN REVIEW COMMITTEE; PROVIDING FOR CONFLICT; AUTHORIZING TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE.

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

J. **ORDINANCE NO. 2023-09:** AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, 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 TWO CERTAIN PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 19.62 ACRES LOCATED AT 36 NORTH TYMBER CREEK ROAD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0221) AND 2011 WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0243) FROM VOLUSIA COUNTY RC, RESOURCE CORRIDOR, VOLUSIA COUNTY A-2, AGRICULTURE, AND ORMOND BEACH B-8, COMMERCIAL, TO PLANNED BUSINESS DEVELOPMENT; 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*

K. **ORDINANCE NO. 2023-10:** AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A PLANNED BUSINESS DEVELOPMENT TO BE LOCATED AT 36

NORTH TYMBER CREEK ROAD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0221) AND 2011 WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0243), TO BE KNOWN AS THE "TYMBER CREEK APARTMENTS"; AUTHORIZING THE DEVELOPMENT OF 300 MULTI-FAMILY RESIDENTIAL UNITS AND ASSOCIATED SITE IMPROVEMENTS UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

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

L. **ORDINANCE NO. 2023-11:** AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A FIRST AMENDED DEVELOPMENT ORDER REGARDING ORMOND CENTRAL PLANNED BUSINESS DEVELOPMENT BY APPROVING AND AUTHORIZING A PLANNED BUSINESS DEVELOPMENT TO BE KNOWN AS "ORMOND CENTRAL UNIT 1 SELF STORAGE", LOCATED AT 1 SOUTH OLD KINGS ROAD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-09-0180), 760 WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-09-0170), NO ADDRESS, SOUTH OLD KINGS ROAD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-11-0130), AND NO ADDRESS, WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-11-0120); AUTHORIZING A THREE-STORY INDOOR SELF-STORAGE USE WITH A BUILDING OF 106,140 SQUARE FEET AND ASSOCIATED SITE IMPROVEMENTS AS AN ALLOWED USE WITHIN THE ORMOND CENTRAL PROPERTY; AND BY AMENDING THE ALLOWED FLOOR AREA RATIO (FAR) FROM 55,000 SQUARE FEET TO 131,140 SQUARE FEET FOR THE ENTIRE ORMOND CENTRAL PROPERTY UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

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

M. **ORDINANCE NO. 2023-12:** AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A FIRST AMENDED DEVELOPMENT ORDER FOR THE "STOR IT NORTH ORMOND" PLANNED BUSINESS DEVELOPMENT, LOCATED AT 1405 NORTH U.S. HIGHWAY 1 (VOLUSIA COUNTY PROPERTY APPRAISER PARCEL NUMBER 3136-01-45-0010); AUTHORIZING A THREE-STORY INDOOR SELF-STORAGE USE WITH A BUILDING OF 125,534 SQUARE FEET AND ASSOCIATED SITE IMPROVEMENTS AS AN ALLOWED USE WITHIN THE "STOR IT NORTH ORMOND" PLANNED BUSINESS DEVELOPMENT UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

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

9. RESOLUTIONS

A. **RESOLUTION NO. 2023-45**: A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A PUBLIC STORMWATER DRAINAGE, ACCESS, AND MAINTENANCE EASEMENT FROM CASEY EDWARD FORD AND MEGAN MARIE FORD, FOR PROPERTY LOCATED AT 363 PUTNAM AVENUE; PROVIDING FOR RECORDATION; AND SETTING FORTH AN EFFECTIVE DATE.

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

B. **RESOLUTION NO. 2023-46**: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA APPROVING THE PRELIMINARY PLAT FOR THE "TIDES EDGE AT ORMOND BEACH" SUBDIVISION; ESTABLISHING CONDITIONS AND EXPIRATION DATE OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

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

10. REPORTS, SUGGESTIONS, REQUESTS

11. ADJOURNMENT

M I N U T E S

Item #1 – Meeting Call to Order

Mayor Partington called the meeting to order at 7:00 p.m.

Item #2 – Invocation

Pastor Mike Petrick, Harbor Baptist Church, provided the invocation.

Item #3 – Pledge of Allegiance

Mayor Partington led the Pledge of Allegiance.

Item #4 – Presentations and Proclamations

Item #4A – Recognition of Ormond Beach Bills Flag Football Team

Mayor Partington recognized the Ormond Beach Bills Flag Football Team for their undefeated season in 2022. He presented the team a chocolate medallion and congratulated them on their hard work.

Item #4B – Arman Wilson

Mayor Partington presented Mr. Arman Wilson a proclamation and key to the city pin congratulating him on his student body election and winning Class President. He discussed Mr. Wilson's accomplishments and contributions to the community.

Item #5 – Audience Remarks

Dr. Philip Shapiro, 140 Old Mill Run, discussed the benefits to the city if a city historical museum and welcome center were added to the MacDonald House.

Mr. Jerry Lampe, 166 Riverside Drive, stated a historical museum and welcome center at the MacDonald House would enhance the walkable museum area within the city. He noted the addition would add to the economic prosperity of the city. He indicated with the Commission approval and supervision the Ormond Beach Historical Society could complete the job of renovating the MacDonald House and noted the Historical Society would take responsibility for the fund raising of $2,500,000 for the updates to the building and creation of a museum and welcome center. He discussed the tennis center at the MacDonald House and lease renewal for the Historical Society.

Mr. Randy Jaye, 5 Saint Charles Place, reviewed the benefits of a city museum and explained some historical artifacts would be lost if there was not a museum.

Ms. Bobbi Coleman, 28 Iroquois Trail, discussed what the city offers to residents and visitors and the history of the city. She commented on the need for a historical museum.

Mayor Partington stated he attended the Civic League of the Halifax Area Awards Ceremony and noted Mr. Bob Coleman and Ms. Coleman were presented the 2022/2023 Beacon Award for their contributions to the community.

Mr. Dwight Selby, 1535 Oak Forest Drive, discussed the First Step Homeless Shelter and their 2022 report. He reported the Shelter had 60 percent of their total residents from 2022 living independently off the streets. He explained the City of Daytona Beach would post signs around their city discouraging panhandling and encouraging residents to donate to the Shelter via a QR Code.

Mayor Partington explained the signs could be customized to the Ormond Beach colors.

Volusia County Councilman Troy Kent, 130 Magnolia Drive, explained the County Council meeting times were changed to benefit residents. He stated he added a discussion item to the February 21, 2023 agenda regarding dog-friendly sections of beach, he requested if the Commission had interest to write a letter of support. He noted there would be an upcoming discussion item regarding the fee schedule for driving on the beach.

Ms. Connie Colby, 108 Roble Lane, expressed her concerns regarding the construction and road closure on Hand Avenue between Clyde Morris Boulevard and Williamson Boulevard. She requested more information regarding the Avalon Park water supply.

Public Hearing

Mayor Partington opened the Public Hearings and announced the applicant for Items 8J, Ordinance No. 2023-09, and 8K, Ordinance No. 2023-10, requested a continuance until the February 7, 2023 City Commission meeting.

Mr. Mark Watts, 231 North Woodland Boulevard, DeLand 32720, explained there were neighborhood meetings held, noting since those meetings there were a number of revisions they wished to make before bringing the items before the Commission.

Commissioner Sargent moved, seconded by Commissioner Tolland, for approval of the continuance on Items 8J and 8K until February 7, 2023.

Call Vote:	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
	Commissioner Persis	Yes
	Commissioner Briley	Yes
Carried.	Mayor Partington	Yes

Mayor Partington closed the Public Hearing.

Item #6 – Approval of Minutes

Mayor Partington advised the minutes of the January 10, 2023, 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 Briley moved, seconded by Commissioner Persis, for approval of the January 10, 2023, City Commission meetings 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 Persis moved, seconded by Commissioner Sargent, for approval of the consent agenda.

Call Vote:	Commissioner Sargent	Yes
	Commissioner Persis	Yes
	Commissioner Briley	Yes
	Commissioner Tolland	Yes
Carried.	Mayor Partington	Yes

Comments on the Consent Agenda

Commissioner Tolland discussed her support of Item 7A regarding the support of the 2023 Florida League of Cities legislative platform. She thanked staff for getting her the bid proposal on Item 7C regarding the work authorization for professional services for the Environmental Discovery Center and discussed her support of the item

Commissioner Persis discussed her support of Item 7C.

Item #8 – Public Hearings

Mayor Partington opened the Public Hearings.

Item #8A – Comprehensive Plan Amendment, Coastal Management Element

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2022-37

AN ORDINANCE AMENDING THE CITY OF ORMOND BEACH COMPREHENSIVE PLAN ADOPTED BY ORDINANCE 90-36, AS PREVIOUSLY AMENDED, BY ADDING AN OBJECTIVE AND POLICIES FOR FLOOD RISK PLANNING IN ACCORDANCE WITH FLORIDA STATUTES SECTION 163.3178(2)(F); 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)**

Commissioner Persis moved, seconded by Commissioner Briley, for approval of Ordinance No. 2022-37, on second reading, as read by title only.

Call Vote:	Commissioner Persis	Yes
	Commissioner Briley	Yes
	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
Carried.	Mayor Partington	Yes

Item #8B – Cupola at Oceanside, Final Plat

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2023-01

AN ORDINANCE APPROVING THE FINAL PLAT FOR THE “CUPOLA AT OCEANSIDE” SUBDIVISION, A PLANNED RESIDENTIAL DEVELOPMENT; ESTABLISHING CONDITIONS AND EXPIRATION DATE OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Commissioner Persis moved, seconded by Commissioner Briley, for approval of Ordinance No. 2023-01, on second reading, as read by title only.

Mayor Partington stated his support of the item and its location.

Call Vote:	Commissioner Briley	Yes
	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
	Commissioner Persis	Yes
Carried.	Mayor Partington	Yes

Item #8C – West Street, Partial Right-of-Way Vacation

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, VACATING A PORTION OF WEST STREET, A PLATTED PUBLIC RIGHT-OF-WAY LYING WEST OF 363

PUTNAM AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4240-03-08-0150); REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR RECORDATION AND TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Commissioner Briley moved, seconded by Commissioner Sargent, for approval of Ordinance No. 2023-02, on second reading, as read by title only.

Call Vote:	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
	Commissioner Persis	Yes
	Commissioner Briley	Yes
Carried.	Mayor Partington	Yes

Item #8D – Small Scale Comprehensive Plan Land Use Map Amendment, 264 South Atlantic Avenue, 225 Magnolia Drive, and 300 South Atlantic Avenue

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2023-03

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 TO CHANGE THE DESIGNATION OF THREE PARCELS OF REAL PROPERTY TOTALING 4.25± ACRES LOCATED AT 264 SOUTH ATLANTIC AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-18-06-0010), 225 MAGNOLIA DRIVE (VOLUSIA COUNTY PARCEL NUMBER 4214-20-04-0010), AND 300 SOUTH ATLANTIC AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-20-02-0010) FROM “PUBLIC/INSTITUTIONAL” TO “LOW INTENSITY COMMERCIAL” FOR APPROXIMATELY 0.76 ACRES AND FROM “PUBLIC/INSTITUTIONAL” TO “LOW DENSITY RESIDENTIAL” FOR APPROXIMATELY 3.49 ACRES; PROVIDING FOR CONFLICT; AUTHORIZING TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Commissioner Sargent moved, seconded by Commissioner Tolland, for approval of Ordinance No. 2023-03, on second reading, as read by title only.

Call Vote:	Commissioner Sargent	Yes
	Commissioner Persis	Yes
	Commissioner Briley	Yes
	Commissioner Tolland	Yes
Carried.	Mayor Partington	Yes

Item #8E – Zoning Map Amendment, Ormond Beach Holdings LLC, 251 South Atlantic Avenue and a portion of 264 South Atlantic Avenue

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2023-04

AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, 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 TWO PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 2.95 ACRES LOCATED AT 251 SOUTH ATLANTIC AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-19-07-0010) AND A PORTION OF 264 SOUTH ATLANTIC AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-18-06-0010) FROM B-6, OCEANFRONT TOURIST COMMERCIAL AND B-1, PROFESSIONAL OFFICE/HOSPITAL, TO PBD, PLANNED BUSINESS DEVELOPMENT; AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Commissioner Persis moved, seconded by Commissioner Briley, for approval of Ordinance No. 2023-04, on second reading, as read by title only.

Call Vote:	Commissioner Persis	Yes
	Commissioner Briley	Yes
	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
Carried.	Mayor Partington	Yes

Item #8F – Issuance of a Development Order, Ormond Beach Holdings, LLC, 251 South Atlantic Avenue and a portion of 264 South Atlantic Avenue

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2023-05

AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A PLANNED BUSINESS DEVELOPMENT TO BE LOCATED AT 251 SOUTH ATLANTIC AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-19-07-0010) AND A PORTION OF 264 SOUTH ATLANTIC AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-18-06-0010), TO BE KNOWN AS THE "ORMOND BEACH HOLDINGS, LLC"; AUTHORIZING THE DEVELOPMENT OF THE PROPERTY AS A HOTEL AND REMOTE PARKING LOT AND ASSOCIATED SITE IMPROVEMENTS UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Commissioner Briley moved, seconded by Commissioner Sargent, for approval of Ordinance No. 2023-05, on second reading, as read by title only.

Call Vote:	Commissioner Briley	Yes
	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
	Commissioner Persis	Yes
Carried.	Mayor Partington	Yes

Item #8G – Zoning Map Amendment, Ormond Beach Holdings, LLC portions of 264 South Atlantic Avenue, 225 Magnolia Avenue, and 300 South Atlantic Avenue

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2023-06

AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, 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 PORTIONS OF THREE PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 1.70 ACRES LOCATED AT A PORTION OF 264 SOUTH ATLANTIC AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-18-06-0010), A PORTION OF 225 MAGNOLIA AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-20-04-0010), AND A PORTION OF 300 SOUTH ATLANTIC AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-20-02-0010) FROM B-1, PROFESSIONAL OFFICE/HOSPITAL TO R-3, SINGLE-FAMILY MEDIUM DENSITY; AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Commissioner Persis moved, seconded by Commissioner Briley, for approval of Ordinance No. 2023-06, on second reading, as read by title only.

Mayor Partington discussed his support of the item and its location.

Call Vote:	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
	Commissioner Persis	Yes
	Commissioner Briley	Yes
Carried.	Mayor Partington	Yes

Item #8H – Small Scale Comprehensive Plan Land Use Map Amendment RidgeHaven West

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2023-07

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 TO CHANGE THE DESIGNATION OF TWO PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 13.13 ACRES GENERALLY LOCATED SOUTH OF THE PLATTED ROAD OF PENNSYLVANIA AVENUE AND ALONG THE PLATTED ROADWAYS OF ROSEMARY STREET AND BENTON STREET, WEST OF PLANTATION OAKS BOULEVARD, (VOLUSIA COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBERS: 3136-01-08-0010 AND 3136-01-09-0001) FROM ORMOND BEACH "LOW INTENSITY COMMERCIAL" TO "MEDIUM DENSITY RESIDENTIAL"; LIMITING THE ALLOWED RESIDENTIAL DENSITY TO EIGHT UNITS PER ACRE; PROVIDING FOR CONFLICT; AUTHORIZING TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Commissioner Persis moved, seconded by Commissioner Sargent, for approval of Ordinance No. 2023-07, on second reading, as read by title only.

Call Vote:	Commissioner Sargent	Yes
	Commissioner Persis	Yes
	Commissioner Briley	Yes
	Commissioner Tolland	Yes
Carried.	Mayor Partington	Yes

Item #8I – Small Scale Comprehensive Plan Land Use Map Amendment, 101 Fiesta Drive

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2023-08

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 TO CHANGE THE DESIGNATION OF ONE PARCEL OF REAL PROPERTY TOTALING 0.30± ACRES LOCATED AT 101 FIESTA DRIVE (VOLUSIA COUNTY PARCEL NUMBER 4220-01-00-0450), FROM "LOW DENSITY RESIDENTIAL" TO "RESIDENTIAL, OFFICE, RETAIL"; PROVIDING FOR A MAP ANNOTATION THAT LIMITS THE FLOOR AREA RATIO TO ZERO AND THE RESIDENTIAL UNITS ALLOWED TO ZERO; PROVIDING DIRECTION TO THE CITY'S SITE PLAN REVIEW COMMITTEE; PROVIDING FOR CONFLICT; AUTHORIZING TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Steven Spraker, Planning Director, explained the request was for a land use amendment for the property at 101 Fiesta Drive from low density residential to residential, office, retail to allow the demolition of the property and construction of a parking lot to support the office at 801 West Granada Boulevard. He explained the conceptual plan for the parking lot would be for it to not be accessible to Fiesta Drive, a wall requirement, neighborhood meeting, landscape buffers and a lighting analysis. He clarified the conceptual plan would be for a later date and the item presented was for the land use amendment. He explained during the Planning Board meeting they requested a new masonry wall to replace the wooden fence in place and a sidewalk to be installed along 101 Fiesta Drive. He noted the applicant offered a commercial grade vinyl fence in place of the masonry wall due to an intruding tree and indicated the applicant stated they were unable to connect the sidewalk from Fiesta Drive to West Granada Boulevard due to significant grade changes. He explained there were lighting concerns by neighboring residents.

Mr. Terry Whimpey, 102 Cuadro Place, stated he lived behind the office at 801 West Granada Boulevard and voiced his concerns regarding the lighting, walls and landscape buffers to prevent noise from West Granada Boulevard.

Ms. Carol Bonamy, 98 Fiesta Drive, voiced her concerns regarding the demolishment of the home at 101 Fiesta Drive, and the affect it had on the look of the neighborhood as well as property values. She questioned the need for the expansion of the parking lot.

Mr. Allan Bonamy, 98 Fiesta Drive, explained his concerns regarding traffic issues.

Mr. Paul Holub, 1185 West Granada Boulevard, stated he was there on behalf of the applicant. He addressed the lighting concerns and explained the two lights at the top of the building were disconnected and the lights within the building were recently put on a timer so they would not be on throughout the night. He indicated the parking lot before and after the proposed parking lot had only one entrance and exit onto West Granada Boulevard and would not impact the Fiesta Drive traffic flow. He informed the Commission the second floor of the building was empty and the applicant was looking to expand his offices or rent it out, but wanted to ensure sufficient parking before moving forward. He indicated the masonry wall would not be a viable option for the rear of the building due to the amount of room the property had along that line and a large tree. He explained there would be a masonry wall along one side of the property connected to the existing wall. He reviewed photos of the sidewalk indicating it was not possible to connect the two sidewalks. He noted the parking lot would be heavily landscaped.

Mayor Partington inquired about the unity of title; whereby, Mr. Holub stated there would be a unity of title that would make the two properties one tax parcel.

Commissioner Briley inquired if the applicant would be willing to install an eight-foot fence along the rear of the property; whereby, Mr. Holub stated they would be open if there was an eight-foot commercial vinyl fence for that section. Commissioner Briley inquired if once the second floor was occupied would it be during normal business hours; whereby, Mr. Holub stated it would be office professional use.

Commissioner Tolland clarified there was no way the applicant could use masonry wall along the back; whereby, Mr. Holub stated there was about 90 feet where a masonry wall would not fit along the back area. She inquired if the applicant would be willing to do landscaping along the fence to help block the noise from West Granada Boulevard; whereby, Mr. Holub stated it would be very limited and impossible on the back section.

Commissioner Sargent disclosed he met with the applicant on the property and discussed the spacing issue along the rear of the property. He agreed with Commissioner Briley and requested the vinyl fence be eight-feet. He inquired if the up-lighting on the rear of the building could be turned off at night; whereby, Mr. Holub stated that could be done as long as the down-lighting stayed on due to security concerns.

Commissioner Persis agreed with Commissioner Tolland and requested there be landscaping around the fence to assist with noise abatement.

Commissioner Briley stated if there was any landscaping put on the resident side of the fence it would be up to the resident to maintain.

Mayor Partington inquired if it was possible to keep the wall that was presently on the property to maintain the integrity of the entrance to the neighborhood; whereby, Mr. Spraker stated the subdivision wall would not be upended. Mr. Holub stated the applicant would look into continuing that style along the Fiesta Drive side of the parking lot. Mayor Partington inquired if the east side sidewalk could be connected as the west side could not; whereby, Mr. Holub stated there may be ADA compliance issues but noted they could look into it.

Mr. Randy Hayes, City Attorney, clarified the item was for the land use amendment and the items discussed would be part of the site plan review. He explained the Commission could give a recommendation to the Site Plan Review.

Commissioner Tolland deemed the land use appropriate based on the office building and nearby CVS with the stipulation of the Floor Area Ratio (FAR) being set at zero.

Commissioner Persis moved, seconded by Commissioner Tolland, for approval of Ordinance No. 2023-08, on first reading, as read by title only, to include the

recommendation to the Site Plan Review Committee of a vinyl fence along the rear of the property at eight-foot and to work with the neighbors on the Fiesta Drive side wall.

Call Vote:	Commissioner Persis	Yes
	Commissioner Briley	Yes
	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
Carried.	Mayor Partington	Yes

Item #8J – Zoning Map Amendment, Tymber Creek Apartments

ORDINANCE NO. 2023-09

AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, 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 TWO CERTAIN PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 19.62 ACRES LOCATED AT 36 NORTH TYMBER CREEK ROAD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0221) AND 2011 WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0243) FROM VOLUSIA COUNTY RC, RESOURCE CORRIDOR, VOLUSIA COUNTY A-2, AGRICULTURE, AND ORMOND BEACH B-8, COMMERCIAL, TO PLANNED BUSINESS DEVELOPMENT; AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

Item #8K – Issuance of a Development Order, Tymber Creek Apartments, Planned Business Development

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2023-10

AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A PLANNED BUSINESS DEVELOPMENT TO BE LOCATED AT 36 NORTH TYMBER CREEK ROAD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0221) AND 2011 WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0243), TO BE KNOWN AS THE “TYMBER CREEK APARTMENTS”; AUTHORIZING THE DEVELOPMENT OF 300 MULTI-FAMILY RESIDENTIAL UNITS AND ASSOCIATED SITE IMPROVEMENTS UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Item #8L – Issuance of a Development Order, Ormond Central Self-Storage, Planned Business Development Amendment

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2023-11

AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A FIRST AMENDED DEVELOPMENT ORDER REGARDING ORMOND CENTRAL PLANNED BUSINESS DEVELOPMENT BY APPROVING AND AUTHORIZING A PLANNED BUSINESS DEVELOPMENT TO BE KNOWN AS “ORMOND CENTRAL UNIT 1 SELF STORAGE”, LOCATED AT 1 SOUTH OLD KINGS ROAD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-09-0180), 760 WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-09-0170), NO ADDRESS, SOUTH OLD KINGS ROAD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-11-0130), AND NO ADDRESS, WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-11-0120); AUTHORIZING A THREE-STORY INDOOR SELF-STORAGE USE WITH A BUILDING OF 106,140 SQUARE FEET AND ASSOCIATED SITE IMPROVEMENTS AS AN ALLOWED USE WITHIN THE ORMOND CENTRAL PROPERTY; AND

BY AMENDING THE ALLOWED FLOOR AREA RATIO (FAR) FROM 55,000 SQUARE FEET TO 131,140 SQUARE FEET FOR THE ENTIRE ORMOND CENTRAL PROPERTY UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Spraker stated the item was for a Planned Business Development (PBD) amendment for the Ormond Central property, that was previously approved in 2017. He explained the proposed amendment was to allow a three-story indoor self-storage use with a building of 106,140 square feet and to amend the allowed FAR from 55,000 to 131,140 square feet. He informed the Commission the applicant had two neighborhood meetings and discussed the project traffic engineering report.

Commissioner Briley discussed his support of the item.

Commissioner Sargent inquired if the pictured landscape was accurate; whereby, Mr. Joey Posey, Storch Law Firm, stated the pictured landscape was the intended landscaping. Commissioner Sargent disclosed he spoke with the applicant on the project.

Commissioner Tolland disclosed she spoke with the applicant regarding the project and discussed her support of the item. She inquired about the conflicting report regarding historic trees; whereby, Mr. Spraker stated that was part of the 2017 approval and noted the past hurricanes did impact some of the trees.

Commissioner Persis discussed her support of the item and requested the applicant keep the landscaping maintained.

Mr. Posey stated the landscape design is at higher standards than required.

Commissioner Sargent moved, seconded by Commissioner Tolland, for approval of Ordinance No. 2023-11, on first reading, as read by title only.

Mayor Partington and Commissioner Briley disclosed they spoke with Mr. Holub regarding the project.

Call Vote:	Commissioner Briley	Yes
	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
	Commissioner Persis	Yes
Carried.	Mayor Partington	Yes

Item #8M – Issuance of a Development Order, Stor-It North Ormond, Planned Business Development Amendment

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2023-12

AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A FIRST AMENDED DEVELOPMENT ORDER FOR THE “STOR IT NORTH ORMOND” PLANNED BUSINESS DEVELOPMENT, LOCATED AT 1405 NORTH U.S. HIGHWAY 1 (VOLUSIA COUNTY PROPERTY APPRAISER PARCEL NUMBER 3136-01-45-0010); AUTHORIZING A THREE-STORY INDOOR SELF-STORAGE USE WITH A BUILDING OF 125,534 SQUARE FEET AND ASSOCIATED SITE IMPROVEMENTS AS AN ALLOWED USE WITHIN THE “STOR IT NORTH ORMOND” PLANNED BUSINESS DEVELOPMENT UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Spraker stated the request was regarding a PBD for a three-story indoor self-storage building with 125,534 square feet. He reviewed the existing PBD and proposed PBD and noted the entrance to the facility would not be on US Highway 1.

Commissioner Persis inquired if the colors pictured in the packet would be the colors of the sign; whereby, Mr. Parker Mychenberg, 1729 Ridgewood Avenue, 32117, stated the colors were not accurate and the signage colors would match the building.

Mr. Mychenberg stated the traffic would benefit from a storage unit at the site instead of the medical offices originally planned.

Commissioner Persis moved, seconded by Commissioner Sargent, for approval of Ordinance No. 2023-11, on first reading, as read by title only.

Commissioner Tolland discussed her support of the proposed projects location and that the applicant addressed the drainage issues.

Call Vote:	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
	Commissioner Persis	Yes
	Commissioner Briley	Yes
Carried.	Mayor Partington	Yes

Mayor Partington closed the public hearings.

Item #9 – Resolutions

Item #9A – 363 Putnam Avenue, Granting of Stormwater Drainage, Access, and Maintenance Easement (West Street Partial ROW Vacation)

City Clerk Susan C. Dauderis read by title only:

RESOLUTION NO. 2023-45

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A PUBLIC STORMWATER DRAINAGE, ACCESS, AND MAINTENANCE EASEMENT FROM CASEY EDWARD FORD AND MEGAN MARIE FORD, FOR PROPERTY LOCATED AT 363 PUTNAM AVENUE; PROVIDING FOR RECORDATION; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Spraker stated the item was an easement acceptance.

Commissioner Briley moved, seconded by Commissioner Sargent, for approval of Resolution No. 2023-45, as read by title only.

Call Vote:	Commissioner Sargent	Yes
	Commissioner Persis	Yes
	Commissioner Briley	Yes
	Commissioner Tolland	Yes
Carried.	Mayor Partington	Yes

Item #9B – Tides Edge Preliminary Plat

City Clerk Susan C. Dauderis read by title only:

RESOLUTION NO. 2023-46

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA APPROVING THE PRELIMINARY PLAT FOR THE “TIDES EDGE AT ORMOND BEACH” SUBDIVISION; ESTABLISHING CONDITIONS AND EXPIRATION DATE OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Persis moved, seconded by Commissioner Briley, for approval of Resolution No. 2023-46, as read by title only.

Call Vote:	Commissioner Persis	Yes
	Commissioner Briley	Yes
	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
Carried.	Mayor Partington	Yes

Item #10 – Reports, Suggestions, Requests

Events and Recognition

Ms. Shanahan reviewed future workshops including the Strategic Planning workshop and the Stormwater Master Plan workshop.

Commissioner Tolland discussed the events she attended. She stated she was pleased Items 8J and 8K were continued to the February 7, 2023 meeting as she believed it was indictive of the developers listening to the residents and applying their feedback.

Commissioner Briley commented on the events he attended.

Commissioner Persis recognized Mr. Holub for his generosity of taking 14 students to an Orlando Magic game with Ormond Beach Police Officer Greg Stokes. She discussed the events she attended.

Mayor Partington discussed the events he attended and upcoming events. He discussed the subcommittees being created by the Elected Officials Round Table including a Nova Canal and Bridges Subcommittee and Transportation Subcommittee. He inquired if Commissioner Briley would be willing to serve on the Transportation Subcommittee; whereby Commissioner Briley agreed. He requested input from Ormond Beach Police Chief Jesse Godfrey regarding bridges during times of emergency.

Dave Pizzo
Commissioner Tolland, Commissioner Briley, Commissioner Persis and Mayor Partington expressed their condolences to the friends and family of Dave Pizzo, the city's photographer.

Grief and Mental Illness
Commissioner Tolland offered her sympathies to anyone dealing with grief and mental illness and expressed her support to the city's first responders.

Commissioner Sargent reminded citizens help was available by dialing 988 for the suicide crisis hotline and noted veterans can receive mental health assistance through Veterans Affairs (VA) even if not enrolled in the system. He thanked first responders for their hard work through tough times.

Mayor Partington hoped the first responders and everyone would discuss their feelings and get help instead of acting on difficult situations. He stated he was proud Ormond Beach had programs available to first responders.

Ormond Beach Historical Society
Commissioner Tolland stated she would like a workshop or discussion item to discuss the idea of the museum and welcome center.

Mayor Partington read highlights from the Ormond Beach Historical Society Annual Report. He stated the first step would be to work on the 50-year agreement before discussing the museum and welcome center.

Panhandling Signs
Commissioner Tolland noted her support of the panhandling signage.

Request
Commissioner Tolland requested an update on the Doug Thomas Way project and for staff to speak with Mr. Bill Jones who may be interested in paying for the trees that were lit up during the holidays, be lit year-round.

Commissioner Sargent inquired if any members of the Commission would support staff looking into converting the city's fleet to electric vehicles; whereby, Commissioner Tolland and Commission Persis expressed support. He requested the Commission consider sending a letter to the Volusia County Council in support of a section of beach being designated as dog-friendly.

Mayor Partington inquired where the dog friendly beach should be and noted there was discussion of it being in front of the Michael Crotty Bicentennial Park; whereby, Commissioner Briley agreed with the location as the park already had a dog feature.

Greg Beer
Commissioner Briley informed the Commission of Mr. Greg Beer's passing and expressed his condolences.

Item #11 – Adjournment

The meeting was adjourned at 9:18 p.m.

APPROVED: February 7, 2022

BY: _____
Bill Partington, Mayor

ATTEST:

_____
Susan Carroll Dauderis,
City Clerk

Meeting Date: 2/7/2023	**AGENDA ITEM**		**Number:** 6.A
Section:	CONSENT AGENDA		
Item Category:	Consent - Resolution	**Res./Ord. No:**	2023-47
Strategic Goal:	Governance – Other		
Department :	Support Services		
Subject:	Amendment to the 2023 City Commission Meeting Schedule		
Budget Impact:	This item has no budgetary impact to the City.		
Summary:	There are times that the City Commission meeting schedule must be revised in order to accommodate conflicts. This is a request to cancel the April 4, 2023 meeting due to the Legislative Action Days taking place in Tallahassee, and the cancelation of the second meeting in November due to the Thanksgiving holiday.		
Recommended Action:	Requesting approval of the attached resolution adopting the revised City Commission meeting schedule for 2023.		
Staff Contact:	Susan Dauderis, City Clerk, (386) 676-3340		

Approval:

Kelly McGuire, Finance Director	1/23/2023	
Claire Whitley, Assistant City Manager	1/24/2023	
Joyce Shanahan, City Manager	2/2/2023	

CITY OF ORMOND BEACH

22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Susan Dauderis, City Clerk

Date: February 7, 2023

Subject: Amendment to the 2023 City Commission Meeting Schedule

Commission Goal: Governance – Other

Introduction

This is a request to revise the regular City Commission meeting schedule for 2023, specifically for the months of April and November.

Background

Legistative Action Days in Tallahassee is scheduled for Tuesday, April 4 and Wednesday, April 5, 2023, with Monday, April 3 for new member orientation. Members of the Commission will be attending these sessions, which creates a conflict with the regularly scheduled City Commission Meeting on Tuesday, April 4.

The second meeting in November falls on November 21 which is the week of Thanksgiving.

Discussion

Given these circumstances, it is proposed that the first meeting in April and the second meeting in November be canceled.

Budget Impact

This item has no budgetary impact to the City.

Citizen Impact

The City calendars will be updated to reflect this change so that citizens are aware.

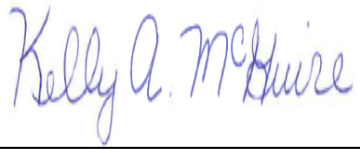
Recommendation

Requesting approval of the attached resolution adopting the revised City Commission meeting schedule for 2023.

Attachments:

1. 23-47 Amend CC mtg dates
2. Revised - Proposed 2022-2024 Mtg Calendar

Approvals:



Kelly McGuire, Finance Director — Date: January 23, 2023



Claire Whitley, Assistant City Manager — Date: January 24, 2023



Joyce Shanahan, City Manager — Date: February 02, 2023

RESOLUTION NO. 2023-47

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 APRIL AND NOVEMBER 2023; PROVIDING FOR EXCEPTIONS THERETO; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Ormond Beach approved the regular meeting dates for the years 2023 and 2024 by adoption of Resolution No. 2022-154, and

WHEREAS, the City Commission desires to cancel the first meeting in April 2023, currently scheduled for 7:00 p.m. on Tuesday, April 4, 2023, due to the City Commission members attending Legislative Action Days in Tallahassee on April 3-5, and

WHEREAS, the City Commission desires to cancel the second meeting in November 2023, currently scheduled for 7:00 p.m. on Tuesday, November 21, 2023 because it is the week of Thanksgiving, now therefore,

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

SECTION ONE. The regular meetings of the City Commission of the City of Ormond Beach, Florida, shall be held at the hour of 7:00 P.M. on the first and third Tuesdays of each month during the years 2023 and 2024.

SECTION TWO. The following are adopted as exceptions to the regular meeting schedule hereinbefore adopted:

(a) the first regular meeting in April 2023, currently scheduled for April 4, will be canceled.
(b) the second regular meeting in November 2023, currently scheduled for November 21, will be cancelled.

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

APPROVED AND AUTHENTICATED this 7th day of February, 2023.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

Ormond Beach City Commission
Meeting Schedule December 2022 – November 2024

Date	Time	Place	Meeting
December 2022			
December 6, 2022 - Tuesday	5:30 PM	CR	Advisory Board Workshop
December 6, 2022 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
January 2023			
January 10, 2023 - Tuesday	7:00 PM	CC	Regular City Commission Meeting
January 24, 2023 – Tuesday	5:30 PM	CR	FDOT Workshop
January 24, 2023 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
January 31, 2023 – Tuesday	5:30 PM	CR	Strategic Planning Workshop *Note: 2nd & 4th weeks; City holidays Jan 2 & 16*
February			
February 7, 2023 – Tuesday	5:30 PM	CR	Stormwater Master Plan Workshop
February 7, 2023 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
February 21, 2023 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
March			
March 7, 2023 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
March 21, 2023 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
April			
~~April 4, 2023 – Tuesday~~	~~7:00 PM~~	~~CC~~	~~Regular City Commission Meeting~~
April 18, 2023 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
May			
May 2, 2023 - Tuesday	7:00 PM	CC	Regular City Commission Meeting
May 16, 2023 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
June			
June 6, 2023 – Tuesday	5:30 PM	CR	Capital Improvements Program and Draft Budget Workshop
June 6, 2023 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
July			
July 18, 2023 – Tuesday	5:30 PM	CR	Operating Budget Workshop
July 18, 2023 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
August			
August 1, 2023 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
August 15, 2023 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
September			
September 6, 2023 – Wednesday	7:00 PM	CC	Reg. Comm. Mtg. & 1st Budget Hearing*
September 20, 2023 – Wednesday	7:00 PM	CC	Reg. Comm. Mtg. & 2nd Budget Hearing* **Moved to Wed. due to TRIM requirements*

Ormond Beach City Commission
Meeting Schedule December 2022 – November 2024

October			
October 4, 2023 – Wednesday	7:00 PM	CC	Regular City Commission Meeting*
October 17, 2023 – Tuesday	7:00 PM	CC	Regular City Commission Meeting **Moved to Wed.; National Night Out on Tues.*
November			
November 7, 2023 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
~~**November 21, 2023 – Tuesday**~~	~~**7:00 PM**~~	~~**CC**~~	~~**Regular City Commission Meeting**~~
December			
December 5, 2023 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
January 2024			
January 9, 2024 - Tuesday	7:00 PM	CC	Regular City Commission Meeting
January 23, 2024 – Tuesday	7:00 PM	CC	Regular City Commission Meeting *Note: 2nd & 4th weeks, due to holidays Jan 1 & 15*
February			
February 6, 2024 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
February 20, 2024 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
March			
March 5, 2024 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
March 19, 2024 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
April			
April 2, 2024 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
April 16, 2024 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
May			
May 7, 2024 - Tuesday	7:00 PM	CC	Regular City Commission Meeting
May 21, 2024 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
June			
June 4, 2024 – Tuesday	5:30 PM	CR	Capital Improvements Program and Draft Budget Workshop
June 4, 2024 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
July			
July 23, 2024 – Tuesday	5:30 PM	CR	Operating Budget Workshop
July 23, 2024 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
August			
August 6, 2024 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
August 20, 2024 – Tuesday	7:00 PM	CC	Regular City Commission Meeting
September			
September 4, 2024 – Wednesday	7:00 PM	CC	Reg. Comm. Mtg. & 1st Budget Hearing*
September 18, 2024 – Wednesday	7:00 PM	CC	Reg. Comm. Mtg. & 2nd Budget Hearing*

Ormond Beach City Commission
Meeting Schedule December 2022 – November 2024

**Moved to Wed. due to TRIM requirements*

October			
October 2, 2024 – Wednesday	7:00 PM	CC	Regular City Commission Meeting*
October 15, 2024 – Tuesday	7:00 PM	CC	Regular City Commission Meeting **Moved to Wed.; National Night Out on Tues.*
November			
November 6, 2024 – Wednesday	7:00 PM	CC	Regular City Commission Meeting*
November 19, 2024 – Tuesday	6:00 PM	CC	Organizational City Commission Meeting **Moved to Wednesday for General Election*

Meeting Date: 2/7/2023	**AGENDA ITEM**		**Number:** 6.B
Section:	CONSENT AGENDA		
Item Category:	Consent - Disposition Item	**Res./Ord. No:**	
Strategic Goal:	Governance – Other		
Department :	Public Works - Engineering		
Subject:	RFP Telecommunications Evaluation & Upgrade Services		
Budget Impact:	This project is not currently funded. General Fund reserves would need to be appropriated through a budget amendment after the consulting contract is awarded.		
Summary:	The City currently utilizes an AT&T Central Exchange (Centrex) system. This system relies on antiquated equipment that is no longer manufactured and has limited support from AT&T. This project proposes to evaluate the City's existing Centrex system, identify the best technology solution, assist with the preparation of the RFP for construction and implementation, construction oversight, and removal of the Centrex system.		
Recommended Action:	The City intends to publicly advertise this project for request for proposals, unless otherwise directed by the City Commission.		
Staff Contact:	Alex Schumann, City Engineer, (386) 676-3302		

Approval:

Kelly McGuire, Finance Director	1/23/2023	Kelly A. McGuire
Claire Whitley, Assistant City Manager	1/24/2023	
Joyce Shanahan, City Manager	2/2/2023	Joyce Shanahan

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Alex Schumann, City Engineer

Date: February 7, 2023

Subject: RFP Telecommunications Evaluation & Upgrade Services

Commission Goal: Governance – Other

Introduction

This disposition item provides public notice of the City's intent to issue a request for proposals (RFP) for the Telecommunication evaluation and upgrade services, RFP Number 2023-18

Background

The City currently utilizes an AT&T Central Exchange (Centrex) system. The Centrex system at City Hall is 30+ years old, with the last upgrade being the addition of voicemail 23 years ago. This system relies on equipment that is no longer manufactured, and has limited support from AT&T. Staff has many concerns regarding the future reliability of this phone system, specifically regarding ongoing maintenance, parts availability and support. The impact of the manufacturer no longer manufacturing replacement parts and a limited number of service technicians trained to support the equipment greatly affects staff's ability to provide reliable service.

Recently, as a result of damage caused by Hurricane Ian, the Public Works facility suffered a major service interruption of their phone system that lasted nearly 3 months, during which time phone calls were rerouted. The phone system serving Finance and Utility Billing also experienced a service interruption that impacted the City's ability to accept payments over the phone for 26 days. Payments were still available in person and online. The prolonged delay in making repairs was directly attributed to the outdated system and difficulty in procuring necessary parts.

This project proposes to evaluate the City's existing Centrex system, identify the best technology solution for the City, assist with the preparation of Bid/RFP documents for construction and implementation, provide construction oversight, and assist with the removal of the Centrex system.

Discussion

This RFP will focus on implementation of an effective integrated system that is fully expandable. The proposal calls for the removal of the antiquated phone system and installation of a new system at every city facility. The improved technology will dramatically enhance the City's phone network and communication capabilities.

Budget Impact

This project is not currently funded. General Fund reserves would need to be appropriated through a budget amendment after the consulting contract is awarded.

Citizen Impact

A reliable phone system is required for staff to effectively serve the city and its residents.

Recommendation

The City intends to publicly advertise this project for request for proposals, unless otherwise directed by the City Commission.

Attachments:

1. RFP-Telecommunication Evaluation and upgrade services

Approvals:

Kelly A. McGuire

Kelly McGuire, Finance Director — Date: January 23, 2023

Claire Whitley, Assistant City Manager — Date: January 24, 2023

Joyce Shanahan

Joyce Shanahan, City Manager — Date: February 02, 2023

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 PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL

RFP TITLE: **Telecommunication Evaluation and upgrade services**
RFP NUMBER: **2023-18**
RFP DUE DATE & TIME: **Tuesday, March 14, 2023 at 2:30 PM**
RFP OPENING LOCATION: **City Hall Training Room at Ormond Beach City Hall**
PRE-PROPOSAL MEETING: **Tuesday, February 28, 2023 at 3:00 PM, City Hall Training Room**

Proposals Received After The Above Date And Time Will Not Be Accepted.

PROPOSER/FIRM NAME: _____

PROPOSER'S MAILING ADDRESS: _____

_____

CITY-STATE-ZIP: _____

F.E.I.N.: _____

PHONE NUMBER: _____

EMAIL: _____

If returning as a "No Proposal", please state reason (s):

_____

_____

THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL

RFP RESPONSE FORM

The undersigned SUBMITTER agrees, if this Proposal is accepted, to enter into a Contract with the CITY that reflects the items of this Request for Proposals (RFP) and to provide all services, as specified or indicated in the RFP Documents, in full accordance with the terms and conditions set forth therein.

SUBMITTER has examined all of the RFP Documents and of the following Addenda, receipt of which is hereby acknowledged.:

Addendum Date	Addendum Number
_____	_____
_____	_____
_____	_____

This Submittal 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; SUBMITTER has not directly or indirectly induced or solicited any other Submitter to submit a false or sham Submittal; SUBMITTER has not solicited or induced any person, firm or a corporation to refrain from bidding; and SUBMITTER has not sought by collusion to obtain for himself any advantage over any other Bidder or over the CITY.

THIS RESPONSE IS SUBMITTED BY:

FIRM NAME: _____

FIRM'S PROFESSIONAL LICENSE NUMBER: _____

SUBMITTER'S NAME: _____
(Typed or Printed)

TITLE: _____

AUTHORIZED SIGNATURE: I, _____ hereby declare that I have read and fully understand the RFP Documents, including the General Conditions and the Scope of Work, and that I am duly authorized to sign and submit this Proposal.

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.

OMISSION OF A SIGNATURE ON THIS PAGE
MAY RESULT IN REJECTION OF YOUR PROPOSAL.

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 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 Bids or 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.

NON-CONFIDENTIALITY OF BIDS AND/OR PROPOSALS/PUBLIC RECORDS: 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 30 days after bid/proposal opening, whichever occurs first. Section 119.071, F.S.

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

SUBMISSION OF PROPOSALS: All Proposals shall be submitted 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. The delivery of said Proposal to the Purchasing Office on or before the specified opening date and time is solely and strictly the responsibility of the Proposer. Any Proposal received by the Purchasing Office after the specified date and time will not be accepted. Proposals must be submitted on forms provided by the City. No other forms will be accepted. No Proposal may be modified after opening. No Proposal may be withdrawn after opening for a period of ninety (90) days unless otherwise specified.

EXECUTION OF RFP: Proposal must contain a manual signature of authorized representative in the space(s) provided. Proposals must be typed or printed in ink. Use of erasable ink is not permitted. All corrections made by Proposer to any Proposal entry must be initialed. The company name and Federal Employer Identification Number (F.E.I.N.) shall appear in the space(s) provided.

RFP OPENING: Proposals shall be opened at the time, date and place specified in the RFP, and the name of the Proposer shall be read aloud publicly. No discussion of the submittals will occur.

RFP TABULATION: Any Proposer wishing to receive a copy of the RFP tabulation is required to enclose a stamped, self-addressed envelope with their Proposal. The RFP tabulation will be posted on DemandStar.com.

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 City's Purchasing Coordinator. Those interpretations which may affect the eventual outcome of this Proposal will be furnished in writing to all prospective Proposers. 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.

ADDITIONAL TERMS AND CONDITIONS: The City of Ormond Beach reserves the right to reject Proposals 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.

ASSIGNMENT: Any purchase order or contract issued pursuant to an RFP and the monies which may become due thereunder are not assignable except with the prior written approval of the City Manager or City Commission, whichever authorized the purchase order or contract.

LIABILITY: The vendor shall hold and save the City of Ormond Beach, its officers, agents, and employees harmless against claims by third parties resulting from the vendor'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.

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 or contractors; or to reject any and all Proposals or waive any minor irregularity or technicality in the Proposals 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:

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:

CITY CLERK
22 SOUTH BEACH STREET
ORMOND BEACH, FLORIDA 32174
(386)677-0311
CITYCLERK@ORMONDBEACH.ORG
or online at
https://www.ormondbeach.org/prr

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 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, Drug Free Workplace Certificate and E-Verify Statement.

STATEMENT OF PURPOSE

The City of Ormond Beach, Florida, is requesting proposals and intends to select a qualified firm or individuals interested in the evaluation of the City's existing Central telephone exchange system (Centrex), selection of appropriate replacement technology, oversight for the implementation of the selected technology, and discontinuance of the Centrex system.

Professional Qualifications: Any firm or individual, having demonstrable professional experience in telecommunication evaluation and implementation, and having interest in providing these services to the City of Ormond Beach, is invited to submit a Letter of Interest and Proposal.

SCOPE OF SERVICES

The City of Ormond Beach is seeking a Consultant to evaluate and develop a scope of work for the procurement, selection and installation of a citywide telephone system upgrade or replacement solution.
This Consultant along with IT will be working with the City Department and its agencies to develop a City of Ormond Beach VoIP and UC strategy that will address technology changes in telephony, communication and collaboration services. Establishing a VoIP and Unified Communication roadmap that will assist the City of Ormond Beach government to maintain viable communication tools and control costs.

The VoIP and Unified Communications Enterprise Strategy has five main business goals:

1. Technology Upgrade: The need to replace legacy phone technologies and contracts.
2. Increase Productivity: The need to realize gains made through communication integration.
3. Decommissioning the old Centrex System
4. Define and Organize Training by Department on the new VoIP and UC system
5. Maintain Financial Neutrality: The need to maintain costs at or below current investment rates for telephony services.

The Following minimum tasks shall be associated with this project:

Evaluation of Existing System

- The evaluation of the existing system shall include a complete review of the current Telecommunications Voice network
- Define the existing deficiencies from network infrastructure, overall information technology, and business unit viewpoint, including points of failure and redundancy options
- Outlining of industry best practices
- Gap analysis, quantifying and qualifying opportunities
- All telecommunication rooms will be documented in MS Visio, or other appropriate format, along with the network components and call flow patterns

Technology Selection

- Determine scalability and 10+ year lifespan requirements of voice network
- Assess current voice network to achieve cost effective solutions inclusive of maintenance
- Recommend voice network design to reach the goal of providing global VoIP
- Estimate timelines to deploy each proposed voice network design
- Cost analysis of each voice network design options, including associated annual maintenance costs
- Provide a list of Value-added resellers (VARs) that can implement the designed/proposed system.

- Detailed pro/con analysis of each design option.
- Managed services for VoIP and UC deployments including hosted, UC as a service, hybrid and on-premise solutions. A hybrid solution will be the desired goal.
- Prepare formal Request for Proposals (RFP) based on the above evaluation and technology selection.
- Assist the City in evaluation of the RFP for technology implementation.

Technology Procurement and Implementation oversight

- Contract analysis reducing complexity of products, licensing options and licensing costs.
- Shop drawing and submittal reviews, including clarifications, RFIs, record drawings and final documentation.
- Seamless integration with existing support and ITIL based incident, request and change processes.
- Project management services to transition the department and agencies from analog voice to VoIP and UC services including Training by department
- Running and Attending progress, coordination, Integration meetings as needed for the duration of the project.

Decommissioning of Centrex

- Decommissioning of the Centrex system including any and all peripherals and circuits as identified in the initial evaluation.

SCHEDULE OF PROPOSAL

February 12, 2023	Advertisement
February 28, 2023 at 3:00 PM	Non-mandatory pre-proposal meeting City Hall Training Room, 22 South Beach Street
March 14, 2023, 2:30 PM	Proposals Due - one (1) signed original of the complete proposal packet along with one (1) fully complete electronic file in pdf format on either a CD or thumb drive. Both versions must be in the sealed envelope. Submit proposals to the Purchasing Coordinator, Room 101, City Hall, 22 South Beach Street, Ormond Beach, FL 32174.
March 15 - 21, 2023	Proposal Rankings
April 18, 2023	City Commission Approval of contracts.

INFORMATION TO BE SUBMITTED:

Submit one (1) signed original of the complete proposal packet along with one (1) complete electronic copy in pdf format on either a CD or thumb drive which must include the following:

1. One unbound copy which includes the following information:

    a. Letter of interest.
    b. Proposer Acknowledgement form & RFP Response form (2 Pages), completed.
    c. Overview description of the firm and its ability to provide the professional services being applied for.
    d. Provide list of current continuing contracts and contact information for each.
    e. Whether or not the firm or individual is a certified Minority Business Enterprise as defined by the Florida Small and Minority Business Assistance Act of 1985.
    f. Copy of firm's current Florida Professional License renewal.
    g. Copy of firm's certificate of insurance.
    h. Completed Conflict, Non-Conflict of Interest Statement/Litigation Statement.
    i. Completed Drug-Free Workplace Certification
    j. Verification of employment status using E-Verify Form

2. Completed one Standard Form (SF) 330. The following changes to the standard form shall be incorporated for this submittal.
    a. **Part I, Section E. Resumes** – Limit resumes for each individual to 1 page and provide a maximum of 5 Relevant Projects.
    b. **Part I, Section F. Example Projects** – Present a maximum of 5 projects.
    c. **Part II item 11a**- where requested to provide revenues for Federal Work, submitter shall provide revenues for Municipal contract work.

GENERAL INSTRUCTIONS

- Inquiries: Technical questions may arise as firms are preparing their proposals. The City will accept written inquiries regarding this RFP until seven (7) working days prior to the RFP due date. Questions received after that time will not be responded to. Answers to questions that warrant attention of all the potential proposers will be distributed in the form of an addendum. Please direct written inquiries to:

    Rob Hart
    Purchasing Coordinator
    22 South Beach Street
    Ormond Beach, Florida 32174
    Telephone: (386) 676-3223 e-mail: rob.hart@ormondbeach.org

    The last day to submit questions is March 7, 2021 at 5:00pm.

- Signature Requirements: Proposals must be signed by a duly authorized officer(s) of the proposing firm. Consortiums, joint ventures, or teams submitting proposals, although permitted and encouraged, will not be considered responsive unless it is established that all contractual responsibility rests solely with one firm or legal entity which shall not be a subsidiary or affiliate with limited resources. Each proposal shall indicate the entity responsible for execution on behalf of the proposal team.

- Proposal Delivery: Submit one (1) unbound original of the complete proposal packet along with one (1) fully complete electronic file in pdf format on either a CD or thumb drive, no later than March 14, 2023, 2:30 PM. Submit proposals to the Purchasing Coordinator, Room 101, City Hall, 22 South Beach Street, Ormond Beach, FL 32174. Proposals shall be in a sealed envelope with the RFP title and number plainly marked on the outside of the delivery envelope or package. It is the sole responsibility of the submitter to ensure that the Proposal is delivered on or before the specified date and time. Late submittals will not be accepted.

- Addenda and Supplements to the Request for Proposals (RFP): In the event that it becomes necessary to revise any part of this RFP, or if additional information is

necessary to enable the proposing firm to make an adequate interpretation of the provisions of this RFP, a supplement to the RFP will be provided to each firm that has requested a copy of this document.

- 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. Selection is also dependent upon the negotiation of a mutually acceptable contract with the successful proposers.

- 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 90 days from date of receipt.

SELECTION OF FIRM

Evaluation Criteria: Evaluation Criteria: The City will evaluate prospective candidates based upon the experience and past performance of the firm. Evaluation will also be based upon the abilities and accomplishments of the individuals to be assigned to the project and relevant project experience.

Scoring Parameters:
General (10 points)
Qualifications of the Firm (30 points)
Relevant Project Experience (25 points)
Price (20 points)
Project Schedule (15 points)

Selection Process: The responses will be evaluated in accordance with Florida Statutes Section 287.055 known as the Consultants Competitive Negotiations Act.

A designated selection committee will review and evaluate responses to this RFP for each firm that submits and will rank the proposals based on the evaluation criteria. The Committee shall designate no less than two of the most qualified proposers based on rankings to be considered for continuing contracts. These proposers may be invited to appear for interview by City staff or be asked to further demonstrate their qualifications. It is intended to select at least three firms for continuing contracts (assuming three or more proposals are received). Final contracts will then be negotiated and submitted to the City Manager for approval and recommendation to the City Commission.

TERM OF AGREEMENT

The contract shall be for the duration of this project.

Insurance Requirements: The Consultant shall purchase at his own expense and maintain throughout the duration of the contract the types and amounts of insurance in form and from companies satisfactory to the City and shall furnish proof of insurance prior to commencing work.
The Consultant shall indemnify and hold harmless the City and its employees from and against all claims, damages, losses, and expenses including, but not limited to, attorneys' fees arising out of or resulting from work provided that the claim, damages, loss and expense is caused in whole or in part.

The City reserves the following rights:

- Modify, extend, or cancel this RFP at any time to obtain additional proposals or for any other reason the City determines to be in its best interest;

- Issue a new RFP with terms and conditions that are the same, similar or substantially different as those set forth in this or a previous RFP in order to obtain additional proposals or for any other reason the City determines to be in its best interest;

- Conduct pre-award discussion and/or pre-award negotiations with any or all responsive and responsible proposer(s) who submit proposals determined to be reasonably acceptable of being selected for award; and, conduct personal interviews or require presentations of any or all proposer(s) prior to selection.

- Request that proposer(s) furnish additional information as the City may reasonably require.

- Accept or reject qualifications or proposals in part or whole, and/or waive any defect or deficiency in any proposal, if in the City's sole judgment, the defect or deficiency is not material in response to this RFP;

- Limit and/or determine the actual contract services to be included in a contract.

- Engage outside experts to assist staff in evaluating the merits and viability of each proposer.

- Obtain information for use in evaluating submittals from any source.

- Verify the information received in the proposal. If a proposer knowingly and willfully submits false information or data, the City of Ormond Beach reserves the right to reject that proposal. If it is determined that an Agreement was awarded as a result of false statements or other data submitted in response to this RFP, the City of Ormond Beach reserves the right to terminate the Agreement.

The City shall be the sole judge of the proposer's Proposals.

Risk Management and Insurance Requirements

A. 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 and not limited to 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 85, or its successor form, including but not limited to the following coverage (any deviation shall be noted on the Certificates of Insurance):

a. Premises, Operations, Products and Completed 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 and not limited to the following amounts:

Limits (not less than)

$1 Million Each Occurrence
$2 Million General Aggregate
$1 Million Aggregate Products & Completed Operations

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 is required if an Automobile(s) is used in the performance of the contract. ISO Symbol 1 (Any Auto), or alternatively a combination of Symbol 2 (Owned Autos), Symbol 8 (Hired Autos), and Symbol 9 (Non-Owned Autos), and limits shall be no less than:

$1 Million	Combined Single Limit for Bodily Injury and Property Damage

(d) Excess Liability

For contracts $250,000 or greater an Excess Liability Policy of at least but not limited to $1,000,000 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 not to exceed $25,0000 per occurrence.

(e) Builder’s Risk

Contractor shall purchase Builder’s Risk Insurance for any contracts that are deemed to be vertical construction on an All-Risk policy, and shall also include coverage for wind, hail, and named storm. Limits of coverage shall be at least and not limited to the value of the project.

(f) 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.

B. 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.

C. 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 carrier; 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 including products and completed operations and Automobile Liability policies of insurance and certificates thereof.

VERIFICATION OF EMPLOYMENT STATUS USING E-VERIFY SYSTEM

1. Undersigned firm warrants it **IS** currently registered with the U.S. Department of Homeland Security's E-Verify system, **and** is compliant with the requirements of Sections 448.09 and 448.095, *Florida Statutes*.

2. Undersigned firm warrants it **has not** had any contracts terminated as a result of violations of Sections 448.09 or 448.095, *Florida Statutes*, that prohibit it from contracting with a public agency.

3. Undersigned firm warrants that if it enters into an agreement with a subcontractor, an express provision shall be included in all of its subcontracts requiring subcontractors, who perform work or provide services pursuant to the contract, to use the E-Verify system to verify employment eligibility of all new employees hired by the subcontractor during the contract term.

4. Undersigned firm understands that any subcontractor must provide the contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and the contractor understands it shall maintain any such affidavits for the duration of the contract, and the contract with the subcontractor must be immediately terminated if the City has a good faith belief that the subcontractor knowingly violated Section 448.09 (1), *Florida Statutes*.

5. Undersigned firm understands that in the event the City has a good faith belief that the contractor has knowingly violated Section 448.09 (1), *Florida Statutes*, the City shall terminate the contract, and the contractor may not be awarded a public contract for a period of at least one (1) year after the date of termination. The contractor may be held liable for any additional costs incurred by the City as a result of termination of the contract.

_____
COMPANY NAME

_____
AUTHORIZED SIGNATURE

_____
NAME

_____
TITLE

_____
DATE

THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL

City of Ormond Beach

CONFLICT, NON-CONFLICT OF INTEREST STATEMENT LITIGATION STATEMENT

1.

[ ] 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.

2.

[ ] 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.

_____

COMPANY NAME

_____

AUTHORIZED SIGNATURE

_____

SIGNER'S NAME (PRINT OR TYPE)

_____

TITLE

_____

DATE

THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL

City of Ormond Beach
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.

_____

Name

_____

Signature

_____

Title

Meeting Date: 2/7/2023	**AGENDA ITEM**		**Number:** 6.C
Section:	CONSENT AGENDA		
Item Category:	Consent - Disposition Item	**Res./Ord. No:**	
Strategic Goal:	Governance – Continue legislative advocacy program		
Department :	Economic Development		
Subject:	2023 City of Ormond Beach Legislative Action Agenda		
Budget Impact:	There is no budget impact at this time. The projects identified are part of the City's five-year capital plan and are already being considered for funding in future years. Should funding be made available through the legislative session, an evaluation will be made on the allocation of funds to complete the project.		
Summary:	This is a disposition item for the City Commission to consider a legislative action agenda for the 2023 State Legislative Session. This year, the legislative priorities focus on the city's commitment to environmental stewardship, resiliency, public safety and disaster preparedness. The focus on economic development will support the growth of high-quality companies and job creation through the investment in pad-ready sites in the Ormond Beach Business Park.		
Recommended Action:	Staff requests approval of the above outlined legislative initiatives. A one-page, double-sided handout has been created for distribution.		
Staff Contact:	Brian Rademacher, Economic Development Director, (386) 676-3266		

Approval:

Kelly McGuire, Finance Director	1/23/2023	
Claire Whitley, Assistant City Manager	1/24/2023	
Joyce Shanahan, City Manager	2/2/2023	

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Brian Rademacher, Economic Development Director

Date: February 7, 2023

Subject: 2023 City of Ormond Beach Legislative Action Agenda

Commission Goal: Governance – Continue legislative advocacy program

Introduction

This is a disposition item for the City Commission to consider a legislative action agenda for the 2023 State Legislative Session.

Background

The City Commission has annually participated in the presentation of legislative action items that reflect the City's needs. The staff works closely with Doug Bell, of Metz Husband & Daughton, PA (MHD), who represents the City's interests in the State Legislature. The Legislative representative reviews, on a continuing basis, all existing and proposed State of Florida policies, programs, and legislation affecting the City. MHD assists the City Commission, City Manager, and staff in the coordination and development of the City's legislative program, and meets with legislators and state agencies. Legislative issues may include: public safety, law enforcement, economic development, infrastructure improvements, transportation, environmental, revenue enhancement, and home rule issues.

Discussion

The City's legislative priorities for this year focus on the City's commitment to environmental stewardship, resiliency, public safety and disaster preparedness. It also focuses on economic development for the continued expansion of high-quality companies and job creation. The following legislative action items are recommended for consideration for Fiscal Year 2023.

Environment/Water Resiliency & Sustainability
City staff has three projects focused on water resiliency and sustainability to serve current and future residents of Ormond Beach. Ormond Beach is committed to environmental stewardship by reducing the negative impacts of pollutants on water

bodies and investing in projects that provide reliable, clean water for its residents and visitors.

The City of Ormond Beach has made a commitment towards reducing discharge of treated wastewater effluent to water bodies within the next decade, which aligns with the recently adopted Sentate Bill (SB) 64. Projects completed in the past decade have allowed the City to reduce the discharge of treated effluent from the City's water reclamation facility and further reduce nutrient loading to the Halifax River.

The City is committed to environmental resiliency by proactively building stormwater infrastructure that can reduce flooding caused by natural disasters by investing in projects that provide flood control that benefits not just the City but the region.

1) The recently adopted SB 64 mandates a full reduction of discharge of treated wastewater effluent to water bodies within the next decade. This project will reduce the city's discharge into the Halifax River to less than 10% of the total discharge. This project proposes the construction of a 140 acre reservoir with ground storage and pumping facilities. This project will provide for wet weather storage of produced reclaimed water, diverting this flow from surface water discharge, as well as allowing the system to draw from this reservoir during periods of high demand, buffering usage during the growing season where periods of rain and drought change frequently.

2) The Central Park area of the City of Ormond Beach has experienced chronic flooding and has a history of flooding. In May 2009, the area suffered significant flooding in which waterbodies of the Central Park lake system tended to overtop their banks and interconnect, and flood waters encroached upon subdivisions. Similar effects have occurred, most recently during Hurricane Ian. This project will provide regional flood control benefits for the Central Park area of Ormond Beach. The pump station will be used to draw down the Central Park lake system prior to large storm events to provide additional stormwater attenuation volume. The pump station will discharge this volume into the Halifax River, via a pipe located along the Fleming Avenue corridor. Previous studies have indicated that this project will lower the flood risk to more than 500 homes, including numerous repetitive loss properties. Through a previous FEMA Hazard Mitigation Grant, this project developed full engineering plans and is shovel ready.

3) The construction of 9,000 LF of 12” / 16” water main to complete the watermain loop of City water distribution facilities along SR 40 and Airport Road in the City’s Western Service Area. Extension of the two existing watermains and the connection of the two will provide access for connection by future planned developments in the City of Ormond Beach’s Utility Service area. the connection of these two mains, and creation of a looped system will benefit current utility customers and those developments currently under construction by providing more consistent water pressures and ensuring water quality without the need for regular flushing of these lines, which will result in an overall conservation of water. This shovel ready project has all design plans, bid documents, and permits ready to begin bidding and construction immediately.

<u>Economic Development/Ormond Beach Business Park</u>
The City of Ormond Beach seeks support for infrastructure improvements to expand and enhance critical infrastructure for economic and business development.

The City is constructing a secondary road in the business park. This new road provides opens 12 acres of city-owned land for industrial development. This project will construct the necessary roads and build infrastructure throughout the property to create sites available for expansion and attraction of targeted industry, including advanced manufacturing, scientific and technical research, etc. The investment in infrastructure in pad-ready sites is key to helping existing businesses expand in the business park as well as attracting new business development and creating jobs that will benefit the economic development of the City and surrounding region.

The Ormond Beach Airport Business Park is home to 38 businesses that consist of approximately 870,000 feet of industrial space and 1,400 employees. It is uniquely positioned in proximity to the Ormond Beach Municipal Airport, the future Ormond Crossings Commerce Park, and with quick access to I-95 and I-4. The City continues to see strong interest in companies to locate and expand in the business park and the airport. The new roads will provide easier access to the park, open additional industrial land development, and facilitate access to the Ormond Beach Municipal Airport.

Public Safety & Disaster Preparedness

The City of Ormond Beach seeks support for the relocation of the Ormond Beach Police Department and Emergency Operations Center in order to better respond during natural disasters and provide state of the art facilities for public safety officers, which provide for the safety of its residents.

The current location of the Police Station is not ideal when it comes to Hurricanes as its location is within the storm surge for a Category 3 and higher forecasted hurricane. This means that in the event of a Hurricane rated at a Category 3 or higher rating, the City would need to relocate its Police and EOC operations center. Loss of either of these facilities would directly interfere with the City's ability to deliver critical safety and operational services within the City. Therefore, aligned with the strategic priorities of the City Commission, the City will pursue support for the city to design and construct co-located facilities to better serve its residents.

Budget Impact

There is no budget impact at this time. The projects identified are part of the City's five-year capital plan and are already being considered for funding in future years. Should funding be made available through the legislative session, an evaluation will be made on the allocation of funds to complete the project.

Citizen Impact

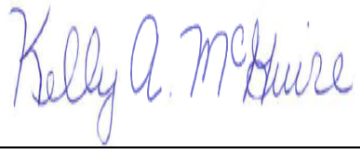
The legislative action agenda advocates improved water quality and conservation, economic development enhancements, public safety and disaster preparedness. Advocacy and any funding made available for projects will have a positive impact on the citizens of Ormond Beach.

Recommendation

Staff requests approval of the above outlined legislative initiatives. A one-page, double-sided handout has been created for distribution.

Attachments:

Approvals:



Kelly McGuire, Finance Director — Date: January 23, 2023



Claire Whitley, Assistant City Manager — Date: January 24, 2023



Joyce Shanahan, City Manager — Date: February 02, 2023

Meeting Date: 2/7/2023	**AGENDA ITEM**		**Number:** 6.D
Section:	CONSENT AGENDA		
Item Category:	Consent - Disposition Item	**Res./Ord. No:**	
Strategic Goal:	Quality of Life – Other		
Department :	Support Services		
Subject:	Letter to Volusia County in Support of a Dog-Friendly Beach Area		
Budget Impact:	There is no budget impact associated with this item.		
Summary:	This is a draft letter for City Commission approval, in support of a dog-friendly beach area. The County Council will be discussing this matter at its February 21, 2023 meeting.		
Recommended Action:	It is recommended that the Commission authorize the Mayor to sign and send the attached letter of support.		
Staff Contact:	Susan Dauderis, City Clerk, (386) 676-3340		

Approval:

Kelly McGuire, Finance Director	1/27/2023	Kelly A. McGuire
Claire Whitley, Assistant City Manager	1/27/2023	
Joyce Shanahan, City Manager	2/2/2023	Joyce Shanahan

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Susan Dauderis, City Clerk

Date: February 7, 2023

Subject: Letter to Volusia County in Support of a Dog-Friendly Beach Area

Commission Goal: Quality of Life – Other

Introduction

This is a request for a letter of support to Volusia County regarding the designation of a dog-friendly beach area.

Background

On January 24, 2023, County Council Member Troy Kent shared with the City Commission that the County Council would soon (on February 21) be discussing the idea of designating area(s) of the beach to be dog-friendly. If the City was in support of the concept, it was suggested that the Commission submit a letter of support to the County.

Discussion

At the conclusion of the January 24, 2023 City Commission meeting, the Commission discussed supporting the idea and for the designated area to be located in front of Michael Crotty Bicentennial Park, as the park already has a dog park. Staff was directed to prepare a letter of support and to bring it back to the next City Commission meeting (February 7, 2023) for approval.

Budget Impact

There is no budget impact associated with this item.

Citizen Impact

Citizens' ability to visit the beach with their dog(s) would provide enjoyment for many members of the community, including their family pet.

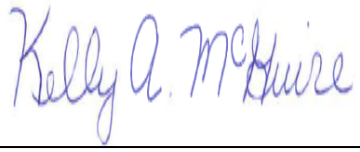
Recommendation

It is recommended that the Commission authorize the Mayor to sign and send the attached letter of support.

Attachments:

1. VC Letter Support of Dog-Friendly Beach 02-07-23

Approvals:



Date: January 27, 2023

Kelly McGuire, Finance Director



Date: January 27, 2023

Claire Whitley, Assistant City Manager



Date: February 02, 2023

Joyce Shanahan, City Manager

CITY OF ORMOND BEACH

22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

February 10, 2023

Mr. George Recktenwald, County Manager
County of Volusia
Thomas C. Kelly Administrative Center
123 West Indiana Avenue
DeLand, Florida 32720-4612

RE: Support of Dog-Friendly Beach Area

Dear Mr. Recktenwald,

On behalf of the Ormond Beach City Commission and its residents, this letter is submitted in general support of designating an area of the beach as dog-friendly.

It is the Commission's suggestion that the area in front of Michael Crotty Bicentennial Park be designated as such an area, given that the park already has a dog park feature.

Thank you in advance for accepting the Commission's support and suggestion regarding this matter, to be considered during the County Council's upcoming discussion on February 21, 2023.

Sincerely,

Bill Partington
Mayor

Meeting Date: 2/7/2023	**AGENDA ITEM**		**Number:** 7.A
Section:	PUBLIC HEARINGS		
Item Category:	Public Hearing - Ordinances	**Res./Ord. No:**	2023-8
Strategic Goal:	Community Development - Other		
Department :	Planning & Building		
Subject:	Small Scale Comprehensive Plan Land Use Map Amendment, 101 Fiesta Drive (SECOND READING)		
Budget Impact:	There is no budget impact as the result of this land use amendment.		
Summary:	This is a request from Murphy Dugan, LLC, property owner, for a Small-Scale Comprehensive Plan Land Use Map amendment for approximately 0.30 acres located at 101 Fiesta Dr. from “Low Density Residential” to “Residential, Office, Retail”. The application limits the Floor Area Ratio to zero and the residential units allowed to zero with the intention of developing a parking lot in association with the Hamlin & Associates building at 801 West Granada Blvd. The Future Land Use Map amendment does not provide any specific development approval, but a framework of uses. The Planning Board recommended approval (4-1) of the amendment with a map annotation that limits the Floor Area Ratio to zero and the residential units allowed to zero with two conditions to be implemented by the SPRC.		
Recommended Action:	Land use map amendments do not approve a specific site plan, but instead provide a framework for future site plans. This land use amendment provides annotations that limit the Floor Area Ratio to zero and the residential units allowed to zero with the intention of developing a parking lot. The annotation would not allow future residential or commercial building square footage. The discussion at the Planning Board focused on site plan issues rather than land use and it is often difficult to separate the two planning actions. In addition, the property improvements (or lack thereof in the case of masonry wall) for the property not under the land use amendment was a key component of the discussion. In order to address compatibility issues associated with the land use amendment, the Planning Board recommended two site plan requirements to be implemented by the SPRC: 1. A new masonry wall be put in along the perimeter of the rear of 801 West Granada Boulevard to replace the broken wooden fence (in addition to the required masonry wall at 101 Fiesta Drive); and 2. A sidewalk be installed between the wall and Fiesta Drive along the length of the east side of the 101 Fiesta Drive.		

	Staff is supportive of the two site plan conditions because they seek to ensure compatibility between the residential and office uses. The 2017 renovations did not change the permitted uses of the property, which would trigger the installation of a masonry wall. The eventual site plan would require a lot combination and the change of use from a house to a parking lot can justify the masonry wall on the combined property of 801 West Granada Boulevard and 101 Fiesta Drive. A key policy decision remains to determine if the property at 101 Fiesta Drive is appropriate for a land use amendment from "Low Density Residential" to "Residential, Office, Retail" with annotations that limit residential or commercial development. The Planning Board recommended the City Commission approve the Future Land Use Map amendment for approximately 0.30 acres located at 101 Fiesta Drive from "Low Density Residential" to "Residential, Office, Retail" with a map annotation that limits the Floor Area Ratio to zero and the residential units allowed to zero with two conditions identified above be implemented by the SPRC. If the City Commission determines that the land use amendment is not an appropriate use of land (criteria 2 of Policy 2.5.2. of the Future Land Use Element of the Comprehensive Plan), then the application should be denied.
Staff Contact:	Steven Spraker, Planning Director, (386) 676-3341

Approval:

Kelly McGuire, Finance Director	1/25/2023	
Claire Whitley, Assistant City Manager	1/25/2023	
Joyce Shanahan, City Manager	2/2/2023	

CITY OF ORMOND BEACH

22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: February 7, 2023

Subject: Small Scale Comprehensive Plan Land Use Map Amendment, 101 Fiesta Drive (SECOND READING)

Commission Goal: Community Development - Other

Introduction

This is a request from Murphy Dugan, LLC, property owner, for a Small-Scale Comprehensive Plan Land Use Map amendment for approximately 0.30 acres located at 101 Fiesta Drive from “Low Density Residential” to “Residential, Office, Retail.” The application limits the Floor Area Ratio to zero and the residential units allowed to zero with the intention of developing a parking lot in association with the Hamlin & Associates building at 801 West Granada Boulevard. The Future Land Use Map amendment does not provide any specific development approval, but instead a framework of uses. Any future site development would require review by the city Site Plan Review Committee (SPRC), including a neighborhood meeting.

Background

The subject property is approximately 0.30 acres and is currently a single-family house owned by the applicant. The current land use map designation is “Low Density Residential” and the zoning classification is R-3, Single-Family Medium Density. The property was platted as lot 45 of the Fiesta Heights subdivision recorded on January 21, 1960. The single-family house was constructed in 1966, according to the Volusia County Property Appraiser website. The property survey shows the property is approximately 85’ in width and 150 in depth.

The land use and zoning application are related to the property at 801 West Granada Boulevard, Hamlin and Associates. This property and building have been substantially renovated and there is a desire to expand the parking area of 801 West Granada Boulevard to include the property at 101 Fiesta Drive.

Discussion

The property is located at the intersection of Fiesta Drive and West Granada Boulevard. The proposed map annotations ensure that with the land use amendment, the property could only be used as a parking lot expansion to the Hamlin & Associates building. There are two perspectives that could occur to determine if the amendment is an appropriate use of land. The first perspective is that the parking lot is an encroachment into the residential neighborhood and should not be allowed. The second perspective is that the land use amendment is appropriate for a parcel of land directly on West Granada Boulevard. Both perspectives can be defended. The land use amendment becomes a matter of policy to allow or deny the amendment. The redevelopment of the building at 801 West Granada Boulevard was a substantial improvement on the West Granada Boulevard corridor. As an office use, the provision of parking is an important attribute. The expansion of the parking area in combination with the property at 801 West Granada Boulevard along a major arterial road could be determined appropriate.

Planning Board

The Planning Board reviewed the land use map amendment at the December 8, 2022, meeting and **recommended approval with a 4-1 vote with the following conditions:**

1. That a new masonry wall be put in along the perimeter of the rear of 801 West Granada Boulevard to replace the broken wooden fence (in addition to the required masonry wall at 101 Fiesta Drive); and
2. Install a sidewalk between the wall and Fiesta Drive along the length of the east side of the 101 Fiesta Drive.

A summary of key points of individuals who spoke at the Planning Board include:

1. Concerns about the existing wooden fence behind the property at 801 West Granada Boulevard and that this fence should be a wall.
2. Concerns about the existing traffic from Winding Woods along Cuadro Place.
3. Concerns about accessibility of the parking lot from Fiesta Drive.
4. The land use application will change the dynamic of a stable, well-kept neighborhood. It was stated that the application would cause irreparable damage to the property owners and depreciate the value of the homes.
5. It was stated employees of the CPA office at the Hamlin Building are cutting through Fiesta Heights into their residential streets.
6. It was stated the site currently provides a necessary block between the commercial and the residential area.
7. It was stated the project should consider installing a sidewalk between the street and the wall due to the high pedestrian activity.

After the recommendation, additional resident discussion occurred on the item that a neighborhood meeting should be required. In order to address the resident's concern about other potential uses on the property, the applicant offered a restricted covenant upon approval of the site plan that the land area would always be a parking lot. The recommendation for a restrictive covenant was included in the recommendation for the

zoning map amendment. The Planning Board minutes are attached to this item.

After the Planning Board meeting, city staff noted there is an existing sidewalk along Fiesta Drive. There is a missing section that connects Fiesta Drive to West Granada Boulevard. The missing section has grade differences, the subdivision entrance wall and an existing concrete pole that may make a sidewalk connection challenging.

Budget Impact

There is no budget impact as the result of this land use amendment.

Citizen Impact

As stated in the discussion area, the application can be viewed from two perspectives: (1) an encroachment into the established residential subdivision and (2) an appropriate change based on the location of the property. Testimony was provided at the Planning Board that the land use change would increase traffic, change the dynamic of the stable, well-kept neighborhood, cause irreparable damage to the property owners and depreciate the value of the homes. The applicant stated there have been multiple residential properties along Granada Blvd that have had both land use and zoning changes from residential to commercial uses.

Recommendation

Land use map amendments do not approve a specific site plan, but instead provide a framework for future site plans. This land use amendment provides annotations that limit the Floor Area Ratio to zero and the residential units allowed to zero with the intention of developing a parking lot. The annotation would not allow future residential or commercial building square footage. The discussion at the Planning Board focused on site plan issues rather than land use and it is often difficult to separate the two planning actions. In addition, the property improvements (or lack thereof in the case of masonry wall) for the property not under the land use amendment was a key component of the discussion. In order to address compatibility issues associated with the land use amendment, the Planning Board recommended two site plan requirements to be implemented by the SPRC:

1. A new masonry wall be put in along the perimeter of the rear of 801 West Granada Boulevard to replace the broken wooden fence (in addition to the required masonry wall at 101 Fiesta Drive); and
2. A sidewalk be installed between the wall and Fiesta Drive along the length of the east side of the 101 Fiesta Drive.

Staff is supportive of the two site plan conditions because they seek to ensure compatibility between the residential and office uses. The 2017 renovations did not change the permitted uses of the property, which would trigger the installation of a masonry wall. The eventual site plan would require a lot combination and the change of use from a house to a parking lot can justify the masonry wall on the combined property of 801 West Granada Boulevard and 101 Fiesta Drive.

A key policy decision remains to determine if the property at 101 Fiesta Drive is appropriate for a land use amendment from “Low Density Residential” to “Residential, Office, Retail” with annotations that limit residential or commercial development. The Planning Board recommended the City Commission approve the Future Land Use Map amendment for approximately 0.30 acres located at 101 Fiesta Drive from “Low Density Residential” to “Residential, Office, Retail” with a map annotation that limits the Floor Area Ratio to zero and the residential units allowed to zero with two conditions identified above be implemented by the SPRC.

If the City Commission determines that the land use amendment is not an appropriate use of land (criteria 2 of Policy 2.5.2. of the Future Land Use Element of the Comprehensive Plan), then the application should be denied.

Attachments:

1. 23-08 101 Fiesta Drive land use amendment (P22-0210G)
2. Exhibit A, 101 Fiesta Drive
3. Exhibit B, FLUM - 101 Fiesta Drive
4. Additional pictures of 801 West Granada Boulevard & Fiesta Drive Sidewalk
5. 101 Fiesta Drive letter
6. 12.08.2022, Land Use Amendment, 101 Fiesta Drive, PB Staff Report(8.5X11)
7. Draft PB Minutes, 101 Fiesta Drive, land use amendment

Approvals:

Kelly A. McGuire

Kelly McGuire, Finance Director — Date: January 25, 2023

Claire Whitley, Assistant City Manager — Date: January 25, 2023

Joyce Shanahan

Joyce Shanahan, City Manager — Date: February 02, 2023

ORDINANCE NO. 2023-08

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 TO CHANGE THE DESIGNATION OF ONE PARCEL OF REAL PROPERTY TOTALING 0.30± ACRES LOCATED AT 101 FIESTA DRIVE (VOLUSIA COUNTY PARCEL NUMBER 4220-01-00-0450), FROM "LOW DENSITY RESIDENTIAL" TO "RESIDENTIAL, OFFICE, RETAIL"; PROVIDING FOR A MAP ANNOTATION THAT LIMITS THE FLOOR AREA RATIO TO ZERO AND THE RESIDENTIAL UNITS ALLOWED TO ZERO; PROVIDING FOR CONFLICT; AUTHORIZING TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, Murphy Dugan, LLC, a Florida limited liability company ("Applicant/Property Owner") is the fee simple owner of certain real property consisting of approximately 0.30 acres located at 101 Fiesta Drive (Volusia County Parcel Number 4220-01-00-0450), which is legally described and depicted in Exhibit "A" ("Property") attached hereto and incorporated herein, and

WHEREAS, the Property Owner submitted an application to amend the City's Comprehensive Land Use Plan *("Comprehensive Plan"*) by changing the Future Land Use Map designation for the Property described and depicted in Exhibit "A", from "Low Density Residential" to "Residential, Office, Retail" with a map annotation that limits the floor area ratio to zero and the residential units allowed to zero, for approximately 0.30 acres as depicted in Exhibit "B" attached hereto and incorporated herein, and

WHEREAS, the City Commission has approved Ordinance No. 90-36, as subsequently amended, adopting a *Comprehensive Plan* in accordance with Part II, Chapter 163, *Florida Statutes*, and

WHEREAS, the proposed *Comprehensive Plan* amendment involves a use of fifty (50) acres or less, and

WHEREAS, the proposed *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 proposed *Comprehensive Plan* amendment is not located within an area of critical state concern, and

WHEREAS, the Applicant/Property Owner is also the fee simple owner of certain real property located at 801 West Granada Boulevard, Ormond Beach, Florida (Volusia County Parcel Number 4220-00-00-0190), which is adjoining to the property located at 101 Fiesta Drive, and

WHEREAS, the Planning Board, as the City's local planning agency, duly held a public hearing, with due public notice, and recommends approval of the proposed *Comprehensive Plan* amendment with two conditions: (1) that a new masonry wall be put in along the perimeter of the rear of 801 West Granada Boulevard to replace the broken wooden fence (in addition to the required masonry wall at 101 Fiesta Drive), and (2) a sidewalk be installed between the wall and Fiesta Drive along the length of the east side of 101 Fiesta Drive, and

WHEREAS, the City Commission has conducted public hearings on the proposed *Comprehensive Plan* amendment, as described in §163.3184(11), *Florida Statutes*, and

WHEREAS, the City Commission finds that approval of the proposed *Comprehensive Plan* amendment will preserve the internal consistency of the City's *Comprehensive Plan* pursuant to §163.3177, *Florida Statutes*, and

WHEREAS, the proposed *Comprehensive Plan* amendment shall be submitted to the Volusia Growth Management Commission for a determination of consistency in accordance with Section 202.3 of the Charter of Volusia County, Florida, 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 one parcel of real property totaling 0.30 acres located at 101 Fiesta Drive, Ormond Beach, Florida, as legally described and depicted in Exhibit "A" and the Future Land Use Map of the City of Ormond Beach *Comprehensive Plan* attached hereto, is changed from "Low Density Residential" to "Residential, Office, Retail" with a map annotation that limits the floor area ratio to zero and the residential units allowed to zero, for approximately 0.30 acres, as described and depicted in Exhibit "B".

SECTION THREE. Separate from the change in land use of the Property that is the subject of this ordinance, residents of Fiesta Heights residential subdivision have provided comments at the public hearing regarding the Applicant's intended use of the Property, and

improvements related thereto, which will be subject to an administrative review and approval process by the city's Site Plan Review Committee ("SPRC") in accordance with the requirements of the Land Development Code. In consideration thereof, the city commission recommends to the SPRC that it consider requiring the Applicant to:

a) install or construct and maintain in good condition, an eight-foot high commercial grade vinyl fence on the rear property line of the real property situated at 801 West Granada Boulevard; and

b) install or construct and maintain a six-foot high masonry, concrete or precast wall at the rear and side corner property line of the real property situated at 101 Fiesta Drive. The side corner wall shall transition in height to the existing Fiesta Heights subdivision sign.

SECTION FOUR. 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 FIVE. The Planning Director is hereby authorized and directed to transmit copies of this Ordinance, and the public hearing notice within ten (10) business days of the date of approval hereof, 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, and to any other person or entity requesting a copy.

SECTION SIX. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION SEVEN. 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 (March 10, 2023); provided, however, that if challenged within 30 days after adoption (March 9, 2023), this *Comprehensive Plan* amendment shall not become effective until the 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; and pursuant to Section 202.3 of the Charter of Volusia County, Florida will become final upon a certification of consistency from the Volusia Growth Management Commission.

PASSED UPON at the first reading of the City Commission, this 24th day of January, 2023.

PASSED UPON at the second and final reading of the City Commission, this 7th day of February, 2023.

_____

BILL PARTINGTON
Mayor

ATTEST:

_____

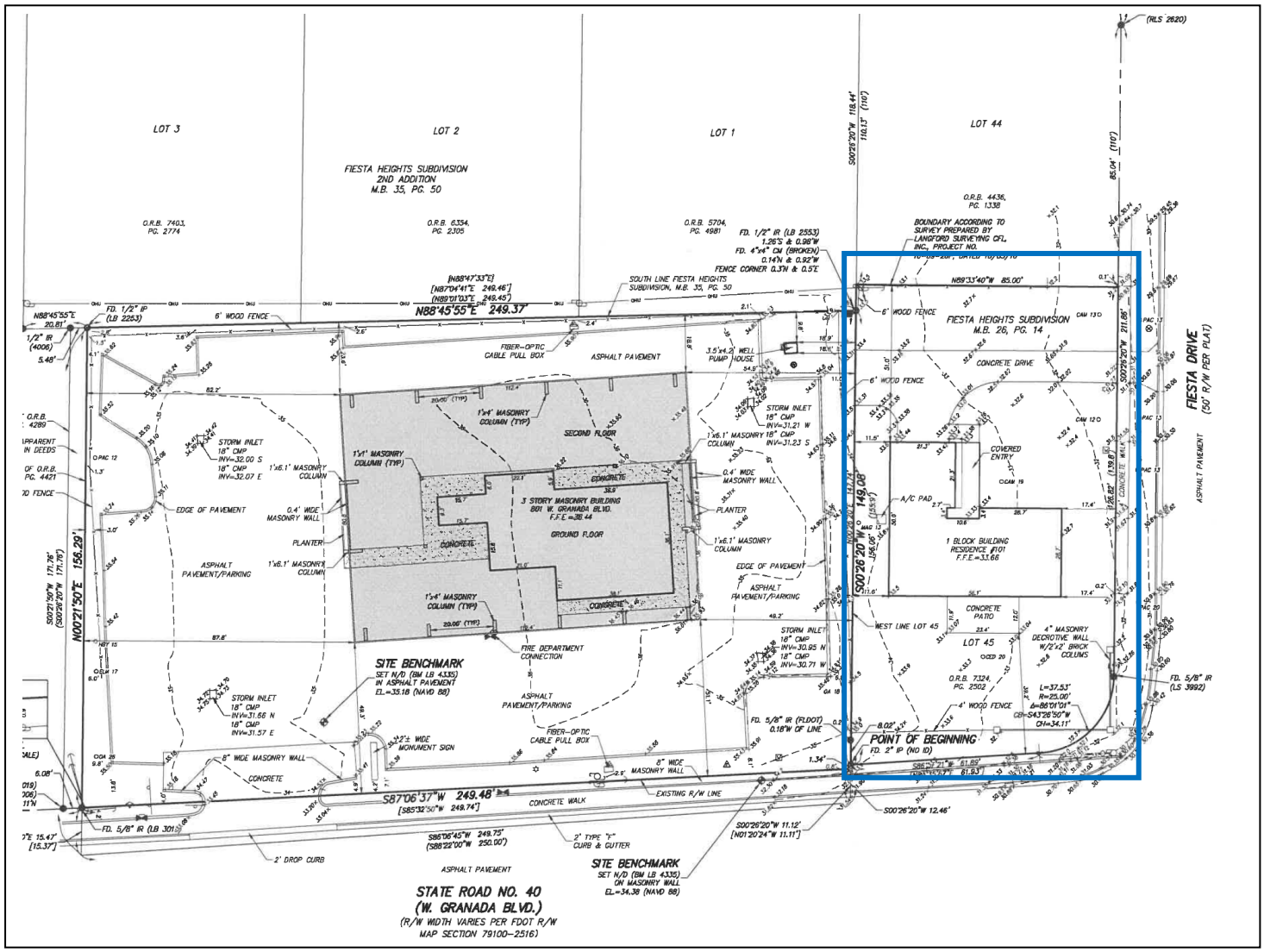
SUSAN CARROLL DAUDERIS
City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

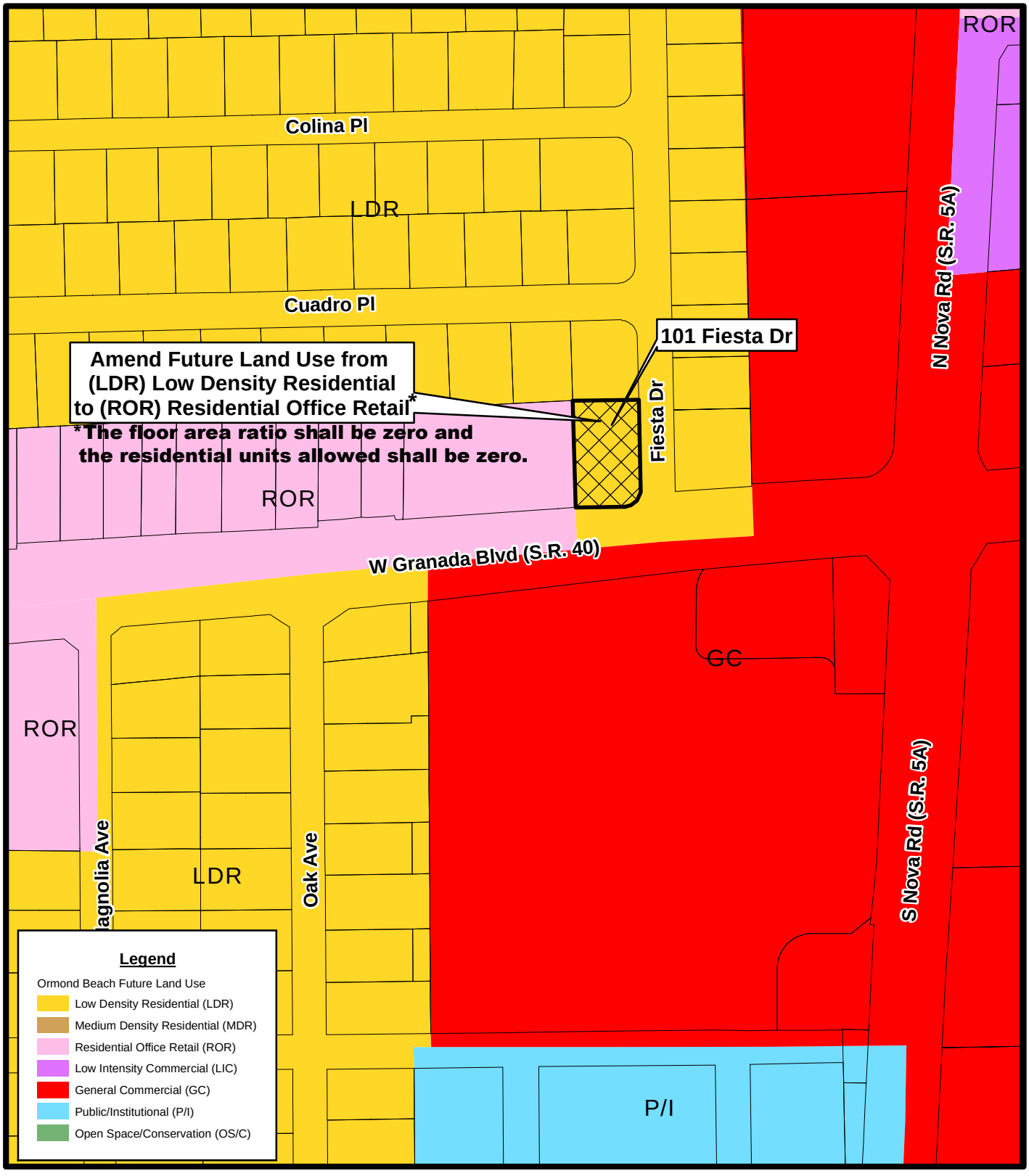
LOT 45 FIESTA HTS SUB MB 26 PG 14 PER OR 4745 PG 4781 PER OR 7324 PG 2502 PER OR 7562 PG 311 PER OR 8248 PG 2208 PER OR 8251 PG 2475

DEPICTION OF AREA



OWNER: MURPHY DUGAN LLC
PARCEL ID: 4220-01-00-0450
LOCATION ADDRESS: 101 FIESTA DRIVE, ORMOND BEACH, FLORIDA 32174

EXHIBIT "B"



PROPOSED FUTURE LAND USE MAP

101 FIESTA DR (4220-01-00-0450)

Prepared By: The City of Ormond Beach
G.I.S. Department - November 7, 2022

N
W E
S

N.T.S.

Additional pictures of 801 West Granada Boulevard and sidewalk along Fiesta Drive



801 West Granada Boulevard, looking east

801 West Granada Boulevard, looking west



Existing sidewalk by 101 Fiesta Drive





Intersection of Fiesta Drive and West Granada Boulevard

HOLUB
DEVELOPMENT

January 17, 2023

Steven Spraker
Planning Director
City of Ormond Beach
22 S. Beach Street
Ormond Beach, FL 32174

Re: 101 Fiesta Drive Land Use Amendment and Rezoning

Dear Steven,

I discussed with John Hamlin some of the items that were brought up during the Planning Board meeting regarding the property located at the northwest corner of West Granada Boulevard and Fiesta Drive. I am responding to the neighbors' concerns as follows:

1. The parking lot lights for the future parking area will contain light shields per the LDC and John has agreed to limit them from dusk until 9:00 pm each evening, unless there is an occasional need to operate later for a future tenant.

2. The two building lights located on the rear of the building have been removed.

3. We have inspected the area in the right of way at Fiesta Drive where some of the neighbors suggested the sidewalk is extended and connected to the West Granada Boulevard sidewalk. Unfortunately, there is a significant grade difference and in addition various constraints to connect to the sidewalk within the FDOT R.O.W. It is not feasible to extend the sidewalk and make a connection and comply with handicap codes.

4. The existing wood fence at the rear of the property on the 801 West Granada property is not part of our application request for the Land Use Amendment and rezoning; it appears that this wood fence was in place prior to John buying the building and there was never any discussion during the building renovations in 2017-2018 to replace the fence with a masonry or pre-cast wall. Furthermore, the area between the parking curb and property line is limited and would not accommodate a concrete footer to support a pre-cast or block wall. There is also a large tree on the neighbor's side where the root system would

COMMERCIAL AND RESIDENTIAL CUSTOM LUXURY HOMES CONSTRUCTION SITE DEVELOPMENT INVESTMENT PROPERTIES
PO BOX 730086 • ORMOND BEACH • FLORIDA 32173-0086 • VOICE 386.677.7617 • FAX 386.677.7630 - EMAIL HOLUBDEV@AOL.COM

be disturbed if a block or pre-cast wall was installed. A commercial grade 6' vinyl fence would be more appropriate for replacing the existing wood fence.

5. Interior office lighting on the second and third floor has been running all night and we had an electrician modify the interior lighting at the rear of the building, which is now turned off during the late evening hours so that it will not impact the adjoining neighbors.

John has not leased all of the available space in the building. The future parking lot (19 spaces) is necessary in order for him to have sufficient parking for the overall development.

Please also note that there is no access whatsoever from the existing property and the future parking lot into the Fiesta Heights neighborhood. There is only one access driveway at West Granada Boulevard and that will continue to be the only access.

I would ask the City Commission to remember the condition of this property and that it was likely one of the biggest eyesores in our community for quite some time until John purchased it and made a significant investment in renovating the building. I am requesting that the City Commission approve the Land Use Amendment and rezoning for the future parking lot under the conditions contained in this correspondence and our application.

If you have any questions regarding the enclosed, please do not hesitate to contact me.

Sincerely,

Paul F. Holub Jr.

c: John Hamlin

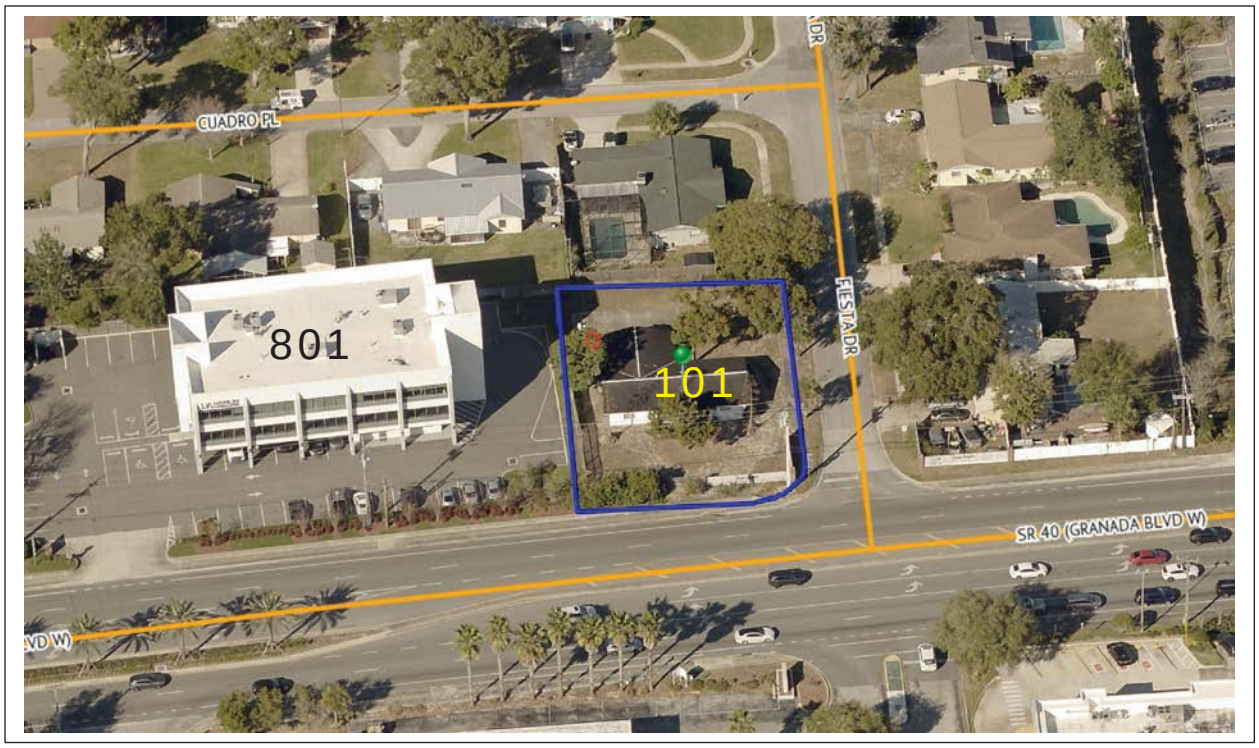
STAFF REPORT

City of Ormond Beach
Department of Planning

MEETING DATE:	December 8, 2022
SUBJECT:	101 Fiesta Drive, Small-Scale Land Use Map Amendment
APPLICANT:	Murphy Dugan, LLC, property owner
NUMBER:	LUPA 2023-003
PROJECT PLANNER:	Steven Spraker, AICP, Planning Director

INTRODUCTION: This is a request from Murphy Dugan, LLC, property owner, for a Small-Scale Comprehensive Plan Land Use Map amendment for an approximately 0.30 acres located at 101 Fiesta Drive from "Low Density Residential" to "Residential, Office, Retail". The application limits the Floor Area Ratio to zero and the residential units allowed to zero with the intention of developing a parking lot in association with the Hamlin & Associates building at 801 West Granada Boulevard. The Future Land Use Map amendment does not provide any specific development approval, but instead a framework of uses. Any future site development would require review by the city Site Plan Review Committee, including a neighborhood meeting. The subject property is located at 101 Fiesta Drive. The subject property is shown in Exhibit 1:

EXHIBIT 1: Subject property, 101 Fiesta Drive:



BACKGROUND: The subject property is approximately 0.30 acres and is currently a single-family house owned by the applicant. The current land use map designation is "Low Density Residential" and the zoning classification is R-3, Single-Family Medium Density. The property was platted as lot 45 of the Fiesta Heights Sub. recorded on January 21, 1960. The single family house was constructed in 1966 per the Volusia County Property Appraiser website. The property survey shows that the property is approximately 85' in width and 150 in depth.

The land use and zoning application are related to the property at 801 West Granada Boulevard, Hamlin and Associates. This property and building have been substantially renovated and there is a desire to expand the parking area of 801 West Granada Boulevard to include the property at 101 Fiesta Drive. Below are Google pictures of the building renovations:

EXHIBIT 2: Google pictures of 801 West Granada Boulevard from 2017 and 2022:





Application process: The proposed land use amendment schedule of the subject property is as follows:

EXHIBIT 3: Tentative land use amendment schedule:

Action	Date
Planning Board	December 8, 2022
City Commission 1st Reading	January 24, 2023
City Commission 2nd Reading	February 7, 2023
Transmit to Volusia County Growth Management Commission and adjoining jurisdictions	February 14, 2023
Transmit Courtesy Copy to Florida Department of Economic Opportunity (DEO)	February 14, 2023

The following public notices have or are required to occur:

EXHIBIT 4: Public Notice:

Public Notice	Date	Notes
Certified abutter letters for Planning Board	November 18, 2022	300' radius
Newspaper advertisement for Planning Board	November 22, 2022	
Abutter letters for City Commission meetings	January 10, 2022	300' radius
Newspaper advertisement for City Commission, 2nd reading	February 3, 2023	

The project has also been posted on the city website under the Planning Department at: (1) Development Reports, https://www.ormondbeach.org/1032/101-Fiesta-Drive and (2) Public Hearing Advertisements and Notices, https://www.ormondbeach.org/1000/Public-Hearing-Advertisements-and-Notice.

ANALYSIS:

The Future Land Use Element of the City of Ormond Beach Comprehensive Plan provides the directive text for the existing City land use of "Low Density Residential" that states the following:

> 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

The Future Land Use Element of the City of Ormond Beach Comprehensive Plan provides the directive text for the proposed City land use of "Residential, Office, Retail" that states the following:

> Purpose: A multi-use land use category to provide areas served by transit for use by residential uses, general office, medical and professional uses, restaurants, retail sales and personal services. It is expected that at least 30% of the undeveloped office/professional lands in the City will be developed with multi-family residential uses and adult care/retirement facilities. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.
>
> Density: Maximum: 15 units per acre.
>
> Maximum FAR: Restaurants, retail sales, and personal services shall not exceed a 0.2 FAR. All other uses shall not exceed 0.5.

The applicant has offered two map annotations to ensure that the property can only be used as a parking lot. The map annotations are (1) a zero-floor area ratio and (2) zero residential units allowed.

Policy 2.5.2. of the Future Land Use Element of the Comprehensive Plan provides the criteria listed below to review land use amendments:

1. Whether the future land use amendment is consistent with the Comprehensive Plan Goals, Objectives and Policies.

The proposed future land use amendment is based on a desire for residential uses. The amendment is consistent with the goal, objective, and policies of the Future land Use Element as shown below:

GOAL 1. LAND USE DISTRIBUTION

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 SRA1A, AND PROVIDING A CONTINUED HIGH LEVEL OF OPEN SPACE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.

POLICY 1.2.5.

The redevelopment and renewal of blighted commercial areas shall be encouraged.

The Comprehensive Plan Goals, Objectives and Policies are neutral on the conversion of a single-family house into a parking lot. Typically, single-family houses are not along major thoroughfares and when platted this area was not developed as the Granada Boulevard that exists today.

2. Whether the proposed plan amendment meets the criteria established in the Florida Statutes:

In accordance with Chapter 163.3187(1), Florida Statutes, any local government Comprehensive Plan amendments directly related to proposed small-scale development activities may be approved without regard to statutory limits on the frequency of consideration of amendments to the local Comprehensive Plan. A small-scale development amendment may be adopted only under the following conditions:

a. The proposed amendment involves a use of 50 acres or fewer.

The subject property is 0.30± acres (less than 50 acres).

b. The proposed amendment does not involve a text change to the goals, policies, and objectives of the local government's Comprehensive Plan, but only proposes a land use change to the future land use map for a site-specific small-scale development activity. However, text changes that relate directly to, and are adopted simultaneously with, the small-scale future land use map amendment shall be permissible under this section.

The proposed amendment is solely to the Future Land Use Map and does not propose any text amendments to the City's Comprehensive Plan.

c. The property that is the subject of the proposed amendment is not located within an area of critical state concern, unless the project subject to the proposed amendment involves the construction of affordable housing units meeting the criteria of s. 420.0004(3), and is located within an area of critical state concern designated by s. 380.0552 or by the Administration Commission pursuant to s. 380.05(1).

This criterion is not applicable as the site location is not located within an area of state critical concern.

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

The property is located at the intersection of Fiesta Drive and West Granada Boulevard. The proposed map annotations ensure that with the land use amendment, the property could only be used as a parking lot expansion to the Hamlin & Associates building.

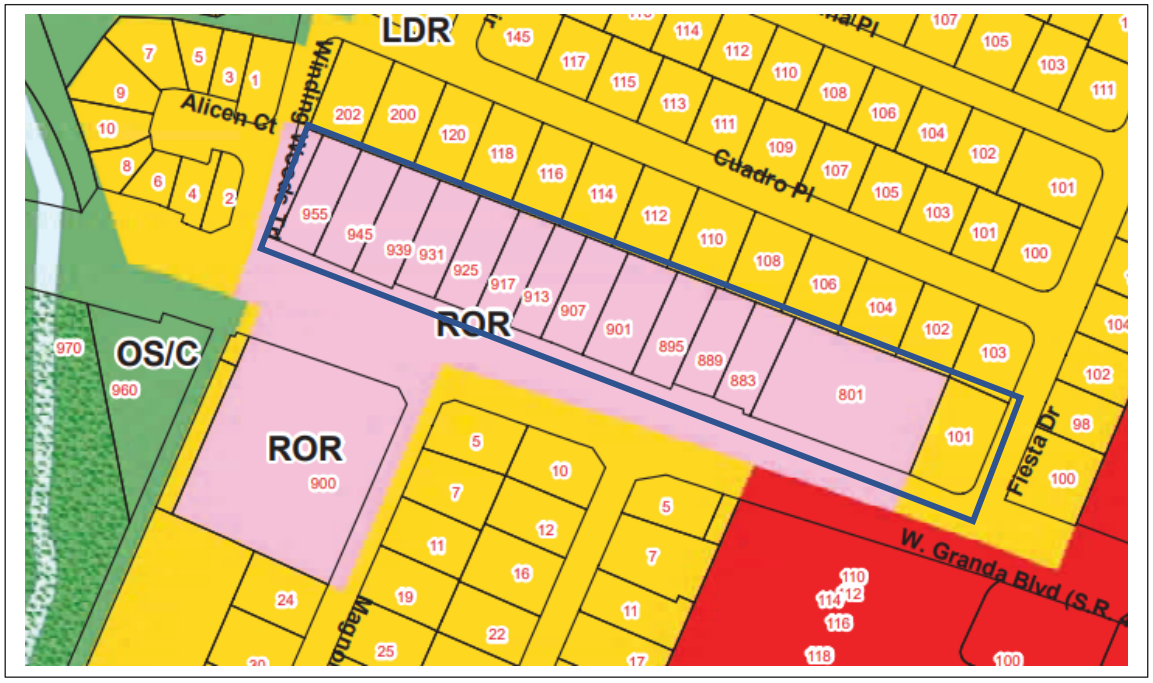
There are two perspectives that could occur to determine if the amendment is an appropriate use of land. The first perspective is that the parking lot is an encroachment into the residential neighborhood and should not be allowed. The second perspective is that the land use amendment is appropriate for a parcel of land directly on West Granada Boulevard.

The adjacent land use designations and zoning classifications are shown in Exhibit 5 below:

EXHIBIT 5: Land use and zoning designations:

Land Use and Zoning Designations of Adjacent Property			
	Current Land Uses	**Existing Future Land Use Designation**	**Existing Zoning Classifications**
North	Single-Family residential	"Low Density Residential"	R-3, Single-Family Medium Density
South	Commercial	"General Commercial"	B-8 (Commercial)
West	Commercial	"Residential, Office, Retail"	B-1, B-1, Professional Office/Hospital
East	Single-Family residential	"Low Density Residential"	R-3, Single-Family Medium Density

EXHIBIT 6: Existing land use map for the area:



Both perspectives of (1) an encroachment into the established residential subdivision and (2) appropriate change based on the location of the property can be defended. The land use amendment becomes a matter of policy to allow or deny the amendment. The redevelopment of building at 801 West Granada Boulevard was a substantial improvement in the West Granada Boulevard corridor. As an office use, the provision of parking is an important attribute. The expansion of the parking area in combination with the property at 801 West Granada Boulevard along a major arterial road could be determined appropriate.

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. The impact analysis examines the maximum expected impacts of the current designation versus the requested designation based on a preliminary development scenario. This analysis is not meant to replace or contradict the findings of a Concurrency Management Review. However, the relative differences between designations can provide useful information in the long-range planning process. The analysis is based on 0.30 acres with the existing land use of "Low Density Residential" and the proposed land use of "Residential, Office, Retail" (ROR) with the following map annotations:

- Proposed ROR land use: A zero-floor area ratio.
- Proposed ROR land use: Zero residential units allowed.

EXHIBIT 5: Impact analysis:

Property acreage = 0.30 acres		
Allowed entitlements	**Existing LDR land use**	**Proposed ROR land use**
Maximum density (residential) units per acre	4.3	0
Maximum density (residential)	1 unit	0
Maximum floor area ratio	0.20	0.00
Maximum building square footage (SF)	2,614 SF	0 SF

The existing "Low Density Residential" land use allows a maximum of one (1) residential unit and a maximum building size of 2,614 square feet. With the map annotations, the proposed "Residential, Office, Retail" land use allows no residential uses or building square footage.

EXHIBIT 6: Water and Sewer impact analysis:

Existing		
Land Use	**Water**	**Sewer**
"Low Density Residential"	265	281
Proposed		
Land Use	**Water**	**Sewer**
"Residential, Office, Retail"	0	0
NET REDUCTION	**- 265**	**-281**

Notes:

- Residential, water = 256 average annual daily volume (2.33 household size X 110 gallons)
- Residential, sewer = 281 average annual daily volume
- Commercial/Industrial water = (square feet/100) X 15 gallons of water per day
- Commercial/Industrial sewer = Water gallons per day X 85%

The land use amendment results in a reduction of water and sewer impacts.

The existing wastewater treatment plant is currently permitted for a rated capacity of 8 million Gallons per Day (MGD) for wastewater influent flow from the sanitary sewer collection system. The most recent annual period average daily flow to the facility is 4.98 MGD. The most recent annual period average daily treated effluent flow for reuse customers is 3.30 MGD. Approved development projects proposed, 0.58 MGD for wastewater treatment added with current wastewater plant flow is estimated at 5.56 MGD at build out. The plant capacity remaining is 2.44 MGD if all approved projects are built out. The LOS for sanitary sewer continues to be met.

The City operates a single water treatment plant having a permitted and rated capacity remaining at 12 million Gallons per Day (MGD). The existing demand for water use during the most recent annual period is 5.50 MGD. When the proposed projects of 0.55 for the city's service area are added to the existing demand, the total is 6.05 MGD. There is a remaining capacity of 5.95 MGD if all approved projects are built out. The LOS for potable water service continues to be met.

Traffic:

The proposed land use amendment would reduce the theoretical maximum development by 9.44 average daily trips.

EXHIBIT 7: Traffic impact analysis:

Existing		
Land Use	**ITE land use category**	**Trip Generation**
"Low Density Residential"	#210 Single-Family	9.44
Proposed		
Land Use	**ITE land use category**	**Trip Generation**
"Residential, Office, Retail"	NA	0
NET REDUCTION		**-9.44**

Notes:

- Institute of Traffic Engineering (ITE) land use category of retail, #210 Single-Family equals 9.44 average daily trips per single-family house.

Stormwater Management: The site development of each land development area has designed a stormwater management system.

Solid Waste: Solid waste provision would be addressed at the time of site development.

Schools: The proposed amendment reduces the allowed residential use from one (1) single-family house to zero which decreases the need for school facilities.

Recreation: Ormond Beach has approximately 602 acres of parkland and facilities and the proposed amendment would have no impact on the city recreation level of service. Based on a city population of 44,671 acres and a required 13 acres of parkland per 1,000 residents, 580.72 acres of parkland is required. The city is in the process of acquiring 901 Airport Road to add an additional 18.60 acres of parkland.

Other Services: City police and fire protection services serve this area. The parcel is located within an approximate 4-5-minute response time from emergency facilities. There is no impact to other city services.

5. Whether the proposed map amendment impacts surrounding jurisdictions.

The proposed land use amendment is not expected to impact surrounding jurisdictions.

RECOMMENDATION:

The application seeks to allow a change of land use to construct a parking lot to serve the Hamlin and Associates building at 801 West Granada Boulevard. Staff understands the position that the land use amendment could be viewed as an encroachment into the residential subdivision and that could be a reason for denial of the land use application. In the final analysis, Granada Boulevard is a principal arterial and there is an existing land use pattern from Fiesta Drive to Winding Woods of “Residential, Office, Retail”. The property at 101 Fiesta Drive is sought to allow the expansion of the parking area as part of the redevelopment of 801 West Granada Boulevard.

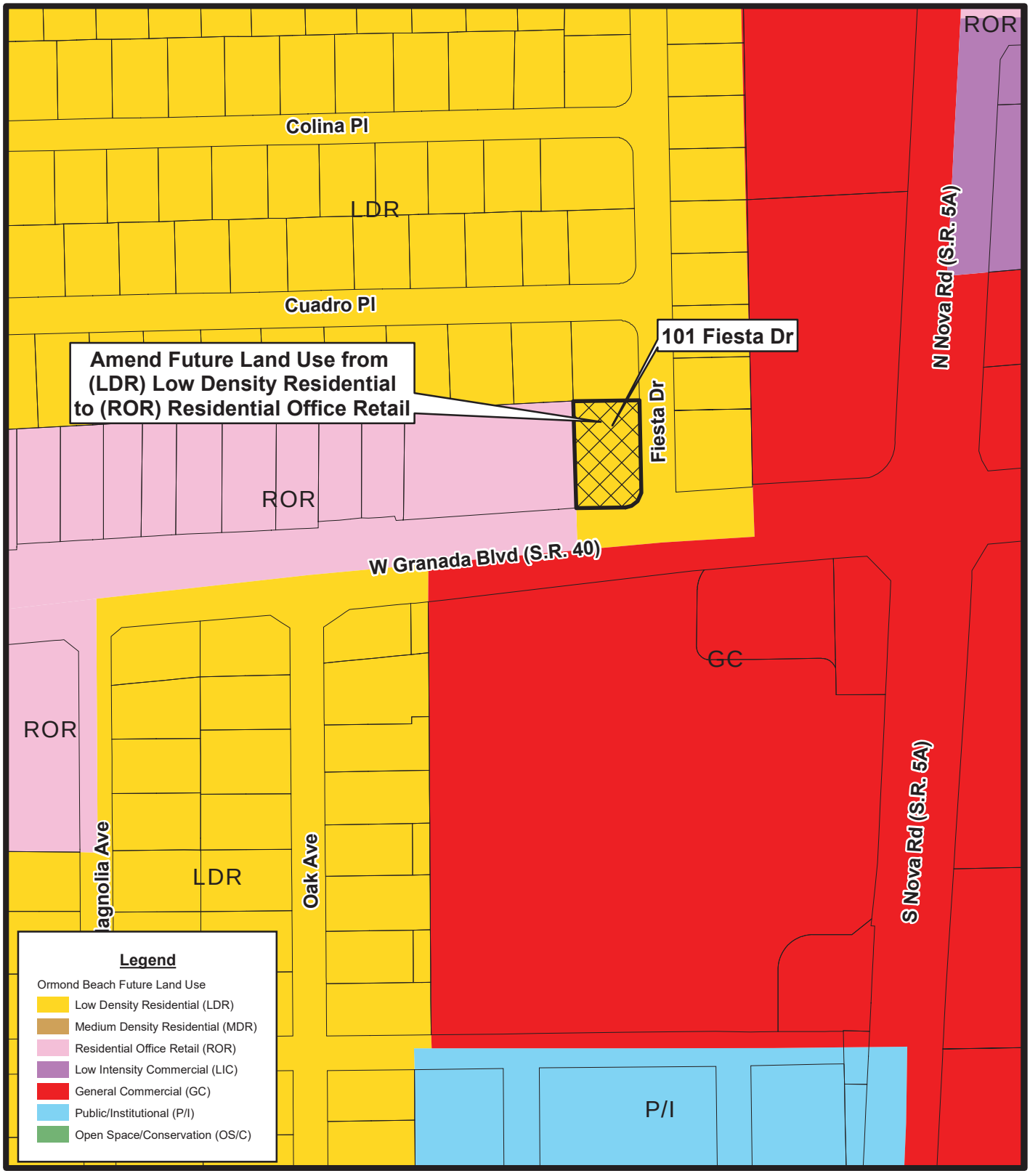
Staff recommends that the Planning Board recommend **APPROVAL** for a Small-Scale Comprehensive Plan Land Use Map amendment for approximately 0.30 acres located at 101 Fiesta Drive from “Low Density Residential” to “Residential, Office, Retail”. The application shall limit the Floor Area Ratio to zero and the residential units allowed to zero with the intention of developing a parking lot in association with the Hamlin & Associates building at 801 West Granada Boulevard. If the Planning Board determines that the land use amendment is not an appropriate use of land (criteria 2 of Policy 2.5.2. of the Future Land Use Element of the Comprehensive Plan), then the application should be recommended for denial. The tentative City Commission dates are January 24, 2023 and February 7, 2023.

Attachments:

Attachment 1: Proposed land use map
Attachment 2: Sketch and legal description of subject property
Attachment 3: Zoning, location and aerial maps
Attachment 4: Application submittal

ATTACHMENT 1

Proposed land use map



PROPOSED FUTURE LAND USE MAP

101 FIESTA DR (4220-01-00-0450)

Prepared By: The City of Ormond Beach
G.I.S. Department - November 7, 2022

N
W E
S

N.T.S.

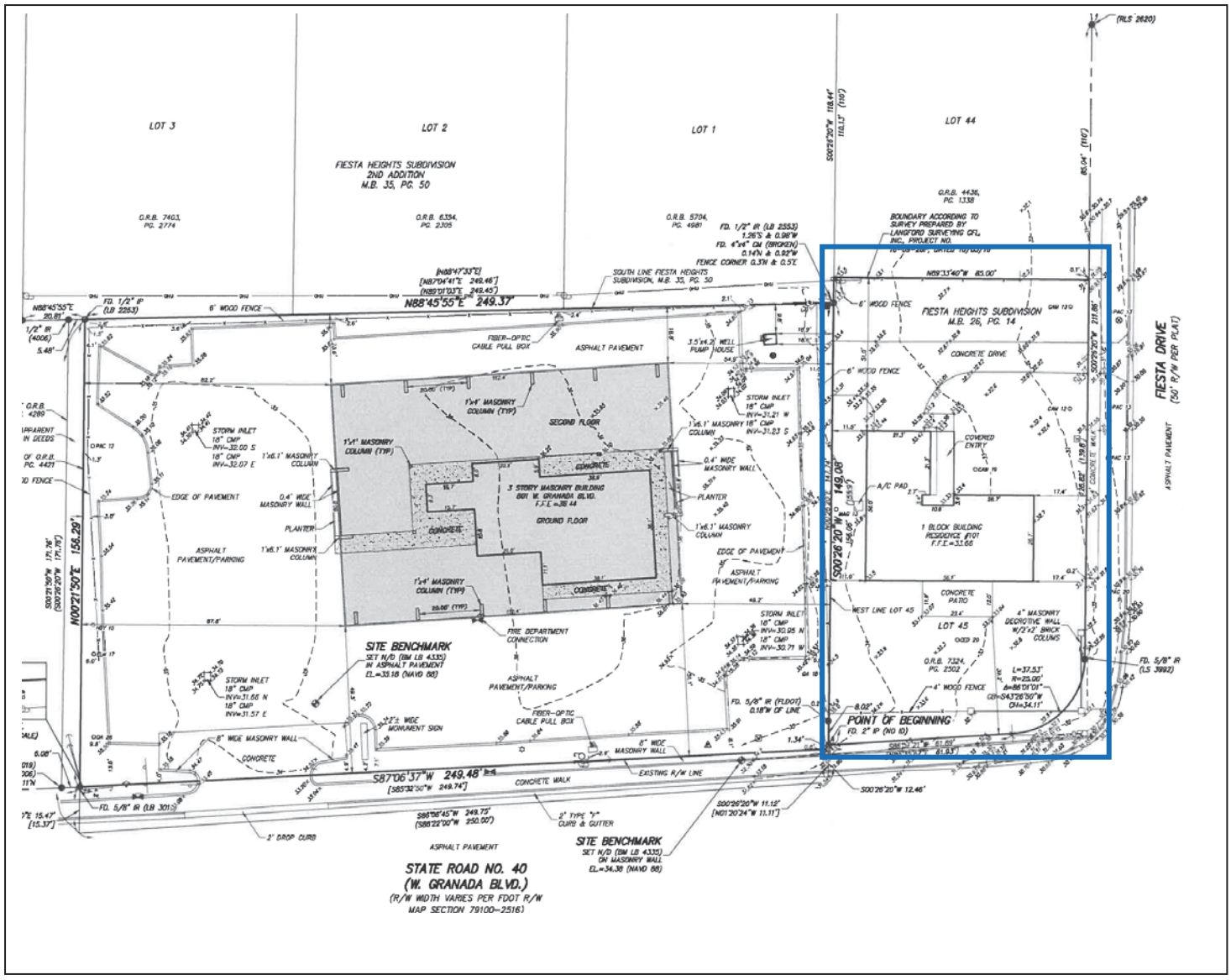
ATTACHMENT 2

Sketch and legal description of subject property

LEGAL DESCRIPTION

LOT 45 FIESTA HTS SUB MB 26 PG 14 PER OR 4745 PG 4781 PER OR 7324 PG 2502 PER OR 7562 PG 311 PER OR 8248 PG 2208 PER OR 8251 PG 2475

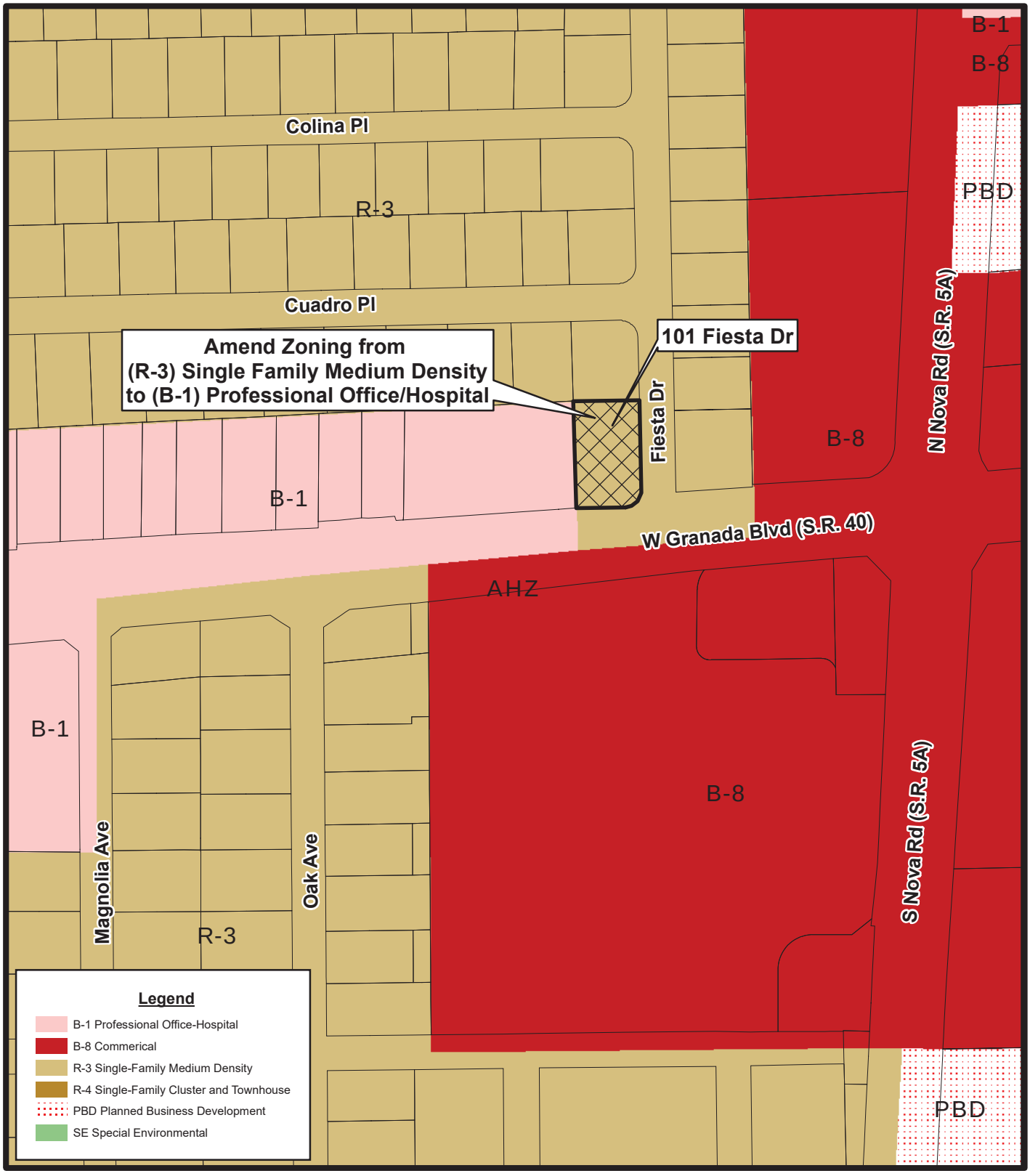
DEPICTION OF AREA



OWNER: MURPHY DUGAN LLC
PARCEL ID: 4220-01-00-0450
LOCATION ADDRESS: 101 FIESTA DRIVE, ORMOND BEACH, FLORIDA 32174

ATTACHMENT 3

Zoning, location and aerial maps



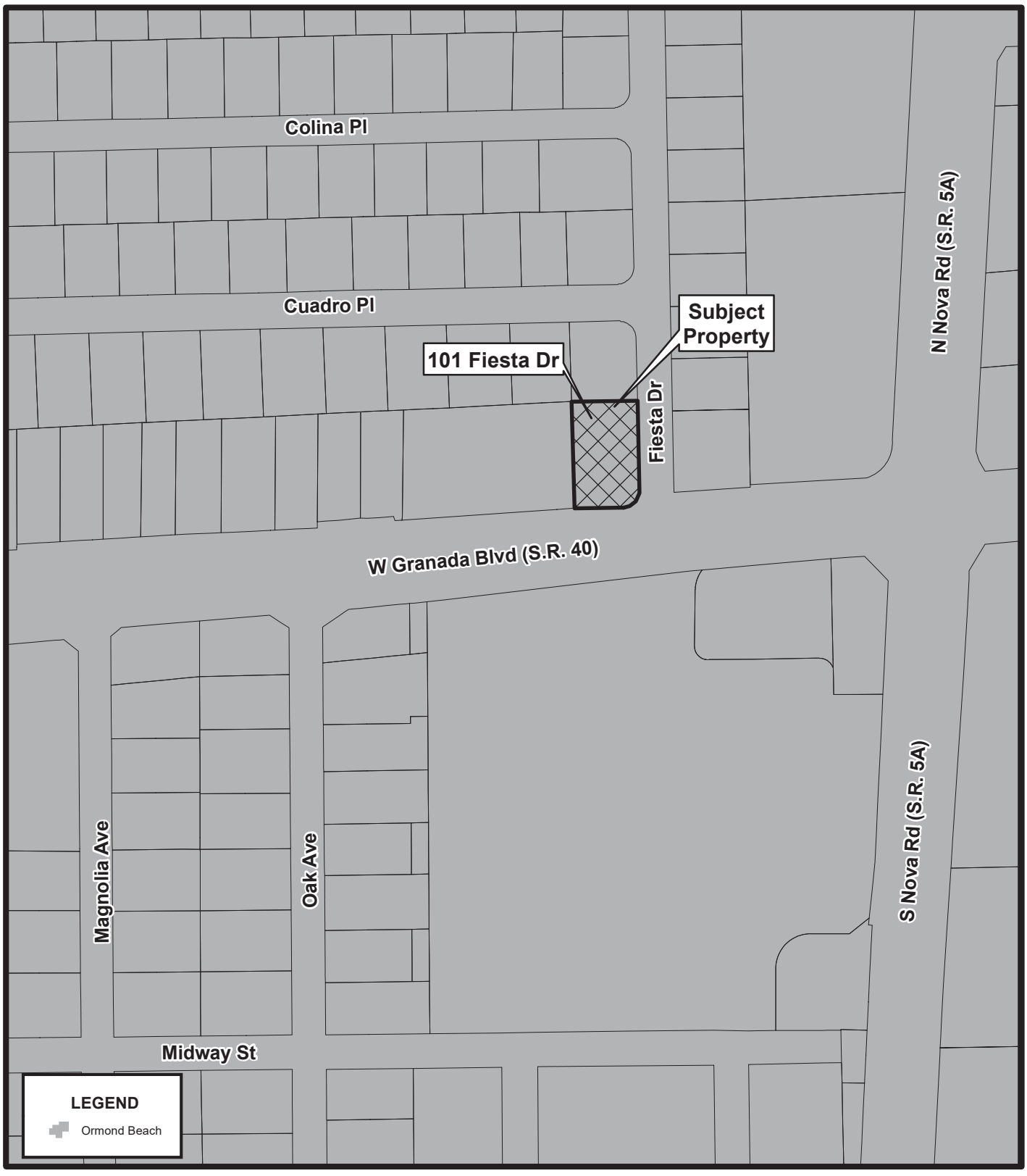
PROPOSED ZONING MAP

101 FIESTA DR (4220-01-00-0450)

Prepared By: The City of Ormond Beach
G.I.S. Department - November 7, 2022

N
W E
S

N.T.S.



LOCATION MAP

101 FIESTA DR (4220-01-00-0450)

Prepared By: The City of Ormond Beach
G.I.S. Department - November 7, 2022

N
W E
S

N.T.S.



AERIAL MAP

101 FIESTA DR (4220-01-00-0450)

Prepared By: The City of Ormond Beach
G.I.S. Department - November 7, 2022

N
W E
S

N.T.S.



101 Feista Drive, looking west



101 Feista Drive, looking west

ATTACHMENT 4

Application submittal

HOLUB
DEVELOPMENT

VIA HAND DELIVERY

October 25, 2022

Steven Spraker, AICP
Planning Director
City of Ormond Beach
22 South Beach Street
Ormond Beach, FL 32174

RE: 101 Fiesta Drive Small Scale Land Use Amendment and Rezoning

Dear Steven:

On behalf of John Hamlin and his company Murphy Dugan LLC, please find enclosed the following in support of our request to change the land use and zoning for the property at 101 Fiesta Drive, Ormond Beach:

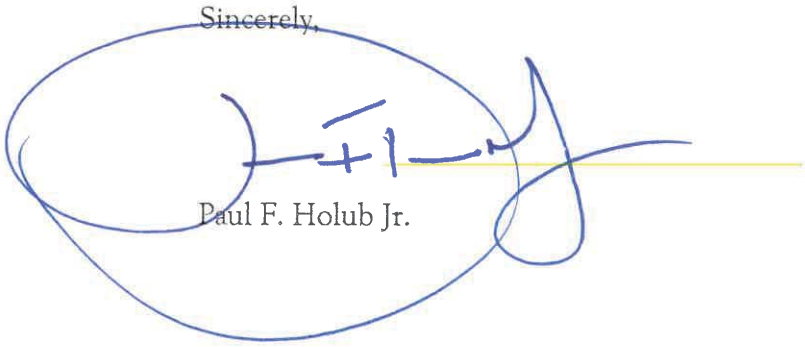
A. Comprehensive Plan, Small Area Amendment
B. Regulatory Amendment Zoning Map
C. Application fee in the amount of $5,375
D. Survey of the subject parcel
E. Concept plan for the future parking to accommodate the office building at 801 West Granada Boulevard

The request is to change the land use to reflect a Floor Area Ratio (FAR) of zero (0) and a Units Per Acre (UPA) of zero (0), which will restrict this property from being developed for commercial and residential uses. It is the applicant's intention to build additional parking for the adjacent office building at 801 West Granada Boulevard subsequent to rezoning to B-1.

COMMERCIAL AND RESIDENTIAL CUSTOM LUXURY HOMES CONSTRUCTION SITE DEVELOPMENT INVESTMENT PROPERTIES
PO BOX 730086 • ORMOND BEACH • FLORIDA 32173-0086 • VOICE 386.677.7617 • FAX 386.677.7630 - EMAIL HOLUBDEV@AOL.COM

If you require additional information, please do not hesitate to contact me.

Sincerely,



Paul F. Holub Jr.

c: John Hamlin

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:*	Comp Plan and Zoning Map Amendment *Complete fee sheet (page 3)		
Project Name:	Hamlin Parking Lot		
Project Address:	101 Fiesta Drive		
Volusia County parcel number(s):	4220-0100-0450		
Description:	Request a Small Scale Comp Plan amendment with a density of zero (0) and a Floor Area Ratio (FAR) of zero (0).		
Pre-application date:		Pre-application waiver granted:	

PROJECT COORDINATOR

Name:	Paul F. Holub Jr.
Address:	1185 West Granada Boulevard
City, State, Zip code:	Ormond Beach, FL, 32174
Telephone:	386-852-3044
E-mail:	holubdev@aol.com

APPLICANT INFORMATION

Same as project coordinator	☑	**Same as property owner**	☐
Name:			
Address:			
City, State, Zip code:			
Telephone:			
E-mail:			

PROPERTY OWNER			
Same as project coordinator	☐	**Same as property owner**	☐
Name:	Murphy Dugan LLC. - Attn: John Hamlin		
Address:	801 West Granada Boulevard		
City, State, Zip code:	Ormond Beach, FL, 32174		
Telephone:	386-679-2827		
E-mail:	johnchamlin@hotmail.com		

VIEW ONLY ACCESS TO PROJECT DOX (Provides viewing access to project)

Name:		E-mail:	
Name:		E-mail:	
Name:		E-mail:	
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 25 day of October, 2022 by John Hamlin as member - manager (title*) for Murphy Dugan LLC (name of corporation*), who ( ) provided _____ as identification, or (✓) who is personally known to me.

_____

Notary Public, State of Florida

My Commission Expires: _____

DEBORAH GORMLEY
Notary Public - State of Florida
Commission # HH 276431
My Comm. Expires Oct 8, 2026
Bonded through National Notary Assn.

* 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.

Updated October 1, 2021

City of Ormond Beach
Public Hearing Application Fees

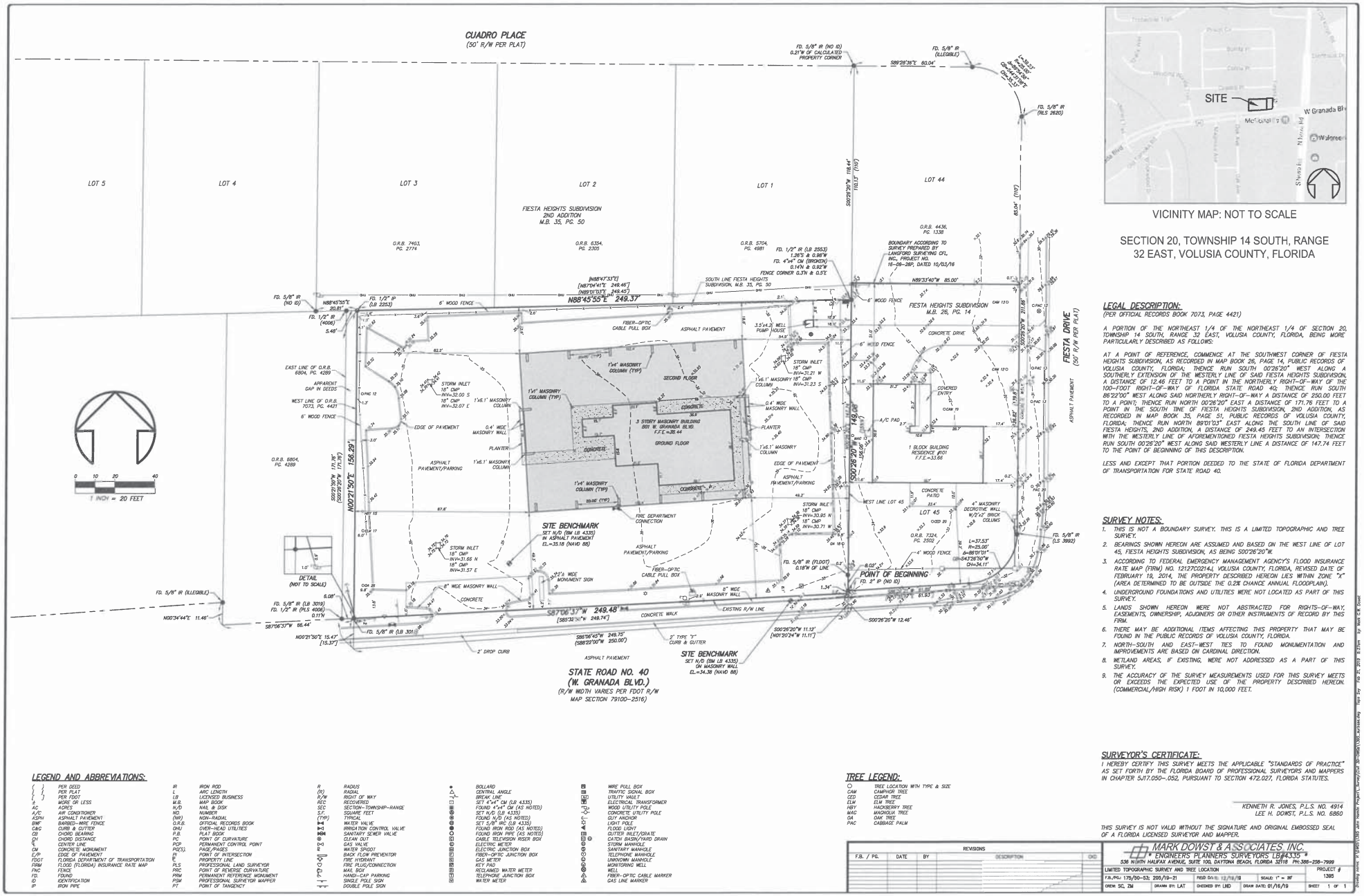
Planning Department
22 South Beach Street, Room 104, Ormond Beach, FL 32174
(386) 676-3238 www.ormondbeach.org comdev@ormondbeach.org

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:		



VICINITY MAP: NOT TO SCALE

SECTION 20, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA

LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 7073, PAGE 4421)

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AT A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF FIESTA HEIGHTS SUBDIVISION, AS RECORDED IN MAP BOOK 26, PAGE 14, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN SOUTH 00°26'20" WEST ALONG A SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SAID FIESTA HEIGHTS SUBDIVISION, A DISTANCE OF 12.46 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY OF THE 100-FOOT RIGHT-OF-WAY OF FLORIDA STATE ROAD 40; THENCE RUN SOUTH 86°22'00" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 250.00 FEET TO A POINT; THENCE RUN NORTH 00°26'20" EAST A DISTANCE OF 171.76 FEET TO A POINT IN THE SOUTH TINE OF FIESTA HEIGHTS SUBDIVISION, 2ND ADDITION, AS RECORDED IN MAP BOOK 35, PAGE 51, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 89°21'03" EAST ALONG THE SOUTH LINE OF SAID FIESTA HEIGHTS, 2ND ADDITION, A DISTANCE OF 249.45 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF AFOREMENTIONED FIESTA HEIGHTS SUBDIVISION; THENCE RUN SOUTH 00°26'20" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 147.74 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

LESS AND EXCEPT THAT PORTION DEEDED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR STATE ROAD 40.

SURVEY NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A LIMITED TOPOGRAPHIC AND TREE SURVEY.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF LOT 45, FIESTA HEIGHTS SUBDIVISION, AS BEING S00°26'20"W.
3. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NO. 12127C0214J, VOLUSIA COUNTY, FLORIDA, REVISED DATE OF FEBRUARY 19, 2014, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN).
4. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
6. THERE MAY BE ADDITIONAL ITEMS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
7. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
8. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
9. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

KENNETH R. JONES, P.L.S. NO. 4914
LEE H. DOWST, P.L.S. NO. 6860

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND AND ABBREVIATIONS:

( )	PER DEED	IR	IRON ROD	R	RADIUS	•	BOLLARD		WIRE PULL BOX		
( )	PER PLAT	L	ARC LENGTH	(R)	RADIAL	△	CENTRAL ANGLE		TRAFFIC SIGNAL BOX		
( )	PER FDOT	LB	LICENSED BUSINESS	R/W	RIGHT OF WAY		BREAK LINE		UTILITY VAULT		
±	MORE OR LESS	M.B.	MAP BOOK	REC	RECOVERED	□	SET 4"x4" CM (LB 4335)		ELECTRICAL TRANSFORMER		
AC	ACRES	N/D	NAIL & DISK	SEC	SECTION-TOWNSHIP-RANGE	⊙	FOUND 4"x4" CM (AS NOTED)		WOOD UTILITY POLE		
A/C	AIR CONDITIONER	NO.	NUMBER	S.F.	SQUARE FEET	●	SET N/D (LB 4335)		CONCRETE UTILITY POLE		
ASPH	ASPHALT PAVEMENT	(NR)	NON-RADIAL	(TYP)	TYPICAL	●	FOUND N/D (AS NOTED)		GUY ANCHOR		
BWF	BARBED-WIRE FENCE	O.R.B.	OFFICIAL RECORDS BOOK	⋈	WATER VALVE	●	SET 5/8" IRC (LB 4335)		LIGHT POLE		
C&G	CURB & GUTTER	OHU	OVER-HEAD UTILITIES	⋈	IRRIGATION CONTROL VALVE	●	FOUND IRON ROD (AS NOTED)		FLOOD LIGHT		
CB	CHORD BEARING	P.B.	PLAT BOOK	⋈	SANITARY SEWER VALVE	●	FOUND IRON PIPE (AS NOTED)		GUTTER INLET/GRATE		
CH	CHORD DISTANCE	PC	POINT OF CURVATURE	⊗	CLEAN OUT	⊡	CABLE TELEVISION RISER BOX	⊕	CATCH BASIN/YARD DRAIN		
℄	CENTER LINE	PCP	PERMANENT CONTROL POINT	⋈	GAS VALVE	⊡	ELECTRIC METER	⊕	STORM MANHOLE		
CM	CONCRETE MONUMENT	PG(S).	PAGE/PAGES	⋈	WATER SPIGOT	⊡	ELECTRIC JUNCTION BOX	⊕	SANITARY MANHOLE		
E/P	EDGE OF PAVEMENT	PI	POINT OF INTERSECTION	⋈	BACK FLOW PREVENTOR	⊡	FIBER-OPTIC JUNCTION BOX	⊕	TELEPHONE MANHOLE		
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	PL	PROPERTY LINE	⋈	FIRE HYDRANT	⊡	GAS METER	⊕	UNKNOWN MANHOLE		
FIRM	FLOOD (FLORIDA) INSURANCE RATE MAP	PLS	PROFESSIONAL LAND SURVEYOR	⋈	FIRE PLUG/CONNECTION	⊡	KEY PAD	⊕	MONITORING WELL		
FNC	FENCE	PRC	POINT OF REVERSE CURVATURE	⋈	MAIL BOX	⊡	RECLAIMED WATER METER	⊕	WELL		
FD.	FOUND	PRM	PERMANENT REFERENCE MONUMENT	⋈	HANDI-CAP PARKING	⊡	TELEPHONE JUNCTION BOX	△	FIBER-OPTIC CABLE MARKER		
ID	IDENTIFICATION	PSM	PROFESSIONAL SURVEYOR MAPPER	⋈	SINGLE POLE SIGN	⊡	WATER METER	△	GAS LINE MARKER		
IP	IRON PIPE	PT	POINT OF TANGENCY	⋈	DOUBLE POLE SIGN						

TREE LEGEND:

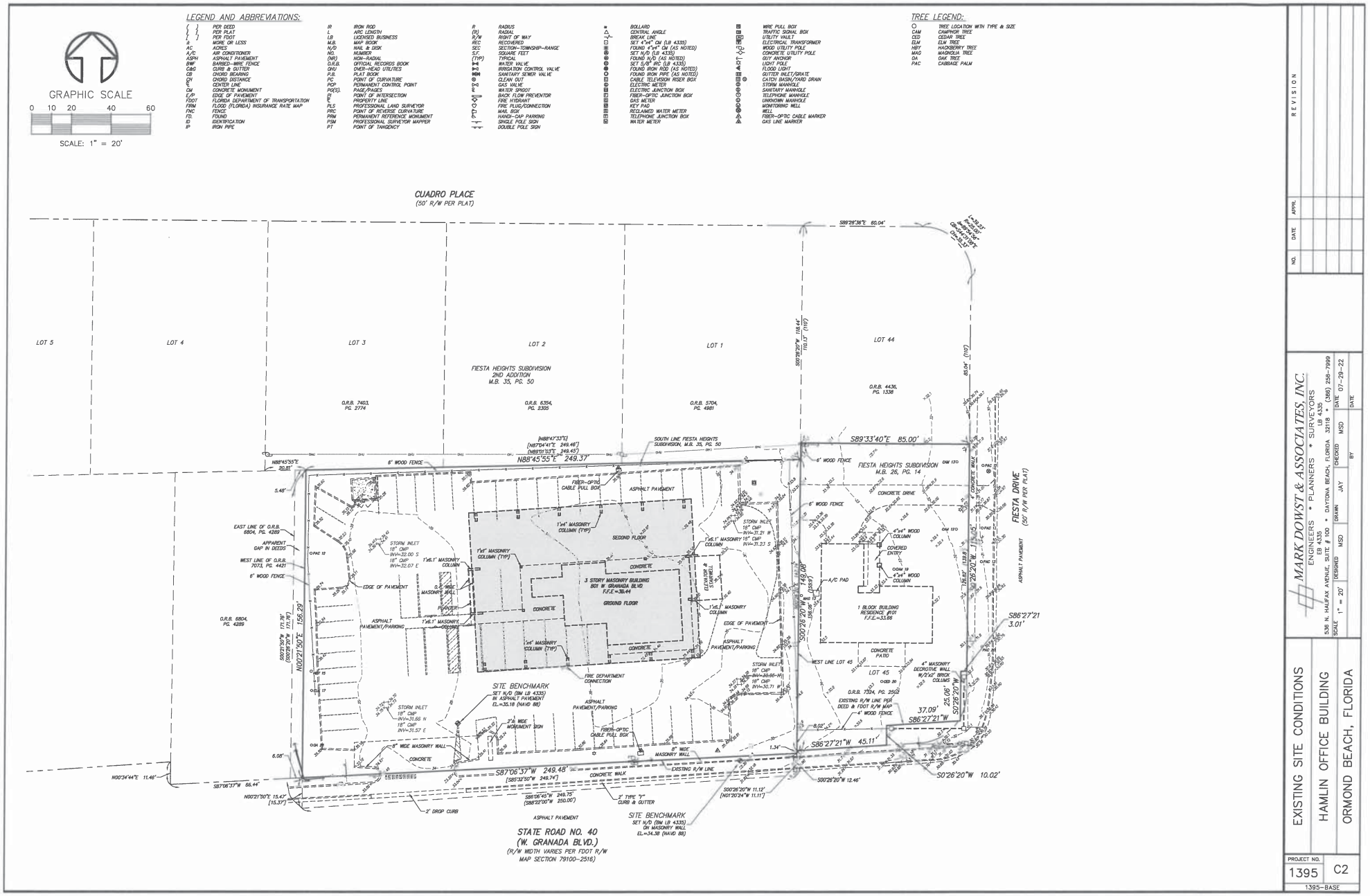
○	TREE LOCATION WITH TYPE & SIZE
CAM	CAMPHOR TREE
CED	CEDAR TREE
ELM	ELM TREE
HBY	HACKBERRY TREE
MAG	MAGNOLIA TREE
OA	OAK TREE
PAC	CABBAGE PALM

REVISIONS				
F.B. / PG.	DATE	BY	DESCRIPTION	DID

MARK DOWST & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS LB#4335
536 NORTH HALIFAX AVENUE, SUITE 100, DAYTONA BEACH, FLORIDA 32118 PH:386-256-7999

LIMITED TOPOGRAPHIC SURVEY AND TREE LOCATION				PROJECT # 1398
F.B./PG.: 175/90-93; 206/19-21	REVISION DATE: 12/19/19	SCALE: 1" = 20'		
CREW: SC, ZM	DRAWN BY: LAT	CHECKED BY: LHD	DRAW DATE: 01/16/19	SHEET 1 OF 1

Survey name: P:\Jobs\1398 John Nash Project\Survey\Cad Dwg\1398 Location.dwg last saved by: Feb 21, 2019 8:23am by: Mark C.R. Dowst


LEGEND AND ABBREVIATIONS:
TREE LEGEND:
GRAPHIC SCALE
0 10 20 40 60
SCALE: 1" = 20'
CUADRO PLACE
(50' R/W PER PLAT)
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
LOT 44
LOT 45
FIESTA HEIGHTS SUBDIVISION
2ND ADDITION
M.B. 35, PG. 50
O.R.B. 7403, PG. 2774
O.R.B. 6354, PG. 2305
O.R.B. 5704, PG. 4981
O.R.B. 4436, PG. 1338
FIESTA HEIGHTS SUBDIVISION
M.B. 26, PG. 14
FIESTA DRIVE
(50' R/W PER PLAT)
S89°33'40"E 85.00'
N88°45'55"E 249.37'
S87°06'37"W 249.48'
S00°26'20"W 249.08'
N00°21'50"E 156.29'
S86°27'21"W 45.11'
S00°26'20"W 10.02'
S86°27'21 3.01'
SITE BENCHMARK
SET N/D (BM LB 4335)
IN ASPHALT PAVEMENT
EL.=35.19 (NAVD 88)
SITE BENCHMARK
SET N/D (BM LB 4335)
ON MASONRY WALL
EL.=34.38 (NAVD 88)
STATE ROAD NO. 40
(W. GRANADA BLVD.)
(R/W WIDTH VARIES PER FDOT R/W
MAP SECTION 79100-2516)
3 STORY MASONRY BUILDING
801 W. GRANADA BLVD
F.F.E.=36.44
GROUND FLOOR
1 BLOCK BUILDING
RESIDENCE #101
F.F.E.=33.66
EXISTING R/W LINE PER
DEED & FDOT R/W MAP
4' WOOD FENCE
6' WOOD FENCE
8' WOOD FENCE
8" WIDE MASONRY WALL
CONCRETE WALK
ASPHALT PAVEMENT
CONCRETE DRIVE
ASPHALT PAVEMENT/PARKING
EDGE OF PAVEMENT
FIRE DEPARTMENT CONNECTION
FIBER-OPTIC CABLE PULL BOX
STORM INLET
18" CMP
INV=32.00 S
18" CMP
INV=32.07 E
STORM INLET
18" CMP
INV=31.66 N
18" CMP
INV=31.57 E
STORM INLET
18" CMP
INV=31.21 W
18" CMP
INV=31.23 S
STORM INLET
18" CMP
INV=30.71 W
2' TYPE "F" CURB & GUTTER
2' DROP CURB
A/C PAD
CONCRETE PATIO
4" MASONRY DECORATIVE WALL W/12"x12" BRICK COLUMNS
4"x4" WOOD COLUMN
COVERED ENTRY
1'x1' MASONRY COLUMN
1'x2' MASONRY COLUMN (TYP)
2'x2' MASONRY COLUMN (TYP)
ELEVATOR & STAIRWELL
2' WIDE MONUMENT SIGN
WEST LINE LOT 45
EAST LINE OF O.R.B. 6804, PG. 4289
APPARENT GAP IN DEEDS
WEST LINE OF O.R.B. 7073, PG. 4421
O.R.B. 6804, PG. 4289
SOUTH LINE FIESTA HEIGHTS SUBDIVISION, M.B. 35, PG. 50
[N88°47'33"E 249.46']
[N87°04'41"E 249.46']
[N89°01'03"E 249.45']
S89°28'38"E 60.04'
S00°26'20"W 118.44'
[S00°26'20"W 118.13']
65.04' (110')
156.83'
S00°26'20"W 25.06'
S00°26'20"W 12.46'
S00°26'20"W 11.12'
[N01°20'24"W 11.11']
N00°34'44"E 11.46'
S87°06'37"W 66.44'
N00°21'50"E 15.47'
[15.37']
S86°06'45"W 249.79'
[S88°22'00"W 250.00']
6.08'
5.48'
8.02'
1.34'
O.R.B. 7324, PG. 2502
O.R.B. 6804, PG. 4289
O.R.B. 7073, PG. 4421
O.R.B. 6354, PG. 2305
O.R.B. 5704, PG. 4981
O.R.B. 4436, PG. 1338
O.R.B. 7324, PG. 2502
O.R.B. 7403, PG. 2774
O.PAC 12
O.PAC 15
O.PAC 17
O.PAC 18
O.PAC 19
O.PAC 20
O.PAC 21
O.PAC 22
O.PAC 23
O.PAC 24
O.PAC 25
O.PAC 26
O.PAC 27
O.PAC 28
O.PAC 29
O.PAC 30
O.PAC 31
O.PAC 32
O.PAC 33
O.PAC 34
O.PAC 35
O.PAC 36
O.PAC

NO.	DATE	APPR.	REVISION

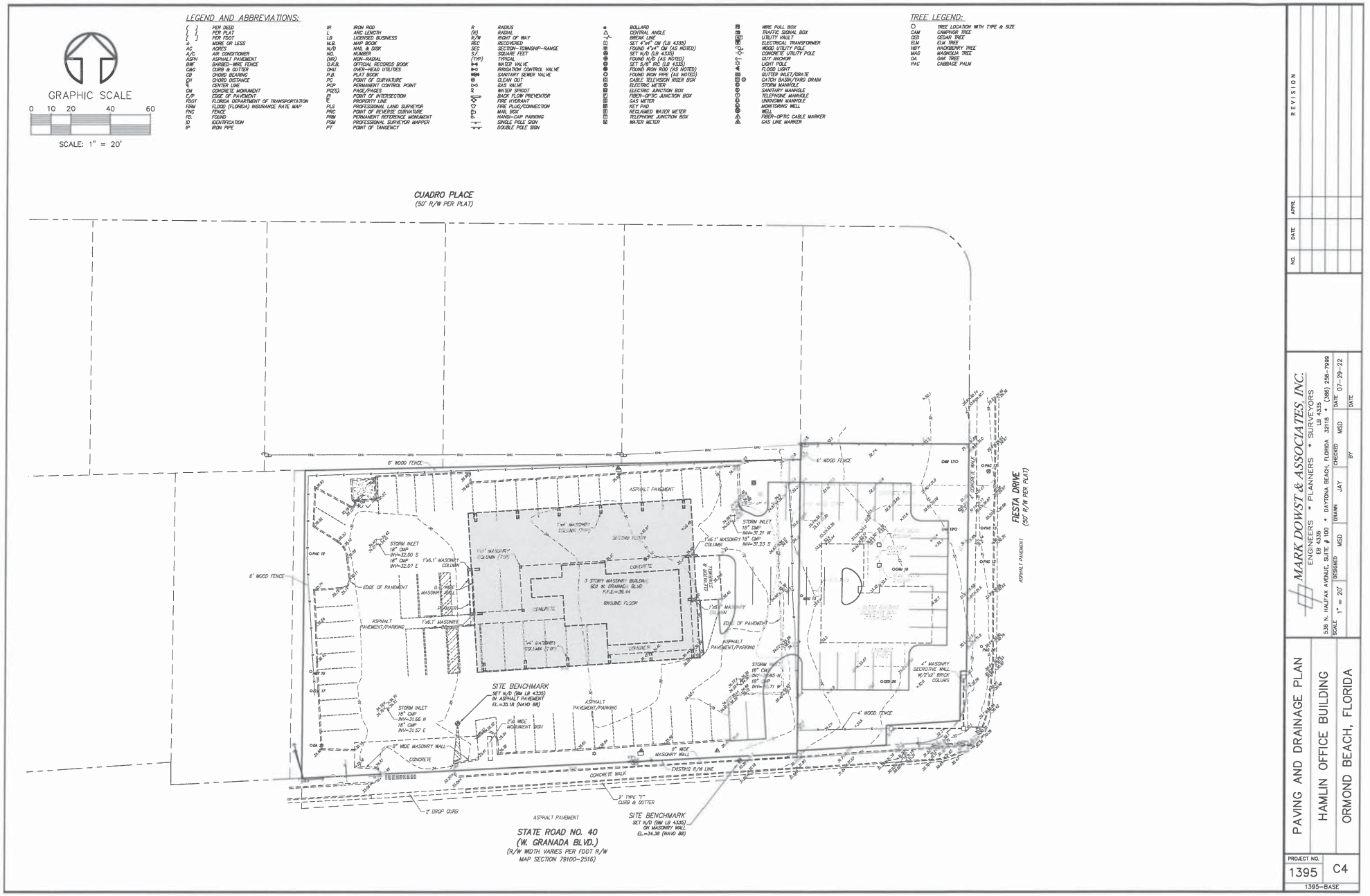
MARK DOWST & ASSOCIATES, INC.
ENGINEERS * PLANNERS * SURVEYORS
EB 4335 LB 4335
535 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999

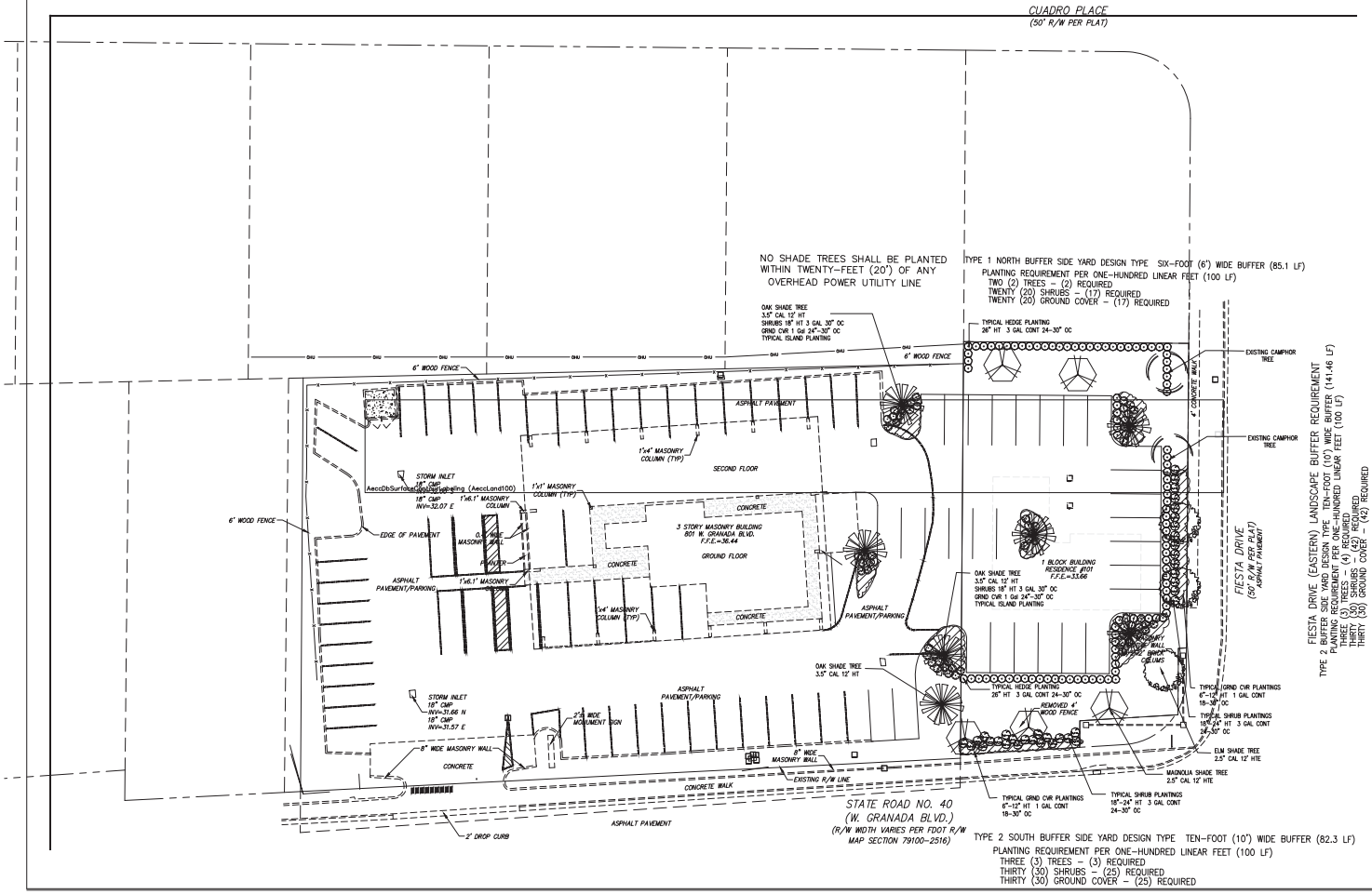
SCALE	DESIGNED	DRAWN	CHECKED	DATE
1" = 20'	MSD	JAY	MSD	07-29-22

BY

DIMENSION PLAN
HAMLIN OFFICE BUILDING
ORMOND BEACH, FLORIDA

PROJECT NO. 1395 C3
1395-BASE


LEGEND AND ABBREVIATIONS:
( ) PER DEED
[ ] PER PLAT
[ ] PER FDOT
± MORE OR LESS
AC ACRES
A/C AIR CONDITIONER
ASPH ASPHALT PAVEMENT
BWF BARBED-WIRE FENCE
C&G CURB & GUTTER
CB CHORD BEARING
CH CHORD DISTANCE
℄ CENTER LINE
CM CONCRETE MONUMENT
E/P EDGE OF PAVEMENT
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
FIRM FLOOD (FLORIDA) INSURANCE RATE MAP
FNC FENCE
FD. FOUND
ID IDENTIFICATION
IP IRON PIPE
IR IRON ROD
L ARC LENGTH
LB LICENSED BUSINESS
M.B. MAP BOOK
N/D NAIL & DISK
NO. NUMBER
(NR) NON-RADIAL
O.R.B. OFFICIAL RECORDS BOOK
OHU OVER-HEAD UTILITIES
P.B. PLAT BOOK
PC POINT OF CURVATURE
PCP PERMANENT CONTROL POINT
PG(S). PAGE/PAGES
PI POINT OF INTERSECTION
P.L. PROPERTY LINE
PLS PROFESSIONAL LAND SURVEYOR
PRC POINT OF REVERSE CURVATURE
PRM PERMANENT REFERENCE MONUMENT
PSM PROFESSIONAL SURVEYOR MAPPER
PT POINT OF TANGENCY
R RADIUS
(R) RADIAL
R/W RIGHT OF WAY
REC RECORDED
SEC SECTION-TOWNSHIP-RANGE
S.F. SQUARE FEET
(TYP) TYPICAL
WATER VALVE
IRRIGATION CONTROL VALVE
SANITARY SEWER VALVE
CLEAN OUT
GAS VALVE
WATER SPIGOT
BACK FLOW PREVENTOR
FIRE HYDRANT
FIRE PLUG/CONNECTION
MAIL BOX
HANDI-CAP PARKING
SINGLE POLE SIGN
DOUBLE POLE SIGN
BOLLARD
CENTRAL ANGLE
BREAK LINE
SET 4"x4" CM (LB 4335)
FOUND 4"x4" CM (AS NOTED)
SET N/D (LB 4335)
FOUND N/D (AS NOTED)
SET 5/8" IRC (LB 4335)
FOUND IRON ROD (AS NOTED)
FOUND IRON PIPE (AS NOTED)
CABLE TELEVISION RISER BOX
ELECTRIC METER
ELECTRIC JUNCTION BOX
FIBER-OPTIC JUNCTION BOX
GAS METER
KEY PAD
RECLAIMED WATER METER
TELEPHONE JUNCTION BOX
WATER METER
WIRE PULL BOX
TRAFFIC SIGNAL BOX
UTILITY VAULT
ELECTRICAL TRANSFORMER
WOOD UTILITY POLE
CONCRETE UTILITY POLE
GUY ANCHOR
LIGHT POLE
FLOOD LIGHT
GUTTER INLET/GRATE
CATCH BASIN/YARD DRAIN
STORM MANHOLE
SANITARY MANHOLE
TELEPHONE MANHOLE
UNKNOWN MANHOLE
MONITORING WELL
WELL
FIBER-OPTIC CABLE MARKER
GAS LINE MARKER
TREE LEGEND:
TREE LOCATION WITH TYPE & SIZE
CAM CAMPHOR TREE
CED CEDAR TREE
ELM ELM TREE
HBY HACKBERRY TREE
MAG MAGNOLIA TREE
OA OAK TREE
PAC CABBAGE PALM
GRAPHIC SCALE
0 10 20 40 60
SCALE: 1" = 20'
CUADRO PLACE
(50' R/W PER PLAT)
FIESTA DRIVE
(50' R/W PER PLAT)
ASPHALT PAVEMENT
6' WOOD FENCE
STORM INLET 18" CMP INV=32.00 S 18" CMP INV=32.07 E
1'x5.1' MASONRY COLUMN
EDGE OF PAVEMENT
ASPHALT PAVEMENT/PARKING
3 STORY MASONRY BUILDING 629 W. GRANADA BLVD F.F.E.=36.44
GROUND FLOOR
SECOND FLOOR
CONCRETE
4" MASONRY COLUMN (TYP)
1'x5.1' MASONRY COLUMN
STORM INLET 18" CMP INV=31.21 W
MASONRY 18" CMP INV=31.23 S
1'x5.1' MASONRY COLUMN
4" MASONRY DECORATIVE WALL W/2'x2' BRICK COLUMNS
4' WOOD FENCE
SITE BENCHMARK
SET N/D (BM LB 4335) IN ASPHALT PAVEMENT EL.=35.18 (NAVD 88)
2'x3' MDC MONUMENT SIGN
STORM INLET 18" CMP INV=31.55 N 18" CMP INV=31.57 E
8" WIDE MASONRY WALL
CONCRETE
6" WIDE MASONRY WALL
EXISTING R/W LINE
CONCRETE WALK
2' TYPE "F" CURB & GUTTER
2' DROP CURB
ASPHALT PAVEMENT
STATE ROAD NO. 40
(W. GRANADA BLVD.)
(R/W WIDTH VARIES PER FDOT R/W MAP SECTION 79100-2516)
SITE BENCHMARK
SET N/D (BM LB 4335) ON MASONRY WALL EL.=34.38 (NAVD 88)
CONCRETE WALK
4" CONCRETE WALK
O/HEAD UTILITIES
O/HEAD UTILITIES
O/HEAD UTILITIES



TREE LEGEND:

○	TREE LOCATION WITH TYPE & SIZE
CAM	CAMPHOR TREE
CED	CEDAR TREE
ELM	ELM TREE
HBY	HACKBERRY TREE
MAG	MAGNOLIA TREE
OA	OAK TREE
PAC	CABBAGE PALM

811 48 HOURS BEFORE YOU DIG "CALL SUNSHINE" 1-800-432-4770

LEGAL DESCRIPTION:
(PER OFFICIAL RECORDS BOOK 7073, PAGE 4421)

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AT A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF FIESTA HEIGHTS SUBDIVISION, AS RECORDED IN MAP BOOK 26, PAGE 14, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN SOUTH 00°26'20" WEST ALONG A SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SAID FIESTA HEIGHTS SUBDIVISION, A DISTANCE OF 12.46 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY OF THE 100-FOOT RIGHT-OF-WAY OF FLORIDA STATE ROAD 40; THENCE RUN SOUTH 86°22'00" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 250.00 FEET TO A POINT; THENCE RUN NORTH 00°26'20" EAST A DISTANCE OF 171.76 FEET TO A POINT IN THE SOUTH TINE OF FIESTA HEIGHTS SUBDIVISION, 2ND ADDITION, AS RECORDED IN MAP BOOK 35, PAGE 51, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 89°01'03" EAST ALONG THE SOUTH LINE OF SAID FIESTA HEIGHTS, 2ND ADDITION, A DISTANCE OF 249.45 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF AFOREMENTIONED FIESTA HEIGHTS SUBDIVISION; THENCE RUN SOUTH 00°26'20" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 147.74 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

LESS AND EXCEPT THAT PORTION DEEDED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR STATE ROAD 40.

EXISTING TREES ARE NOT SHOWN

THERE ARE TWO (2) SPECIMEN TREES ON SITE TO BE REMOVED

GRAPHIC SCALE
0 10 20 40 60
SCALE: 1" = 20'

THE STERN DESIGN GROUP, P.A.
LANDSCAPE ARCHITECTS LAND PLANNERS
1685 Promenade Circle, Port Orange, Florida 32129
(386) 788-3788 CELL 290-6411
SternDesignGroup@att.net

NO.	DATE	APPR.	REVISION

MARK DOWST & ASSOCIATES, INC.
ENGINEERS * PLANNERS * SURVEYORS
EB 4335 LB 4335
536 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999

SCALE	DESIGNED	DRAWN	CHECKED	DATE
1" = 20'	MSD	JAY	MSD	07-29-22

CONCEPTUAL LANDSCAPE PLAN
HAMLIN OFFICE BUILDING
ORMOND BEACH, FLORIDA

PROJECT NO. 1395 L-1
1395-BASE

DRAFT

Planning Board minutes from

December 8, 2022

ITEM:

LUMA 2023-003 – Small-Scale Comprehensive Plan Land Use Map amendment, 101 Fiesta Drive

Chairman Thomas opened it up to the Board for discussion and entertained a motion.

Mr. Scudiero commented that there must be a demand for the applicants and developers to be proposing the storage facility projects.

Mr. Jorczak stated that he attended the neighborhood meeting where there was only one other person and received a pre-briefing on the presentation then and thinks that it is an attractive addition to the U.S. Highway 1 corridor. Mr. Vanacore operating his office there speaks volumes.

Ms. Shull explained her main issue was the water and drainage but Mr. Mynchenberg addressed it and is resolved with the lakes and extra green space.

Mr. Galloway concurred with Mr. McNaughton's comments about there being a need for better paying jobs in the city and stated that the Board is there to approve properties and projects as they are presented.

Chairman Thomas remarked that he too is in disbelief of the number of storage facilities in the area and commented that he uses these facilities to keep things passed down from family due to sentimental value and Christmas decorations, and knows that people need them.

Mr. Scudiero motioned to approve PBD 2022-096 – Planned Business Development (PBD), Development Order, Amendment, Stor-It, North Ormond, 1405 North U.S. Highway 1. Mr. Galloway seconded it. Vote was called, and the motion was approved (5-0).

E. LUMA 2023-003 – Small-Scale Comprehensive Plan Land Use Map amendment, 101 Fiesta Drive

Mr. Steven Spraker, Planning Director, explained the request submitted by the property owner, Murphy Dugan, LLC, for a Small-Scale Comprehensive Plan Land Use Map amendment for approximately 0.30 acres located at 101 Fiesta Drive from "Low Density Residential" to "Residential, Office, Retail". The application limits the Floor Area Ratio (FAR) to zero and the residential units allowed to zero with the intention of developing a parking lot in association with the Hamlin & Associates building at 801 West Granada Boulevard. Mr. Spraker stated that if approved by the City Commission this item will then go to the Volusia Growth Management Commission (VGMC) and Department of Economic Opportunity (DEO).

Mr. Spraker further explained that the existing land use today allows 4.3 units per acre which is basically one single-family house and only allows a residential use. He added that one of the things that the Hamlin Building did when going through redevelopment is identify the need for parking. He remarked that in staff's analysis they came up with two perspectives, (1) that the land use can be viewed as an encroachment into the residential neighborhood or (2) that everything else on the Granada Boulevard corridor has a commercial land use and a commercial zoning and this use should be permitted. Staff had concern that there was a possibility that the business can do something else with the site if the land use were to change. Mr. Spraker pointed out two annotations that would be placed on the land use map if approved, that the density be zero (0) and the Floor Area Ratio (FAR) be zero (0), therefore there would be no ability to add an office or residential property on the property. It will only be able to be a parking lot.

Mr. Steven Spraker continued with explanation of the zoning map amendment portion is for the change from the R-3, Single-Family Medium Density to B-1, Professional Office/Hospital zoning district.

Mr. Spraker detailed the guidelines that would be established if approved from no access approval onto Fiesta Heights Drive with a future site development, a rear and side corner wall requirement, landscaping, and lighting review requirements. He added that the site plan would go to a neighborhood meeting with opportunity for residents to work with the applicant on a site design. Staff recommends approval.

Board questions

Ms. Shull asked if the owner of 801 West Granada Boulevard owns the subject property. Mr. Spraker replied yes.

Mr. Galloway asked if it opens the door up to go east on the next lot at CVS. Mr. Spraker replied that the CVS is already established and the parcel on the east side of Fiesta Drive was not designed to tie into the CVS.

Chairman Thomas asked if there is a house there now. Mr. Spraker replied that there is an existing house. He explained a site plan they had prior for redevelopment but never moved forward.

Mr. Paul Holub, applicant, explained that Mr. Hamlin spent millions of dollars renovating the building. He occupies part of the second floor as well as the third floor for his marketing company, but cannot lease out the balance of the place due to not having enough parking. He also owns the property on the corner. Mr. Holub commented that this is his first request for a project that has no building and no development, as it is only for a parking lot. Mr. Hamlin operates his business there 8:00 a.m. or 9:00 a.m. to 5:00 p.m. and is not a late-night use business. He reiterated that it will be nothing ever but a 16-space parking lot and that Mr. Hamlin will put up a 6-foot landscaped masonry wall next to the parking area. He further explained that there will be a unity of title for both parcels so that it will be one parcel. Mr. Hamlin attempted to purchase properties to the west but they were not available. It will not impact to the neighborhood with no access to the neighborhood.

Ms. Shull asked if there would be semi-truck or overnight parking there. Mr. Holub answered that there would not be.

Audience Comments

Mr. Terry Whimpey, 102 Cuadro Place, Fiesta Heights, opposed the proposed project and stated that he lives behind it and was told that a wall would be put in and has a wooden shadowbox-fence instead. The fence covers some of his sprinklers, therefore he had to cut some of the wood at the bottom so that his sprinklers would work. He remarked that he gets the businesses garbage and leaves. He added that they also built a curb that if standing on could be eye-level with the fence. Mr. Whimpey explained coming around Winding Woods it is like a speedway without sidewalks for the pedestrians, kids and the elderly. He commented that without the house there is no sound barrier at all. He expressed his frustration with Granada Boulevard as well and the difficulty getting in and out of the neighborhood. Mr. Whimpey added that he leaves the back end of his house storm-boarded up due to the building-amphitheater-noise and light from the building. He stated that his back porch is useless because it feels like he is sitting in their business parking lot. FPL and

Asplundh business trucks park there at times, according to Mr. Whimpey, impacting his property.

Chairman Thomas inquired why the masonry fence is not there. Mr. Spraker commented that he does not have history on it and suggested that it could have been there and been damaged by the storm. There was discussion about a recommendation for a masonry wall installation.

Ms. Liz Welborn, 106 Colina Place, Fiesta Heights, spoke on Ms. Mimi Hurst's behalf regarding their concerns of accessibility of the parking lot from Fiesta Drive, but understand that they will not be able to.

Mr. Allan Bonamy, 98 Fiesta Drive, Fiesta Heights, explained his opposition to the proposal in that he has been a resident of Fiesta Heights for 50 years and believes it will change the dynamic of the stable, well-kept neighborhood. Mr. Bonamy stated that he believed it will cause irreparable damage to the property owners and depreciate the value of the homes. Mr. Bonamy remarked that changing the entrance of the property will depreciate it. He added that he lives directly across the street from the proposed project and points out that there was not a neighborhood meeting on the proposal. Three years ago, when Mr. Hamlin renovated the building he proposed making the property a parking lot and at that time he had a neighborhood meeting at his business but the project did not go to fruition. Mr. Bonamy commented that there is an excess of 50 parking spots around the building and asked why there is the need is to tear down the house of an entrance way to a nice neighborhood to increase parking.

Ms. Sandra Biddle, 115 Pinion Circle, Fiesta Heights, stated that her home has been in her family for 40 years and agrees with Mr. Bonamy. She commented that the employees of the CPA office at the Hamlin Building are cutting through Fiesta Heights into their residential streets. She added that the neighborhood is already impacted by traffic. Ms. Biddle stated that Mr. Hamlin mentioned at the neighborhood meeting held at his business that the building was going to be used for a call center with night lights. She remarked she feels that it is encroaching in their residential area and is against the proposal.

Mr. James Silver, 134 Pinion Circle, Fiesta Heights, commented that the traffic is an issue and the house on the site currently provides a necessary block between the commercial and the residential area. He walks past the house, through the CVS property to the ice cream shop and the park and feels if a wall goes up there, they will lose the buffer from the entrance way. Mr. Silver stated that there are a lot of pedestrians there and they are getting overflow traffic including the Tomoka Elementary school bus that turns in past the house so that it can go the other way down Granada Boulevard.

Mr. Ron Welborn, 106 Colina Place, inquired where the driveway will be that goes to the proposed parking lot. He expressed concern with the driveway entrance and exit and activity through it with the major intersection to get in and out of the development. Mr. Holub replied that there is no access to the neighborhood with the parking lot whereas there is now with the current home there. Mr. Holub added that he has since communicated with Mr. Hamlin on the lighting concerns and was told that the parking lot lights will go off an hour after dusk and that they can look into light-guards. The wood fence history concern will be researched.

Mr. Scudiero inquired about the masonry wall and asked if it would be on the north and the east side of the property. Mr. Spraker confirmed that is correct. Mr. Scudiero expressed interest in recommending the proposal with the condition that a masonry wall run the length of the rear frontage of the property, next to the residential area.

Board discussion ensued on the lighting matter.

There was discussion on the tree on the northeast corner of the property and it was advised that it is being preserved.

Mr. James Silver, 134 Pinion Circle, urged to consider installing sidewalk between the street and the wall due to the high-pedestrian activity.

Mr. Terry Whimpey, 102 Cuadro Place, commented that the proposed project would affect traffic because of people going to the building go through Winding Woods and go down Cuadro. He suggests speed humps to help. Mr. Spraker replied that there is a residential traffic calming program with Mr. Cole Buck, Engineering Department, being the contact.

Board discussion ensued regarding suggesting conditions be put in place with the vote.

Mr. Holub reiterated that they are only asking to build a 16-space parking lot on the adjacent property, put up a masonry wall with landscaping, turn the lights off after dusk and expressed frustration with the level of concern. Chairman Thomas disagreed as it is part of a residential subdivision and not part of an enclave.

Chairman Thomas opened it up to the Board and entertained a motion.

Mr. Scudiero motioned to approve LUMA 2023-003 – Small Scale Comprehensive Plan Land Use amendment, 101 Fiesta Drive, conditioned upon:

1. **That a new masonry wall be put in along the perimeter of the rear of 801 West Granada Boulevard to replace the broken wooden fence; and**
2. **A sidewalk be installed between the wall and Fiesta Drive along the length of the east side of the 101 Fiesta Drive.**

Ms. Shull seconded it. Vote was called, and the motion was approved (4-1), with Chairman Thomas against.

Additional Audience Comments after the motion

Mr. Allan Bonamy, 98 Fiesta Drive, asked for reconsideration and inquired about why there was not a neighborhood meeting for the current proposal. Mr. Spraker answered that a land use and zoning map are not site development, therefore does not require a neighborhood meeting. Mr. Spraker stated that he attended the meeting with Mr. Hamlin in 2018 and expressed that it was an introduction to how this item would be perceived and it did not move forward. The other applications had site plans. He explained that when it goes to a site plan there will then be a neighborhood meeting about all of the details.

Board and staff discussion ensued regarding the possibility of the applicant holding a neighborhood meeting prior to the 101 Fiesta Drive rezoning agenda items going on to City Commission. Mr. Spraker stated that the Land Development Code (LDC) does not require a neighborhood meeting. By State Statutes mail notices are not required to be sent out for land use map amendments. The City of Ormond Beach has higher standards than other jurisdictions with providing certified letters and the

notices that it does. Mr. Spraker continued that he cannot hold a neighborhood meeting but can communicate with the applicant to suggest one. He explained that a small scale and zoning map amendment go in front of the City Commission at different times, with the land use first and zoning after. He reiterated that the applicant understands the requests and hopes the applicant will hold a neighborhood meeting.

Mr. Allan Bonamy, 98 Fiesta Drive, commented that it does not make a difference if the neighborhood meeting is held later as the Planning Board has already voted to approve it. He continued that the neighborhood meeting should have been held prior. Chairman Thomas replied that the Board voted to approve the Comprehensive Plan use change to allow the parking lot. The next item is the zoning map where it is voted on whether to change the zoning of that piece of property. Chairman Thomas asked for Mr. Spraker to elaborate on the advantage of having the neighborhood meeting following the approvals.

Mr. Spraker stated while not required, staff would encourage the neighborhood meeting and participate and do anything to help. The LDC requires a neighborhood meeting when there is 'construction' and an associated 'site plan'. At this time there is a site plan for a concept to show that it will not be used for anything other than a parking lot.

Mr. Holub added that the risk is once the land use is changed and the zoning is changed with 0 density and 0 FAR, Mr. Hamlin is stuck with a piece of property that can only be used for the existing home, parking lot or vacant piece of land that nothing can ever be built on due to the deed-restriction. He concluded that Mr. Hamlin wants to be a good neighbor and renovated a building that was an eyesore for years with homeless living there as well as a rat-infestation.

Mr. Bonamy expressed his skepticism because 50 years ago when they moved into Fiesta Heights, the Mayor at that time Mayor Bailey, advised them to know the zoning around their property prior to buying it. Chairman Thomas reemphasized the definition of deed-restricted, explaining that it cannot be changed forever. Mr. Bonamy referenced another property in the past that he was concerned about and in communication on with the city, the Rivergate Shopping Plaza. It was said that they were not going to vacate the two streets that they needed to build the plaza and the next week it was a yes.

Mr. Holub concluded that Mr. Bonamy referenced a good point. The zoning can be changed down the road and reassured that with a restricted covenant cannot be changed. Although not required, he offered to record a deed-restricted covenant on the corner parcel once the site plan is approved as a part of the conditions.

Scott McKee, Assistant City Attorney, confirmed that it can be added as a condition to the next item that the property has a deed restriction or restricted covenant.

F. RZ 2023-004 – Zoning Map amendment, 101 Fiesta Drive

Chairman Thomas entertained a motion.

Mr. Jorczak motioned to approve RZ 2023-004 – Zoning Map amendment, 101 Fiesta Drive with the covenant of the deed restriction and/or restricted covenant. Mr. Scudiero seconded. Vote was called, and the motion was approved (5-0).

Meeting Date: 2/7/2023	**AGENDA ITEM**		**Number:** 7.B
Section:	PUBLIC HEARINGS		
Item Category:	Public Hearing - Ordinances	**Res./Ord. No:**	2023-11
Strategic Goal:	Community Development - Other		
Department :	Planning & Building		
Subject:	Issuance of a Development Order, Ormond Central Self-Storage, Planned Business Development Amendment (SECOND READING)		
Budget Impact:	There is no budget impact as the result of this Planned Business Development amendment.		
Summary:	This is an application submitted by the property owner, Ormond Central Investors, LLC, for a PBD amendment. The Ormond Central PBD amendment seeks to allow (1) a three-story indoor self-storage use with a building of 106,140 square feet and associated site improvements as an allowed use within the Ormond Central property and (2) amend the allowed FAR from 55,000 square feet to 131,140 square feet for the entire Ormond Central property. The subject property is approximately 8.73 acres and is located at 1 South Old Kings Road, 760 West Granada Boulevard , and no addresses, Volusia County Property appraiser parcel numbers 4241-01-11-0120 and 4241-01-11-0130.		
Recommended Action:	The Planning Board recommended that the City Commission approve a Planned Business Development that authorizes the issuance of a development order for the Ormond Central Self-Storage project to allow (1) a three-story indoor self-storage use with a building of 106,140 square feet and associated site improvements as an allowed use within the Ormond Central property and (2) amend the allowed Floor Area Ratio (FAR) from 55,000 square feet to 131,140 square feet for the entire Ormond Central property.		
Staff Contact:	Steven Spraker, Planning Director, (386) 676-3341		

Approval:

Kelly McGuire, Finance Director 1/25/2023



Claire Whitley, Assistant City Manager	1/25/2023	
Joyce Shanahan, City Manager	2/2/2023	

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: February 7, 2023

Subject: Issuance of a Development Order, Ormond Central Self-Storage, Planned Business Development Amendment (SECOND READING)

Commission Goal: Community Development - Other

Introduction

This is an application submitted by the property owner, Ormond Central Investors, LLC, for a Planned Business Development amendment. The Ormond Central Planned Business Development amendment seeks to allow **(1)** a three-story indoor self-storage use with a building of 106,140 square feet and associated site improvements as an allowed use within the Ormond Central property and **(2)** amend the allowed Floor Area Ratio (FAR) from 55,000 square feet to 131,140 square feet for the entire Ormond Central property. The subject property is approximately 8.73 acres and is located at 1 South Old Kings Road (Volusia County Property appraiser parcel number 4241-01-09-0180), 760 West Granada Boulevard (Volusia County Property appraiser parcel number 4241-01-09-0170), and no addresses, Volusia County Property appraiser parcel numbers 4241-01-11-0120 and 4241-01-11-0130.

Background

On December 5, 2017, the City Commission approved Ordinance 2017-40 that approved the issuance of a development order for the following:

1. Demolish the existing 25,866 square foot on-site building and site improvements;
2. Allow a multi-unit commercial development and associated site improvements;
3. Allow certain development standards established through the Planned Business Development zoning designation located on 8.73-acre property; and
4. Detailed conditions regarding no truck traffic along Old Kings Road;
5. Restricted building height from 75’ to 45’;
6. Established a FAR of 55,000 square feet; and
7. Allowed the following uses within the development:
    a. B-9 zoning district permitted and conditional uses;
    b. Pharmacy, including drive- through;

c. Garden center and nursery, only as an accessory use for retail;
d. Bowling center;
e. Restaurant type C; and
f. Restaurant type D.

The existing 25,866 square foot on-site former gym building was demolished with the final inspection occurring on January 18, 2018. The Ormond Central project obtained a site engineering permit to construct the development's infrastructure improvement on November 1, 2022. The subject property has the following characteristics:

1. The property also has an existing camouflaged telecommunications tower constructed in 2012 that is to remain.
2. The project area has approximately 643 linear feet of frontage along South Old Kings Road.
3. The project area has approximately 785 linear feet of frontage along West Granada Boulevard.
4. There is a small corner clip (Volusia County parcel number 4241-01-08-0070) that is not part of the project area.
5. Within the southern portion of the property there is a 0.306-acre wetland.
6. The eastern undeveloped portion of the property is located within the flood zone.

Discussion

Specific requests for the Planned Business Development are shown in **bold**. Below are key attributes of the project:

1. The Ormond Central project area is 8.73 acres.
2. Project infrastructure improvements (access aisles, stormwater system, connection to water and sewer, modifications to West Granada Blvd, buffer landscaping) have started.
3. Ordinance 2017-40 shows four (4) lots, with the ability to subdivide based upon end users.
4. **To allow (1) three-story indoor self-storage use with a building of 106,140 square feet and associated site improvements as an allowed use within the Ormond Central property.**
5. **Amend the allowed FAR from 55,000 square feet to 131,140 square feet for the entire Ormond Central property. With the proposed self-storage building at 106,140 square feet, the other lots would have a maximum development potential of 25,000 square feet.**
6. The building signage shall use the linear frontage along Old Kings Road of 242 linear feet. The project is allowed two wall signs that total 204 square feet. The applicant's letter states that no illuminated signage would be placed along Old Kings Road.
7. The conditions regarding truck traffic from Ordinance 2017-40 shall remain unchanged.
8. The project is within the city's Transportation Concurrency Exception Area

(TCEA) as described in Objective 1.5 of the Transportation Element of the Comprehensive Plan.

9. The approved traffic impact study approved 4,600 new daily trips (after passer-by and internal capture) and showed Unit 1 as a 24,100 square foot building. The traffic impact study provided a trip generation of 2,693 average daily trips with a 34% passerby rate for a net new trip generation of 1,777 average daily trips for Unit 1. The project traffic engineer has provided an average daily trip generation of 265 trips from the Institute of Transportation Engineers (ITE), Trip Generation Manual. The reduction of trips would be an 85% reduction based on the proposed use.
10. The building elevation shows a maximum height of 39'6". The Planned Business Development zoning district has a height limit of 45 feet.
11. Unit 1 is shown as 2.94 acres.
12. The impervious, hard surface, ratio is 63%. The allowable impervious ratio is 75%.
13. The pervious ratio, non-paved areas, is 37% for Unit 1.
14. The project will be accessed from the Ormond Central spine road that connects West Granada Boulevard to Old Kings Road.
15. There is a six (6') decorative aluminum fence proposed along the West Granada Boulevard frontage and along the south boundary of the site.
16. The project proposes an eight (8') foot masonry wall along the Old Kings Road frontage.
17. Incorporated a 30-foot landscape buffer along Old Kings Road, with 10 feet in front of the wall and 20 feet behind the wall. The landscape plan shows seven 6-inch caliper, 20-foot-tall oak trees.
18. The landscape buffer along West Granada Boulevard is a minimum of 40 feet to approximately 90 feet in width.
19. A photometric plan is provided in Sheet E1.12A.
20. Based upon comments in the neighborhood meeting, a shade study was conducted and is included in Sheet SS1.0.
21. The development order shall contain conditions of hours of outside construction from 7:00 a.m. to 7:00 p.m. Monday through Saturday, with no Sunday construction hours allowed.
22. The hours of operation for the proposed storage facility are from 6:00 a.m. to 10:00 p.m.

Neighborhood meeting and correspondence received

The project conducted two neighborhood meetings. The second neighborhood meeting sought to provide changes to the site plan from comments obtained in the first meeting including building height, architectural design, lighting, and landscaping. Key items discussed included access to Old Kings Road, the need for indoor self-storage facilities, the appropriateness of the use, and other uses that could be built within unit 1 of the development. Correspondence received expressed concern about traffic, building height and project compatibility.

Planning Board

The Planning Board reviewed the Planned Business Development amendment at the December 8, 2022 meeting and recommended approval with a 5-0 vote. There were three (3) individuals who addressed the Planning Board. There was a request to

consider eliminating access to South Old Kings Road as the road is a residential roadway. There was also a discussion on the project traffic. Planning Board members stated:

1. That the applicants went above and beyond what the neighbors wanted as far as the landscaping and buffering.
2. That they are willing to trade for the lack of traffic for the larger Floor Area Ratio (FAR).
3. This proposal is a lot less traffic than what could be there based on zoning.
4. Commented positively on the architecture and appearance of the proposed project.

The Planning Board minutes are attached to this item.

Budget Impact

There is no budget impact as the result of this Planned Business Development amendment.

Citizen Impact

There has been a wide range of input on this application. The applicant sought to address comments received at the first neighborhood meeting about site and building plan modifications that included building height, architectural design, lighting, and landscaping. Comments at the neighborhood meeting and correspondence received have expressed concerns about the amendment based on the building height, compatibility, and the appropriateness of the use of West Granada Boulevard. The individuals who addressed the Planning Board did not appear to object to the project and sought design alterations.

Recommendation

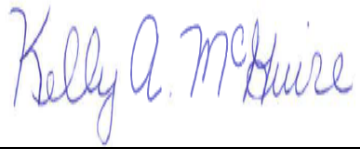
The Planning Board recommended that the City Commission approve a Planned Business Development that authorizes the issuance of a development order for the Ormond Central Self-Storage project to allow (1) a three-story indoor self-storage use with a building of 106,140 square feet and associated site improvements as an allowed use within the Ormond Central property and (2) amend the allowed Floor Area Ratio (FAR) from 55,000 square feet to 131,140 square feet for the entire Ormond Central property.

Attachments:

1. 23-11 Ormond Central 1st Amended DO (P22-0208G)
2. Ormond Central First Amended DO (P22-0208G)
3. Exhibit A, survey (from 2017-40)
4. Exhibit B, PZ-22-092 - Review Comments - 11272022_192139
5. Exhibit C, PBD conditions - OCSS
6. Exhibit D, OCSS

7. 12.08.2022. Ormond Central Self Storage, PBD Amendment(8.5X11)
8. Draft PB Minutes, OCSS

Approvals:



Kelly McGuire, Finance Director — Date: January 25, 2023



Claire Whitley, Assistant City Manager — Date: January 25, 2023



Joyce Shanahan, City Manager — Date: February 02, 2023

ORDINANCE NO. 2023-11

AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A FIRST AMENDED DEVELOPMENT ORDER REGARDING ORMOND CENTRAL PLANNED BUSINESS DEVELOPMENT BY APPROVING AND AUTHORIZING A PLANNED BUSINESS DEVELOPMENT TO BE KNOWN AS "ORMOND CENTRAL UNIT 1 SELF STORAGE", LOCATED AT 1 SOUTH OLD KINGS ROAD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-09-0180), 760 WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-09-0170), NO ADDRESS, SOUTH OLD KINGS ROAD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-11-0130), AND NO ADDRESS, WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-11-0120); AUTHORIZING A THREE-STORY INDOOR SELF-STORAGE USE WITH A BUILDING OF 106,140 SQUARE FEET AND ASSOCIATED SITE IMPROVEMENTS AS AN ALLOWED USE WITHIN THE ORMOND CENTRAL PROPERTY; AND BY AMENDING THE ALLOWED FLOOR AREA RATIO (FAR) FROM 55,000 SQUARE FEET TO 131,140 SQUARE FEET FOR THE ENTIRE ORMOND CENTRAL PROPERTY UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, Ormond Central Investors, LLC, a Florida limited liability company, is the owner of real property ("Property Owner") located at 1 South Old Kings Road (Volusia County parcel number 4241-01-09-0180); 760 West Granada Boulevard (Volusia County parcel number 4241-01-09-0170); no address, South Old Kings Road (Volusia County parcel number: 4241-01-11-0130); and no address, West Granada Boulevard (Volusia County parcel number

4241-01-11-0120), as more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein ("Property"), and

WHEREAS, by Ordinance 2017-40 the City Commission approved a Development Order for a Planned Business Development to be known as "Ormond Central" to (1) allow a multi-unit commercial development and associated site improvements, (2) allow certain development standards and permitted uses, (3) provide detailed conditions regarding no truck traffic along Old Kings Road, (4) restrict allowed building height from 75' to 45' and (5) establish a floor area ratio of 55,000 square feet, which Development Order is recorded in Official Records Book 7486, Pages 1545 through 1614 inclusive, of the Public Records of Volusia County, Florida, and

WHEREAS, the Property Owner has initiated this Ordinance for the issuance of a first amended Development Order regarding Ormond Central Planned Business Development, by approving and authorizing a Planned Business Development to be known as "Ormond Central Unit 1 Self Storage" to: allow a three-story indoor self-storage use with a building of 106,140 square feet and associated site improvements as an allowed use within the Ormond Central property; and by amending the allowed Floor Area Ratio (FAR) from 55,000 square feet to 131,140 square feet for the entire Ormond Central property, under certain conditions on the Property, consisting of approximately 8.73 acres, as described and depicted in the first amended Planned Business Development (PBD) Development Order attached hereto and incorporated herein, and

WHEREAS, the Planning Board held a public hearing in accordance with Section 1-15(d)(2) of the *Land Development Code*, and has recommended approval of the first amended PBD Development Order for the project, and

WHEREAS, the City Commission has held a public hearing in accordance with Section 166.041(3)(c), *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 a first amended Development Order regarding Ormond Central Planned Business Development, by approving and authorizing a Planned Business Development to be known as "Ormond Central Unit 1 Self Storage" to: allow a three-story indoor self-storage use with a building of 106,140 square feet and associated site improvements as an allowed use within the Ormond Central Property; and by amending the allowed Floor Area Ratio (FAR) from 55,000 square feet to 131,140 square feet for the entire Ormond Central property under certain conditions on the Property, consisting of approximately 8.73 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 the Planned Business Development District. The requested indoor climate-controlled storage facility as shown, described, and depicted in Exhibit "D" to the first amended PBD Development Order is hereby granted.

SECTION FOUR. Ordinance 2017-40 limited the allowed floor area ratio to 55,000 square feet on the "Ormond Central" Planned Business Development. The request to amend the floor area ratio to 131,140 square feet as shown, described, and depicted in Exhibit "D" to the first amended PBD Development Order is hereby granted.

SECTION FIVE. Except as amended by this first amended PBD Development Order, Ordinance No. 2017-40, which Development Order is recorded in Official Records Book 7486, Pages 1545 through 1614 inclusive, of the Public Records of Volusia County, Florida, shall remain in full force and effect.

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. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION EIGHT. This Ordinance shall take effect immediately upon its adoption.

PASSED UPON at the first reading of the City Commission this 24th day of January, 2023.

PASSED UPON at the second and final reading of the City Commission this 7th day of February, 2023.

BILL PARTINGTON
Mayor

ATTEST:

SUSAN CARROLL DAUDERIS
City Clerk

BEFORE THE
CITY COMMISSION
OF THE
CITY OF ORMOND BEACH

IN RE:	**Application of:**	Ormond Central Investors, LLC, a Florida limited liability company
	Application No.	2022-092
	Project Name:	Ormond Central Unit 1 Self-Storage
	Property Address:	1 South Old Kings Road, 760 West Granada Boulevard, South Old Kings Road (unaddressed property), West Granada Boulevard (unaddressed property)
	Parcel ID No.:	4241-01-09-0180, 4241-01-09-0170, 4241-01-11-0120 & 4241-01-11-0130

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 January 24, 2023, and February 7, 2023, and the City Commission having considered those items as required by 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 amended;

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 amended;

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 Central Investors, LLC, a Florida limited liability company ("Applicant/Property Owner") located at 1 South Old Kings Road (Volusia County Property appraiser parcel number 4241-01-09-0180), 760 West Granada Boulevard Road (Volusia County Property appraiser parcel number 4241-01-09-0170), no address, South Old Kings Road (Volusia County parcel number: 4241-01-11-0130); and no address, West Granada Boulevard (Volusia County parcel number 4241-01-11-0120) as more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein ("Property"), for a first amended Development Order regarding Ormond Central Planned Business Development, by approving and authorizing a Planned Business Development to be known as "Ormond Central Unit 1 Self Storage", to allow a three-story indoor self-storage use with a building of 106,140 square feet and associated site improvements as an allowed use within the Ormond Central property; and by amending the allowed Floor Area Ratio (FAR) from 55,000 square feet to 131,140 square feet for the entire Ormond Central property, under certain conditions on 8.73 acres, 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, PBD, Planned Business Development District, 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 first amended 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)(b) 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 February 7, 2026, 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 February 7, 2026, the project shall be vested.

I. Except as amended by this first amended PBD Development Order, Ordinance No. 2017-40, which Development Order is recorded in Official Records Book 7486, Pages 1545 through 1614 inclusive, of the Public Records of Volusia County, Florida, shall remain in full force and effect.

J. This Planned Business Development Order shall be recorded in the public records of Volusia County, Florida, at the expense of the Property Owner, and shall be binding on the Property Owner, and its successors and assigns, and shall run with the real property described in Exhibit "A" attached hereto.

ORDERED this 7th day of February, 2023.

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 3

LEGAL DESCRIPTION

OWNER:	Ormond Central Investors, LLC, a Florida Limited Liability Company
ADDRESSES:	1 South Old Kings Road (Volusia County parcel number: 4241-01-09-0180), no address, South Old Kings Road (Volusia County parcel number: 4241-01-11-0130), no address, West Granada Boulevard (Volusia County parcel number: 4241-01-09-0170), and no address, West Granada Boulevard (Volusia County parcel number: 4241-01-11-0120)
PARCEL ID#s:	(1) 4241-01-09-0180, (2) 4241-01-11-0130, (3) 4241-01-09-0170, (4) 4241-01-11-0120

PARCEL"1"
LOT E S OF GRANADA AVE SUB GRANT LOT 8 1/2 ORMOND EXCEPT RD R/W, PER PUBLIC RECORDS OF VOLUSIA COUNTY.

PARCEL "2"
THE WESTERLY 370 FEET OF LOT "G", GRANT LOT 8, AND ALSO THE WESTERLY 370 FEET OF LOT "I", GRANT LOT 7 1/2, OF THE HENRY YONGE GRANT IN ORMOND, AS PER MAP RECORDED IN MAP BOOK 2, PAGE 118, OF THE PUBLIC RECORDS OF THE VOLUSIA COUNTY, FLORIDA.

ALSO DESCRIBED AS THE WESTERLY 1/2 OF LOT "I" IN GRANT LOT 7 1/2, AND THE WESTERLY 1/2 OF LOT "G" IN GRANT LOT 8, AS PER MAP RECORDED IN MAP BOOK 2, PAGE 118, PUBLIC RECORDS OF VOLUSIA COUNTY, FL.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE OLD AND NEW SECTION OF STATE ROAD 40, ALSO KNOW AS TOMOKA ROAD, AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 933, PAGES 196 AND 197, PUBLIC RECORDS OF VOLUSIA COUNTY, FL.

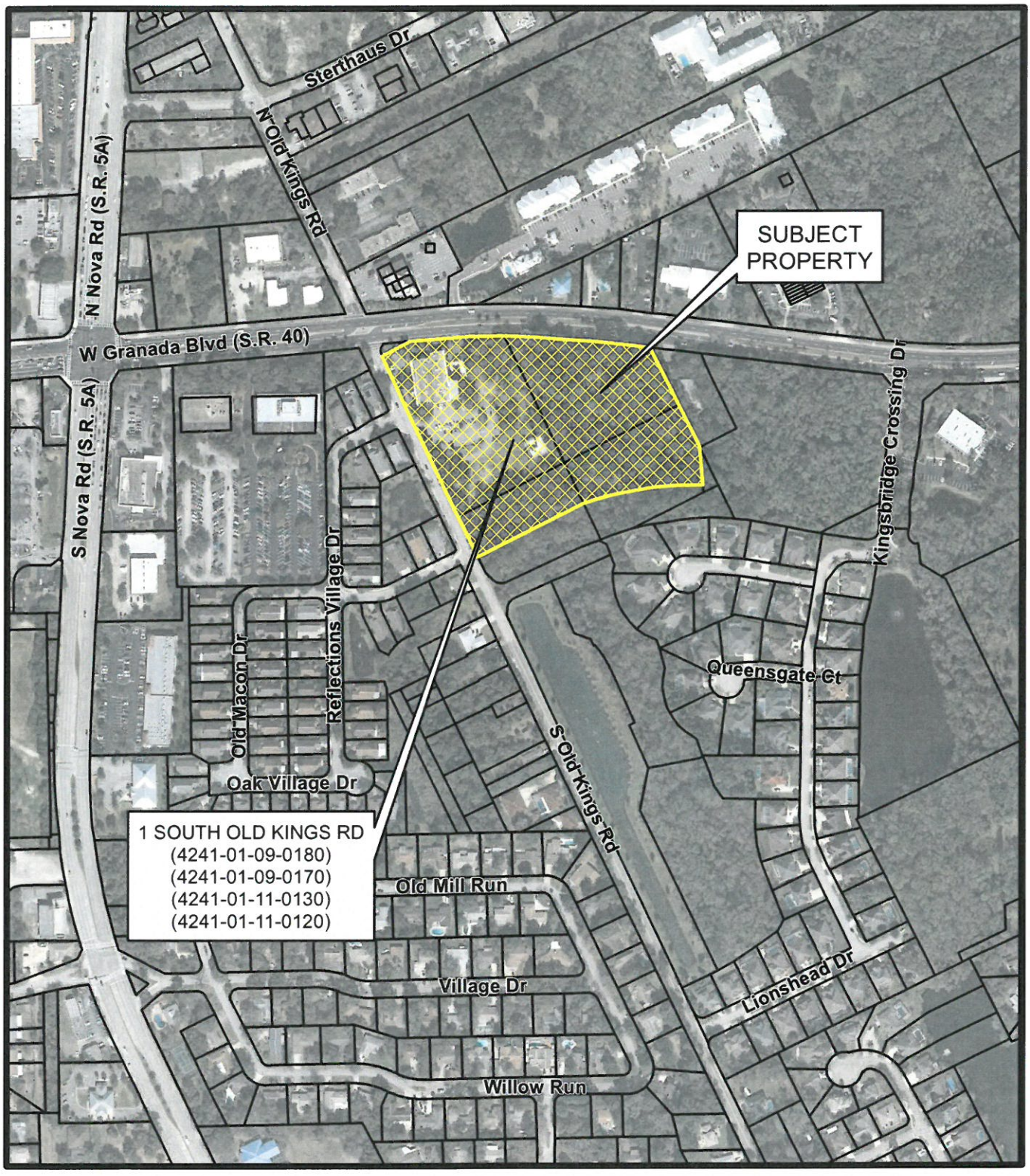
PARCEL A
Part of Lot J, Grant Lot 7 and part of Lot I, Grant Lot 6 1/2, ASSESSOR'S MAP OF HENRY YOUNGE GRANT as recorded in Map Book 2, Page 118, Public Record of Volusia County, Florida being more particularly described as follows: Commence at the Northwest corner of said Lot J, Grant Lot 7; thence North 65°00'00" East along the North line of said Lot J for a distance of 25.00 feet to a point on the East right of way line of Old Kings Road (a 45-foot right of way as presently occupied) said point being the POINT OF BEGINNING of this description; thence continue North 65°00'00" East along said North line for a distance of 344.03 feet; thence South 25°00'00" East along the East line of the West one-half of said Lot J and the prolongation thereof for a distance of 237.01 feet, thence Westerly along a curve to the left having a radius of 780.00 feet, a central angle of 05° 04'38", an arc length of 69.12 feet and a chord bearing South 67°32'19" West, 69.10 feet to a point of tangency; thence South 65°00'00" West 240.00 feet to a point of curvature; thence Northwesterly along a curve to the right having a radius of 35.00 feet, a central angle of 90°00'00", an arc length of 54.98 feet and a chord bearing North 70°00'00" West 49.50 feet to a point of tangency being a point on the above said East right of way line of Old Kings Road, thence North 25°00'00" West along said right of way line for a distance of 198.95 feet to the POINT OF BEGINNING.

EXHIBIT "A"

PAGE 2 OF 3

PARCEL B

Part of Lot G, Grant Lot 8, part of Lot I, Grant Lot 7 1/2, part of Lot J, Grant Lot 7, and part of Lot I, Grant Lot 8 1/2, ASSESSOR'S MAP OF HENRY YOUNGE GRANT as recorded in Map Book 2, Page 118, Public Records of Volusia County, Florida being more particularly described as follows:
Commencing at the Northwest corner of said Lot J, Grant Lot 7; thence North 65°00'00" East 369.03 feet to the POINT OF BEGINNING of this description; thence North 25°00'00" West along the East line of the West one-half of said Lot I, Grant Lot 7 1/2 for a distance of 258.00 feet to the Northeast corner of the West one-half of said Lot I, Grant Lot 7 1/2, thence North 65°00'00" East 0.97 feet to the Southeast corner of the West 370.00 feet of Lot G, Grant Lot 8; thence North 25°00'00" West along the East line of the West 370.00 feet of said Lot G, Grant Lot 8 for a distance of 136.47 feet to the South right of way line of Granada Boulevard, State Road 40 (a 100-foot wide right of way), thence Easterly along said right of way line being along a curve to the right having a radius of 2,814.93 feet a central angle of 07°54'11", an arc length of 388.28 feet and a chord bearing South 85°56'36" East 387.97 feet to a point of tangency; thence South 81°59'00" East along said right of way line for a distance of 34.66 feet to a point on the West boundary of Naranga Park Subdivision as recorded in Map Book 9, Page 129, Public Records of Volusia County, Florida, thence South 24°59'17" East along said West boundary of Naranga Park Subdivision for a distance of 325.06 feet to the Southwest corner of Lot 6, Block C of said Naranga Park Subdivision, thence South 01°34'16" W 199.50 feet; thence Westerly along a curve to the left having a radius of 780.00 feet, a central angle of 21°29'37", an arc length of 292.61 feet and a chord bearing South 80°49'27" West 290.89 feet, thence North 25°00'00" West along the East line of the West one-half of said Lot J, Grant Lot 7 for a distance of 237.01 feet to the POINT OF BEGINNING. LESS AND EXCEPT the following described property from Parcels A and B:
A PORTION OF LOT "J", GRANT LOT 7, AND A PORTION OF LOT "I", GRANT LOT 6 1/2, MAP OF THE HENRY YONGE GRANT, OF RECORD IN MAP BOOK 2, PAGE 118, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID PARCEL BEING ALSO A PART OF PARCELS "A" AND "B", AS SHOWN ON A PREVIOUS SKETCH AND PLAT BY TOMOKA ENGINEERING, BEING DRAWING NUMBER 95740-E2, DATED 09-22-95, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF KINGS CROSSING, PHASE 1B, OF RECORD IN MAP BOOK 45, PAGES 110 AND 111, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 1, OF SAID KINGS CROSSING, PHASE 1B; THENCE NORTH 77°39'29" WEST, ALONG THE NORTHERLY LINE OF SAID KINGS CROSSING, PHASE 1B, A DISTANCE OF 202.08 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 780.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 146.63 FEET, THROUGH A CENTRAL ANGLE OF 10°46'16", AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 83°02'37" WEST, A CHORD DISTANCE OF 146.42 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF PARCEL "C", AS SHOWN ON THE AFOREMENTIONED SKETCH AND LEGAL DESCRIPTION BY TOMOKA ENGINEERING; THENCE CONTINUE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 361.72 FEET, THROUGH A CENTRAL ANGLE OF 26°34'15", AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 78°17'07" WEST, A CHORD DISTANCE OF 358.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 65°00'00" WEST, DEPARTING SAID CURVE, A DISTANCE OF 240.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 35.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.98 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 70°00'00" WEST, A CHORD DISTANCE OF 49.50 FEET TO THE POINT OF CURVATURE OF SAID CURVE, SAID POINT BEING ALSO ON THE EASTERLY LINE OF OLD KINGS ROAD, A 50 FOOT STREET AS NOW LAID OUT AND OCCUPIED; THENCE NORTH 25°00'00" WEST, DEPARTING SAID CURVE AND ALONG SAID EASTERLY LINE, A DISTANCE OF 64.00 FEET TO A POINT THEREON; THENCE NORTH 65°00'00" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 275.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 679.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 407.63 FEET, THROUGH A CENTRAL ANGLE OF 26°34'15", AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 78°17'07" EAST, A CHORD DISTANCE OF 403.99 FEET TO A POINT WHERE SAME IS INTERSECTED BY THE WESTERLY LINE OF PARCEL "C", AS SHOWN ON THE AFOREMENTIONED SKETCH AND LEGAL DESCRIPTION BY TOMOKA ENGINEERING; THENCE SOUTH 01°34'16" WEST, DEPARTING SAID CURVE, A DISTANCE OF 99.00 FEET TO THE POINT OF BEGINNING.



CITY OF ORMOND BEACH FLORIDA

AERIAL MAP
1 SOUTH OLD KINGS RD
(ORMOND CENTRAL)

Prepared By: The City of Ormond Beach
G.I.S. Department - August 22, 2017

N
W E
S
N.T.S.

EXHIBIT "B"

SITE PLAN REVIEW COMMITTEE OUTSTANDING COMMENTS

Project Name: PZ-22-092
Project Description: 1 South Old Kings Road, Ormond Central Self Storage
Review Comments List Date: 11/27/2022

Ref. # 54, Landscape Architect, Cara Culliver, 10/10/22 10:18 AM, Cycle 2, Unresolved

Markup: Proposed Trees, L1 LANDSCAPE PLAN.pdf

- There are proposed trees on top of existing trees/palms along S. Old Kings Road.

Ref. # 56, Landscape Architect, Cara Culliver, 10/10/22 10:18 AM, Cycle 2, Unresolved

Markup: Greenbelt Calculations, L1 LANDSCAPE PLAN.pdf

- The total greenbelt length is 286.80' (see survey) times 36 = 10,324.80 SF/200= 52 Required Trees

Ref. # 75, Landscape Architect, Cara Culliver, 11/21/22 12:27 PM, Cycle 3, Unresolved

Markup: Mitigation Trees, L1 LANDSCAPE PLAN.pdf

Mitigation trees can't be included in the minimum tree requirements, as these are additional. Please see mark-ups.

Ref. # 76, Landscape Architect, Cara Culliver, 11/21/22 12:27 PM, Cycle 3, Unresolved

Markup: Plant List, L1 LANDSCAPE PLAN.pdf

Please change the VOD & VOW to 7 gallon. Due to availability, suggest changing the 'Whorled Class' to Withlacoochee' & 'Densa' to 'Select'. The spread on both would be 18"-20".

Ref. # 77, Landscape Architect, Cara Culliver, 11/21/22 12:27 PM, Cycle 3, Unresolved

Markup: Dahoon Hollies, L1 LANDSCAPE PLAN.pdf

- Please put back the IC in place of some of the Crapes to incorporate more natives.

Ref. # 1, Planner 3, Becky Weedo, 8/10/22 1:29 PM, Cycle 1, Unresolved

Markup: Crown of Road Elevation, 07 DRAINAGE.pdf

Please indicate the crown of road elevation for W. Granada Blvd. and Old Kings Rd. 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.

Comment: Have submitted the request letter to the City Engineer for review and approval. Will not be able to sign off for flood until approval has been completed.

ORMOND CENTRAL UNIT 1 SELF STORAGE
PLANNED BUSINESS DEVELOPMENT CONDITIONS

1. The Ormond Central project area is 8.73 acres.
2. 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 the Planned Business Development District. The requested indoor climate-controlled storage facility as shown, described, and depicted in Exhibit "D" to the PBD Development Order are hereby granted.
3. Ordinance 2017-40 limited the allowed floor area ratio to 55,000 on the "Ormond Central" Planned Business Development and the request to amend the floor area ratio to 131,140 square feet as shown, described, and depicted in Exhibit "D" to the PBD Development Order are hereby granted.
4. Except as amended by the "Ormond Central, Unit 1 Self-Storage" Development Order, Ordinance 2017-40, which Development Order is recorded in Official Records Book 7486, Pages 1545 through 1614 inclusive, of the Public Records of Volusia County, Florida, shall remain in full effect.
5. The building signage shall use the linear frontage along Old Kings Road of 242 linear feet. The project is allowed two wall signs that total 204 square feet. The applicant's letter states that no illuminated signage would be placed along Old Kings Road.
6. The conditions regarding truck traffic from Ordinance 2017-40 shall remain unchanged.
7. The project is within the city's Transportation Concurrency Exception Area (TCEA) as described in Objective 1.5 of the Transportation Element of the Comprehensive Plan.
8. The building elevation shows for a maximum height of 39'6". The Planned Business Development zoning district has a height limit of 45 feet.
9. Unit 1 is shown as 2.94 acres.
10. The hours of operation for the proposed storage facility are from 6:00 a.m. to 10:00 p.m.
11. The public benefits proposed by the applicant are accepted as follows:
    A. Removed permitted right-in portion of the site driveway for Unit 1 and incorporate additional wall along Old Kings Road for portion of removed driveway.

B. Limited hours of operation for self-storage facility from 9:00 A.M. to 6:00 P.M., and customers will only be able to access the facility during non-business hours from 6:00 A.M. to 10:00 P.M. 24-hour access will be prohibited.

C. Incorporated bus shelter as part of Unit 1 self-storage facility development.

D. No illuminated signage along Old Kings Road.

E. Incorporated 30-foot landscape buffer along Old Kings Road, which will include seven 6-inch caliper, 20-foot-tall oak trees.

F. Incorporated office style architectural treatments to the self-storage facility.

G. Incorporated a 60-foot building setback along Old Kings Road in lieu of 30-foot building setback required by Ormond Central PBD.

H. Incorporated an 80-foot building setback along SR40 in lieu of 60-foot building setback required by Ormond Central PBD.

I. Incorporated a 30-foot landscape buffer area with large plantings along Old Kings Road in lieu of standard 10-foot landscape buffer required by Ormond Central PBD.

J. Incorporated more planting for frontage landscape buffer along SR40 in lieu of the requirements of the Ormond Central PBD.

K. Reduced permitted building height of 45 feet within the Ormond central PBD to a 37-foot building height with 39-foot, 6-inch height for architectural embellishments, roof treatments, and air conditioning units.

12. Hours of outside construction activities shall be from 7:00 a.m. to 7:00 p.m. Monday through Saturday, with no outside construction activities on Sundays. Required concrete pours outside the construction hour restrictions may be scheduled with the Planning Director with at least five (5) days prior to the activity.

13. The project shall construct an eight (8') foot masonry wall along the Old Kings Road frontage.

INDEX OF SHEETS

DWG.NO.	DESCRIPTION
1	COVER
2	BOUNDARY AND TOPOGRAPHIC SURVEY
3	DEVELOPMENT INFORMATION
4	DEMOLITION, TREE REMOVAL AND SWPPP PLAN
5	SWPPP DETAILS AND NOTES
6	SITE LAYOUT PLAN
7	DRAINAGE PLAN
8	GRADING PLAN
9	CROSS SECTIONS
10	CROSS SECTIONS
11	UTILITY PLAN
12	UTILITY DETAILS
13	MISCELLANEOUS DETAILS AND NOTES
14	CITY DETAILS AND NOTES
15	CITY DETAILS AND NOTES
16	CITY DETAILS AND NOTES
17	FDOT DETAILS AND NOTES
18	MAINTENANCE OF TRAFFIC
19	FIRE TRUCK PLAN
20	WASTE COLLECTION TRUCK PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
L3	IRRIGATION PLAN
L4	IRRIGATION DETAILS

LEGAL DESCRIPTION

BEING A PORTION OF LOT "G", GRANT LOT & LOT "I", GRANT LOT 7 1/2 AND LOT "J", GRANT LOT 7 OF THE HENRY YONGE GRANT IN ORMOND, AS PER MAP RECORDED IN MAP BOOK 2, PAGE 118, OF THE PUBLIC RECORDS OF THE VOLUSIA COUNTY, FLORIDA.

FROM A POINT OF COMMENCEMENT BEING THE NORTHWEST CORNER OF LOT J, GRANT LOT 7, AS SHOWN IN MAP OF HENRY YONGE GRANT, SHOWN IN MAP BOOK 2, PAGE 118, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, ALSO BEING A POINT IN THE CENTERLINE OF SOUTH OLD KING ROAD, VARYING WIDTH RIGHT-OF-WAY; THENCE NORTH 65 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH OLD KINGS ROAD; THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE NORTH 24 DEGREES 59 MINUTES 51 SECONDS WEST, A DISTANCE OF 510.98 FEET TO A POINT LYING 22.39 FEET SOUTHEASTERLY OF THE RIGHT-OF-WAY FOR WEST GRANADA BOULEVARD, VARYING WIDTH RIGHT-OF-WAY AS NOW LAID OUT; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY OF SOUTH OLD KINGS ROAD NORTH 64 DEGREES 26 MINUTES 33 SECONDS EAST, A DISTANCE OF 60.08 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST GRANADA BOULEVARD; THENCE ALONG THE EXISTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST GRANADA BOULEVARD THE FOLLOWING CALLS: NORTH 84 DEGREES 57 MINUTES 13 SECONDS EAST A DISTANCE OF 58.91 FEET TO A POINT OF CURVATURE, CONCAVE SOUTHERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 02 DEGREES 06 MINUTES 59 SECONDS, A RADIUS OF 2814.93 FEET, A CHORD BEARING NORTH 86 DEGREES 00 MINUTES 37 SECONDS EAST, A CHORD DISTANCE OF 103.84 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 103.85 FEET; THENCE SOUTH 79 DEGREES 00 MINUTES 11 SECONDS EAST, A DISTANCE OF 38.42 FEET; THENCE NORTH 88 DEGREES 05 MINUTES 22 SECONDS EAST, A DISTANCE OF 25.55 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 01 DEGREES 06 MINUTES 08SECONDS EAST A DISTANCE OF 57.45 FEET; THENCE SOUTH 24 DEGREES 59 MINUTES 51 SECONDS EAST, A DISTANCE OF 496.63 FEET; THENCE SOUTH 65 DEGREES 05 MINUTES 01 SECONDS WEST, A DISTANCE OF 238.71 FEET TO A POINT ON THE SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH OLD KINGS ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS: NORTH 24 DEGREES 59 MINUTES 50 SECONDS, A DISTANCE OF 37.17 FEET; THENCE SOUTH 65 DEGREES 05 MINUTES 30 SECONDS WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

PROJECT STATEMENT

PROPOSE A 3-STORY SELF STORAGE FACILITY CONSISTING OF 106,140 SF OVERALL (35,380 SF 1ST FLOOR, 35,380 SF 2ND FLOOR, 35,380 SF 3RD FLOOR). THE SITE CONSITS OF 2.951 ACRES WITH 1.665 ACRES OF IMPERVIOUS SURFACE.

JURISDICTIONAL AGENCY — PERMIT No.

CITY OF ORMOND BEACH (DEVELOPMENT ORDER)	PZ-22-092
SJRWMD (STORMWATER)	102222-8
FDEP (NOI)	FLR10VJ17
FDEP (WASTEWATER)	PERMIT NOT REQUIRED
VOLUSIA COUNTY HEALTH DEPARTMENT (WATER)	PERMIT NOT REQUIRED

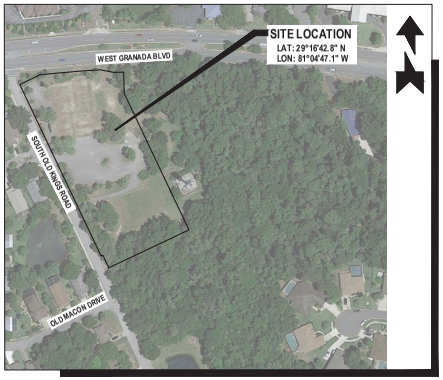
THE GENERAL CONTRACTOR SHALL ENSURE THAT ANY SUBCONTRACTOR HAS A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR ITS RESPECTIVE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTORS ONLY UTILIZING INDIVIDUAL DRAWINGS FOR ITS WORK WHERE ADDITIONAL INFORMATION MAY BE CONTAINED ON OTHER DRAWINGS WITHIN 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.

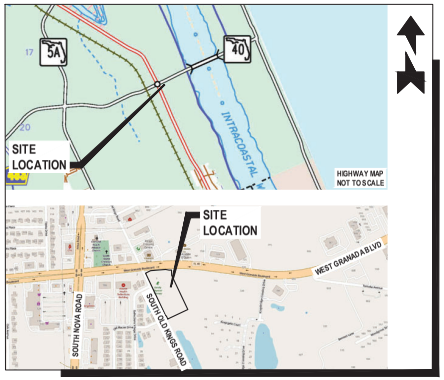
SITE PLAN DRAWINGS FOR

ORMOND CENTAL UNIT 1 SELF STORAGE

SECTION 41, TOWNSHIP 14, RANGE 32
424101090180
GRANADA BOULEVARD
ORMOND BEACH, FL 32174
AUGUST 2022
REVISED NOVEMBER 2022



AERIAL MAP
SCALE: 1" = 150'



LOCATION MAP
SCALE: 1" = 600'

PROJECT TEAM

PROPERTY OWNER: ORMOND CENTRAL INVESTORS, LLC
PO BOX 730086
ORMOND BEACH, FL 32173
PHONE: (386) 677-7617
EMAIL: HOLUBDEV@AOL.COM

APPLICANT: ORMOND BEACH DUNAMIS STORAGE, LLC
127 N MERIDIAN STREET
LEBANON, INDIANA 46052
PHONE: (317) 205-7296
EMAIL: JGIBSON@DUNAMISDEVELOP.COM

ENGINEER/ PROJECT MANAGER/ LANDSCAPE ARCHITECT: NEWKIRK ENGINEERING, INC.
1230 NORTH HIGHWAY 1, SUITE 3
ORMOND BEACH, FL 32174
PHONE: (386) 872-7794
EMAIL: HARRY@NEWKIRK-ENGINEERING.COM

ARCHITECT: FWH ARCHITECTS
3336 GRAND BOULEVARD, SUITE 201
HOLIDAY, FL 34690
PHONE: (727) 815-3336
EMAIL: FABER@FWHARCHITECTS.COM

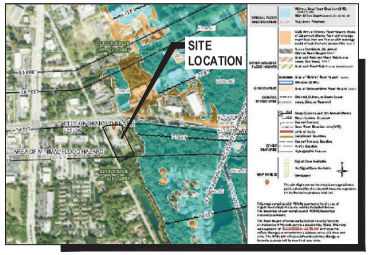
SURVEYOR: A1A SURVEYING, INC.
555 W GRANADA BLVD, STE D7
ORMOND BEACH, FL 32174
PHONE: (386) 216-5730
EMAIL: ALLEN@A1ASURVEYING.COM

GEOTECHNICAL: UNIVERSAL ENGINEERING SCIENCES
911 BEVILLE ROAD, SUITE 3
SOUTH DAYTONA BEACH, FL 32119
PHONE: (386) 756-1105
FAX: (386) 760-4067
EMAIL: BPOHL@UNIVERSALENGINEERING.COM

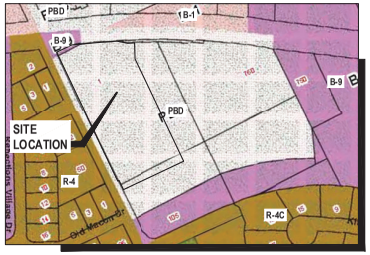
CONTACT NUMBERS

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

One Nation... One Number... 811 Know what's below. Call before you dig.



FLOOD ZONE MAP — FLOOD ZONE "X" FEMA MAP PANEL No. 12127C0214 J, DATED FEBRUARY 19, 2014
SCALE: 1" = 800'



ZONING MAP — ZONING : PBD (PLANNED BUSINESS DEVELOPMENT) B-9 (BOULEVARD)
SCALE: 1" = 200'



SOILS MAP
SOIL TYPE: (11) BULOW SAND, 0 TO 5 PERCENT SLOPES; (26) HOLOPAW SAND; (69) TUSCAWILLA FINE SAND
SCALE: 1" = 500'

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30008
L.C. # 26000554
© 2013
Civil Engineering
Transportation, ICE &
Landscape Architecture

NEWKIRK ENGINEERING, INC.

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 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

PROJECT No. 2022-122

GENERAL CONSTRUCTION NOTES

1. GOVERNING SPECIFICATIONS: THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, CITY OF ORMOND BEACH STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, LATEST EDITION.
2. ALL CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE 2022-2023 EDITION OF THE FDOT DESIGN STANDARD PLANS, THE 2019 EDITION OF THE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND THE 2017 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 THE CITY OF ORMOND BEACH INSPECTOR.
4. THE CONTRACTOR SHALL PAY FOR AND OBTAIN A BUILDING PERMIT. THE ENGINEER WILL SCHEDULE THE PRECONSTRUCTION CONFERENCE BEFORE THE CONTRACTOR'S START OF WORK. THE CONTRACTOR SHALL CONTACT THE BUILDING DEPARTMENT AT (386) 676-3234 FOR INFORMATION ON ISSUANCE OF CITY PERMITS AND / OR OTHER REQUIREMENTS.
5. 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.
6. 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.
7. 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.
8. 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 10 FT FROM PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL APPLY FOR A TEMPORARY SIGN PERMIT AT THE THE CITY OF ORMOND BEACH BUILDING DEPARTMENT. THE SIGN MUST BE REMOVED UPON RECEIPT OF THE CERTIFICATE OF OCCUPANCY.
9. 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.
10. 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.
11. 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.
12. THERE SHALL BE NO DEVIATIONS FROM THESE PLANS UNLESS APPROVED IN WRITING BY THE ENGINEER AND THE OWNER.
13. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
14. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COST.
15. 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.
16. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
17. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
18. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.
19. 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.
20. 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.
21. 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.
22. 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).
23. NO BURYING OF ANY ORGANIC MATERIALS ALLOWED.
24. THERE WILL BE NO PROPOSED OVERHEAD UTILITY AND SERVICE LINES ASSOCIATED WITH THIS PROJECT. ALL UTILITY LINES AND SERVICES WILL BE INSTALLED UNDERGROUND AT THE OWNER'S, DEVELOPER'S OR BUILDER'S EXPENSE.
25. SET UP AND WORK ON SHOULDER AND WITHIN TRAVEL WAY SHALL ONLY OCCUR BETWEEN THE HOURS SPECIFIED ON THE THE CITY OF ORMOND BEACH ROW PERMIT. ALTERNATIVELY, WORK CAN BE SCHEDULED DURING SCHOOL HOLIDAYS OR ON WEEKENDS.
26. HOURS OF EXTERIOR CONSTRUCTION SHALL BE FROM 7:00 AM TO 7:00 PM MONDAY THROUGH SATURDAY.
27. ORMOND CENTRAL UNIT 1 SELF STORAGE FACILITY ACCESS HOURS OF OPERATION SHALL BE FROM 6:00 AM TO 10:00 PM MONDAY THRU SUNDAY . THE OFFICE HOURS OF OPERATION ARE 9:30 AM TO 6:00 PM MONDAY THRU FRIDAY, 9:00 AM TO 5:30 PM ON SATURDAY AND CLOSED ON SUNDAY. THERE WILL BE KEYPAD ACCESS TO CUSTOMERS AT ENTRY DOORS AND SECURITY CAMERAS INSIDE AND OUTSIDE.

SITE INFRASTRUCTURE CONSTRUCTION (ORMOND CENTRAL INVESTORS, LLC)

1. ORMOND CENTRAL INVESTORS, LLC TO INSTALL ALL SITE INFRASTRUCTURE (STORM, WATER, SEWER AND STABILIZED ROADWAYS) ACCORDING TO THE APPROVED ORMOND CENTRAL PUD PROJECT PLANS PRIOR TO ORMOND CENTRAL UNIT 1 SELF STORAGE STARTING CONSTRUCTION ON THE BUILDING.
2. WATER MAINS WITH FIRE HYDRANTS TO BE INSTALLED PRIOR TO THE BEGINNING OF THE VERTICAL CONSTRUCTION.

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.

- BENCHMARK ID
- BORING ID (B-24)
- EXISTING CABLE TV PEDESTAL
- EXISTING CAP OR PLUG
- EXISTING CLEAN OUT
- EXISTING CONDUIT RISER/ MARKER
- EXISTING ELECTRIC METER
- EXISTING ELEVATION (SOFT) (x 11.7)
- PROPOSED ELEVATION (SOFT) (50±)
- EXISTING ELEVATION (HARD) (+ 11.70)
- PROPOSED ELEVATION (HARD) (5.00)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING GUY WIRE & ANCHOR PIN
- EXISTING MAIL BOX
- EXISTING MANHOLE (UNKNOWN)
- PROPOSED MANHOLE
- EXISTING SANITARY SEWER CLEAN OUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING ROAD SIGNS AND POSTS
- PROPOSED SIGN AND POST
- EXISTING TEE
- EXISTING UTILITY POLE
- EXISTING VALVE IRRIGATION
- EXISTING VALVE WATER
- PROPOSED WATER VALVE
- EXISTING WATER METER
- EXISTING STORM SEWER WITH INLET
- PROPOSED STORM SEWER WITH INLET
- 1/2" IRON ROD (NO I.D.)
- 4" BY 4" CONCRETE MONUMENT
- EXISTING EASEMENT
- EXISTING UNDERGROUND FIBER OPTIC CABLE
- EXISTING FORCE MAIN (# INDICATES SIZE)
- EXISTING GAS MAIN
- EXISTING OVERHEAD ELECTRIC CABLES
- EXISTING OVERHEAD TRAFFIC SIGNAL CABLE
- EXISTING RAW WATER MAIN (# INDICATES SIZE)
- EXISTING RECLAIM WATER MAIN (# INDICATES SIZE)
- PROPOSED SANITARY SEWER (# INDICATES SIZE)
- PROPOSED WATER MAIN (# INDICATES SIZE)
- EXISTING CONTOUR (12)
- PROPOSED CONTOUR (SOFT)
- PROPOSED CONTOUR (HARD)
- EXISTING UNDERGROUND TELEPHONE CABLE
- EXISTING UNDERGROUND TELEVISION CABLE
- EXISTING UNDERGROUND ELECTRICAL POWER CABLE
- JURISDICTIONAL WETLAND LINE
- EXISTING SANITARY SEWER (# INDICATES SIZE)
- EXISTING WATER MAIN (# INDICATES SIZE)
- EXISTING PIPE OR CONDUIT (TYPE SPECIFIED)
- EXISTING SWALE OR CENTER OF DITCH
- PROPOSED SWALE OR CENTER OF DITCH
- EXISTING TOP OF DITCH BANK
- EXISTING BOTTOM OF DITCH BANK
- EXISTING WOOD FENCE
- EXISTING WIRE OR CHAIN LINK FENCE
- PROPOSED WIRE OR CHAIN LINK FENCE
- PROPOSED SILT/SEDIMENT FENCE
- PROPOSED COIR ROLL OR WATTLE
- PROPOSED FLOATING TURBIDITY BARRIER
- PROPOSED TREE PROTECTION (TP)

SITE AND GENERAL INFORMATION

1. THE PROPERTY AREA BOUNDARY CONSISTS OF 128,541 SF OR 2.951 ACRES. FOR BOUNDARY AND TOPOGRAPHIC SURVEY REFER TO THE SURVEY PERFORMED BY A1A SURVEYING, INC. (SEE SHEET No. 2 OF THESE PLANS). NO WETLANDS LOCATED ON SITE.
2. THE ZONING IS PBD (PLANNED BUSINESS DEVELOPMENT).
3. THE TAX PARCEL NUMBER IS 424101090180.
4. THE EXISTING SITE CONDITION IS AN UNDEVELOPED LOT. THE FLUCFCS LAND USE IS (191) UNDEVELOPED LAND WITHIN URBAN AREAS.
5. PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE FOR VOLUSIA COUNTY, THE SCS SOILS MAP INDICATES THE SITE CONSISTS OF (11) BULOW SAND, 0 TO 5 PERCENT SLOPES, (26) HOLOPAW SAND AND (69) TUSCAWILLA FINE SAND.
6. THE SITE IS LOCATED WITHIN ZONE "X" PER FEMA MAP PANEL No. 12127C0214 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 DRY RETENTION PRE-TREATMENT TO 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 SERVICE WILL BE PROVIDED BY 1" WATER METER CONNECTED TO 10" WATER MAIN STUBOUT PROVIDED BY ORMOND CENTRAL INVESTORS, LLC. FIRE PROECTION WILL BE PROVIDED BY 8" FIRE MAIN TO FIRE RISER ROOM AND FIRE DEPARTMENT CONNECTION.
12. WASTEWATER WILL BE PROVIDED BY A 6" GRAVITY SERVICE CONNECTION TO A 6" GRAVITY SERVICE STUBOUT PROVIDED BY ORMOND CENTRAL INVERSTORS, LLC.
13. ALL ON-SITE WATER AND SEWER FACILITIES ARE PRIVATELEY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
14. IRRIGATION SERVICE WILL BE PROVIDED BY PRIVATE WELL.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS - 2022 / 2023 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	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 WORKS ASSOCIATION	GW	GROUND WATER	R	RADIUS
CMP	CORRUGATED METAL PIPE	H/C	HANDICAP	RCP	REINFORCED CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE	HDPE	HIGH DENSITY POLYETHYLENE	RPM	REFLECTIVE PAVEMENT MARKER
CTV	CABLE TELEVISION	INV	INVERT	R/W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	K_H	HORIZONTAL PERMEABILITY	SAN	SANITARY
ESMT	EASEMENT	K_V	VERTICAL PERMEABILITY	SH	SEASONAL HIGH
EXIST	EXISTING	KO	KNOCK OUT	SMH	SANITARY MANHOLE
FAC	FLORIDA ADMINISTRATIVE CODE	LF	LINEAL FEET	SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	MB	MAP BOOK	SS	SANITARY SEWER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	MES	MITERED END SECTION	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
FH	FIRE HYDRANT	MJ	MECHANICAL JOINT	TSB	TEMPORARY SEDIMENT BASIN
FOC	FIBER OPTIC CABLE	N/A	NOT APPLICABLE	TYP	TYPICAL
FF EL	FINISH FLOOR ELEVATION	N/C	NOT IN CONTRACT	UGE	UNDERGROUND ELECTRIC
FP&L	FLORIDA POWER & LIGHT	NGVD	NATIONAL GEODETIC VERTICAL DATUM	UGT	UNDERGROUND TELEPHONE
FM	FORCE MAIN	OHE	OVERHEAD ELECTRIC	USACOE	UNITED STATES ARMY CORP OF ENGINEERS
FPD	FEET PER DAY	OR	OFFICIAL RECORD	W	WATER (POTABLE)
G	GAS	PG	PAGE		
		PSI	POUNDS PER SQUARE INCH		
		PVC	POLYVINYL CHLORIDE		
		PVMT	PAVEMENT		

SITE DEVELOPMENT USAGE

PROPERTY INFORMATION	
FUTURE LAND USE (FLU)	ROR (RESIDENTIAL OFFICE RETAIL)
ZONING (w/ OVERLAY)	PBD (PLANNED BUSINESS DEVELOPMENT)
FLOODZONE	"X"
BUILDING USES	COMMERCIAL

REQUIRED SETBACKS	BUILDING		BUFFER
FRONT (W GRANADA BLDV)	60	FEET	36
REAR (SOUTH)	20	FEET	5
SIDE (S OLD KINGS)	30	FEET	10
SIDE (EAST)	20	FEET	5

DIMENSIONAL REQUIREMENTS	REQ.	PROV.
MAX. BUILDING HEIGHT	45 FT	45 FT
MAX. LOT IMPERVIOUS	75%	55.7%
MAX. BUILDING COVERAGE	30%	27.7%

SITE COVERAGE - EXISTING			
AREA TYPE	SF	ACRE	% OF SITE
BUILDING	0	0.000	0.0%
ASPHALT PAVEMENT	7,000	0.161	5.5%
CONCRETE / SIDEWALKS	0	0.000	0.0%
GREEN SPACE	120,869	2.775	94.5%
TOTAL SITE	127,869	2.935	100.0%
TOTAL IMPERVIOUS	7,000	0.161	5.5%
TOTAL OPEN SPACE	120,869	2.775	94.5%

SITE COVERAGE - PROPOSED			
AREA TYPE	SF	ACRE	% OF SITE
BUILDING	35,380	0.812	27.7%
ASPHALT PAVEMENT/ VUA	43,957	1.009	34.4%
CONCRETE / SIDEWALKS	1,188	0.027	0.9%
GREEN SPACE	47,344	1.087	37.0%
TOTAL SITE	127,869	2.935	100.0%
TOTAL IMPERVIOUS	80,525	1.849	63.0%
TOTAL OPEN SPACE	47,344	1.087	37.0%

PARKING REQUIREMENTS	A. UNITS	B. SPACES/ UNIT	C. PER SF	D. REQ. SPACES
MINI-WAREHOUSE	106,140	0.18	1,000	19
TOTAL REQUIRED SPACES				19

PROVIDED PARKING	%	PROV. SPACES
STANDARD SPACES	95.5%	21
ADA SPACES	4.5%	1
TOTAL PROVIDED SPACES		22

FLOOR AREA RATIO	
UNIT 1 + STORMWATER POND	106,140 SF
UNIT 2	10,975 SF
UNIT 3	8,750 SF
UNIT 4	5,275 SF
PROPOSED OVERALL PUD BUILDING SF	131,140 SF
PROPOSED OVERALL PUD FAR	0.34

BUILDING BREAKDOWN	
FLOOR	AREA (SF)
1ST	35,380
2ND	35,380
3RD	35,380
TOTAL	106,140

REVISIONS	
DATE	DESCRIPTION
10/04/22	CITY COMMENTS
11/14/22	CITY COMMENTS

1338 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
L.C.A. # 26000394
© 2013
Civil Engineering
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING

SITE LAYOUT PLAN
ORMOND CENTRAL UNIT 1
SELF STORAGE
GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING AND THE USE OF ITS CONTENTS IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2013 ALL RIGHTS RESERVED

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.

PROJECT No:	2022-122
DATE:	AUGUST 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

3

GRAPHIC SCALE
1"=30'

ON-SITE TREE LEGEND:

	TOTAL
ASH	1
HACKBERRY	2
MAGNOLIA	4
OAK	27
PALM	73
SWEETGUM	2
TOTAL	109

BENCHMARK INFORMATION:

#1
HPR 109
NAVD 88
ELEVATION = 6.21

VERTICAL DATA
ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988 FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988. BENCHMARK IS A NATIONAL GEODETIC SURVEY DESIGNATION: HPR 109, ELEVATION = 6.80 FEET.

LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL SHEET No. 5)
- TP PROPOSED TREE BARRICADE (SEE CITY DETAIL LS-4, SHEET No. 5)
- X PROPOSED 6' TALL CONSTRUCTION FENCE WITH FABRIC
- PROPOSED AGGREGATE
- CURB INLET FILTER (SEE DETAIL, SHEET No. 5)
- ASPHALT PAVEMENT REMOVAL
- 6 EXISTING TREE (No. INDICATES DIAMETER AS MEASURED 4.5' ABOVE THE GROUND)
- 6 TREE TO BE REMOVED

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:

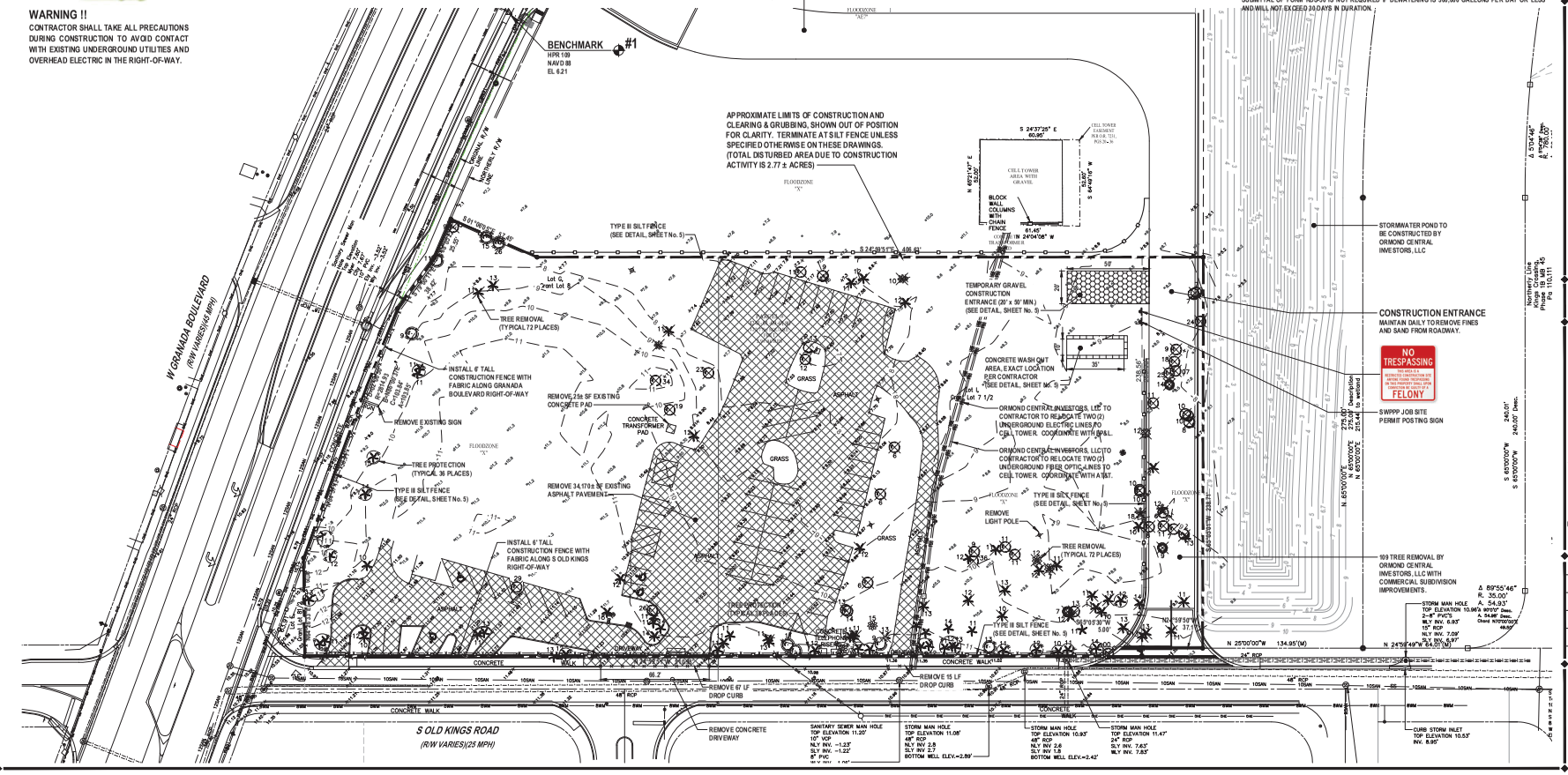
1. ALL TREES TO REMAIN MUST BE PROTECTED BY TREE PRESERVATION BARRICADES MEETING THE MINIMUM STANDARDS. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED.
2. ALL TRIMMING SHALL BE UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT 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.

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 NOT 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.

One Nation... One Number... 811 Know what's below. Call before you dig.

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
10/04/22	CITY COMMENTS

1326 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
L.C.# 26000084
© 2013
Civil Engineering
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING

DEMOLITION AND SWPPP PLAN
ORMOND CENTRAL UNIT 1
SELF STORAGE
GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART OR USED IN ANY WAY WITHOUT THE EXPRESS CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2013 ALL RIGHTS RESERVED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

HARRY NEWKIRK LICENSED PROFESSIONAL ENGINEER NO. 62971 STATE OF FLORIDA

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2022-122
DATE:	AUGUST 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER
4

KEYNOTES:

1. SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 17)

STRIPING KEYNOTES:

1. 6" SOLID WHITE LINE
2. 6" SOLID YELLOW LINE
3. 6" SOLID DOUBLE YELLOW LINE
4. 6" SOLID YELLOW LINE @ 45° SPACED AT 1'0" ON CENTER
5. 24" WHITE STOP BAR (THERMOPLASTIC)
6. WHITE DIRECTIONAL ARROW
7. SPECIAL EMPHASIS CROSSWALK

LEGEND

- TYPE "D" CURB — SEE DETAIL, SHEET No. 13
- TYPE "F" CURB — SEE DETAIL, SHEET No. 13
- F CURB TRANSITION TO DROP CURB, SHEET No. 13
- 24" DETECTABLE WARNING MAT
- SITE LIGHTING POLE & FIXTURE
- WALL PACK

PAVING LEGEND

- ASPHALT PAVEMENT (SITE): 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 (LBR 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)
  *ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT
- 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) SEE DETAIL, SHEET No. 13 AND CITY DETAIL R-11A ON SHEET 14
- CONCRETE SIDEWALK: 4" THICK CONCRETE (3,000 P.S.I. @ 28 DAYS) SEE SIDEWALK DETAIL SHEET No. 13 & 14

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.

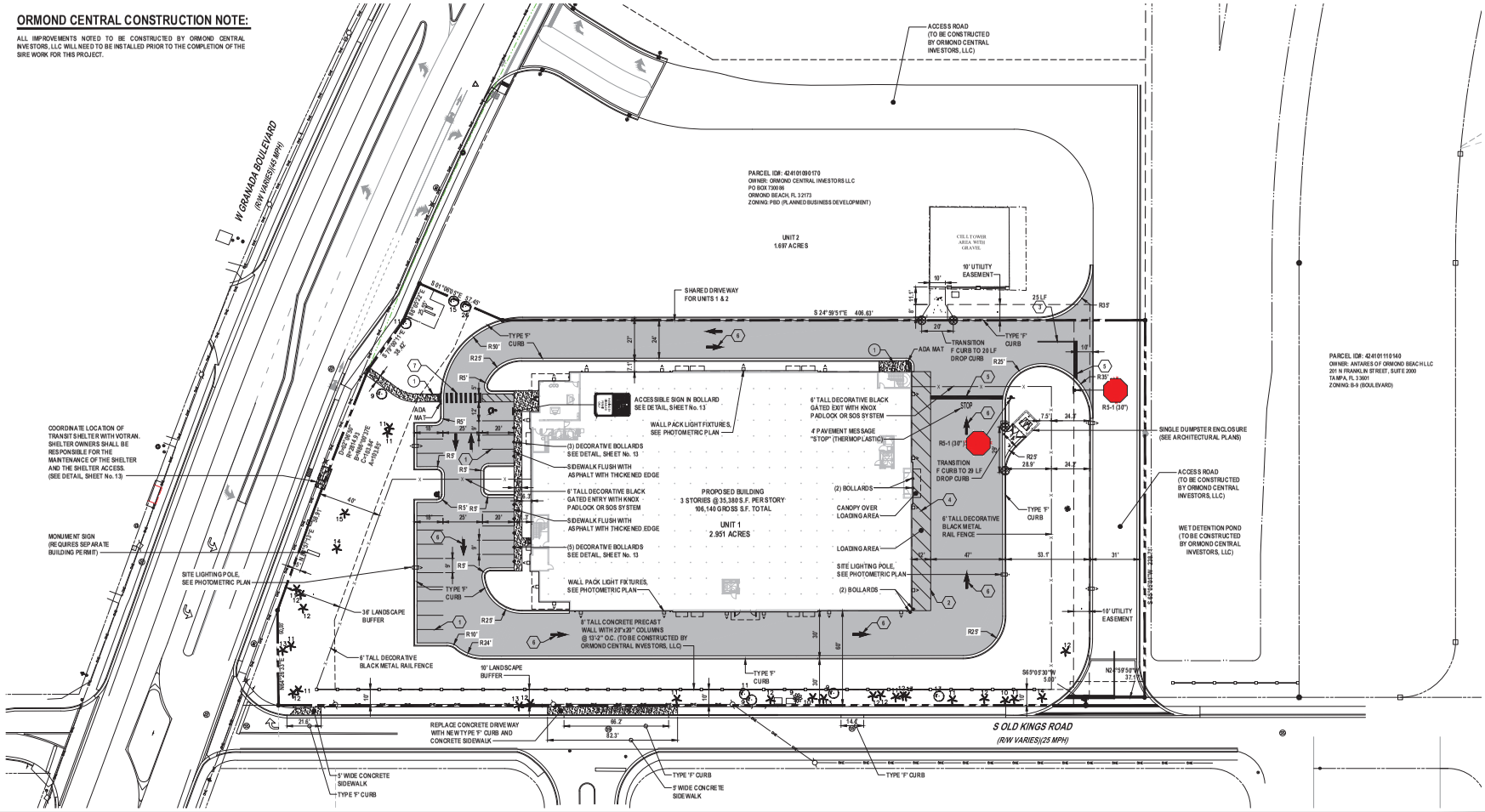
PAVEMENT MARKING NOTES:

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 2"x12" ROUND ALUMINUM POSTS. "U" CHANNEL POSTS MAY BE USED FOR SIGNS SMALLER THAN 36"x36". ALL SPEED LIMIT SIGNS SHALL BE 24"x30".

ORMOND CENTRAL CONSTRUCTION NOTE:

ALL IMPROVEMENTS NOTED TO BE CONSTRUCTED BY ORMOND CENTRAL INVESTORS, LLC WILL NEED TO BE INSTALLED PRIOR TO THE COMPLETION OF THE SITE WORK FOR THIS PROJECT.

GRAPHIC SCALE 1"=30'



REVISIONS

DATE	DESCRIPTION
10/04/22	CITY COMMENTS
11/14/22	CITY COMMENTS

1338 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
L.C.# 26000394
© 2013
Civil Engineering
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING

SITE LAYOUT PLAN
ORMOND CENTRAL UNIT 1
SELF STORAGE
GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING AND THE REPRODUCTION, OUTPUT, OR USE OF THIS DRAWING IN ANY FORM IS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2013 ALL RIGHTS RESERVED

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.

PROJECT No:	2022-122
DATE:	AUGUST 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

6

GRAPHIC SCALE
1"=30'

DRAINAGE 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)
15	3.0	0.012	0.60	1.227	FULL & ½ FULL	0.0027
18	3.0	0.012	0.75	1.767	FULL & ½ FULL	0.0022

STORM STRUCTURE SCHEDULE

I.D.	SIZE	TYPE BOT	TYPE TOP	TOP ELEV	BOT ELEV	N INV	S INV	E INV	W INV
I-01	4' DIA	ALT-A	9	8.30	3.55	---	---	---	15" 4.55
I-02	4' DIA	ALT-A	9	8.00	3.01	---	15" 4.01	15" 4.01	---
I-03	4' DIA	ALT-A	9	8.20	2.54	15" 3.54	18" 3.54	10" 4.71	---
I-04	4' DIA	ALT-A	9	8.00	(-) 0.91	10" 4.28	---	18" 0.06	18" 2.22
I-05	---	ALT-B	E	8.00	1.80	18" 2.80	18" 2.80	---	10" 3.64
I-06	---	ALT-B	E	8.00	2.65	15" 3.65	18" 3.65	---	10" 3.92
I-07	4' DIA	ALT-A	9	8.20	3.45	---	15" 4.45	---	---

NOTES:

1. ROUND STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'A'.
2. SQUARE/RECTANGULAR STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'B'.
3. 4'-0" DIAMETER AND SMALLER AND 3'-6" SQUARE STANDARD STRUCTURE BOTTOMS ARE FDOT TYPE DESIGNATED 'P' LARGER STANDARD STRUCTURE BOTTOMS ARE DESIGNATED TYPE 'J'.
4. NO WEEP HOLES ALLOWED IN ANY STRUCTURES.

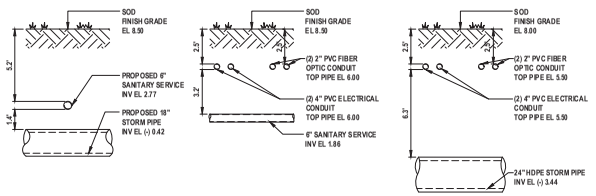
GENERAL DRAINAGE NOTES:

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 PVC SDR-35, PVC C-900 OR CORRUGATED EXTERIOR (SICE) HDPE.
3. ALL STORM PIPE SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE (RCP) INSTALLED PER FDOT SPECIFICATIONS OR 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 PRE CONSTRUCTION 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).

One Nation... One Number... 811 Know what's Below. Call before you dig.

WARNING !!

CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.



UTILITY CONFLICT DETAIL

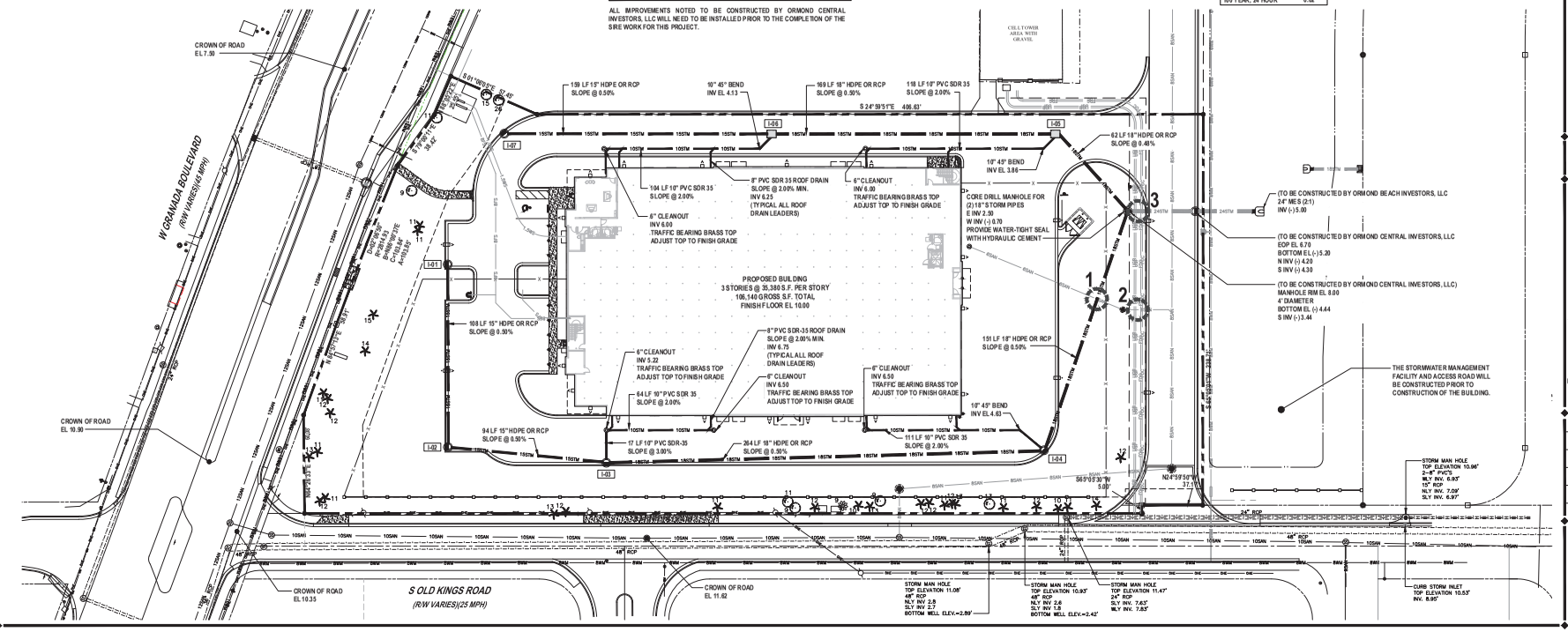
NOT TO SCALE

ORMOND CENTRAL CONSTRUCTION NOTE:

ALL IMPROVEMENTS NOTED TO BE CONSTRUCTED BY ORMOND CENTRAL INVESTORS, LLC WILL NEED TO BE INSTALLED PRIOR TO THE COMPLETION OF THE SITE WORK FOR THIS PROJECT.

PZ-16-091 (ORMOND CENTRAL)
SJRWMD PERMIT # 102222-7

WET DETENTION POND PEAK STAGE NAVD (FT)	
MEAN ANNUAL, 24 HOUR	4.13
25 YEAR, 24 HOUR	5.76
100 YEAR, 24 HOUR	6.62



REVISIONS

DATE	DESCRIPTION
10/04/22	CITY COMMENTS

1238 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 29000
L.C. # 26000394
© 2013
Civil Engineering
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING

DRAINAGE PLAN
ORMOND CENTRAL UNIT 1
SELF STORAGE
GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING INC. IT IS NOT TO BE USED, STORED, REPRODUCED, COPIED OR TRANSMITTED IN ANY FORM EXCEPT WITH WRITTEN CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2013 ALL RIGHTS RESERVED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

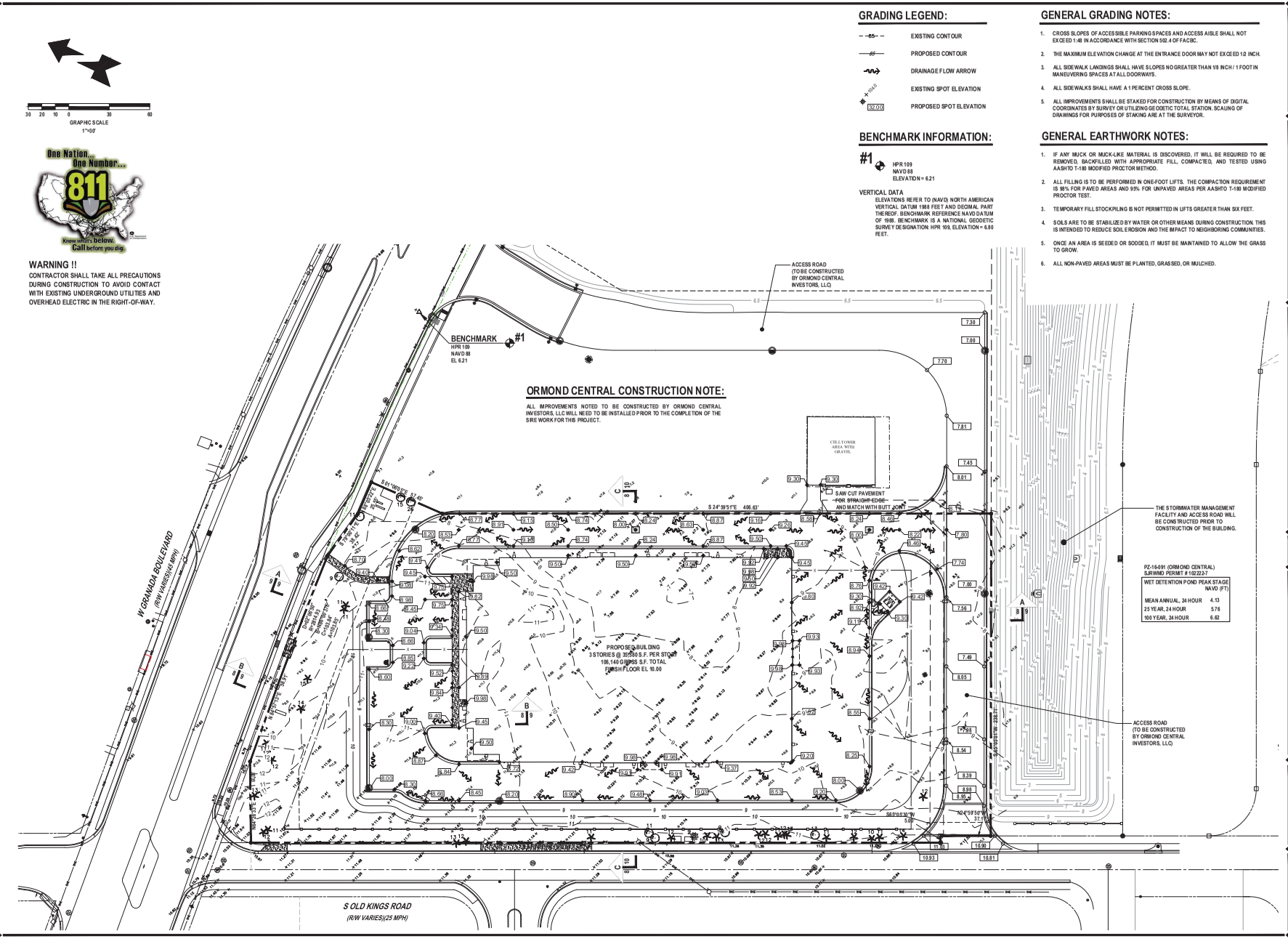
HARRY W. NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2022-122
DATE:	AUGUST 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

7



REVISIONS

DATE	DESCRIPTION
10/04/22	CITY COMMENTS

1238 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 29859
L.C. # 26000394
© 2013
Civil Engineering
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING

GRADING PLAN
ORMOND CENTRAL UNIT 1
SELF STORAGE
GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2013 ALL RIGHTS RESERVED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

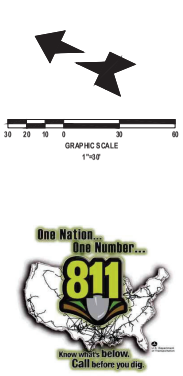
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2022-122
DATE:	AUGUST 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'

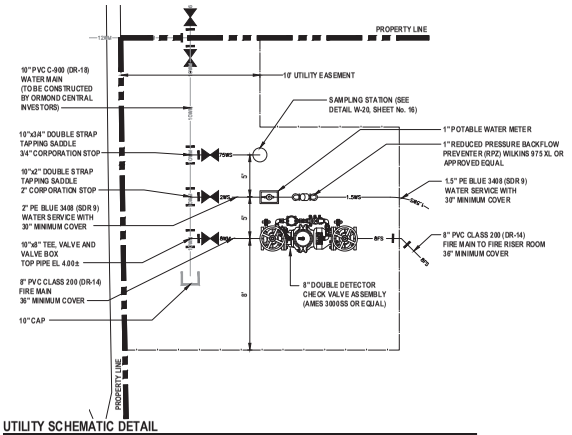
DRAWING NUMBER

8

GRAPHIC SCALE
1"=30'



WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.



UTILITY SCHEMATIC DETAIL
NOT TO SCALE

PROPOSED UTILITY LEGEND

- FM — FORCE MAIN (# INDICATES SIZE)
- SAN — SANITARY SEWER (# INDICATES SIZE)
- PWS — POLYETHYLENE WATER SERVICE (# INDICATES SIZE)
- W/M — WATER MAIN (# INDICATES SIZE)
- GAS — GAS SERVICE (# INDICATES SIZE)
- UGE — UNDERGROUND ELECTRICAL CONDUIT (# IN DICATES SIZE)
- 1 — UTILITY CONFLICT (SEE DETAILS, SHEET No. 12)

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:	II-B (PROTECTED)
FIRE AREA:	106,140 SF
REQUIRED FIRE FLOW:	7,000 GPM @ 4 HOURS
FIRE SPRINKLER SYSTEM REDUCTION (75%)	5,250 GPM
REQUIRED FIRE FLOW (6,750 - 5,250)	1,750 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.

UTILITY FLOW RATES:

POTABLE WATER DEMAND
AVERAGE DAILY FLOW = 594 GALLONS PER DAY

WASTEWATER DEMAND
AVERAGE DAILY FLOW = 540 GALLONS PER DAY

GENERAL WATER NOTES:

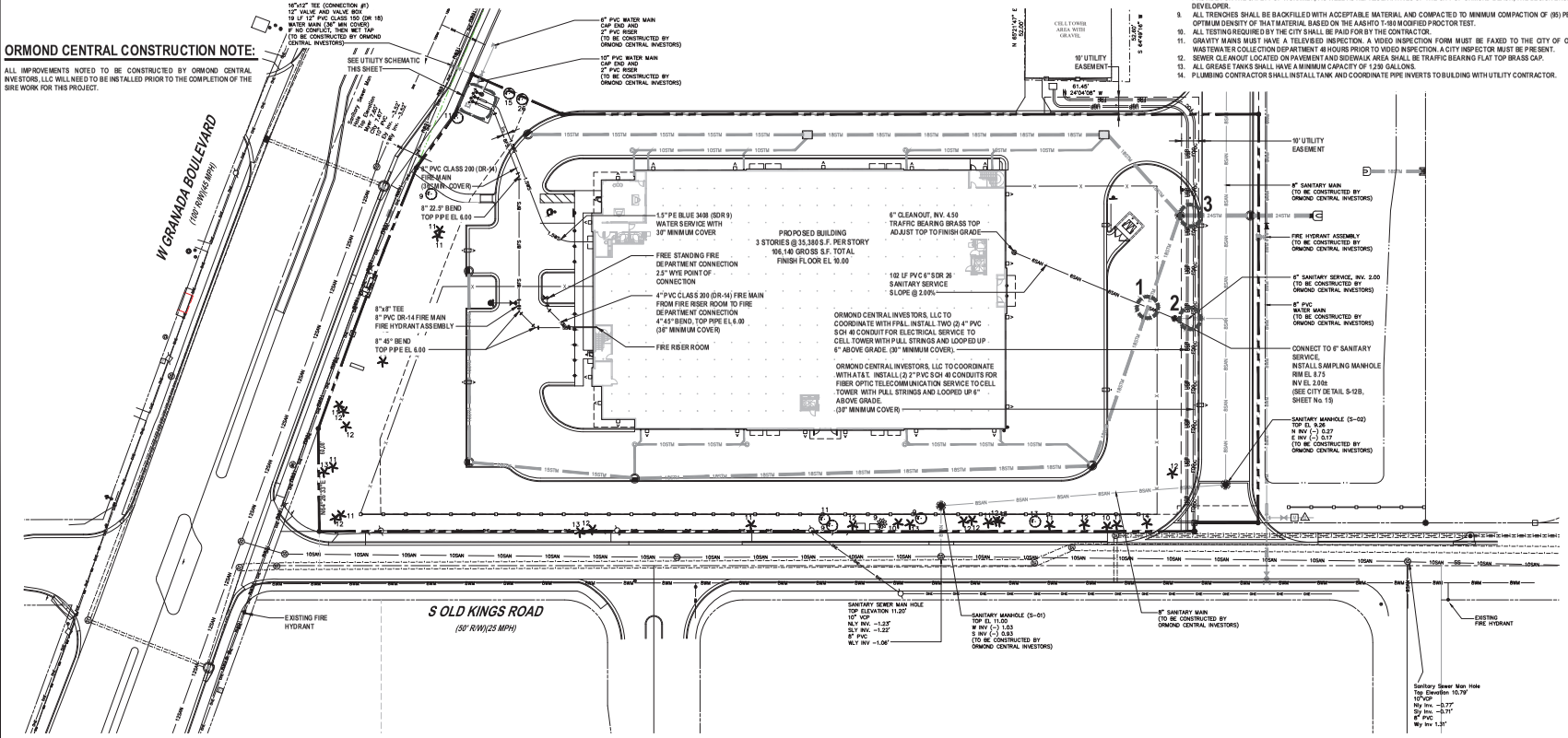
1. THE CITY OF ORMOND BEACH WATER UTILITY DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION.
2. ALL WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDEP REGULATIONS AND THE CITY OF ORMOND BEACH UTILITY DETAILS AND SPECIFICATIONS (LATEST EDITION).
3. CONTRACTOR 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.

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. GRAVITY MAINS MUST HAVE A TELEVISED INSPECTION. A VIDEO INSPECTION FORM MUST BE FAXED 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.
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.

ORMOND CENTRAL CONSTRUCTION NOTE:

ALL IMPROVEMENTS NOTED TO BE CONSTRUCTED BY ORMOND CENTRAL INVESTORS, LLC WILL NEED TO BE INSTALLED PRIOR TO THE COMPLETION OF THE SITE WORK FOR THIS PROJECT.



1328 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
L.C.# 26000394
© 2013
Civil Engineering:
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING

REVISIONS

DATE	DESCRIPTION
10/04/22	CITY COMMENTS
11/14/22	CITY COMMENTS

UTILITY PLAN
ORMOND CENTRAL UNIT 1
SELF STORAGE
GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING AND THE INFORMATION CONTAINED HEREON IS NOT TO BE USED IN WHOLE OR PART EXCEPT AS AUTHORIZED AND EXPRESSED IN WRITTEN CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2013 ALL RIGHTS RESERVED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

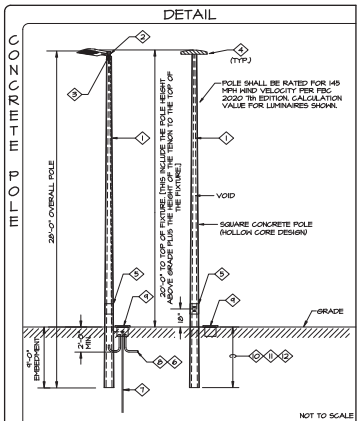
HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2022-122
DATE:	AUGUST 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER
11

DETAIL



NOTES:

1. DIRECT BURIAL POLE SHALL BE RATED FOR WIND VELOCITY PER FBC 2020 7th EDITION. CALCULATION SHALL BE BASED ON THE EPA VALUE FOR THE LUMINAIRE SHOWN PER POLE.
2. ELECTRICAL CONTRACTOR TO COORDINATE THE TYPE OF TENON OR MOUNTING REQUIRED WITH THE FIXTURE MANAFACTURER, TO MOUNT THE SITE LIGHT FIXTURE TO THE POLE AS INTENDED AND INDICATED.
3. NO. 6 GROUND CONDUCTOR, FURNISHED WITH THE POLE, BONDED AT THE J BOX AT THE BOTTOM OF THE POLE. SEE NOTE #4, AND TO THE EQUIPMENT GROUND CONDUCTOR RAN WITH THE CIRCUIT FROM THE DESIGNATED PANEL IN THE BUILDING.
4. LUMINAIRE. SEE FIXTURE SCHEDULE ON THE SITE LIGHTING PLAN FOR QUANTITY, TYPE, AND OPTIC ORIENTATION. PROVIDE PROPER BRACKETS TO MOUNT THE FIXTURE AS SHOWN ON THE PHOTOMETRIC PLAN. COORDINATE WITH THE FACTORY AND PROVIDE BRACKET CUT SHEET TO THE ENGINEER FOR APPROVAL PRIOR TO RELEASE.
5. HAND HOLE AT 18" A.F.G.
6. CONDUIT, EXTEND TO PULL BOX OR NEXT POLE AS REQUIRED.
7. 5/4" x 10'-0" COPPER CLAD GROUND ROD FOR LIGHTNING PROTECTION. CONNECTION TO THE GROUND ROD SHALL BE MADE VIA A U.L. LISTED MECHANICAL CONNECTION.
8. SEE ELECTRICAL SITE PLAN FOR CONDUIT AND WIRE SIZES AND DESTINATION PANEL. WIRE SIZE UP THE POLE SHALL BE SAME SIZE FEEDING THE POLE.
9. PROVIDE FLUSH IN GRADE (12"X12"X12" MINIMUM) WEATHERPROOF ELECTRIC HANDHOLE ENCLOSURE. ELECTRICAL HANDHOLE ENCLOSURE SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH N.E.C. ARTICLE 314.30 "HANDHOLE ENCLOSURES". THESE BOXES SHALL BE USED AS PULL BOXES ONLY. NO TERMINATIONS SHALL BE MADE IN THESE BOXES EXCEPT FOR THE GROUND CONDUCTOR. LOCATE BOX WITHIN 3'-0" OF POLE BASE, WHERE POSSIBLE. THE BOX SHALL BE LOCATED IN A LANDSCAPE AREA ONLY AND NOT SUSCEPTIBLE TO ANY TRAFFIC CONDITION. COVER SHALL BE RATED FOR THE LOAD IMPOSED UPON IT, AND SHALL BE PROVIDED WITH LOGO STATING "ELECTRICAL".
10. DEPTH OF THE EMBEDMENT OF THE POLE SHALL BE AS RECOMMENDED BY POLE MANUFACTURER TO MEET REQUIRED WIND LOADING. MINIMUM EMBEDMENT SHALL NOT BE LESS THAN 4'-0", OR AS LISTED IN NOTE #11 BELOW, WHICHEVER IS MORE STRINGENT.
11. PROVIDE EMBEDMENT LENGTH DESIGN, SIGNED AND SEALED BY A FLORIDA CERTIFIED STRUCTURAL ENGINEER, THAT MEETS THE REQUIRED WIND SPEED AS A MINIMUM, BASED ON POLE HEIGHT, FIXTURES EPA RATING, AND SITE SOIL CONDITIONS WITH ESTIMATED PASSIVE PRESSURE OF 200 PCF.
12. POLE SHALL BE INSTALLED AS FOLLOWS:
    A. USE MINIMUM AUGER SIZE POSSIBLE BASED ON POLE BUTT SIZE TO MINIMIZE DISTURBANCE OF ADJACENT SOIL.
    B. PROVIDE 6" COURSE GRANULAR BASE PAD AT BOTTOM OF POLE.
    C. BACK FILL AND COMPACT, IN 6" LIFTS, TO 90% OF EXISTING SOIL VALUE.
    D. USE CLEAN SOIL FOR COMPACTION.

ORMAND BEACH, FL
Sec. 3-68. GENERAL DESIGN CRITERIA

(9) *Lighting.* Lighting fixture design, intensity, and placement are important components of an attractive urban environment, as well as, important to publicsafety. In order to enhance site aesthetics and minimize light pollution and visual distraction, yet naintain adequate public safety, project lighting shall comply with the following requirements:

a. An exterior building and site lighting master plan detailing areas and structures requiring illumination, lighting fixture styles, light source and light levels shall be included as part of a project's site plan submittal.

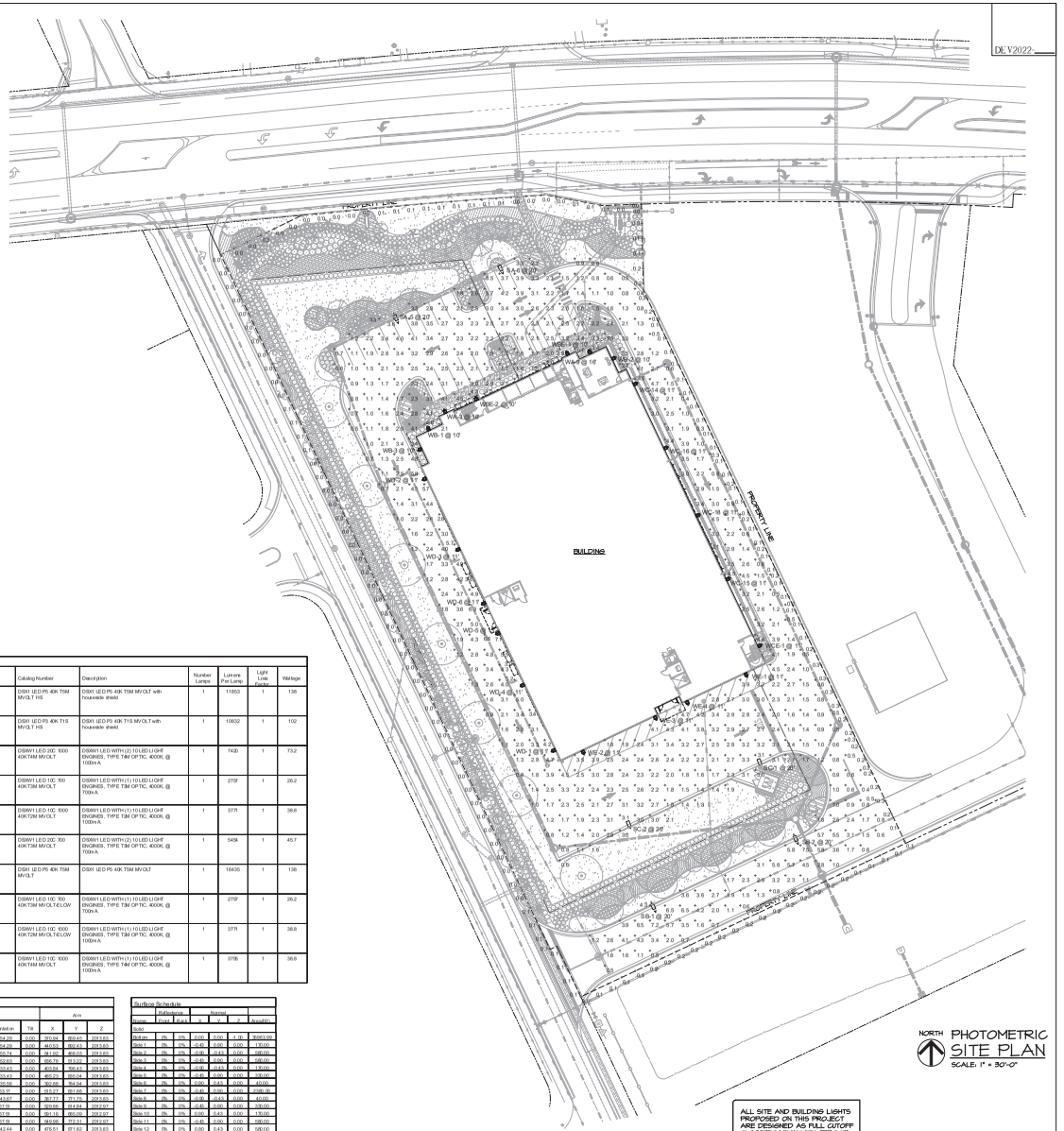
b. Lighting of parking areas, access drives, and vehicular circulation areas shall be as follows:

1. Poles and fixtures shall not exceed twenty feet (20') in height above grade.
2. Poles and fixtures shall be decorative in appearance, in a style consistent with the architectural style of the principal structure, ideally reflecting a similar era or design theme. The standard shoe-box style light shallbe the minimum acceptable. Cobra-head lights shall be prohibited. Lights mounted on wooden telephone poles shall also be prohibited.
3. Lighting shall be of the metal halide type, incandescent or city-approved equivalent.
4. Light poles shall be located in landscaped strips, buffers or plant islands.
5. Within primary travel lanes on a given property, the maximum light intensity of any fixture shall not exceed two hundred fifty (250 watts or the minimum recommended safety standard for such areas, whichever is less.
6. Within primary travel lanes, illumination from any light source shall not exceed fifteen (15) footcandles. Within other areas on the property, illumination from any light source shall not exceed seven and one-half (7½) footcandles.
7. Illumination from any light source onto adjacent properties shall not exceed one-half (½) footcandle, as measured at the property line.
8. Freestanding light fixtures within one hundred feet (100') of residentially zoned property shall be fitted with glare guards to conceal the light source from the residential property.
9. Lights mounted on the underside of motor vehicle service station canopies shall meet the special requirements of section 3-70(1), as well as the requirements of this section.

c. Building illumination and architectural lighting shall be indirect and with no visible light source. Wall-mounted light fixtures shall be directioal (oriented toward the building fascia and/or ground) and decorative in design to complement the architectural style of the building.

d. Ground level light fixtures shall be of the bual vault type or shall be fully screened by landscaping materials.

e. Decorative lights used for purposes other thn illumination or temporary seasonal displays shall only be allowed as part of an approved site plan or landcape plan. Examples would include strings of lights used to enhance the appearance of outdoor seating areas, and not used to attract customers to the property.



Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	2	Lithonia Lighting	DSX1 LED P5 40K TSM MVOLT HS	DSX1 LED P5 40K TSM MVOLT with houseside shield	1	11853	1	138
	SB	2	Lithonia Lighting	DSX1 LED P3 40K T1S MVOLT HS	DSX1 LED P3 40K T1S MVOLT with houseside shield	1	10832	1	102
	WA	2	Lithonia Lighting	DSXW1 LED 20C 1000 40K T4M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA	1	7430	1	73.2
	WB	3	Lithonia Lighting	DSXW1 LED 10C 700 40K T3M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 700mA	1	2759	1	26.2
	WC	4	Lithonia Lighting	DSXW1 LED 10C 1000 40K T3M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA	1	3771	1	38.8
	WD	6	Lithonia Lighting	DSXW1 LED 20C 700 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 700mA	1	5456	1	45.7
	SC	2	Lithonia Lighting	DSX1 LED P5 40K TSM MVOLT	DSX1 LED P5 40K TSM MVOLT	1	16435	1	138
	WBE	2	Lithonia Lighting	DSXW1 LED 10C 700 40K T3M MVOLT ELOW	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 700mA	1	2759	1	26.2
	WCE	1	Lithonia Lighting	DSXW1 LED 10C 1000 40K T3M MVOLT ELOW	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA	1	3771	1	38.8
	WE	4	Lithonia Lighting	DSXW1 LED 10C 1000 40K T4M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA	1	3786	1	38.8

Luminaire Locations

No.	Label	Location X	Location Y	Location Z	Mounting Height	Orientation	Tilt	Arm X	Arm Y	Arm Z
11	SA	569.75	851.60	2020.83	20.00	154.29	0.00	3f0.04	80.45	324.583
4	SA	430.14	894.01	2020.83	20.00	154.29	0.00	4613.52	80.45	324.583
1	SB	649.76	870.55	2020.83	20.00	185.74	0.00	9419.25	80.00	324.583
2	SB	606.46	915.67	2020.83	20.00	153.63	0.00	896.76	79.22	324.583
3	WA	414.47	965.66	2020.83	16.00	333.43	0.00	403.44	84.43	324.583
5	WA	466.46	894.92	2020.83	16.00	333.43	0.00	466.23	85.04	324.583
1	WB	593.98	864.49	2020.83	10.00	335.06	0.00	362.66	84.04	324.583
3	WB	614.88	851.66	2020.83	10.00	65.17	0.00	84.27	81.66	324.583
4	WB	569.21	911.97	2020.83	10.00	243.87	0.00	307.77	81.76	324.583
10	WC	629.42	914.65	2020.97	11.00	67.18	0.00	89.66	84.64	324.217
15	WC	590.70	964.00	2020.97	11.00	67.18	0.00	351.16	865.00	324.217
16	WC	549.81	979.12	2020.97	11.00	67.18	0.00	393.06	872.91	324.217
1	WE	478.95	871.85	2024.83	11.00	242.44	0.00	478.51	871.62	324.583
10	WD	592.97	912.23	2024.83	11.00	242.44	0.00	360.53	912.00	324.583
3	WE	413.40	936.46	2024.83	11.00	242.44	0.00	413.05	935.23	324.583
4	WD	456.19	915.16	2024.83	11.00	242.44	0.00	455.75	914.92	324.583
5	SC	613.34	951.06	2024.83	20.00	338.40	0.00	612.05	951.02	324.583
2	SC	527.01	919.70	2020.83	20.00	338.40	0.00	526.00	922.31	324.583
1	WBE	592.97	855.34	2020.83	10.00	333.26	0.00	600.14	855.79	324.583
3	WBE	474.76	904.73	2020.83	10.00	333.26	0.00	424.51	905.16	324.583
13	WC	570.87	927.31	2020.97	11.00	67.18	0.00	571.33	927.50	324.217
1	WCE	611.98	918.04	2020.97	11.00	67.18	0.00	612.44	918.04	324.217
4	WD	430.19	949.07	2024.83	11.00	242.44	0.00	430.07	949.34	324.583
7	WD	430.16	890.44	2024.83	11.00	242.44	0.00	429.79	890.21	324.583
1	WE	600.37	897.67	2024.83	11.00	154.41	0.00	600.66	897.42	324.583
2	WE	456.35	871.13	2024.83	11.00	154.41	0.00	456.44	870.66	324.583
5	WE	543.36	864.17	2024.83	11.00	154.41	0.00	543.44	863.72	324.583
6	WE	564.36	864.16	2024.83	11.00	154.41	0.00	564.40	863.71	324.583

Surface Schedule

Name	Backscene Front	Backscene Back	Normal X	Normal Y	Normal Z	Area@Grade
Outer	0%	0%	0.00	0.00	-1.00	30963.09
Row 1	0%	0%	-0.45	0.00	0.89	1.35.00
Row 2	0%	0%	-0.45	0.45	0.00	180.00
Row 3	0%	0%	-0.45	0.00	0.00	180.00
Row 4	0%	0%	-0.45	0.45	0.00	1.35.00
Row 5	0%	0%	-0.45	0.00	0.00	180.00
Row 6	0%	0%	-0.45	0.45	0.00	90.00
Row 7	0%	0%	-0.45	0.89	0.00	1340.00
Row 8	0%	0%	-0.45	0.89	0.00	90.00
Row 9	0%	0%	-0.45	0.45	0.00	180.00
Row 10	0%	0%	0.00	0.45	0.00	180.00
Row 11	0%	0%	0.00	0.89	0.00	1340.00
Row 12	0%	0%	0.00	0.45	0.00	180.00
Row 13	0%	0%	-0.45	0.00	0.00	180.00
Row 14	0%	0%	0.00	0.89	0.00	1340.00
Row 15	0%	0%	0.00	0.45	0.00	1340.00
Row 16	0%	0%	-0.45	0.45	0.00	1340.00
Top	0%	0%	0.00	0.00	1.00	30963.09

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
PAVED VAC PARKING AREA	+	2.4 fc	6.9 fc	0.0 fc	57.5:1	19.9:1

ALL SITE AND BUILDING LIGHTS PROPOSED ON THIS PROJECT ARE DESIGNED AS FULL CUTOFF CLASSIFICATION WITH ZERO UP LIGHT COMPONENTS.

THESE PHOTOMETRICS ARE INTENDED FOR DESIGN AND EVALUATION PURPOSES ONLY. THE POINT-BY-POINT SHOWN IS BASED ON A COMPUTER LIGHTING PROGRAM WITH APPROXIMATED PARAMETERS. THEREFORE THESE PHOTOMETRICS MAY VARY FROM ACTUAL FIELD CONDITIONS.

FIXTURE NOTE:
FIXTURE SHOWN ON THIS SHEET IS FOR REFERENCE ONLY. SEE ACTUAL FIXTURE SCHEDULE ELSE WHERE IN THIS DOCUMENTS FOR ACTUAL CATALOG NUMBER AND DESCRIPTION.

CHEHAYEB & ASSOCIATES, INC.
CONSULTING PROFESSIONAL ENGINEERS
3702 ASBELE ST.
TAMPA, FL 33609
(813) 876-1476
www.chehayeb.com
LIC. #49521 SOUHEIL S. CHEHAYEB CERT. #7340
22-121 (DRC)

FWH Architects
LCAR AA 0003930
3386 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3386
FABER@FWHARCHITECTS.COM

TO THE BEST OF THE KNOWLEDGE AND BELIEF OF THE ARCHITECT AND ENGINEERS, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

SOUHEIL CHEHAYEB, P.E.
FL License No. 49521 seal

no.	date	revision descriptions

EXT Storage
1 SKINGS ROAD
ORMOND BEACH, FL 32174

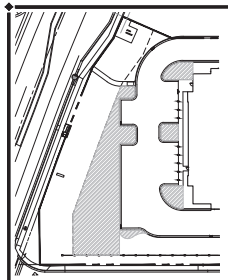
PRELIMINARY
10.05.22
date

22025
comm. no.

PHOTOMETRIC SITE PLAN

E1.12A

10/5/2022 1:56 PM

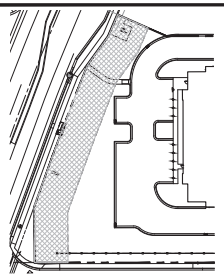


VUA EXHIBIT

SCALE: 1" = 60'

VEHICULAR USE LANDSCAPE REQUIREMENTS	
VEHICULAR USE AREA	43,957
REQUIRED LANDSCAPE AREA (10%)	4,396
PROVIDED LANDSCAPE AREA (17%)	7,614

VUA	SQFT
1	462
2	6,310
3	330
4	512
TOTAL VUA:	7,614



GREENBELT AREA EXHIBIT

SCALE: 1" = 60'

LEGEND

GREENBELT AREA 10,052 S.F.

PLANT SCHEDULE

SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AR	3	ACER RUBRUM	RED MAPLE	4.5" CAL., 12' HT.	
MG	1	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	4.5" CAL., 12' HT.	ROOTS PLUS GROWER
MGB	8	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	BRACKEN'S BEAUTY SOUTHERN MAGNOLIA	4.5" CAL., 12' HT.	ROOTS PLUS GROWER
QV	15	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	4.5" CAL., 12' HT.	ROOTS PLUS GROWER
QV2	7	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	6" CAL., 20' HT.	ROOTS PLUS GROWER
UAW	4	ULMUS ALATA	WINGED ELM	2.5" CAL., 10' HT.	
UDP	3	ULMUS PARVIFOLIA 'DRAKE'	DRAKE CHINESE ELM	4.5" CAL., 12' HT.	

UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CS	2	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	30 GAL., 10' HT.	
LIM	6	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	6" CAL. COMBINED, 10' HT.	3 TRUNKS MIN.
LIS	11	LAGERSTROEMIA INDICA X FAURIEI 'SIOUX'	SIOUX CRAPE MYRTLE	6" CAL. COMBINED, 10' HT.	3 TRUNKS MIN.
LIN	8	LAGERSTROEMIA X 'NATCHEZ'	WHITE CRAPE MYRTLE MULTI-TRUNK	6" CAL. COMBINED, 10' HT.	3 TRUNKS MIN.
LJ	1	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	6" CAL. COMBINED, 10' HT.	M.T.
MGL	7	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	2.5" CAL., 10' HT.	
RIM	1	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY INDIAN HAWTHORN	30 GAL.	6' HT., 2' C.T., STD.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AS	152	ACCA SELLOWIANA	PINEAPPLE GUAVA	3 GAL., 20" HT	36" O.C.
CVJ	3	CALLISTEMON VIMINALIS 'SLIM'	DWARF WEEPING BOTTLEBRUSH	7 GAL., 36" HT	36" O.C.
HP	120	HAMELIA PATENS	FIREBUSH	3 GAL., 24" HT, X 12" SPRD	36" O.C.
IVS	215	ILEX VOMITORIA 'STOKES DWARF'	STOKES DWARF YAUPON HOLLY	3 GAL., 12" HT. X 18" SPRD.	36" O.C.
PM	140	PODOCARPUS MACROPHYLLUS	YEW PINE	7 GAL., 36" HT, X 18" SPRD	24" O.C.
RI	91	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL., 15" HT, X 15" SPRD.	36" O.C.
SRC	42	SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO	7 GAL., 18" HT, X 12" SPRD.	48" O.C.
VOD	247	VIBURNUM OBOVATUM 'DENSA'	WALTER'S VIBURNUM	3 GAL., 24" HT, X 12" SPRD	36" O.C.
VOW	235	VIBURNUM OBOVATUM 'WHORLED CLASS'	WHORLED CLASS DWARF WALTER'S VIBURNUM	3 GAL., 24" HT, X 12" SPRD	36" O.C.
ZP	119	ZAMIA PUMILA	COONTIE CYCAD	3 GAL., 12" HT, X 9" SPRD.	36" O.C.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DTV	10	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	1 GAL.	24" O.C.
EG	10	EVOLVULUS GLOMERATUS 'BLUE DAZE'	BRAZILIAN DWARF MORNING GLORY	1 GAL.	18" O.C.
HD	167	HELIANTHUS DEBILIS	DUNE SUNFLOWER	1 GAL.	24" O.C.
JC	291	JUNIPERUS CONFERTA	SHORE JUNIPER	1 GAL.	30" O.C.
JH	25	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	3 GAL.	36" O.C.
LC	37	LANTANA CAMARA	YELLOW LANTANA	1 GAL.	24" O.C.
LMB	715	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	12" O.C.
LMG	72	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LILYTURF	1 GAL., 12" HT	24" O.C.
MS	26	MIMOSA STRIGILLOSA	SUNSHINE MIMOSA	1 GAL.	30" O.C.
MUH	901	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.	36" O.C.
TF	108	TRIPSACUM FLORIDANUM	FLORIDA GAMAGRASS	1 GAL.	24" O.C.

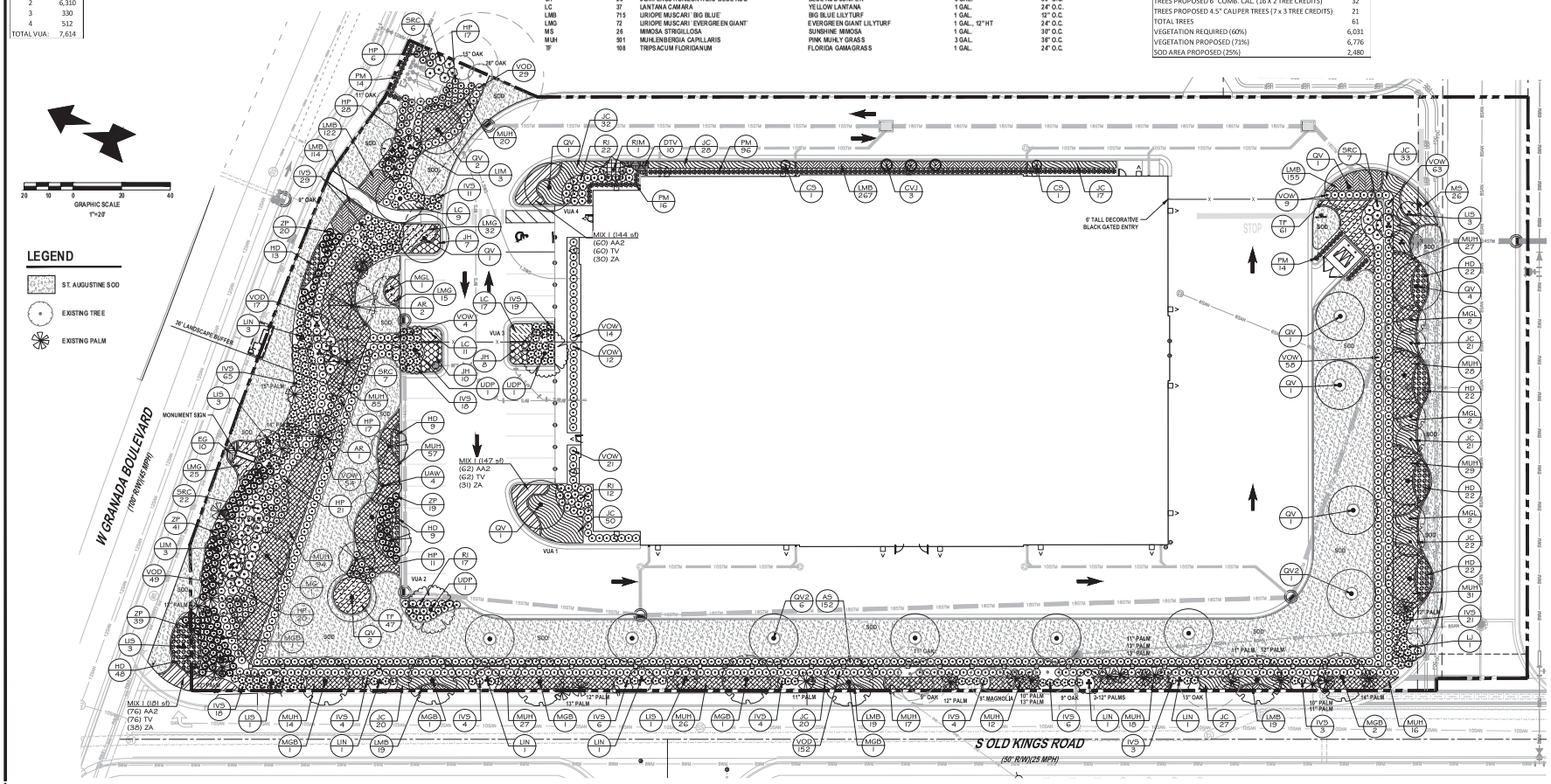
PLANT MIX SCHEDULE

MIX 1		472 SF		
FLOWER MIX				
AGAPANTHUS AFRICANUS / AFRICAN LILY 12" O.C.	197	1 GAL.	40% @ 12" oc	
TULBAGHIA VIOLACEA / SOCIETY GARLIC 12" O.C.	197	12" HT	40% @ 12" oc	
ZEPHYRANTHES ATAMASCO / ATAMASCO LILY 12" O.C.	99	3" HT, X 3" SPRD	20% @ 12" oc	

MINIMUM TREE RATIOS	
SITE AREA	127,869
BASED ON SITE AREA (1/1,500 S.F.)	85
LANDSCAPE AREA	47,344
BASED ON LANDSCAPE AREA (1/400 SF)	118
EXISTING PROTECTED TREES TO REMAIN	6
EXISTING PALMS TO REMAIN (3:1) (28/3)	9
EXISTING SPECIMEN TREES TO REMAIN	3
TREES PROPOSED 2.5" CALIPER TREES (1 TREE CREDIT)	11
TREES PROPOSED 4.5" CALIPER TREES (30 x 3 TREE CREDITS)	90
TREES PROPOSED 6" CALIPER COMB. (26 x 2 TREE CREDITS)	52
TREES PROPOSED 6" CALIPER TREES (7 x 6 TREE CREDITS)	42
TOTAL TREES PROVIDED	213

TREE MITIGATION REQUIREMENTS	
REQUIRED 4.5" CALIPER TREES PER PUD	13
PROVIDED 4.5" CALIPER TREES	6
PROVIDED 6" CALIPER TREES	7
TOTAL MITIGATION TREES PROVIDED	13

GREENBELT THOROUGHFARE OVERLAY BUFFER REQUIREMENTS	
TOTAL AREA (SQ. FT.)	10,052
TREES REQUIRED (1/200 S.F.)	50
EXISTING TREES PRESERVED	4
EXISTING PALMS PRESERVED (11) (3:1)	4
TREES PROPOSED 6" COMB. CAL. (16 X 2 TREE CREDITS)	32
TREES PROPOSED 4.5" CALIPER TREES (7 x 3 TREE CREDITS)	21
TOTAL TREES	61
VEGETATION REQUIRED (60%)	6,031
VEGETATION PROPOSED (71%)	6,776
SOD AREA PROPOSED (25%)	2,480



LEGEND

ST. AUGUSTINE SOD

EXISTING TREE

EXISTING PALM

REVISIONS

DATE	DESCRIPTION
8/16/22	CITY COMMENTS
10/4/22	CITY COMMENTS
11/14/22	CITY COMMENTS

1328 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 29939
L.C. # 26000394
C 2013
Civil Engineering
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING

LANDSCAPE PLAN
ORMOND CENTRAL UNIT 1
SELF STORAGE
GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING AND THE USE OF IT FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS EXPRESSLY PREPARED IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2013 ALL RIGHTS RESERVED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LAUREN ADAMS, RLA # 6667278 ON

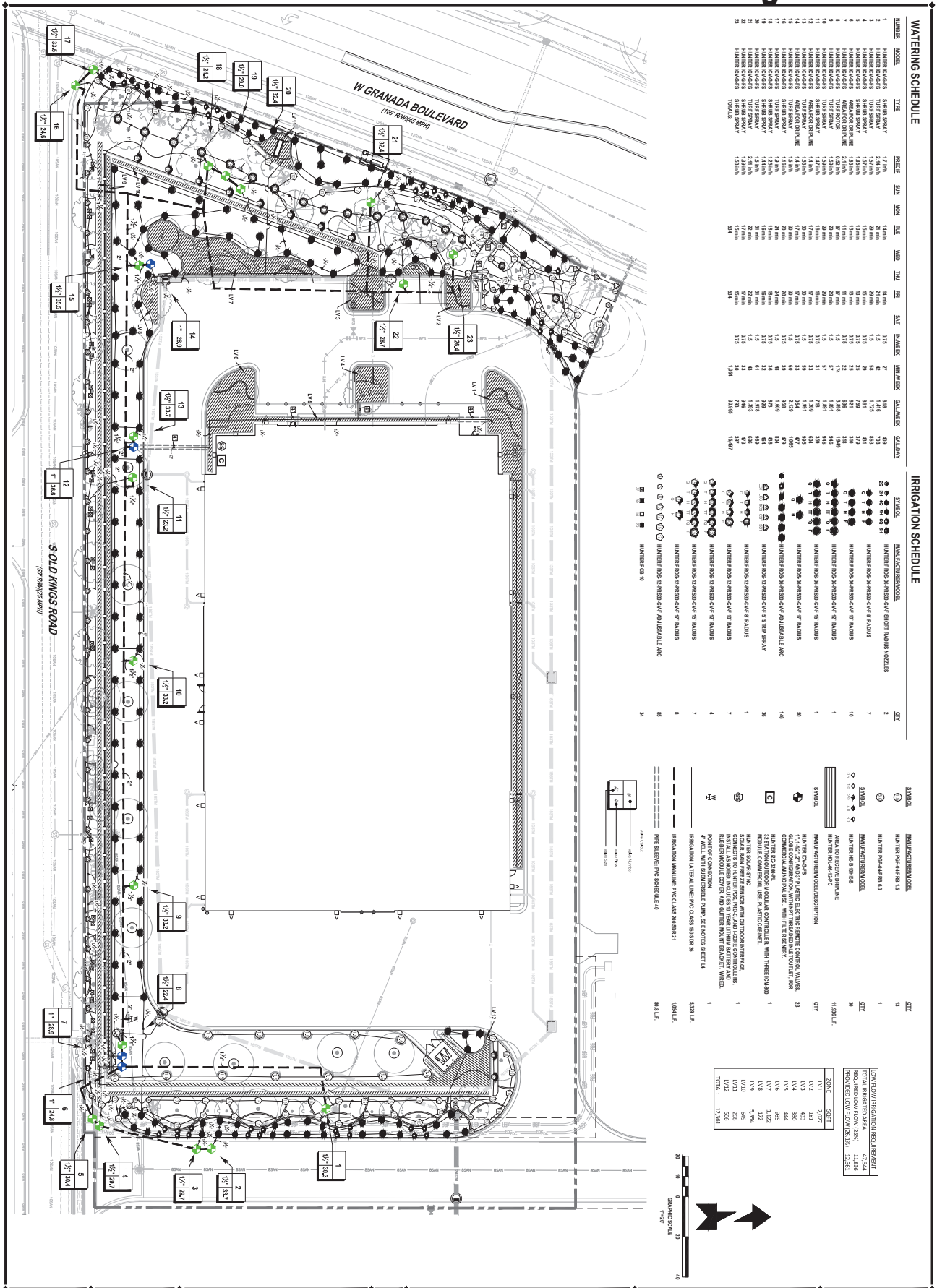
LAUREN ADAMS LICENSED NO. 6667278 STATE OF FLORIDA LANDSCAPE ARCHITECT

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2022-122
DATE:	AUGUST 2022
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	LAA
SCALE:	1" = 20'

DRAWING NUMBER

L1



WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	SUN	MON	TUE	WED	THU	FRI	SAT	MIN./WEEK	GAL./WEEK	GAL./DAY
1	HUNTER-I04-06	S/SHRUB SPRAY	1.7 in/h		14 min			14 min		0.75	42	616	88
2	HUNTER-I04-06	TURF SPRAY	2.34 in/h		21 min			21 min		1.5	63	924	132
3	HUNTER-I04-06	TURF SPRAY	1.57 in/h		29 min			29 min		1.5	87	1,276	182
4	HUNTER-I04-06	TURF SPRAY	1.57 in/h		29 min			29 min		1.5	87	1,276	182
5	HUNTER-I04-06	S/SHRUB SPRAY	1.83 in/h		13 min			13 min		0.75	39	572	82
6	HUNTER-I04-06	S/SHRUB SPRAY	1.83 in/h		13 min			13 min		0.75	39	572	82
7	HUNTER-I04-06	AREA FOR DRIPLINE	1.83 in/h		13 min			13 min		0.75	39	572	82
8	HUNTER-I04-06	AREA FOR DRIPLINE	2.1 in/h		11 min			11 min		0.75	33	484	69
9	HUNTER-I04-06	TURF SPRAY	0.32 in/h		87 min			87 min		1.5	174	2,548	364
10	HUNTER-I04-06	TURF SPRAY	1.59 in/h		29 min			29 min		1.5	87	1,276	182
11	HUNTER-I04-06	TURF SPRAY	1.57 in/h		29 min			29 min		1.5	87	1,276	182
12	HUNTER-I04-06	S/SHRUB SPRAY	1.47 in/h		16 min			16 min		0.75	48	704	101
13	HUNTER-I04-06	AREA FOR DRIPLINE	1.4 in/h		17 min			17 min		0.75	51	748	107
14	HUNTER-I04-06	AREA FOR DRIPLINE	1.4 in/h		17 min			17 min		0.75	51	748	107
15	HUNTER-I04-06	TURF SPRAY	1.5 in/h		30 min			30 min		1.5	90	1,320	189
16	HUNTER-I04-06	TURF SPRAY	1.5 in/h		30 min			30 min		1.5	90	1,320	189
17	HUNTER-I04-06	TURF SPRAY	1.9 in/h		24 min			24 min		1.5	72	1,056	151
18	HUNTER-I04-06	S/SHRUB SPRAY	1.25 in/h		16 min			16 min		0.75	48	704	101
19	HUNTER-I04-06	S/SHRUB SPRAY	1.25 in/h		16 min			16 min		0.75	48	704	101
20	HUNTER-I04-06	TURF SPRAY	1.5 in/h		31 min			31 min		1.5	93	1,364	195
21	HUNTER-I04-06	TURF SPRAY	2.1 in/h		22 min			22 min		1.5	66	968	138
22	HUNTER-I04-06	S/SHRUB SPRAY	1.53 in/h		15 min			15 min		0.75	45	660	94
	HUNTER-I04-06	S/SHRUB SPRAY	1.53 in/h		934			934		0.75	1,054	15,497	2,214
	TOTALS:										3,095	45,497	6,500

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
20 24 42 52 01	HUNTER-PROS-06-PRSS40-CV-F SHORT RADIUS NOZZLES	2
	HUNTER PGP-04-PRB 1.5	13
	HUNTER PGP-04-PRB 6.0	1
	HUNTER-PROS-06-PRSS40-CV-F 8' RADIUS	7
	HUNTER-PROS-06-PRSS40-CV-F 10' RADIUS	10
	HUNTER-PROS-06-PRSS40-CV-F 12' RADIUS	1
	HUNTER-PROS-06-PRSS40-CV-F 15' RADIUS	1
	HUNTER-PROS-06-PRSS40-CV-F 17' RADIUS	50
	HUNTER-PROS-06-PRSS40-CV-F ADJUSTABLE ARC	146
	HUNTER-PROS-12-PRSS40-CV-F S/SHP SPRAY	36
	HUNTER-PROS-12-PRSS40-CV-F 8' RADIUS	1
	HUNTER-PROS-12-PRSS40-CV-F 10' RADIUS	7
	HUNTER-PROS-12-PRSS40-CV-F 12' RADIUS	4
	HUNTER-PROS-12-PRSS40-CV-F 15' RADIUS	7
	HUNTER-PROS-12-PRSS40-CV-F 17' RADIUS	8
	HUNTER-PROS-12-PRSS40-CV-F ADJUSTABLE ARC	85
	HUNTER PCB 16	34

SYMBOL	MANUFACTURER/MODEL	QTY
	HUNTER PGP-04-PRB 1.5	13

SYMBOL	MANUFACTURER/MODEL	QTY
	HUNTER HE-B 90HE-B	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE	11,984 L.F.
	HUNTER HDL-06-12-PC	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICV-G-07 1", I-STZ", 2" AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES. GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET. FOR COMMERCIAL/MUNICIPAL USE. WITH FLOW SENTRY.	23
	HUNTER ICM-400 12 STATION OUTDOOR MODULAR CONTROLLER WITH THREE ICM-400 MODULE COMMERCIAL USE. PLASTIC CABINET.	1
	HUNTER SOLAR-SYNC SOLAR POWERED SENSOR WITH OUTDOOR CERTIFICATE CONNECTS TO HUNTER PSYC, PSYC-AND I-CORE CONTROLLERS. INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER AND GUTTER MOUNT BRACKET. WIRED.	1
W H	POINT OF CONNECTION 4" WELL WITH SUBMERSIBLE PUMP. SEE NOTES SHEET 14	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	5,129 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	1,094 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	80 L.F.

ZONE	SQFT
LV1	2,027
LV2	181
LV3	353
LV4	444
LV5	995
LV6	1,122
LV7	172
LV8	5,354
LV9	208
LV10	506
LV11	506
LV12	12,361
TOTAL:	12,361

100% LOW FLOW IRRIGATION REQUIREMENT	
TOTAL AREA:	12,361
REQUIRED LOW FLOW (75%):	11,836
PROVIDED LOW FLOW (76.3%):	12,361

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
C 2013
Civil Engineering, Transportation, CEI & Landscape Architecture

REVISIONS

DATE	DESCRIPTION
01/12/23	CITY COMMENTS
01/13/23	CITY COMMENTS
01/14/23	CITY COMMENTS

IRRIGATION PLAN
ORMOND CENTRAL UNIT 1
SELF STORAGE
GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LAUREN A. DANIEL, BLA # 6667278 ON
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
STATE OF FLORIDA LAUREN A. DANIEL LANDSCAPE ARCHITECT NO. 6667278
THE REPRODUCTION, ALTERATION OR USE OF THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING CORPORATION IS PROHIBITED. COPYRIGHT 2013 ALL RIGHTS RESERVED.

PROJECT No:	2022-12
DATE:	AUGUST 2022
DESIGN BY:	LAA
DRAWN BY:	BRW
CHECKED BY:	LAA
SCALE:	1"=20'
DRAWING NUMBER	L3



1 NORTH ELEVATION (W. GRANADA BLVD.)

SCALE: 3/32" = 1'-0"
515 SF TOTAL BUILDING FRONTAGE
GLAZING REQUIRED: 156.5 SF; 50% TRANSPARENCY
GLAZING PROVIDED: 570 SF; 37.7% PROVIDED ON 1ST LEVEL
ADDITIONAL GLAZING: 788 SF; 52% PROVIDED ON UPPER FLOORS
(NOTE: GLAZING CALCULATIONS INCLUDES FAUX STOREFRONT(S) WHETHER APPLIED STOREFRONT FRAMING OR EIFS SCORING, TYP)



2 WEST ELEVATION (S. OLD KINGS ROAD)

SCALE: 3/32" = 1'-0"
2423 SF TOTAL BUILDING FRONTAGE
GLAZING REQUIRED: 121 SF; 50% TRANSPARENCY
GLAZING PROVIDED: 701 SF; 28.9%
ADDITIONAL GLAZING: 796 SF; 32.8% PROVIDED ON UPPER FLOORS
(NOTE: GLAZING CALCULATIONS INCLUDES FAUX STOREFRONT(S) WHETHER APPLIED STOREFRONT FRAMING OR EIFS SCORING, TYP)



3 SOUTH ELEVATION (ADJ. PROPERTY)

SCALE: 3/32" = 1'-0"
155 SF TOTAL BUILDING FRONTAGE
GLAZING REQUIRED: 76.5 SF; 50% TRANSPARENCY
GLAZING PROVIDED: 508 SF; 20.3% PROVIDED ON 1ST LEVEL
ADDITIONAL GLAZING: 294 SF; 11.4% PROVIDED ON UPPER FLOORS
(NOTE: GLAZING CALCULATIONS INCLUDES FAUX STOREFRONT(S) WHETHER APPLIED STOREFRONT FRAMING OR EIFS SCORING, TYP)



4 EAST ELEVATION (ADJ. PROPERTY)

SCALE: 3/32" = 1'-0"
2423 SF TOTAL BUILDING FRONTAGE
GLAZING REQUIRED: 121 SF; 50% TRANSPARENCY
GLAZING PROVIDED: 711 SF; 29.3% PROVIDED ON 1ST LEVEL
ADDITIONAL GLAZING: 946 SF; 39% PROVIDED ON UPPER FLOORS
(NOTE: GLAZING CALCULATIONS INCLUDES FAUX STOREFRONT(S) WHETHER APPLIED STOREFRONT FRAMING OR EIFS SCORING, TYP)

12/6/2022 4:29 PM

MATERIAL BOARD

PAINT/EIFS/STUCCO/METAL COLORS

EF-1 / PT-1

EF-2 / PT-2

EF-3 / PT-3

PT-4

MASONRY (SPLIT-FACE)

CMU1 AT DUMPSTER ENCLOSURE ONLY

GLAZING



METAL COLORS

MTL1 GUTTERS, DOWNSPOUTS, RAKES, & PARAPET WALL CAPS

MTL2 LOWER WALL CAPS AND LIGHT FIXTURES

GLAZING:

STOREFRONT BASED ON "YKK YHS 50 F1" SYSTEM, 5" X 2 1/2" FRAME (IMPACT RATED), CLEAR ANODIZED. GLAZING SHALL BE 1 5/16" CLEAR, LOW-E INSULATED

NOTE: EXAMPLE OF GLAZING SHOWS THE CLEAR ANODIZED FRAME USED ON FACILITY.

NOTE:
COLOR SAMPLES ARE INTENDED TO REPRESENT AS CLOSELY AS POSSIBLE THE PARTICULAR NAMED COLOR REFERENCED ON THE EXTERIOR FINISH SCHEDULE ON SHEET A5.0.

ACTUAL COLOR APPEARANCE MY VARY BASED ON GLOSS, TEXTURE, SIZE & SHAPE OF AREA, ETC. G.C. SHALL PROVIDE ACTUAL PAINT APPLICATIONS FOR APPROVAL PRIOR TO COMMENCEMENT OF PAINT / FINISHING WORKS

EXTERIOR MOUNTED BUILDING WALL PACKS AND POLE MOUNTED FIXTURES ARE TO BE FINISH CLEAR ANODIZED. REFER TO PHOTOMETRICS AND FIXTURE CUT SHEETS FOR ADDITIONAL INFORMATION.

SUMMARY OF COMPLIANCE

ORMOND BEACH LAND DEVELOPMENT CODE

NEO-ECLECTIC ARCHITECTURAL STYLE

(1) GENERAL DESIGN GUIDELINES.

a. MASSING. THE FAÇADE IS BROKEN UP WITH MASSING TECHNIQUES SUCH AS BUILDING WALL OFFSETS, VARIATION IN ROOF HEIGHTS AND PROJECTIONS AND RECESSED SECTIONS.

b. EXTERIOR FINISH MATERIALS. BASED ON THE LIST OF ACCEPTABLE FINISHES PERMITTED, THE DESIGN HAS INCORPORATED STUCCO, EIFS AND HARDIE-BOARD SIDING, COMPLYING WITH THIS SECTION OF THE GUIDELINES.

c. DOORWAYS/ENTRANCES. THE PROPOSED DESIGN COMPLIES BY PROVIDING THE PROPOSED OFFSETS, AWNINGS AND CANOPIES AT THE ENTRANCES THAT FRONT ONTO PUBLIC ROADS.

d. ROOF DESIGN AND MATERIALS.

1. FLAT ROOFS ARE PERMITTED IF THEY ARE SCREENED. THE PROPOSED PARAPETS ARE PROVIDED WITH A DECORATIVE CORNICE WITH VERTICAL RELIEF ARE PERMITTED.
2. THE TOWERS ON THE CORNERS AND THE GABLE FEATURES ON THE FRONT AND SIDES OF THE BUILDING PROVIDE THE REQUESTED ROOF EDGE CHANGES.
3. THE TOWERS ON THE CORNERS AND THE GABLE FEATURES ON THE FRONT AND SIDES OF THE BUILDING PROVIDE IN EXCESS THE PLANE CHANGE(S) FROM THE DOMINANT ROOF LINE.
4. THE VISIBLE ROOF MATERIALS CONSIST OF METAL COMPLYING WITH THIS SECTION.
5. COMPLY

e. WINDOWS. THE CALCULATIONS SHOWING THE AMOUNT OF GLAZING PROVIDED IS NOTED UNDER EACH APPLICABLE ELEVATION. THE CALCULATIONS INCLUDE THE FALSE WINDOWS (WHETHER SPANDREL OR STUCCO FETATION WINDOWS) OVER THE ENTIRE FAÇADE IN THE PERCENTAGE PROVIDED. PLEASE NOTE THAT THE DESIGN DOES NOT MEET THE 50% REQUIREMENT AT THE FIRST LEVEL ALONE AND ARE DEPENDENT ON THE ADDITIONAL SF FROM THE GLAZING ON THE UPPER LEVELS TO MEET THIS SECTION OF THE GUIDELINES AS CURRENTLY DESIGNED.

f. COLORS. COMPLY

g. DETAILS. IN OUR OPINION, THE PROPOSED DESIGN COMPLIES. IN ADDITION, THE DESIGN HAS BEEN REVISED TO BE MORE IN LINE WITH WHAT THE SURROUNDING NEIGHBORHOOD HAS REQUESTED BASED ON COMMENTS FROM THE NEIGHBORHOOD MEETING PREVIOUSLY ATTENDED.

(2) BUILDING FACADES

REQUIRED TO PROVIDE (3) OPTIONS FROM A PROVIDED LIST:

a. COLOR CHANGE. THE DESIGN COMPLIES

b. ARCHITECTURAL BANDING. THE DESIGN COMPLIES BY PROVIDING ARCHITECTURAL BANDING, CORNICES, CORBELLING, ETC.)

c. EXPRESSION OF ARCHITECTURAL BAYS. THE DESIGN COMPLIES BY USING REVEALS AND OFFSETS

(3) BLANK WALL AREAS

THE DESIGN COMPLIES BY NOT GOING MORE THAN THE PERMITTED DISTANCE IN EITHER DIRECTION WITHOUT A REVEAL, OFFSET OR MATERIAL CHANGE.

EXTERIOR FINISH SCHEDULE

CEMENT PLASTER / EIFS FINISHES
(ACRYLIC EIFS FINISH WITH INTEGRAL COLOR AND TEXTURE)

TAG	MANUFACTURER	COLOR	DESCRIPTION
EF-1	DRYVIT	MATCH BM AC-40 "GLACIER WHITE"	CUSTOM DRYVIT STRATOTONE COLOR
EF-2	DRYVIT	MATCH BM HC-170 "STONINGTON GRAY"	CUSTOM DRYVIT STRATOTONE COLOR
EF-3	DRYVIT	MATCH BM AC-16 "KENTUCKY HAZE"	CUSTOM DRYVIT STRATOTONE COLOR

PAINT FINISHES

PT-1	BENJ. MOORE	BM AC-40 "GLACIER WHITE"	CEMENTITIOUS TRIM
PT-2	BENJ. MOORE	BM HC-170 "STONINGTON GRAY"	MISCELLANEOUS PAINT
PT-3	BENJ. MOORE	BM AC-16 "KENTUCKY HAZE"	MISCELLANEOUS PAINT
PT-4	BENJ. MOORE	BM 2018-60 "LIGHTHOUSE"	CEMENTITIOUS SIDING

MASONRY FINISHES

CMU1	BENJ. MOORE	BM AC-40 "GLACIER WHITE"	SPLIT-FACE AT DUMPSTER ENCLOSURE ONLY

STANDING SEAM METAL ROOFING, TRIM, COPING, SCUPPERS AND DOWNSPOUTS

MTL-1	BERRIDGE	"CHARCOAL GRAY"	KYNAR 500
MTL-2	BERRIDGE	"CITYSCAPE"	KYNAR (ONLY AT ACCENT COPING AND LIGHT FIXTURES)

ALUMINUM STOREFRONT GLAZING SYSTEM

SF-1	YKK	CLEAR ANODIZED	STOREFRONT FRAMES & DOORS

FWH Architects
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
FABER@FWHARCHITECTS.COM

DUNAMIS DEVELOPMENT

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECT AND ENGINEER, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

GUY F. FABER
FL License No. AR0015323
seal

no.	date	revision description

Extra Space Storage
1 S KINGS ROAD
ORMOND BEACH, FL 32174

PRELIMINARY
10.05.22
date
22025
comm. no.

EXTERIOR ELEVATIONS - BUILDING A

A3.0

STAFF REPORT

City of Ormond Beach
Department of Planning

MEETING DATE: December 8, 2022

SUBJECT: Ormond Central Self-Storage Planned Business Development Amendment

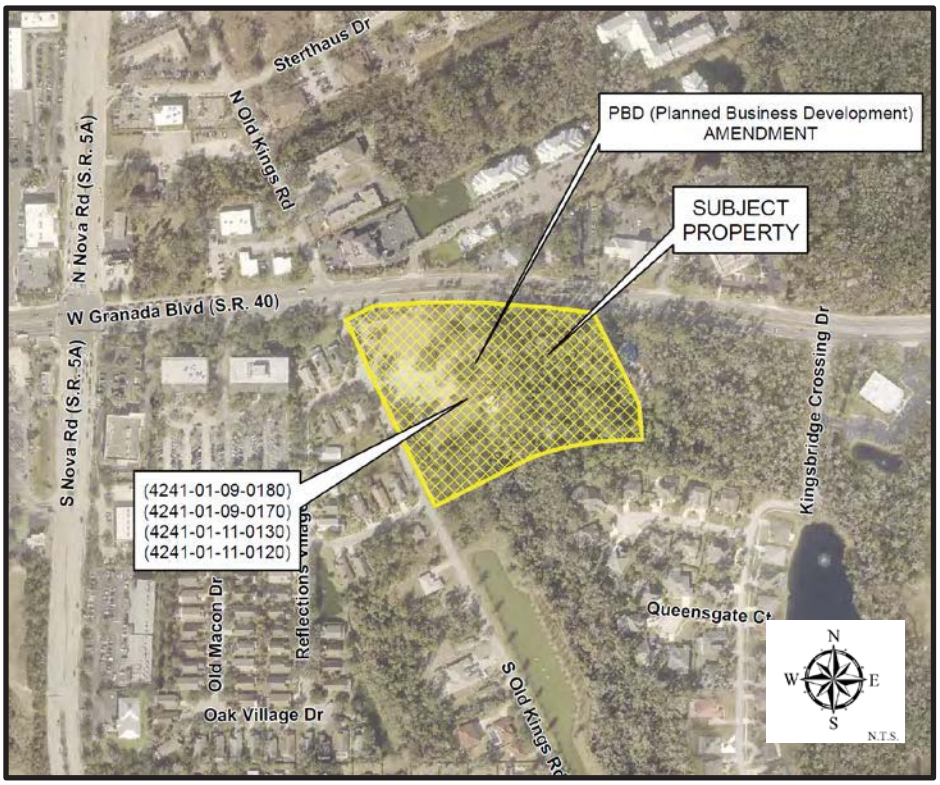
APPLICANT: Ormond Central Investors, LLC, property owner

NUMBER: PBD 2022-092

PROJECT PLANNER: Steven Spraker, AICP, Planning Director

SECTION 1, INTRODUCTION: This is an application submitted by the property owner, Ormond Central Investors, LLC, for a Planned Business Development amendment. The Ormond Central Planned Business Development amendment seeks to allow (1) a three-story indoor self-storage use with a building of 106,140 square feet and associated site improvements as an allowed use within the Ormond Central property and (2) amend the allowed Floor Area Ratio (FAR) from 55,000 square feet to 131,140 square feet for the entire Ormond Central property. The subject property is approximately 8.73 acres and is located at 1 South Old Kings Road, 760 West Granada Boulevard, and Volusia County Property appraiser parcel numbers 4241-01-11-0120 and 4241-01-11-0130. The subject property is shown below.

EXHIBIT 1: Project location, Ormond Central



[12.08.2022. Ormond Central Self Storage, PBD Amendment.docx]

SECTION 2, BACKGROUND: On December 5, 2017, the City Commission approved Ordinance 2017-40 (see ATTACHMENT 4) that approved the issuance of a development order for the following:

1. Demolish the existing 25,866 square foot on-site building and site improvements;
2. Allow a multi-unit commercial development and associated site improvements;
3. Allow certain development standards established through the Planned Business Development zoning designation located on 8.73-acre property; and
4. Detailed conditions regarding no truck traffic along Old Kings Road;
5. Restricted building height from 75' to 45';
6. Established a floor area ratio of 55,000 square feet;
7. Allowed the following uses within the development:
    a) All B-9 zoning district permitted and conditional uses;
    b) Pharmacy, including drive- through;
    c) Garden center and nursery, only as an accessory use to retail;
    d) Bowling center;
    e) Restaurant type C; and
    f) Restaurant type D.

The existing 25,866 square foot on-site former gym building was demolished with the final inspection occurring on January 18, 2018. The Ormond Central project obtained a site engineering permit to construct the developments infrastructure improvement on November 1, 2022.

The subject property has the existing following characteristics:

1. The property also has an existing camouflaged telecommunications tower constructed in 2012 that is to remain.
2. The project area has approximately 643 linear feet of frontage along South Old Kings Road.
3. The project area has approximately 785 linear feet of frontage along West Granada Boulevard.
4. There is a small corner clip (Volusia County parcel number 4241-01-08-0070) that is not part of the project area.
5. Within the southern portion of the property there is a 0.306-acre wetland.
6. The eastern undeveloped portion of the property is located within the flood zone.

The existing zoning on the subject property is Planned Business Development and the land use is ROR "Residential, Office, Retail". 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			
Direction	**Current Land Uses**	**Future Land Use Designation**	**Zoning Classification**
North	Across West Granada Boulevard Bank, Olive Grove, offices	"Residential, Office, Retail"	PBD (Planned Business Development) B-1 (Professional Office, Hospital) B-9 (Boulevard)
South	Vacant	"Residential, Office, Retail"	B-9 (Boulevard)
East	Medical office & Vacant	"Residential, Office, Retail"	B-9 (Boulevard)
West	Across South Old Kings Road Reflections Village subdivision	"Medium Density Residential"	R-4 (Single-Family Cluster and Townhouse)

SECTION 3, ANALYSIS:

Project description: The applicant has provided site plans for the project and a summary of the project in ATTACHMENTS 5 & 6. The items in **bold** are specific requests of this Planned Business Development. Below is a summary of the project:

1. The Ormond Central project area is 8.73 acres.
2. Project infrastructure improvements (access aisles, stormwater system, connection to water and sewer, modifications to West Granada Boulevard, buffer landscaping) have started.
3. Ordinance 2017-40 shows four (4) lots, with the ability to subdivide based upon end users.
4. **To allow (1) a three-story indoor self-storage use with a building of 106,140 square feet and associated site improvements as an allowed use within the Ormond Central property.**
5. **Amend the allowed Floor Area Ratio from 55,000 square feet to 131,140 square feet for the entire Ormond Central property.** With the proposed self-storage building at 106,140 square feet, the other lots would have a maximum development potential of 25,000 square feet.
6. The building signage shall use the linear frontage along Old Kings Road of 242 linear feet. The project is allowed two wall signs that total 204 square feet. The applicant's letter states that no illuminated signage would be placed along Old Kings Road.
7. The conditions regarding truck traffic from Ordinance 2017-40 shall remain unchanged.

8. The project is within the city's Transportation Concurrency Exception Area (TCEA) as described in Objective 1.5 of the Transportation Element of the Comprehensive Plan.
9. The approved traffic impact study approved 4,600 new daily trips (after passer-by and internal capture) and showed Unit 1 as a 24,100 square foot building. The traffic impact study provided a trip generation of 2,693 average daily trips with a 34% passerby rate for a net new trip generation of 1,777 average daily trips for Unit 1. The project traffic engineer has provided an average daily trip generation of 265 trips from the Institute of Transportation Engineers (ITE), Trip Generation Manual. The reduction of trips would be an 85% reduction based on the proposed use.
10. The building elevation shows for a maximum height of 39'6". The Planned Business Development zoning district has a height limit of 45 feet.
11. Unit 1 is shown as 2.94 acres.
12. The impervious, hard surface, ratio is 63%. The allowable impervious ratio is 75%.
13. The pervious ratio, non-paved areas, is 37% for Unit 1.
14. The project will be accessed from the Ormond Central spine road that connects West Granada Boulevard to Old Kings Road.
15. There is a six (6') decorative aluminum fence proposed along the West Granada Boulevard frontage and along the south boundary of the site.
16. The project proposes an eight (8') foot masonry wall along the Old Kings Road frontage.
17. Incorporated a 30-foot landscape buffer along Old Kings Road, with 10 feet in front of the wall and 20 feet behind the wall. The landscape plan, ATTACHMENT 6, shows seven 6-inch caliper, 20-foot-tall oak trees.
18. The landscape buffer along West Granada Boulevard is a minimum of 40 feet to approximately 90 feet in width.
19. A photometric plan is provided in ATTACHMENT 6, Sheet E1.12A.
20. Based upon comments in the neighborhood meeting, a shade study was conducted and is included in ATTACHMENT 6, Sheet SS1.0.
21. The development order shall contain conditions of hours of outside construction of 7:00 a.m. to 7:00 p.m. Monday through Saturday, with no Sunday construction hours allowed.
22. The hours of operation for the proposed storage facility are from 6:00 a.m. to 10:00 p.m.

Project process: The application is an amendment to the original development order, Ordinance 2017-40. The project's zoning is Planned Business Development and shall remain unchanged. The Planned Business Development amendment has the following approval process:

1. **Site Plan Review Committee (SPRC).** The Site Plan Review Committee is comprised of city departments who review site plan applications for consistency

with the Land Development Code and Comprehensive Plan. This committee provides a technical review of development submittals.

2. **Neighborhood meeting.** The Land Development Code requires a neighborhood meeting where a project abuts a residential zoning district. The residential zoning is located to the west of the project, across South Old Kings Road. The neighborhood meeting was conducted on September 13, 2022. A second neighborhood meeting was conducted on October 20, 2022. The neighborhood meetings are summarized in the analysis section of this report.

3. **Planning Board.** The Planning Board conducts one public hearing for the development order amendment and provides a recommendation to the City Commission. Applications, whether recommended for approval or denial, are forwarded to the City Commission for action. The Planning Board is appointed by the City Commission. The Planning Board in its recommendation is required to consider the following:

   a. Application submitted by the applicant;
   b. Staff report;
   c. Written correspondence provided;
   d. Testimony presented at the public hearing; and
   e. Criteria for the issuance of a Development Order.

4. **City Commission.** The City Commission is an elected body that provides the final action on the issuance of a development order. The tentative City Commission dates for this project are January 24, 2023 and February 7, 2023. Section 1-18(e) of the Land Development Code requires the City Commission to consider:

   a. Report and recommendation of the site plan review committee and the planning board.
   b. Report and recommendation of other city departments and advisory boards, as appropriate.
   c. Comments of governmental agencies, utility corporations and individuals, as received.

   Section 1-18 of the Land Development Code also provides the review criteria for development orders listed in the analysis section of this report.

The following exhibit displays the project's history to date:

EXHIBIT 3: Application process

PZ-22-092		
Action	**Date**	**Notes**
1st SPRC submittal	August 5, 2022	SPRC review: August 25, 2022
Neighborhood meeting	September 13, 2022	600' mail radius; newspaper ad
2nd SPRC submittal	October 7, 2022	SPRC review: November 13, 2022
Neighborhood meeting	October 20, 2022	600' mail radius; newspaper ad
3rd SPRC submittal	November 20,2022	SPRC review: due December 5, 2022
Planning Board:	December 8, 2022	300' mail radius; newspaper ad; site posting
City Commission, 1st	January 24, 2023	300' mail radius; newspaper ad
City Commission, 2nd	February 7, 2023	Newspaper ad
SPRC final review	To be determined	

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 2-36(c) of the Land Development Code 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 Land Development 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 zoning district does not allow an indoor warehouse, mini rental. The Land Development Code includes an indoor self-storage facility use as a permitted use in the I-1 (Light Industrial) zoning district. The following indoor warehouse, mini-rental have been approved or under application:

A. 263 South Nova Road – constructed and in operation. The original zoning was B-8, Commercial with a land use designation of “General Commercial”.

B. 295 Interchange Boulevard (Interchange Depot) – under construction. The original zoning was B-7, Highway Tourist Commercial with a land use designation of “Highway Tourist Commercial”.

C. 540 Flagler Road (North Interchange) – approved by City Commission and the Site Plan Review Committee. The original zoning was B-7, Highway Tourist Commercial with a land use designation of “Highway Tourist Commercial”.

D. 1405 North U.S. Highway 1 (Stor-It, North Ormond) – under application review as a Planned Business Development amendment with a land use designation of “Low Intensity Commercial”.

The indoor self-storage uses have been permitted through the Planned Business Development process. This Planned Business Development seeks to allow the indoor self-storage use. The Planned Business Development seeks to establish the criteria and framework for the indoor climate-controlled storage. The indoor self-storage use is a low intensity traffic generator. The existing and proposed indoor self-storage uses all have land use designations of commercial (“General Commercial’, “Highway Tourist Commercial”, and “Low Intensity Commercial”).

There are other self-storage facilities that have access on West Granada Boulevard, such as Public Storage (354 West Granada Boulevard) and Stor-It (1455 West Granada Boulevard). These uses are not directly on the West Granada Boulevard frontage. Planning staff has concerns with the indoor storage facility use with direct West Granada Boulevard frontage. The West Granada Boulevard corridor has been planned and developed with office, institutional, and commercial uses.

2. Floor Area Ratio. Ordinance 2017-40 limited the Floor Area Ratio to 55,000 square feet in order to limit potential development. With the consideration of an indoor self-storage facility the floor area ratio would need to be amended to allow the use. The indoor self-storage facility is proposed at 106,140 square feet and the

remainder of the land area at 25,000 square feet. The self-storage would have a Floor Area Ratio of 0.50:

EXHIBIT 4: Floor Area Ratio

Land Area	Acres	Total Square Footage	Proposed
Unit 1	2.951	128,546	106,140
Stormwater	1.932	84,158	
TOTAL	**4.883**	**212,703**	**106,140**

The remaining land area would have a Floor Area Ratio of 0.15 as shown below

Land Area	Acres	Total Square Footage	Proposed
Unit 2	1.679	73,137	10,975
Unit 3	1.351	58,850	8,750
Unit 4	0.816	35,545	5,275
Total	**3.846**	**167,532**	**25,000**

The indoor self-storage facility use is unique because the larger square footage and building height results in less infrastructure demand of traffic and utilities.

Project public benefits:

Section 2-36(h)(3) of the Land Development Code requires the provisions of public benefits that demonstrates that a project's site plan design is more than the minimum standards required. The applicant has provided a summary of the public benefits in ATTACHMENT 5. Below is a summary of the public benefits of the project from the applicant:

1. Removed permitted right-in portion of the site driveway for Unit 1 and incorporate additional wall along Old Kings Road for portion of removed driveway.
2. Limited hours of operation for self-storage facility from 9:00 A.M. to 6:00 P.M., and customers will only be able to access the facility during non-business hours from 6:00 A.M. to 10:00 P.M. 24-hour access will be prohibited.
3. Incorporated bus shelter as part of Unit 1 self-storage facility development.
4. No illuminated signage along Old Kings Road.
5. Incorporated 30-foot landscape buffer along Old Kings Road, which will include seven 6-inch caliper, 20-foot-tall oak trees.
6. Incorporated office style architectural treatments to the self-storage facility.
7. Incorporated a 60-foot building setback along Old Kings Road in lieu of 30-foot building setback required by Ormond Central PBD.
8. Incorporated an 80-foot building setback along SR40 in lieu of 60-foot building setback required by Ormond Central PBD.
9. Incorporated a 30-foot landscape buffer area with large plantings along Old Kings Road in lieu of standard 10-foot landscape buffer required by Ormond Central PBD.
10. Incorporated more planting for frontage landscape buffer along SR40 in lieu of the

requirements of the Ormond Central PBD.

11. Reduced permitted building height of 45 feet within the Ormond central PBD to a 37-foot building height with 39-foot, 6-inch height for architectural embellishments, roof treatments, and air conditioning units.

Neighborhood meeting: The first neighborhood meeting was held on September 13, 2022. Key points of the discussion included:

1. Project team presentation that stated the use was personal storage, no large trucks allowed, and hours for access are restricted. The project team reviewed the uses allowed by the original Ormond Central project include allowances for retail and restaurants. The area of the proposed self-storage was shown as a 24,100 square-foot retail building.
2. Project team stated that the traffic impacts are greatly reduced with the indoor warehouse, self-storage use.
3. Concern expressed for overall height of the proposed building.
4. Statement provided: dumpster should be located away from Old Kings Road.
5. Discussion of the type of trucks allowed and prohibiting truck access to Old Kings Road.
6. Statement provided: that the proposed use makes more sense than Ormond Central uses and could buffer other on-site uses to Old Kings Road.
7. Question if the building had to be three stories.
8. Discussion of site lighting, site signage and wall signage.
9. Question if access to Old Kings Road could be eliminated.
10. Discussion of another neighborhood meeting to review updated site plans.

A second neighborhood meeting was held on October 20, 2022 to discuss the updated site plan.

1. Project team discussed changes to the site plan that included a reduction of building height, a shade study, additional plantings including 7 large oak trees along Old Kings Road (20 feet height), no illuminated wall signage on Old Kings Road, movement of dumpster and loading areas.
2. General consensus that the update site plan sought to minimize impacts to Reflections Village.
3. Discussion of the wall along Old King Road including height and material.
4. Statement provided: Deep concern with access on Old Kings Road.
5. Discussion of the construction process including site use of dirt from the retention ponds, no import of fill for lot 1, construction hours, and construction fencing.
6. Discussion of the need for indoor self-storage facilities and if there were alternative sites.
7. Statement provided: The project was overdevelopment and should not be approved.
8. Discussion of what was desired as the end use. The choice is the proposed indoor self-storage facility or the retail/restaurants uses allowed in the existing

development order.

Correspondence received: ATTACHMENT 3 includes correspondence received on this application. The correspondence received included the following key points and statements within the e-mails:

1. A three-story building should have a higher wall height requirement.
2. All historic trees should be preserved.
3. Building architecture should be like the Reflections Office building.
4. Too much traffic and unnecessary building on and near our area!
5. Not a need for a tall storage facility given the number of these storage facilities in this part of Ormond Beach.
6. There are way too many facilities of this kind and the traffic will be very congestive at drive times. Another poor idea of "growth in Ormond"!
7. A three-story facility would not only create an eyesore, traffic would be adversely impacted with vehicles of all sizes coming and going 24/7/365.
8. Traffic increase will impact the area.
9. Large truck traffic on Old Kings Roads will increase.
10. A three-story commercial building across a two-lane residential street from a neighborhood of single-family homes is seriously out of character for this area.
11. This is the best damn development proposal we in Reflection Village could ever hope for.
12. I remain unopposed to the development of Ormond Central.
13. A two-story storage facility is more appropriate than three stories.
14. Requesting that Historic Tree #5 be preserved.
15. The facility is going to bring more traffic and congestion to Granada and adjoining residential neighborhood.
16. Request for the Planning Board and City Commissioners to consider closing access to Ormond Central parcels from S. Old Kings Road. At the very least, to allow right-turn only into Ormond Central from S. Old Kings Road

SECTION 4, PBD CRITERIA:

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 proposed building utilizes the neo-eclectic architectural style in accordance with the Land Development Code and the building elevations are included in ATTACHMENT 6. Sheet A3.0., ATTACHMENT 6, provides a summary of compliance from the project architect that details the massing, exterior finish materials, door/entrances, roof design, windows, and colors.

b) Landscaping and related site amenities.

The project landscaping meets or exceeds all the buffer requirements of the Land Development Code. As part of the public benefits. The project incorporates a 30-foot landscape buffer along Old Kings Road, which will include seven 6-inch caliper, 20-foot tall oak trees. Additional landscaping has been provided along the West Granada Boulevard frontage. As part of the Ormond Central Planned Business Development, the infrastructure was permitted to remove historic tree #8 that was in the building area of Unit 1 and historic tree #5 which is located in the stormwater pond for the project.

c) Mitigation of off-site impacts.

The proposed project is a low traffic generator that provides access around the building with loading zones for users of the facility. The site has been designed to have no dumpster or loading areas abutting Old Kings Road. The Old Kings Road frontage has been designed with additional landscaping and an eight (8') foot high masonry wall. Within the correspondence and at the neighborhood meeting, several individuals stated that the three-story self-storage facility was not compatible to West Granada Boulevard or surrounding residential uses

d) Overall lighting plan, particularly in relation to aesthetics and glare.

Within ATTACHMENT 6, Sheet E1.12A there is a site lighting photometric plan that complies with the Land Development Code. The lighting shall not negatively impact surrounding property owners.

e) Overall signage plan, particularly related to aesthetics and readability.

The project site signage complies with the original development order and the Land Development Code. The building signage shall use the linear frontage along Old Kings Road of 242 linear feet. The project is allowed two wall signs that total 204 square feet. The applicant's letter states that no illuminated signage would be placed along Old Kings Road. The project is not seeking any signage variances.

SECTION 5, 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 II, Section 1-15, (e) 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 key aspect of the application for the development order amendment is the indoor self-storage use. The use is not permitted in the underlying B-9, Boulevard zoning designation or identified in the Ormond Central development order. The indoor self-storage use is listed as a permitted use in the I-1 (Light Industrial) zoning district. Other applications have sought and been approved for a Planned Business Development to allow indoor self-storage use. Each property granted the indoor self-storage use has a "Commercial" type of land use. The indoor self-storage use at 263 South Nova Road was viewed as a low intensity use that preserve areas of natural vegetation abutting a residential area. The Interchange Depot and North Interchange projects were located along roadways without a major roadway access point.

   The project has listened to input at the neighborhood meeting and adjusted the site plan to address the comments received. Key changes include lowering of the building height, additional architectural embellishments, addition of landscape plantings, and increasing the height of the wall to eight (8') along Old Kings Road. The project proposes a substantial reduction in traffic impacts and the buffering of other uses on Units 2-4 from Old Kings Road.

   A key issue is that the indoor self-storage use is not an allowed use and not considered consistent with the development patterns along West Granada Boulevard. Input received at the neighborhood meeting re-enforces concerns about compatibility and allowing this use on Granada Boulevard. Staff's conclusion is that the project does not meet the use criteria conditions established in Section 2-36(c) and is not consistent with the development patterns in the West Granada Boulevard area.

2. **The proposed development is consistent with the Comprehensive Plan.**

   The property is designated as "Residential, Office, Retail" and "Open Space/Conservation" on the City's Future Land Use Map (FLUM). The directive text of the Comprehensive Plan states,

   D. **Residential, Office, Retail (ROR)**

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

   Density: Maximum: 15 Units per acre.

Maximum FAR: Restaurants, retail sales, and personal services shall not exceed a 0.2 FAR. All other uses shall not exceed 0.5.

Future Land Use Element

POLICY 1.1.3.

Preserve the character of existing neighborhoods by not allowing intrusion of land uses that would threaten to alter the neighborhood character and by encouraging voluntary rehabilitation and sound maintenance programs in viable neighborhoods which are capable of self-renewal and establishing code enforcement or public redevelopment activities in areas not capable of self-renewal.

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

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.

The existing and proposed indoor self-storage uses all have land use designations of commercial (“General Commercial’, “Highway Tourist Commercial”, and “Low Intensity Commercial”). This application would be the first indoor self-storage use with the “Residential, Office, Retail” land use.

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 project has a 0.31-acre wetland along the south property line, which was approved to be incorporated into the stormwater management system and mitigation credits purchased for the wetland impacts. The project's environmental impacts have been approved by the SPRC and the SJRWMD with the original development and comply with all applicable environmental regulations. The proposed amendment would 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 building is a substantial investment and will be a low traffic generator compared to other allowed uses. Staff does not believe that the project will not create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties. The proposed use is substantially less intense than other allowed uses. Planning staff still have concerns regarding the use at this location.

   Within the correspondence in ATTACHMENT 3 and at the neighborhood meeting several individuals expressed concerns about the appropriateness of the use at this location. The project team has sought to address these concerns by lowering of the building height, additional architectural embellishments, addition of landscape plantings, and increasing the height of the wall to eight (8') along Old Kings Road.

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. The proposed indoor self-storage significantly reduces approved traffic and water/sewer infrastructure impacts.

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.**

The approved traffic impact study approved 4,600 new daily trips (after passer-by and internal capture) and showed Unit 1 as a 24,100 square foot building. The traffic impact study provided a trip generation of 2,693 average daily trips with a 34% passerby rate for a net new trip generation of 1,777 average daily trips for Unit 1. The project traffic engineer has provided an average daily trip generation of 265 trips from the Institute of Transportation Engineers (ITE), Trip Generation Manual. The reduction of trips would be an 85% reduction based on the proposed use.

It is understood that individuals have objected to the project use based upon traffic concerns. The indoor self-storage facility is one of the lowest trip generating uses available and would be a substantial traffic reduction over the entitlements approved. If the goal is to reduce project traffic on West Granada Boulevard and/or Old Kings Road, then the indoor self-storage use should be approved.

7. **The proposed development is functional in the use of space and aesthetically acceptable.**

   The proposed site plan is functional and provides building architecture that exceeds the adopted architectural regulations.

8. **The proposed development provides for the safety of occupants and visitors.**

   The proposed development provides for the safety of its occupants and visitors.

9. **The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.**

   The building and material will not adversely impact the aesthetics of the area and is designed in the neo-eclectic architectural style.

10. **The testimony provided at public hearings**.

    This application has not been heard and no public testimony has been provided.

SECTION 6, RECOMMENDATION:

The Planning Board has three (3) options in the review of this application:

1. Approve as submitted.
2. Deny as submitted.
3. Approve the project with conditions.

Key aspects in the review of the application:

1. Ormond Central has an approved development order with certain development approvals. The site infrastructure improvements have started. A key question is what type of use is desired to be located on Unit 1. The existing development order allows retail/restaurants/office and the proposed application seeks an indoor self-storage use.
2. All of the conditions regarding truck traffic within Ordinance 2017-40 along Old Kings Road shall be maintained.
3. The approved traffic impact study approved 4,600 new daily trips (after passer-by and internal capture) and showed Unit 1 as a 24,100 square foot building. The traffic impact study provided a trip generation of 2,693 average daily trips with a 34% passerby rate for a net new trip generation of 1,777 average daily trips for

Unit 1. The reduction of trips would be an 85% reduction based on the proposed use.

4. The project seeks to allow (1) a three-story indoor self-storage use with a building of 106,140 square feet and associated site improvements as an allowed use within the Ormond Central property and (2) amend the allowed Floor Area Ratio (FAR) from 55,000 square feet to 131,140 square feet for the entire Ormond Central property.
5. The project team has sought input on the project and made substantial site plan changes including lowering of the building height, additional architectural embellishments, addition of landscape plantings, and increasing the height of the wall to eight (8') along Old Kings Road.
6. Planning staff does not believe that the indoor self-storage use is an appropriate use along West Granada Boulevard (criteria 1 of development order conditions).
7. If the goal is to reduce project traffic on West Granada Boulevard and/or Old Kings Road, then the indoor self-storage use should be approved.

It is recommended that the Planning Board recommend **DENIAL** of PBD 2022-092 that approves the issuance of a development order for the Ormond Central Self-Storage to allow (1) a three-story indoor self-storage use with a building of 106,140 square feet and associated site improvements as an allowed use within the Ormond Central property and (2) amend the allowed Floor Area Ratio (FAR) from 55,000 square feet to 131,140 square feet for the entire Ormond Central property, 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 January 24, 2023 (first reading) and if approved on first reading, the second reading on February 7, 2023 (final reading).

If there is a belief that the project has satisfied the Planned Business Development and development order criteria, then the project should be recommended for approval. If there are certain conditions that the Planning Board believes would make the project appropriate, the application could be approved with those conditions.

Attachments:

Attachment 1: Site Plan Review Committee comments

Attachment 2: Maps of the project area

Attachment 3: Correspondence

Attachment 4: Ordinance 2017-40

Attachment 5: Planned Business Development submittal information

Attachment 6: Site Plans

ATTACHMENT 1

Site Plan Review
Committee comments

Project Name: PZ-22-092
Project Description: 1 South Old Kings Road, Ormond Central Self Storage
Review Comments List Date: 11/27/2022

Ref. # 54, Landscape Architect, Cara Culliver, 10/10/22 10:18 AM, Cycle 2, Unresolved

Markup: Proposed Trees, L1 LANDSCAPE PLAN.pdf

- There are proposed trees on top of existing trees/palms along S. Old Kings Road.

Ref. # 56, Landscape Architect, Cara Culliver, 10/10/22 10:18 AM, Cycle 2, Unresolved

Markup: Greenbelt Calculations, L1 LANDSCAPE PLAN.pdf

- The total greenbelt length is 286.80' (see survey) times 36 = 10,324.80 SF/200= 52 Required Trees

Ref. # 75, Landscape Architect, Cara Culliver, 11/21/22 12:27 PM, Cycle 3, Unresolved

Markup: Mitigation Trees, L1 LANDSCAPE PLAN.pdf

Mitigation trees can't be included in the minimum tree requirements, as these are additional. Please see mark-ups.

Ref. # 76, Landscape Architect, Cara Culliver, 11/21/22 12:27 PM, Cycle 3, Unresolved

Markup: Plant List, L1 LANDSCAPE PLAN.pdf

Please change the VOD & VOW to 7 gallon. Due to availability, suggest changing the 'Whorled Class' to Withlacoochee' & 'Densa' to 'Select'. The spread on both would be 18"-20".

Ref. # 77, Landscape Architect, Cara Culliver, 11/21/22 12:27 PM, Cycle 3, Unresolved

Markup: Dahoon Hollies, L1 LANDSCAPE PLAN.pdf

- Please put back the IC in place of some of the Crapes to incorporate more natives.

Ref. # 1, Planner 3, Becky Weedo, 8/10/22 1:29 PM, Cycle 1, Unresolved

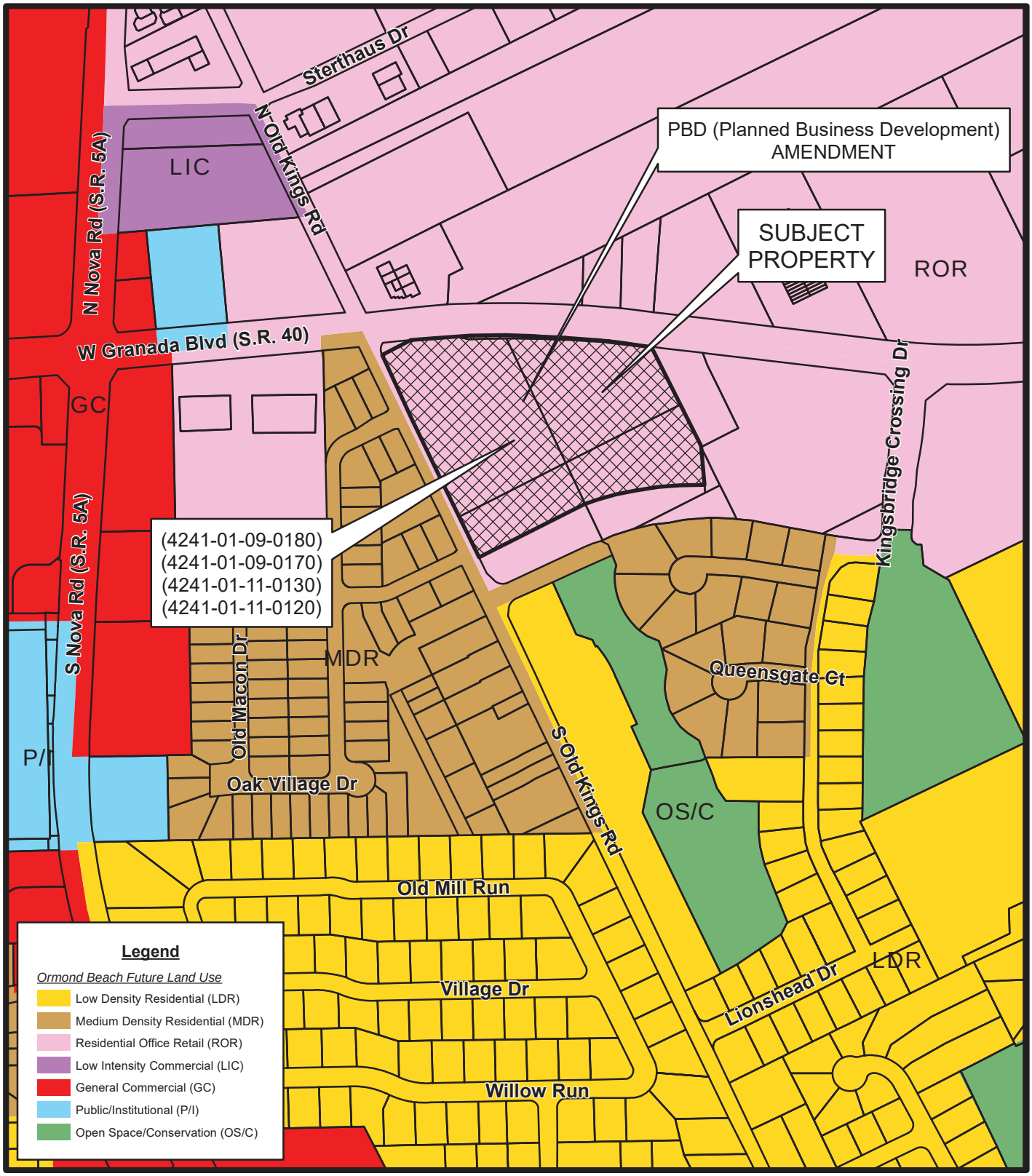
Markup: Crown of Road Elevation, 07 DRAINAGE.pdf

Please indicate the crown of road elevation for W. Granada Blvd. and Old Kings Rd. 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.

Comment: Have submitted the request letter to the City Engineer for review and approval. Will not be able to sign off for flood until approval has been completed.

ATTACHMENT 2

Maps of the project area

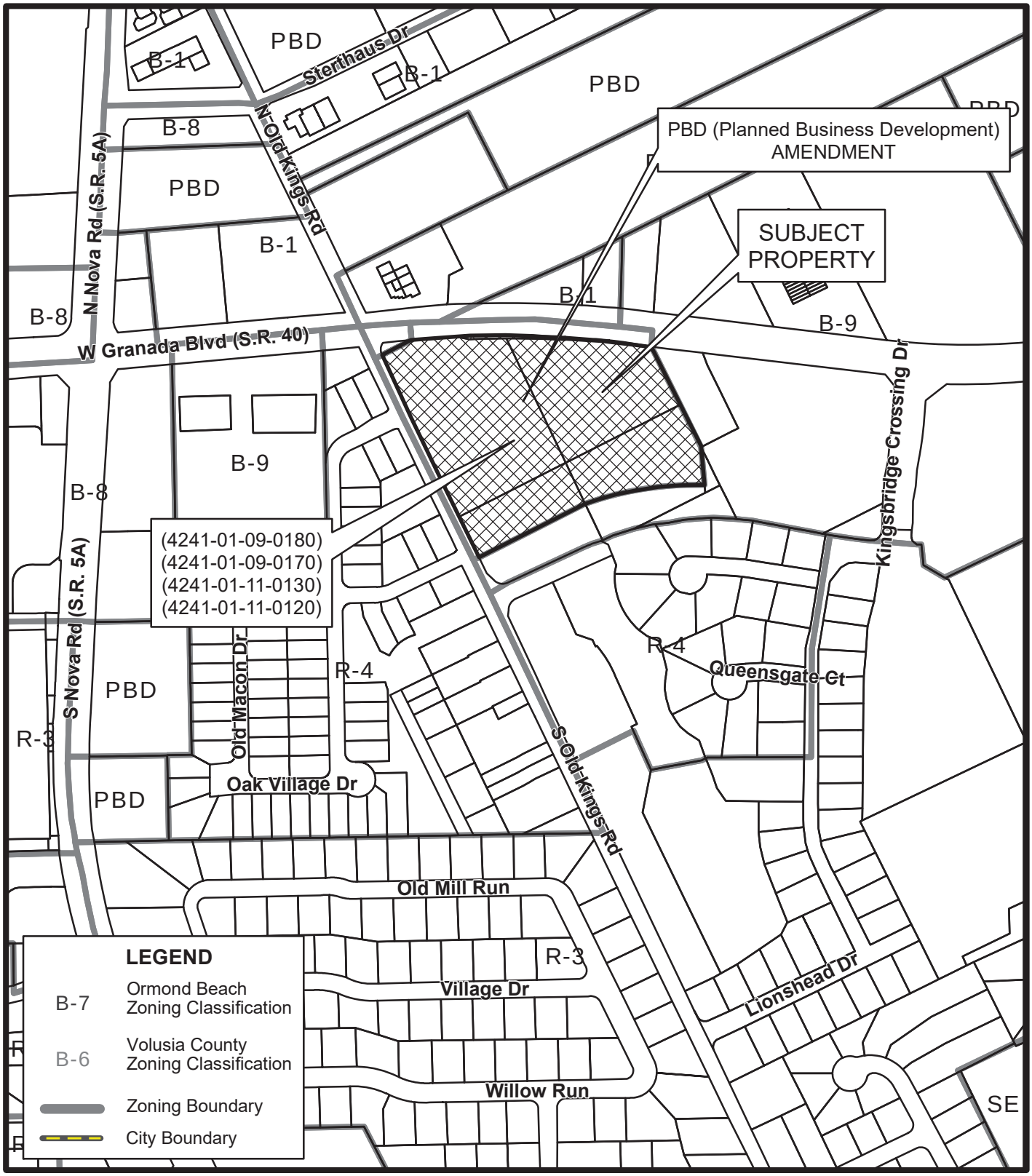


1 SOUTH OLD KINGS RD/760 WEST GRANADA BLVD
(ORMOND CENTRAL)

FUTURE LAND USE MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - November 7, 2022

N
W E
S
N.T.S.



1 SOUTH OLD KINGS RD/760 WEST GRANADA BLVD (ORMOND CENTRAL)

ZONING MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - November 7, 2022

N
W E
S
N.T.S.

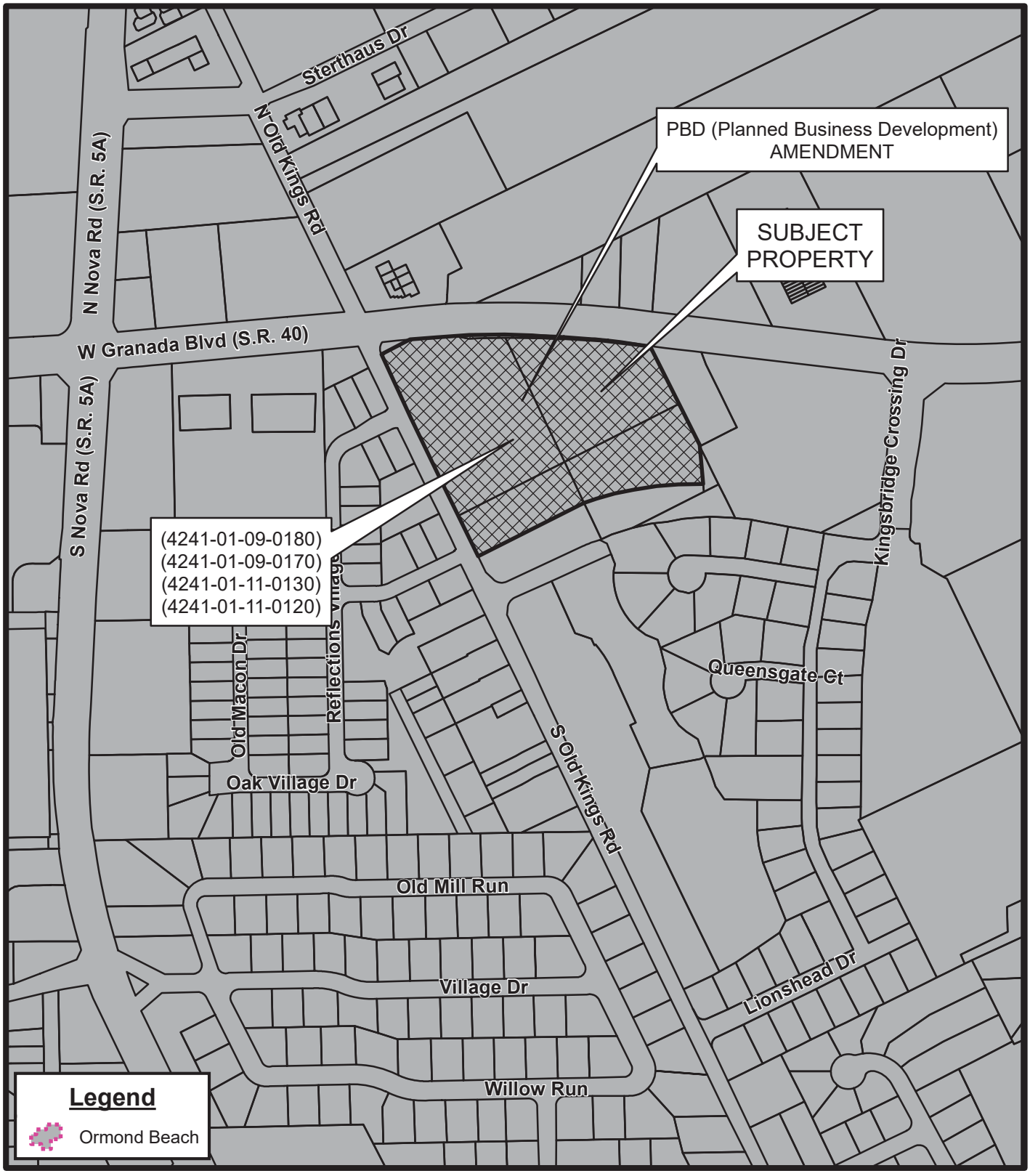


1 SOUTH OLD KINGS RD/760 WEST GRANADA BLVD
(ORMOND CENTRAL)

AERIAL MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - November 7, 2022

N
W E
S
N.T.S.



1 SOUTH OLD KINGS RD/760 WEST GRANADA BLVD
(ORMOND CENTRAL)

LOCATION MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - November 7, 2022

N
W E
S
N.T.S.

ATTACHMENT 3

Project Correspondence

From: Susan Taylor
To: Spraker, Steven
Subject: For Planning Board Meeting 12/8/22
Date: Saturday, November 26, 2022 4:59:39 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

THEN: In 2010, the city of Ormond Beach dropped its own wetland regulations and went with SJRWM rules. The Ormond Beach City Commission, at its Feb. 2, 2016, meeting, directed city staff to send a letter to the County Council, asking them to drop their wetlands regulations, and go by the regulations of St. Johns River Water Management, stating that additional wetlands regulations may inhibit future economic development.

The origin of allowing retail, personal services, and restaurants began in the Planning Board Meeting on **April 10, 2014**, with a land use plan change at 1287 and 1301 West Granada Boulevard that debated office only uses versus commercial and mixed used developments. At that meeting, Paul Holub, co-owner of Ormond Central, the development under consideration today, complained that the present zoning "Office/Retail" restrictions were preventing him from developing retail establishments along Granada Boulevard. He said "Retail businesses do not want to go on US 1 or Nova. They want to be on Granada close to Lowes, Walmart and I-95". The City Planning Staff's report on that date cited: "No immediate need for commercial or office space" and reported a high vacancy rate; the land use change being proposed was "speculative" and that there was "no demonstrated need for the community to have additional commercial space. Staff also indicated the need to keep wages of potential employees in mind when considering businesses. Jobs are important, but quality jobs are even more important. "Existing land use designations should remain unchanged when it can be demonstrated that there is sufficient office and retail space for users." Contrary to staff's analysis to deny the "intensification of West Granada Boulevard", Lewis Heaster, co-owner of Ormond Central, the development under consideration today, was sitting on the Planning Board and motioned to accept the recommendation. Motion passed unanimously.

The land use amendment was approved on **July 29, 2014** with Ordinance 2014- 026. Based on direction received with the land use amendment at 1287 and 1301 West Granada Boulevard, City staff amended the Comprehensive Plan to allow retail, personal services, and restaurants as allowed uses in the office land use category. Note that these uses were already allowed in the office zoning districts but need to be combined with office uses. The Comprehensive Plan amendments were approved on **March 17, 2015** with Ordinance 2015-01. The Land Development Code was amended (file 2015-048) with Ordinance 2015-016 adopted **April 15, 2015**. This Land Development Code amendment allowed retail, personal services, and restaurants as permitted, conditional and Special Exception uses in the office zoning districts, B-1 and B-9, and B-10. In one year, wholesale changes were made to zones - and residents' properties city-wide because a developer did not have enough vacant commercial property to develop.

Coincidentally, Ormond Central LLC was incorporated in late 2015, with deeding of Ormond Central parcels by early 2016.

NOW: Neighborhoods under water weeks after storms have passed; beach-side dwellings deemed "unfit to inhabit"; brand-new ramps to highway systems flooded due to storm water – these are issues facing Planning Boards and Boards of Commissioners everywhere in FL. For whatever reasons - miscalculations, refusal to accept nature's laws, even possible deceptive practices – today's development rules (that have been practiced for decades is at the forefront of the debate between development that "mitigates wetlands" and opts to cover over land with acres of cement versus low-impact development which respects and utilizes what the land is comprised of, whether it is above

or below sea level (particularly important in Ormond Beach) and development impact on surrounding areas using trees and shrubbery to mitigate climate changes and stormwater run-off.

I am told that Old Kings Road is a connector road. That is one definition – an old one. The actual definition is "the residential road connecting four (4) residential communities and a dozen or more homes along S. Old Kings Road. Closing the access point at S. Old Kings Road would be a tremendous benefit to the hundreds of properties and thousands of residents occupying those properties.

I am asking the Planning Board and City Commissioners to consider closing access to Ormond Central parcels from S. Old Kings Road. At the very least, to allow right-turn only into Ormond Central from S. Old Kings Road. Two access points along Granada Boulevard are approved and will serve to satisfy all regulations. Even though access to Old Kings Road was approved with the initial PBD, the PBD should be open for review and further changes just as it is with exceeding FAR restrictions.

Thank you for your time and your service to this community.

Susan Barfield
Reflections Village

From:	jeffcanose@aol.com
To:	Spraker, Steven
Cc:	mariecanose@aol.com; niki@ssmgfl.com
Subject:	For Planning Board
Date:	Wednesday, November 23, 2022 12:42:57 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Spraker,

I am providing a summary of what I sent in September of this year regarding the "proposed" self-storage facility. I realize I have a better chance of waking up rich than having any impact on the ultimate decision of whether to move forward with the proposed facility. However, as a Reflections Village property owner, I believe I should do what I can to make my voice heard.

The proposed location for the Extra Space Storage facility is in a highly developed and already heavily traveled area of the city. Most all of the existing development in the area is currently comprised of residential units and relatively small (i.e. single level) business entities. A three-story facility would not only create an eyesore, traffic would be adversely impacted with vehicles of all sizes coming and going 24/7/365. These issues, in addition to the ecological impact.

Reflections Village and Old Kings Rd. will be severely impacted by large vehicles that will likely opt to use Old Kings Rd. as a less congested bypass to reach the facility. The tranquility of the neighborhood and the safety of residents who use Old Kings Rd. for walking and cycling will be diminished.

In the best interests of the city and citizens of Ormond Beach, as well as for the owners of the facility, a storage warehouse should be located in a more remote location, ideally zoned "industrial." The currently proposed location is better suited to smaller retail businesses vice a business that will routinely be frequented by 18-wheelers.

Thank you for the opportunity to provide input.

Jeff and Marie Canose

From: Beth Putnam
To: Spraker, Steven
Subject: Re: Ormond Central, Distribution list (11.21.2022)
Date: Tuesday, November 22, 2022 5:15:10 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

This facility is going to bring more traffic and congestion to Granada and the adjoining residential neighborhood. The noise levels are already a disruption to the homes along that road. We do not need another storage facility within the city limits.
Beth Putnam, 83 Dix Avenue, Ormond Beach, FL 32174

Beth Lindley Putnam
Phil 4:11-13

On Monday, November 21, 2022 at 04:16:55 PM EST, Spraker, Steven <steven.spraker@ormondbeach.org> wrote:

Good afternoon,

The Ormond Central Self-Storage project has been scheduled for the **December 8, 2022 Planning Board** that starts at 6:00 pm at is held at the City Commission Chambers at 22 South Beach Street. The project submittal is available at: https://www.ormondbeach.org/1025/Ormond-Central-Self-Storage and includes updates submitted on November 17, 2022. The Planning Board report shall be published on or before December 1, 2022 and will be available at: https://www.ormondbeach.org/224/Planning-Board.

Any interested individual who desires to provide an e-mail/letter/correspondence to be included in the Planning Board packet (please state **For Planning Board** in the subject of the e-mail) can e-mail me the correspondence to Steven.Spraker@ormondbeach.org. All correspondence received on or before November 26, 2022 by 5pm will be included in the packet. Any correspondence after this date will be provided at the Planning Board meeting.

Please contact me with any questions. Thank you

Steven

Steven Spraker, AICP
Planning Director

Planning Department
22 South Beach Street, Room 104
Ormond Beach, FL 32174
Direct Line: 386.676.3341
Department: 386.676.3238
Cell: 386.366.1590
Fax: 386.676.3361
E-mail: Steven.Spraker@ormondbeach.org

From: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Sent: Monday, October 24, 2022 7:37 PM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Cc: Community Development <ComDev@ormondbeach.org>
Subject: RE: Ormond Central, Distribution list (10.24.2022)

The date of the pre-construction meeting is Wednesday, October 26, 2022. Thank you

Steven

From: Spraker, Steven
Sent: Monday, October 24, 2022 5:32 PM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Cc: Community Development <ComDev@ormondbeach.org>
Subject: RE: Ormond Central, Distribution list (10.24.2022)

Good afternoon,

The developers of Ormond Central have requested a pre-construction meeting for the project infrastructure improvements with the city Site Plan Review Committee (SPRC). The meeting has been scheduled for 10:00 am in the Training Room at City Hall. The meeting can also be attended via ZOOM as follows:

Join Zoom Meeting
https://ormondbeach.zoom.us/j/98395178655?pwd=MVFEYXVMa092YjBkN1FCOW9jcFJYUT09

Meeting ID: 983 9517 8655
Passcode: 297336
One tap mobile
+13017158592,,98395178655# US (Washington D.C)

+13126266799,,98395178655# US (Chicago)

The project infrastructure improvement are separate than the lot site plan approvals.

The indoor self-storage facility proposed for unit 1 requires a Planned Business Development amendment and is tentatively scheduled for the December 8, 2022 Planning Board meeting. Correspondence regarding the indoor self-storage facility can be sent to me for inclusion in the Planning Board packet (please state For Planning Board in the subject of the e-mail). All correspondence received on or before November 23, 2022 will be included in the packet. Any correspondence after this date will be provided at the Planning Board meeting.

Please contact me with any questions.

Thank you

Steven

Steven Spraker, AICP
Planning Director

Planning Department
22 South Beach Street, Room 104
Ormond Beach, FL 32174
Direct Line: 386.676.3341
Department: 386.676.3238
Cell: 386.366.1590
Fax: 386.676.3361
E-mail: Steven.Spraker@ormondbeach.org

From: Spraker, Steven
Sent: Monday, October 10, 2022 4:56 PM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Cc: Community Development <ComDev@ormondbeach.org>
Subject: RE: Ormond Central, Distribution list (10.10.2022)

Good afternoon,

Please see the attached **second** neighborhood meeting notice for the Ormond Central Self-Storage project. A summary is below:

The Storch Law Firm shall conduct a neighborhood meeting on **Thursday, October 20, 2022, at 6:00PM** at the Trails Clubhouse, 201 Main Trail, Ormond Beach, FL

32174 regarding the Ormond Central Planned Business Development Amendment/Self-Storage. The Ormond Central Planned Business Development Amendment/Self-Storage seeks to allow the construction of a 3-story climate controlled self-storage building at 1 South Old Kings Road (intersection of South Old Kings Road/West Granada Boulevard). The Planned Business Development amendment would require Planning Board review and recommendation and City Commission action. Additional information can be obtained by contacting the Storch Law Firm at (386) 238-8383.

The project re-submitted on October 7, 2022 and the submittal can be found at: https://www.ormondbeach.org/1025/Ormond-Central-Self-Storage.

Please contact me with any questions. Thank you

Steven

Steven Spraker, AICP
Planning Director

Planning Department
22 South Beach Street, Room 104
Ormond Beach, FL 32174
Direct Line: 386.676.3341
Department: 386.676.3238
Cell: 386.366.1590
Fax: 386.676.3361
E-mail: Steven.Spraker@ormondbeach.org

From: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Sent: Tuesday, August 30, 2022 7:17 AM
To: 'gh.622@hotmail.com' <gh.622@hotmail.com>; 'Joe Jaynes' <JoeJaynes@cfl.rr.com>; 'lori@ledfordlaw.com' <lori@ledfordlaw.com>; 'elktonhouse@yahoo.com' <elktonhouse@yahoo.com>; 'skayinatl@gmail.com' <skayinatl@gmail.com>; 'lbudreika@comcast.net' <lbudreika@comcast.net>; 'jolmycorp1@gmail.com' <jolmycorp1@gmail.com>; 'patrickh423@aol.com' <patrickh423@aol.com>; 'holubdev@aol.com' <holubdev@aol.com>; 'Harry Newkirk' <harry@newkirk-engineering.com>; 'jhunt4868@gmail.com' <jhunt4868@gmail.com>; 'theoang15@gmail.com' <theoang15@gmail.com>; 'jgibson@dunamisdevelop.com' <jgibson@dunamisdevelop.com>; 'glenn@storchlawfirm.com' <glenn@storchlawfirm.com>; Shanahan, Joyce <Joyce.Shanahan@ormondbeach.org>; 'Julie and Ken Sipes' <cando2ormond@gmail.com>; 'pmercer1@cfl.rr.com' <pmercer1@cfl.rr.com>; 'pnovy@cfl.rr.com' <pnovy@cfl.rr.com>; 'julielantier247@gmail.com' <julielantier247@gmail.com>; 'Norman Lane' <norman@rotomation.com>; 'Rita and Marty Press' <RPress4852@aol.com>; 'Bill Denny' <billdenny105@gmail.com>; 'russellbenett@gmail.com' <russellbenett@gmail.com>; 'joey@storchlawfirm.com' <joey@storchlawfirm.com>
Cc: Community Development <ComDev@ormondbeach.org>

Subject: Ormond Central, site plan submittal (08.30.2022)

Good morning,

Please see the attached neighborhood meeting notice for the Ormond Central Self-Storage project. A summary is below:

The Storch Law Firm shall conduct a neighborhood meeting on **Tuesday, September 13, 2022, at 6:00PM** at the Trails Clubhouse, 201 Main Trail, Ormond Beach, FL 32174 regarding the Ormond Central Planned Business Development Amendment/Self-Storage. The Ormond Central Planned Business Development Amendment/Self-Storage seeks to allow the construction of a 3-story climate controlled self-storage building at 1 South Old Kings Road (intersection of South Old Kings Road/West Granada Boulevard). The Planned Business Development amendment would require Planning Board review and recommendation and City Commission action. Additional information can be obtained by contacting the Storch Law Firm at (386) 238-8383. The project submittal can be found at: https://www.ormondbeach.org/1025/Ormond-Central-Self-Storage.

Please contact me with any questions. Thank you

Steven

Steven Spraker, AICP
Planning Director

Planning Department
22 South Beach Street, Room 104
Ormond Beach, FL 32174
Direct Line: 386.676.3341
Department: 386.676.3238
Cell: 386.366.1590
Fax: 386.676.3361
E-mail: Steven.Spraker@ormondbeach.org

From: Spraker, Steven
Sent: Monday, August 8, 2022 12:41 PM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Cc: Community Development <ComDev@ormondbeach.org>
Subject: Ormond Central, site plan submittal (08.08.2022)

Good afternoon,

This is a distribution list city staff has assembled based on past correspondence regarding the Ormond Central project. If you do not want to be included on future e-

mails, please respond **STOP** and staff shall remove your e-mail from this list.

The Site Plan Review Committee (SPRC) has received an application for a three story climate controlled self-storage facility that is a total of 106,140 square feet. The project is under review of the SPRC. The project would require (1) neighborhood meeting, (2) Planning Board review/recommendation and (3) City Commission action. The project information is available at: https://www.ormondbeach.org/1025/Ormond-Central-Self-Storage.

Please contact me with any questions.

Thank you

Steven

Steven Spraker, AICP
Planning Director

Planning Department
22 South Beach Street, Room 104
Ormond Beach, FL 32174
Direct Line: 386.676.3341
Department: 386.676.3238
Cell: 386.366.1590
Fax: 386.676.3361
E-mail: Steven.Spraker@ormondbeach.org

Notice: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Julie and Ken Sipes
To: Spraker, Steven
Cc: Susan Barfield; Lori Bennett
Subject: Ormond Central Historic Trees
Date: Tuesday, November 1, 2022 10:20:34 PM
Attachments: Ormond Central Historic Trees.pdf

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Steve,

We are requesting that Historic Tree #5 be preserved, as it appears not to impede development.

Please include our email and the attachment in the Planning Board package.

Thank you,
Ken and Julie

Begin forwarded message:

On Oct 29, 2022, at 5:33 PM, Lori Bennett <loribennett1960@yahoo.com> wrote:

Agreed! I've done a couple of drive bys and they have plenty of room to build! No reason to take down the tree!!!

Attachment 4:

Historic Tree Reports and Summary

September 25, 2017: City Landscape Architect memorandum

October 21, 2016: (After Hurricane Matthew): Momberger Historic Tree Evaluation

June 13, 2016: Spence Historic Tree Evaluation Report

April 4, 2016: Poore Historic Tree Report

CITY OF ORMOND BEACH

22 South Beach Street
Ormond Beach, Florida 32174
TEL: (386) 676-3269
FAX: (386) 676-3304
E-mail: cara.culliver@ormondbeach.org

Memorandum

To: Steven Spraker **Date:** September 25, 2017

Re: **Ormond Central**

From: Cara Culliver **CC:**

Steven,

During the review of this project, the design team submitted two historic tree health assessment reports for staff review. Two separate reports were submitted for this project, one before, and one after Hurricane Matthew. After Irma, I inspected the condition of the historic trees and verified the October 21, 2016 historic tree evaluation report is still accurate. There are (8) historic trees located within this project of 8.729 acres, (3) are diseased and the remaining (5) are healthy. Out of the (5) healthy historic trees, (2) are being removed as they will be impacted by proposed Unit 1 building and retention pond. Three (3) historic trees will remain; see attached Historic Tree Evaluation Report for further details. Staff agrees with the historic tree evaluation for this project.

The project exceeds the 15% tree preservation requirement. Fifteen (15%) of the total gross area is 1.31 acres. The project provides 1.35 acres of proposed tree preservation which includes the north 36' greenbelt buffer, 10' west, 10' south and 6' east landscape buffers see attached exhibit. All items concerning historic tree preservation, landscape buffers and tree minimum site requirements have been addressed by the design team.

Sincerely,

Cara L. Culliver

Cara Culliver, B.L.A.

HISTORIC TREE EVALUATION

ORMOND CENTRAL
1 S OLD KINGS ROAD
ORMOND BEACH, FLORIDA 32174

Prepared by:
Margaret E. Momberger, RLA
6172 Del Rio Drive
Port Orange, Florida 32127
386-506-9340
margaret.momberger@att.net

October 21, 2016
Margaret E. Momberger, RLA
LA 0001544

INTRODUCTION:

This report has been prepared to provide a professional evaluation of the historic trees on the Ormond Central project site. The City of Ormond Beach Land Development Code classifies a Historic Tree as a Live Oak, Bald Cypress or other indigenous tree with an estimated age over one hundred (100) years and a diameter of thirty-six inches (36") or greater and/or trees designated as historic by the City Commission. There are six historic Live Oaks on the Ormond Central project site ranging in size from 36"-49" in diameter at breast height. Most of the site is heavily wooded with moderate to dense underbrush. The western third of the site is developed. The trees are not tagged with numbers, but are fairly easy to locate in the wooded portion. I found the attached tree sketch prepared by Newkirk Engineering to be representative of the location and size of the historic trees on site.

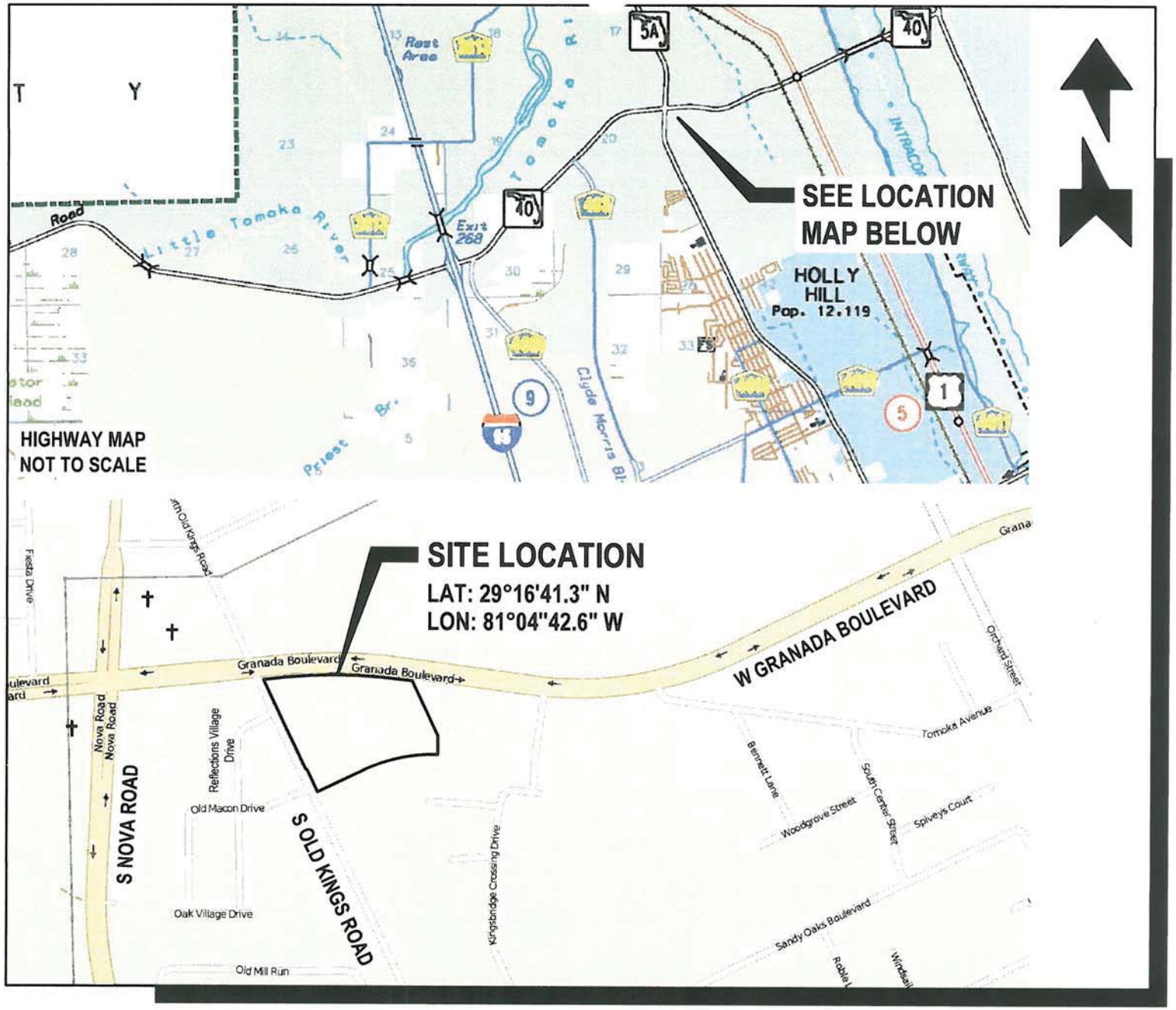
EVALUATION METHODOLOGY:

An external assessment was used for each tree to determine the structural integrity, fullness of canopy, and the condition of the root zone, trunk and major branches. In addition to the health and vitality of the trees, this evaluation takes into consideration the existing location and proximity of other trees and the proposed future development condition. This is an important consideration when developing a plan to preserve trees in the built environment. Trees that have been growing in a forest-like environment are susceptible to failure in high wind conditions when exposed by clearing the trees surrounding and supporting them. With the recent event of Hurricane Matthew this phenomenon is readily apparent throughout the community and other areas affected by the storm.

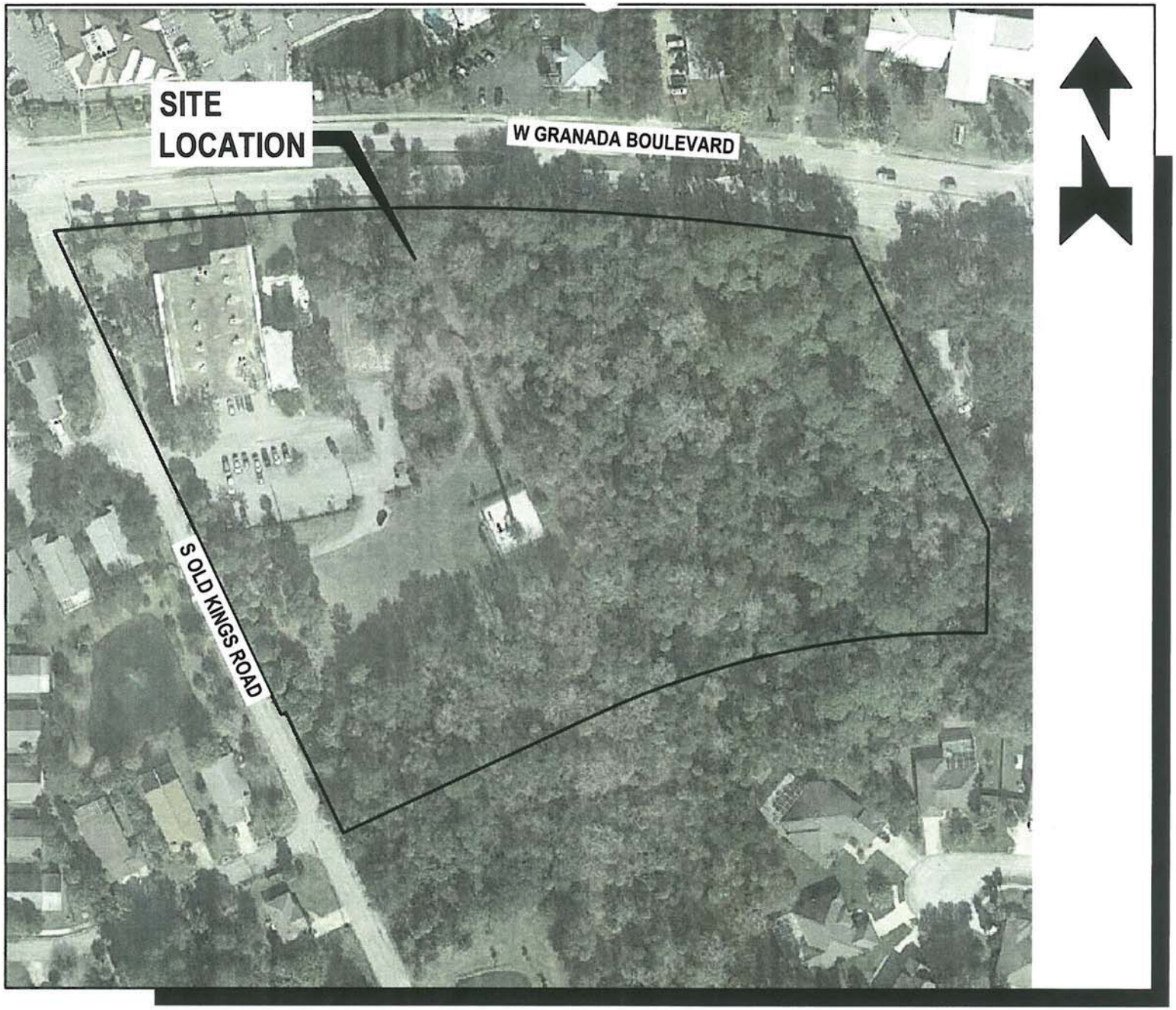
Special note: This assessment was done post Hurricane Matthew. Several of the historic trees were damaged due to the hurricane and one tree (Tree #7) was completed uprooted. New photos of the affected trees are attached to this report.

TREE IDENTIFICATION NUMBER	COMMENTS	RECOMMENDATION
1	This tree is in good condition. It is located in the Granada buffer in which other existing trees will be preserved. The wide area of preserved trees in the buffer will provide support structure for this tree as well as providing root space needed for survival in the built environment.	Preserve
2	This tree is in poor condition. The tree already had structural issues, it was missing the main leader at the top, has been pruned repeatedly on one side by FPL and it has missing bark vertically down the trunk which might indicate a lightning strike. The tree was further damaged by Hurricane Matthew. One of the two main trunks/leaders cracked and is a complete loss. See attached photos taken on October 17. This tree is located in the Granada buffer which would normally be a good location, however it is in direct line with the proposed driveway and close to the right-of-way line where there are overhead power lines. The canopy of the tree is in conflict with the overhead power lines and will always be subject to FPL pruning.	Remove
3	This tree is in poor condition. There is a large open cavity at the base. The tree suffered damage from Hurricane Matthew. Upper branches and the 2 main leaders have been sheared off and the canopy is very sparse. See attached photos taken on October 17. This tree is located along the eastern perimeter of the site within striking distance of the structure on the neighboring property. The combination of the condition and location of the tree deems it unsuitable for preservation.	Remove

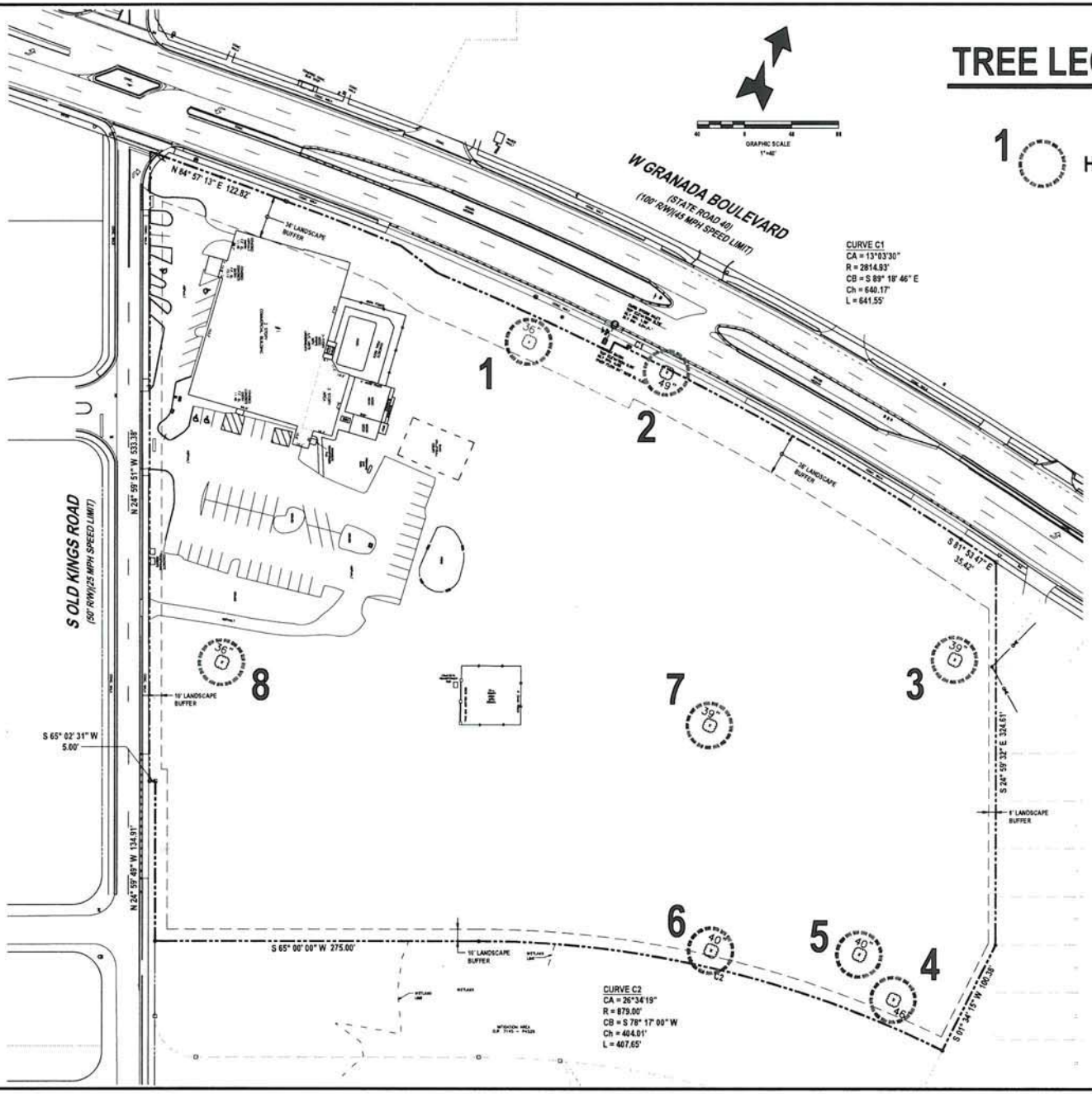
TREE IDENTIFICATION NUMBER	COMMENTS	RECOMMENDATION
4	This tree is in poor condition. It has a large open cavity at the base and it appears to be hollow. Several upper limbs are sheared off. It is located along the southern perimeter of the site which is adjacent to undeveloped commercial property. The location is ideal for preservation, however the tree is in such bad shape it would be prudent to remove it during development of the site.	Remove
5	This tree is in fair condition. The tree has co-dominant leaders that occur approximately 12-15 feet from the ground. There is some decay and broken branches within the canopy which can be corrected with pruning. The tree is located along the southern perimeter of the site and is suitable for preservation.	Preserve
6	This tree is in fair condition. It has decay at the base of the trunk and included bark where the trunk splits in two. It is located along the southern perimeter of the site which makes it suitable for preservation if sufficient root space and open area is provided so that potential targets are not within range.	Consider Preservation
7	This tree has fallen due to Hurricane Matthew. See attached photos taken on October 17.	Remove
8	This tree is in good condition. The tree is stable and healthy and is a good candidate for preservation. It is located in a previously cleared open area within the developed portion of the site. The canopy is relatively full and the height of the tree is in proportion with the canopy typical of a Live Oak that hasn't been competing with other trees.	Preserve



LOCATION MAP



SITE AERIAL MAP



TREE LEGEND

1 HISTORIC OAK TREE

REVISIONS

DATE	DESCRIPTION

NEWKIRK ENGINEERING
1378 North US1, Suite 204
Ormond Beach, Florida 32174
Phone (386) 290-7599
Harry@Newkirk-Engineering.com
Certificate of Authorization No. 30209

© 2013

Civil Engineering
Land Development
Construction Engineering & Inspection

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING AND MAY NOT BE USED OR REPRODUCED WHOLLY OR IN PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING COMPANY 2013 ALL RIGHTS RESERVED

HISTORIC TREE LOCATION MAP
ORMOND CENTRAL
1 SOUTH OLD KINGS RD
ORMOND BEACH, FLORIDA 32174

HARRY NEWKIRK
NO. 62971
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND SEALED

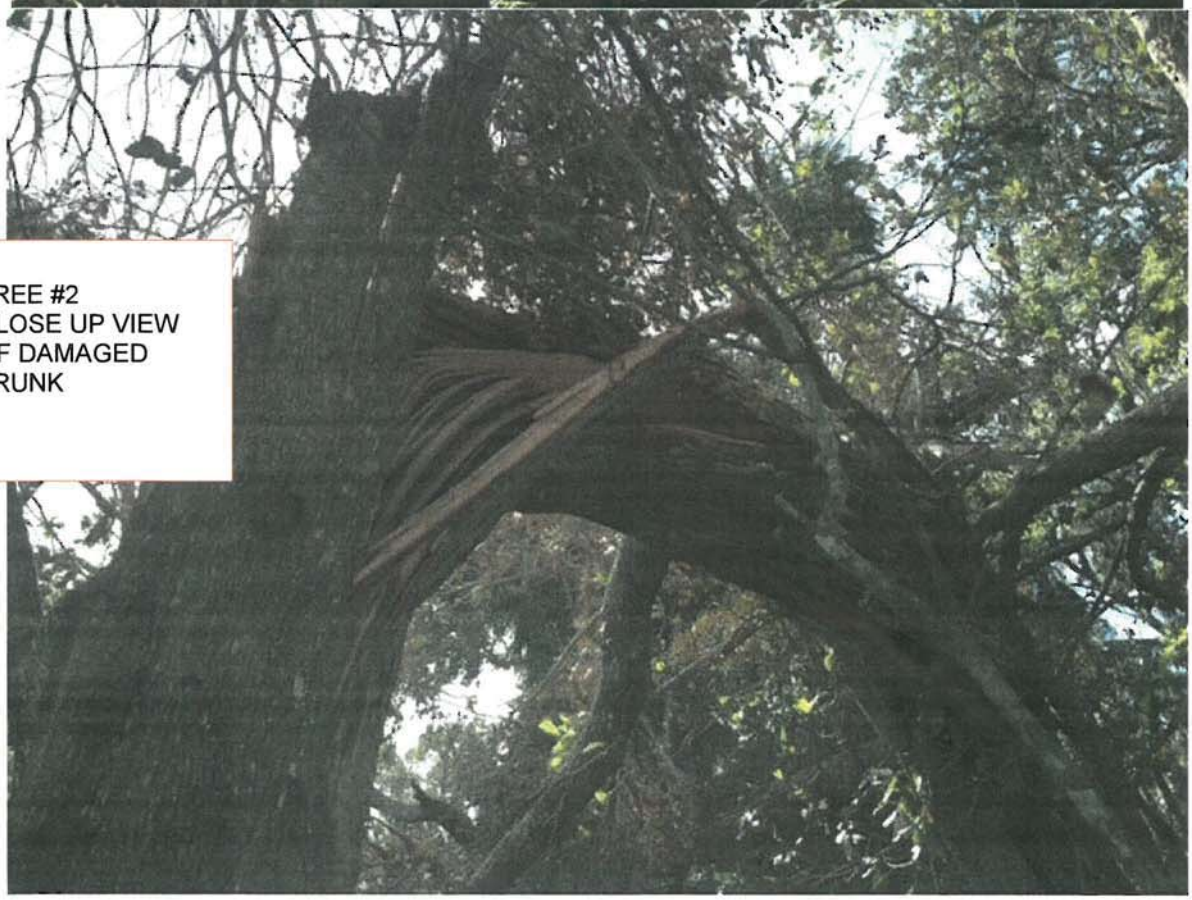
PROJECT No	2015-165
DATE	APRIL 2016
DESIGN BY	HHN
DRAWN BY	DAB
CHECKED BY	HHN
SCALE	1"=30'

DRAWING NUMBER

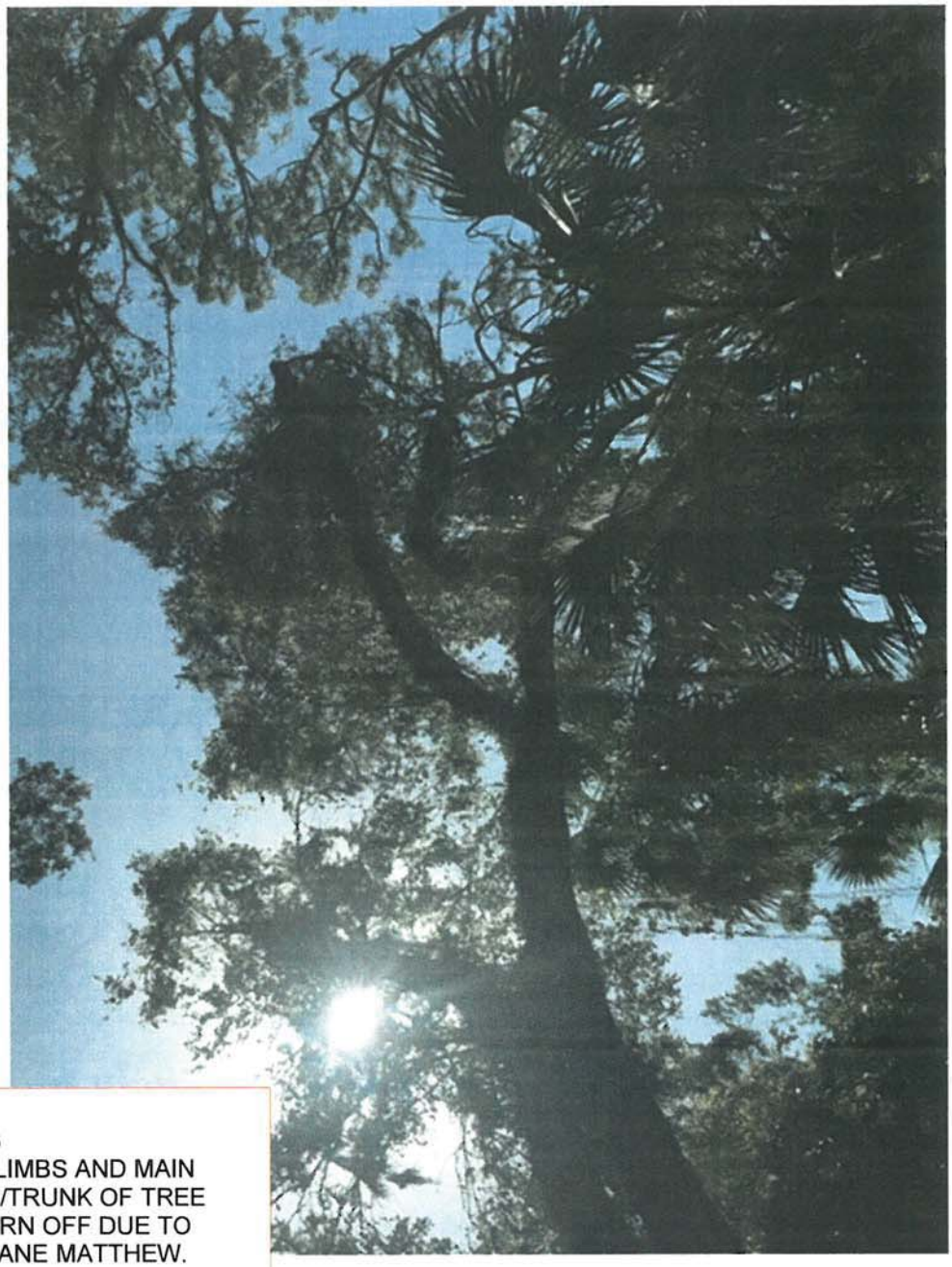
EX-1



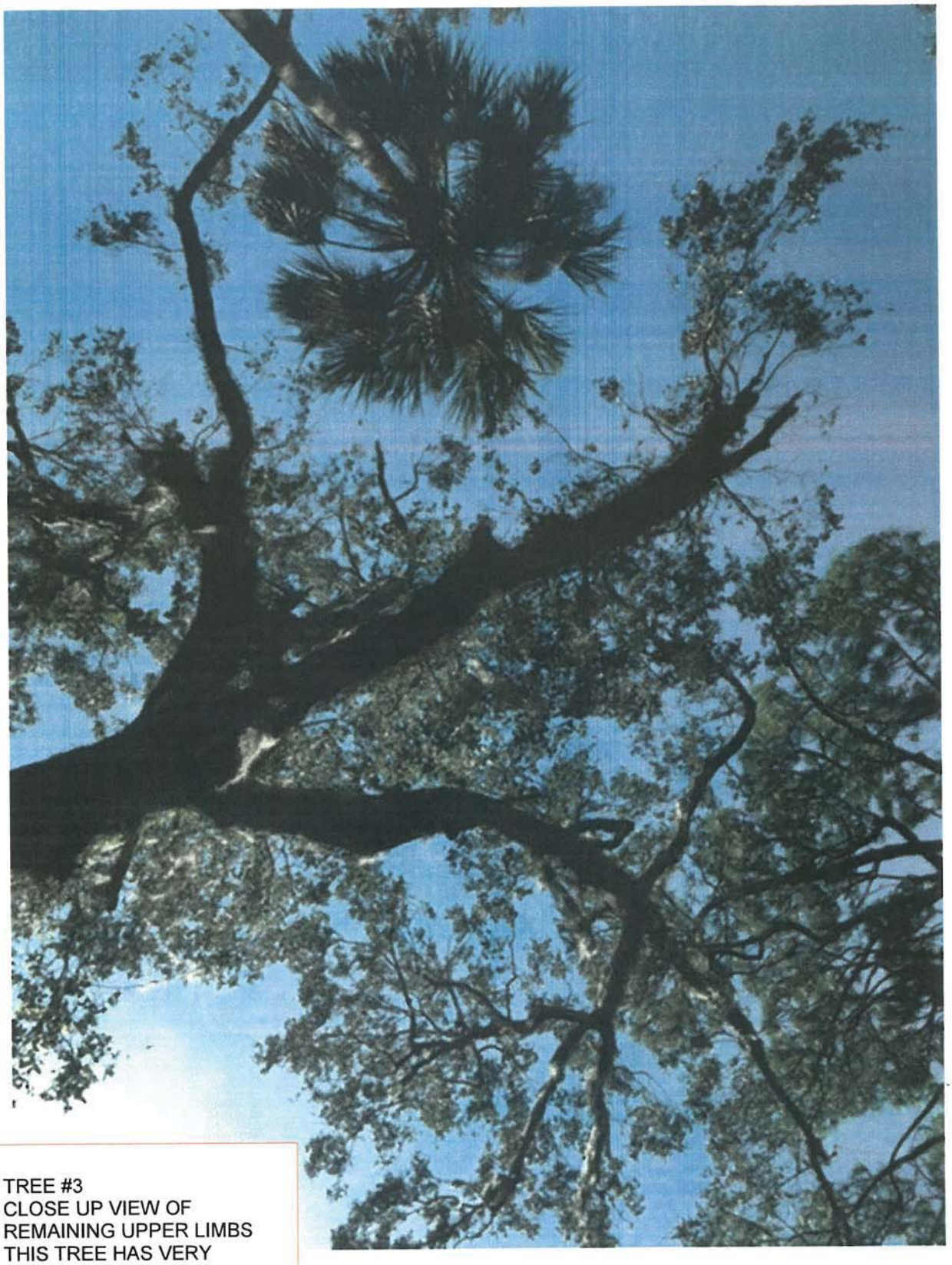
TREE #2
2ND TRUNK OF TREE SUFFERED COMPLETE FAILURE DUE TO HURRICANE MATTHEW



TREE #2
CLOSE UP VIEW OF DAMAGED TRUNK



TREE #3
UPPER LIMBS AND MAIN LEADER/TRUNK OF TREE WAS TORN OFF DUE TO HURRICANE MATTHEW.



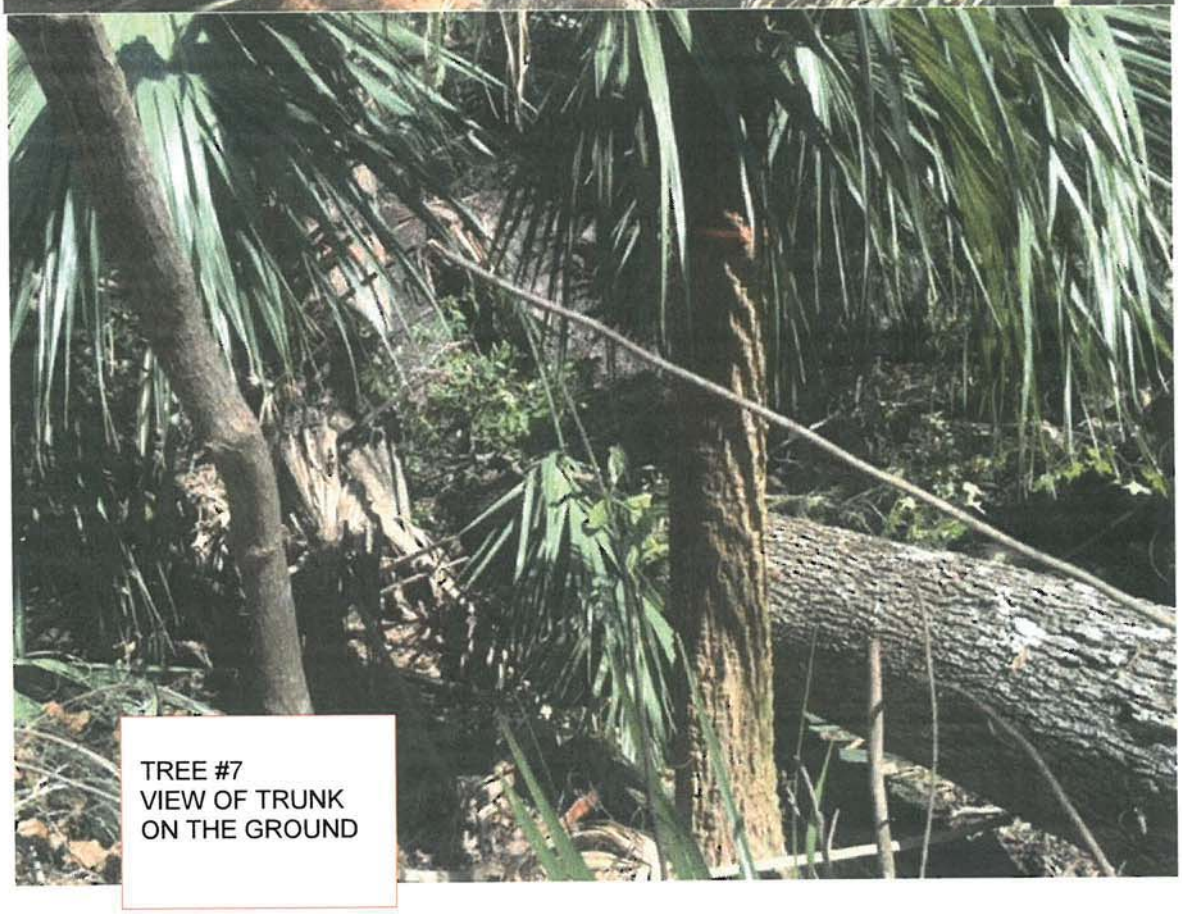
TREE #3
CLOSE UP VIEW OF
REMAINING UPPER LIMBS
THIS TREE HAS VERY
SPARSE REMAINING
CANOPY.



TREE #3
CLOSE UP VIEW
OF DAMAGED
LIMB



TREE #7
THE TREE HAS FALLEN TO THE GROUND DUE TO HURRICANE MATTHEW



TREE #7
VIEW OF TRUNK ON THE GROUND



TREE #7
VIEW OF BASE OF
THE TREE

Historic Tree Evaluation Report
Ormond Central

Prepared for:

City of Ormond Beach

22 South Beach Street
Ormond Beach, FL 32174

Native Florida Landscapes, LLC
Environmental, Native Plant Design & Vegetation Consulting
P.O. Box 2905, Ormond Beach, FL 32175
386-235-0404 donaldjspence@gmail.com
www.nativefloridalandscapes.com



13 June 2016

Don Spence, Ph.D., Certified Municipal Arborist FL-1341AM
Principal Scientist

NATIVE FLORIDA LANDSCAPES, LLC

Environmental & Vegetation Consulting
P.O. Box 2905, Ormond Beach, FL. 32175
386-235-0404 – www.nativefloridalandscapes.com

13 June 2016

City of Ormond Beach
22 South Beach Street
Ormond Beach, FL 32174

Subj: Historic Tree Report Evaluation - Ormond Central

Dear Mr. MacDonald,

I complted the historic tree review for Ormond Central site on 5 June 2016 and found that the report submitted to the City of Ormond Beach was not completely accurrate as to the health evaluations of the historic trees. In Table 1 below, I have provided the historic tree evaluation statements that were submitted by the developer to the City. In the table below, cells that are shaded green are assessments that we agreened on, cells that are red are where we differed in our opinion of tree health, and un shaded cells represent trees where our assessments were close.

The historic tree report that was submitted does not list on when date the survey was completed. Very few of the Diameter at Breast Height (DBH) measurements I took match the trees I was evaluating. Tree 7 does not appear to be in the location provided in the report, Figure 1. I think a new tree survey is needed to accurately locate these trees. Additionally, none of the trees that were found had tree number tags on them. During my review, I attempted to match the trees on site to the tree numbers and photos that were provided in the report. I am confident I found each of the 8 trees in this report.

In summary, the historic tree report submitted was not entirely accurate and some of one tree were not located where they should have been, based on the map in the client's report.
If you have any questions, feel free to contact me regarding any of these trees or my report.

Respectfully submitted,



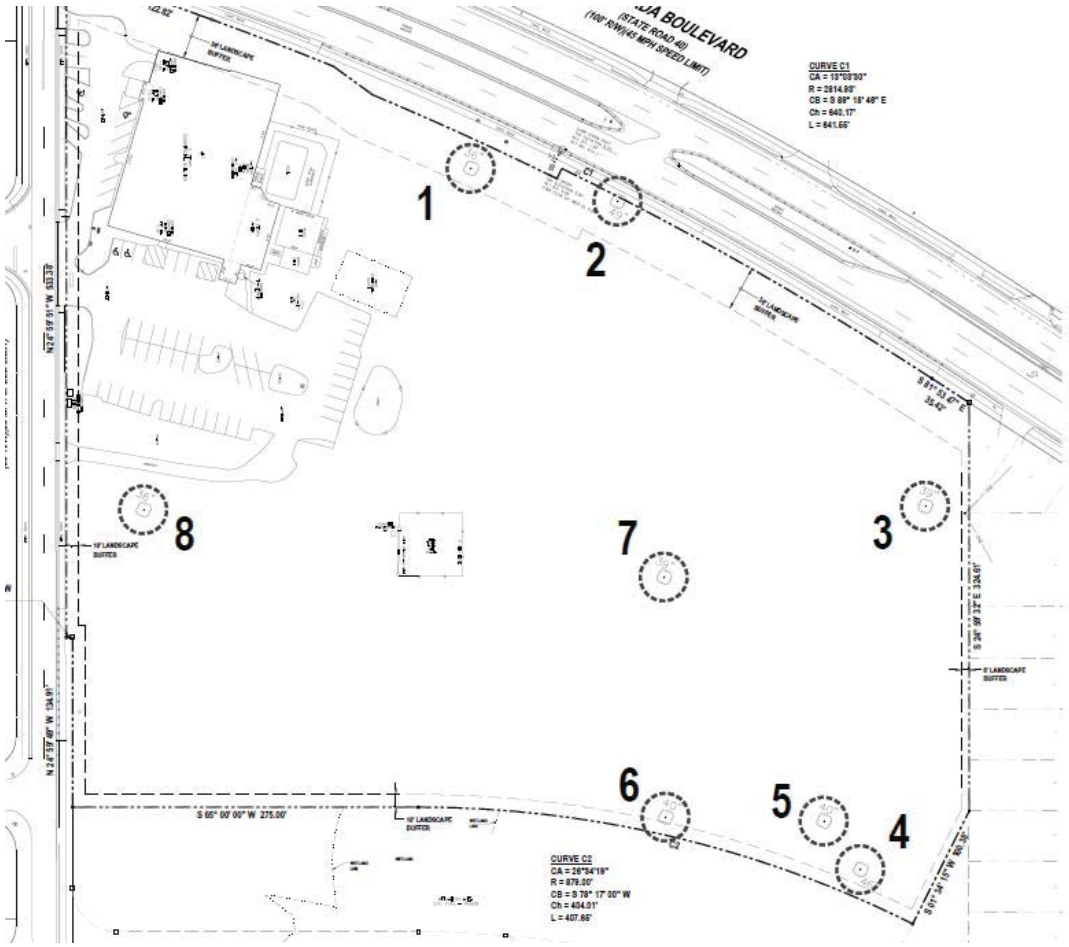
Don Spence, Ph.D.

Table 1.

Tree No.	Historic Tree Assessment provided by Richard L. Poore	Assessment provided by Don Spence
1	36" DBH Live Oak: Tree is in good condition with good root crown, trunk and branches. The tree hazard rating of 4. The tree will be saved during construction and located in the Granada Boulevard Greenbelt Buffer.	The photos of Tree 1 in the report are not the same tree as identified as Tree 1 on the map. The tree at the site on the map, near SR 40 and the fence, is in good health.
2	49" DBH Live Oak: Tree is in poor condition (unhealthy) with major trunk and branch pruning by Florida Power and Light. There are dead branches and bark falling off trunk. The tree hazard rating of 8. Tree is located in the main driveway entrance and will be removed with the proposed development.	This tree is in fair health. This tree does have structural issues, however. Through pruning, the health of this tree could be improved to the extent it has the potential to live for many years to come.
3	39" DBH Live Oak: Tree is in poor condition (unhealthy) with root crown decay and cavity, trunk wounds/seam, decay and cavity and 2 of 3 main trunks broken. The tree hazard rating of 10. The tree is proposed to be removed during construction.	This tree is healthy. Even though there is an area where the bark has come off the tree, it has adapted and remains stable and healthy.
4	46" DBH Live Oak: Tree is in poor condition (unhealthy) with major cavity at base, root decay, root cavity, main trunk broken, trunk cracks and decay, branch wounds and decay. The tree hazard rating of 10. The tree is proposed to be removed during construction.	This tree is in fair health. There is a large cavity in the tree, however the tree has adapted and will likely live for many years to come. Pruning would improve the health of this tree.
5	40" DBH Live Oak: Tree is in fair/poor condition (unhealthy) with five (5) major branches broken. The trunk and branches have wounds, cavity and decay. The tree hazard rating is 8. The tree is proposed to be removed during construction.	This tree is in fair health. It has good overall root structure. It does have co-dominant leaders and the canopy has broken branches and decay. Pruning would improve the health of this tree.
6	40" DBH Live Oak: Tree is in poor condition (unhealthy) with root base rotting/major decay and 3 major branches broken. The trunk and branches have splits, decay, loose bark and cavity. The tree hazard rating is 10. The tree is proposed to be removed during construction.	Even with the decay at the base of the trunk, this tree is generally healthy. Pruning would improve the health of this tree. I do not think Tree 6 is accurately located on the map.

7	39” DBH Live Oak: The tree is in poor condition (unhealthy) with trunk broken/leaning and 4 major branches broken/dead. The root crown, trunk and branches have cracks, wounds, decay, cavity and loose bark. The tree hazard rating is 9. The tree hazard rating is 10. The tree is proposed to be removed during construction.	The tree noted as Tree 7 in the report is not Tree 7 on site, as noted in the map. This tree on site is in good to fair condition, the fill over the roots on the west side of the tree have limited canopy development on that side but overall the tree has adapted to this condition and is healthy.
8	36” DBH Live Oak: The tree is in fair condition. The tree has some trunk and branch cracks and decay. The tree hazard rating is 6. The tree is proposed to be removed during construction.	This tree is in good condition and is healthy.

Figure 1 - Tree locations for Ormond Central

All trees were located, however Tree 7 should be located further north than is illustrated in this figure.


HISTORIC TREE REPORT

ORMOND CENTRAL

1 S Old Kings Road
Ormond Beach, Florida 32174

Richard L. Poore, LA533
300 Gatewood Court
Ormond Beach, FL 32174
ThePoores@bellsouth.net

LANDSCAPE ARCHITECT CERTIFICATE

I hereby certify that I am a registered Landscape Architect in the State of Florida, License No. 533, Florida Board of Landscape Architecture. I certify to the best of my knowledge and belief that the statements of fact contained in this report are true and correct, that opinions, evaluation and conclusion are limited only by the reported assumptions and limiting conditions, and that they are my personal, unbiased, professional analysis, opinions and conclusions. I have no personal or prospective interest in the subject of this report and I have no personal or bias with respect to the parties involved.

Project: **ORMOND CENTRAL**

Location: **1 S OLD KINGS ROAD**
ORMOND BEACH, FL 32174

Client: **ORMOND CENTRAL INVESTORS, LLC**
1185 WEST GRANADA BOULEVARD, SUITE 12
ORMOND BEACH, FL 32174



Richard L. Poore, LA533
300 Gatewood Court
Ormond Beach, FL 32174
(386) 212-8491

TABLE OF CONTENTS

PAGE	TITLE
1	Professional Landscape Architect Certificate
2	Table of Contents
3	Introduction
3	Methodology
4 – 5	Observations and Discussion
5	Conclusion
Appendix A	Site Location Map - Site Location Map - Aerial Location Map - FLUCFCS Map
Appendix B	Historic Tree Evaluation - Historic Tree Map - Tree Hazard Evaluation Form - Tree Photographs

INTRODUCTION

This Tree Evaluation Report has been prepared to evaluate the existing conditions of Historic Oak Trees located within the Ormond Central Commercial Development. The City of Ormond Beach classifies a Historic Tree as a Live Oak, Bald Cypress or other indigenous tree with an estimated age of over one hundred (100) years and a diameter of thirty-six (36") or greater and/or trees designated as historic by the City Commission.

METHODOLOGY

The inspection method used was the Visual Tree Assessment (VTA) method by Mattheck & Breloer 2010 and A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas" by Matheny and Clark published by the International Society of Arboriculture.

The VTA method involves inspecting the trees from ground level, using binoculars to aid in identification of any external signs of decay, physical damage, growth related structural defects and the site conditions where the tree is growing.

The Photographic Guide to the Evaluation of Hazard Trees in Urban Areas focuses on several important aspects: review of past and present conditions, identification and assessment of structural defects in roots, root crown, and crown; evaluation of likely and significant failure; assessment of the significance of the target; development of the hazard rating.

The Tree Hazard Evaluation Form is a 12-point rating scale with 3 being the lowest risk and 12 being the highest risk. Under adverse conditions, all trees pose some level of risk for tree failure. There are two conditions that must be met in order for a tree to be deemed hazardous.

- The first condition is that there must be a defect such as trunk decay, co-dominant stem, root pruning or severance, etc.
- The second condition is that there must be a target such as a building, pedestrian or vehicular traffic, parked vehicles, etc.

OBSERVATIONS AND DISCUSSIONS

The Ormond Central parcel has eight (8) Historic Live Oak Trees. The dominant vegetation type consists of upland hardwood forest with a variety of canopy trees including Bay, Cedar, Elm, Hack Berry, Holly, Magnolia, Mulberry, Oak Tree, Palm, Pine and Sweetgum.

The following is a summary of the tree evaluation:

Tree 1: 36" DBH Live Oak: Tree is in good condition with good root crown, trunk and branches. The tree hazard rating of 4. The tree will be saved during construction and located in the Granada Boulevard Greenbelt Buffer.

Tree 2: 49" DBH Live Oak: Tree is in poor condition (unhealthy) with major trunk and branch pruning by Florida Power and Light. There are dead branches and bark falling off trunk. The tree hazard rating of 8. Tree is located in the main driveway entrance and will be removed with the proposed development.

Tree 3: 39" DBH Live Oak: Tree is in poor condition (unhealthy) with root crown decay and cavity, trunk wounds/seam, decay and cavity and 2 of 3 main trunks broken. The tree hazard rating of 10. The tree is proposed to be removed during construction.

Tree 4: 46" DBH Live Oak: Tree is in poor condition (unhealthy) with major cavity at base, root decay, root cavity, main trunk broken, trunk cracks and decay, branch wounds and decay. The tree hazard rating of 10. The tree is proposed to be removed during construction.

Tree 5: 40" DBH Live Oak: Tree is in fair/poor condition (unhealthy) with five (5) major branches broken. The trunk and branches have wounds, cavity and decay. The tree hazard rating is 8. The tree is proposed to be removed during construction.

Tree 6: 40" DBH Live Oak: Tree is in poor condition (unhealthy) with root base rotting/major decay and 3 major branches broken. The trunk and branches have splits, decay, loose bark and cavity. The tree hazard rating is 10. The tree is proposed to be removed during construction.

Tree 7: 39" DBH Live Oak: The tree is in poor condition (unhealthy) with trunk broken/leaning and 4 major branches broken/dead. The root crown, trunk and branches have cracks, wounds, decay, cavity and loose bark. The tree hazard rating is 9. The tree hazard rating is 10. The tree is proposed to be removed during construction.

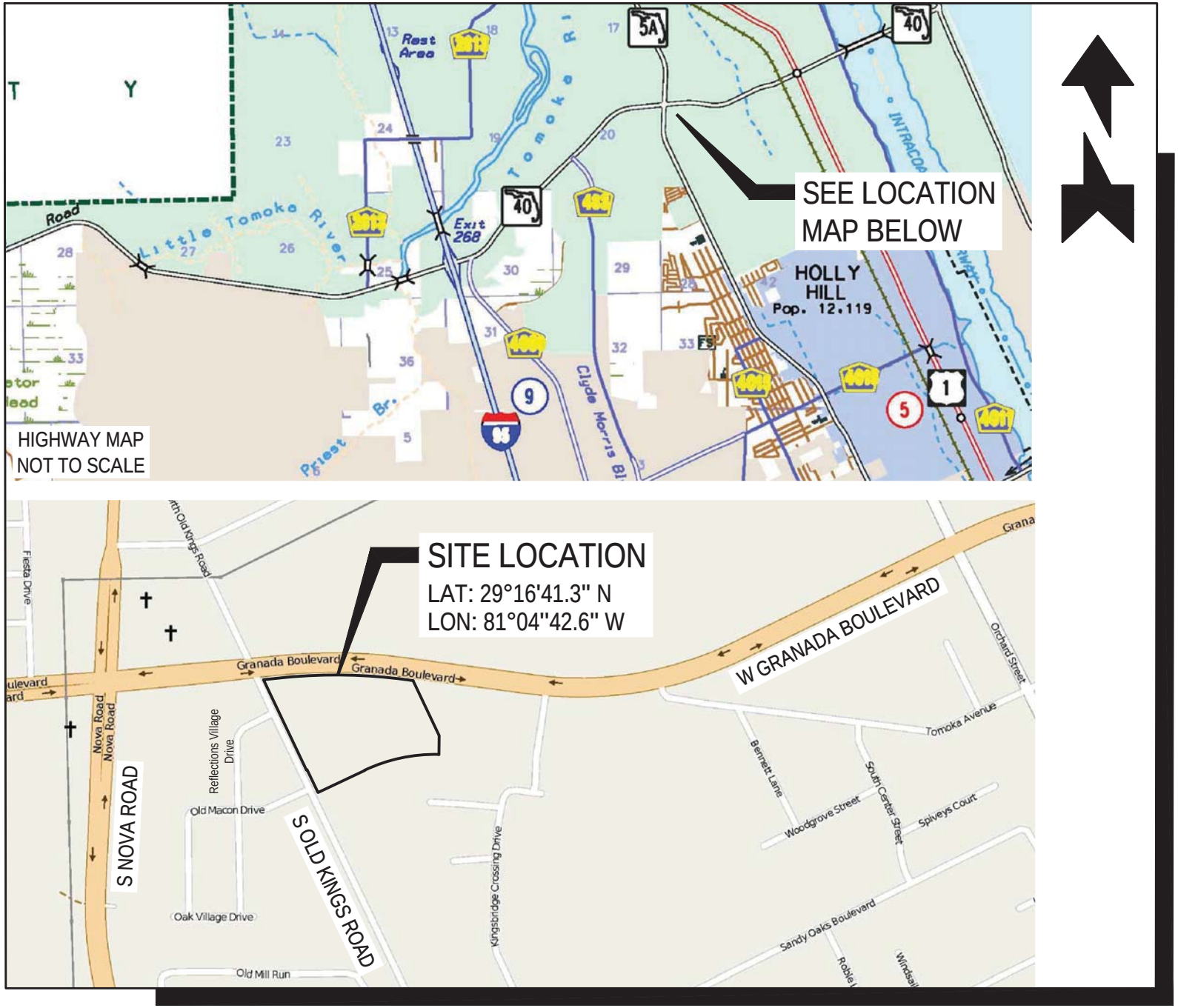
Tree 8: 36” DBH Live Oak: The tree is in fair condition. The tree has some trunk and branch cracks and decay. The tree hazard rating is 6. The tree is proposed to be removed during construction.

CONCLUSION

The Ormond Central development has 8 Historic Oak Trees consisting of 5 in poor (unhealthy) condition, 1 in fair/poor condition (unhealthy), 1 in fair condition and 1 in good condition. During construction eight (8) Historic Live Oak trees will be removed and one (1) 36” Live Oak will be saved that is in good condition and will be located within the Granada Boulevard Greenbelt Buffer.

APPENDIX A

“Maps”



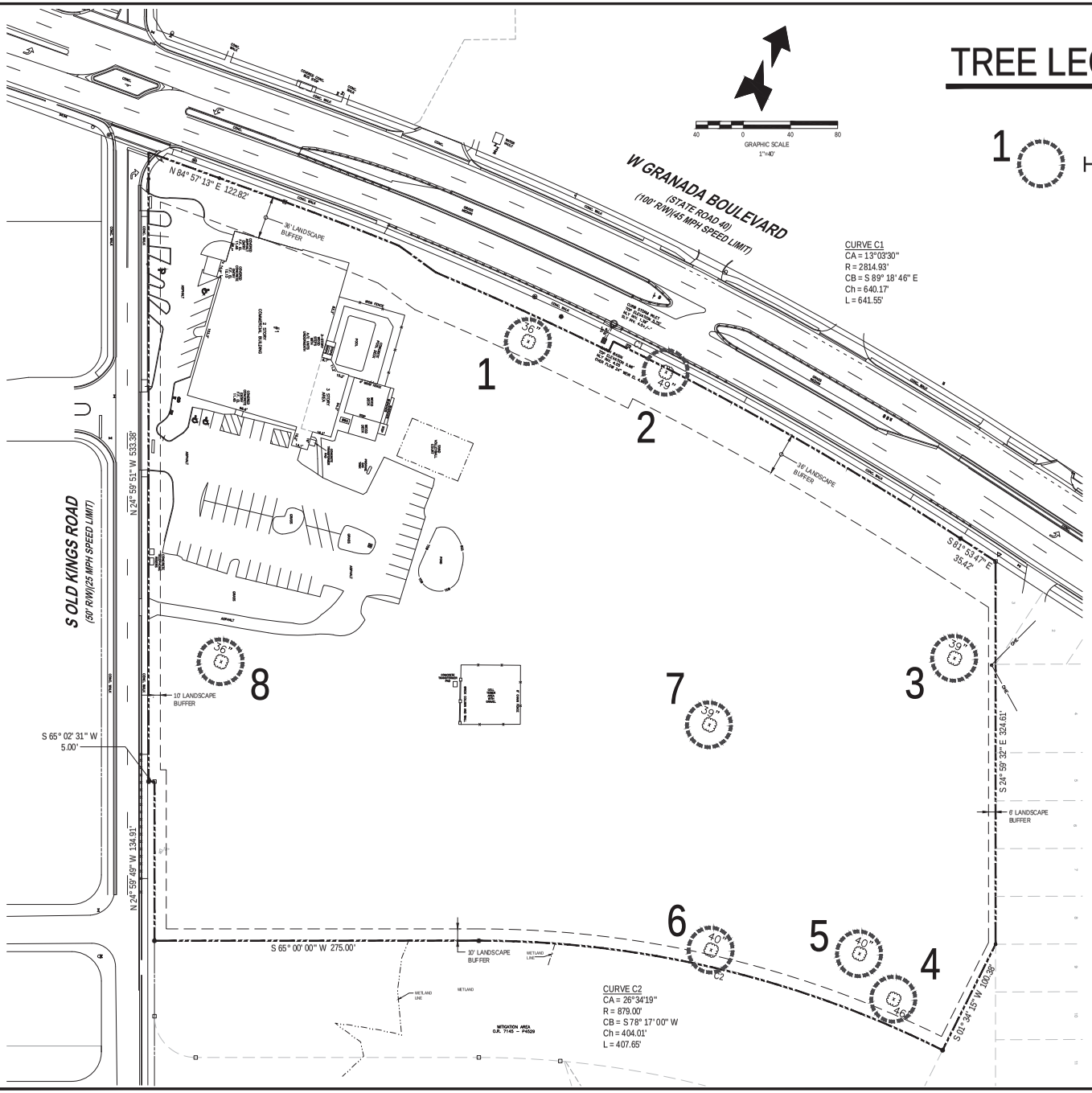
LOCATION MAP



SITE AERIAL MAP

APPENDIX B

“Historic Tree Evaluation”



REVISIONS

DATE	DESCRIPTION

NEWKIRK ENGINEERING
1370 North US1, Suite 204
Ormond Beach, Florida 32174
Phone (386) 290-7599
Harry@Newkirk-Engineering.com
Certificate of Authorization No. 30209

© 2013

Civil Engineering
Land Development
Construction Engineering & Inspection

HOLUB DEVELOPMENT
HHP LEWIS REGISTER PROPERTIES

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING AND SHALL NOT BE USED IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2013 ALL RIGHTS RESERVED

HISTORIC TREE LOCATION MAP
ORMOND CENTRAL
1 SOUTH OLD KINGS RD
ORMOND BEACH, FLORIDA 32174

HARRY H. NEWKIRK, P.E. LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND SEALED

PROJECT No:	2015-165
DATE:	APRIL 2016
DESIGN BY:	HHN
DRAWN BY:	DAB
CHECKED BY:	HHN
SCALE:	1"=30'

DRAWING NUMBER

EX-1

Tree # 1, 36” Live Oak









A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 1 S Old Kings Road

Map/Location:

Owner: public ____ private X unknown ____ other ____

Date: 4/7/16 Inspector: Richard Poore

Date of last inspection:

HAZARD RATING:

1 (Failure Potential) + 1 (Size of part) + 2 (Target Rating) = 4 (Hazard Rating)

____ Immediate action needed

____ Needs further inspection

____ Dead tree

TREE CHARACTERISTICS

Tree #: 1 **Species:** Live Oak

DBH: 36 **# of trunks:** 1 **Height:** 55 **Spread:** 36

Form: X generally symmetric ☐ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☐ co-dominant X intermediate ☐ suppressed

Live crown ratio: 65 % **Age class:** ☐ young ☐ semi-mature ☐ mature X over-mature/senescent

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced
X none ☐ multiple pruning events Approx. dates:

Special Value: ☐ specimen X heritage/historic ☐ wildlife ☐ unusual ☐ street tree ☐ screen ☐ shade ☐ indigenous ☐ protected by gov. agency

TREE HEALTH

Foliage color: X normal ☐ chlorotic ☐ necrotic **Epicormics?** Y N

Foliage density: X normal ☐ sparse **Leaf size:** ☐ normal ☐ small

Annual shoot growth: ☐ excellent X average ☐ poor **Twig Dieback?** Y N

Woundwood development: ☐ excellent X average ☐ poor ☐ none

Vigor class: ☐ excellent X average ☐ fair ☐ poor

Major pests/diseases: Week tree base

Growth obstructions:
☐ stakes ☐ wire/ties ☐ signs ☐ cables
☐ curb/pavement ☐ guards
☐ other

SITE CONDITIONS

Site Character: ☐ residence X commercial ☐ industrial ☐ park ☐ open space ☐ natural X woodland/forest

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: X none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wettled

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved: (0%) 10-25% 25-50% 50-75% 75-100% **Pavement lifted?** Y N

% dripline w/ fill soil: (0%) 10-25% 25-50% 50-75% 75-100%

% dripline grade lowered: (0%) 10-25% 25-50% 50-75% 75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of fail
X clay ☐ expansive ☐ slope ____° aspect: ____

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent veg. ☐ ____

Exposure to wind: ☐ single tree ☐ below canopy X above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: East Occurrence of snow/ice storms X never ☐ seldom ☐ regularly

TARGET

Use Under Tree: ☐ building ☐ parking ☐ traffic ☐ pedestrian ☐ recreation X landscape ☐ hardscape ☐ small features ☐ utility lines

Can target be moved? Y (N) **Can use be restricted?** Y (N)

Occupancy: ☐ occasional use X intermittent use ☐ frequent use ☐ constant use

The International Society of Arboriculture assumes no responsibility for conclusions or recommendations derived from use of this form.

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: Y (N) **Mushroom/conk/bracket present:** Y N **ID:** _____

Exposed roots: ☐ severe ☒ moderate ☐ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: No distance from trunk **Root area affected:** _____% **Buttress wounded:** Y N **When:** _____

Restricted root area: ☐ severe ☒ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☒ low

LEAN: _____ deg. from vertical ☒ natural ☐ unnatural ☐ self-corrected **Soil heaving:** Y (N)

Decay in plane of lean: Y (N) **Roots broken** Y (N) **Soil cracking:** Y (N)

Compounding factors: _____ **Lean severity:** ☐ severe ☐ moderate ☐ low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper	M			
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits	M			
Hangers				
Girdling				
Wounds/seam	M			
Decay	M			
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

HAZARD RATING

Tree part most likely to fail: Limbs / Branches

Inspection period: _____ annual _____ biannual _____ other Initial

Failure Potential + Size of Part + Target Rating = Hazard Rating

1 + 1 + 1 = 3

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe
Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm); 3 - 18-30" (45-75 cm); 4 - >30" (75 cm)
Target rating: 1 - occasional use; 2 intermittent use; 3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Cable/Brace: _____ **Inspect further:** ☐ root crown ☐ decay ☐ aerial ☐ monitor

Remove tree: Y (N) **Replace?** Y N **Move target:** Y N **Other:** _____

Effect on adjacent trees: ☐ none ☐ evaluate

Notification: ☐ owner ☐ manager ☐ governing agency **Date:** 4/17/16

COMMENTS

Tree # 2, 49” Live Oak











A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 1 S Old Kings Road

Map/Location:

Owner: public ____ private X unknown ____ other ____

Date: 4/7/16 Inspector: Richard Poore

Date of last inspection:

HAZARD RATING:

3 (Failure Potential) + 3 (Size of part) + 2 (Target Rating) = 8 (Hazard Rating)

____ Immediate action needed

____ Needs further inspection

____ Dead tree

TREE CHARACTERISTICS

Tree #: 2 **Species:** Live Oak

DBH: 49 **# of trunks:** 2 **Height:** 35 **Spread:** 35

Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☐ co-dominant ☐ intermediate ☒ suppressed

Live crown ratio: 32 % **Age class:** ☐ young ☐ semi-mature ☐ mature ☒ over-mature/senescent

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☒ crown reduced ☐ flush cuts ☐ cabled/braced ☐ none ☒ multiple pruning events Approx. dates: FP&L pruning for electric lines

Special Value: ☐ specimen ☒ heritage/historic ☐ wildlife ☐ unusual ☐ street tree ☐ screen ☐ shade ☐ indigenous ☐ protected by gov. agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic **Epicormics?** Y N

Foliage density: ☐ normal ☒ sparse **Leaf size:** ☒ normal ☐ small

Annual shoot growth: ☐ excellent ☐ average ☒ poor **Twig Dieback?** Y N

Woundwood development: ☐ excellent ☐ average ☒ poor ☐ none

Vigor class: ☐ excellent ☐ average ☐ fair ☒ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other ____

Major pests/diseases: Dead branches, bark falling off, growing in power lines.

SITE CONDITIONS

Site Character: ☐ residence ☒ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland\forest

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wettled

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved: 0% 10-25% 25-50% (50-75%) 75-100% **Pavement lifted?** Y N

% dripline w/ fill soil: 0% 10-25% 25-50% (50-75%) 75-100%

% dripline grade lowered: (0%) 10-25% 25-50% 50-75% 75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of fail ☒ clay ☐ expansive ☐ slope ____° aspect: ____

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☒ overhead lines ☒ underground utilities ☒ traffic ☐ adjacent veg. ☐ ____

Exposure to wind: ☐ single tree ☐ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☒ area prone to windthrow

Prevailing wind direction: East Occurrence of snow/ice storms ☒ never ☐ seldom ☐ regularly

TARGET

Use Under Tree: ☐ building ☐ parking ☐ traffic ☐ pedestrian ☐ recreation ☒ landscape ☐ hardscape ☐ small features ☐ utility lines

Can target be moved? Y (N) **Can use be restricted?** Y (N)

Occupancy: ☐ occasional use ☒ intermittent use ☐ frequent use ☐ constant use

The International Society of Arboriculture assumes no responsibility for conclusions or recommendations derived from use of this form.

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: Y (N) **Mushroom/conk/bracket present:** Y (N) **ID:** _____

Exposed roots: ☐ severe ☒ moderate ☐ low **Undermined:** ☐ severe ☐ moderate ☒ low

Root pruned: No distance from trunk **Root area affected:** _____% **Buttress wounded:** Y N **When:** _____

Restricted root area: ☐ severe ☒ moderate ☐ low **Potential for root failure:** ☐ severe ☒ moderate ☐ low

LEAN: _____ deg. from vertical ☐ natural ☒ unnatural ☐ self-corrected **Soil heaving:** Y (N)

Decay in plane of lean: Y (N) **Roots broken** Y (N) **Soil cracking:** Y (N)

Compounding factors: _____ **Lean severity:** ☐ severe ☐ moderate ☐ low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks				
Multiple attachments	M			
Included bark		M		
Excessive end weight				
Cracks/splits	M			
Hangers				
Girdling				
Wounds/seam		M		
Decay		M		M
Cavity				M
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				M
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

HAZARD RATING

Tree part most likely to fail: Branches and Trunk

Inspection period: _____ annual _____ biannual _____ other initial

Failure Potential + Size of Part + Target Rating = Hazard Rating

3 + 3 + 2 = 8

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe
Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm); 3 - 18-30" (45-75 cm); 4 - >30" (75 cm)
Target rating: 1 - occasional use; 2 intermittent use; 3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Cable/Brace: _____ **Inspect further:** ☐ root crown ☐ decay ☐ aerial ☐ monitor

Remove tree: (Y) N **Replace?** Y N **Move target:** Y N **Other:** _____

Effect on adjacent trees: ☐ none ☐ evaluate

Notification: ☐ owner ☐ manager ☐ governing agency **Date:** 4/7/16

COMMENTS

Tree # 3, 49” Live Oak













A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 15 Old Kings Road

Map/Location:

Owner: public ____ private X unknown ____ other ____

Date: 4/7/16 Inspector: Richard Poore

Date of last inspection:

HAZARD RATING:

4 (Failure Potential) + 4 (Size of part) + 2 (Target Rating) = 10 (Hazard Rating)

____ Immediate action needed

____ Needs further inspection

____ Dead tree

TREE CHARACTERISTICS

Tree #: 3 **Species:** Live Oak

DBH: 49 **# of trunks:** 1 **Height:** 40 **Spread:** 40

Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☐ co-dominant ☒ intermediate ☐ suppressed

Live crown ratio: 40 % **Age class:** ☐ young ☐ semi-mature ☐ mature ☒ over-mature/senescent

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☒ none ☐ multiple pruning events Approx. dates:

Special Value: ☐ specimen ☒ heritage/historic ☐ wildlife ☐ unusual ☐ street tree ☐ screen ☐ shade ☐ indigenous ☐ protected by gov. agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic **Epicormics?** Y N

Foliage density: ☒ normal ☐ sparse **Leaf size:** ☐ normal ☐ small

Annual shoot growth: ☐ excellent ☐ average ☒ poor **Twig Dieback?** Y N

Woundwood development: ☐ excellent ☒ average ☐ poor ☐ none

Vigor class: ☐ excellent ☐ average ☐ fair ☒ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other

Major pests/diseases: Root crown major decay, 2 of 3 main trunks broken Unhealthy

SITE CONDITIONS

Site Character: ☐ residence ☒ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland\forest

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wettled

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved: (0%) 10-25% 25-50% 50-75% 75-100% **Pavement lifted?** Y N

% dripline w/ fill soil: (0%) 10-25% 25-50% 50-75% 75-100%

% dripline grade lowered: (0%) 10-25% 25-50% 50-75% 75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of fail ☒ clay ☐ expansive ☐ slope ____° aspect: ____

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent veg. ☐ ____

Exposure to wind: ☐ single tree ☐ below canopy ☐ above canopy ☐ recently exposed ☒ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: East Occurrence of snow/ice storms ☒ never ☐ seldom ☐ regularly

TARGET

Use Under Tree: ☐ building ☐ parking ☐ traffic ☐ pedestrian ☐ recreation ☒ landscape ☐ hardscape ☐ small features ☐ utility lines

Can target be moved? Y (N) **Can use be restricted?** Y (N)

Occupancy: ☐ occasional use ☒ intermittent use ☐ frequent use ☐ constant use

The International Society of Arboriculture assumes no responsibility for conclusions or recommendations derived from use of this form.

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: Y (N) **Mushroom/conk/bracket present:** Y (N) **ID:** _____

Exposed roots: ☐ severe ☒ moderate ☐ low **Undermined:** ☐ severe ☐ moderate ☒ low

Root pruned: No distance from trunk **Root area affected:** _____% **Buttress wounded:** Y N **When:** _____

Restricted root area: ☐ severe ☒ moderate ☐ low **Potential for root failure:** ☐ severe ☒ moderate ☐ low

LEAN: _____ deg. from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving:** Y (N)

Decay in plane of lean: Y (N) **Roots broken** Y (N) **Soil cracking:** Y (N)

Compounding factors: _____ **Lean severity:** ☐ severe ☐ moderate ☐ low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark	S	S		
Excessive end weight				
Cracks/splits	S	S		S
Hangers				
Girdling				
Wounds/seam	S	S		S
Decay	S	S		S
Cavity	S			
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

HAZARD RATING

Tree part most likely to fail: Yes, Entire Tree

Inspection period: _____ annual _____ biannual _____ other initial

Failure Potential + Size of Part + Target Rating = Hazard Rating

4 + 4 + 2 = 10

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe
Size of part: 1 - <6″ (15 cm); 2 - 6-18″ (15-45 cm); 3 - 18-30″ (45-75 cm); 4 - >30″ (75 cm)
Target rating: 1 - occasional use; 2 intermittent use; 3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Cable/Brace: _____ **Inspect further:** ☐ root crown ☐ decay ☐ aerial ☐ monitor

Remove tree: (Y) N **Replace?** Y N **Move target:** Y N **Other:** _____

Effect on adjacent trees: ☐ none ☐ evaluate

Notification: ☐ owner ☐ manager ☐ governing agency **Date:** 4/17/16

COMMENTS

Tree # 4, 46” Live Oak











A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 1 S Old Kings Road

Map/Location:

Owner: public ____ private X unknown ____ other ____

Date: 4/7/16 Inspector: Richard Poore

Date of last inspection:

HAZARD RATING:

4 + 4 + 2 = 10

Failure Potential + Size of part + Target Rating = Hazard Rating

____ Immediate action needed

____ Needs further inspection

____ Dead tree

TREE CHARACTERISTICS

Tree #: 4 **Species:** Live Oak

DBH: 46" **# of trunks:** 1 **Height:** 40 **Spread:** 30

Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☐ co-dominant ☒ intermediate ☐ suppressed

Live crown ratio: 40 % **Age class:** ☐ young ☐ semi-mature ☐ mature ☒ over-mature/senescent

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☒ none ☐ multiple pruning events Approx. dates:

Special Value: ☐ specimen ☒ heritage/historic ☐ wildlife ☐ unusual ☐ street tree ☐ screen ☐ shade ☐ indigenous ☐ protected by gov. agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic **Epicormics?** Y N

Foliage density: ☐ normal ☒ sparse **Leaf size:** ☐ normal ☐ small

Annual shoot growth: ☐ excellent ☐ average ☒ poor **Twig Dieback?** Y N

Woundwood development: ☐ excellent ☒ average ☐ poor ☐ none

Vigor class: ☐ excellent ☐ average ☐ fair ☒ poor

Growth obstructions:

☐ stakes ☐ wire/ties ☐ signs ☐ cables

☐ curb/pavement ☐ guards

☐ other

Major pests/diseases: Major cavity at base of tree, Main trunk broken, Unhealthy tree

SITE CONDITIONS

Site Character: ☐ residence ☒ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland\forest

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wettled

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved: (0%) 10-25% 25-50% 50-75% 75-100% **Pavement lifted?** Y N

% dripline w/ fill soil: (0%) 10-25% 25-50% 50-75% 75-100%

% dripline grade lowered: (0%) 10-25% 25-50% 50-75% 75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of fail ☒ clay ☐ expansive ☐ slope ____° aspect: ____

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent veg. ☐ ____

Exposure to wind: ☐ single tree ☐ below canopy ☐ above canopy ☐ recently exposed ☒ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: East Occurrence of snow/ice storms ☒ never ☐ seldom ☐ regularly

TARGET

Use Under Tree: ☐ building ☐ parking ☐ traffic ☐ pedestrian ☐ recreation ☒ landscape ☐ hardscape ☐ small features ☐ utility lines

Can target be moved? Y N **Can use be restricted?** Y N

Occupancy: ☐ occasional use ☒ intermittent use ☐ frequent use ☐ constant use

The International Society of Arboriculture assumes no responsibility for conclusions or recommendations derived from use of this form.

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: Y (N) **Mushroom/conk/bracket present:** Y (N) **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☒ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: No distance from trunk **Root area affected:** _____% **Buttress wounded:** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: 20 deg. from vertical ☐ natural ☒ unnatural ☐ self-corrected **Soil heaving:** (Y) N

Decay in plane of lean: (Y) N **Roots broken** Y (N) **Soil cracking:** Y (N)

Compounding factors: _____ **Lean severity:** ☐ severe ☐ moderate ☐ low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark	S	S		
Excessive end weight				
Cracks/splits	S	S		M
Hangers				
Girdling				
Wounds/seam	S	S		M
Decay	S	S		M
Cavity	S	S		
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				M
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

HAZARD RATING

Tree part most likely to fail: Branches and Trunk of Tree

Inspection period: _____ annual _____ biannual _____ other _____

Failure Potential + Size of Part + Target Rating = Hazard Rating

4 + 4 + 2 = 10

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe
Size of part: 1 - <6″ (15 cm); 2 - 6-18″ (15-45 cm); 3 - 18-30″ (45-75 cm); 4 - >30″ (75 cm)
Target rating: 1 - occasional use; 2 intermittent use; 3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Cable/Brace: _____ **Inspect further:** ☐ root crown ☐ decay ☐ aerial ☐ monitor

Remove tree: (Y) N **Replace?** Y N **Move target:** Y N **Other:** _____

Effect on adjacent trees: ☐ none ☐ evaluate

Notification: ☐ owner ☐ manager ☐ governing agency **Date:** 4/7/16

COMMENTS

Tree # 5, 40” Live Oak













A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 15 Old Kings Road

Map/Location:

Owner: public ____ private V unknown ____ other ____

Date: 4/7/16 Inspector: Richard Poore

Date of last inspection:

HAZARD RATING:

3 (Failure Potential) + 3 (Size of part) + 2 (Target Rating) = 8 (Hazard Rating)

____ Immediate action needed

____ Needs further inspection

____ Dead tree

TREE CHARACTERISTICS

Tree #: 5 **Species:**

DBH: 40 **# of trunks:** 1 **Height:** 40 **Spread:** 30

Form: ☐ generally symmetric ☐ minor asymmetry ☑ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☐ co-dominant ☑ intermediate ☐ suppressed

Live crown ratio: 40 % **Age class:** ☐ young ☐ semi-mature ☐ mature ☑ over-mature/senescent

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☑ none ☐ multiple pruning events Approx. dates:

Special Value: ☐ specimen ☑ heritage/historic ☐ wildlife ☐ unusual ☐ street tree ☐ screen ☐ shade ☐ indigenous ☐ protected by gov. agency

TREE HEALTH

Foliage color: ☑ normal ☐ chlorotic ☐ necrotic **Epicormics?** Y N

Foliage density: ☑ normal ☐ sparse **Leaf size:** ☐ normal ☐ small

Annual shoot growth: ☐ excellent ☐ average ☑ poor **Twig Dieback?** Y N

Woundwood development: ☐ excellent ☐ average ☑ poor ☐ none

Vigor class: ☐ excellent ☐ average ☐ fair ☑ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other

Major pests/diseases: 5 Major branches broken off

SITE CONDITIONS

Site Character: ☐ residence ☑ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland\forest

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☑ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wettled

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved: (0%) 10-25% 25-50% 50-75% 75-100% **Pavement lifted?** Y N

% dripline w/ fill soil: (0%) 10-25% 25-50% 50-75% 75-100%

% dripline grade lowered: (0%) 10-25% 25-50% 50-75% 75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of fail ☑ clay ☐ expansive ☐ slope ____° aspect: ____

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent veg. ☐ ____

Exposure to wind: ☐ single tree ☐ below canopy ☐ above canopy ☐ recently exposed ☑ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: East Occurrence of snow/ice storms ☐ never ☐ seldom ☐ regularly

TARGET

Use Under Tree: ☐ building ☐ parking ☐ traffic ☐ pedestrian ☐ recreation ☑ landscape ☐ hardscape ☐ small features ☐ utility lines

Can target be moved? Y (N) **Can use be restricted?** Y (N)

Occupancy: ☐ occasional use ☑ intermittent use ☐ frequent use ☐ constant use

The International Society of Arboriculture assumes no responsibility for conclusions or recommendations derived from use of this form.

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: Y (N) **Mushroom/conk/bracket present:** Y N **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☒ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: No distance from trunk **Root area affected:** _____% **Buttress wounded:** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☒ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: 20 deg. from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving:** Y (N)

Decay in plane of lean: Y (N) **Roots broken** Y (N) **Soil cracking:** Y (N)

Compounding factors: _____ **Lean severity:** ☐ severe ☐ moderate ☐ low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper		M		
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits	L	M		S
Hangers				
Girdling				
Wounds/seam	L	M		S
Decay	L	M		S
Cavity	L	M		S
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs		M		S
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

HAZARD RATING

Tree part most likely to fail: Branches

Inspection period: _____ annual _____ biannual _____ other _____

Failure Potential + Size of Part + Target Rating = Hazard Rating

3 + 3 + 2 = 8

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe
Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm); 3 - 18-30" (45-75 cm); 4 - >30" (75 cm)
Target rating: 1 - occasional use; 2 intermittent use; 3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Cable/Brace: _____ **Inspect further:** ☐ root crown ☐ decay ☐ aerial ☐ monitor

Remove tree: (Y) N **Replace?** Y N **Move target:** Y N **Other:** _____

Effect on adjacent trees: ☐ none ☐ evaluate

Notification: ☐ owner ☐ manager ☐ governing agency **Date:** 4/7/16

COMMENTS

Tree # 6, 40” Live Oak













A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 1 S Old Kings Road

Map/Location: _____

Owner: public _____ private V unknown _____ other _____

Date: 4/7/16 Inspector: Richard Poore

Date of last inspection: 4/7/16

HAZARD RATING: 4 (Failure Potential) + 4 (Size of part) + 2 (Target Rating) = 10 (Hazard Rating)

_____ Immediate action needed

_____ Needs further inspection

_____ Dead tree

TREE CHARACTERISTICS

Tree #: 6 **Species:** Live Oak

DBH: 40 **# of trunks:** 1 **Height:** 40 **Spread:** 30

Form: ☐ generally symmetric ☐ minor asymmetry ☒ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☐ co-dominant ☒ intermediate ☐ suppressed

Live crown ratio: 40 % **Age class:** ☐ young ☐ semi-mature ☐ mature ☒ over-mature/senescent

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☒ none ☐ multiple pruning events Approx. dates: _____

Special Value: ☐ specimen ☒ heritage/historic ☐ wildlife ☐ unusual ☐ street tree ☐ screen ☐ shade ☐ indigenous ☐ protected by gov. agency

TREE HEALTH

Foliage color: ☐ normal ☐ chlorotic ☐ necrotic **Epicormics?** Y N

Foliage density: ☐ normal ☐ sparse **Leaf size:** ☐ normal ☐ small

Annual shoot growth: ☐ excellent ☐ average ☐ poor **Twig Dieback?** Y N

Woundwood development: ☐ excellent ☐ average ☐ poor ☐ none

Vigor class: ☐ excellent ☐ average ☐ fair ☐ poor

Major pests/diseases: Base is rotting, 3 major branches broken

Growth obstructions:

☐ stakes ☐ wire/ties ☐ signs ☐ cables

☐ curb/pavement ☐ guards

☐ other _____

SITE CONDITIONS

Site Character: ☐ residence ☒ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wettled

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved: (0%) 10-25% 25-50% 50-75% 75-100% **Pavement lifted?** Y N

% dripline w/ fill soil: (0%) 10-25% 25-50% 50-75% 75-100%

% dripline grade lowered: (0%) 10-25% 25-50% 50-75% 75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of fail ☒ clay ☐ expansive ☐ slope _____° aspect: _____

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent veg. ☐ _____

Exposure to wind: ☐ single tree ☐ below canopy ☐ above canopy ☐ recently exposed ☒ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: East Occurrence of snow/ice storms ☒ never ☐ seldom ☐ regularly

TARGET

Use Under Tree: ☐ building ☐ parking ☐ traffic ☐ pedestrian ☐ recreation ☒ landscape ☐ hardscape ☐ small features ☐ utility lines

Can target be moved? Y (N) **Can use be restricted?** Y N

Occupancy: ☐ occasional use ☒ intermittent use ☐ frequent use ☐ constant use

The International Society of Arboriculture assumes no responsibility for conclusions or recommendations derived from use of this form.

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: (Y) N **Mushroom/conk/bracket present:** Y N **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☒ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: No distance from trunk **Root area affected:** _____ % **Buttress wounded:** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☐ low **Potential for root failure:** ☐ severe ☒ moderate ☐ low

LEAN: 20 deg. from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving:** Y (N)

Decay in plane of lean: (Y) N **Roots broken** Y (N) **Soil cracking:** Y (N)

Compounding factors: _____ **Lean severity:** ☐ severe ☐ moderate ☐ low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper	S			
Bow, sweep				M
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits	S	M		S
Hangers				
Girdling				
Wounds/seam				S
Decay	S	M		S
Cavity	S	M		S
Conks/mushrooms/bracket				
Bleeding/sap flow				S
Loose/cracked bark		M		
Nesting hole/bee hive				
Deadwood/stubs				S
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

HAZARD RATING

Tree part most likely to fail: Tree, Branches and Trunk

Inspection period: 4 annual _____ biannual _____ other Initial

Failure Potential + Size of Part + Target Rating = Hazard Rating

4 + 4 + 2 = 10

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe
Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);
3 - 18-30" (45-75 cm); 4 - >30" (75 cm)
Target rating: 1 - occasional use; 2 intermittent use;
3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Cable/Brace: _____ **Inspect further:** ☐ root crown ☐ decay ☐ aerial ☐ monitor

Remove tree: (Y) N **Replace?** Y N **Move target:** Y N **Other:** _____

Effect on adjacent trees: ☐ none ☐ evaluate

Notification: ☐ owner ☐ manager ☐ governing agency **Date:** 4/7/16

COMMENTS

Tree # 7, 39” Live Oak













A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 15 Old Kings Road

Map/Location:

Owner: public ____ private Y unknown ____ other ____

Date: 4/7/16 Inspector: Richard Poore

Date of last inspection: 4/7/16

HAZARD RATING:

4 (Failure Potential) + 3 (Size of part) + 2 (Target Rating) = 9 (Hazard Rating)

____ Immediate action needed

____ Needs further inspection

____ Dead tree

TREE CHARACTERISTICS

Tree #: 7 **Species:** Live Oak

DBH: 39 **# of trunks:** 1 **Height:** 35 **Spread:** 35

Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☐ co-dominant ☒ intermediate ☐ suppressed

Live crown ratio: 65 % **Age class:** ☐ young ☐ semi-mature ☐ mature ☒ over-mature/senescent

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☒ none ☐ multiple pruning events Approx. dates: ____

Special Value: ☐ specimen ☒ heritage/historic ☐ wildlife ☐ unusual ☐ street tree ☐ screen ☐ shade ☐ indigenous ☐ protected by gov. agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic **Epicormics?** Y N

Foliage density: ☒ normal ☐ sparse **Leaf size:** ☐ normal ☐ small

Annual shoot growth: ☐ excellent ☐ average ☒ poor **Twig Dieback?** Y N

Woundwood development: ☐ excellent ☐ average ☒ poor ☐ none

Vigor class: ☐ excellent ☐ average ☐ fair ☒ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other ____

Major pests/diseases: 4 major main branches dead/broken, leaning trunk and branches. Unhealthy tree.

SITE CONDITIONS

Site Character: ☐ residence ☒ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland\forest

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wettled

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved: (0%) 10-25% 25-50% 50-75% 75-100% **Pavement lifted?** Y N

% dripline w/ fill soil: (0%) 10-25% 25-50% 50-75% 75-100%

% dripline grade lowered: (0%) 10-25% 25-50% 50-75% 75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of fail ☒ clay ☐ expansive ☐ slope ____° aspect: ____

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent veg. ☐ ____

Exposure to wind: ☐ single tree ☐ below canopy ☐ above canopy ☐ recently exposed ☒ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: East Occurrence of snow/ice storms ☒ never ☐ seldom ☐ regularly

TARGET

Use Under Tree: ☐ building ☐ parking ☐ traffic ☐ pedestrian ☐ recreation ☒ landscape ☐ hardscape ☐ small features ☐ utility lines

Can target be moved? Y (N) **Can use be restricted?** Y (N)

Occupancy: ☐ occasional use ☒ intermittent use ☐ frequent use ☐ constant use

The International Society of Arboriculture assumes no responsibility for conclusions or recommendations derived from use of this form.

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: Y (N) **Mushroom/conk/bracket present:** Y N **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☑ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: No distance from trunk **Root area affected:** _____% **Buttress wounded:** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: 0 deg. from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving:** Y (N)

Decay in plane of lean: Y (N) **Roots broken** Y (N) **Soil cracking:** Y (N)

Compounding factors: _____ **Lean severity:** ☐ severe ☐ moderate ☐ low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper		S		
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits	L	M		S
Hangers				
Girdling				
Wounds/seam	L	M		S
Decay	L	M		S
Cavity	L			
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark	L	M		S
Nesting hole/bee hive				
Deadwood/stubs		M		S
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				S

HAZARD RATING

Tree part most likely to fail: Branches and Trunk

Inspection period: 4 annual _____ biannual _____ other Initial

Failure Potential + Size of Part + Target Rating = Hazard Rating

4 + 3 + 2 = 9

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe
Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm); 3 - 18-30" (45-75 cm); 4 - >30" (75 cm)
Target rating: 1 - occasional use; 2 intermittent use; 3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Cable/Brace: _____ **Inspect further:** ☐ root crown ☐ decay ☐ aerial ☐ monitor

Remove tree: Y N **Replace?** Y N **Move target:** Y N **Other:** _____

Effect on adjacent trees: ☐ none ☐ evaluate

Notification: ☐ owner ☐ manager ☐ governing agency **Date:** 4/7/16

COMMENTS

Tree # 8, 36” Live Oak













A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 1 S Old Kings Road

Map/Location:

Owner: public ____ private X unknown ____ other ____

Date: 4/7/16 Inspector: Richard Poon

Date of last inspection:

HAZARD RATING:

2 + 2 + 2 = 6

Failure Potential + Size of part + Target Rating = Hazard Rating

____ Immediate action needed

____ Needs further inspection

____ Dead tree

TREE CHARACTERISTICS

Tree #: 8 **Species:** Live Oak

DBH: 36 **# of trunks:** 1 **Height:** 36 **Spread:** 33

Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☐ co-dominant ☒ intermediate ☐ suppressed

Live crown ratio: 65 % **Age class:** ☐ young ☐ semi-mature ☐ mature ☒ over-mature/senescent

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☒ none ☐ multiple pruning events Approx. dates:

Special Value: ☐ specimen ☒ heritage/historic ☐ wildlife ☐ unusual ☐ street tree ☐ screen ☐ shade ☐ indigenous ☐ protected by gov. agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic **Epicormics?** Y N

Foliage density: ☒ normal ☐ sparse **Leaf size:** ☐ normal ☐ small

Annual shoot growth: ☐ excellent ☒ average ☐ poor **Twig Dieback?** Y N

Woundwood development: ☐ excellent ☒ average ☐ poor ☐ none

Vigor class: ☐ excellent ☐ average ☒ fair ☐ poor

Major pests/diseases:

Growth obstructions:

☐ stakes ☐ wire/ties ☐ signs ☐ cables

☐ curb/pavement ☐ guards

☐ other

SITE CONDITIONS

Site Character: ☐ residence ☒ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wettled

Recent site disturbance? Y N ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved: 0% 10-25% 25-50% 50-75% 75-100% **Pavement lifted?** Y N

% dripline w/ fill soil: 0% 10-25% 25-50% 50-75% 75-100%

% dripline grade lowered: 0% 10-25% 25-50% 50-75% 75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of fail ☐ clay ☐ expansive ☐ slope ____° aspect: ____

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent veg. ☐ ____

Exposure to wind: ☐ single tree ☐ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☒ area prone to windthrow

Prevailing wind direction: East Occurrence of snow/ice storms ☒ never ☐ seldom ☐ regularly

TARGET

Use Under Tree: ☐ building ☐ parking ☐ traffic ☐ pedestrian ☐ recreation ☒ landscape ☐ hardscape ☐ small features ☐ utility lines

Can target be moved? Y (N) **Can use be restricted?** Y (N)

Occupancy: ☐ occasional use ☒ intermittent use ☐ frequent use ☐ constant use

The International Society of Arboriculture assumes no responsibility for conclusions or recommendations derived from use of this form.

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: Y (N) **Mushroom/conk/bracket present:** Y (N) **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☒ low **Undermined:** ☐ severe ☐ moderate ☒ low

Root pruned: (0) distance from trunk **Root area affected:** _____% **Buttress wounded:** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☒ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: (0) deg. from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving:** Y (N)

Decay in plane of lean: Y (N) **Roots broken** Y (N) **Soil cracking:** Y (N)

Compounding factors: _____ **Lean severity:** ☐ severe ☐ moderate ☐ low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark				l
Excessive end weight				
Cracks/splits	l	l		l
Hangers				
Girdling				
Wounds/seam	l	l		l
Decay	l	l		l
Cavity	l	l		l
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				l
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

HAZARD RATING

Tree part most likely to fail: Branches

Inspection period: _____ annual _____ biannual _____ other _____

Failure Potential + Size of Part + Target Rating = Hazard Rating

2 + 2 + 2 = 6

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe
Size of part: 1 - <6″ (15 cm); 2 - 6-18″ (15-45 cm); 3 - 18-30″ (45-75 cm); 4 - >30″ (75 cm)
Target rating: 1 - occasional use; 2 intermittent use; 3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Cable/Brace: _____ **Inspect further:** ☐ root crown ☐ decay ☐ aerial ☐ monitor

Remove tree: (Y) N **Replace?** Y (N) **Move target:** Y N **Other:** _____

Effect on adjacent trees: ☐ none ☐ evaluate

Notification: ☐ owner ☐ manager ☐ governing agency **Date:** 4/7/16

COMMENTS

From:	Angelo Theodore <theoang15@gmail.com>
Sent time:	10/20/2022 10:17:14 AM
To:	Spraker, Steven
Subject:	Storage Facility on Old Kings Road

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Steven:
Since my home is located within 600 feet of the planned site, I am writing to let you known that I am not in favor of erecting a 45 foot high building at the proposed site. A two story facility is more appropriate for the proposed site. The current proposed structure will over shadow the Reflection Village Development. Even erecting a 6 foot wall along Old Kings Road will be of minimal help. The wall is only 13.3% of the building height.
Best regards
Angelo Theodore
5 Old Macon Drive
Sent from Mail for Windows

From: Denny Axlen <dennyaxlen@gmail.com>
Sent time: 10/20/2022 07:38:26 AM
To: joey@storchlawfirm.com; Spraker, Steven
Cc: Tom Barfield <barfieldtg01@gmail.com>; Joe Jaynes <joejaynes@cfl.rr.com>; Mary Ann Radler <Maradler2@aol.com>; Niki Eaton <Neaton@ssmgroupinc.com>; Nicole Eaton <Niki@ssmgfl.com>; Angelo Theodore <theoang15@gmail.com>; Kim Timmons <timmonsvw74@gmail.com>; Bill Funk <bgfunk@live.com>; RoxAnne and Bob Vivari <bobveee@gmail.com>
Subject: Ormond Central - Self Storage

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning everyone;

I remain unopposed to the development of Ormond Central. I am relying on the Developers, the Planning Board, the Planning Department and the City Commission to find the common ground necessary to insure the quality of life to the residents of RV does not deteriorate. Traffic, noise, light, sight and sound mitigation should be foremost in everyone's decisions regarding moving this project forward.

Thank you for addressing my previous comments. The 6 foot tall concrete cast wall along Old Kings Rd remains a concern. The Original PBD One story building required a 6 foot fence. I believe, if approved, a 3 story building should require a higher height in order to provide sufficient sight and sound mitigation. I believe some recent Ormond Beach developments have higher concrete walls that mitigate the quality of life concerns to adjoining residential areas. I would ask that consideration be given to reviewing the height of the walls in the developments at the following locations;

1) CVS - The height of the wall along the west side of the development to mitigate quality of life issues for the residents along Fiesta Drive.
2) Realty Pros - The height of the wall along the east side of the development to mitigate quality of life issues for the residents along Magnolia Drive.
Thank you in advance for your considering my concern.

Please add my comments to the file. I continue to wish much continued success to all concerned.

Kind regards;

Dennis Axlen
2 Reflections Village Dr
Ormond Beach, FL

"If I wasn't Bob Dylan, I'd probably think that Bob Dylan has a lot of answers myself."
Bob Dylan

From:	Beth Putnam <cliffhouse49@yahoo.com>
Sent time:	10/11/2022 07:35:54 PM
To:	Spraker, Steven
Subject:	Re: Ormond Central, Distribution list (10.10.2022)
Attachments:	Second Neighborhood Mtg-Ormond Central.pdf

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

For the record, I am totally opposed to another storage building in Ormond Beach. Beth Putnam, 83 Dix Avenue, Ormond Beach

Beth Lindley Putnam
Phil 4:11-13

On Monday, October 10, 2022 at 04:57:08 PM EDT, Spraker, Steven <steven.spraker@ormondbeach.org> wrote:

Good afternoon,

Please see the attached **second** neighborhood meeting notice for the Ormond Central Self-Storage project. A summary is below:

The Storch Law Firm shall conduct a neighborhood meeting on **Thursday, October 20, 2022, at 6:00PM** at the Trails Clubhouse, 201 Main Trail, Ormond Beach, FL 32174 regarding the Ormond Central Planned Business Development Amendment/Self-Storage. The Ormond Central Planned Business Development Amendment/Self-Storage seeks to allow the construction of a 3-story climate controlled self-storage building at 1 South Old Kings Road (intersection of South Old Kings Road/West Granada Boulevard). The Planned Business Development amendment would require Planning Board review and recommendation and City Commission action. Additional information can be obtained by contacting the Storch Law Firm at (386) 238-8383.

The project re-submitted on October 7, 2022 and the submittal can be found at: https://www.ormondbeach.org/1025/Ormond-Central-Self-Storage.

Please contact me with any questions. Thank you

Steven

Steven Spraker, AICP

Planning Director

Planning Department

22 South Beach Street, Room 104

Ormond Beach, FL 32174

Direct Line: 386.676.3341

Department: 386.676.3238

Cell: 386.366.1590

Fax: 386.676.3361

E-mail: Steven.Spraker@ormondbeach.org

From: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Sent: Tuesday, August 30, 2022 7:17 AM
To: 'gh.622@hotmail.com' <gh.622@hotmail.com>; 'Joe Jaynes' <JoeJaynes@cfl.rr.com>; 'lori@ledfordlaw.com' <lori@ledfordlaw.com>; 'elktonhouse@yahoo.com' <elktonhouse@yahoo.com>; 'skayinatl@gmail.com' <skayinatl@gmail.com>; 'lbudreika@comcast.net' <lbudreika@comcast.net>; 'jolmycorp1@gmail.com' <jolmycorp1@gmail.com>; 'patrickh423@aol.com' <patrickh423@aol.com>; 'holubdev@aol.com' <holubdev@aol.com>; 'Harry Newkirk' <harry@newkirk-engineering.com>; 'jhunt4868@gmail.com'

<jhunt4868@gmail.com>; 'theoang15@gmail.com' <theoang15@gmail.com>; 'jgibson@dunamisdevelop.com' <jgibson@dunamisdevelop.com>; 'glenn@storchlawfirm.com' <glenn@storchlawfirm.com>; Shanahan, Joyce <Joyce.Shanahan@ormondbeach.org>; 'Julie and Ken Sipes' <cando2ormond@gmail.com>; 'pmercer1@cfl.rr.com' <pmercer1@cfl.rr.com>; 'pnovy@cfl.rr.com' <pnovy@cfl.rr.com>; 'julielantier247@gmail.com' <julielantier247@gmail.com>; 'Norman Lane' <norman@rotomation.com>; 'Rita and Marty Press' <RPress4852@aol.com>; 'Bill Denny' <billdenny105@gmail.com>; 'russellbenett@gmail.com' <russellbenett@gmail.com>; 'joey@storchlawfirm.com' <joey@storchlawfirm.com>
Cc: Community Development <ComDev@ormondbeach.org>
Subject: Ormond Central, site plan submittal (08.30.2022)

Good morning,

Please see the attached neighborhood meeting notice for the Ormond Central Self-Storage project. A summary is below:

The Storch Law Firm shall conduct a neighborhood meeting on **Tuesday, September 13, 2022, at 6:00PM** at the Trails Clubhouse, 201 Main Trail, Ormond Beach, FL 32174 regarding the Ormond Central Planned Business Development Amendment/Self-Storage. The Ormond Central Planned Business Development Amendment/Self-Storage seeks to allow the construction of a 3-story climate controlled self-storage building at 1 South Old Kings Road (intersection of South Old Kings Road/West Granada Boulevard). The Planned Business Development amendment would require Planning Board review and recommendation and City Commission action. Additional information can be obtained by contacting the Storch Law Firm at (386) 238-8383. The project submittal can be found at: https://www.ormondbeach.org/1025/Ormond-Central-Self-Storage.

Please contact me with any questions. Thank you

Steven

Steven Spraker, AICP

Planning Director

Planning Department

22 South Beach Street, Room 104

Ormond Beach, FL 32174

Direct Line: 386.676.3341

Department: 386.676.3238

Cell: 386.366.1590

Fax: 386.676.3361

E-mail: Steven.Spraker@ormondbeach.org

From: Spraker, Steven
Sent: Monday, August 8, 2022 12:41 PM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Cc: Community Development <ComDev@ormondbeach.org>
Subject: Ormond Central, site plan submittal (08.08.2022)

Good afternoon,

This is a distribution list city staff has assembled based on past correspondence regarding the Ormond Central project. If you do not want to be included on future e-mails, please respond **STOP** and staff shall remove your e-mail from this list.

The Site Plan Review Committee (SPRC) has received an application for a three story climate controlled self-storage facility that is a total of 106,140 square feet. The project is under review of the SPRC. The project would require (1) neighborhood meeting, (2) Planning Board review/recommendation and (3) City Commission action. The project information is available at: https://www.ormondbeach.org/1025/Ormond-Central-Self-Storage.

Please contact me with any questions.

Thank you

Steven

Steven Spraker, AICP

Planning Director

Planning Department

22 South Beach Street, Room 104

Ormond Beach, FL 32174

Direct Line: 386.676.3341

Department: 386.676.3238

Cell: 386.366.1590

Fax: 386.676.3361

E-mail: Steven.Spraker@ormondbeach.org

Notice: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

NOTICE OF SECOND NEIGHBORHOOD MEETING

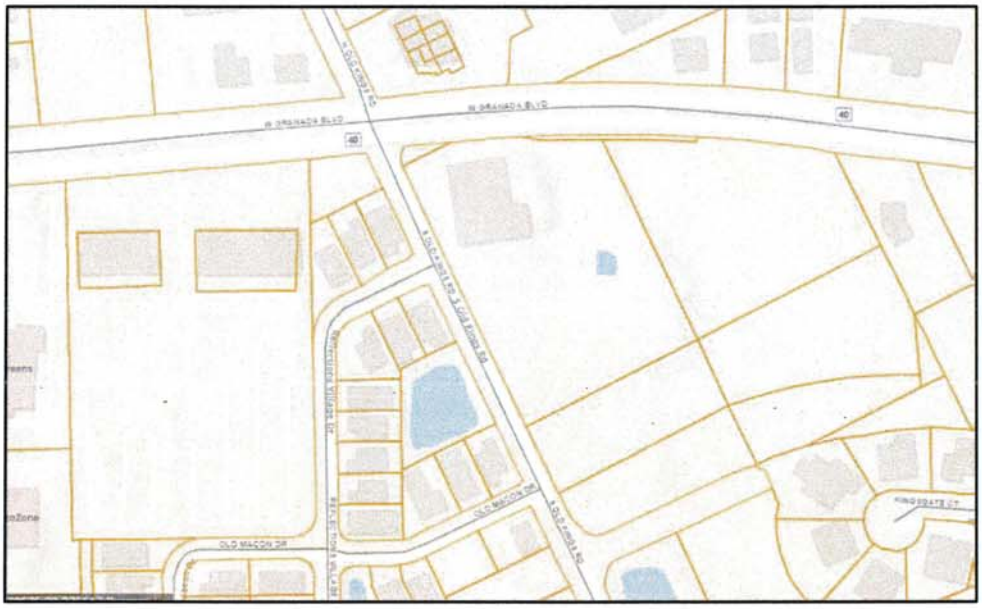
WHEN: Thursday, October 20, 2022, at 6:00PM

WHERE: Trails Clubhouse, 201 Main Trail, Ormond Beach, FL 32174

REQUEST: Ormond Central Planned Business Development Amendment / Self Storage

Dear Neighbor:

You are invited to our second neighborhood meeting regarding the proposed planned development amendment application for Parcel No. 4241-01-09-0180 to permit a self-storage facility within the Ormond Central Planned Business Development zoning district. At the last meeting, the development team committed to project revisions in an effort to address voiced concerns and work with the adjoining neighbors. Several changes to concept plan are in the works and those changes will be presented at the meeting.

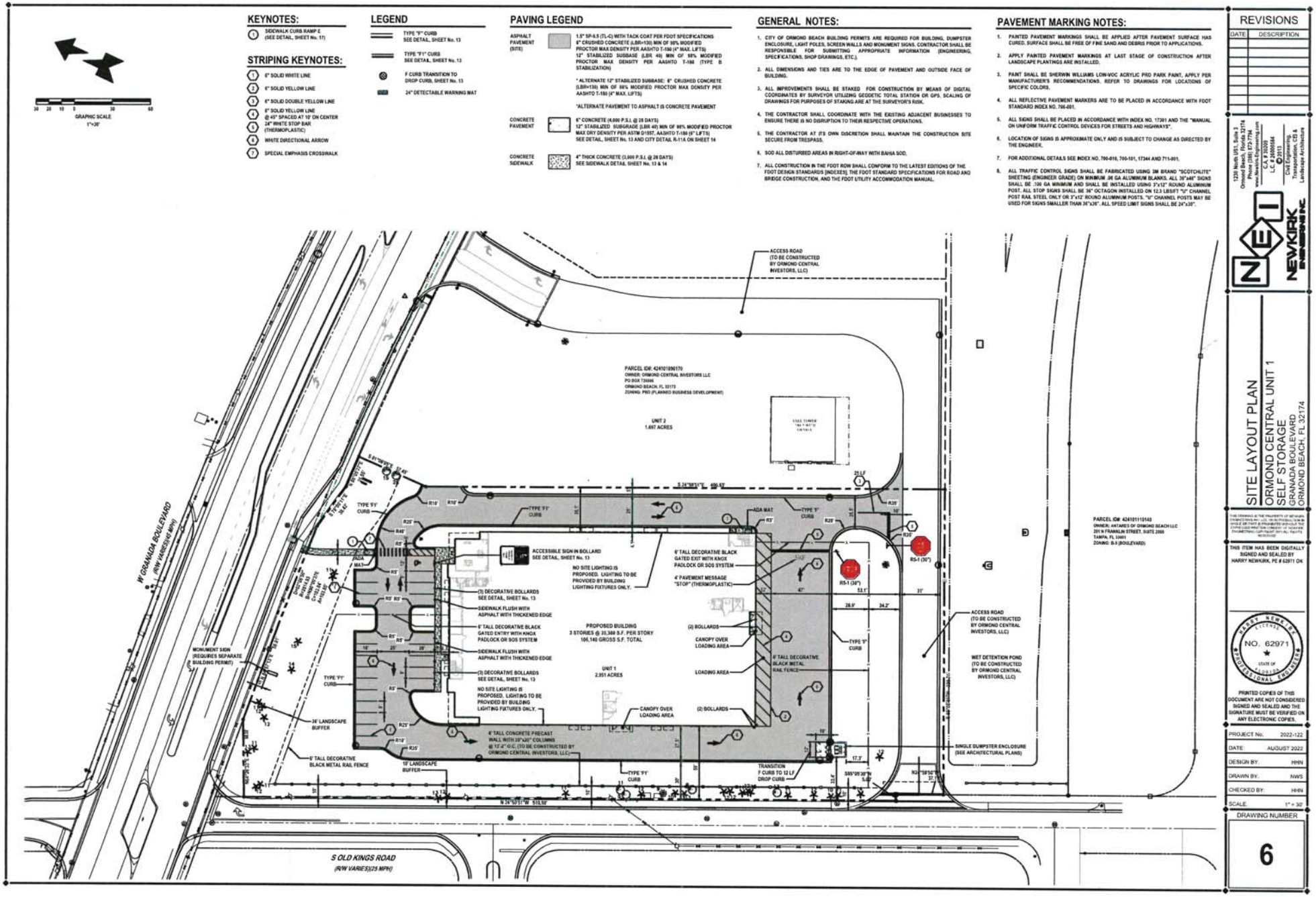


You are receiving this notice because your property is within a 600-foot radius of the subject property and you received a copy of the first neighborhood meeting notice. The neighborhood meeting will be held at the Trails Clubhouse, at the address, date and time set forth above.

For those unable to attend the meeting, written comments or questions may be sent to our office and those received by the above meeting date will be presented at the meeting. Please include your name, address and contact information in your correspondence.

In accordance with the Americans with Disabilities Act and Section 286.26 Florida Statutes, persons needing accommodations or an interpreter to participate in the meeting should notify the Ormond Beach City Clerk's office at (386) 677-0311 no later than 48 hours prior to the meeting.

Please feel free to contact The Storch Law Firm anytime Monday thru Friday from 9:00 AM to 5:00 PM by phone at (386) 238-8383 or by email at joey@storchlawfirm.com should you have any questions. THANK YOU.


KEYNOTES:
1 SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 17)
STRIPING KEYNOTES:
1 6" SOLID WHITE LINE
2 6" SOLID YELLOW LINE
3 6" SOLID DOUBLE YELLOW LINE
4 6" SOLID YELLOW LINE @ 45° SPACED AT 18" ON CENTER 24" WHITE STOP BAR (THERMOPLASTIC)
5 WHITE DIRECTIONAL ARROW
6 SPECIAL EMPHASIS CROSSWALK
7
GRAPHIC SCALE 1"=30'
LEGEND
TYPE "F" CURB SEE DETAIL, SHEET No. 13
TYPE "F1" CURB SEE DETAIL, SHEET No. 13
F CURB TRANSITION TO DROP CURB, SHEET No. 13
24" DETECTABLE WARNING MAT
PAVING LEGEND
ASPHALT PAVEMENT (SITE) 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 (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION)
* ALTERNATE 12" STABILIZED SUBBASE: 6" CRUSHED CONCRETE (LBR=100) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS)
*ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT
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) SEE DETAIL, SHEET No. 13 AND CITY DETAIL R-11/A ON SHEET 14
CONCRETE SIDEWALK 4" THICK CONCRETE (3,000 P.S.I. @ 28 DAYS) SEE SIDEWALK DETAIL SHEET No. 13 & 14
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 IT'S 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.
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. 706-010, 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 30"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".
ACCESS ROAD (TO BE CONSTRUCTED BY ORMOND CENTRAL INVESTORS, LLC)
PARCEL ID#: 4241019W170 OWNER: ORMOND CENTRAL INVESTORS LLC PO BOX 730696 ORMOND BEACH, FL 32173 ZONING: PBD (PLANNED BUSINESS DEVELOPMENT)
UNIT 2 1.697 ACRES
W GRANADA BOULEVARD (R/W VARIES)(45 MPH)
TYPE 'F1' CURB
ACCESSIBLE SIGN IN BOLLARD SEE DETAIL, SHEET No. 13
NO SITE LIGHTING IS PROPOSED. LIGHTING TO BE PROVIDED BY BUILDING LIGHTING FIXTURES ONLY.
6' TALL DECORATIVE BLACK GATED EXIT WITH KNOX PADLOCK OR SOS SYSTEM
4' PAVEMENT MESSAGE "STOP" (THERMOPLASTIC)
(3) DECORATIVE BOLLARDS SEE DETAIL, SHEET No. 13
SIDEWALK FLUSH WITH ASPHALT WITH THICKENED EDGE
6' TALL DECORATIVE BLACK GATED ENTRY WITH KNOX PADLOCK OR SOS SYSTEM
PROPOSED BUILDING 3 STORIES @ 33,380 S.F. PER STORY 100,140 GROSS S.F. TOTAL
(2) BOLLARDS
CANOPY OVER LOADING AREA
LOADING AREA
UNIT 1 2.951 ACRES
6' TALL DECORATIVE BLACK METAL RAIL FENCE
MONUMENT SIGN (REQUIRES SEPARATE BUILDING PERMIT)
36' LANDSCAPE BUFFER
6' TALL CONCRETE PRECAST WALL WITH 28"x28" COLUMNS @ 12'-4" O.C. (TO BE CONSTRUCTED BY ORMOND CENTRAL INVESTORS, LLC)
10' LANDSCAPE BUFFER
TRANSITION F CURB TO 12 LF DROP CURB
SINGLE DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
PARCEL ID#: 4241011I0140 OWNER: ANTARES OF ORMOND BEACH LLC 201 N FRANKLIN STREET, SUITE 2000 TAMPA, FL 33601 ZONING: B-3 (BOULEVARD)
ACCESS ROAD (TO BE CONSTRUCTED BY ORMOND CENTRAL INVESTORS, LLC)
WET DETENTION POND (TO BE CONSTRUCTED BY ORMOND CENTRAL INVESTORS, LLC)
S OLD KINGS ROAD (R/W VARIES)(25 MPH)
REVISIONS
DATE DESCRIPTION
1220 North US1, Suite 3 Ormond Beach, Florida 32174 Phone (386) 672-7794 www.NewkirkEngineering.com
C.A. # 30039 L.C. # 26000594 ID 2513
Civil Engineer (CE) & Landscape Architecture
NEWKIRK ENGINEERING INC.
SITE LAYOUT PLAN
ORMOND CENTRAL UNIT 1
SELF STORAGE
GRANADA BOULEVARD
ORMOND BEACH, FL 32174
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.
PROJECT No. 2022-122
DATE: AUGUST 2022
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE: 1" = 30'
DRAWING NUMBER
6

From:	Joe Jaynes <JoeJaynes@cfl.rr.com>
Sent time:	09/13/2022 01:47:02 PM
To:	Spraker, Steven
Subject:	Ormond Central Dev.

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good day Steven. Only comment I have on the proposed storage facility is: this is the best damn development proposal we in Reflections Village could ever hope for. It is a very passive project and will have little to no impact on us, other than having that empty ugly lot cleared and developed. Let this one go on through the process. The only other comment I have is it would be nice to not have overhead parking lot lights, but up light the sides of the building. Thanks.

Joe Jaynes

21 Reflections Village Drive, Ormond Beach

From:	Winston <chartwell37@aol.com>
Sent time:	09/13/2022 10:41:25 PM
To:	Spraker, Steven
Subject:	Storage bldg. at 1 Old Kings Road

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Mr. Spraker,
We want to add our names to all the neighbors who believe that the proposed three story storage building is a horrible idea.
First, we see these storage facilities springing up all over Ormond Beach, Holly Hill and Daytona Beach in *commercial areas*. The marked demand for more would seem questionable.
Second point: Traffic hazard: Even if the proposer's research says there is such demand, the location is a poor choice. Customer approach would mostly come in from Granada Blvd., a high speed busy street. Cars would slow to make a dangerous turn into Old Kings Road, a quiet residential street, to access the storage facility.
Last, a three story commercial building across a two lane residential street from a neighborhood of single story homes is seriously out of character for this area. The building would dominate if not actually shadow (in the mornings) numerous homes.
We object to this proposal being sited in this location and urge that the Planning Commission reject it in it's current form.
Thanks for your attention to this matter.
Winston & Merri Churchill
.

From:	Angelo Theodore <theoang15@gmail.com>
Sent time:	09/12/2022 12:57:23 PM
To:	Spraker, Steven
Subject:	Parcel Number: 4241-01-09-0180

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Steven
I've reviewed the documentation for the subject planed development amendment . I believe the following items should be revised:

1. The current development plan is to erect a 3 story building along South Old Kings Road and Granada Boulevard. This building will be 40+ feet high. We will not see the sun until the after noon. It is a monster of a building and should be kept to a maximum of two stories high.
2. The wall along Old Kings Road is scheduled to be 6 feet high. Since the building is 40+ feet high, the wall along the property should be increase from 6 feet to a minimum of 8 feet. This will block some of the view of the building from the side walks.
3. Some of the trees along Old Kings Road are likely to be historic trees. The City of Ormond Beach is a tree sanctuary and should maintain any historic trees along Old Kings Road. They should not be removed like they were in the previous Granada Avenue development.
4. Dumpster should be moved to the east side of the development to reduce trash removal noise.
5. Tractor trailers should be prohibited from entering this facility. If they are allowed to enter, ingress and egress should only be via Granada Avenue. This is to remove any issues with the children who wait for and depart from school buses along Old Kings Road. The roads are too narrow for tractor-trailer traffic.
6. There should be limits to the permissible hours of access to this property.
7. If there is traffic from the subject development through Reflection Village, the City should allow the RVHOA to change gate operation hours and if required, to keep the gates closed 24 hours a day. This is to be to beapproved with no assessment to the RVHOA and to eliminate the need to notify the city of these changes.

Best Regards,
Angelo Theodore
5 Old Macon Drive
Ormond Beach, FL.
Telephone and Text: 386-566-6730
Email: theoang15@gmail.com
Sent from Mail for Windows

From:	Penney Peirce <pennpeirce@aol.com>
Sent time:	09/12/2022 09:27:27 AM
To:	Spraker, Steven
Subject:	Opinion about new development

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sorry I can't be there.

I object strongly to the traffic, especially big trucks, affecting this residential zone. Why can't they have a turn-in lane off Granada. I agree with your example of the other facilities' design. Seems a logical argument. At least there might be less traffic overall than the previous proposal with the Starbucks, etc. Ugh! They should not be allowed to clog up Old Kings, especially near our entryways.

Penney Peirce

Penney Peirce
20 Oak Village Drive, Ormond Beach, FL 32174
www.penneypeirce.com | 386-256-5336
Author: *Transparency | Frequency*
Leap of Perception | The Intuitive Way

From: jeffcanose@aol.com
Sent time: 09/12/2022 11:39:18 AM
To: Spraker, Steven
Cc: skayinatl@gmail.com; niki@ssmgfl.com; mariecanose@aol.com
Subject: Re: Comments Regarding Extra Space Storage

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

All - Please disregard para 2 of my comments, which I sent you yesterday. I misread Susan Taylor's note regarding square footage of the proposed facility. I guess the extra space in the number threw me off. That said, the remainder of my input remains the same. Sorry for any confusion.

Jeff Canose

-----Original Message-----
From: jeffcanose@aol.com
To: steven.spraker@ormondbeach.org <steven.spraker@ormondbeach.org>
Cc: skayinatl@gmail.com <skayinatl@gmail.com>; niki@ssmgfl.com <niki@ssmgfl.com>; mariecanose@aol.com <mariecanose@aol.com>
Sent: Sun, Sep 11, 2022 5:03 pm
Subject: Comments Regarding Extra Space Storage

The attached articulates our concerns regarding the proposed location of Extra Space Storage.

From:	Ursula Suddard <suddardursula@gmail.com>
Sent time:	09/11/2022 06:16:29 PM
To:	Spraker, Steven
Subject:	Property on South Old Kings Rd.

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

This is Ursula Suddard and live in the Reflections Village. I will not be able to attend the meeting but would like to express my concern of the proposed three story high storage unit that Mister Holap is planing. I would not object to regular storage units but not three stories. Please make my choice count, thank you

Ursula's iPad

From:	Gail Hageman <hageman.gn@gmail.com>
Sent time:	09/11/2022 06:13:12 PM
To:	Spraker, Steven
Subject:	Storage

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I live on Old Kings Rd. I oppose this type of business in a residential neighborhood. It will increase traffic, if it was literally my front yard I would be livid. I counted the number of storage units available within a 5 mile radius, please you do the same. The need does not justify another one! For all of the new developments on 40 and around LPGA, put in their yard. Thank you

Sent from my iPhone

From:	jeffcanose@aol.com
Sent time:	09/11/2022 05:03:54 PM
To:	Spraker, Steven
Cc:	skayinatl@gmail.com; niki@ssmgfl.com; mariecanose@aol.com
Subject:	Comments Regarding Extra Space Storage
Attachments:	Letter to HOA and Steven Spraker_Sept2022.docx

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

The attached articulates our concerns regarding the proposed location of Extra Space Storage.

Letter to HOA and Steven Spraker_Sept2022.docx

In response to the proposed Extra Space Storage facility, we offer the following points to illustrate that the proposed Granada Blvd/Old Kings Rd location is not in the best interests of the city and citizenry of Ormond Beach, nor even the owners of Extra Space Storage. We appreciate the time and consideration of all concerned.

The note from Spraker that the storage facility is only 45' and will have 140 square feet of available storage makes little sense. The den in our house is approximately 140 square feet, so who would bother building a 3-story building with 140 sq ft of space and call it a "storage facility"? I think those numbers must be either a misprint or an effort to mislead. (A VW beetle would be large enough to move storage in and out of such a small facility rather than tractor trailers for which the engineer must provide turn radius by code to accommodate these large vehicles.)

That said, and presuming the proposed facility is considerably larger, the proposed location is in a highly developed and already heavily traveled area of the city. Most all of the existing development in the area is currently comprised of residential units and relatively small (i.e. single level) business entities. A three-story facility would not only create an eyesore, traffic would be adversely impacted with vehicles of all sizes coming and going 24/7/365. These issues, in addition to the ecological impact, need thoughtful consideration.

Lastly, and not least of which, Reflections Village and Old Kings Rd. will be impacted severely as large vehicles will likely also opt to use Old Kings Rd. as a less congested bypass to reach the facility. The tranquility of the neighborhood and the safety of residents who use Old Kings Rd. for walking and cycling will be diminished.

In the best interests of the city and citizens of Ormond Beach, as well as for the owners of the facility, a storage warehouse should be located in a more remote location. An example of such a location is where Kalin's furniture warehouse is located at 101 Business Center Dr, Ormond Beach, FL 32174, directly off US Highway 1 near I-95. This area is much more suitable for a warehouse/storage facility, as it is sparsely developed and far less congested than the currently proposed location in downtown Ormond Beach. Large multiple-axle vehicles can enter and exit Hwy 1 with far greater ease and no disruption of traffic flow as opposed to the proposed Granada Blvd/Old Kings Rd location.

We hope that the city takes these points into consideration on behalf of all the residents of Ormond Beach. Development must be approached in a thoughtful manner that considers the interests of the people ahead of those of individual business interests.

Jeff and Marie Canose
35 Old Macon Drive
Ormond Beach, FL

From:	Beth Putnam <cliffhouse49@yahoo.com>
Sent time:	09/10/2022 05:00:39 PM
To:	Spraker, Steven
Subject:	Proposed storage facility

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

This email is clearly opposed to the storage facility that will be discussed at the meeting on Tuesday, 13 Sep 2022. There are way too many facilities of this kind and the traffic will be very congestive at drive times. Another poor idea of "growth in Ormond"! I vote NO< NO< NO

Beth Putnam, 83 Dix Avenue, Ormond Beach, FL 32174

Beth Lindley Putnam
Phil 4:11-13

From:	russellbenett@gmail.com
Sent time:	09/10/2022 01:43:12 PM
To:	Spraker, Steven
Subject:	Ormond Central

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. Spraker,
I want to express my opinion about the proposed development of Ormond Central at Granada Boulevard and South Old Kings Road.
I was opposed to the PBD of this area before and I essentially have the same issues with this development.
I believe this property should be used for its original zoning. I do not think a tall storage facility is necessary given the number of these storage facilities in this part of Ormond Beach.
As far as I can tell, there is one way in from Granada Boulevard going East or West, but only one way out going East, that is going to cause a problem.
As with the past development plans (which has never worked out) any vehicle, especially large trucks, wanting to go on West Granada Boulevard, will be forced to either make a difficult U-turn somewhere East on Granada Boulevard or a long journey at 25 mph South on Old Kings Road to Division Avenue and then go to Nova Road and then to Granada Boulevard to go West. This would be impossible for a truck, since trucks are not permitted on Division Avenue.
Russell Benett
Sent from Mail for Windows

From:	Krystalya Marie <krystalya@gmail.com>
Sent time:	09/08/2022 12:45:41 PM
To:	Spraker, Steven
Subject:	Say NO to Extra Space Storage

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Steven,

Please say NO to Extra Space Storage's plans for building at:
1 South Old Kings Road.

First we need to start leaving some land vacant for nature to thrive and secondly we certainly don't need more storage facilities and 3rd this type of business is just going to increase the already overflowing traffic issue on Granada Blvd.

Be Well & Stay Well!

Love, Light & Laughter,

Krystalya

Want to be Healthier, Have More Energy, Prosperity and Abundance? Get your Free Copy of Empowered Spirit News - Value $100 - just go here now:
http://www.OneMinuteEnergyTuneUp.com

I've clicked for peace! Have you?
www.tenmillionclicksforpeace.org/?sid=30303c42FJu3635Dn06716203&s=1

From: Richard Mahon <richardgmahon@yahoo.com>
Sent time: 09/08/2022 05:49:26 AM
To: Spraker, Steven
Subject: Ormond Beach storage!

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Too much traffic and unnecessary building on and near our area!

Sent from Yahoo Mail on Android

From: Angelo Theodore
To: Spraker, Steven
Cc: Denny Axlen; Tom Barfield
Subject: P Development of Ormond Central- Unit 1- Self Storage
Date: Sunday, August 21, 2022 11:57:55 AM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

The items listed below are to be added to Denny Axlen's list. I agree with all that Denny listed.

1. Since Ormond Beach is a tree sanctuary, all historic trees need to be preserved. I believe some trees along the east side of Old Kings Road qualify as historic trees and must be preserved and NOT cut down.

2. The last time we went through this, I believe we agreed that no dumpster area was to be located near the Old Kings Road entrance or exit.

All in all, I am not in favor of a 3 story building being erected right across from Reflections Village unless the building is built like the Reflections Offices.

Best regards

Ang Theodore

Spraker, Steven

From: Denny Axlen <dennyaxlen@gmail.com>
Sent: Saturday, August 20, 2022 12:45 PM
To: Spraker, Steven; Lewis Heaster; Rob Littleton
Cc: Tom Barfield; Angelo Theodore; Joe Jaynes; Bill Funk; Mary Ann Radler; Lucas and Joanne Telfer
Subject: Development of Ormond Central- Unit 1- Self Storage

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Everyone;

I am not opposed to the development of Ormond Central. However, as a neighbor of the site, I do have an interest in what ultimately will get built.
Please add my thoughts to the file. I look forward to seeing you in the upcoming city meetings regarding this project.

1) Any business that allows normal operation 24/7 is not acceptable.

2) The approved Unit 1 on the original Ormond Central PBD was 1 story building with a footprint of 24,100 SF.
3) The new proposal is for a 3 story building with a footprint of 35,380 SF. The size/scale of this building is a concern. One wonders if I will see the sun again. ;-)

4) On Original PBD, the access road to/from Old Kings Rd was 28 feet wide. The new proposal is 31 feet wide, which is 8 feet wider than Old Kings.

5) As the Granada Entrance has a median in it, the entrance lane looks to be 12 feet wide. I suppose the Old Kings Rd access road is this wide (15.5 foot per lane) to allow, maybe even encourage, large trucks to access using Old Kings Road. This is an issue and should be reviewed. I would think large trucks should be using Granada. This development should not be making it easier for large trucks to use Old Kings Road. This is not an industrial neighborhood.

6) One story building required a 6 foot fence. If approved, a 3 story building should require a higher height in order to provide sufficient sound and sight mitigation.

That said.... I wish all of you much continued success.

Dennis Axlen
2 Reflections Village Dr
Ormond Beach, FL 32174

--
"If I wasn't Bob Dylan, I'd probably think that Bob Dylan has a lot of answers myself."
Bob Dylan

ATTACHMENT 4

Ordinance 2017-40

ORDINANCE NO. 2017-40

AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A PLANNED BUSINESS DEVELOPMENT TO BE KNOWN AS "ORMOND CENTRAL", AUTHORIZING THE DEVELOPMENT OF COMMERCIAL USES ON 8.729 ACRES TO BE LOCATED AT 1 SOUTH OLD KINGS ROAD (PARCEL ID NUMBER: 4241-01-09-0180), NO ADDRESS, SOUTH OLD KINGS ROAD (PARCEL ID NUMBER: 4241-01-11-0130), NO ADDRESS, WEST GRANADA BOULEVARD (PARCEL ID NUMBER: 4241-01-09-0170), AND NO ADDRESS, WEST GRANADA BOULEVARD (PARCEL ID NUMBER: 4241-01-11-0120); AUTHORIZING A MASTER DEVELOPMENT PLAN, HISTORIC TREES REMOVAL, IMPACT FEE CREDITS, AND ACCEPTING CERTAIN PUBLIC BENEFITS; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, Ormond Central Investors, LLC, a Florida limited liability company, the owner of the property (the "Applicant") has initiated this Ordinance for the issuance of a Development Order for a Planned Business Development District to allow commercial uses on 8.729 acres of land generally located at the southeast corner of South Old Kings Road and Granada Boulevard (Parcel ID Numbers: 4241-01-09-0180, 4241-01-11-0130, 4241-01-09-0170, and 4241-01-11-0120) (the "Property"), to be known as the "Ormond Central", described and depicted in Exhibit "A" in the Development Order for the Planned Business Development District attached hereto and incorporated herein by reference, and

WHEREAS, the Property has been rezoned from Boulevard (B-9) to Planned Business Development (PBD) zoning district, and

SINGLE UNDERLINING AND STRIKETHROUGH DENOTES FIRST READING REVISIONS
DOUBLE UNDERLINING AND STRIKETHROUGH DENOTES SECOND READING REVISIONS

WHEREAS, the Planning Board held a public hearing in accordance with Section 1-15D of the *Land Development Code,* following which it recommended the approval of the application for the Development Order associated with Planned Business Development zoning designation, 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; and

(3) The comments of governmental agencies, utility corporations and individuals, as received, and

(4) The testimony of the City's planning staff, the Applicant, expert witnesses, 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 with respect to the application for the issuance of a Development Order for a Planned Business Development District, 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

SINGLE UNDERLINING AND STRIKETHROUGH DENOTES FIRST READING REVISIONS

DOUBLE UNDERLINING AND STRIKETHROUGH DENOTES SECOND READING REVISIONS

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; and

(10) The testimony provided at public hearings, now therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The Mayor and the City Manager are authorized and directed to execute and issue the attached Planned Business Development Order for the "Ormond

Central" Planned Business Development District to allow commercial uses on 8.729 acres of land generally located at the southeast corner of South Old Kings Road and Granada Boulevard (Parcel ID Numbers: 4241-01-09-0180, 4241-01-11-0130, 4241-01-09-0170, and 4241-01-11-0120) (the "Property").

SECTION TWO. The project shall consist of a master development for up to five (5) commercial condominium units, constructed similar to a commercial subdivision that clears and fills the property, provides on-site utilities, constructs access points, constructs the project's spine road, constructs a decorative masonry wall, and establishes required landscape buffers.

SECTION THREE. Section 3-03(c) of the *Land Development Code* states that no historic tree shall be removed without the approval of the City Commission. The project site contains eight (8) historic trees. Three (3) of the eight (8) historic trees have either fallen or are diseased and are not considered healthy trees. The applicant is seeking to remove two (2) of the five (5) healthy historic trees for site development. Based on the Historic Tree Reports of Richard Poore, Landscape Architect, Don Spence, Ph.D., Certified Municipal Arborist, and Margaret Tomlinson, Landscape Architect and the analysis of the City Landscape Architect, the removal of two (2) historic trees as shown, described, and depicted in Exhibit "B" attached hereto and incorporated herein by reference is hereby granted.

SECTION FOUR. Section 1-27(e)(2) of the *Land Development Code* states "Preservation of full impact fee credit may continue as an incentive to abate blighted structures beyond the date of demolition provided the city commission approves such credit through a

development agreement or other acceptable legal instrument to the city." The "Ormond Central" Planned Business Development project has an existing 25,866 square foot building that is proposed to be demolished. The preservation of impact fee credits based upon the demolition of the existing structure as shown, described, and depicted in Exhibit "C" attached hereto and incorporated herein by reference is hereby granted.

SECTION FIVE. The Ormond Central Planned Business Development standards including allowed uses and dimensional standards detailed in a letter dated July 7, 2017 and revised on September 26, 2017, October 12, 2017, October 16, 2017 and November 14, 2017, as shown, described, and depicted in Exhibit "D" attached hereto and incorporated herein by reference is hereby granted.

SECTION SIX. The applicant has provided improvements that are deemed public benefits in a letter dated July 7, 2017 and revised on September 26, 2017, October 12, 2017, October 16, 2017 and November 14, 2017 that is shown, described, and depicted in Exhibit "D" attached hereto and incorporated herein by reference is hereby accepted.

SECTION SEVEN. ~~The sign plan for the project is approved as shown, described, and depicted in Exhibit "E" attached hereto and incorporated herein by reference is hereby granted.~~ The uses depicted on the site plan, as well as the sign plan attached hereto as Exhibit "E", generally represent the type of uses that could be allowed for development of the project, as well as the maximum number of parcels (up to five in total) that could be developed. The said uses are hereby approved subject to changes that may be reviewed and approved under the Land Development Code by the city's Site Plan Review Committee.

SINGLE UNDERLINING AND STRIKETHROUGH DENOTES FIRST READING REVISIONS

DOUBLE UNDERLINING AND STRIKETHROUGH DENOTES SECOND READING REVISIONS

SECTION EIGHT. The applicant has updated the development plans based upon the Planning Board recommendation on October 12, 2017 to: (1) withdraw the convenience store, type "C" use (2) restrict the number of restaurant type "C" use to a maximum of three within the project, and (3) construct the architecturally upgraded buffer wall along the length of South Old Kings Road (no PVC fencing), and (4) restrict dumpster enclosures from the most westerly 100' of unit 1 , and (5) if a drive through use is developed on Unit 1, the applicant shall require that the drive through window is located on the east side of the building as shown, described, and depicted in Exhibit "F" attached hereto and incorporated herein by reference.

SECTION NINE. The development of individual units within the project ~~units~~ shall be reviewed and approved by the Site Plan Review Committee consistent with the standards of the Ormond Central Planned Business Development this development order and the Land Development Code. There are no outstanding comments for Site Plan Review Committee for the subdivision/infrastructure improvements.

SECTION TEN. The project development plans as shown, described, and depicted in Exhibit "F" attached hereto and incorporated herein by reference is hereby granted.

SECTION ELEVEN. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION TWELVE. This Ordinance shall take effect immediately upon its adoption.

PASSED UPON at the first reading of the City Commission this 21st day of November 2017.

PASSED UPON at the second and final reading of the City Commission this 5th day of December, 2017.

Bill Partington

BILL PARTINGTON
Mayor

ATTEST:

J. Scott McKee

J. SCOTT McKEE
City Clerk

S:\LEGAL\CITY COMMISSION ITEMS\ORDINANCE\2017\11-21-17\17-040C,O - ORMOND CENTRAL - 1 S OLD KINGS RD - PBD ORD P17-0236G MT # 3411.DOCX3/6/2013 12:08:17 PM12/7/2017

SINGLE UNDERLINING AND STRIKETHROUGH DENOTES FIRST READING REVISIONS
DOUBLE UNDERLINING AND STRIKETHROUGH DENOTES SECOND READING REVISIONS

BEFORE THE
CITY COMMISSION
OF THE
CITY OF ORMOND BEACH

IN RE: **Application of**: Ormond Central Investors, LLC, a Florida limited liability company
Planned ~~Residential~~ Business Development No.: 2016-053
Project Name: "Ormond Central"
Property Address: 1 South Old Kings Road, South Old Kings Road (unaddressed property), West Granada Boulevard (unaddressed properties)
Parcel ID Nos.: (1) 4241-01-09-0180, (2) 4241-01-11-0130, (3) 4241-01-09-0170, (4) 4241-01-11-0120

PLANNED BUSINESS DEVELOPMENT DISTRICT DEVELOPMENT ORDER

This matter having come on for public hearing before the City Commission of the City of Ormond Beach, Florida, on November 21, 2017 and December 5, 2017, and the City Commission having considered those items as required by 1-18(D) 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 development 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;

SINGLE UNDERLINING AND STRIKETHROUGH DENOTES FIRST READING REVISIONS
DOUBLE UNDERLING AND STRIKETHROUGH DENOTES SECOND READING REVISIONS

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; and

10. The testimony provided at public hearings.

Thereupon and in consideration thereof, the City Commission hereby orders that:

A. The application of Ormond Central Investors, LLC, a Florida limited liability company (the "Property Owner") of approximately 8.719 acres of land generally located at the southeast corner of South Old Kings Road and Granada Boulevard (Parcel ID Numbers: 4241-01-09-0180, 4241-01-11-0130, 4241-01-09-0170, and 4241-01-11-0120) (the "Property"), for a Planned Business Development Order for a Planned Business Development District to be known as "Ormond Central", to allow commercial uses on 8.729 acres of land, that Property being 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 District, 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 project shall allow a master development for up to five (5) commercial condominium units, constructed similar to a commercial subdivision that clears and fills the property, provides on-site utilities, constructs access points, constructs the project's spine road, constructs a decorative masonry wall, and establishes required landscape buffers.

3. Section 3-03(c) of the *Land Development Code* states that no historic tree shall be removed without the approval of the City Commission. The project site contains eight

(8) historic trees. Three (3) of the eight historic trees have either fallen or are diseased and are not considered healthy trees. The applicant is seeking to remove two (2) of the five (5) healthy historic trees for site development. Based on the Historic Tree Reports of Richard Poore, Landscape Architect, Don Spence, Ph.D., Certified Municipal Arborist, and Margaret Tomlinson, Landscape Architect and the analysis of the City Landscape Architect, the removal of two (2) historic trees as shown, described, and depicted in Exhibit "B" attached hereto and incorporated herein by reference is hereby granted;

4. Section 1-27(e)(2) of the *Land Development Code* states "Preservation of full impact fee credit may continue as an incentive to abate blighted structures beyond the date of demolition provided the city commission approves such credit through a development agreement or other acceptable legal instrument to the city." The Ormond Central project has an existing 25,866 square foot building that is proposed to be demolished. The preservation of impact fee credits based upon the demolition of the existing structure shall not expire or be reduced over time and is shown, described, and depicted in Exhibit "C" attached hereto and incorporated herein by reference is hereby granted;

5. The "Ormond Central" Planned Business Development District standards including allowed uses and dimensional standards detailed in a letter dated July 7, 2017 and revised on September 26, 2017, October 12, 2017, October 16, 2017 and November 14, 2017, as shown, described, and depicted in Exhibit "D" attached hereto and incorporated herein by reference is hereby granted;

6. The following uses shall be allowed as permitted uses within the "Ormond Central" Planned Business Development District:

a. The permitted and conditional uses of the B-9 (Boulevard) zoning district.

b. Pharmacy, including a drive through (allowed as retail sales-conditional use within the B-9 (Boulevard) zoning district.

c. Restaurant type, C. The applicant letter dated July 7, 2017 and revised on September 26, 2017, October 12, 2017, October 16, 2017 and November 14, 2017, attached hereto as Exhibit "D", has limited the number of restaurant, type C to three (3) within the project.

d. Garden center and nursery (outside storage/activity).

e. Bowling center.

f. Restaurant type D.

~~**7.** Allow access on South Old Kings Road, a City minor collector roadway, with a full access ingress/egress point at the southern project entrance and a right in only at the northern project entrance.~~

SINGLE UNDERLINING AND STRIKETHROUGH DENOTES FIRST READING REVISIONS
DOUBLE UNDERLING AND STRIKETHROUGH DENOTES SECOND READING REVISIONS

~~8. Commercial delivery trucks shall enter from West Granada Boulevard and are permitted to exit either onto West Granada Boulevard or northbound (right turn only) on South Old Kings Road. No commercial delivery trucks shall be allowed to turn left onto South Old Kings Road.~~

~~9. Pursuant to the Planning Board recommendation, the City shall install "No Trucks except for local deliveries" signs for northbound and southbound Old Kings Road between Division Avenue and West Granada Boulevard.~~

~~10. Pursuant to the Planning Board recommendation, for delivery trucks that would exit the property on the south driveway along South Old Kings Road, there shall be a sign "Delivery Trucks must make right turn only" to not allow delivery truck traffic southbound along South Old Kings Road.~~

~~11. Pursuant to the Planning Board recommendation, commercial delivery trucks shall use West Granada Boulevard entrance to access site and can exit either with the West Granada Boulevard entrances or northbound (right turn only) on South Old Kings Road.~~

7. South Old Kings Road is a local (city) minor collector roadway. Except for the limited exception provided in this paragraph, commercial trucks making deliveries to the Ormond Central site or leaving the site are prohibited from accessing or using South Old Kings Road, except that:

a. Box-type trucks traveling east or west bound on Granada Boulevard (State Road 40) may make a right or left turn onto southbound South Old Kings Road and must enter the Ormond Central site at the southernmost ingress/egress driveway (i.e., the southwest side of the site). When leaving the site, box-type trucks may exit the site from the southernmost ingress/egress driveway (i.e., the southwest side of the site) but must make a right turn (only) onto northbound South Old Kings Road and must make a right turn (only) onto eastbound Granada Boulevard (State Road 40). Alternatively, box-type trucks may leave the site by exiting via the "spine road", depicted on the site plan as extending from Granada Boulevard (State Road 40) to the site, and must make a right turn (only) onto eastbound Granada Boulevard (State Road 40).

b. Semi-tractor/trailer trucks must enter the site by traveling on Granada Boulevard (State Road 40) and must make a right or left turn onto the "spine road" main entrance on Granada Boulevard. When leaving the site, semi-tractor/trailer trucks must exit via the "spine road" and must make a right turn (only) onto eastbound Granada Boulevard (State Road 40); left turns onto westbound Granada Boulevard (State Road 40) are prohibited, except in the event a traffic signal is provided at the intersection of the "spine road" and Granada Boulevard (State Road 40) that allows for left turn movements. In addition, semi-tractor/trailer trucks are prohibited from accessing or using South Old Kings Road.

c. The existing building on the project site will be demolished and removed during the first phase of the project. Trucks that are necessary to effectuate the

demolition of the building, including removal of debris from the demolition, shall be allowed to access and use Old Kings Road as follows: trucks traveling east or west on Granada Boulevard (State Road 40) may enter the project site from Old Kings Road (i.e., trucks may make a right or left hand turn from Granada Boulevard (State Road 40) onto Old Kings Road). When leaving the project site, these trucks must exit northbound (only) onto Old Kings Road.

8. Signage shall be prominently displayed:

a. At or near the northwestern corner of the Ormond Central site and/or at or near the intersection of South Old Kings Road and Granada Boulevard (State Road 40) prohibiting semi-tractor/trailer trucks from entering South Old Kings Road;

b. At or near the northwestern corner of the Ormond Central site and/or at or near the intersection of South Old Kings Road and Granada Boulevard (State Road 40) allowing box-type trucks making deliveries to the Ormond Central site to enter the site from the southernmost ingress/egress driveway (i.e., the southwest side of the site) and South Old Kings Road;

c. At or near the southernmost ingress/egress driveway of the Ormond Central site (i.e., the southwest side of the site) and South Old Kings Road prohibiting semi-tractor/trailer trucks from leaving the site via South Old Kings Road;

d. At or near the southernmost ingress/egress driveway of the Ormond Central site (i.e., the southwest side of the site) and South Old Kings Road requiring box-type trucks leaving the site via South Old Kings Road to make a right turn (only) onto South Old Kings Road;

e. At or near the northwestern corner of the Ormond Central site and/or at or near the intersection of South Old Kings Road and Granada Boulevard (State Road 40) requiring box-type trucks to make a right turn (only) onto eastbound Granada Boulevard (State Road 40);

f. At or near the South Old Kings Road and Division Avenue prohibiting all commercial delivery trucks, except for delivery or service trucks making deliveries or service calls to residential properties along or adjacent to South Old Kings Road (examples: UPS, Fed Ex, U.S. Postal delivery, air condition/heating service trucks), from accessing or using South Old Kings Road;

g. At or near the intersection of the southernmost ingress/egress driveway of the Ormond Central site (i.e., the southwest side of the site) and South Old Kings Road prohibiting all commercial delivery trucks, except for delivery or service trucks making deliveries or service calls to residential properties along or adjacent to South Old Kings Road (examples: UPS, Fed Ex, U.S. Postal delivery, air condition/heating service trucks), from accessing or using South Old Kings Road south of the southernmost ingress/egress driveway of the Ormond Central site (i.e., the southwest side of the site) and South Old Kings Road;

h. At or near the intersection of the "spine road" and Granada Boulevard (State Road 40) requiring all commercial delivery trucks leaving the Ormond Central site to exit the site by making a right turn (only) onto eastbound Granada Boulevard (State Road 40); except that if a traffic signal is provided at the intersection of South Old Kings Road and Granada Boulevard (State Road 40), no such signage shall be required.

~~12.~~ 9. The construction entrance shall be required to be from West Granada Boulevard with standard construction practices implemented (site maintenance, dust control, hours of construction, and dirt tracking reduction measures).

~~13.~~ 10. Pursuant to the applicant's letter dated July 7, 2017 and revised on September 26, 2017, October 12, 2017, October 16, 2017 and November 14, 2017, attached hereto as Exhibit "D", no dumpster enclosure shall be allowed within the most westerly 100' of unit 1.

~~14.~~ 11. Pursuant to the applicant's letter dated July 7, 2017 and revised on September 26, 2017, October 12, 2017, October 16, 2017 and November 14, 2017, attached hereto as Exhibit "D", an architecturally upgraded buffer wall along the length of South Old Kings Road shall be constructed with the subdivision improvements (no PVC fencing).

~~15.~~ 12. Pursuant to the applicant's letter dated July 7, 2017 and revised on September 26, 2017, October 12, 2017, October 16, 2017 and November 14, 2017, attached hereto as Exhibit "D", if a drive through use is developed on Unit 1, the applicant shall require that the drive through window is located on the east side of the building.

~~16.~~ 13. The project shall provide compensating storage for the fill in the floodplain to raise the elevation of the properties and buildings to a foot above the base flood elevation as established by the FEMA maps

~~17.~~ 14. The applicant has provided improvements that are deemed public benefits in a letter dated July 7, 2017 and revised on September 26, 2017, October 12, 2017, October 16, 2017 and November 14, 2017, that is shown, described, and depicted in Exhibit "D" attached hereto and incorporated herein by reference is hereby accepted;

~~18.~~ 15. ~~The sign plan for the project is approved as shown, described, and depicted in Exhibit "E" attached hereto and incorporated herein by reference is hereby granted;~~ The uses depicted on the site plan, as well as the sign plan attached hereto as Exhibit "E", generally represent the type of uses that could be allowed for development of the project, as well as the maximum number of parcels (up to five in total) that could be developed. The said uses are hereby approved subject to changes that may be reviewed and approved under the Land Development Code by the city's Site Plan Review Committee.

~~19.~~ 16. The development of individual units within the project ~~units~~ shall be reviewed and approved by the Site Plan Review Committee consistent with ~~the standards of the Ormond Central Planned Business Development~~ this development order and the Land

SINGLE UNDERLINING AND STRIKETHROUGH DENOTES FIRST READING REVISIONS
DOUBLE UNDERLING AND STRIKETHROUGH DENOTES SECOND READING REVISIONS

Development Code. There are no outstanding comments for Site Plan Review Committee for the subdivision/infrastructure improvements.

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 as Exhibit "F", and incorporated herein by reference.

C. Except as provided in paragraph 16 of this development order, no ~~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 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(C)(2) of the *Land Development Code* before the planned development permit can be established, a new application for a 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 District 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(C)(2) of the *Land Development Code,* and a new application for a Planned Business Development District 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 District 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 Magistrate.

H. In the event a building permit has not been issued within forty-eight (48) months, which date shall be December 5, 2021, then this Development Order shall automatically become void and shall have no further legal effect. Chapter 1, Article II, Section 1-14(C)(2), of the *Land Development Code.*

I. This Planned Business Development District Development Order shall be recorded in the public records of Volusia County, Florida, at the expense of: Ormond Central

Investors, LLC, a Florida Limited Liability Company, and shall be binding upon Ormond Central 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 5th day of December, 2017.

CITY COMMISSION
CITY OF ORMOND BEACH, a Florida municipal corporation

By: _____
BILL PARTINGTON
Mayor

(CITY SEAL)

Attest: _____
JOYCE A. SHANAHAN
City Manager

SINGLE UNDERLINING AND STRIKETHROUGH DENOTES FIRST READING REVISIONS
DOUBLE UNDERLING AND STRIKETHROUGH DENOTES SECOND READING REVISIONS

EXHIBIT "A"

PAGE 1 OF 3

LEGAL DESCRIPTION

OWNER:	Ormond Central Investors, LLC, a Florida Limited Liability Company
ADDRESSES:	1 South Old Kings Road (Volusia County parcel number: 4241-01-09-0180), no address, South Old Kings Road (Volusia County parcel number: 4241-01-11-0130), no address, West Granada Boulevard (Volusia County parcel number: 4241-01-09-0170), and no address, West Granada Boulevard (Volusia County parcel number: 4241-01-11-0120)
PARCEL ID#s:	(1) 4241-01-09-0180, (2) 4241-01-11-0130, (3) 4241-01-09-0170, (4) 4241-01-11-0120

PARCEL"1"
LOT E S OF GRANADA AVE SUB GRANT LOT 6 1/2 ORMOND EXCEPT RD R/W, PER PUBLIC RECORDS OF VOLUSIA COUNTY.

PARCEL "2"
THE WESTERLY 370 FEET OF LOT "G", GRANT LOT 6, AND ALSO THE WESTERLY 370 FEET OF LOT "I", GRANT LOT 7 1/2, OF THE HENRY YONGE GRANT IN ORMOND, AS PER MAP RECORDED IN MAP BOOK 2, PAGE 118, OF THE PUBLIC RECORDS OF THE VOLUSIA COUNTY, FLORIDA.

ALSO DESCRIBED AS THE WESTERLY 1/2 OF LOT "I" IN GRANT LOT 7 1/2, AND THE WESTERLY 1/2 OF LOT "G" IN GRANT LOT 6, AS PER MAP RECORDED IN MAP BOOK 2, PAGE 118, PUBLIC RECORDS OF VOLUSIA COUNTY, FL.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE OLD AND NEW SECTION OF STATE ROAD 40, ALSO KNOW AS TOMOKA ROAD, AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 933, PAGES 196 AND 197, PUBLIC RECORDS OF VOLUSIA COUNTY, FL.

PARCEL A
Part of Lot J, Grant Lot 7 and part of Lot I, Grant Lot 6 1/2, ASSESSOR'S MAP OF HENRY YOUNGE GRANT as recorded in Map Book 2, Page 118, Public Record of Volusia County, Florida being more particularly described as follows:
Commence at the Northwest corner of said Lot J, Grant Lot 7; thence North 65°00'00" East along the North line of said Lot J for a distance of 25.00 feet to a point on the East right of way line of Old Kings Road (a 45-foot right of way as presently occupied) said point being the POINT OF BEGINNING of this description; thence continue North 65°00'00" East along said North line for a distance of 344.03 feet; thence South 25°00'00" East along the East line of the West one-half of said Lot J and the prolongation thereof for a distance of 237.01 feet, thence Westerly along a curve to the left having a radius of 780.00 feet, a central angle of 05° 04'36", an arc length of 69.12 feet and a chord bearing South 67°32'19" West, 69.10 feet to a point of tangency; thence South 65°00'00" West 240.00 feet to a point of curvature; thence Northwesterly along a curve to the right having a radius of 35.00 feet, a central angle of 90°00'00", an arc length of 54.98 feet and a chord bearing North 70°00'00" West 49.50 feet to a point of tangency being a point on the above said East right of way line of Old Kings Road, thence North 25°00'00" West along said right of way line for a distance of 198.95 feet to the POINT OF BEGINNING.

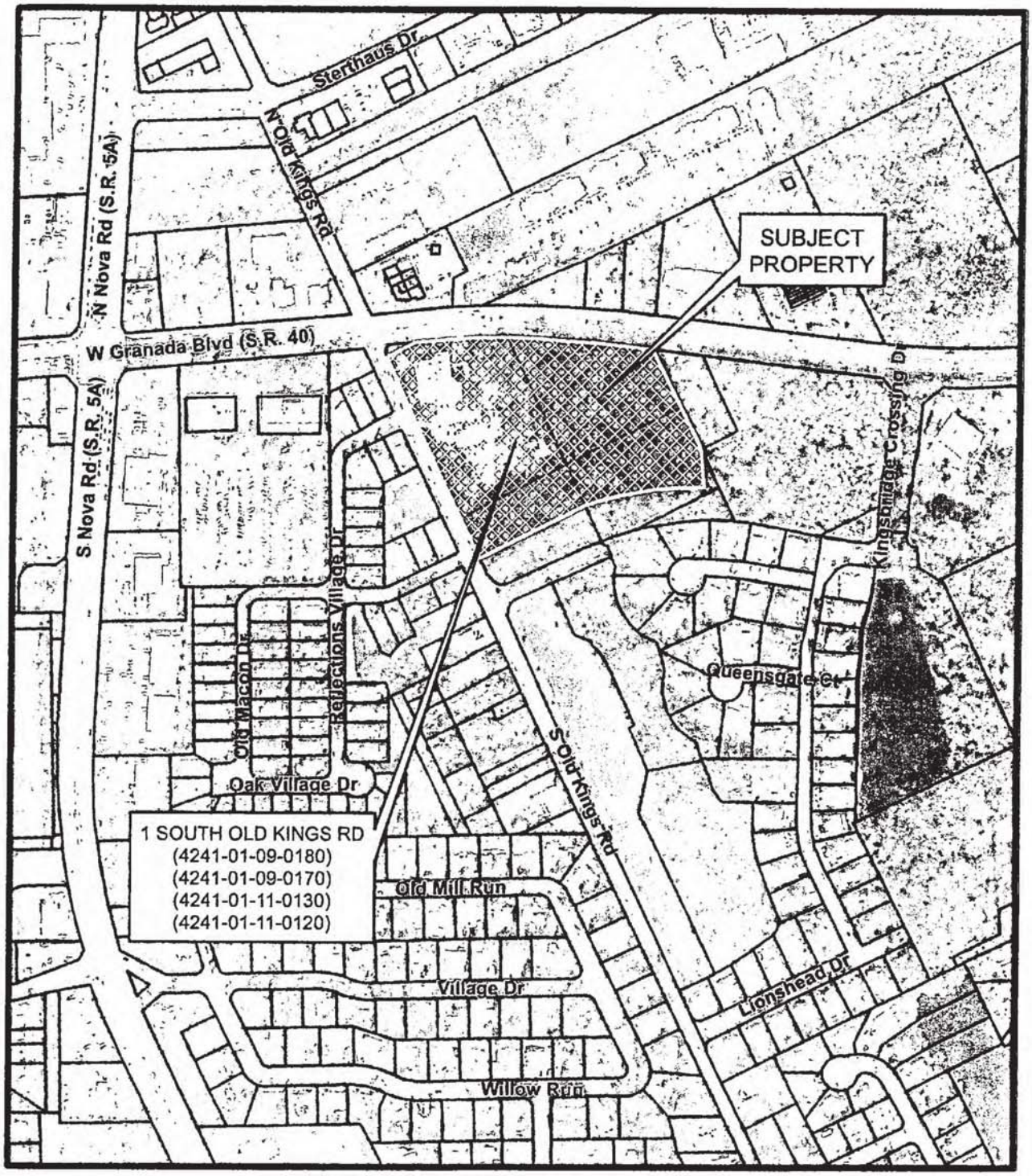
EXHIBIT "A"

PAGE 2 OF 3

PARCEL B
Part of Lot G, Grant Lot 6, part of Lot I, Grant Lot 7 1/2, part of Lot J, Grant Lot 7, and part of Lot I, Grant Lot 6 1/2, ASSESSOR'S MAP OF HENRY YOUNGE GRANT as recorded in Map Book 2, Page 118, Public Records of Volusia County, Florida being more particularly described as follows:
Commencing at the Northwest corner of said Lot J, Grant Lot 7; thence North 65°00'00" East 368.03 feet to the POINT OF BEGINNING of this description; thence North 25°00'00" West along the East line of the West one-half of said Lot I, Grant Lot 7 1/2 for a distance of 256.00 feet to the Northeast corner of the West one-half of said Lot I, Grant Lot 7 1/2, thence North 65°00'00" East 0.97 feet to the Southeast corner of the West 370.00 feet of Lot G, Grant Lot 6; thence North 25°00'00" West along the East line of the West 370.00 feet of said Lot G, Grant Lot 6 for a distance of 136.47 feet to the South right of way line of Granada Boulevard, State Road 40 (a 100-foot wide right of way), thence Easterly along said right of way line being along a curve to the right having a radius of 2,814.93 feet a central angle of 07°54'11", an arc length of 388.28 feet and a chord bearing South 85°56'38" East 387.97 feet to a point of tangency; thence South 81°59'00" East along said right of way line for a distance of 84.66 feet to a point on the West boundary of Naranga Park Subdivision as recorded in Map Book 9, Page 129, Public Records of Volusia County, Florida, thence South 24°59'17" East along said West boundary of Naranga Park Subdivision for a distance of 325.00 feet to the Southwest corner of Lot 8, Block C of said Naranga Park Subdivision, thence South 01°34'16" W 199.50 feet; thence Westerly along a curve to the left having a radius of 780.00 feet, a central angle of 21°29'37", an arc length of 292.61 feet and a chord bearing South 80°49'27" West 290.89 feet, thence North 25°00'00" West along the East line of the West one-half of said Lot J, Grant Lot 7 for a distance of 237.01 feet to the POINT OF BEGINNING. LESS AND EXCEPT the following described property from Parcels A and B:
A PORTION OF LOT "J", GRANT LOT 7, AND A PORTION OF LOT "I", GRANT LOT 6 1/2, MAP OF THE HENRY YONGE GRANT, OF RECORD IN MAP BOOK 2, PAGE 116, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID PARCEL BEING ALSO A PART OF PARCELS "A" AND "B", AS SHOWN ON A PREVIOUS SKETCH AND PLAT BY TOMOKA ENGINEERING, BEING DRAWING NUMBER 95740-E2, DATED 09-22-95, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF KINGS CROSSING, PHASE 1B, OF RECORD IN MAP BOOK 45, PAGES 110 AND 111, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 1, OF SAID KINGS CROSSING, PHASE 1B; THENCE NORTH 77°39'20" WEST, ALONG THE NORTHERLY LINE OF SAID KINGS CROSSING, PHASE 1B, A DISTANCE OF 202.08 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 780.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 146.69 FEET, THROUGH A CENTRAL ANGLE OF 10°46'16", AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 83°02'37" WEST, A CHORD DISTANCE OF 146.42 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF PARCEL "C", AS SHOWN ON THE AFOREMENTIONED SKETCH AND LEGAL DESCRIPTION BY TOMOKA ENGINEERING; THENCE CONTINUE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 361.72 FEET, THROUGH A CENTRAL ANGLE OF 26°34'15", AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 78°17'07" WEST, A CHORD DISTANCE OF 358.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 65°00'00" WEST, DEPARTING SAID CURVE, A DISTANCE OF 240.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 35.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.98 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 70°00'00" WEST, A CHORD DISTANCE OF 49.50 FEET TO THE POINT OF CURVATURE OF SAID CURVE, SAID POINT BEING ALSO ON THE EASTERLY LINE OF OLD KINGS ROAD, A 50 FOOT STREET AS NOW LAID OUT AND OCCUPIED; THENCE NORTH 25°00'00" WEST, DEPARTING SAID CURVE AND ALONG SAID EASTERLY LINE, A DISTANCE OF 64.00 FEET TO A POINT THEREON; THENCE NORTH 65°00'00" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 275.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 670.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 407.65 FEET, THROUGH A CENTRAL ANGLE OF 26°34'15", AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 78°17'07" EAST, A CHORD DISTANCE OF 403.99 FEET TO A POINT WHERE SAME IS INTERSECTED BY THE WESTERLY LINE OF PARCEL "C", AS SHOWN ON THE AFOREMENTIONED SKETCH AND LEGAL DESCRIPTION BY TOMOKA ENGINEERING; THENCE SOUTH 01°34'16" WEST, DEPARTING SAID CURVE, A DISTANCE OF 99.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A"

PAGE 3 OF 3



CITY OF ORMOND BEACH FLORIDA

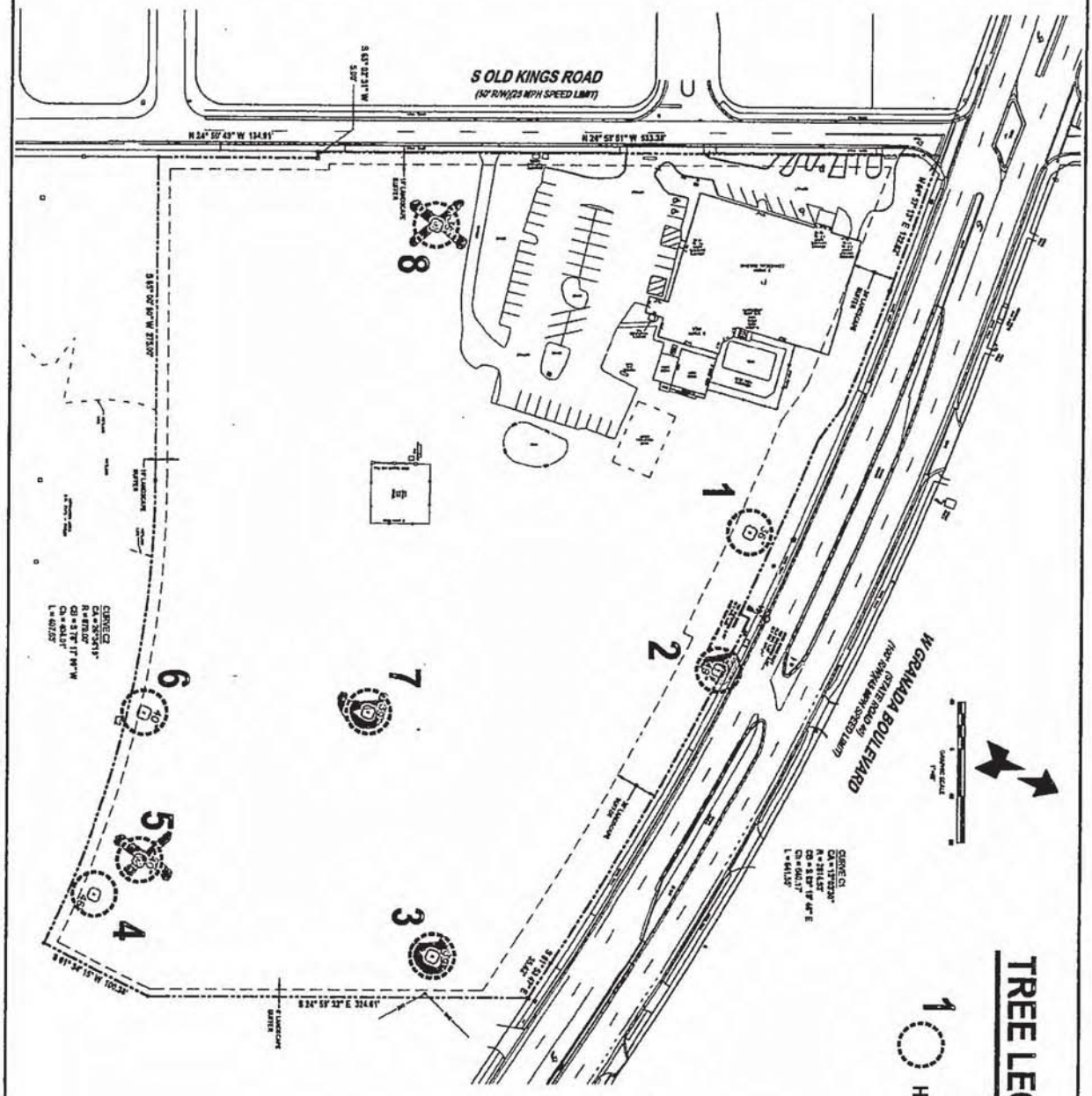
AERIAL MAP
1 SOUTH OLD KINGS RD
(ORMOND CENTRAL)

Prepared By: The City of Ormond Beach
G.I.S. Department - August 22, 2017

N
W E
S
N.T.S.

EXHIBIT "B"

ORMOND CENTRAL
HISTORIC TREE REMOVAL



TREE LEGEND

1 HISTORIC OAK TREE

Trees 2, 3, and 7: dead or diseased
Trees 1, 4, and 6: Preserving
Trees 5 and 8: Healthy and removing

EX-1

HISTORIC TREE LOCATION MAP
ORMOND CENTRAL
1 SOUTH OLD KINGS RD
ORMOND BEACH, FLORIDA 32174

NEWKIRK ENGINEERING

REVISIONS
DATE | DESCRIPTION

EXHIBIT "C"
PAGE 1 of 4

ORMOND CENTRAL IMPACT FEE CREDITS

Type of impact fee	Impact Fee	Unit	Impact fee credit
Water	$2,717 per ELU	4.9 ELU	$13,313.30
Sewer	$2,647 per ELU	4.9 ELU	$12,970.30
Mobility Fee	See below	See Below	$18,398.18
Stormwater	$141.01 per 1,000 Square Feet	25,866 Square Feet	$3,647.36
		Total impact fee credit	**$48,329.14**

Ormond Central - Mobility fee credits

Mobility Fee -Health/fitness -ITE #492		
GSF	25,866 SF	
Divide by 1000	25.866	
TTGR per 1000	32.93	
TTGR =	852	
ICR/PB	0.10	
Deduct IC/PB trips	85	
TGR - IC/PB	766.59	
Person Trips	1.50	
Total Person Trips	1150	
Roads	$1.76	$2,023.80
Transit	$8.00	$9,199.09
Bike/Ped	$6.24	$7,175.29
	$16.00	$18,398.18

GSF = Gross Square Feet
TGR = Trip Generation Rate
IC = Internal Capture
TTR = Total Trip Generation
AVO = Average Vehicle Occupancy
SF = Square Feet

Mobility Fee Credit = $18,398.18

NEWKIRK ENGINEERING, INC.
Civil Engineering – Land Development – CEI
1370 North US1, Suite 204
Ormond Beach, FL 32174
(386) 290-7599
Harry@Newkirk-Engineering.com

EXHIBIT "C"
PAGE 2 of 4

June 6, 2016

Ms. Beth Branton, Administrative Coordinator II
County of Volusia
Growth and Resource Management
123 W. Indiana Avenue
Room 203
Deland, FL 32720

Re: 1 South Old Kings Road, Ormond Beach, FL 32174
Parcel # 4241-01-09-0180

Dear Ms. Branton:

I certify that I inspected the above referenced project on June 5, 2016 at 3:30 PM to confirm the existing square footage of the existing building as follows:

Ground Floor:	14,654 SF
Second Floor:	9,710 SF
Third Floor:	1,502 SF
Total:	25,866 SF

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.

CITY OF ORMOND BEACH

DEPARTMENT OF BUILDING & GENERAL INSPECTIONS

Equivalent Living Unit Calculation Form

EXHIBIT "C"
PAGE 3 of 4

PROJECT NAME: 1 S Old Kings Road, Ormond Central

JOB SITE ADDRESS: 1 S Old Kings Road

DATE: 2/8/2016 | WATER METER SIZE:

ONLY NUMBER OF FIXTURES TO BE FILLED OUT BY APPLICANT

FIXTURE TYPE	*EXISTING	NEW	FIXTURE VALUE	FIXTURE UNITS
Bathtub	1		8	
Bedpan Washers			10	
Combination Sink & Tray	15		3	
Dental Unit			1	
Dental Lavatory			2	
Drinking Fountain (Cooler)	3		1	
Drinking Fountain (Public)			2	
Kitchen Sink: 1/2" Connection			7	
3/4" Connection			3	
Lavatory: 3/8" Connection			2	
1/2" Connection	8		4	
Laundry Tray: 3/8" Connection			3	
3/4" Connection			7	
Shower Head (Shower Only)	13		4	
Service Sink: 1/2" Connection	3		3	
3/4" Connection	1		7	
Urinal: Pedestal Flush Valve	3		11.6	
Wall or Stall			12	
Trough (2' Unit)			2	
Wash Sink (Each Set of Faucets)			4	
Water Closet: Flush Valve	5		11.6	
Tank Type			3	
Dishwasher: 1/2" Connection			4	
3/4" Connection			10	
Washing Machine: 1/2" Connection			5	
3/4" Connection	1		12	
1" Connection			25	
Hose Connections (Wash Down): 1/2"	3		6	
3/4"	2		10	
Hose (50' Length-Wash Down): 1/2"			6	
5/8"			9	
3/4"			12	

****BUILDING DEPARMENT USE ONLY****

Existing Units: **New Units:** **Total Units:**

FIXTURE UNIT CHART

Fixture Units	ELU	NEW UNITS
0-60	1	÷ 60 = Number of ELUS: _____

1 ELU for every sixty (60) fixture units or fraction thereof, computed to one (1) decimal place

*Existing is for use when expanding/adding or demolishing an existing facility

Impact Fees: Water_____ x _____ = _____

Sewer_____ x _____ = _____

Total _____ x _____ = _____

Rev. 2/2006

CITY OF ORMOND BEACH

DEPARTMENT OF BUILDING & GENERAL INSPECTIONS

Equivalent Living Unit Calculation Form

EXHIBIT "C"
PAGE 4 of 4

PROJECT NAME: 1 S Old Kings Road, Ormond Central

JOB SITE ADDRESS: 1 S Old Kings Road

DATE: 2/8/2016 WATER METER SIZE:

ONLY NUMBER OF FIXTURES TO BE FILLED OUT BY APPLICANT

FIXTURE TYPE	*EXISTING	NEW	FIXTURE VALUE	FIXTURE UNITS
Bathtub	1		8	8
Bedpan Washers			10	
Combination Sink & Tray	15		3	45
Dental Unit			1	
Dental Lavatory			2	
Drinking Fountain (Cooler)	3		1	3
Drinking Fountain (Public)			2	
Kitchen Sink: 1/2" Connection			7	
3/4" Connection			3	
Lavatory: 3/8" Connection			2	
1/2" Connection	8		4	32
Laundry Tray: 3/8" Connection			3	
3/4" Connection			7	
Shower Head (Shower Only)	13		4	52
Service Sink: 1/2" Connection	3		3	9
3/4" Connection	1		7	7
Urinal: Pedestal Flush Valve	3		11.6	34.8
Wall or Stall			12	
Trough (2' Unit)			2	
Wash Sink (Each Set of Faucets)			4	
Water Closet: Flush Valve	5		11.6	58
Tank Type			3	
Dishwasher: 1/2" Connection			4	
3/4" Connection			10	
Washing Machine: 1/2" Connection			5	
3/4" Connection	1		12	12
1" Connection			25	
Hose Connections (Wash Down): 1/2"	3		6	18
3/4"	2		10	20
Hose (50' Length-Wash Down): 1/2"			6	
5/8"			9	
3/4"			12	

****BUILDING DEPARMENT USE ONLY****

Existing Units: **New Units:** **Total Units: 298.8**

FIXTURE UNIT CHART

Fixture Units	ELU	NEW UNITS
0-60	1	÷ 60 = Number of ELUS: 4.9

1 ELU for every sixty (60) fixture units or fraction thereof, computed to one (1) decimal place

*Existing is for use when expanding/adding or demolishing an existing facility

Impact Fees: Water $2,717 x 4.9 [redacted]

Sewer $2,647 x 4.9 = $12,970.30

Total ____ x ____ = $26,283.60

Rev. 2/2006

HOLUB
DEVELOPMENT

EXHIBIT "D"
PAGE 1 OF 22

July 7, 2017
September 26, 2017
October 12, 2017
October 16, 2017
November 14, 2017 (REVISED)

Steven Spraker, AICP
Senior Planner
City of Ormond Beach
22 S. Beach Street
Ormond Beach, FL 32175

RE: Ormond Central Investors, LLC – Planned Development

Dear Steven:

Please find enclosed and listed below various permits, reports, plans, project overview, narratives and other related documents in support of our request for the Planning Staff, Planning Board and City Commission to consider approval of the Planned Development for the Ormond Central project consisting of 8.73 acres.

A. Planned Development Application Form executed by the Applicant.

B. Check made payable to the City of Ormond Beach in the amount of $2,900, which represents the application fee.

C. Concept Development Plan (Sheet # C-25).

D. Surveys of the subject parcels, consisting of approximately 8.73 acres.

E. Copy of the draft Neighborhood Letter and site plan. (Proof of surrounding residents/ notice update to follow).

F. Phase I Environmental Assessment Report prepared by GS Good Environmental Inc.

COMMERCIAL AND RESIDENTIAL CUSTOM LUXURY HOMES CONSTRUCTION SITE DEVELOPMENT INVESTMENT PROPERTIES
PO BOX 730086 • ORMOND BEACH • FLORIDA 32173-0086 • VOICE 386.677.7617 • FAX 386.677.7630 • EMAIL HOLUBDEV@AOL.COM



EXHIBIT "D"
PAGE 2 OF 22

G. Proposed Sign Plan, location map and renderings.

H. Traffic Impact Analysis prepared by Traffic Planning and Design, Inc.

I. Correspondence from Florida Department of State Division of Historical Resources dated January 19, 2017 and applicant's response dated March 8, 2017.

J. Phase I Cultural Resource Assessment Survey prepared by Environmental Services, Inc., Dated March, 2016.

K. Florida Department of State response dated May 8, 2017

L. Historical Tree Report prepared by Richard Poore dated June 2016.

M. Historical Tree Evaluation Report-Native FL, LLC.

N. Upon a request from Staff, a third Historical Tree Evaluation prepared by Margaret Tomlinson, R LA dated October 21, 2016.

O. Proof of Wetland Mitigation and Reservation of .16 UMAM credits reserved with Lake Swamp, LLC.

P. Landscape Plan - Greenbelt (Sheet#C-240).

Q. SJRW M D Permit.

R. FDEP Permit

S. Color Rendering - Site Plan.

PERMITTED USES

The following uses are being requested by the Applicant to be included as "Permitted Uses" under the Planned Development for the Ormond Central project:

1. All B-9 Zoning District Permitted Uses and Conditional Uses.



EXHIBIT "D"
PAGE 3 OF 22

2. Pharmacy (including drive-thru).
3. Garden Center and Nursery (only as an accessory use to Retail).
4. Bowling Center
5. Restaurant Type C (Limited to a maximum of 3).
6. Restaurant Type D.

PERMITS

PERMITS ISSUED:

1. SJRWMD Permit for the entire project.
2. Florida DEP NPDES Permit.
3. Volusia County Health Department Water Permit.
4. Florida DEP Sewer Permit.

PERMITS PENDING:

1. FDOT Drainage Permit.
2. FDOT Driveway Permit.

OVERVIEW

Ormond Central is an 8.73 acre project consisting of commercial land on the south side of West Granada Boulevard and east of Old Kings Road. The parcel is currently zoned Commercial B-9.



EXHIBIT "D"
PAGE 4 OF 22

The overall project consists of four (4) tax parcels of which one (1) parcel is occupied with the former Evolution/ Omega 40 gym structure that is slated for demolition in the 4th quarter of 2017. The balance of the land is wooded and vacant.

Address	Volusia County Parcel Number	Current Zoning
I South Old Kings	4241-01-09-0180	B-9 (Boulevard)
W. Granada Boulevard	4241-01-09-0170	B-9 (Boulevard)
W. Granada Boulevard	4241-01-11-0120	B-9 (Boulevard)
Old Kings Road	4241-01-11-0130	B-9 (Boulevard)

The Ormond Central project upon build out will consist of 2 to 5 commercial parcels, depending on further subdivision of Unit 1, which may increase to 5 parcels or reduced to 2 parcels if a large box retail use is developed.

The land slated for development is located in flood zone AE and X. The AE zone is characteristic for a large portion of land that has been developed and located between the rail road tracks and Nova Road in the West Granada Boulevard area. Furthermore, portions of residential, multi-family and institution al uses in the same vicinity extending to the north and south have been developed within flood zone AE.

In order to develop the eastern portion of the project for commercial development, we must clear, grade and fill the property ranging from 1.5' to 3' +/-; as a result this requires the clear cut tin g of all specimen and historic trees within the development areas.

Upon final site development, each parcel will have the required number of trees in all land scape islands, landscape buffers, including the Granada greenbelt buffer. The applicant has provided larger caliper trees, ground cover and plants for the greenbelt as further depicted on the Landscape Plan. It should be noted that this project will conform to the 36' greenbelt buffer. The more mature material used for trees, plants and ground cover will be uniform for all parcels fronting West Granada Boulevard, creating an enhanced green belt upon completion.



EXHIBIT "D"
PAGE 5 OF 22

The Ormond Central project will include a Property Owner's Association which shall maintain the common areas, including the landscape buffer and privacy wall along South Old Kings Road and the storm water - compensatory storage pond.

The overall development of the Ormond Central project shall be completed in two phases with the first phase being the demolition of the existing structure and phase two shall consist of all infrastructure for Units 1, 2, 3 and 4 and the West Granada Boulevard and Old Kings Road right of way improvements.

ARCHAEOLOGICAL SURVEY - THREE CHIMNEY'S HISTORICAL SITE

The commercial land is in proximity to the Three Chimney's property.

The applicant retained Brent Hadley of Environmental Services Inc. to perform an Archaeological Survey for the subject property as requested by the Florida Department of State Historical Resources.

It was determined that there are no archaeological artifacts of any significance and that no further action was required. A copy of the completed report is included with our application for your review.

HISTORIC SPECIMEN TREES REMOVAL AND ALTERNATE PRESERVATION

In order to bring the east portion of property (approximately 5 acres) out of flood zone AE, the development requires approximately 1.5 ' to 3' +/- of fill over this portion of the project; to accomplish this it requires the clear cut and removal of most specimen trees and several historic trees. The same is required for the retention and compensatory storage area, which is approximately 1.91 acres in size.

There are eight (8) existing historic trees on the property located in areas slated for development. The applicant recognizes the importance of tree preservation for historic trees. Richard Poore was engaged to prepare a Historical Tree Report of which a copy is included in our application. Richard 's report found that several of the historic trees were in poor condition caused either by disease , lightning strike or other factors. Our study identified three (3) historic



trees that exist within the storm water pond and greenbelt area that will be preserved. For the remaining five (5) trees, four (4) are in poor condition and should be removed; the applicant is requesting approval to remove a total of five (5) historic trees, of which only one (1) tree is in good condition.

The City of Ormond Beach also requested that the applicant pay for a third-party report relative to historic trees. The third party report did not concur with all of our consultant's assessment of the historic trees. There are variations on the condition of the trees inventoried.

The applicant obtained a third report from Margaret E. Tomlinson, RLA to review both the applicant's original report and the City third party report. The study has been completed and shows that of the eight (8) historic trees four (4) of them are in poor condition, with some of the decline recently caused by Hurricane Matthew in 2016.

Furthermore, the preservation of historic trees inside a commercial development is difficult to survive once it is outside of a forested canopy and impacted by a variety of construction activities, including the change of grade that will ultimately make it very difficult for the tree to survive. The City and County require *15%* tree preservation. The project as designed conforms to this requirement.

PLANNED BUSINESS DEVELOPMENT STANDARDS

1. **Permitted Uses.** The following uses are being requested by the Applicant to be included as "Permitted Uses" under the Planned Development for any parcel within the Ormond Central project:
   a. All B-9 Zoning District Permitted Uses and Conditional Uses.
   b. Pharmacy (including drive-thru).
   c. Garden Center and Nursery (only as an accessory use to Retail).
   d. Bowling Center.
   e. Restaurant Type C (limited to a maximum of three).
   f. Restaurant Type D.

2. Special Exception Uses: None



EXHIBIT "D"
PAGE 7 OF 22

The project may switch between the uses identified above provided the overall trip generation does not exceed the Traffic Study dated March 31, 2016 prepared by Traffic Planning and Design, Inc.

3. **Wall along Old Kings Road.** The 6' privacy wall at Old Kings Road for Unit 1 shall be installed with the Phase 2 Master Development.

4 **Tree removal:** The Phase 2 Master Development shall include the removal of specimen and historic trees on Units 1, 2, 3, 4, and the storm water area per the attached Demolition and Clearing Plan (Sheet #G3 & G4).

5 **Floor Area Ratio:** The floor area shall for all buildings within Ormond Central shall not exceed 55,000 square feet or a .1446 floor area ratio.

6 **Expiration of PBD:** In the event Phase 1 has not commenced within four (4) years from the date of final approval, the PBD shall expire. The Planning Director shall have the authority to extend the expiration date for one (1) additional year.

7. **Ownership Form:** Ownership shall be under the form of a Land Condominium Declaration and Plat and shall be recorded under the Public Records of Volusia County.

8 **Architectural Style:** Neo-Eclectic

9. **Dimensional Standards:**

	Building	Site	Landscape
Front (Granada)	60 Feet		36 Feet
Rear	20 Feet		6 Feet
Side (Exterior)	20 Feet		6Feet
Side (Interior)	20 Feet		No ne
Side (Corner)	30 Feet		10 Feet
Max. Building Height	45 Feet		
Max. Building Coverage		30%	
Max. Impervious Lot Coverage		75%	
Min. Lot Size		0.75 Acres	
Min. Lot Width		100 Feet	



EXHIBIT "D"
PAGE 8 OF 22

10. **Impact Fees:** The Developer shall be permitted to use any impact fee credits that may become available subsequent to demolition of the existing gym building on any portion of the Ormond Central 8.73 acre parcel. Furthermore, the impact fee credits that are allocated to this project shall not expire nor shall they be reduced on an annual basis.

11. **Signs - Monument - Directional:** Approval of the proposed Ormond Central Comprehensive Sign Plan dated August 24, 2017.

ARCHITECHTURAL STANDARDS

The Ormond Central architecture shall generally conform to the "Neo-Eclectic Architectural Style". All buildings and accessory structures on the Ormond Central project shall be developed generally consistent with the Neo-Eclectic Architectural Style providing a common architectural theme that shall complement one another and will convey a sense of quality and permanence and shall be reviewed and approved as part of the final site plan for the individual units. The common architectural theme shall be implemented by coordinating the general appearance of all buildings and accessory structures. For purposes herein, the general appearance includes exterior wall finishes, roof styles, slopes, materials, colors, architectural details and ornamentation, all in general conformity with Section 3-69 of the Land Development Code - Neo-Eclectic Architectural Style. The following is a list of acceptable materials for the exterior facade:

a. Brick
b. EIFS
c. Stone Veneer including cultured stone
d. Metal Standing seam roof
e. Synthetic slate roof
f. Cement or clay tile roof
g. Fabric awnings
h. Textured concrete
i. Low Eglaze
J. Aluminum or steel pre-finished coping



EXHIBIT "D"
PAGE 9 OF 22

k. TPO or similar roofing material for flat or sloped roofs not visible to the general public

l. Stucco finish (synthetic or painted)

The following materials are prohibited for exterior facades:

a. Plasticized or translucent awnings

b. Wood building sheathing or trim

c. Exposed neon lighting

cl. Exposed block (CMU)

LDC
VARIANCE - WAIVERS - MODIFICATIONS

1. None

PUBLIC BENEFITS

1. Install an upgraded privacy - buffer wall for Unit #1, providing a cast stone or brick embellished treatment facing Old Kings Road. The wall shall be installed with the Phase 2 Master Development.

2. Provide uniform development of the overall project and limit the number of driveway cuts that would typically be permitted on West Granada Boulevard if the property was subdivided and developed one parcel at a time.

3. Reduce the Floor Area Ratio (FAR) from the permitted 76,055 s.f. /FAR to a reduced FAR of 55,000 s.f.; a reduction of 21, 055 s f or 27.68%.

4. Reduce the overall height limit from 75' as currently permitted in the B-9 district to a height limit not to exceed 45'.

5. Provide four (4) decorative street lights for the main entrance of West Granada Boulevard.

6. Provide decorative asphalt stamping or pavers for the intersection of West Granada Boulevard and the main entrance.



EXHIBIT "D"
PAGE 10 OF 22

7. Reduce the monument sign at Old Kings Road by 8 s.f., from 32 s.f. to 24 s.f.

8. Provide decorative asphalt stamping or pavers for the two (2) entry drives at Old Kings Road.

9. Applicant shall install "right turn only for delivery trucks" at the south driveway location at Old Kings Road (delivery trucks and commercial trucks shall be permitted to use Old Kings Road from Granada Boulevard to the projects southerly entrance).

10. Provide a right turn only for ingress at the north Old Kings driveway.

11. Provide a decal lane on West Granada Boulevard at the main entrance.

12. Contingent upon securing a traffic signal (subject to FDOT approval) for Ormond Central and upon buildout, provide a perpetual easement to the general public for the roadway internal to the complex from Old Kings to the West Granada main entrance.

13. Applicant shall include in the proposed Condominium Declaration, that all delivery trucks shall be prohibited from using Old Kings Road southbound. The same restriction shall be included in any lease or contract for sale.

14. Subject to City approval, applicant shall pay for a 3 way stop sign at Old Kings and Hammock Lane. (Installation of two (2) stop signs and thermoplastic stop bars on Old Kings).

15. Subject to City approval and upon Phase II construction, Applicant shall install two (2) speed tables to reduce speed on Old Kings Road at locations approved by the City.

16. Applicant shall restrict all dumpster enclosures from the most westerly 100' of Unit 1.

17. In the event development with a drive-thru facility is located on Unit 1, Applicant shall require that the drive-thru window is located on the east side of the building.

18. In the event Reflections Village HOA makes application to the City of Ormond Beach to request approval that their entrance gates shall be permitted to be closed on a 24 hour basis, Applicant shall pay on behalf of the HOA, the application fee, not to exceed $2,000. Applicant reserves the right to request that the City Commission waive the application fee.

EXHIBIT "D"
PAGE 11 OF 22

19. Install an architecturally upgraded wall on Old Kings for the section that is adjacent to the stormwater retention pond (currently only a fence is required).

20. Subject to City approval and the City providing a location, Applicant shall install two (2) bus stop bench improvements, limited to a 4'x12' concrete slab and approximately 10' of commercial benches, per location.

I look forward to working with the Planning Staff to secure your support for the Ormond Central Planned Development.

Sincerely,

Paul F. Holub, Jr.
Managing Member – Developer
Ormond Central Investors, LLC

c: Lewis Heaster
c: Harry Newkirk, P.E.

EXHIBIT "E"
PAGE 1 of 6

COMPREHENSIVE SIGN PLAN

AUGUST 24, 2017

COMPREHENSIVE SIGN PLAN
PREPARED BY

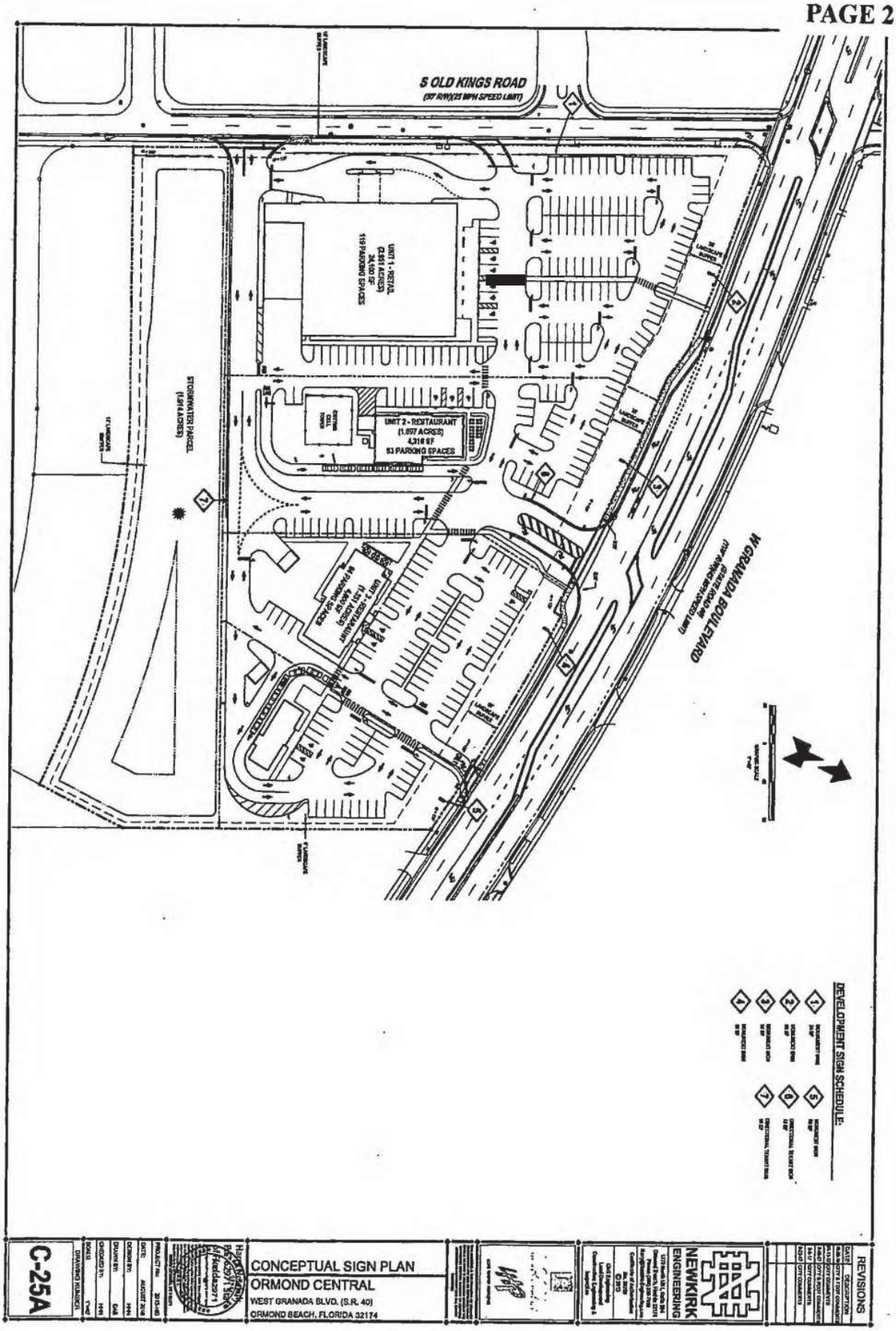
PJ SIGN SYSTEMS
614 FERN AVE
HOLLY HILL FL 32117
386-257-4522
FAX 386-257-9122

COMPREHENSIVE SIGN PLAN
PREPARED FOR

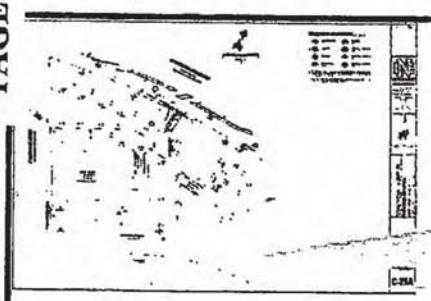
Holub Development Co.
1185 W. Granada Blvd. #12
Ormond Beach, FL 32174

Lewis Heaster Properties
700 W. Granada Blvd. #103
Ormond Beach, FL 32174

EXHIBIT "E"
PAGE 2 of 6



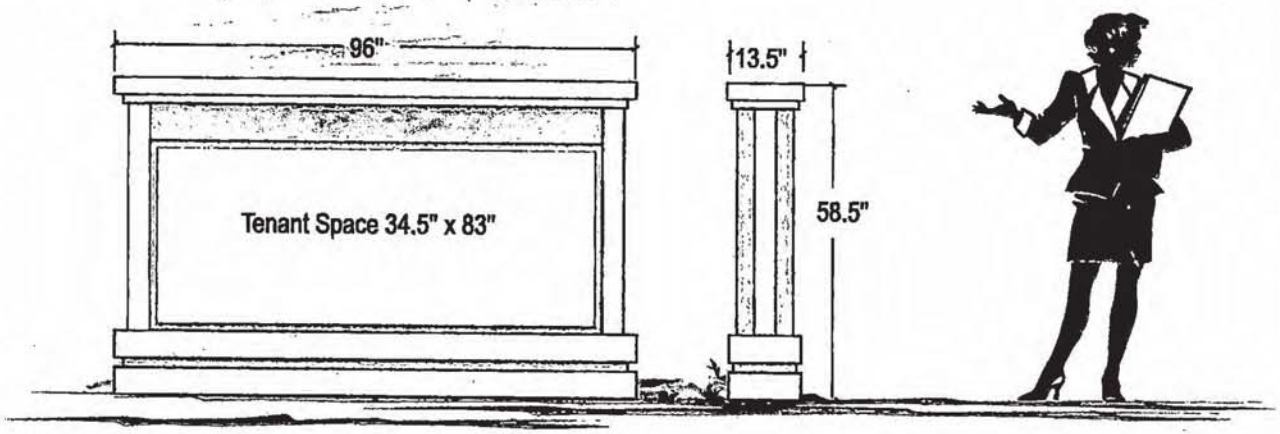
Instrument #201724642 9 #37 Book:7486 Page:1581



24sf Sign #1
Old King's Rd Entrance
Face 41.5" x 83" 23.92sf
OA 58.5" x 96"

*If Multi Tenant building is constructed maximum of 6 tenant panels shall be permitted

*Standard corporate colors & graphics to be allowed

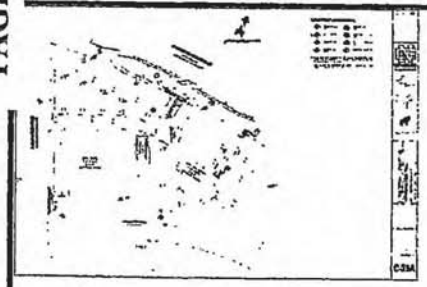


GENERAL SPECIFICATIONS
Tenant cabinet PMS 1255 with white acrylic face. Illumination provided by LED.
Columns PMS 1205. Base and cap PMS 1255, 1205 and 135 Sign installed according to engineering specifications
Cabinet design and colors conceptual

Designed for Ormond Central PJ Sign Systems © 2016 Original Design	Scale .5"=1'0" Drawing no OC#22.16.16 Entry Old King's Road Rev 3	This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes grounding and bonding	614 FERN AVE HOLLY HILL FL 32117 PJ SIGN 386-257-4522 SYSTEMS FAX 386-257-5122

Instrument #201724642 9 #38 Book:7486 Page:1582

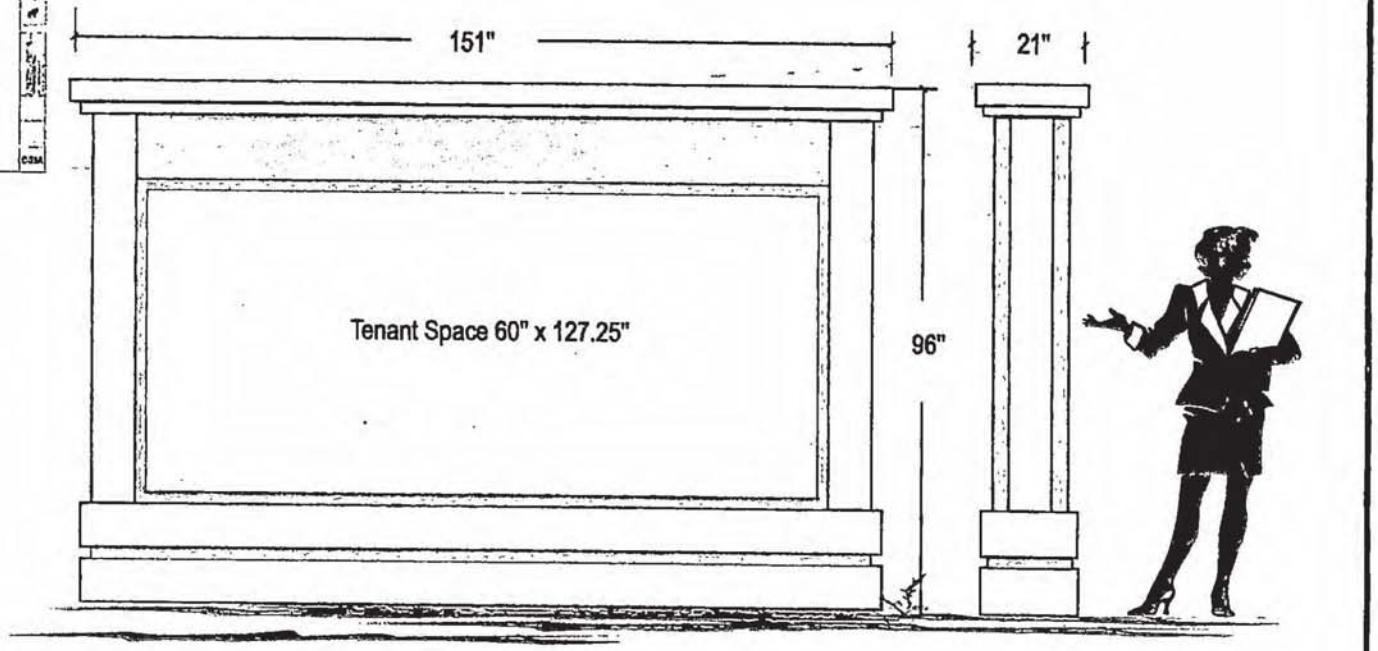
EXHIBIT "E"
PAGE 4 of 6



64sf Sign #2,4
Granada Blvd
Face 72" x 127.25" 63.6sf
OA 96" x 151"

*If Multi Tenant building is constructed on any lot, a maximum of 6 tenant panels shall be permitted.

*Standard corporate colors & graphics to be allowed.



GENERAL SPECIFICATIONS
Tenant cabinet PMS 1255 with white acrylic face. Illumination provided by LED.
Columns PMS 1205. Base and cap PMS 1255, 1205 and 135 Sign installed according to engineering specifications
Cabinet design and colors conceptual

Designed for Ormond Central
PJ Sign Systems © 2016 Original Design

Scale .5"=1'0" Drawing no OC#34562.16.16
Granada Blvd Rev 3

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes grounding and bonding

614 FERN AVE
HOLLY HILL FL 32117
PJ SIGN SYSTEMS 386-257-4522
FAX 386-257-5122

EXHIBIT "E"
PAGE 5 of 6

50sf Sign #3,5
Granada Blvd
63.5" x 112.25" 49.49sf
OA 83.6" x 128.75"

*If Multi Tenant building is constructed on any lot, a maximum of 6 tenant panels shall be permitted.

*Standard corporate colors & graphics to be allowed.

GENERAL SPECIFICATIONS
Tenant cabinet PMS 1255 with white acrylic face. Illumination provided by LED.
Columns PMS 1205. Base and cap PMS 1255, 1205 and 135 Sign installed according to engineering specifications
Cabinet design and colors conceptual

Designed for Ormond Central
PJ Sign Systems © 2016 Original Design

Scale .5"=1'0" Drawing no OC#34562.16.16
Granada Blvd Rev.3

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes grounding and bonding

514 FERN AVE
HOLLY HILL FL 32117
PJ SIGN SYSTEMS 386-257-4522
FAX 386-257-8822

EXHIBIT "E"
PAGE 6 of 6

16 sf Sign #6,7
Directional signs
Old King's Rd
Face 39" x 59" 15.97sf
OA 52" x 70"

*If Multi Tenant building is constructed, maximum of 6 tenant panels shall be permitted

*Standard corporate colors & graphics to be allowed

GENERAL SPECIFICATIONS PMS 1255 aluminum cabinet. Columns PMS 1205. Base and top PMS 1255, 1205 and 135. All graphics vinyl and/or digital print(s) Sign installed according to engineering specifications Cabinet design and colors conceptual.

Designed for Ormond Central
PJ Sign Systems © 2016 Original Design

Scale .75"=1'0" Drawing no OC#12.16.16
Directional Old King's Road Rev 3

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes grounding and bonding

614 FERN AVE
HOLLY HILL FL 32117
PJ SIGN 386-257-4522
SYSTEMS FAX 386-257-5822

EXHIBIT "F"
PAGE 1 of 29

SITE CONSTRUCTION DRAWINGS FOR

ORMOND CENTRAL

SECTION 41, TOWNSHIP 14 S, RANGE 32 E
41-14-32-01-09-0180, 41-14-32-01-09-0170, 41-14-32-01-11-0130 AND 41-14-32-01-11-0120
WEST GRANADA BLVD. (S.R. 40)
ORMOND BEACH, FL 32174
AUGUST 2016
REVISED JULY 2017

LEWIS HEASTER PROPERTIES

INDEX OF SHEETS

DWG.NO.	DESCRIPTION
CV-1	COVER
ES-1	BOUNDARY AND TOPOGRAPHIC SURVEY
ES-2	BOUNDARY AND TOPOGRAPHIC SURVEY
ES-3	BOUNDARY AND TOPOGRAPHIC SURVEY
ES-4	BOUNDARY AND TOPOGRAPHIC SURVEY
C-1	GENERAL INFORMATION
C-2	OVERALL DEVELOPMENT PLAN
C-2A	PHASING PLAN
C-3	SITE PAVING, GRADING AND DRAINAGE PLAN (WEST)
C-4	SITE PAVING, GRADING AND DRAINAGE PLAN (EAST)
C-5	EXISTING DRAINAGE AREA DELINEATION AND SWPPP PLAN
C-6	SITE DETAILS AND NOTES
C-7	WEST BOULEVARD - LAYOUT PLAN
C-8	WEST BOULEVARD - STRIPING AND SIGNAGE PLAN
C-9	WEST BOULEVARD - GRADING AND DRAINAGE PLAN
C-10	OLD KOLA ROAD - LAYOUT PLAN
C-11	OLD KOLA ROAD - GRADING AND DRAINAGE PLAN
C-11A	SYLVIA DRIVE LAYOUT PLAN
C-12	SITE UTILITY PLAN
C-13	CROSS SECTIONS
C-14	CROSS SECTIONS
C-15	DRAINAGE MAIN
C-16	DRAINAGE MAIN
C-17	UTILITIES
C-17A	SANITARY SEWER PLAN AND PROFILE
C-18	MISCELLANEOUS DETAILS AND NOTES
C-19	CITY OF ORMOND BEACH DETAILS AND NOTES
C-20	CITY OF ORMOND BEACH DETAILS AND NOTES
C-21	FDOT DETAILS AND NOTES
C-22	SIGNAGE AND PAVEMENT MARKINGS PLAN
C-23	SIGNAGE AND PAVEMENT MARKINGS PLAN
C-23A	SIGNAGE AND PAVEMENT MARKINGS PLAN
C-24	MAINTENANCE OF TRAFFIC PLAN
C-24A	MAINTENANCE OF TRAFFIC - DETOUR PLAN
C-24B	TREE REMOVAL AND PRESERVATION PLAN
C-24C	LANDSCAPE AND IRRIGATION PLAN
C-25	SITE PLAN
C-25A	SITE PLAN
C-26	TRUCK PATH PLAN

PROJECT STATEMENT

PROPOSE A FOUR (4) UNIT, 6,270 SQFT. COMMERCIAL DEVELOPMENT. SITE WORK WILL CONSIST OF: TWO (2) DRIVEWAY CUTS/CURB ON GRANADA BOULEVARD, ONE (1) DRIVEWAY CUT/CURB ON OLD KOLA ROAD, ASPHALT PAVING, GRADING AND DRAINAGE FOR THE SITE AND CLEARING AND GRUBBING FOR FOR AN POND. (WET LEVEL ASSESS PER DETENTION POND AND LOOPED WATER MAIN FOR FIRE PROTECTION.

JURISDICTIONAL AGENCY PERMIT No.

CITY OF ORMOND BEACH (ENGINEERING DIVISION)	PLAN SET
SJRWMD (STORMWATER)	155272-4
FDOT (DRIVEWAY)	20144-391-17
FDOT (UTILITY)	20144-391-15
FDEP (WATER/WASTEWATER)	20884
FDOT (STATE)	FLR00A503
VOLUSIA COUNTY HEALTH DEPARTMENT (WATER)	

THE GENERAL CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS FOR CONSTRUCTION AND 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 OF THESE DRAWINGS IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF NEWKIRK ENGINEERING, INC. COPYRIGHT 2015 ALL RIGHTS RESERVED.

LOCATION MAP
SCALE: 1"=800'

SITE AERIAL MAP
SCALE: 1"=150'

FLOOD ZONE MAP
SCALE: 1"=800'

ZONING MAP
SCALE: 1"=200'

SOILS MAP
SCALE: 1"=200'

PROJECT TEAM

APPLICANT / OWNER: GRANADA CENTRAL INVESTORS, LLC
1108 SPECIMEN DRIVE, SUITE 12
ORMOND BEACH, FL 32174
PHONE: (386) 672-7617
EMAIL: HELEN@LHPGROUP.COM

CIVIL ENGINEER / PROJECT MANAGER: NEWKIRK ENGINEERING, INC.
1370 NORTH US HIGHWAY 1, SUITE 204
ORMOND BEACH, FLORIDA 32174
PHONE: (386) 672-2004
EMAIL: MARK@NEWKIRKENGINEERING.COM

SURVEYOR: ASA CECIL INC.
1370 NORTH US HIGHWAY 1, SUITE 204
ORMOND BEACH, FL 32174
PHONE: (386) 676-3707
EMAIL: ASASURVEY@GMAIL.COM

LANDSCAPE ARCHITECT: DONATELLO POPE LA
303 CASTLEWOOD COURT
ORMOND BEACH, FL 32174
PHONE: (386) 566-0000
EMAIL: DONATELLOPOPE@BELLSOUTH.NET

GEOTECHNICAL: UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BLVD, SUITE 5
ORLANDO, FLORIDA 32811
PHONE: (407) 894-5969
FAX: (407) 894-5970
EMAIL: BRYAN.BOWLES@UNIVERSAL-ENG.COM

ENVIRONMENTAL: TODD LOGICAL CONSULTING SOLUTIONS, INC.
750 AUDUBON CLUB BOULEVARD, SUITE 202
DAYTONA BEACH, FL 32114
PHONE: (386) 566-0004
EMAIL: TODDT@TCSFL.CO

CONTACT NUMBERS

PLANNING & ZONING - CITY OF ORMOND BEACH (386) 676-3238
WATER - CITY OF ORMOND BEACH UTILITY DEPARTMENT (386) 676-3200
GAS - TECO PEOPLES GAS - (800) 675-2121
ELECTRIC - FLORIDA POWER & LIGHT (386) 672-3762
TELEPHONE/CABLE - AT&T (800) 324-8253

Dial Before You Excavate
811
Sunshine 811

NEWKIRK ENGINEERING
1370 North US Highway 1, Suite 204
Ormond Beach, Florida 32174
Phone: (386) 672-2004
Certificate of Authorization No. 30787
© 2016
Civil Engineering
Land Development
Surveying & Mapping

STATE OF FLORIDA
NO. 63971
PROFESSIONAL ENGINEER
MARK ALAN NEWKIRK
DONALD HEASTER

CV-1

EXHIBIT "F"
PAGE 2 of 29

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL COMPLY WITH CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, CITY OF ORMOND BEACH STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, CURRENT EDITION.
2. ALL CITY PERMITS REQUIRED FOR THE PROPOSED IMPROVEMENTS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS OF APPROVAL AND ACCOMMODATE ANY REQUIRED MODIFICATIONS TO THE PLANS.
3. ALL UTILITY MATERIAL, CONSTRUCTION AND TESTING SHALL CONFORM TO THE WATER AND WASTEWATER SYSTEM DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION. ALL UTILITY WORK AND CONSTRUCTION SHALL BE COORDINATED WITH THE CITY OF ORMOND BEACH AND THE CONSTRUCTION DETAILS AND SPECIFICATIONS, LATEST EDITION.
4. THE CONTRACTOR SHALL PAY FOR AND OBTAIN A BUILDING PERMIT. THE CONTRACTOR SHALL SCHEDULE THE PRE-CONSTRUCTION CONFERENCE BEFORE THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL CONTACT THE BUILDING DEPARTMENT AT (386) 676-3232 FOR INFORMATION OR TO SCHEDULE THE MEETING.
5. ALL TESTING AND INSPECTIONS SHALL BE PERFORMED BY A CERTIFIED INDEPENDENT TESTING LABORATORY AND SHALL BE PAID FOR BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL TESTING AND INSPECTIONS AND SHALL NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR NONCONFORMANCE WITH THE PLANS, SPECIFICATIONS OR APPLICABLE CODES. ALL DEFICIENCIES SHALL BE CORRECTED TO THE SATISFACTION OF THE ENGINEER AND RETESTED TO DEMONSTRATE COMPLIANCE.
6. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS AND FEES FOR THE PROJECT. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS OF APPROVAL AND ACCOMMODATE ANY REQUIRED MODIFICATIONS TO THE PLANS. A COMPLETE, APPROVED SET OF PERMITS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL PAY FOR AND OBTAIN A BUILDING PERMIT. THE CONTRACTOR SHALL SCHEDULE THE PRE-CONSTRUCTION CONFERENCE BEFORE THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE BUILDING DEPARTMENT AT (386) 676-3232 FOR INFORMATION OR TO SCHEDULE THE MEETING.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS AND FEES FOR THE PROJECT. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS OF APPROVAL AND ACCOMMODATE ANY REQUIRED MODIFICATIONS TO THE PLANS. A COMPLETE, APPROVED SET OF PERMITS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
9. ONLY THE TEMPORARY CONSTRUCTION SIGN IS PERMITTED, NOT TO EXCEED 32 SQUARE FEET IN SIGN AREA. NUMBER AND SIZE OF FIRST AND SECOND TIER SIGNS SHALL BE IN ACCORDANCE WITH THE CITY'S SIGN CODE. ALL SIGNS SHALL BE REMOVED UPON RECEIPT OF THE CERTIFICATE OF OCCUPANCY.
10. LATEX CAULK, ACCEPTABLE TO PERMIT SMOOTH FINISH PAINTING, SHALL BE APPLIED AROUND ALL DOOR AND WINDOW FRAMES, AND AT ALL OTHER LOCATIONS WHERE SIDING MEETS TRIM, UNLESS OTHERWISE SPECIFICALLY STATED IN THE DRAWINGS.
11. AT NO TIME SHALL CONSTRUCTION BE LEFT UNCOVERED AFTER INSPECTION WHEN CONSTRUCTION SHALL RESUME THE WORK AREA SHALL BE KEPT CLEAN DAILY.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND OTHER FACILITIES DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ALL EXISTING UTILITIES AND OTHER FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
13. ANY DAMAGE TO EXISTING UTILITIES OR FACILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
14. THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND VEGETATION NOT SPECIFICALLY SHOWN TO BE REMOVED. ALL TREES AND VEGETATION TO BE REMOVED SHALL BE CLEARED AND GRUBBED AS REQUIRED FOR CONSTRUCTION.
15. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE UTILITY ACCOMMODATION MANUAL.
16. ALL EXISTING UTILITIES SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE UTILITY LOCATION SERVICE AT 811 OR 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
17. PRIOR TO REMOVING OAKS OR CENTIPEDE GRASS, THE CONTRACTOR SHALL CONTACT THE CITY OF ORMOND BEACH FORESTRY DEPARTMENT AT (386) 676-3232 FOR INSPECTION AND APPROVAL.
18. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADE.
19. CONCRETE MIXES SHALL BE 4 SACKED THICKNESS WITH A 3,000 PSI STRENGTH, POWER-OVER PROPERLY PROPORTIONED AGGREGATE. ALL CONCRETE SHALL BE FIBER REINFORCED AS PER SPECIFICATIONS. CONCRETE SHALL BE PLACED BY A SUBCONTRACTOR WITH A MINIMUM OF 48 HOURS NOTICE TO THE CONTRACTOR.
20. CONCRETE SHALL BE POURED IN ALTERNATE SECTIONS, AND SHALL BE SAWED OR GROOVED TO PREVENT RANDOM CRACKING. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS AT LEAST EVERY 30 FEET. CONTRACTOR SHALL PROTECT CONCRETE FROM TRAFFIC UNTIL IT HAS ATTAINED ITS DESIGN STRENGTH.
21. ALL CONCRETE, MASONRY AND ASPHALT SURFACES SHALL BE CLEANED AND PREPARED AS REQUIRED BY THE MANUFACTURER OF THE MATERIAL TO BE APPLIED. ALL SURFACES SHALL BE CLEAN, DRY AND FREE OF DUST, DIRT, GREASE, OIL, WAX, FUNGUS, MILDEW, EFFLORESCENCE AND OTHER FOREIGN MATERIALS THAT WOULD IMPAIR BONDING OF THE MATERIAL TO BE APPLIED.
22. ALL PROPOSED PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
23. ALL PROPOSED SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
24. ALL PROPOSED STOP BARS SHALL BE 24" WIDE WHITE THERMOPLASTIC.
25. ALL PROPOSED CROSSWALKS SHALL BE 6" WIDE WHITE THERMOPLASTIC.
26. ALL PROPOSED ARROWS SHALL BE THERMOPLASTIC.
27. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
28. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
29. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
30. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
31. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
32. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
33. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
34. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
35. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
36. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
37. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
38. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
39. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
40. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
41. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
42. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
43. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
44. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
45. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
46. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
47. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
48. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
49. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
50. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
51. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
52. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
53. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
54. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
55. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
56. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
57. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
58. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
59. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
60. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
61. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
62. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
63. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
64. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
65. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
66. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
67. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
68. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
69. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
70. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
71. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
72. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
73. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
74. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
75. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
76. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
77. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
78. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
79. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
80. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
81. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
82. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
83. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
84. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
85. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
86. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
87. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
88. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
89. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
90. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
91. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
92. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
93. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
94. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
95. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
96. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
97. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
98. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
99. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.
100. ALL PROPOSED SIGNS SHALL BE INSTALLED ON 12" WIDE WHITE THERMOPLASTIC.

SITE PREPARATION FOR PAVEMENT

1. PRIOR TO CONSTRUCTION, THE LOCATIONS OF UNDERGROUND UTILITY LINES WITHIN THE CONSTRUCTION AREA SHOULD BE STAKED OUT. PROVISIONS SHOULD BE MADE TO PROTECT/RELOCATE/SUPPORT UTILITY LINES AS NECESSARY.
2. ALL UNDERGROUND UTILITY LINES SHOULD BE LOCATED AND MARKED BY THE APPROPRIATE UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.
3. STRIP THE PROPOSED CONSTRUCTION LIMITS OF ALL GRASS, ROOTS, TOPSOIL AND OTHER DELETERIOUS MATERIALS WITHIN AND 2 FEET BEYOND THE PROPOSED PAVEMENT LIMITS. EXPECT STRIPPING DEPTHS OF APPROXIMATELY 6 TO 12 INCHES.
4. PROOF-COMPACT THE EXPOSED SUBGRADE WITH LIGHT TO HEAVY VIBRATORY COMPACTION EQUIPMENT. ANY AREAS WHICH DEFLECT EXCESSIVELY UNDER THE COMPACTION EFFORT SHALL BE EXCAVATED AND REPLACED WITH SUITABLE MATERIAL AS DIRECTED BY THE ENGINEER.
5. THE PROOF-COMPACTED SUBGRADE SHALL BE TESTED FOR DENSITY AT A MINIMUM FREQUENCY OF ONE TEST PER 5,000 SQUARE FEET OF PAVEMENT AREA. THE MINIMUM ACCEPTABLE DENSITY SHALL BE 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 (MODIFIED PROCTOR METHOD).
6. ALL EXPOSED SUBGRADE SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK OR OTHER APPROVED EQUIPMENT WEIGHING NOT LESS THAN 20 TONS. ANY AREAS WHICH DEFLECT EXCESSIVELY UNDER THE PROOF-ROLLING EFFORT SHALL BE EXCAVATED AND REPLACED WITH SUITABLE MATERIAL AS DIRECTED BY THE ENGINEER.
7. ALL EXPOSED SUBGRADE SHALL BE PROTECTED FROM RAINFALL, RUNOFF AND OTHER DETRIMENTAL CONDITIONS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE SUBGRADE CAUSED BY RAINFALL, RUNOFF OR OTHER DETRIMENTAL CONDITIONS.
8. NO SUBGRADE SHALL BE PAVED UNTIL IT HAS BEEN PROOF-ROLLED AND APPROVED BY THE ENGINEER.
9. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
10. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
11. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
12. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
13. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
14. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
15. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
16. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
17. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
18. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
19. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
20. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
21. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
22. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
23. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
24. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
25. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
26. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
27. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
28. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
29. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
30. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
31. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
32. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
33. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
34. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
35. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
36. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
37. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
38. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
39. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
40. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
41. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
42. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
43. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
44. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
45. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
46. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
47. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
48. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
49. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
50. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
51. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
52. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
53. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
54. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
55. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
56. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
57. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
58. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
59. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
60. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
61. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
62. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
63. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
64. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
65. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
66. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
67. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
68. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
69. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
70. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
71. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
72. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
73. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
74. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
75. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
76. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
77. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
78. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
79. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
80. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
81. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
82. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
83. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
84. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
85. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
86. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
87. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
88. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
89. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
90. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
91. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
92. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
93. ALL SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY

EXHIBIT "F"
PAGE 3 of 29

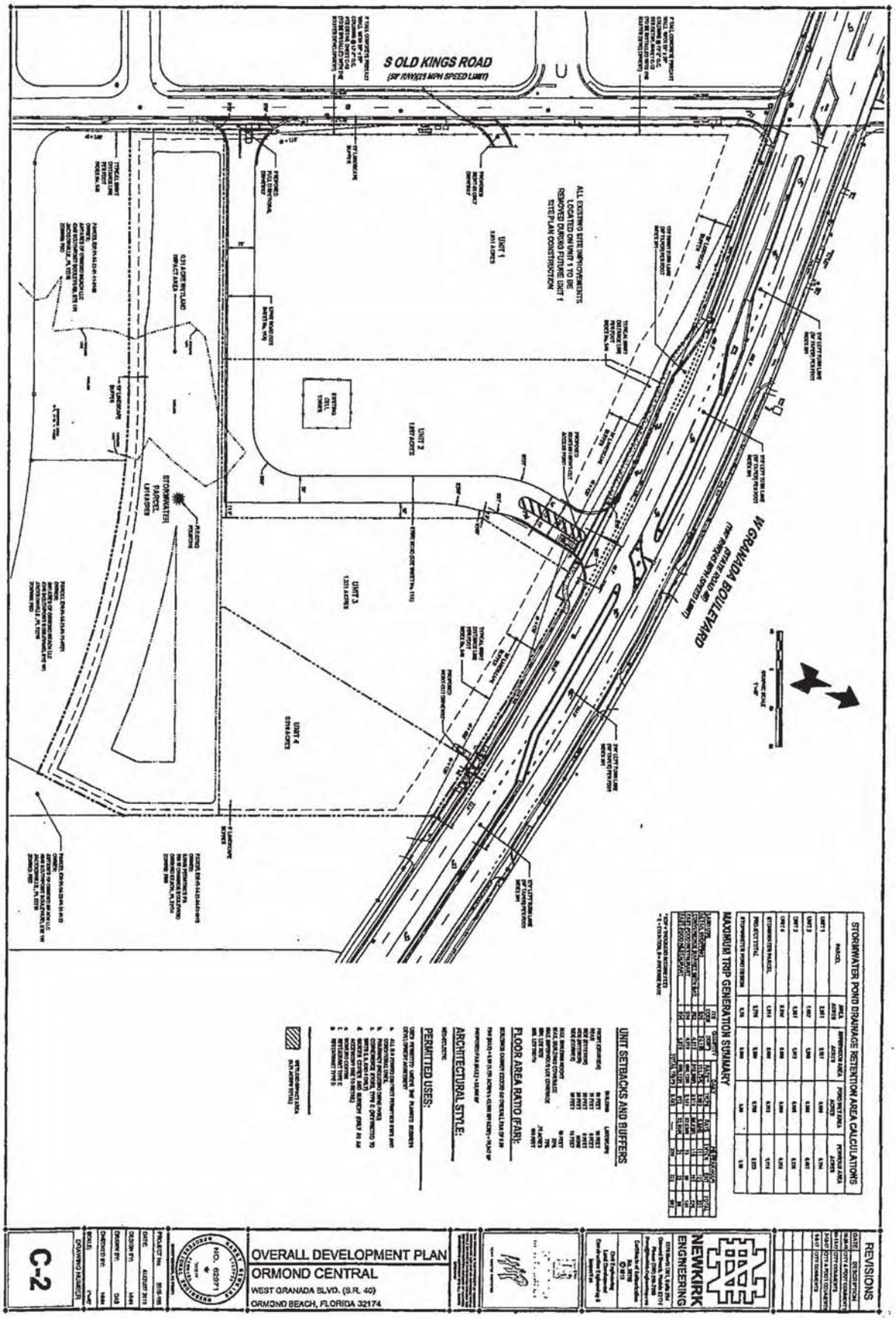


EXHIBIT "F"
PAGE 4 of 29

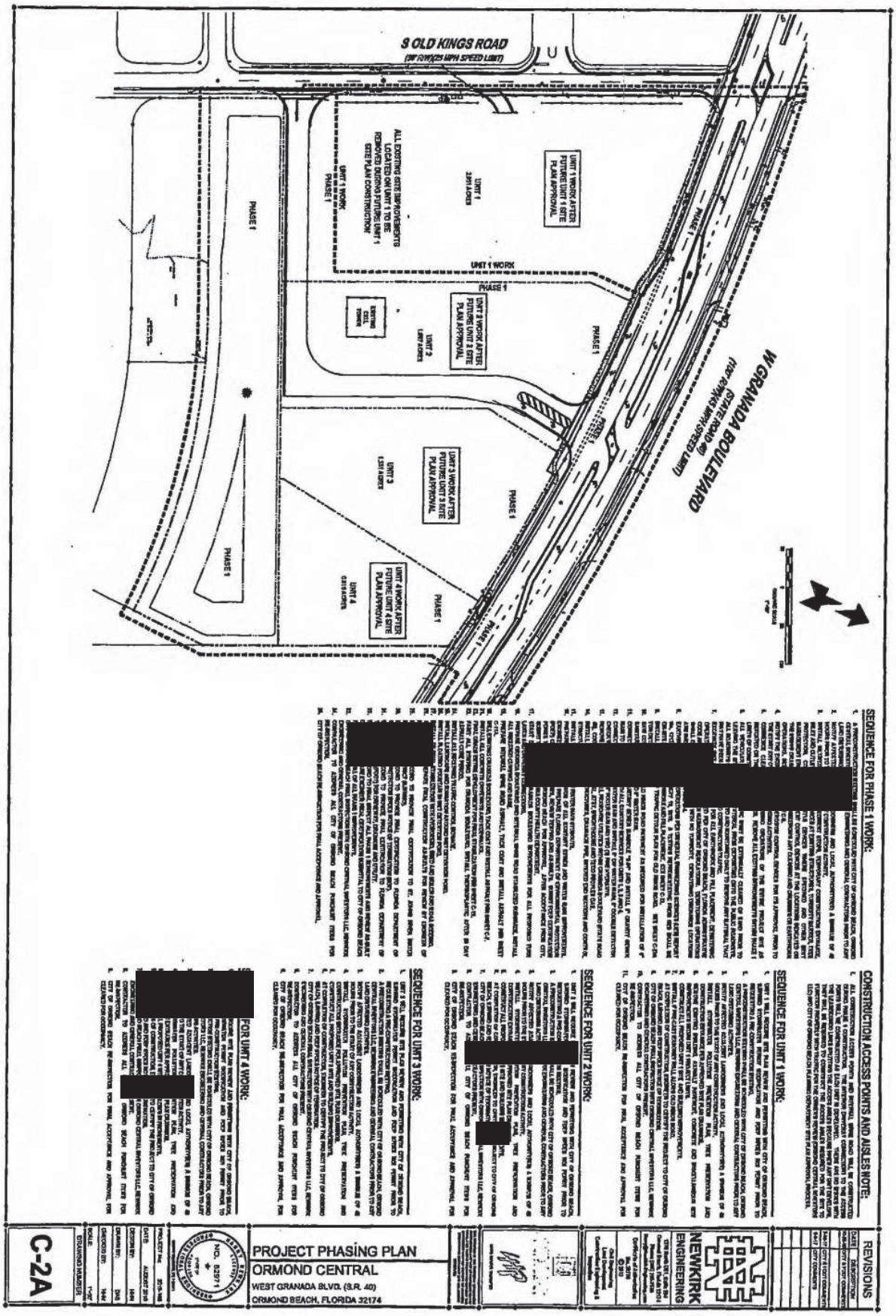


EXHIBIT "F"
PAGE 5 of 29

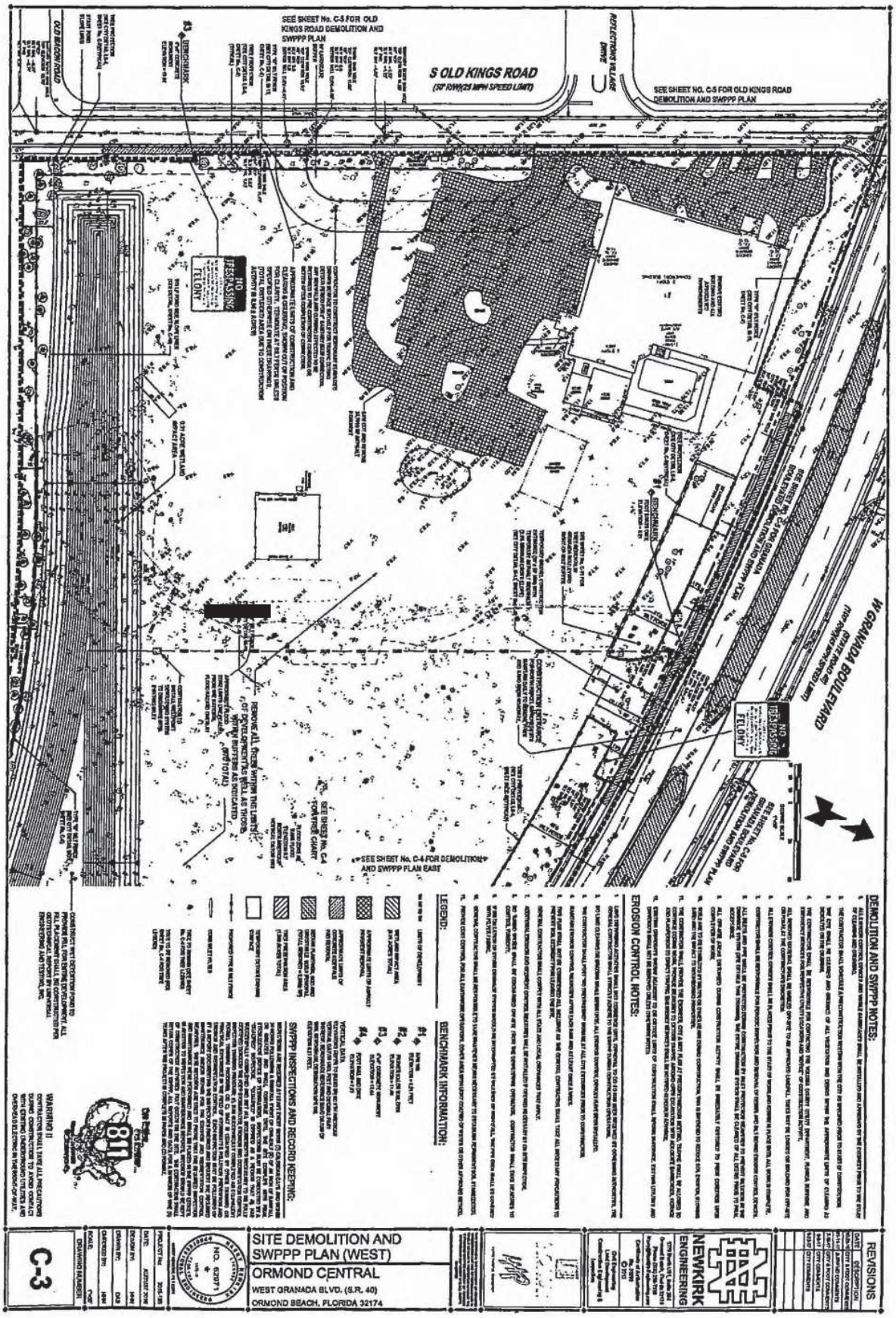


EXHIBIT "F"
PAGE 6 of 29

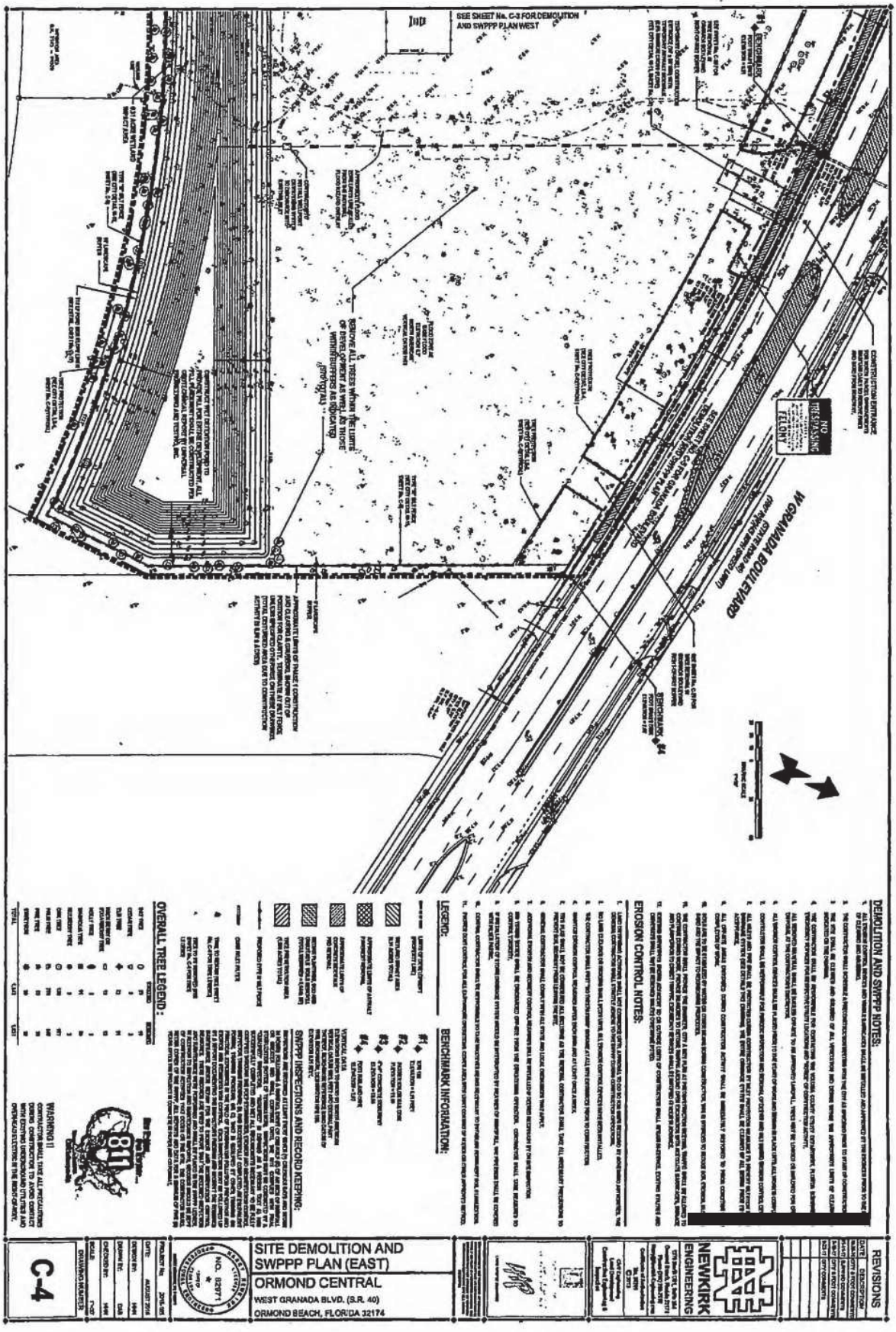


EXHIBIT "F"
PAGE 7 of 29

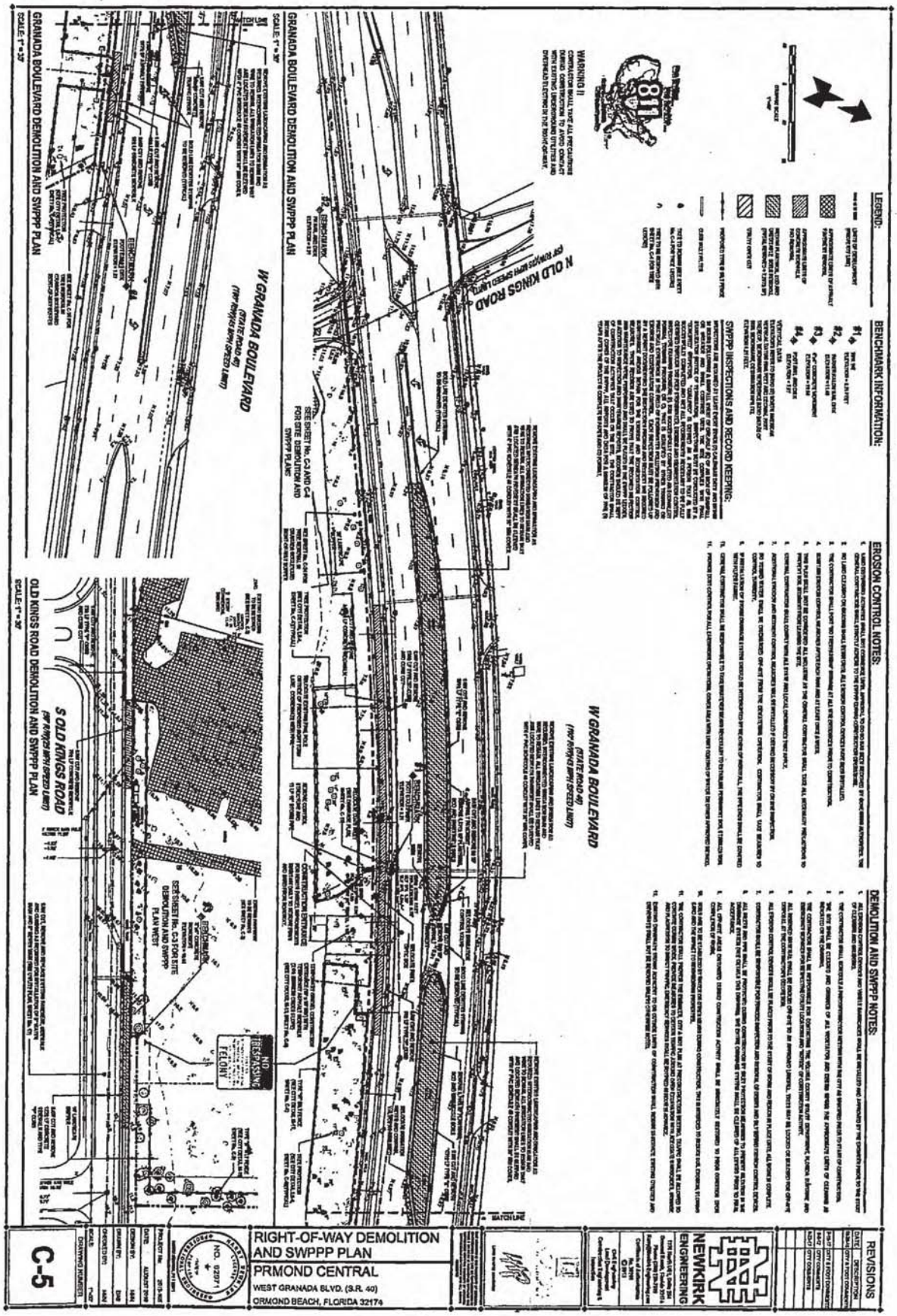


EXHIBIT "F"
PAGE 8 of 29

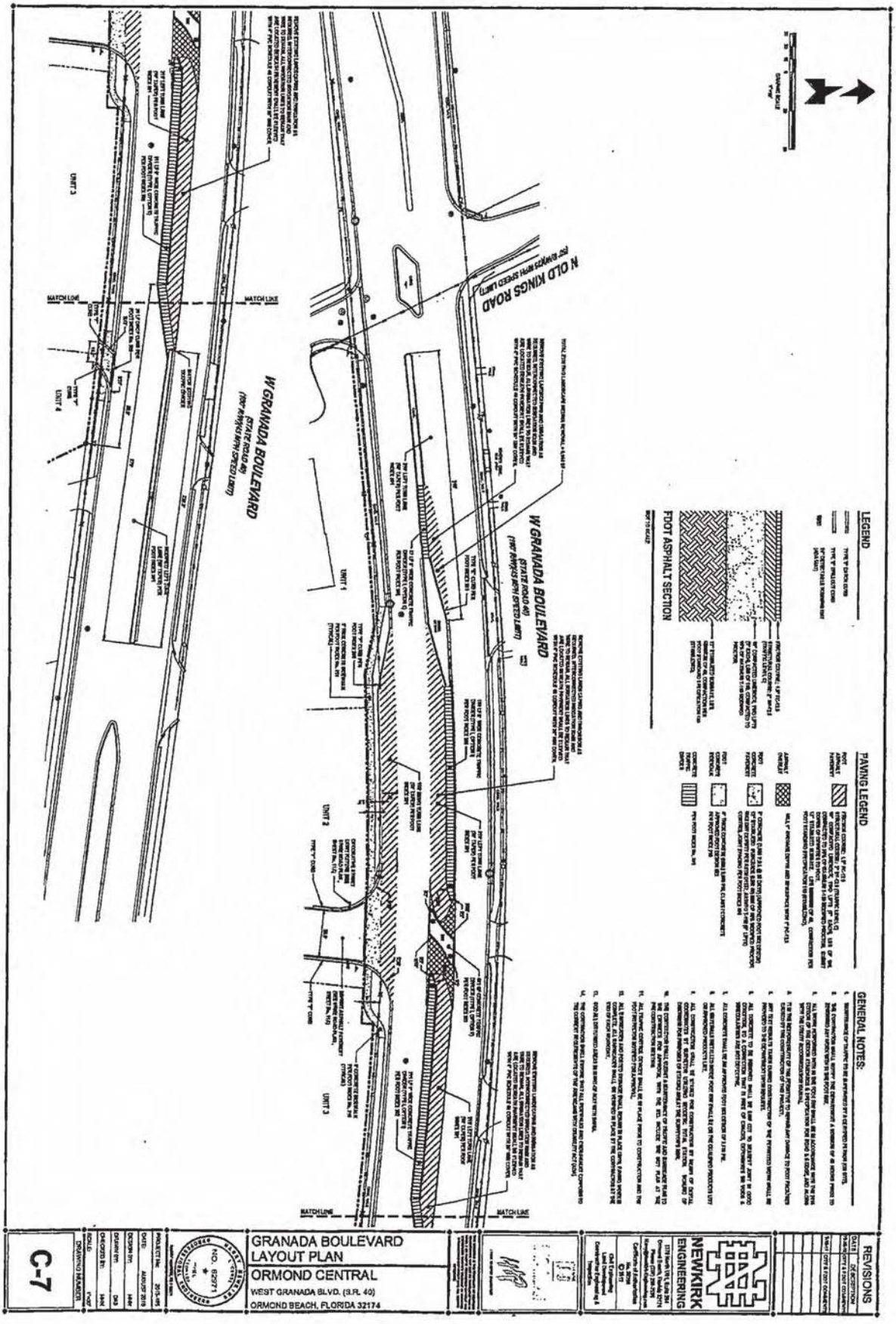


EXHIBIT "F"
PAGE 9 of 29

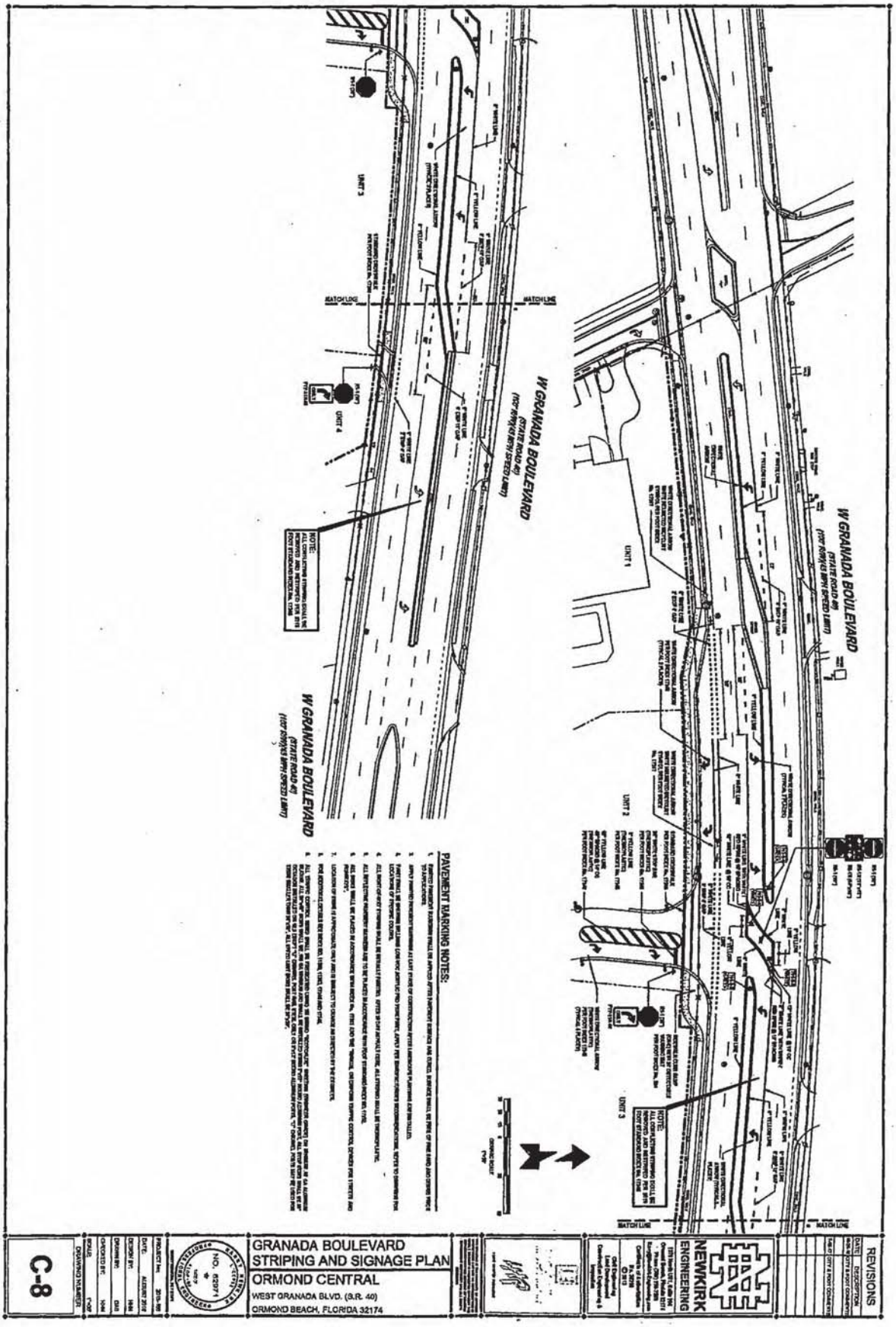


EXHIBIT "F"
PAGE 10 of 29

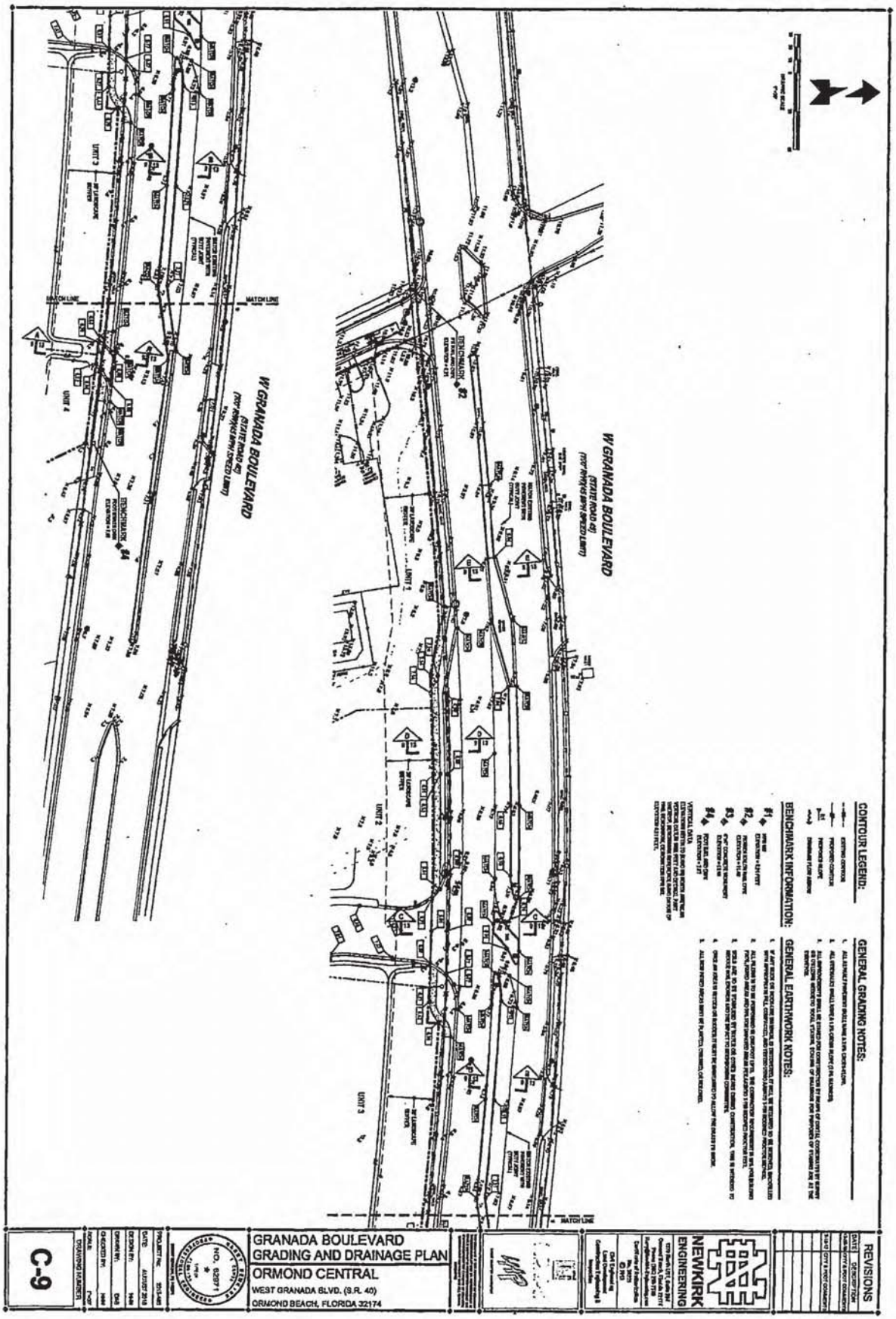


EXHIBIT "F"
PAGE 11 of 29

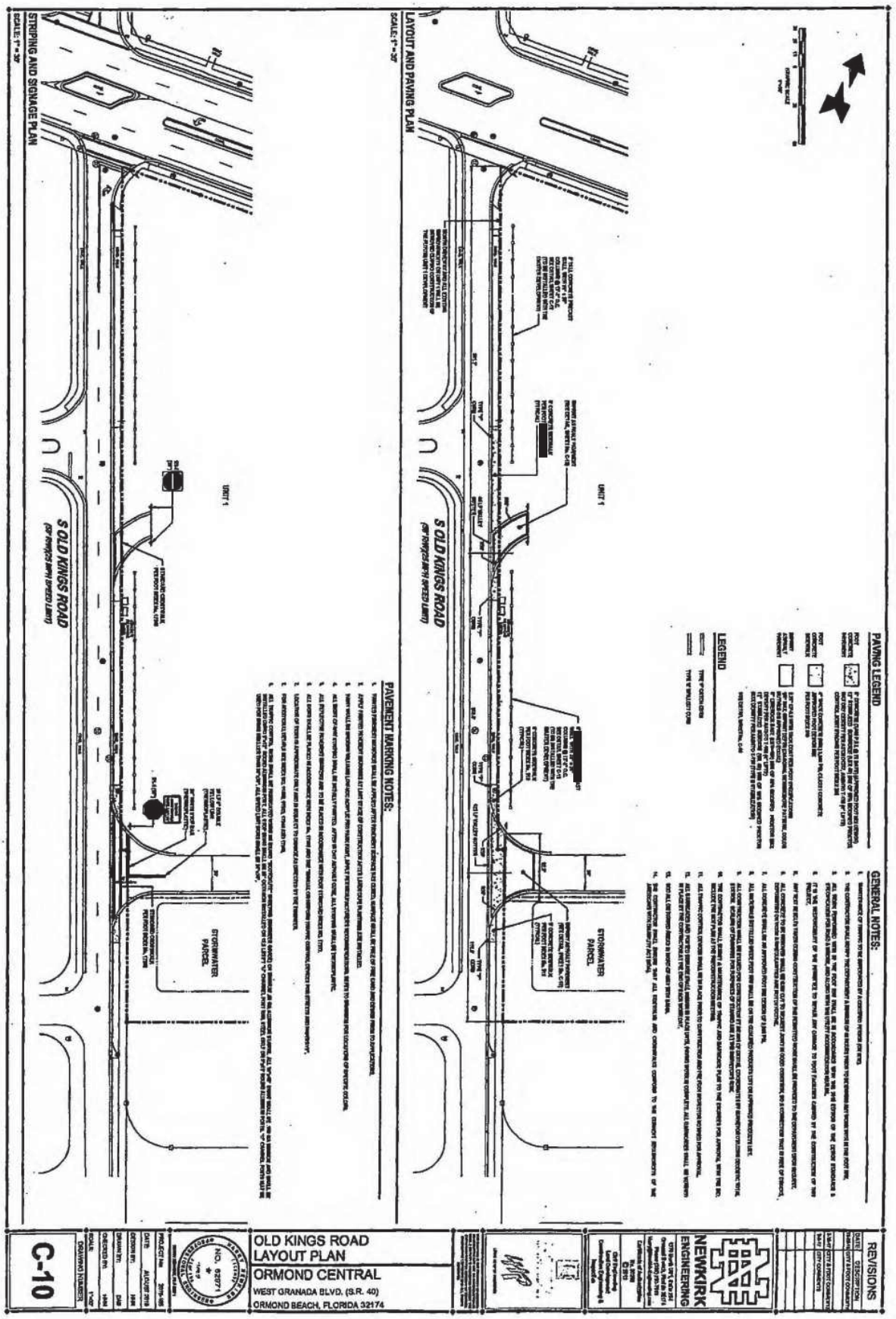


EXHIBIT "F"
PAGE 12 of 29

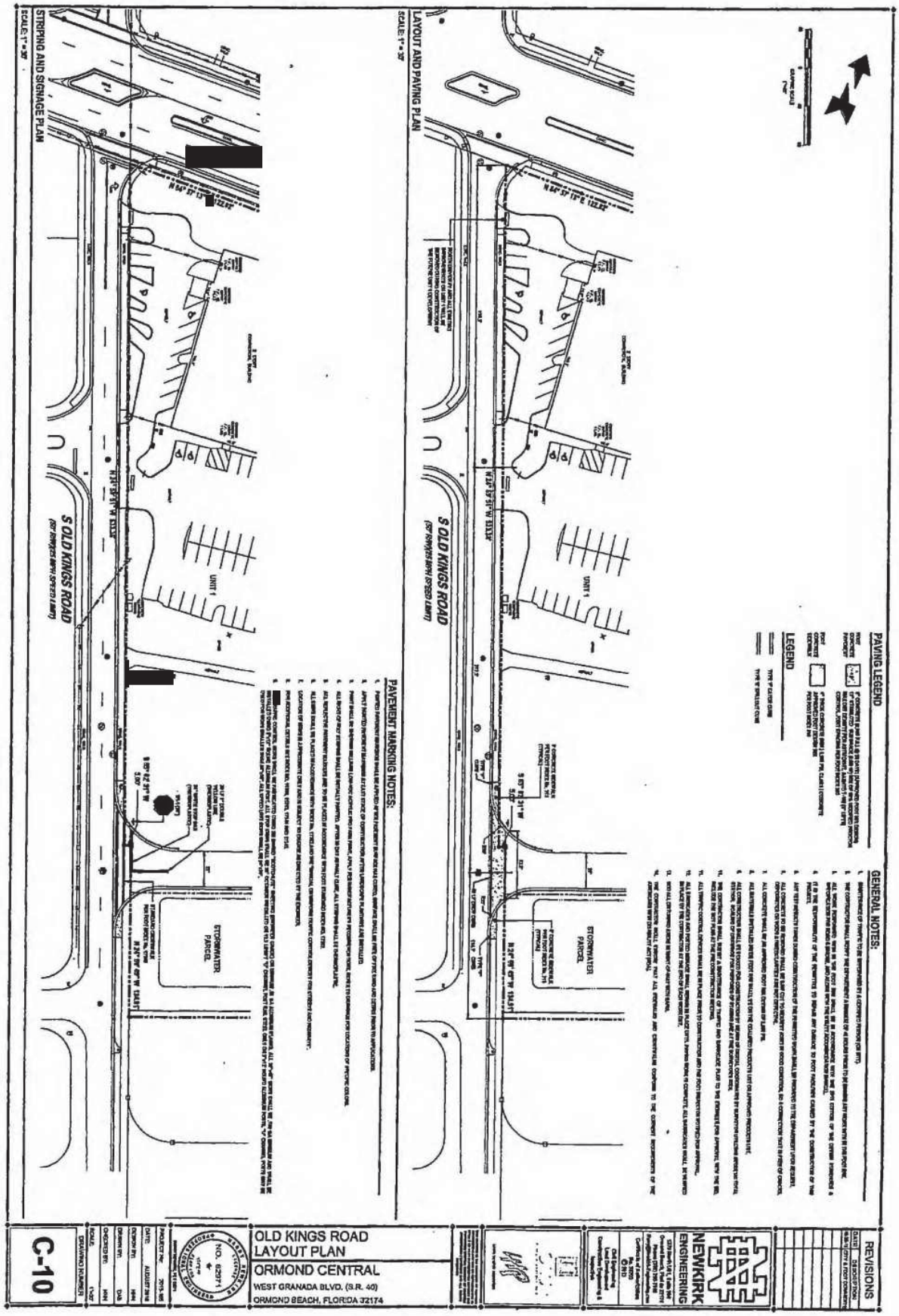


EXHIBIT "F"
PAGE 13 of 29

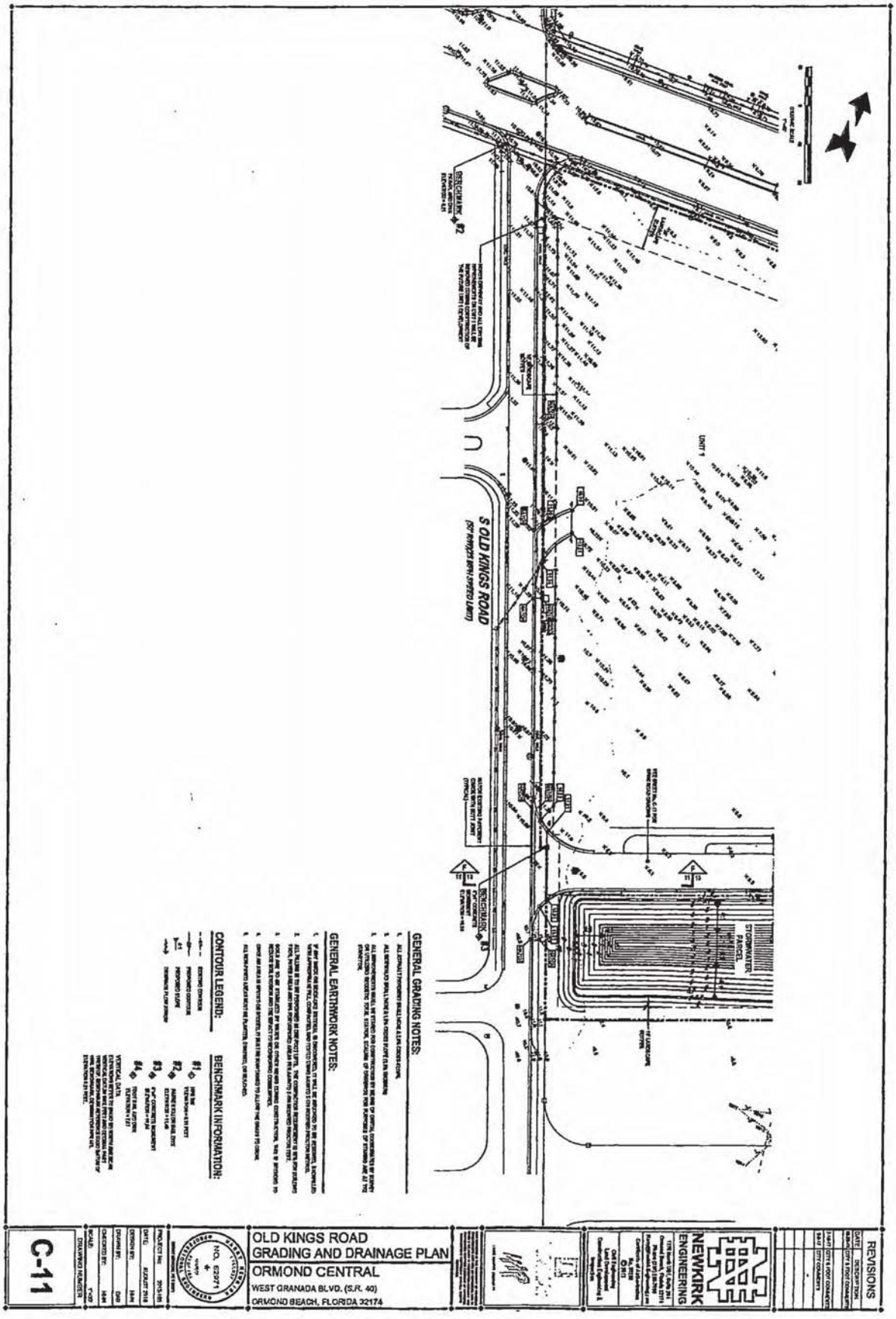


EXHIBIT "F"
PAGE 14 of 29

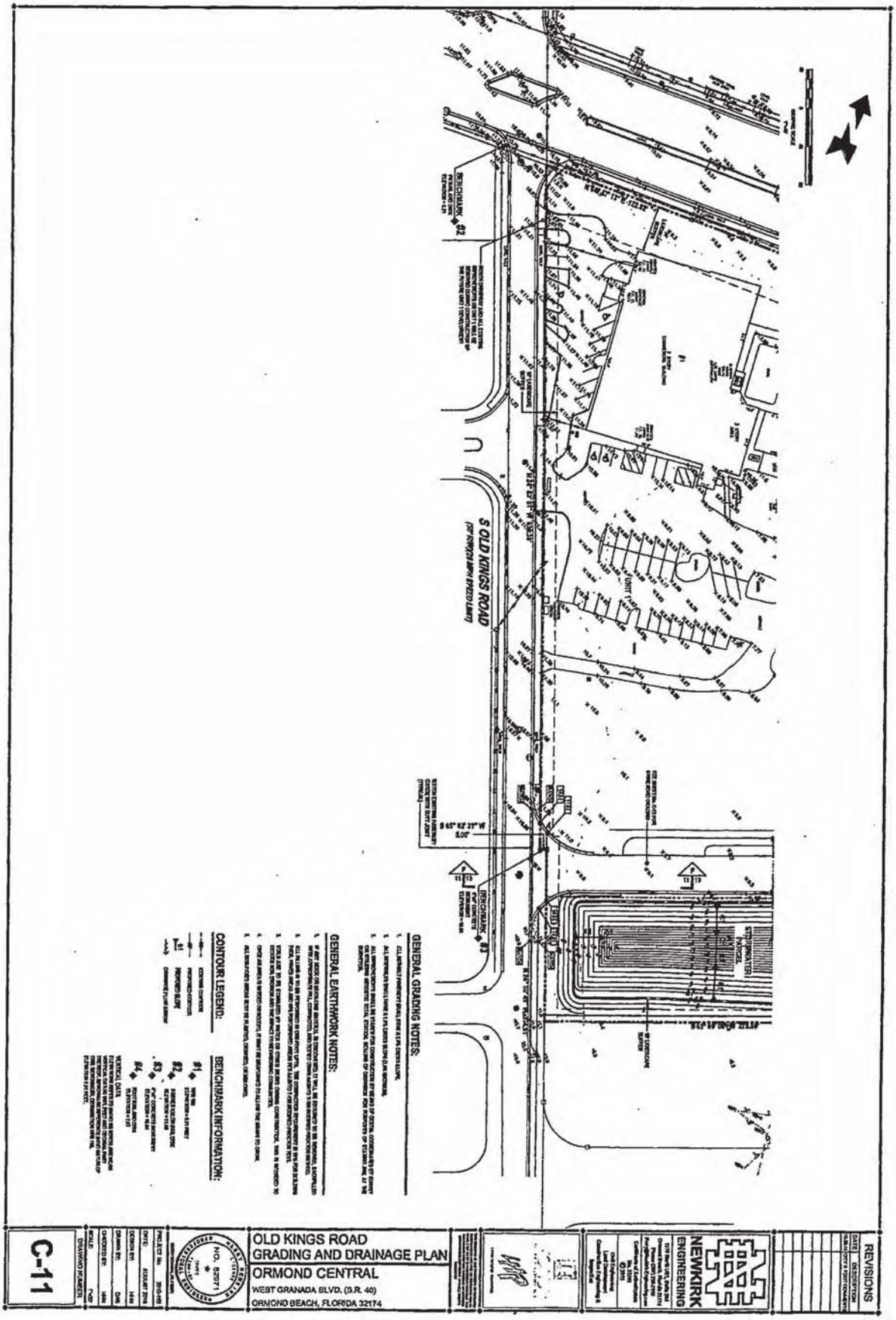


EXHIBIT "F"
PAGE 15 of 29

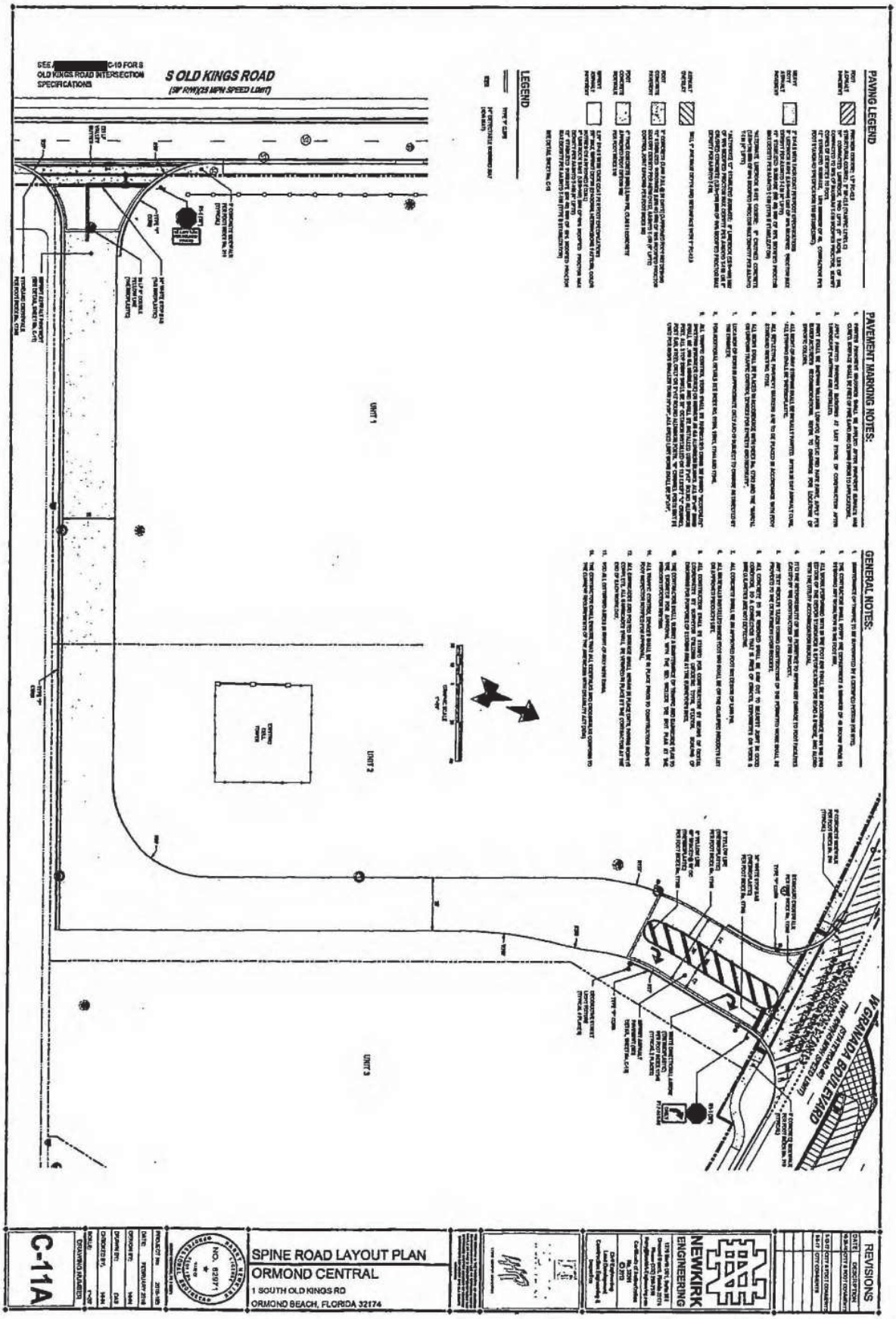


EXHIBIT "F"
PAGE 16 of 29

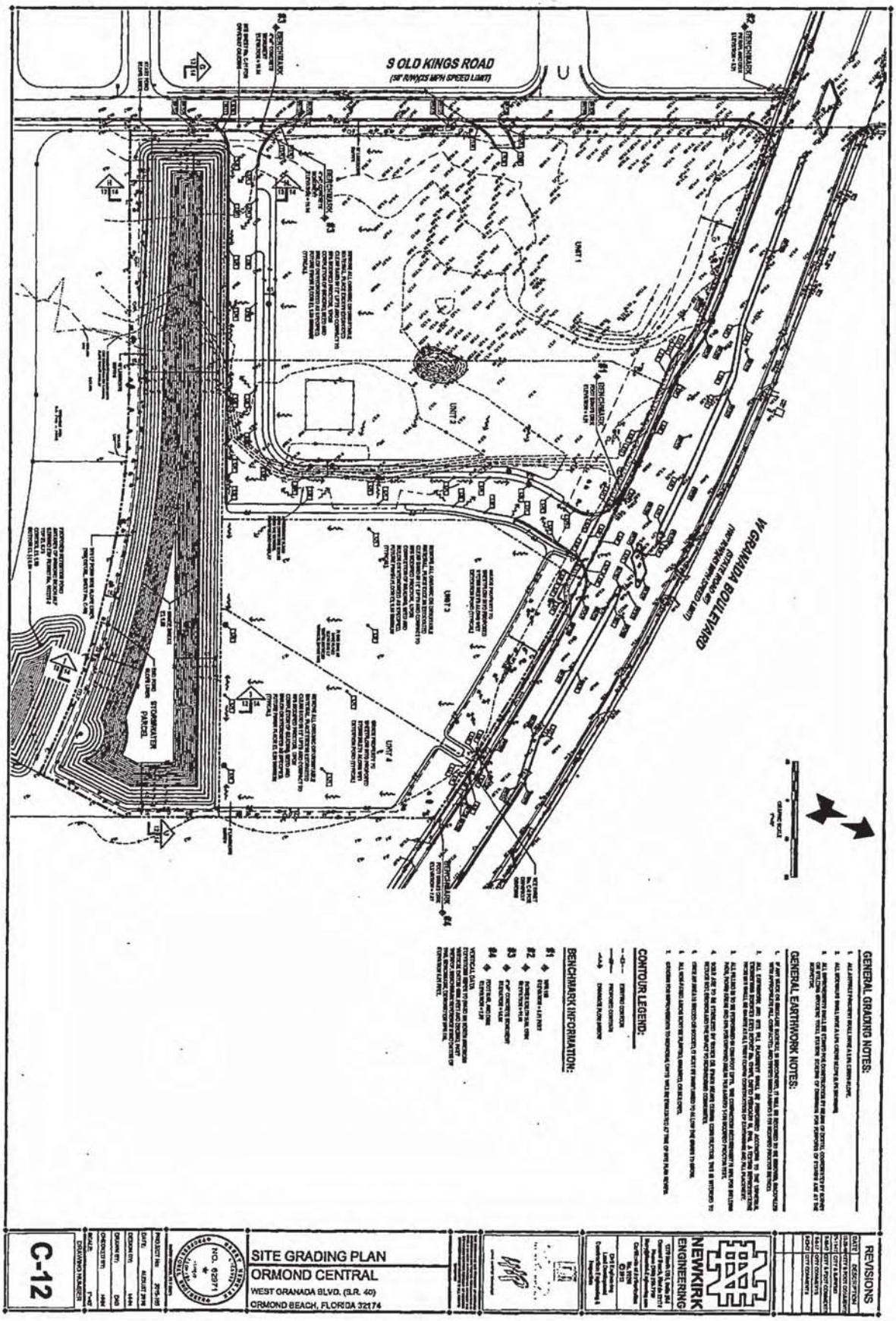


EXHIBIT "F"
PAGE 17 of 29

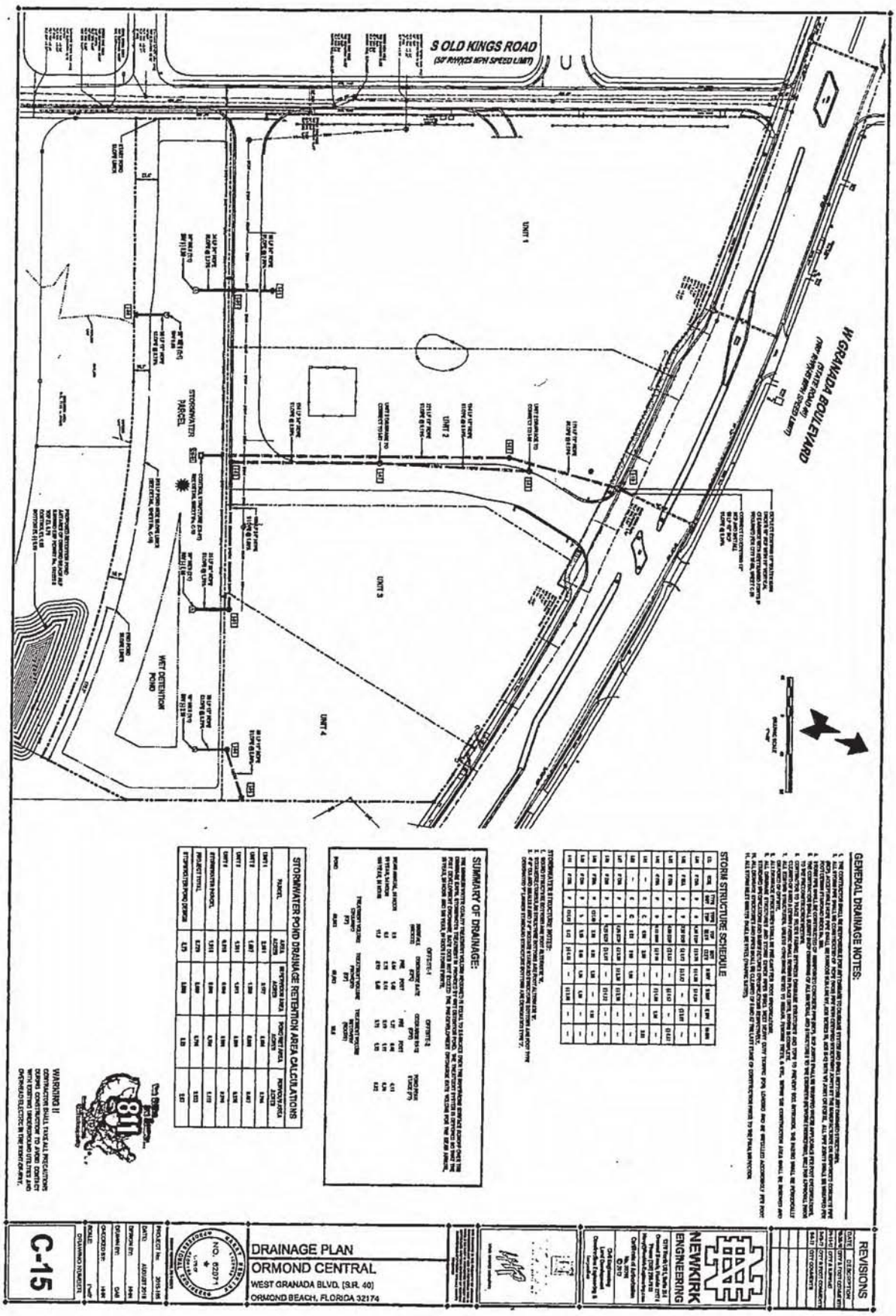


EXHIBIT "F"
PAGE 18 of 29

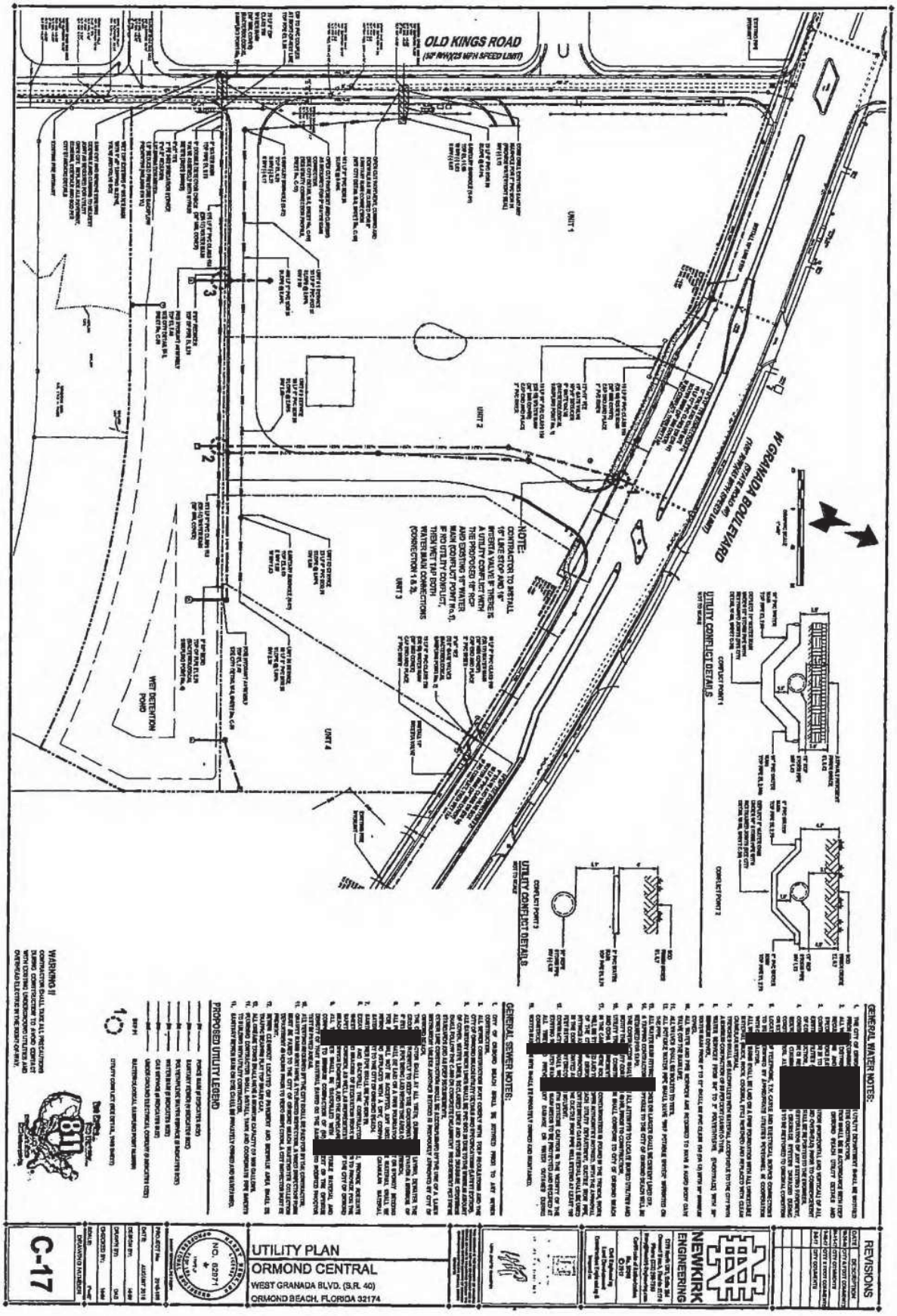


EXHIBIT "F"
PAGE 19 of 29

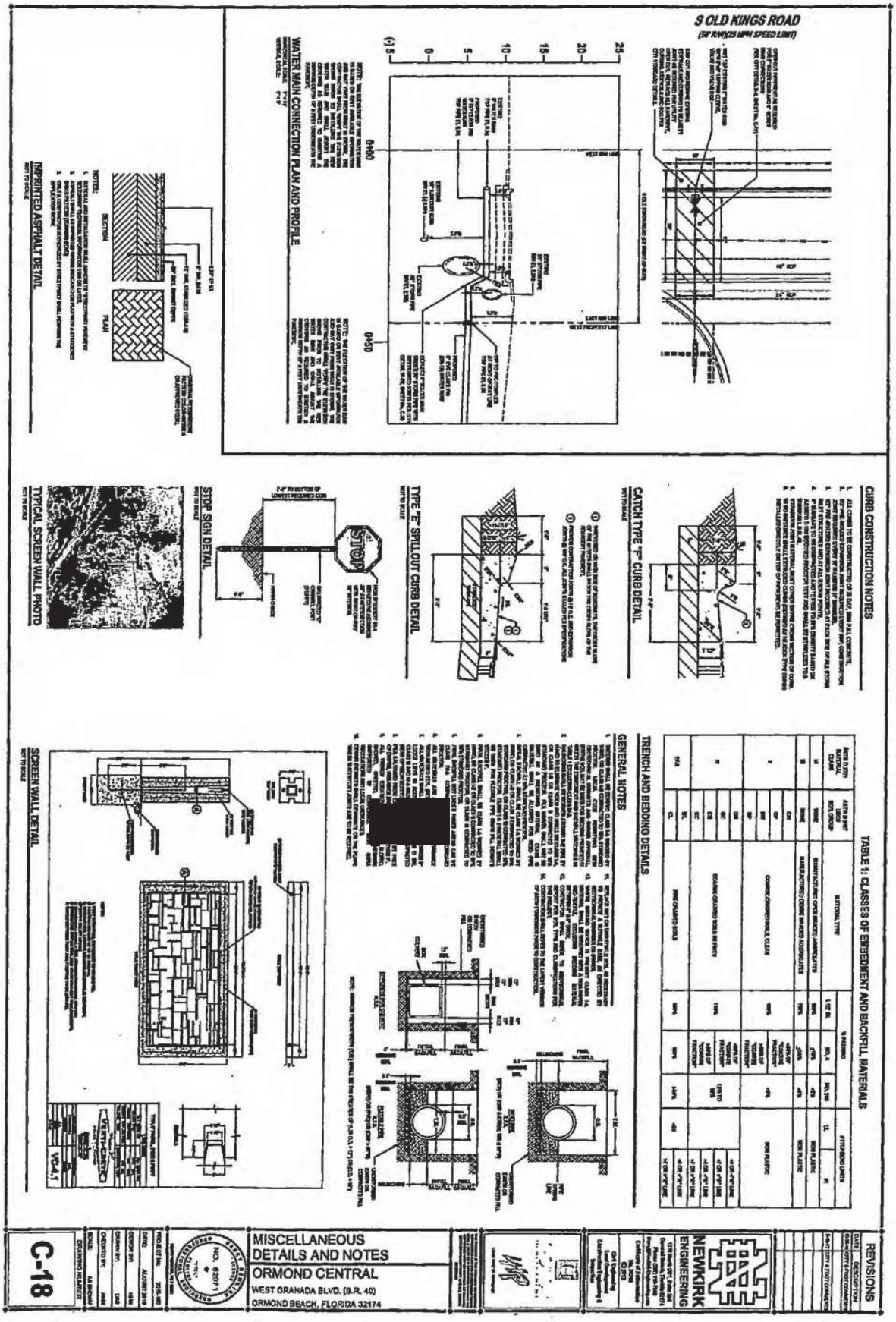


EXHIBIT "F"
PAGE 20 of 29

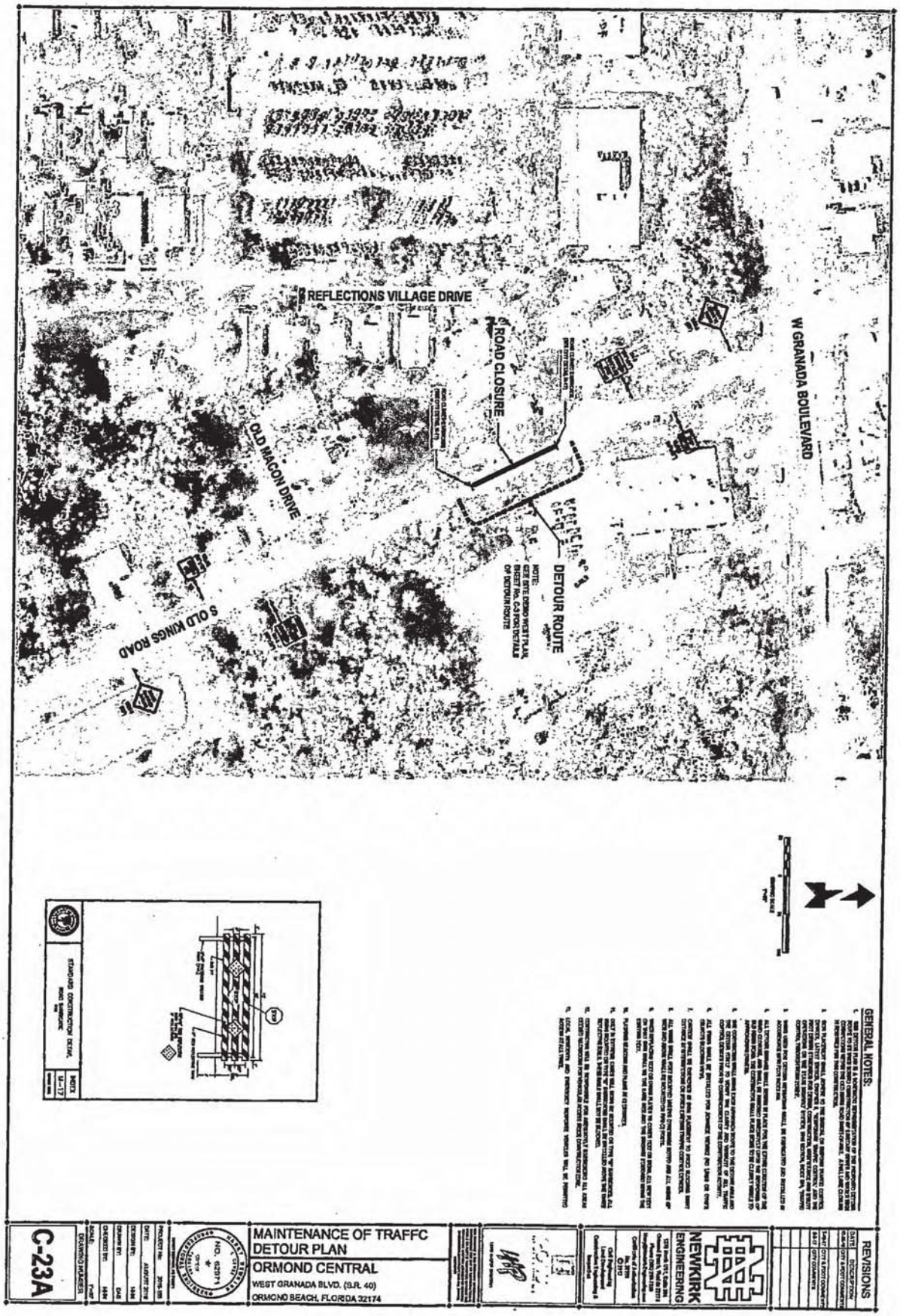


EXHIBIT "F"
PAGE 21 of 29

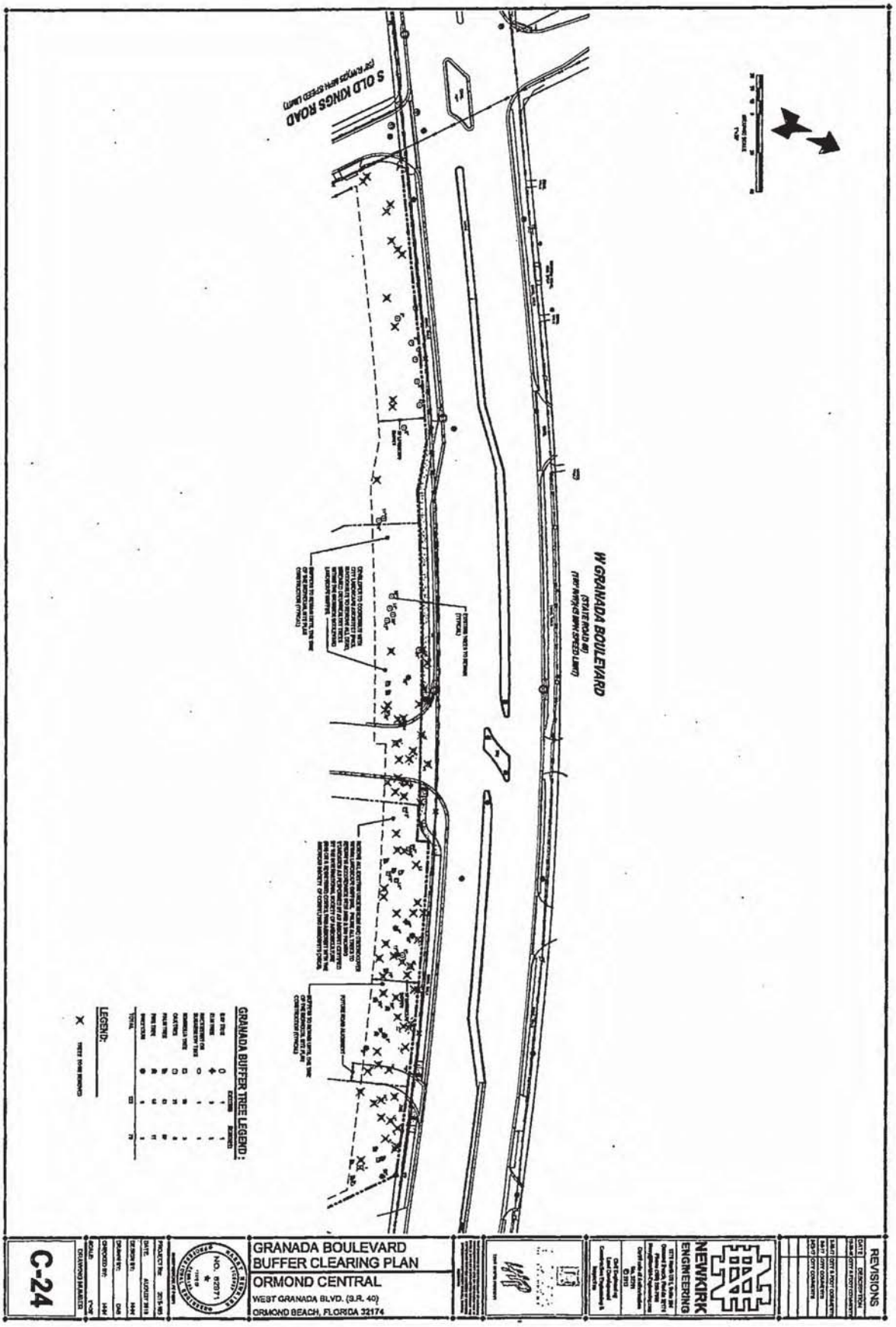


EXHIBIT "F"
PAGE 22 of 29

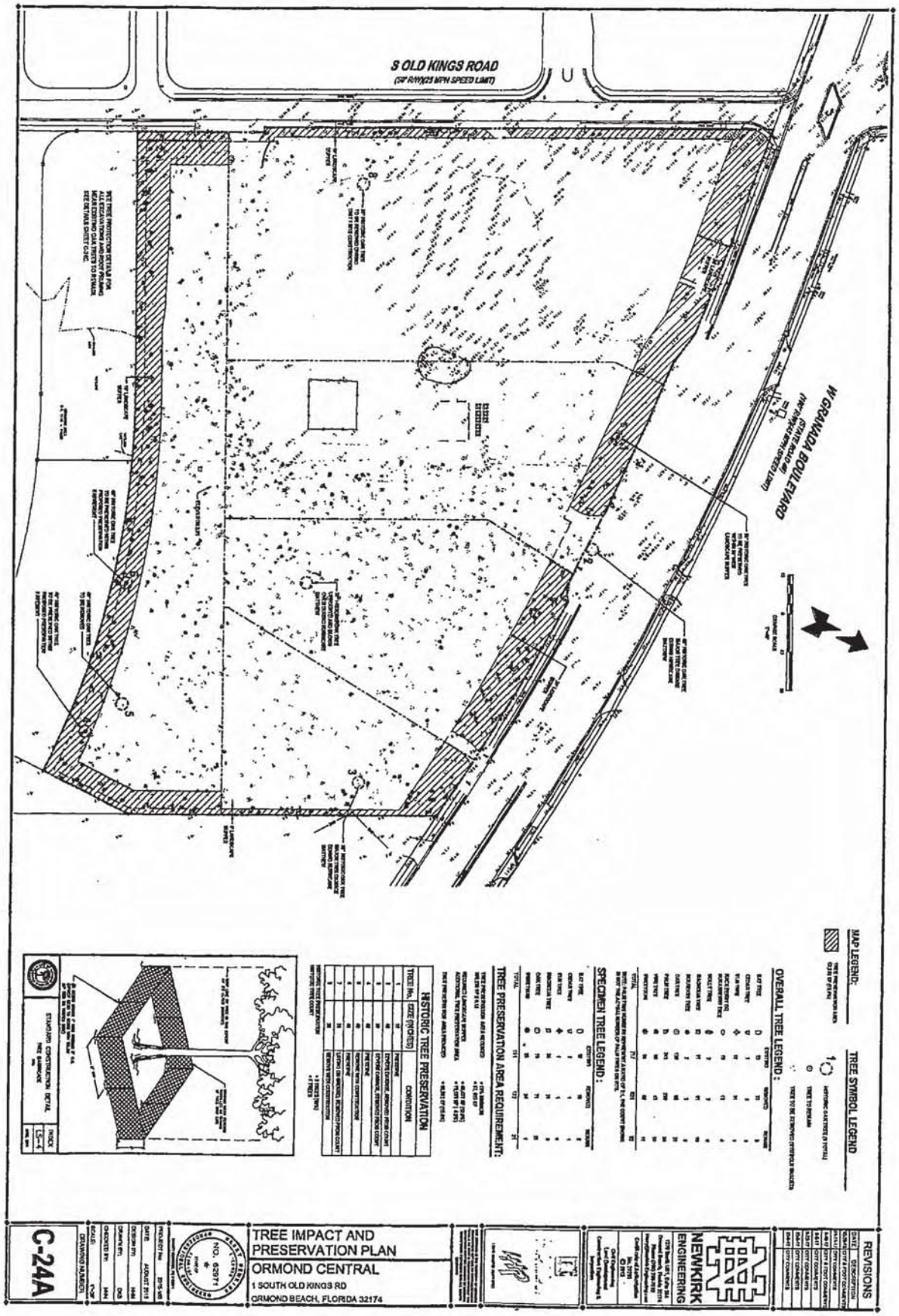


EXHIBIT "F"
PAGE 23 of 29

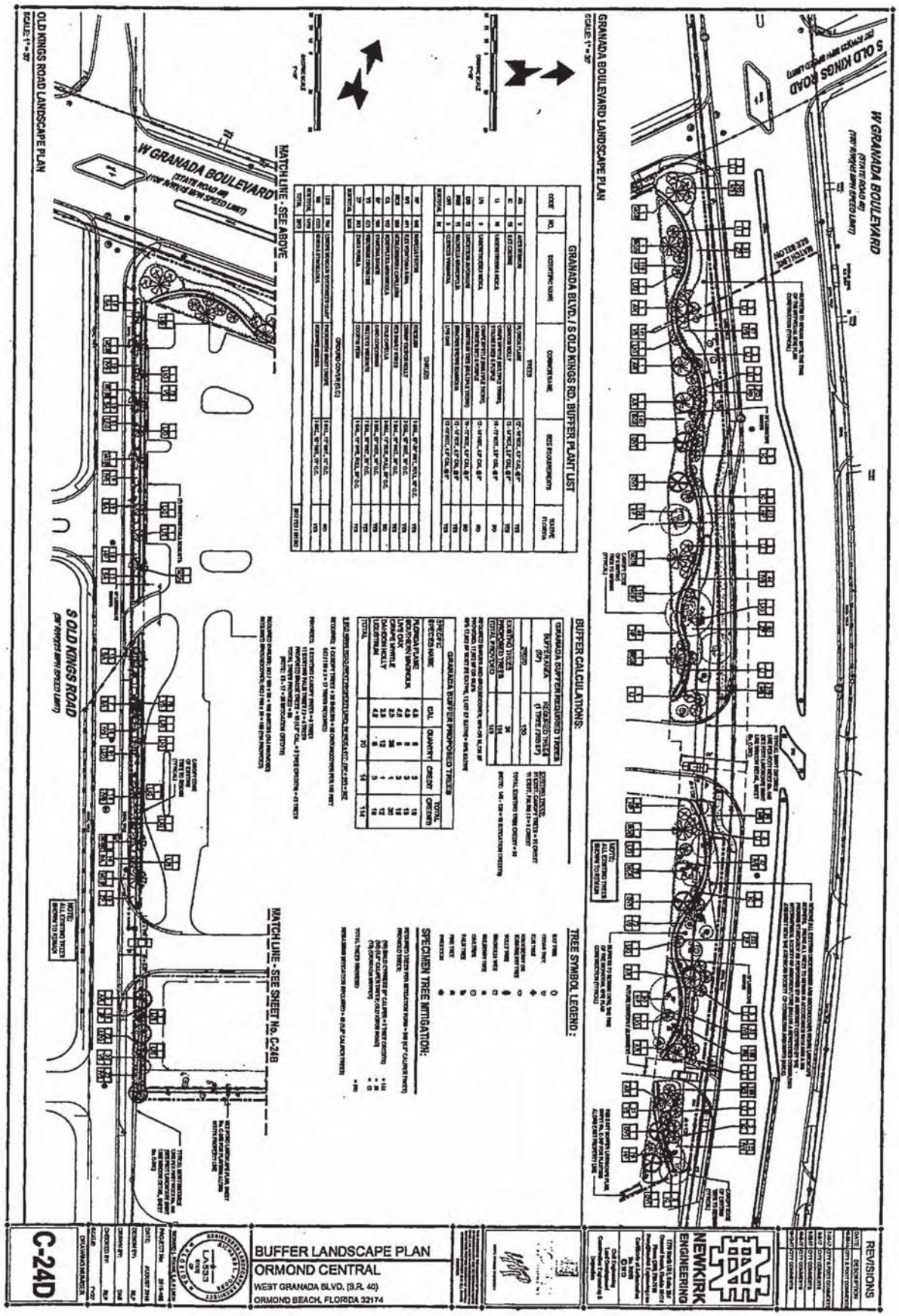


EXHIBIT "F"
PAGE 24 of 29

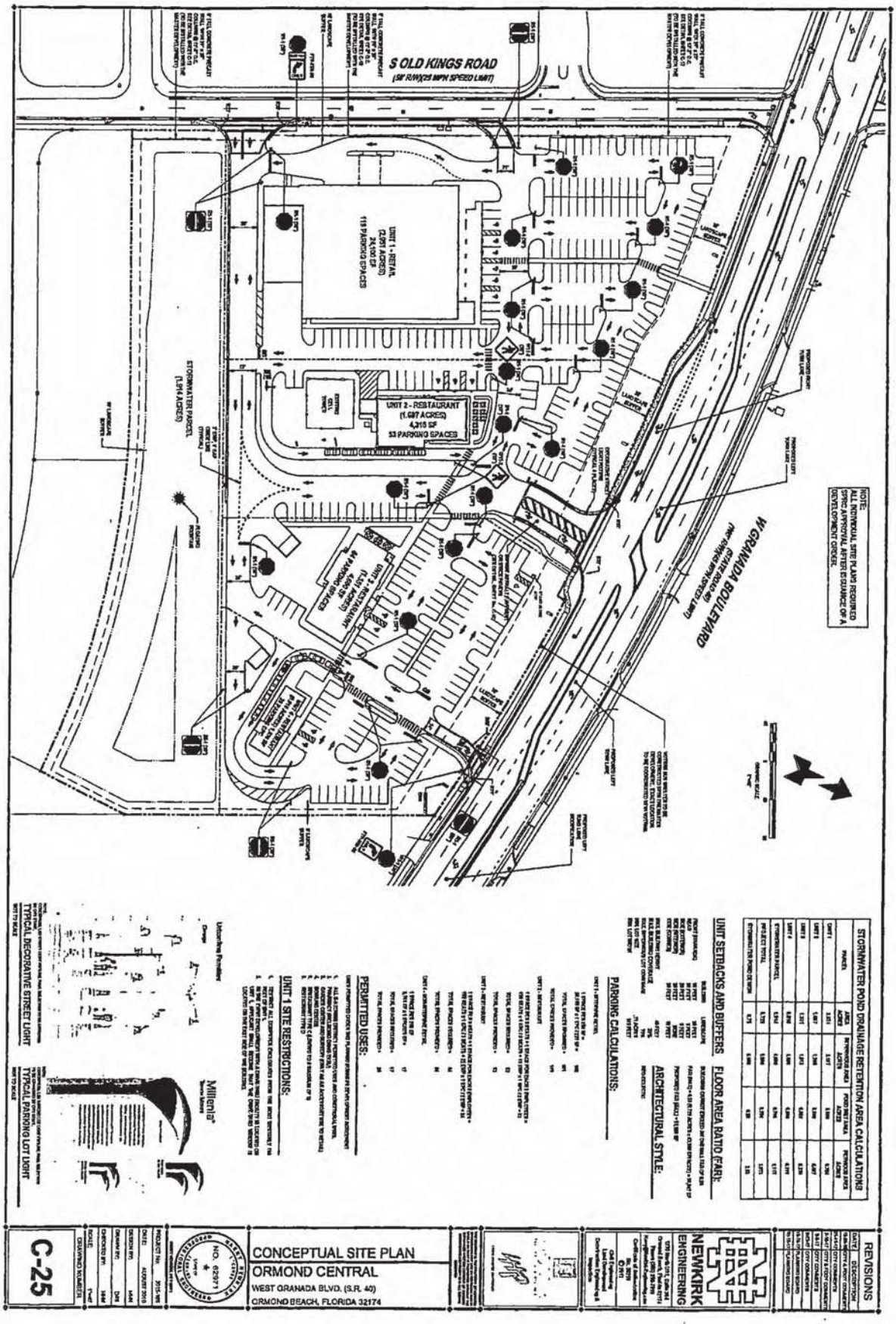


EXHIBIT "F"
PAGE 25 of 29

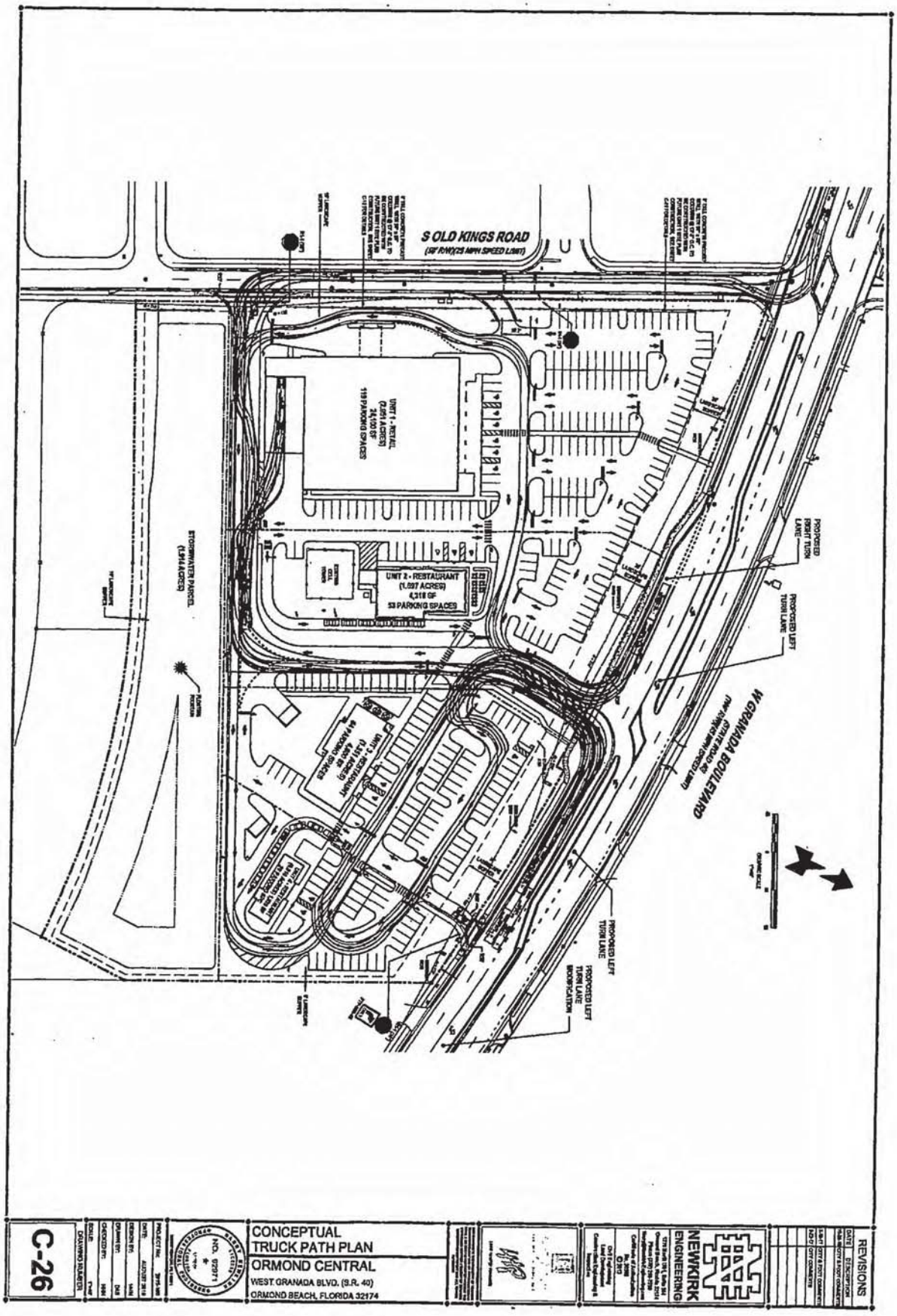


EXHIBIT "F"
PAGE 26 of 29

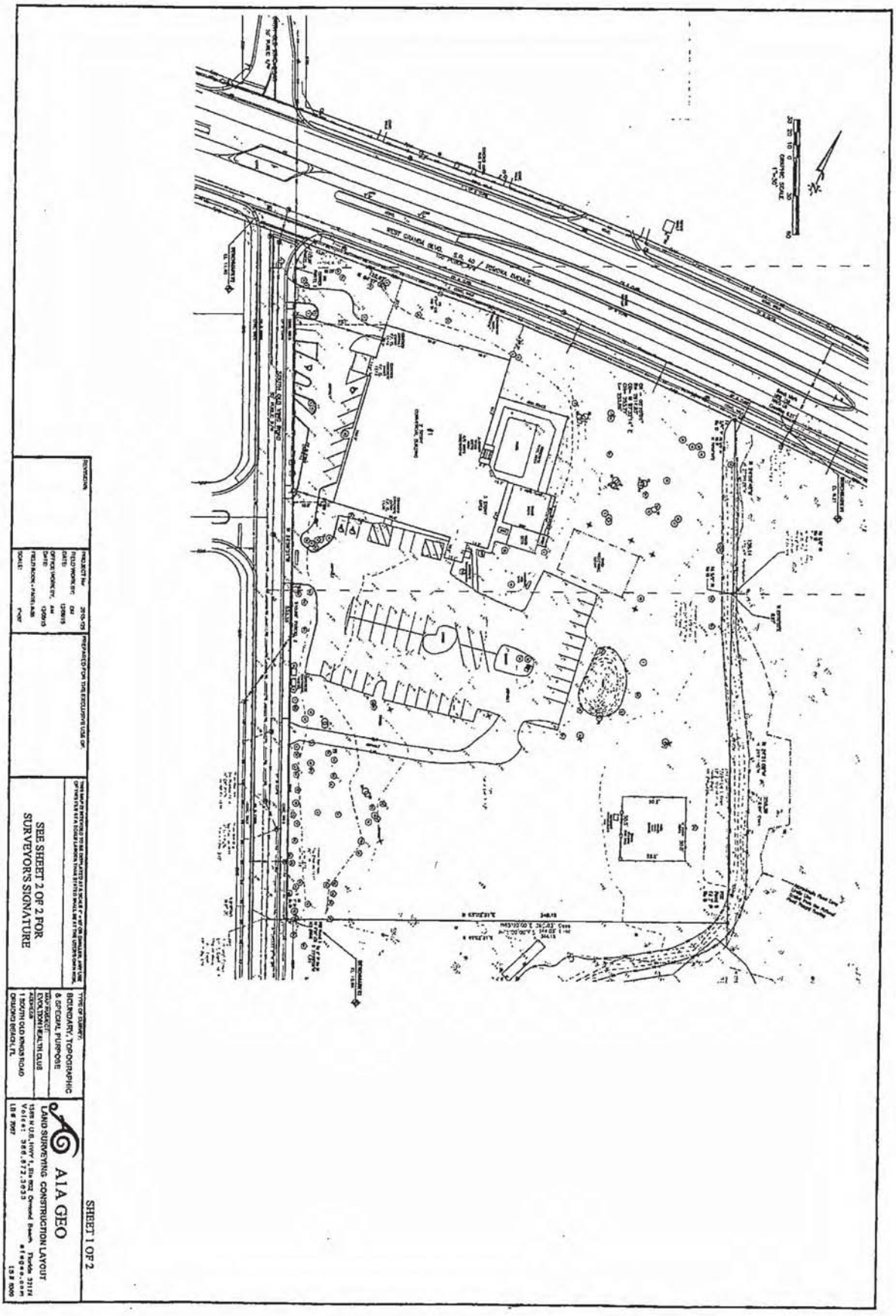


EXHIBIT "F"
PAGE 27 of 29

EXHIBIT "F"
PAGE 28 of 29

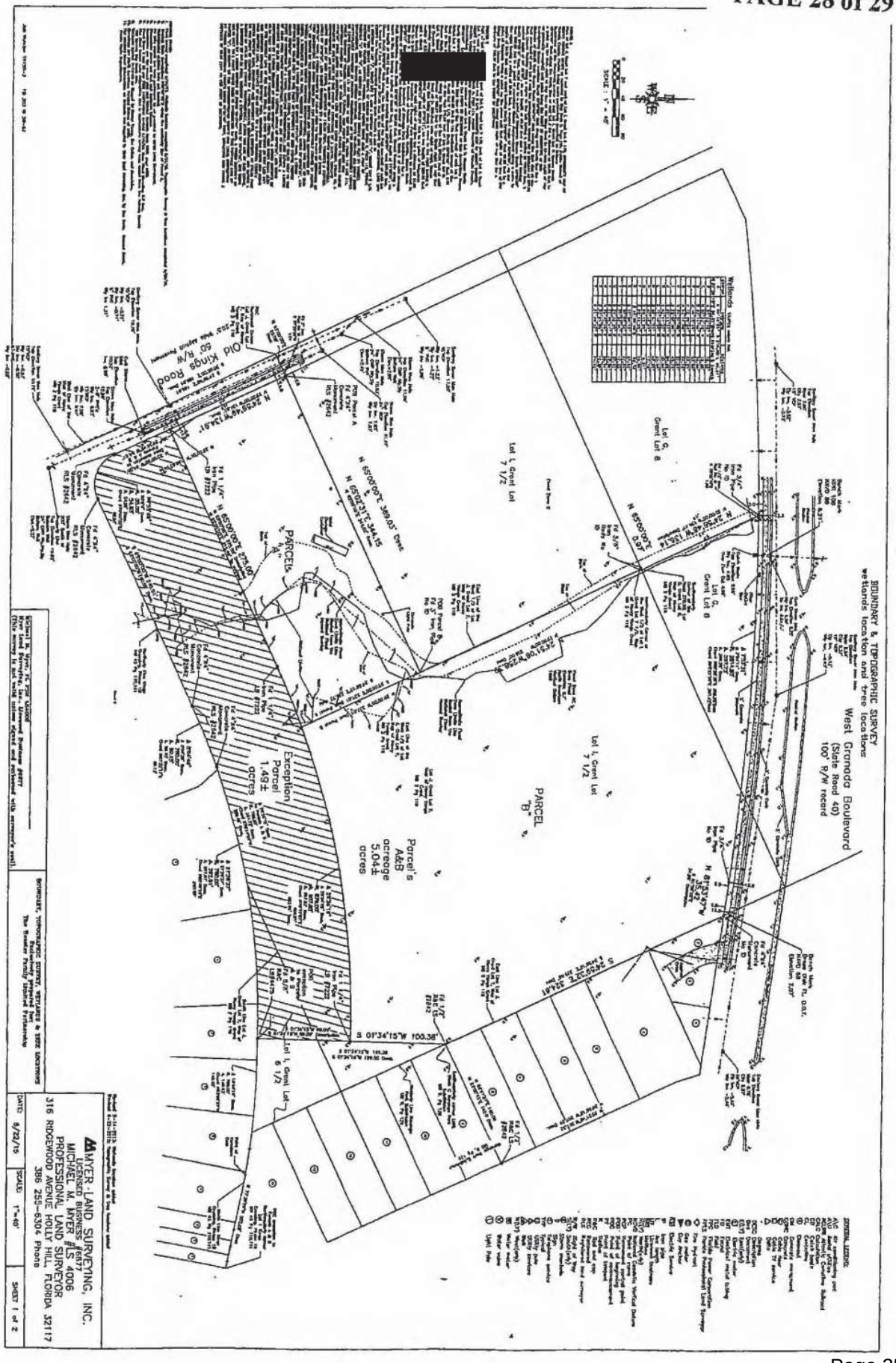
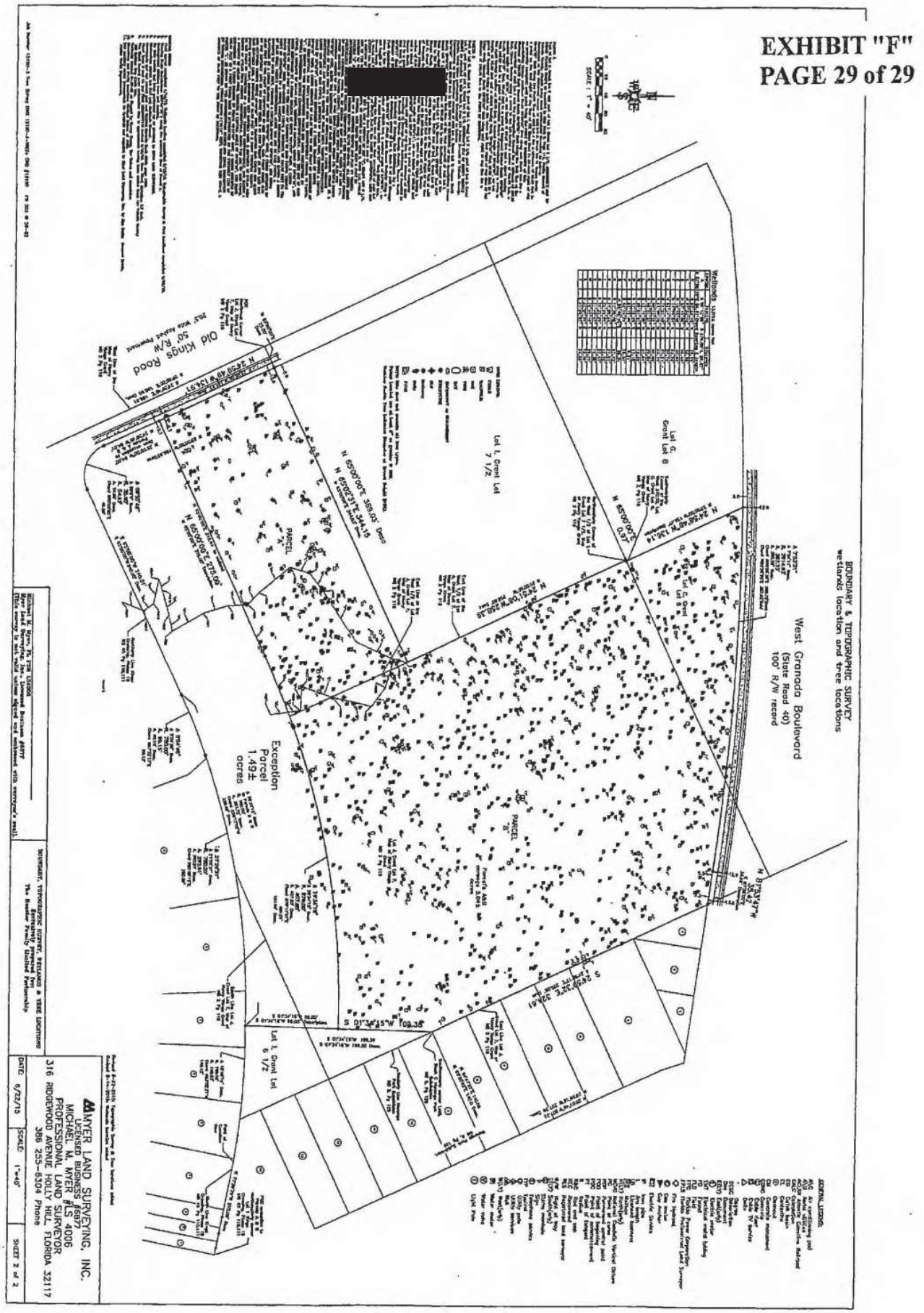


EXHIBIT "F"
PAGE 29 of 29



CERTIFICATE

STATE OF FLORIDA
COUNTY OF VOLUSIA
CITY OF ORMOND BEACH

I, J. Scott McKee, 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. 2017-40 as the same appears of record at City Hall, City of Ormond Beach, Florida.

Dated this 11th day of December, 2017.

SEAL

J. Scott McKee
City Clerk
CITY OF ORMOND BEACH, FLORIDA

ATTACHMENT 5

Planned Business Development information submittal

STORCH
LAW FIRM

GLENN D. STORCH, ESQUIRE
glenn@storchlawfirm.com

COREY D. BROWN, ESQUIRE
corey@storchlawfirm.com

A. JOSEPH POSEY, ESQUIRE
joey@storchlawfirm.com

October 5, 2022

Mr. Steven Spraker, AICP
Planning Director
Planning Department
22 South Beach Street
Ormond Beach, Florida 32174

Re: Ormond Central Unit 1 Self-Storage / PBD Major Amendment
Modifications to Ormond Central Planned Business Development (PBD)

Dear Steven:

This office represents Dunamis Development, the developer for the above-referenced self-storage project. As you know, our client is proposing a modification for the Ormond Central PBD to allow a self-storage facility on Unit 1 in lieu of permitted higher intensity commercial uses. The property was originally zoned B-9 (Boulevard Zoning District), but the property entitlements were changed to planned development in late 2017. The adopted Ormond Central PBD approved several high intensity commercial uses for the property, such as retail and restaurants, which are appropriate uses for the SR 40 commercial corridor, but they can have an adverse effect on neighboring residents. Unlike other commercial uses, the proposed self-storage facility will have little to no traffic or noise. These types of projects do not create major new demands, as they do not attract new and out of area residents but rely solely on existing residents. In this case, there will be a huge reduction in traffic and potential impacts. To put it simply, this a much better project for surrounding neighbors than currently permitted.

The developer is requesting the following modification to the existing Ormond Central Planned Development:

1. Permit the development of a 106,140 square foot self-storage facility on Unit 1 and restrict the commercial floor area permitted for all remaining Units to a maximum of 25,000 square feet.

In addition, the developer is offering the following public benefits, which are above and beyond the public benefits included in the Ormond Central PBD:

1. Removed permitted right-in portion of the site driveway for Unit 1 and incorporate additional wall along Old Kings Road for portion of removed driveway.

420 South Nova Road • Daytona Beach, Florida 32114
(386) 238-8383 • (386) 238-0988 (fax)
Website: www.storchlawfirm.com

2. Limited hours of operation for self-storage facility from 9:00 A.M. to 6:00 P.M., and customers will only be able to access the facility during non-business hours from 6:00 A.M to 10:00 P.M. 24-hour access will be prohibited.

3. Incorporated bus shelter as part of Unit 1 self-storage facility development.

4. No illuminated signage along Old Kings Road.

5. Incorporated 30-foot landscape buffer along Old Kings Road, which will include seven 6-inch caliper, 20-foot-tall oak trees.

6. Incorporated office-style architectural treatment to the self-storage facility.

7. Incorporated a 60-foot building setback along Old Kings Road in lieu of 30-foot building setback required by Ormond Central PBD.

8. Incorporated an 80-foot building setback along SR 40 in lieu of 60-foot building setback required by Ormond Central PBD.

9. Incorporated a 30-foot landscape buffer area with large plantings along Old Kings Road in lieu of standard 10-foot landscape buffer required by Ormond Central PBD.

10. Incorporated more planting for frontage landscape buffer along SR 40 in lieu of the requirements of the Ormond Central PBD.

11. Reduced permitted building height of 45 feet within Ormond Central PBD to a 37-foot building height with 39-foot, 6-inch height for architecture embellishments, roof treatments, and air conditioning units.

All other Ormond Central PBD limitations on truck traffic, signage, etc. will remain requirements for the self-storage facility. There will be no delivery or service truck traffic for the project, and the site has been designed to only accommodate the size of an emergency vehicle. No commercial activity other than residents dropping off personal items will be permitted on site.

As you know, most properties along the SR 40 corridor have a commercial zoning that permits higher intensity uses, which means they have a greater traffic generation and road network impacts. This property is no different. The Ormond Central PBD concept plan approved for Unit 1 shows a 24,000 square foot shopping center/retail end user, which could be changed to a restaurant with drive thru without any input from the public or hearings. The proposed 106,000 square foot self-storage facility, on the other hand, will result in a 90% traffic reduction for Unit 1. The reason for the reduction is very simple: self-storage facilities make great neighbors. The use is quiet and does not generate additional trips on the wider road network. The only visitors will be existing residents. On the other hand, higher intensity commercial uses, such as restaurants and retail, are modeled around customer turnaround, which creates higher demands and attracts new and out of area residents. Size is not a major factor for many high intensity commercial uses, which is why floor area ratio can be misleading if you want to understand the impact of a project.

As for project aesthetics, the goal was to incorporate an office design that blends with the surrounding community. The developer was quick to get back to the drawing board once we received neighborhood feedback about the project design. First, the building has been reduced from 45-feet to 37-feet with roofline features that reach a few feet higher, which is in line with the height of most two-story homes. This is lower than the 45-foot height permitted in the Ormond Central PBD. Second, the self-storage building is set back much further along Old Kings Road (i.e., 60-feet) and SR 40 (i.e., 80-feet) than would otherwise be required in the Ormond Central PBD. The developer has also agreed to add seven 6-inch caliper, 20-foot-tall oak trees along Old Kings Road. Third, the project incorporates an office feel to better blend with other office buildings along SR 40. Folks also need to keep in mind that the building and additional landscaping will be an excellent screening for noise and visual impacts from SR 40 and the other commercial development within the Ormond Central PBD.

Clearly, this project will be a great neighbor. The project will have far less impact to surrounding residents when compared to a commercial build-out of the existing entitlements. The overall traffic trip generation will dramatically drop when compared to other possible retail and restaurant type uses on site. The additional landscaping and building setbacks will ensure that the project blends with the community. As you know, the current property owners have a great reputation within the community, and I can assure you that both the property owners and the developer have worked tirelessly to make this development the best it can be for the neighbors. In fact, the last round of revisions for the project were a direct result of listening to feedback from the neighbors.

Please let me know if you need anything further for this request.

Kindest regards,

A. Joseph Posey

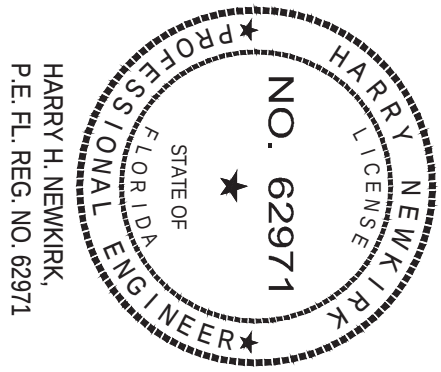
GDS/ajp

NEWKIRK ENGINEERING, INC.
Civil Engineering * Transportation * CEI
1230 North US Highway No. 1, Suite 3
Ormond Beach, FL 32174
(386) 872-7794
www.Newkirk-Engineering.com

ORMOND CENTRAL
FLOOR AREA RATIO

OVERALL DEVELOPMENT AREA	8.729	AC
	380,235	SF

UNIT 1 + STORMWATER POND	106,140	SF
UNIT 2	10,975	SF
UNIT 3	8,750	SF
UNIT 4	5,275	SF
PROPOSED BUILDING SF	131,140	SF
PROPOSED FAR	0.34	



Harry Newkirk, PE #62971
President/CEO of Newkirk Engineering, Inc.

STORMWATER REPORT

ORMOND CENTRAL
UNIT 1 SELF STORAGE

GRANADA BOULEVARD
ORMOND BEACH, FL 32174
OCTOBER 2022

Civil Engineering—Transportation—CEI
1230 North US Highway 1, Suite 3
Ormond Beach, FL 32174
(386) 872-7794
www.Newkirk-Engineering.com

Professional Engineer Certificate

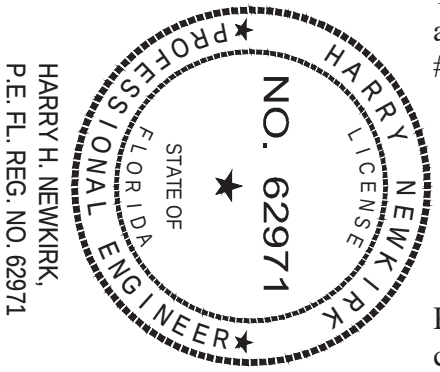
I hereby certify that I am a registered professional engineer in the State of Florida practicing with Newkirk Engineering, Inc., a corporation authorized as an engineering business, Certificate of Authorization No. 30209, by the State of Florida, Department of Professional Regulation and Board of Professional Engineers. I have reviewed or approved the evaluation, findings, opinions and conclusions as reported for:

Project: **SELF STORAGE ORMOND CENTRAL**

Location: **1 S OLD KINGS ROAD**
ORMOND BEACH, FL 32174

Client: **ORMOND CENTRAL INVESTORS, LLC**

I acknowledge that the procedures and references used to develop the results are standard to the professional practice of civil engineering as applied through design standards and criteria set forth by the federal, state and local regulatory agencies as well as professional judgment and experience.



This report has been digitally signed and sealed by Harry Newkirk, PE #62971 on

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Name: Harry Newkirk, PE

P.E. Number: 62971

Address: 1230 N US Highway 1
Suite 3
Ormond Beach, FL 32174

TABLE OF CONTENTS

PAGE	TITLE
1	Professional Engineer Certificate
2	Table of Contents
3	Introduction
3	Existing SJRWMD Permit
3	Post Development
3	Conclusion
Appendix A	Maps
Appendix B	Drainage Plan
Appendix C	Impervious Coverage Table
Appendix D	Pipe Sizing Calculations

INTRODUCTION

The Applicant, Ormond Beach Dunamis Storage, LLC, requests a modification to the stormwater system associated with SFWMD Permit 102222-4 of the Ormond Central development to allow construction of a 3-story self-storage facility. The proposed development is referenced as Unit 1 of the Ormond Central master stormwater permit. The project site is located the southeast corner of the South Old Kings Road and West Granada Boulevard intersection. The 2.935-acre parcel is located in Ormond Beach, Florida within Section 41, Township 14 South, Range 32 East.

The proposed site consists of 2.935 acres with 1.665 acres of impervious surface (56.7%).

EXISTING SJRWMD PERMIT

The site's stormwater runoff will discharge to an master wet detention stormwater management facility permitted under SJRWMD Permit No. 102222-4. Unit 1 was permitted for a allowable maximum impervious surface of 2.187 acres (74.5%).

POST DEVELOPMENT

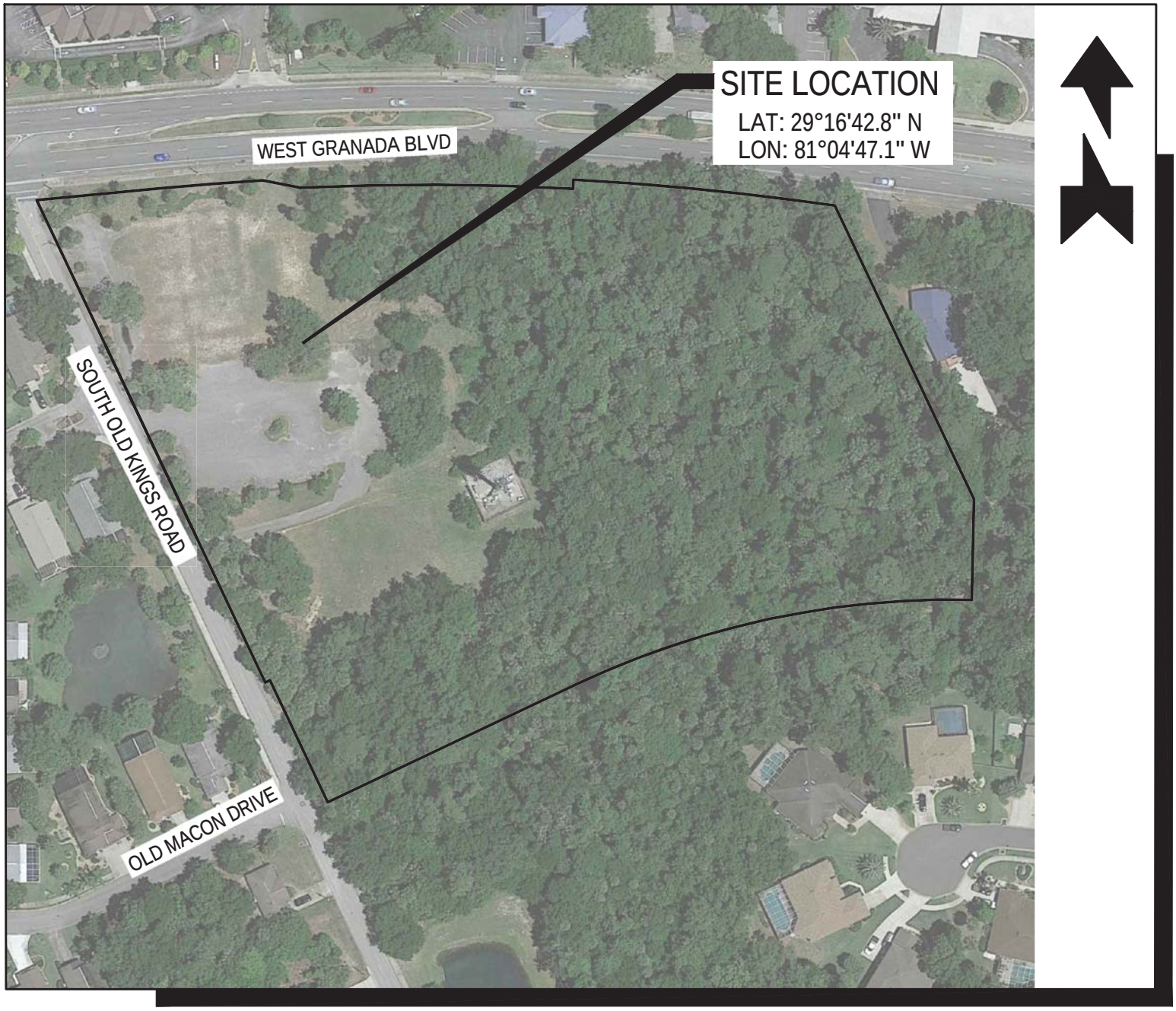
The proposed development proposes 1.665 acres (56.7%) of impervious surface to the master stormwater management system. All site stormwater runoff will be conveyed by drainage collection pipe system to the master stormwater management system (SJRWMD Permit No. 102222-4.

CONCLUSION

The proposed stormwater system is in compliance with the SJRWMD Permit No. 102222-4 maximum allowable impervious surface. The proposed site consists of 1.665 acres of impervious surface and permitted maximum is 2.187 acres, therefore the project is in compliance with the SJRWMD Permit No. 102222-4.

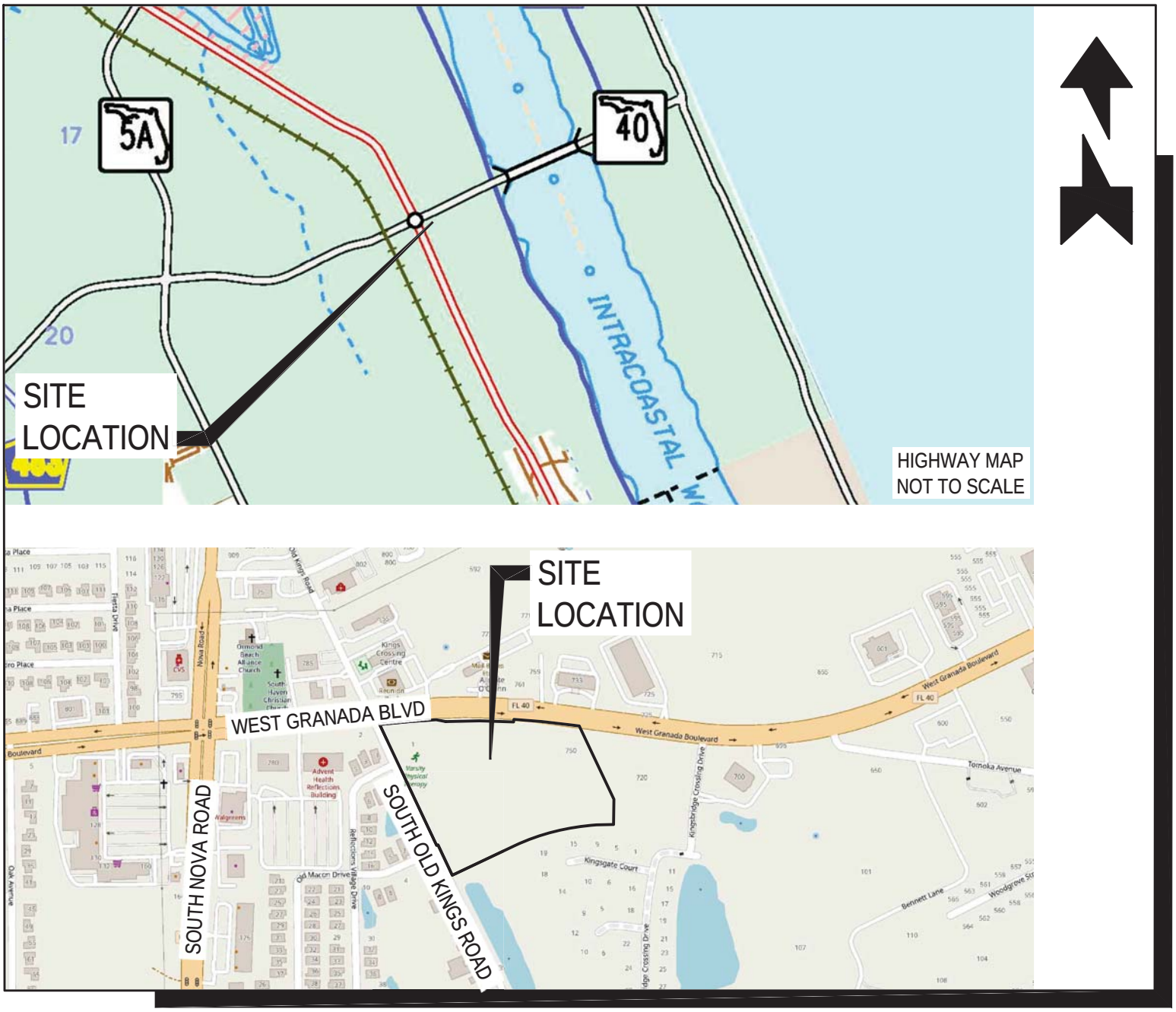
APPENDIX A

MAPS



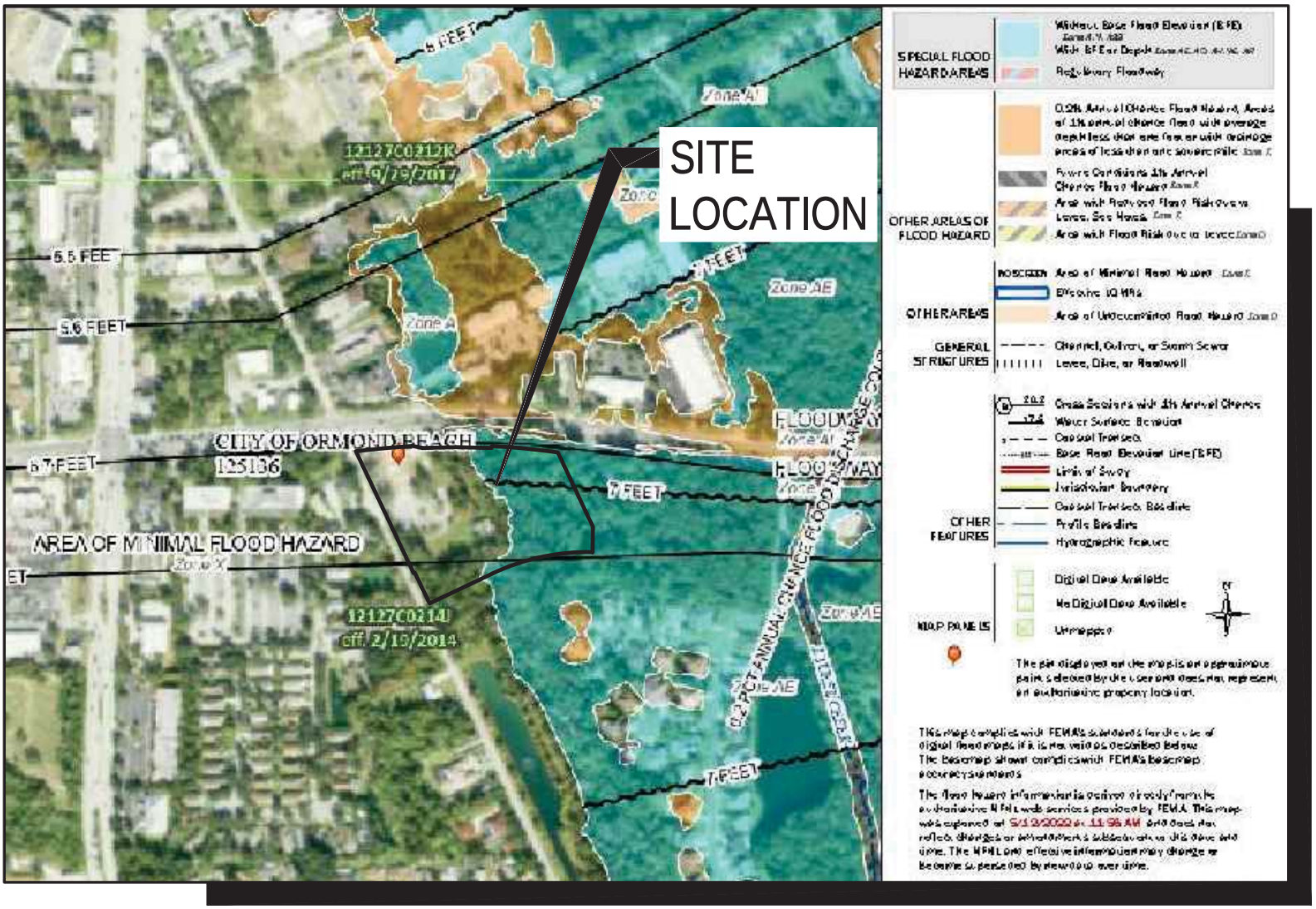
AERIAL MAP

SCALE: 1" = 150'



LOCATION MAP

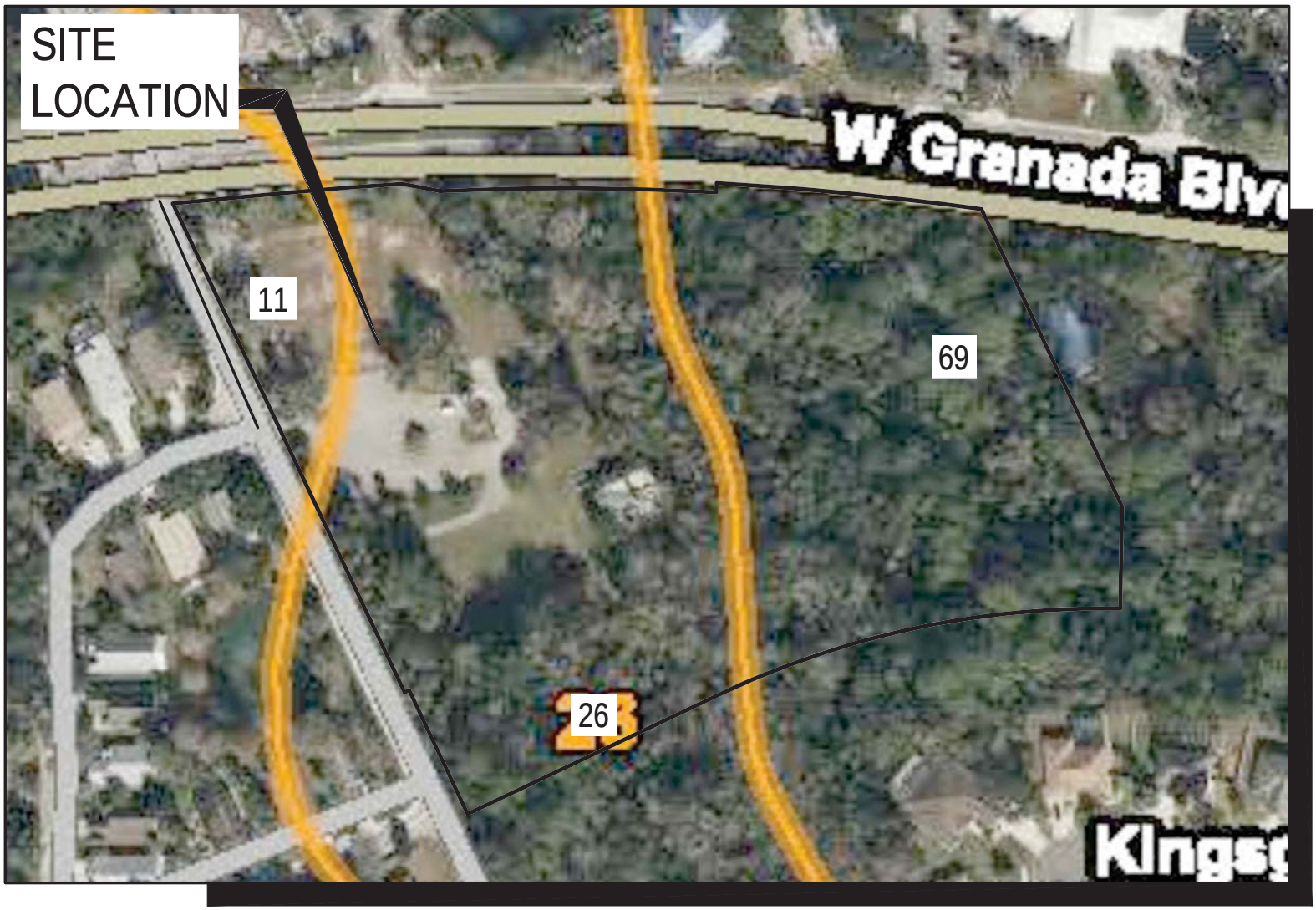
SCALE: 1" = 600'



FLOOD ZONE MAP

FLOOD ZONE "X" & "AE EL 7.0" PER FEMA MAP PANEL No. 12127C0214 J, DATED FEBRUARY 19, 2014

SCALE: 1" = 800'



SOILS MAP

SOIL TYPE: (11) BULOW SAND, 0 TO 5 PERCENT SLOPES
(26) HOLOPAW SAND
(69) TUSCAWILLA FINE SAND

SCALE: 1" = 250'

APPENDIX B

DRAINAGE PLAN

DRAINAGE 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)
15	3.0	0.012	0.60	1.227	FULL & ╪ FULL	0.0027
18	3.0	0.012	0.75	1.767	FULL & ╪ FULL	0.0022

GRAPHIC SCALE
1"=30'

One Nation... One Number... 811
Know what's below. Call before you dig.

WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

STORM STRUCTURE SCHEDULE

I.D.	SIZE	TYPE BOT	TYPE TOP	TOP ELEV	BOT ELEV	N INV	S INV	E INV	W INV
I-01	4' DIA	ALT-A	9	8.30	3.55	---	---	---	15" 4.55
I-02	4' DIA	ALT-A	9	8.00	3.01	---	15" 4.01	15" 4.01	---
I-03	4' DIA	ALT-A	9	8.20	2.54	15" 3.54	18" 3.54	10" 4.71	---
I-04	4' DIA	ALT-A	9	8.00	(-) 0.91	10" 4.02	---	18" 0.09	18" 2.20
I-05	---	ALT-B	E	8.00	1.80	18" 2.80	18" 2.80	---	10" 3.64
I-06	---	ALT-B	E	8.00	2.65	15" 3.65	18" 3.65	---	10" 3.92
I-07	4' DIA	ALT-A	9	8.20	3.45	---	15" 4.43	---	---

NOTES:

1. ROUND STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'A'.
2. SQUARE/RECTANGULAR STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'B'.
3. 4'-0" DIAMETER AND SMALLER AND 3'-6" SQUARE STANDARD STRUCTURE BOTTOMS ARE FDOT TYPE DESIGNATED 'P' LARGER STANDARD STRUCTURE BOTTOMS ARE DESIGNATED TYPE 'J'.
4. NO WEEP HOLES ALLOWED IN ANY STRUCTURES.

GENERAL DRAINAGE NOTES:

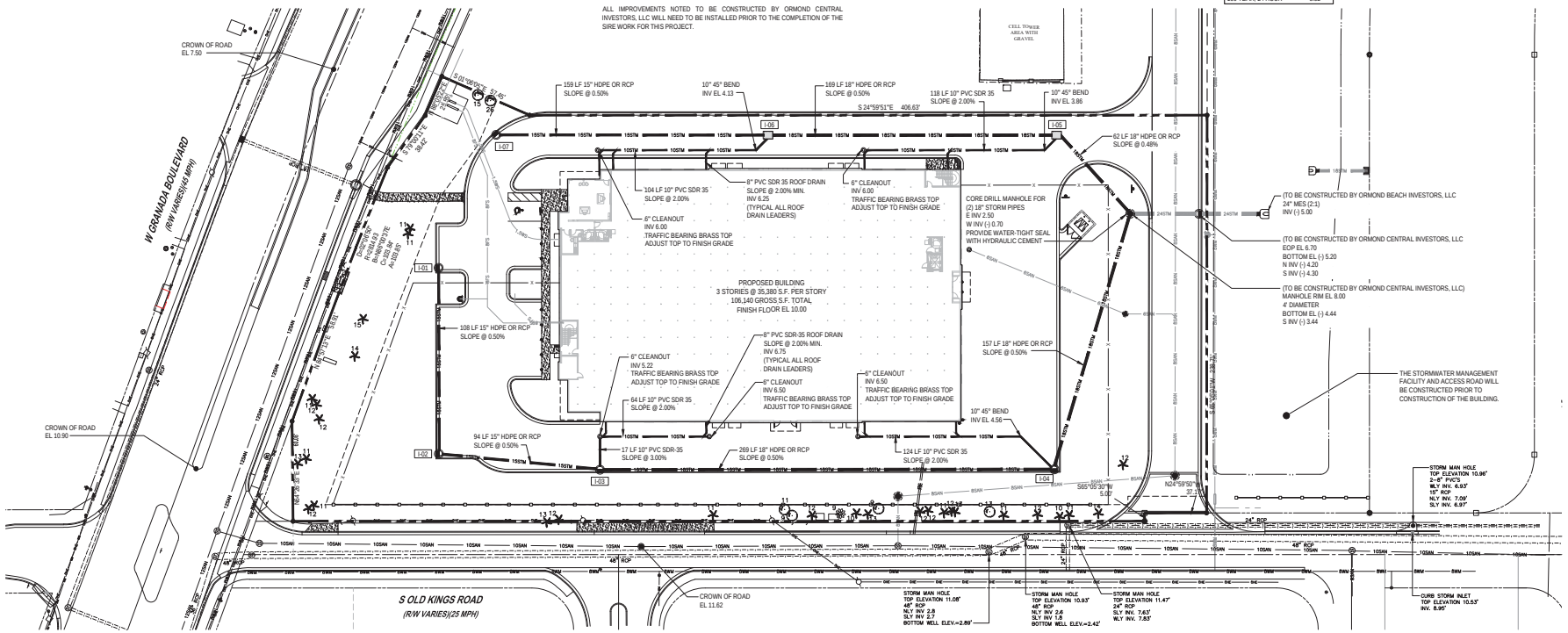
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO DRAINAGE SYSTEM AND SHALL RESTORE ANY DAMAGED STRUCTURES.
2. ALL PIPE FROM THE BUILDING DRAINS SHALL BE SMOOTH INTERIOR PVC SDR-35, PVC C-900 OR CORRUGATED EXTERIOR (SICE) HDPE.
3. ALL STORM PIPE SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE (RCP) INSTALLED PER FDOT SPECIFICATIONS OR 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).

ORMOND CENTRAL CONSTRUCTION NOTE:

ALL IMPROVEMENTS NOTED TO BE CONSTRUCTED BY ORMOND CENTRAL INVESTORS, LLC WILL NEED TO BE INSTALLED PRIOR TO THE COMPLETION OF THE SIRE WORK FOR THIS PROJECT.

PZ-16-091 (ORMOND CENTRAL)
SJRWMD PERMIT # 102222-7

WET DETENTION POND PEAK STAGE	NAVD (FT)
MEAN ANNUAL, 24 HOUR	4.13
25 YEAR, 24 HOUR	5.76
100 YEAR, 24 HOUR	6.62



REVISIONS

DATE	DESCRIPTION
8/25/22	CITY COMMENTS
10/4/22	CITY COMMENTS

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A.# 30209
LC.# 26003584
Civil Engineering,
Transportation, C.E.I. &
Landscape Architecture
NEWKIRK ENGINEERING INC

DRAINAGE PLAN
ORMOND CENTRAL UNIT 1
SELF STORAGE
GRANADA 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 CORPORATION © ALL RIGHTS RESERVED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

HARRY J. 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.

PROJECT No:	2022-122
DATE:	AUGUST 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER
7

APPENDIX C

IMPERVIOUS COVERAGE TABLE

Ormond Central Unit 1 Proposed Self Storage Development Impervious Tracker

ID	DRA (AC)	IMPERVIOUS (AC)	PERVIOUS (AC)	POND WET (AC)
UNIT 1 (PERMITTED)	2.935	2.187	0.764	0.000
UNIT 1 (PROPOSED)	2.935	1.665	1.270	0.000
UNIT 2	1.697	1.200	0.497	0.000
UNIT 3	1.351	1.013	0.338	0.000
UNIT 4	0.816	0.600	0.216	0.000
STORMWATER PARCEL	1.941	0.000	1.118	0.796
TOTAL (PERMITTED)	8.75	5.00	2.95	0.800
TOTAL (PROPOSED)	8.75	4.48	3.47	0.800

APPENDIX D

PIPE SIZING CALCULATION

Project: ORMOND CEN Engineer:NEWKIRK Road: GRANADA BLVD Location:VOLUSIA
Return Period: 5 years County:Volusia Drainage Coefficients: C1 = 0.95 C2 = 0.20 C3 = 0.00
Outfall Ground Elevation (feet) :1.85 Outfall Hydraulic Grade (feet) :5.76

Str	To	Length	Increment	Sub Total	Total CxA acres	Rain i Inc TC Cum TC	Total Runoff cfs	Inlet Top Curb	Up HGL Crown Invert	Dn HGL Crown Invert	Fall HGL Pipe	Pipe Dia n	Slope HGL Pipe	Vel Act Des	Act Q Cap	K V Hl
1	2	108.00	0.09	0.09	0.09	4.9	0.4	8.30	6.15	6.14	0.00	15.0	0.004	0.35	0.4	0.50
			0.01	0.01		15.0			5.80	5.26						
I-01						15.0			4.55	4.01	0.54	0.012	0.500		5.0	
2	3	94.00	0.14	0.23	0.22	4.4	1.0	8.00	6.14	6.12	0.02	15.0	0.019	0.80	1.0	0.50
			0.01	0.02		15.0			5.26	4.79						
I-02						20.2			4.01	3.54	0.47	0.012	0.500		5.0	0.00
3	4	269.00	0.37	0.60	0.58	4.2	2.4	8.20	6.12	6.00	0.12	18.0	0.046	1.38	2.4	0.50
			0.01	0.03		15.0			5.04	3.70						
I-03						22.1			3.54	2.20	1.34	0.012	0.500		8.1	0.01
4	8	157.00	0.42	1.02	0.97	4.0	3.9	8.00	6.00	5.82	0.18	18.0	0.116	2.20	3.9	0.50
				0.03		15.0			1.59	0.80						
I-04						25.4			0.09	-0.70	0.79	0.012	0.500		8.1	0.04
5	6	159.00	0.08	0.08	0.08	4.9	0.4	8.20	5.89	5.89	0.00	15.0	0.003	0.31	0.4	0.50
			0.01	0.01		15.0			5.70	4.90						
I-07						15.0			4.45	3.65	0.80	0.012	0.500		5.0	0.00
6	7	169.00	0.33	0.41	0.39	4.1	1.6	8.00	5.89	5.86	0.03	18.0	0.020	0.91	1.6	0.50
				0.01		15.0			5.15	4.30						
I-06						23.5			3.65	2.80	0.85	0.012	0.500		8.1	0.01
7	8	62.00	0.35	0.76	0.72	3.9	2.8	8.00	5.86	5.82	0.04	18.0	0.062	1.60	2.8	0.50
				0.01		15.0			4.30	4.00						
I-05						26.6			2.80	2.50	0.30	0.012	0.480		7.9	0.02
8	9	37.00		1.78	1.70	3.9	6.6	8.00	5.82	5.79	0.03	24.0	0.071	2.09	6.6	0.50
				0.04		15.0			-1.44	-2.20						
MH						27.3			-3.44	-4.20	0.76	0.012	2.050		35.2	0.03
9	10	35.00	0.18	1.96	1.91	3.8	7.3	6.70	5.79	5.76	0.03	24.0	0.090	2.34	7.3	0.50
			0.22	0.26		15.0			-2.30	-3.00						
EX-I						27.6			-4.30	-5.00	0.70	0.012	2.000		34.8	0.04

Pipe sizing calculations were performed utilizing the FDOT Storm Sewer software with a 5-year return period. The tailwater was set at the 25-year 24-hour storm peak stage EL 5.76.

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%	106.1	265	16	28	9	7	0	14	14	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%		0	0	0	0	0	0	0	0	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
											265	16	28	9	7	0	14	14	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

05-Aug-22

HARRY H. NEWKIRK,
P.E. FL. REG. NO. 62971

PROFESSIONAL ENGINEER
HARRY NEWKIRK
LICENSE
NO. 62971
STATE OF FLORIDA

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
© 2013
Civil Engineering,
Transportation, CEI &
Landscape Architecture

SITE DEVELOPMENT FLOW RATE ANALYSIS

PROJECT: **ORMOND CENTRAL UNIT 1 SELF STORAGE**
LOCATION: **GRANADA BOULEVARD, ORMOND BEACH, FL 32174**

POTABLE WATER DEMAND

WAREHOUSE

A)	EMPLOYEE PER 8 HOUR SHIFT	3 EMPLOYEES
B)	SELF STORAGE, PER UNIT (UP TO 200 UNITS)	790 UNITS
	ADD 1 GALLON FOR EACH 2 UNITS OVER 200 UNITS	
C)	AVERAGE FLOW	15 GPD/EMPLOYEE
D)	AVERAGE FLOW	1 GPD/UNIT
E)	PER CAPITA FLOW FACTOR	1.1
F)	PEAK DAY FACTOR	2
G)	PEAK HOUR FACTOR	3

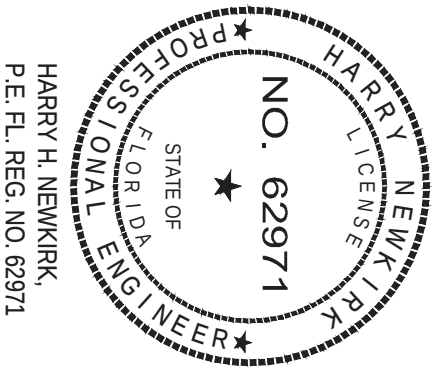
AVERAGE FLOW = (A x C x E) + (B x D x E)	594 GPD
MAXIMUM DAY DEMAND	1,188 GPD
MAXIMUM HOUR DEMAND	2.5 GPM
ESTIMATED MONTHLY FLOW	17820 GAL
REQUIRED FIRE FLOW	1500 GPM

WASTEWATER DEMAND

WAREHOUSE

A)	EMPLOYEE PER 8 HOUR SHIFT	3 EMPLOYEES
B)	SELF STORAGE, PER UNIT (UP TO 200 UNITS)	790 UNITS
	ADD 1 GALLON FOR EACH 2 UNITS OVER 200 UNITS	
C)	AVERAGE FLOW	15 GPD/EMPLOYEE
D)	AVERAGE FLOW	1 GPD/UNIT
E)	PER CAPITA FLOW FACTOR	1
F)	PEAK DAY FACTOR	2
G)	PEAK HOUR FACTOR	3

AVERAGE FLOW = (A x C x E) + (B x D x E)	540 GPD
MAXIMUM DAY DEMAND	1,080 GPD
MAXIMUM HOUR DEMAND	2.3 GPM
ESTIMAGED MONTHLY FLOW	16200 GAL



HARRY H. NEWKIRK,
P.E. FL. REG. NO. 62971

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
© 2013
Civil Engineering,
Transportation, CEI &
Landscape Architecture

ATTACHMENT 6

Site Plans


Extra Space Storage







1 NORTH ELEVATION (W. GRANADA BLVD.)

SCALE: 3/32" = 1'-0"
1515 SF TOTAL BUILDING FRONTAGE
GLAZING REQUIRED: 756.5 SF; 50% TRANSPARENCY
GLAZING PROVIDED: 570 SF; 37.7% PROVIDED ON 1ST LEVEL
ADDITIONAL GLAZING: 788 SF; 52% PROVIDED ON UPPER FLOORS
(NOTE: GLAZING CALCULATIONS INCLUDES FAUX STOREFRONT(S) WHETHER APPLIED STOREFRONT FRAMING OR EIFS SCORING, TYP.)



2 WEST ELEVATION (S. OLD KINGS ROAD)

SCALE: 3/32" = 1'-0"
2423 SF TOTAL BUILDING FRONTAGE
GLAZING REQUIRED: 1211 SF; 50% TRANSPARENCY
GLAZING PROVIDED: 701 SF; 28.9%
ADDITIONAL GLAZING: 796 SF; 32.8% PROVIDED ON UPPER FLOORS
(NOTE: GLAZING CALCULATIONS INCLUDES FAUX STOREFRONT(S) WHETHER APPLIED STOREFRONT FRAMING OR EIFS SCORING, TYP.)



3 SOUTH ELEVATION (ADJ. PROPERTY)

SCALE: 3/32" = 1'-0"
1515 SF TOTAL BUILDING FRONTAGE
GLAZING REQUIRED: 756.5 SF; 50% TRANSPARENCY
GLAZING PROVIDED: 308 SF; 20.3% PROVIDED ON 1ST LEVEL
ADDITIONAL GLAZING: 294 SF; 19.4% PROVIDED ON UPPER FLOORS
(NOTE: GLAZING CALCULATIONS INCLUDES FAUX STOREFRONT(S) WHETHER APPLIED STOREFRONT FRAMING OR EIFS SCORING, TYP.)



4 EAST ELEVATION (ADJ. PROPERTY)

SCALE: 3/32" = 1'-0"
2423 SF TOTAL BUILDING FRONTAGE
GLAZING REQUIRED: 1211 SF; 50% TRANSPARENCY
GLAZING PROVIDED: 711 SF; 29.3% PROVIDED ON 1ST LEVEL
ADDITIONAL GLAZING: 946 SF; 39% PROVIDED ON UPPER FLOORS
(NOTE: GLAZING CALCULATIONS INCLUDES FAUX STOREFRONT(S) WHETHER APPLIED STOREFRONT FRAMING OR EIFS SCORING, TYP.)

MATERIAL BOARD

PAINT/EIFS/STUCCO/METAL COLORS

EF-1 PT-1 | EF-2 PT-2 | EF-3 PT-3 | PT-4

MASONRY (SPLIT-FACE)

CMU1 AT DUMPSTER ENCLOSURE ONLY

GLAZING



METAL COLORS

MTL1 GUTTERS, DOWNSPOUTS, RAKES, & PARAPET WALL CAPS

MTL2 LOWER WALL CAPS AND LIGHT FIXTURES

GLAZING:

STOREFRONT BASED ON YKK YHS 50 FI SYSTEM, 5" X 2 1/2" FRAME (IMPACT RATED), CLEAR ANODIZED. GLAZING SHALL BE 1 5/16" CLEAR, LOW-E INSULATED

NOTE: EXAMPLE OF GLAZING SHOWS THE CLEAR ANODIZED FRAME USED ON FACILITY.

NOTE:
COLOR SAMPLES ARE INTENDED TO REPRESENT AS CLOSELY AS POSSIBLE THE PARTICULAR NAMED COLOR REFERENCED ON THE EXTERIOR FINISH SCHEDULE ON SHEET A3.0.

ACTUAL COLOR APPEARANCE MY VARY BASED ON GLOSS, TEXTURE, SIZE & SHAPE OF AREA, ETC. G.C. SHALL PROVIDE ACTUAL PAINT APPLICATIONS FOR APPROVAL PRIOR TO COMMENCEMENT OF PAINT / FINISHING WORKS

EXTERIOR MOUNTED BUILDING WALL PACKS AND POLE MOUNTED FIXTURES ARE TO BE FINISH CLEAR ANODIZED. REFER TO PHOTOMETRICS AND FIXTURE CUT SHEETS FOR ADDITIONAL INFORMATION.

SUMMARY OF COMPLIANCE

ORMOND BEACH LAND DEVELOPMENT CODE

NEO-ECLECTIC ARCHITECTURAL STYLE.

(1) GENERAL DESIGN GUIDELINES.

a. MASSING. THE FA'ADE IS BROKEN UP WITH MASSING TECHNIQUES SUCH AS BUILDING WALL OFFSETS, VARIATION IN ROOF HEIGHTS AND PROJECTIONS AND RECESSED SECTIONS.

b. EXTERIOR FINISH MATERIALS. BASED ON THE LIST OF ACCEPTABLE FINISHES PERMITTED, THE DESIGN HAS INCORPORATED STUCCO, EIFS AND HARDIE-BOARD SIDING, COMPLYING WITH THIS SECTION OF THE GUIDELINES.

c. DOORS/ENTRANCES. THE PROPOSED DESIGN COMPLIES BY PROVIDING THE PROPOSED OFFSETS, AWNINGS AND CANOPIES AT THE ENTRANCES THAT FRONT ONTO PUBLIC ROADS.

d. ROOF DESIGN AND MATERIALS.

1. FLAT ROOFS ARE PERMITTED IF THEY ARE SCREENED. THE PROPOSED PARAPETS ARE PROVIDED WITH A DECORATIVE CORNICE WITH VERTICAL RELIEF ARE PERMITTED.

2. THE TOWERS ON THE CORNERS AND THE GABLE FEATURES ON THE FRONT AND SIDES OF THE BUILDING PROVIDE THE REQUESTED ROOF EDGE CHANGES.

3. THE TOWERS ON THE CORNERS AND THE GABLE FEATURES ON THE FRONT AND SIDES OF THE BUILDING PROVIDE IN EXCESS THE PLANE CHANGE(S) FROM THE DOMINANT ROOF LINE.

4. THE VISIBLE ROOF MATERIALS CONSIST OF METAL COMPLYING WITH THIS SECTION.

5. COMPLY

e. WINDOWS. THE CALCULATIONS SHOWING THE AMOUNT OF GLAZING PROVIDED IS NOTED UNDER EACH APPLICABLE ELEVATION. THE CALCULATIONS INCLUDE THE FALSE WINDOWS (WHETHER SPANDREL OR STUCCO IMITATION WINDOWS) OVER THE ENTIRE FA'ADE IN THE PERCENTAGE PROVIDED. PLEASE NOTE THAT THE DESIGN DOES NOT MEET THE 50% REQUIREMENT AT THE FIRST LEVEL ALONE AND ARE DEPENDENT ON THE ADDITIONAL SF FROM THE GLAZING ON THE UPPER LEVELS TO MEET THIS SECTION OF THE GUIDELINES AS CURRENTLY DESIGNED.

f. COLORS. COMPLY

g. DETAILS. IN OUR OPINION, THE PROPOSED DESIGN COMPLIES. IN ADDITION, THE DESIGN HAS BEEN REVISED TO BE MORE IN LINE WITH WHAT THE SURROUNDING NEIGHBORHOOD HAS REQUESTED BASED ON COMMENTS FROM THE NEIGHBORHOOD MEETING PREVIOUSLY ATTENDED.

(2) BUILDING FACADES

REQUIRED TO PROVIDE (3) OPTIONS FROM A PROVIDED LIST:

a. COLOR CHANGE. THE DESIGN COMPLIES

b. ARCHITECTURAL BANDING. THE DESIGN COMPLIES BY PROVIDING ARCHITECTURAL BANDING, CORNICES, CORBELLING, ETC.)

c. EXPRESSION OF ARCHITECTURAL BAYS. THE DESIGN COMPLIES BY USING REVEALS AND OFFSETS

(3) BLANK WALL AREAS

THE DESIGN COMPLIES BY NOT GOING MORE THAN THE PERMITTED DISTANCE IN EITHER DIRECTION WITHOUT A REVEAL, OFFSET OR MATERIAL CHANGE.

EXTERIOR FINISH SCHEDULE

CEMENT PLASTER / EIFS FINISHES (ACRYLIC EIFS FINISH WITH INTEGRAL COLOR AND TEXTURE)

TAG	MANUFACTURER	COLOR	DESCRIPTION
EF-1	DRYVIT	MATCH BM AC-40 'GLACIER WHITE'	CUSTOM DRYVIT STRATOTONE COLOR
EF-2	DRYVIT	MATCH BM HC-170 'STONINGTON GRAY'	CUSTOM DRYVIT STRATOTONE COLOR
EF-3	DRYVIT	MATCH BM AC-36 'KENTUCKY HAZE'	CUSTOM DRYVIT STRATOTONE COLOR
PAINT FINISHES			
PT-1	BENJ. MOORE	BM AC-40 'GLACIER WHITE'	CEMENTITIOUS TRIM
PT-2	BENJ. MOORE	BM HC-170 'STONINGTON GRAY'	MISCELLANEOUS PAINT
PT-3	BENJ. MOORE	BM AC-36 'KENTUCKY HAZE'	MISCELLANEOUS PAINT
PT-4	BENJ. MOORE	BM 2078-60 'LIGHTHOUSE'	CEMENTITIOUS SIDING
MASONRY FINISHES			
CMU1	BENJ. MOORE	BM AC-40 'GLACIER WHITE'	SPLIT-FACE AT DUMPSTER ENCLOSURE ONLY
STANDING SEAM METAL ROOFING, TRIM, COPING, SCUPPERS AND DOWNSPOUTS			
MTL-1	BERRIDGE	'CHARCOAL GRAY'	KYNAR 500
MTL-2	BERRIDGE	'CITYSCAPE'	KNYAR (ONLY AT ACCENT COPING AND LIGHT FIXTURES)
ALUMINUM STOREFRONT GLAZING SYSTEM			
SF-1	YKK	CLEAR ANODIZED	STOREFRONT FRAMES & DOORS

FWH Architects
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815.3336
FABER@FWHARCHITECTS.COM

DUNAMIS DEVELOPMENT

TO THE BEST OF THE KNOWLEDGE OF THIS ARCHITECTS AND ENGINEERING, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE NFPA 101 LIFE SAFETY STANDARD

GUY F. FABER
FL License No. AR0015323
seal

no.	date	revision description

Extra Space Storage
1 S KINGS ROAD
ORMOND BEACH, FL 32174

PRELIMINARY
10.05.22
date
22025
owner no.
EXTERIOR ELEVATIONS - BUILDING A
A3.0

10/6/2022 6:21 PM

SITE PLAN DRAWINGS FOR

ORMOND CENTAL UNIT 1 SELF STORAGE

SECTION 41, TOWNSHIP 14, RANGE 32
424101090180
GRANADA BOULEVARD
ORMOND BEACH, FL 32174
AUGUST 2022
REVISED NOVEMBER 2022

INDEX OF SHEETS	
DWG.NO.	DESCRIPTION
1	COVER
2	BOUNDARY AND TOPOGRAPHIC SURVEY
3	DEVELOPMENT INFORMATION
4	DEMOLITION, TREE REMOVAL AND SWPPP PLAN
5	SWPPP DETAILS AND NOTES
6	SITE LAYOUT PLAN
7	DRAINAGE PLAN
8	GRADING PLAN
9	CROSS SECTIONS
10	CROSS SECTIONS
11	UTILITY PLAN
12	UTILITY DETAILS
13	MISCELLANEOUS DETAILS AND NOTES
14	CITY DETAILS AND NOTES
15	CITY DETAILS AND NOTES
16	CITY DETAILS AND NOTES
17	FDOT DETAILS AND NOTES
18	MAINTENANCE OF TRAFFIC
19	FIRE TRUCK PLAN
20	WASTE COLLECTION TRUCK PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
L3	IRRIGATION PLAN
L4	IRRIGATION DETAILS

LEGAL DESCRIPTION

BEING A PORTION OF LOT "G", GRANT LOT 8, LOT "I", GRANT LOT 7 1/2 AND LOT "J", GRANT LOT 7 OF THE HENRY YONGE GRANT IN ORMOND, AS PER MAP RECORDED IN MAP BOOK 2, PAGE 118, OF THE PUBLIC RECORDS OF THE VOLUSIA COUNTY, FLORIDA.

FROM A POINT OF COMMENCEMENT BEING THE NORTHWEST CORNER OF LOT J, GRANT LOT 7, AS SHOWN IN MAP OF HENRY YONGE GRANT, SHOWN IN MAP BOOK 2, PAGE 118, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, ALSO BEING A POINT IN THE CENTERLINE OF SOUTH OLD KING ROAD, VARYING WIDTH RIGHT-OF-WAY; THENCE NORTH 65 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH OLD KINGS ROAD; THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE NORTH 24 DEGREES 59 MINUTES 51 SECONDS WEST, A DISTANCE OF 510.98 FEET TO A POINT LYING 22.39 FEET SOUTHEASTERLY OF THE RIGHT-OF-WAY FOR WEST GRANADA BOULEVARD, VARYING WIDTH RIGHT-OF-WAY AS NOW LAID OUT; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY OF SOUTH OLD KINGS ROAD NORTH 64 DEGREES 26 MINUTES 33 SECONDS EAST, A DISTANCE OF 60.08 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST GRANADA BOULEVARD; THENCE ALONG THE EXISTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST GRANADA BOULEVARD THE FOLLOWING CALLS: NORTH 84 DEGREES 57 MINUTES 13 SECONDS EAST A DISTANCE OF 58.91 FEET TO A POINT OF CURVATURE, CONCAVE SOUTHERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 02 DEGREES 06 MINUTES 50 SECONDS, A RADIUS OF 2814.93 FEET, A CHORD BEARING NORTH 86 DEGREES 00 MINUTES 37 SECONDS EAST, A CHORD DISTANCE OF 103.84 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 103.85 FEET; THENCE SOUTH 79 DEGREES 00 MINUTES 11 SECONDS EAST, A DISTANCE OF 38.42 FEET; THENCE NORTH 88 DEGREES 05 MINUTES 22 SECONDS EAST, A DISTANCE OF 25.55 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 01 DEGREES 06 MINUTES 05SECONDS EAST A DISTANCE OF 57.45 FEET; THENCE SOUTH 24 DEGREES 59 MINUTES 51 SECONDS EAST, A DISTANCE OF 406.63 FEET; THENCE SOUTH 65 DEGREES 05 MINUTES 01 SECONDS WEST, A DISTANCE OF 238.71 FEET TO A POINT ON THE SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH OLD KINGS ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS: NORTH 24 DEGREES 59 MINUTES 50 SECONDS, A DISTANCE OF 37.17 FEET; THENCE SOUTH 65 DEGREES 05 MINUTES 30 SECONDS WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

PROJECT STATEMENT

PROPOSE A 3-STORY SELF STORAGE FACILITY CONSISTING OF 106,140 SF OVERALL (35,380 SF 1ST FLOOR, 35,380 SF 2ND FLOOR, 35,380 SF 3RD FLOOR). THE SITE CONSITS OF 2.951 ACRES WITH 1.665 ACRES OF IMPERVIOUS SURFACE.

JURISDICTIONAL AGENCY — PERMIT No.

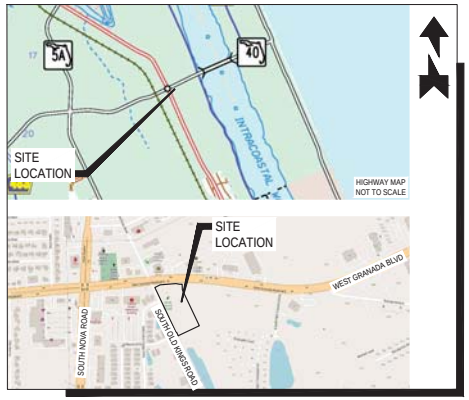
CITY OF ORMOND BEACH (DEVELOPMENT ORDER)	PZ-22-092
SJRWMD (STORMWATER)	102222-8
FDEP (NOI)	FLR10VJ17
FDEP (WASTEWATER)	PERMIT NOT REQUIRED
VOLUSIA COUNTY HEALTH DEPARTMENT (WATER)	PERMIT NOT REQUIRED

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" = 150'

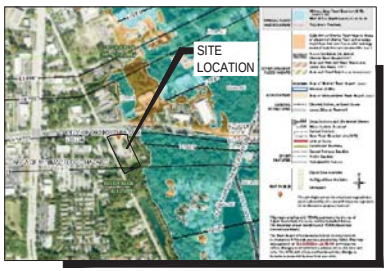


LOCATION MAP
SCALE: 1" = 600'

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





FLOOD ZONE MAP — FLOOD ZONE "X" FEMA MAP PANEL No. 12127C0214 J, DATED FEBRUARY 19, 2014
SCALE: 1" = 800'



ZONING MAP — ZONING : PBD (PLANNED BUSINESS DEVELOPMENT) B-9 (BOULEVARD)
SCALE: 1" = 200'



SOILS MAP
SOIL TYPE: (11) BULOW SAND, 0 TO 5 PERCENT SLOPES
(26) HOLOPAW SAND
(69) TUSCAWILLA FINE SAND
SCALE: 1" = 500'

PROJECT No. 2022-122

PROJECT TEAM

PROPERTY OWNER:	ORMOND CENTRAL INVESTORS, LLC PO BOX 730086 ORMOND BEACH, FL 32173 PHONE: (386) 677-7617 EMAIL: HOLUBDEV@AOL.COM
APPLICANT:	ORMOND BEACH DUNAMIS STORAGE, LLC 127 N MERIDIAN STREET LEBANON, INDIANA 46052 PHONE: (317) 205-7296 EMAIL: JGIBSON@DUNAMISDEVELOP.COM
ENGINEER/ PROJECT MANAGER/ LANDSCAPE ARCHITECT:	NEWKIRK ENGINEERING, INC. 1230 NORTH HIGHWAY 1, SUITE 3 ORMOND BEACH, FL 32174 PHONE: (386) 872-7794 EMAIL: HARRY@NEWKIRK-ENGINEERING.COM
ARCHITECT:	FWH ARCHITECTS 3336 GRAND BOULEVARD, SUITE 201 HOLIDAY, FL 34690 PHONE: (727) 815-3336 EMAIL: FABER@FWHARCHITECTS.COM
SURVEYOR:	A1A SURVEYING, INC. 555 W GRANADA BLVD, STE D7 ORMOND BEACH, FL 32174 PHONE: (386) 216-5730 EMAIL: ALLEN@A1ASURVEYING.COM
GEOTECHNICAL:	UNIVERSAL ENGINEERING SCIENCES 911 BEVILLE ROAD, SUITE 3 SOUTH DAYTONA BEACH, FL 32119 PHONE: (386) 756-1105 FAX: (386) 760-4067 EMAIL: BPOHL@UNIVERSALENGINEERING.COM

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A.# 30309
LC.# 26000584
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING

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 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

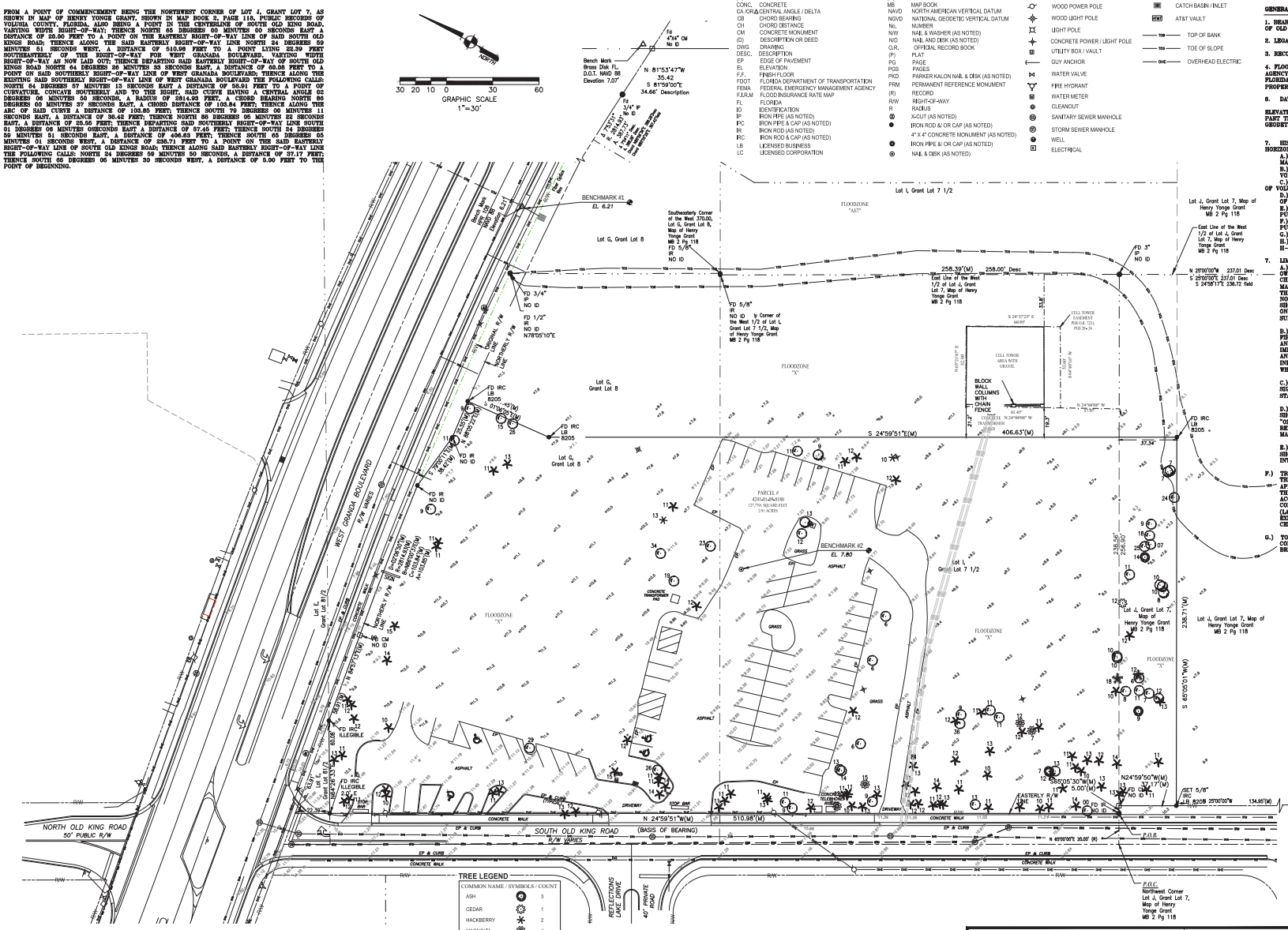
LEGAL DESCRIPTION:

BEING A PORTION OF LOT "6", GRANT LOT 8, LOT "I", GRANT LOT 7 1/2 AND LOT "J", GRANT LOT 7 OF THE HENRY YONGE GRANT IN ORMOND, AS PER MAP RECORDED IN MAP BOOK 2, PAGE 116, OF THE PUBLIC RECORDS OF THE VOLUSIA COUNTY, FLORIDA.

FROM A POINT OF COMMENCEMENT BEING THE NORTHWEST CORNER OF LOT J, GRANT LOT 7, AS SHOWN IN MAP OF HENRY YONGE GRANT, SHOWN IN MAP BOOK 2, PAGE 116, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, ALSO BEING A POINT IN THE CENTERLINE OF SOUTH OLD KING ROAD, VARYING WIDTH RIGHT-OF-WAY; THENCE NORTH 65 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH OLD KINGS ROAD; THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE NORTH 24 DEGREES 59 MINUTES 51 SECONDS WEST, A DISTANCE OF 510.98 FEET TO A POINT LYING 22.39 FEET SOUTHEASTERLY OF THE RIGHT-OF-WAY FOR WEST GRANADA BOULEVARD, VARYING WIDTH RIGHT-OF-WAY AS NOW LAID OUT; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY OF SOUTH OLD KINGS ROAD NORTH 64 DEGREES 26 MINUTES 33 SECONDS EAST, A DISTANCE OF 60.08 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST GRANADA BOULEVARD; THENCE ALONG THE EXISTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST GRANADA BOULEVARD THE FOLLOWING CALLS: NORTH 84 DEGREES 57 MINUTES 13 SECONDS EAST A DISTANCE OF 58.91 FEET TO A POINT OF CURVATURE, CONCAVE SOUTHERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 02 DEGREES 00 MINUTES 50 SECONDS, A RADIUS OF 2814.93 FEET, A CHORD BEARING NORTH 86 DEGREES 00 MINUTES 37 SECONDS EAST, A CHORD DISTANCE OF 103.84 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 103.85 FEET; THENCE SOUTH 79 DEGREES 00 MINUTES 11 SECONDS EAST, A DISTANCE OF 36.42 FEET; THENCE NORTH 88 DEGREES 05 MINUTES 22 SECONDS EAST, A DISTANCE OF 25.56 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 01 DEGREES 08 MINUTES 08SECONDS EAST A DISTANCE OF 97.46 FEET; THENCE SOUTH 24 DEGREES 59 MINUTES 51 SECONDS EAST, A DISTANCE OF 406.63 FEET; THENCE SOUTH 65 DEGREES 05 MINUTES 01 SECONDS WEST, A DISTANCE OF 238.71 FEET TO A POINT ON THE SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH OLD KINGS ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS: NORTH 24 DEGREES 59 MINUTES 50 SECONDS, A DISTANCE OF 37.17 FEET; THENCE SOUTH 65 DEGREES 05 MINUTES 30 SECONDS WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

ABBREVIATIONS / LEGEND:

A/C	AIR CONDITIONER	LLC	LIMITED LIABILITY COMPANY	BENCHMARK	FIBER OPTICS BOX / VAULT
A, OR L	ARC LENGTH	LS	LICENSED SURVEYOR	SIGN	TELEPHONE MANHOLE
(C)	CALCULATED	(M)	MEASURED	WOOD POWER POLE	CATCH BASIN / INLET
CONC.	CONCRETE	MB	MAP BOOK	WOOD LIGHT POLE	AT&T VAULT
CA OR Δ	CENTRAL ANGLE / DELTA	NAVD	NORTH AMERICAN VERTICAL DATUM	LIGHT POLE	TOP OF BANK
CB	CHORD BEARING	NGVD	NATIONAL GEODETIC VERTICAL DATUM	CONCRETE POWER / LIGHT POLE	TOE OF SLOPE
CH	CHORD DISTANCE	No.	NUMBER	UTILITY BOX / VAULT	OVERHEAD ELECTRIC
CM	CONCRETE MONUMENT	N/W	NAIL & WASHER (AS NOTED)	GUY ANCHOR	
(D)	DESCRIPTION OR DEED	N/D	NAIL AND DISK (AS NOTED)		
DWG	DRAWING	O.R.	OFFICIAL RECORD BOOK		
DESC.	DESCRIPTION	(P)	PLAT		
EP	EDGE OF PAVEMENT	PG	PAGE		
EL	ELEVATION	PGS	PAGES		
F.F.	FINISH FLOOR	PKD	PARKER KALON NAIL & DISK (AS NOTED)	WATER VALVE	
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	PRM	PERMANENT REFERENCE MONUMENT	FIRE HYDRANT	
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	(R)	RECORD	WATER METER	
F.I.R.M	FLOOD INSURANCE RATE MAP	R/W	RIGHT-OF-WAY	CLEANOUT	
FL	FLORIDA	R	RADIUS	SANITARY SEWER MANHOLE	
ID	IDENTIFICATION	⊗	X-CUT (AS NOTED)	STORM SEWER MANHOLE	
IP	IRON PIPE (AS NOTED)	●	IRON ROD & OR CAP (AS NOTED)	WELL	
IPC	IRON PIPE & CAP (AS NOTED)	■	4" X 4" CONCRETE MONUMENT (AS NOTED)	ELECTRICAL	
IR	IRON ROD (AS NOTED)	●	IRON PIPE & / OR CAP (AS NOTED)		
IRC	IRON ROD & CAP (AS NOTED)	⊙	NAIL & DISK (AS NOTED)		
LB	LICENSED BUSINESS				
LC	LICENSED CORPORATION				



TREE LEGEND

COMMON NAME / SYMBOLS / COUNT	
ASH	3
CEDAR	1
HACKBERRY	2
MAGNOLIA	4
OAK	40
PALM	82
PINE	2
SWEETGUM	7
TOTAL TREE COUNT	00

DENOTES 12" DIAMETER TRUNK (TYPICAL)

GENERAL NOTES:

1. BEARING STRUCTURE ASSUMED (N 24°59'51" W) ALONG THE EASTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD FOR ANGLE MEASUREMENT ONLY.

2. LEGAL DESCRIPTION NEW PER A1A SURVEYING, INC.

3. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS ( ), WHEN DIFFERS FROM MEASURED.

4. FLOOD PLANE CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), COMMUNITY OF CITY OF ORMOND BEACH, FLORIDA NUMBER 125136, PANEL NUMBER 1210C0214 J, DATED: FEBRUARY 19, 2014. THE PROPERTY IS IN FLOOD ZONE "X" THE BASE 100 YEAR FLOOD ELEVATION IS NOT POSTED.

6. DATA SOURCES:

ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988 FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988. BENCHMARK IS A NATIONAL GEODETIC SURVEY DESIGNATION: HPR 109. ELEVATION = 8.80 FEET.

7. HISTORY REFERENCE TO PREVIOUS SURVEY OR HELPER SURVEYS, LINRAGE OF DATA HORIZONTAL DATA REFERENCES, DATE OF ORIGINAL PLAT.
   A.) HENRY YOUNG GRANT, AS RECORDED IN MAP BOOK 2, PAGE 116, ALSO RECORDED IN MAP BOOK 12, PAGE 24, PUBLIC, RECORDS OF VOLUSIA COUNTY, FLORIDA.
   B.) NARANGA PARK, AS RECORDED IN MAP BOOK 9, PAGE 129, PUBLIC RECORDS OF VOLUSIA COUNTY,FLORIDA.
   C.) OLD OAK SUBDIVISION, AS RECORDED IN MAP BOOK 48, PAGE 197, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
   D.) WOODGROVE SUBDIVISION, AS RECORDED IN MAP BOOK 43, PAGE 39, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
   E.) KINGS CROSSING, PHASE 1A, AS RECORDED IN MAP BOOK 45, PAGES 61 AND 62, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
   F.) REFLECTIONS VILLAGE, AS RECORDED IN MAP BOOK 45, PAGES 33 AND 34, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
   G.) SURVEY BY METES LAND SURVEY, JOB NUMBER 15150-3 DATE 6/22/15.
   H.) SURVEY BY PHILLIPS SURVEYING, INC., PROJECT NUMBER: 97119, FILE NUMBER: H-808, DATED 02/25/97.

7. LIMITATIONS:
   A.) SOME INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR PER TITLE INFORMATION PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, ORDER No.: 5585032, EXCEPT, AS SHOWN. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS FLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. PER FLORIDA STATURES RULE 5J-17.052(2)(d)(4)
   B.) IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM, FROM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM, DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNER'S CONTRACTORS OR OTHERS, WHICH IS USED AS A BASES TO FORMULATE THIS SURVEYOR'S OPINION.
   C.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY. PER FLORIDA STATUTES CHAPTER RULE 5J-17.051(3)(b)(6)
   D.) THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMES SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATION. "ORIGINAL" AS DEFINED HEREON REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THE FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE MAY BE A SURCHARGE FOR THEM.
   E.) TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAMES AND ADDRESS WHEN SHOWN SHOWN IS EITHER SUPPLIED BY CLIENT AND/OR TAKEN FROM COUNTY APPRAISER'S INTERNET WEB PAGE AND MAY NOT BE THE MOST CURRENT.
F.) TREE INFORMATION:
   TREES AS SHOWN ON THE SURVEY IS FOR THE LOCATION AND DIAMETER TAKEN APPROXIMATELY 4 TO 4-1/2 FEET ABOVE GROUND LEVEL (APPROXIMATELY CHEST HEIGHT). THE TREE IDENTIFICATION SHOWN IS USUALLY A COMMONLY KNOWN NAME. HOWEVER, THE ACCURACY OF THE SPECIES OF SAID IDENTIFICATION SHOULD BE IDENTIFIED AND CONSULTED BY AN ARBORIST OR ANY OTHER PROFESSIONAL LICENSED TO IDENTIFY TREES (LANDSCAPE ARCHITECT, ENVIRONMENTALIST, ETC.). IDENTIFICATION IS OUT OF THE EXPERTISE OF A FLORIDA SURVEYOR OR MAPPER, UNLESS THEY POSSESS SUCH CERTIFICATES.
G.) TOPOGRAPHIC SURVEY:
   CONTOURS ARE ON ONE FOOT INTERVALS, INTERPOLATED BETWEEN GRIDS. VISIBLE GRADE BREAKS, ALONG WITH RANDOM GROUND ELEVATIONS.

CERTIFIED TO:

TYPE OF SURVEY: Boundary, Tree and Topographic

REVISIONS:

SITE ADDRESS: 1 S. Old Kings Road Ormond Beach, Florida

PROJECT: 22-87

Field Work by: KM Date: 07/27/22 Office Work by: BR Date: 07/27/22
Field Book: 19 Page: ____ Scale: 1" = 30'

A1A SURVEYING, INC.
Professional Surveyor
Residential, Commercial, Construction
Phone: 386.238.9231
555 W Granada Blvd., Suite D7, Ormond Beach, Florida 32174 LB#8205

THE FOREGOING BOUNDARY, TOPOGRAPHIC & TREE SURVEY IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYOR & MAPPERS, PER CHAPTER 5J-17, SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

08-24-2022
PSM #6378

GENERAL CONSTRUCTION NOTES

1. GOVERNING SPECIFICATIONS: THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, CITY OF ORMOND BEACH STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, LATEST EDITION.
2. ALL CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE 2022-2023 EDITION OF THE FDOT DESIGN STANDARD PLANS, THE 2019 EDITION OF THE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND THE 2017 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 THE CITY OF ORMOND BEACH INSPECTOR.
4. THE CONTRACTOR SHALL PAY FOR AND OBTAIN A BUILDING PERMIT. THE ENGINEER WILL SCHEDULE THE PRECONSTRUCTION CONFERENCE BEFORE THE CONTRACTOR'S START OF WORK. THE CONTRACTOR SHALL CONTACT THE BUILDING DEPARTMENT AT (386) 676-3234 FOR INFORMATION ON ISSUANCE OF CITY PERMITS AND / OR OTHER REQUIREMENTS.
5. 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.
6. 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.
7. 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.
8. 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 10 FT FROM PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL APPLY FOR A TEMPORARY SIGN PERMIT AT THE THE CITY OF ORMOND BEACH BUILDING DEPARTMENT. THE SIGN MUST BE REMOVED UPON RECEIPT OF THE CERTIFICATE OF OCCUPANCY.
9. 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.
10. 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.
11. 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.
12. THERE SHALL BE NO DEVIATIONS FROM THESE PLANS UNLESS APPROVED IN WRITING BY THE ENGINEER AND THE OWNER.
13. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
14. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COST.
15. 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.
16. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
17. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
18. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.
19. 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.
20. 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.
21. 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.
22. 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).
23. NO BURYING OF ANY ORGANIC MATERIALS ALLOWED.
24. THERE WILL BE NO PROPOSED OVERHEAD UTILITY AND SERVICE LINES ASSOCIATED WITH THIS PROJECT. ALL UTILITY LINES AND SERVICES WILL BE INSTALLED UNDERGROUND AT THE OWNER'S, DEVELOPER'S OR BUILDER'S EXPENSE.
25. SET UP AND WORK ON SHOULDER AND WITHIN TRAVEL WAY SHALL ONLY OCCUR BETWEEN THE HOURS SPECIFIED ON THE THE CITY OF ORMOND BEACH ROW PERMIT. ALTERNATIVELY, WORK CAN BE SCHEDULED DURING SCHOOL HOLIDAYS OR ON WEEKENDS.
26. HOURS OF EXTERIOR CONSTRUCTION SHALL BE FROM 7:00 AM TO 7:00 PM MONDAY THROUGH SATURDAY.
27. ORMOND CENTRAL UNIT 1 SELF STORAGE FACILITY ACCESS HOURS OF OPERATION SHALL BE FROM 6:00 AM TO 10:00 PM MONDAY THRU SUNDAY . THE OFFICE HOURS OF OPERATION ARE 9:30 AM TO 6:00 PM MONDAY THRU FRIDAY, 9:00 AM TO 5:30 PM ON SATURDAY AND CLOSED ON SUNDAY. THERE WILL BE KEYPAD ACCESS TO CUSTOMERS AT ENTRY DOORS AND SECURITY CAMERAS INSIDE AND OUTSIDE.

SITE INFRASTRUCTURE CONSTRUCTION (ORMOND CENTRAL INVESTORS, LLC)

1. ORMOND CENTRAL INVESTORS, LLC TO INSTALL ALL SITE INFRASTRUCTURE (STORM, WATER, SEWER AND STABILIZED ROADWAYS) ACCORDING TO THE APPROVED ORMOND CENTRAL PUD PROJECT PLANS PRIOR TO ORMOND CENTRAL UNIT 1 SELF STORAGE STARTING CONSTRUCTION ON THE BUILDING.
2. WATER MAINS WITH FIRE HYDRANTS TO BE INSTALLED PRIOR TO THE BEGINNING OF THE VERTICAL CONSTRUCTION.

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#	BENCHMARK ID		4" BY 4" CONCRETE MONUMENT
B24	BORING ID		EXISTING EASEMENT
TV	EXISTING CABLE TV PEDESTAL	FOC	EXISTING UNDERGROUND FIBER OPTIC CABLE
	EXISTING CAP OR PLUG	#FM	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
X11.7	EXISTING ELEVATION (SOFT)	#RAW	EXISTING RAW WATER MAIN (# INDICATES SIZE)
5.0±	PROPOSED ELEVATION (SOFT)	#REC	EXISTING RECLAIM WATER MAIN (# INDICATES SIZE)
X11.75	EXISTING ELEVATION (HARD)	#SAN	PROPOSED SANITARY SEWER (# INDICATES SIZE)
5.00	PROPOSED ELEVATION (HARD)	#WM	PROPOSED WATER MAIN (# INDICATES SIZE)
	EXISTING FIRE HYDRANT	12	EXISTING CONTOUR
	PROPOSED FIRE HYDRANT	12	PROPOSED CONTOUR (SOFT)
	EXISTING FLOW DIRECTION	12	PROPOSED CONTOUR (HARD)
	PROPOSED FLOW DIRECTION	UREL	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	#SAN	EXISTING SANITARY SEWER (# INDICATES SIZE)
	EXISTING MANHOLE (UNKNOWN)	#WM	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	PROPOSED TREE PROTECTION
	PROPOSED STORM SEWER WITH INLET		
	1/2" IRON ROD (NO I.D.)		

SITE AND GENERAL INFORMATION

1. THE PROPERTY AREA BOUNDARY CONSISTS OF 128,541 SF OR 2.951 ACRES. FOR BOUNDARY AND TOPOGRAPHIC SURVEY REFER TO THE SURVEY PERFORMED BY A1A SURVEYING, INC. (SEE SHEET No. 2 OF THESE PLANS). NO WETLANDS LOCATED ON SITE.
2. THE ZONING IS PBD (PLANNED BUSINESS DEVELOPMENT).
3. THE TAX PARCEL NUMBER IS 424101090180.
4. THE EXISTING SITE CONDITION IS AN UNDEVELOPED LOT. THE FLUCFCS LAND USE IS (191) UNDEVELOPED LAND WITHIN URBAN AREAS.
5. PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE FOR VOLUSIA COUNTY, THE SCS SOILS MAP INDICATES THE SITE CONSISTS OF (11) BULOW SAND, 0 TO 5 PERCENT SLOPES, (26) HOLOPAW SAND AND (69) TUSCAWILLA FINE SAND.
6. THE SITE IS LOCATED WITHIN ZONE "X" PER FEMA MAP PANEL No. 12127C0214 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 DRY RETENTION PRE-TREATMENT TO 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 SERVICE WILL BE PROVIDED BY 1" WATER METER CONNECTED TO 10" WATER MAIN STUBOUT PROVIDED BY ORMOND CENTRAL INVESTORS, LLC. FIRE PROECTION WILL BE PROVIDED BY 8" FIRE MAIN TO FIRE RISER ROOM AND FIRE DEPARTMENT CONNECTION.
12. WASTEWATER WILL BE PROVIDED BY A 6" GRAVITY SERVICE CONNECTION TO A 6" GRAVITY SERVICE STUBOUT PROVIDED BY ORMOND CENTRAL INVERSTORS, LLC.
13. ALL ON-SITE WATER AND SEWER FACILITIES ARE PRIVATELEY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
14. IRRIGATION SERVICE WILL BE PROVIDED BY PRIVATE WELL.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS - 2022 / 2023 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	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 WORKS ASSOCIATION	GW	GROUND WATER	R	RADIUS
CMP	CORRUGATED METAL PIPE	H/C	HANDICAP	RCP	REINFORCED CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE	HDPE	HIGH DENSITY POLYETHYLENE	RPM	REFLECTIVE PAVEMENT MARKER
CTV	CABLE TELEVISION	INV	INVERT	R/W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	K_H	HORIZONTAL PERMEABILITY	SAN	SANITARY
ESMT	EASEMENT	K_V	VERTICAL PERMEABILITY	SH	SEASONAL HIGH
EXIST	EXISTING	KO	KNOCK OUT	SMH	SANITARY MANHOLE
FAC	FLORIDA ADMINISTRATIVE CODE	LF	LINEAL FEET	SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	MB	MAP BOOK	SS	SANITARY SEWER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	MES	MITERED END SECTION	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
FH	FIRE HYDRANT	MJ	MECHANICAL JOINT	TSB	TEMPORARY SEDIMENT BASIN
FOC	FIBER OPTIC CABLE	N/A	NOT APPLICABLE	TYP	TYPICAL
FF EL	FINISH FLOOR ELEVATION	NIC	NOT IN CONTRACT	UGE	UNDERGROUND ELECTRIC
FP&L	FLORIDA POWER & LIGHT	NGVD	NATIONAL GEODETIC VERTICAL DATUM	UGT	UNDERGROUND TELEPHONE
FM	FORCE MAIN	OHE	OVERHEAD ELECTRIC	USACOE	UNITED STATES ARMY CORP OF ENGINEERS
FPD	FEET PER DAY	OR	OFFICIAL RECORD	W	WATER (POTABLE)
G	GAS	PG	PAGE		
		PSI	POUNDS PER SQUARE INCH		
		PVC	POLYVINYL CHLORIDE		
		PVMT	PAVEMENT		

SITE DEVELOPMENT USAGE

PROPERTY INFORMATION	
FUTURE LAND USE (FLU)	ROR (RESIDENTIAL OFFICE RETAIL)
ZONING (w/ OVERLAY)	PBD (PLANNED BUSINESS DEVELOPMENT)
FLOODZONE	"X"
BUILDING USES	COMMERCIAL

REQUIRED SETBACKS	BUILDING		BUFFER
FRONT (W. GRANADA BLDV)	60	FEET	36
REAR (SOUTH)	20	FEET	5
SIDE (S OLD KINGS)	30	FEET	10
SIDE (EAST)	20	FEET	5

DIMENSIONAL REQUIREMENTS	REQ.	PROV.
MAX. BUILDING HEIGHT	45 FT	45 FT
MAX. LOT IMPERVIOUS	75%	56.7%
MAX. BUILDING COVERAGE	30%	27.7%

SITE COVERAGE - EXISTING			
AREA TYPE	SF	ACRE	% OF SITE
BUILDING	0	0.000	0.0%
ASPHALT PAVEMENT	7,000	0.161	5.5%
CONCRETE / SIDEWALKS	0	0.000	0.0%
GREEN SPACE	120,869	2.775	94.5%
TOTAL SITE	**127,869**	**2.935**	**100.0%**
TOTAL IMPERVIOUS	**7,000**	**0.161**	**5.5%**
TOTAL OPEN SPACE	**120,869**	**2.775**	**94.5%**

SITE COVERAGE - PROPOSED			
AREA TYPE	SF	ACRE	% OF SITE
BUILDING	35,380	0.812	27.7%
ASPHALT PAVEMENT/ VUA	43,957	1.009	34.4%
CONCRETE / SIDEWALKS	1,188	0.027	0.9%
GREEN SPACE	47,344	1.087	37.0%
TOTAL SITE	**127,869**	**2.935**	**100.0%**
TOTAL IMPERVIOUS	**80,525**	**1.849**	**63.0%**
TOTAL OPEN SPACE	**47,344**	**1.087**	**37.0%**

PARKING REQUIREMENTS				
BUILDING USE	A. UNITS	B. SPACES/	C. PER SF	D. REQ. SPACES
MINI-WAREHOUSE	106,140	0.18	1,000	19
TOTAL REQUIRED SPACES				19

PROVIDED PARKING	%	PROV. SPACES
STANDARD SPACES	95.5%	21
ADA SPACES	4.5%	1
TOTAL PROVIDED SPACES		22

FLOOR AREA RATIO	
UNIT 1 + STORMWATER POND	106,140 SF
UNIT 2	10,975 SF
UNIT 3	8,750 SF
UNIT 4	5,275 SF
PROPOSED OVERALL PUD BUILDING SF	131,140 SF
PROPOSED OVERALL PUD FAR	0.34

BUILDING BREAKDOWN	
FLOOR	AREA (SF)
1ST	35,380
2ND	35,380
3RD	35,380
TOTAL	106,140

REVISIONS	
DATE	DESCRIPTION
10/04/22	CITY COMMENTS
11/14/22	CITY COMMENTS

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.

SITE LAYOUT PLAN
ORMOND CENTRAL UNIT 1
SELF STORAGE
GRANADA 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 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.

PROJECT No:	2022-122
DATE:	AUGUST 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

3

ON-SITE TREE LEGEND:

	TOTAL
ASH	1
HACKBERRY	2
MAGNOLIA	4
OAK	27
PALM	73
SWEETGUM	2
TOTAL	109

BENCHMARK INFORMATION:

#1 HPR 109
NAVD 88
ELEVATION = 6.21

VERTICAL DATA

ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988 FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988. BENCHMARK IS A NATIONAL GEODETIC SURVEY DESIGNATION: HPR 109, ELEVATION = 6.80 FEET.

LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL SHEET No. 5)
- TP PROPOSED TREE BARRICADE (SEE CITY DETAIL LS-4, SHEET No. 5)
- X PROPOSED 6' TALL CONSTRUCTION FENCE WITH FABRIC
- PROPOSED AGGREGATE
- CURB INLET FILTER (SEE DETAIL, SHEET No. 5)
- ASPHALT PAVEMENT REMOVAL
- 6 EXISTING TREE (No. INDICATES DIAMETER AS MEASURED 4.5' ABOVE THE GROUND)
- 6 TREE TO BE REMOVED

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.

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.

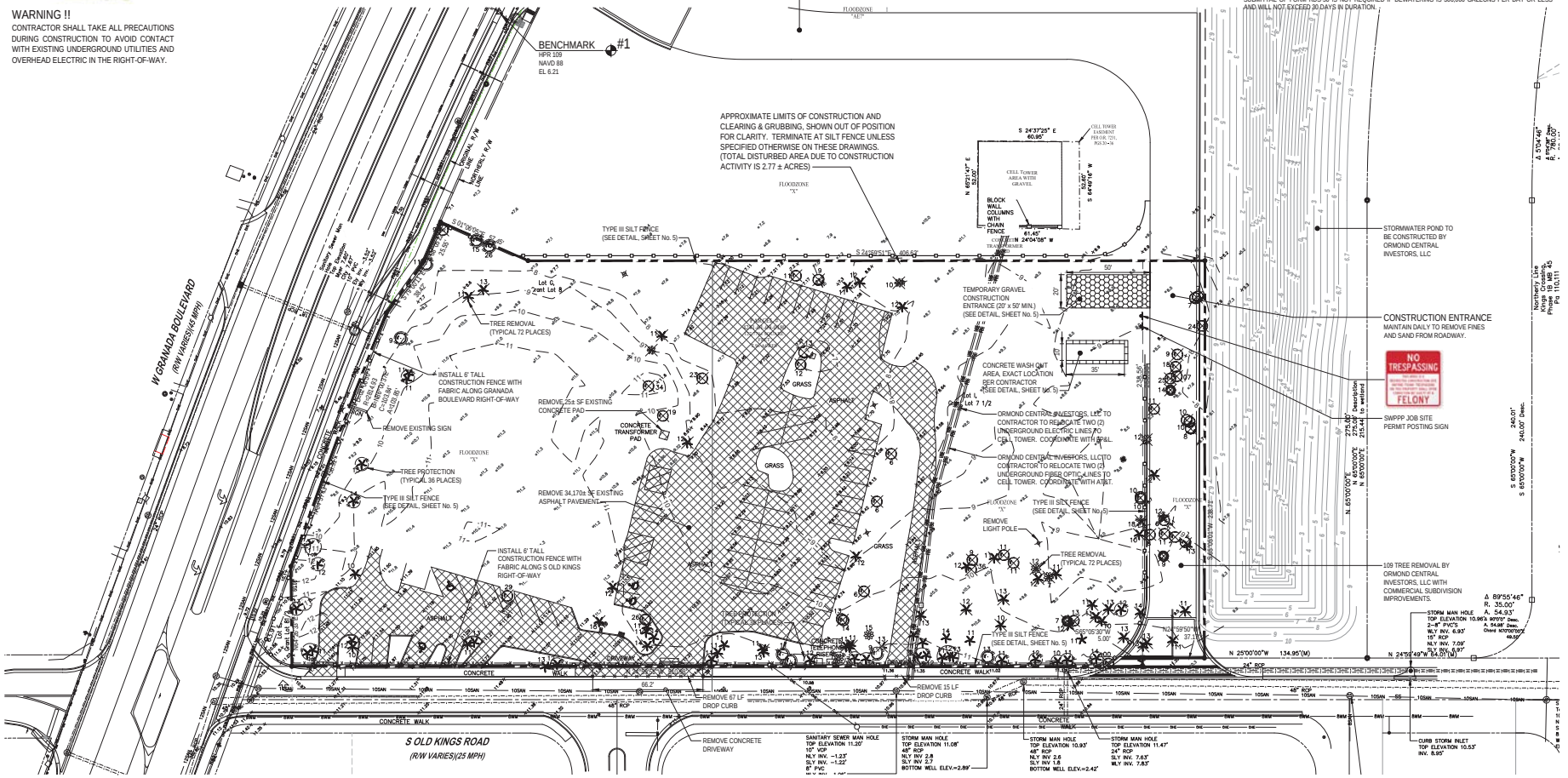
LAND ALTERATION / TREE PRESERVATION NOTES:

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.

GRAPHIC SCALE
1"=30'
30 20 10 0 30 60

One Nation... One Number... 811 Know what's below. Call before you dig.

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
10/04/22	CITY COMMENTS

1230 North ICL, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

DEMOLITION AND SWPPP PLAN
ORMOND CENTRAL UNIT 1
SELF STORAGE
GRANADA 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 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.

PROJECT No:	2022-122
DATE:	AUGUST 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

4

KEYNOTES:

1. SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 17)

STRIPING KEYNOTES:

1. 6" SOLID WHITE LINE
2. 6" SOLID YELLOW LINE
3. 6" SOLID DOUBLE YELLOW LINE
4. 6" SOLID YELLOW LINE @ 45° SPACED AT 10' ON CENTER
5. 24" WHITE STOP BAR (THERMOPLASTIC)
6. WHITE DIRECTIONAL ARROW
7. SPECIAL EMPHASIS CROSSWALK

GRAPHIC SCALE
1"=30'

LEGEND

- TYPE "F" CURB — SEE DETAIL, SHEET No. 13
- TYPE "F1" CURB — SEE DETAIL, SHEET No. 13
- F CURB TRANSITION TO DROP CURB, SHEET No. 13
- 24" DETECTABLE WARNING MAT
- SITE LIGHTING POLE & FIXTURE
- WALL PACK

PAVING LEGEND

- ASPHALT PAVEMENT (SITE): 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 (LBR 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)
  *ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT
- 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) SEE DETAIL, SHEET No. 13 AND CITY DETAIL R-11A ON SHEET 14
- CONCRETE SIDEWALK: 4" THICK CONCRETE (3,000 P.S.I. @ 28 DAYS) SEE SIDEWALK DETAIL SHEET No. 13 & 14

GENERAL NOTES:

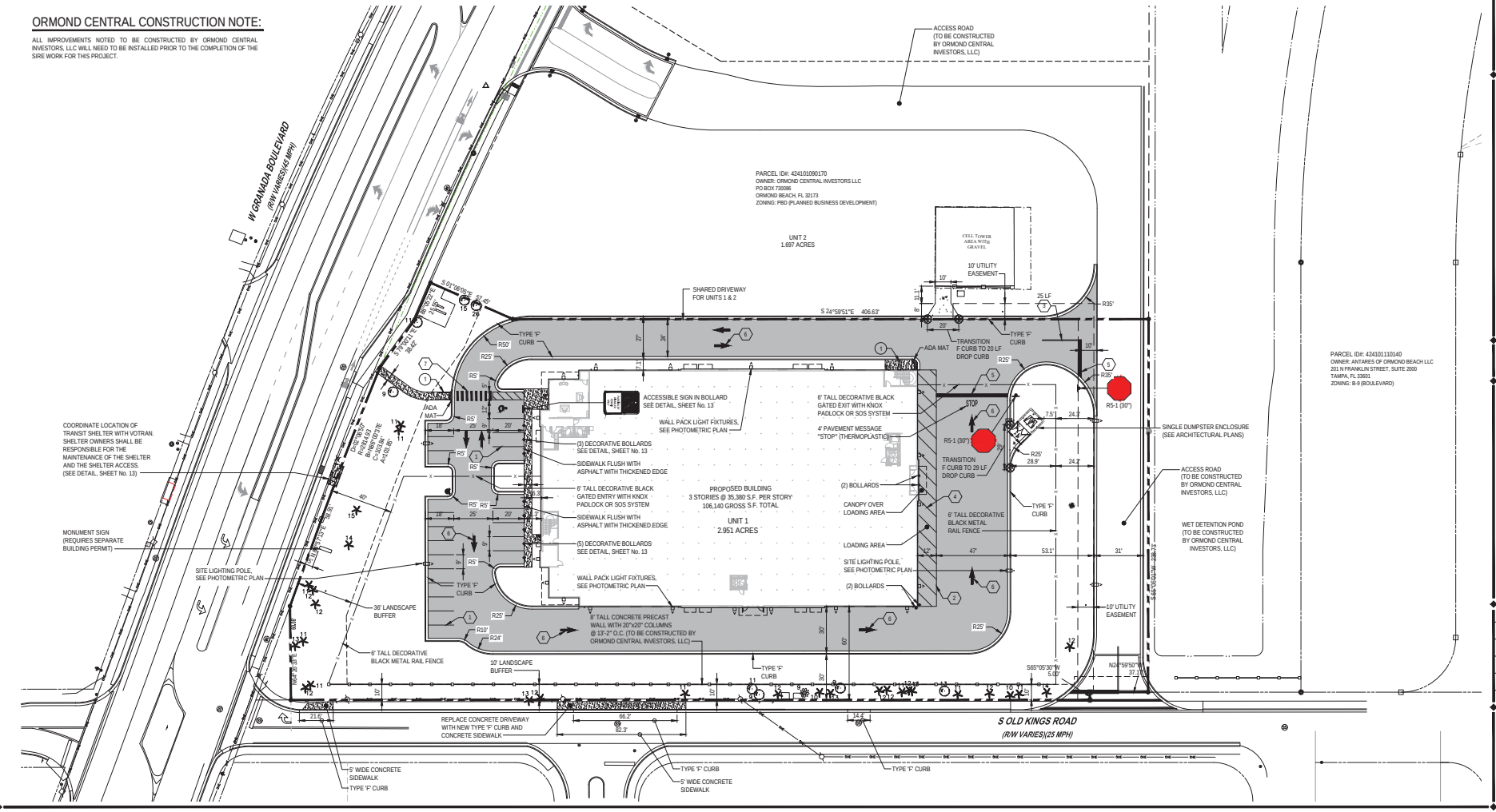
1. CITY OF ORMOND BEACH BUILDING PERMITS ARE REQUIRED FOR BUILDING, DUMPSTER ENCLOSURE, LIGHT POLES, SCREEN WALLS AND MONUMENT SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING APPROPRIATE INFORMATION (ENGINEERING, SPECIFICATIONS, SHOP DRAWINGS, ETC.).
2. ALL DIMENSIONS AND TIES ARE TO THE EDGE OF 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.

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".

ORMOND CENTRAL CONSTRUCTION NOTE:

ALL IMPROVEMENTS NOTED TO BE CONSTRUCTED BY ORMOND CENTRAL INVESTORS, LLC WILL NEED TO BE INSTALLED PRIOR TO THE COMPLETION OF THE SIRE WORK FOR THIS PROJECT.



REVISIONS

DATE	DESCRIPTION
10/04/22	CITY COMMENTS
11/14/22	CITY COMMENTS

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

SITE LAYOUT PLAN
ORMOND CENTRAL UNIT 1
SELF STORAGE
GRANADA 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 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.

PROJECT No:	2022-122
DATE:	AUGUST 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

6

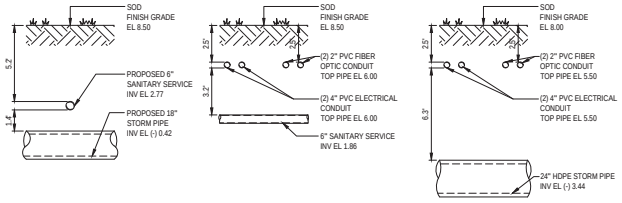
DRAINAGE PIPE MINIMUM SLOPE REQUIREMENTS

PIPE SIZE (IN)	SELF-CLEANSING VELOCITY (FPS)	MANNINGS (N)	RADIUS (FT)	CROSS-SECTIONAL AREA (FT)	WETTED PERIMETER	MINIMUM SLOPE (FT / 100 FT)
15	3.0	0.012	0.60	1.227	FULL &†FULL	0.0027
18	3.0	0.012	0.75	1.767	FULL &†FULL	0.0022

30 20 10 0 30 60
GRAPHIC SCALE
1"=30'



WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.



UTILITY CONFLICT DETAIL
NOT TO SCALE

STORM STRUCTURE SCHEDULE

I.D.	SIZE	TYPE BOT	TYPE TOP	TOP ELEV	BOT ELEV	N INV	S INV	E INV	W INV
I-01	4' DIA	ALT-A	9	8.30	3.55	---	---	---	15" 4.55
I-02	4' DIA	ALT-A	9	8.00	3.01	---	15" 4.01	15" 4.01	---
I-03	4' DIA	ALT-A	9	8.20	2.54	15" 3.54	18" 3.54	10" 4.71	---
I-04	4' DIA	ALT-A	9	8.00	(-) 0.91	10" 4.28	---	18" 0.06	18" 2.22
I-05	---	ALT-B	E	8.00	1.80	18" 2.80	18" 2.80	---	10" 3.64
I-06	---	ALT-B	E	8.00	2.65	15" 3.65	18" 3.65	---	10" 3.92
I-07	4' DIA	ALT-A	9	8.20	3.45	---	15" 4.45	---	---

NOTES:
1. ROUND STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'A'.
2. SQUARE/RECTANGULAR STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'B'.
3. 4'-0" DIAMETER AND SMALLER AND 3'-6" SQUARE STANDARD STRUCTURE BOTTOMS ARE FDOT TYPE DESIGNATED 'P' LARGER STANDARD STRUCTURE BOTTOMS ARE DESIGNATED TYPE 'J'.
4. NO WEEP HOLES ALLOWED IN ANY STRUCTURES.

GENERAL DRAINAGE NOTES:

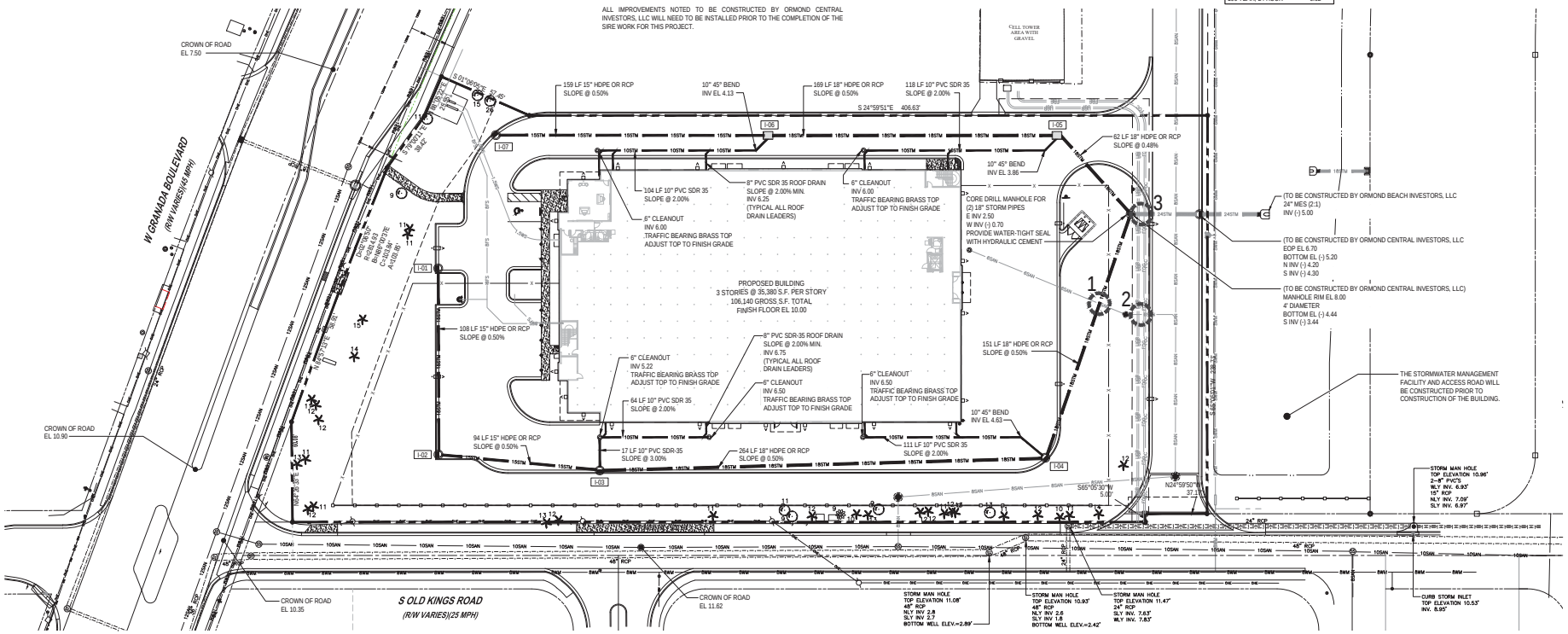
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO DRAINAGE SYSTEM AND SHALL RESTORE ANY DAMAGED STRUCTURES.
2. ALL PIPE FROM THE BUILDING DRAINS SHALL BE SMOOTH INTERIOR PVC SDR-35, PVC C-900 OR CORRUGATED EXTERIOR (SICE) HDPE.
3. ALL STORM PIPE SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE (RCP) INSTALLED PER FDOT SPECIFICATIONS OR 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).

ORMOND CENTRAL CONSTRUCTION NOTE:

ALL IMPROVEMENTS NOTED TO BE CONSTRUCTED BY ORMOND CENTRAL INVESTORS, LLC WILL NEED TO BE INSTALLED PRIOR TO THE COMPLETION OF THE SIRE WORK FOR THIS PROJECT.

PZ-16-091 (ORMOND CENTRAL)
SJRWMD PERMIT # 102222-7

WET DETENTION POND PEAK STAGE	NAVD (FT)
MEAN ANNUAL, 24 HOUR	4.13
25 YEAR, 24 HOUR	5.76
100 YEAR, 24 HOUR	6.62



REVISIONS

DATE	DESCRIPTION
10/04/22	CITY COMMENTS

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

DRAINAGE PLAN
ORMOND CENTRAL UNIT 1
SELF STORAGE
GRANADA 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

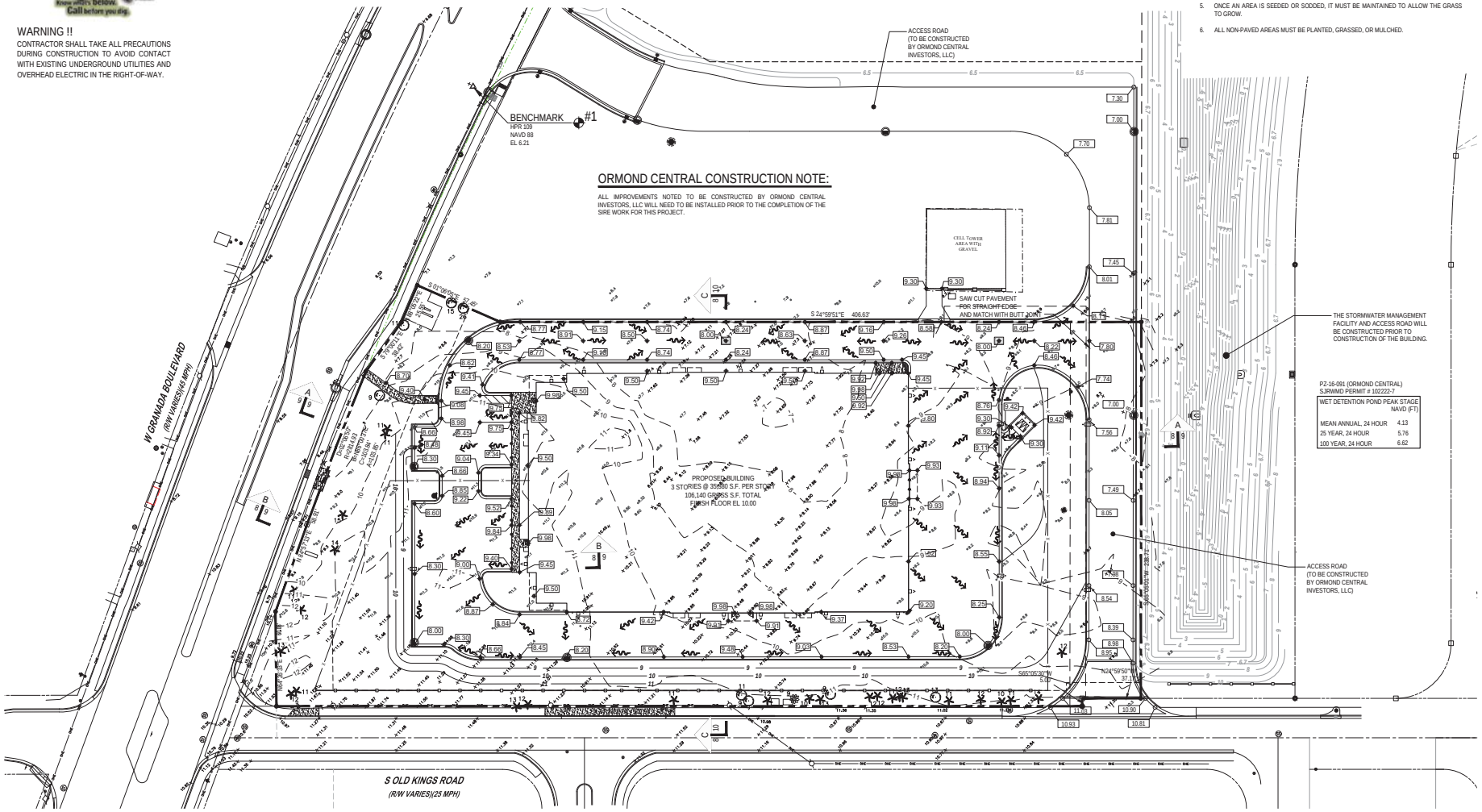
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

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.

PROJECT No:	2022-122
DATE:	AUGUST 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER
7



GRADING LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW ARROW
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION

BENCHMARK INFORMATION:

#1 HPR 109
NAVD 88
ELEVATION = 6.21

VERTICAL DATA

ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988 FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988. BENCHMARK IS A NATIONAL GEODETIC SURVEY DESIGNATION: HPR 109, ELEVATION = 6.80 FEET.

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.

One Nation... One Number... 811
Know what's below. Call before you dig.

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
10/04/22	CITY COMMENTS

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

GRADING PLAN
ORMOND CENTRAL UNIT 1
SELF STORAGE
GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

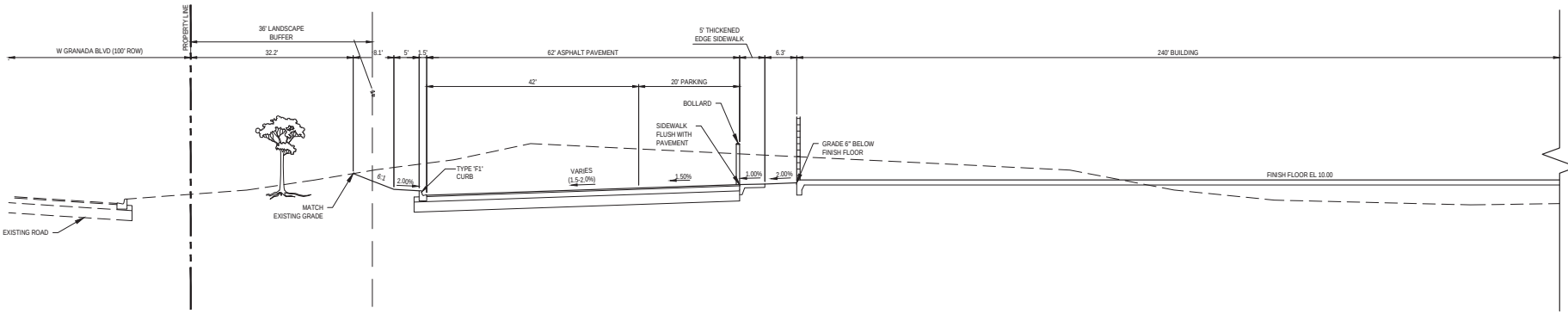
HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2022-122
DATE:	AUGUST 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'

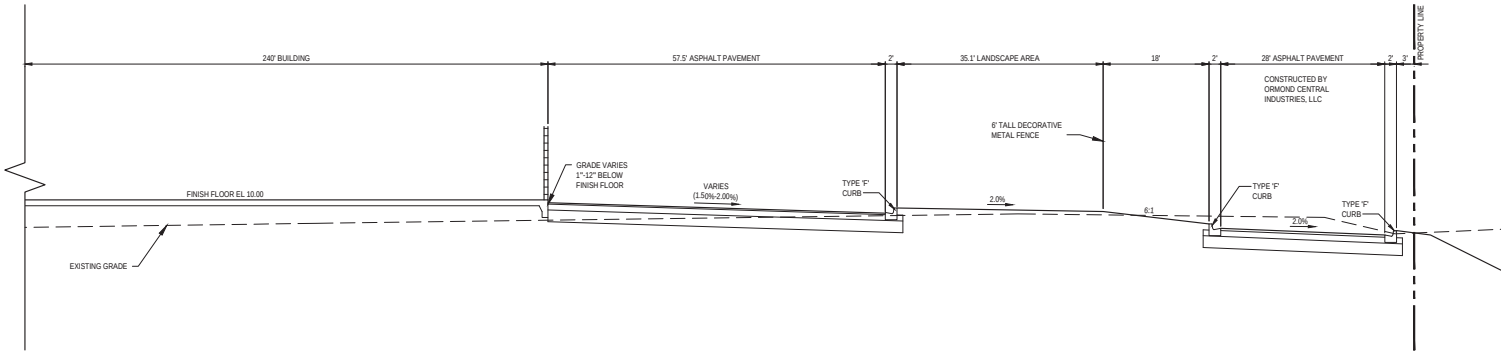
DRAWING NUMBER

8



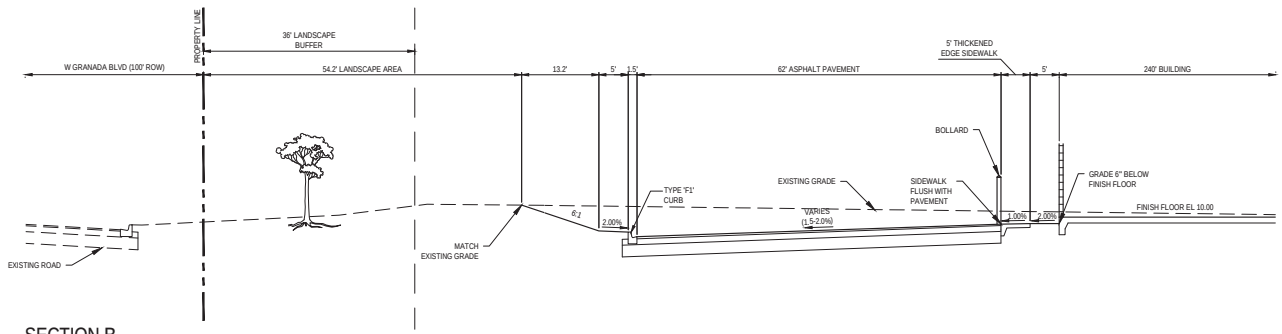
SECTION A

NOT TO SCALE



SECTION A

NOT TO SCALE



SECTION B

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
10/04/22	CITY COMMENTS

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26010584
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC

CROSS SECTIONS
ORMOND CENTRAL UNIT 1
SELF STORAGE
GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

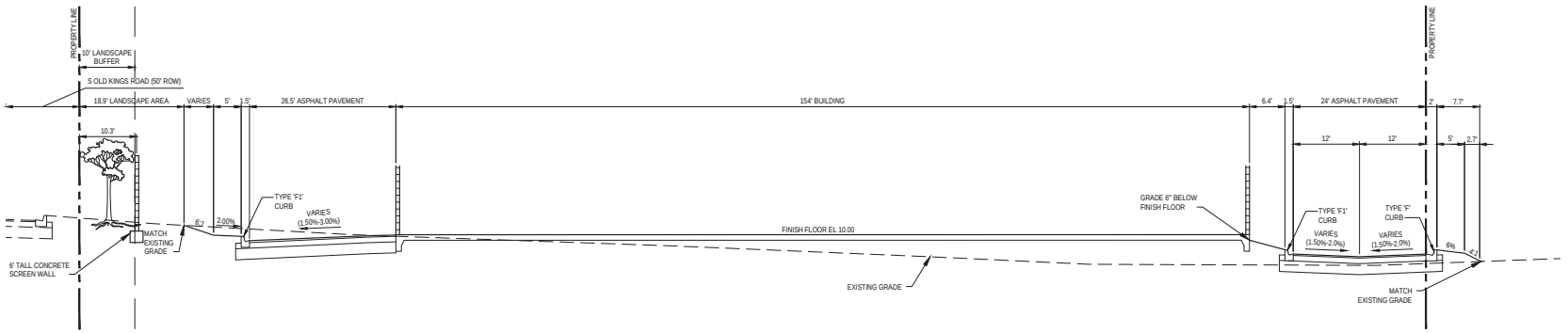
HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2022-122
DATE:	AUGUST 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	AS SHOWN

DRAWING NUMBER

9



SECTION C

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
10/04/22	CITY COMMENTS

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26010584
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

CROSS SECTIONS
ORMOND CENTRAL UNIT 1
SELF STORAGE
GRANADA 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 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.

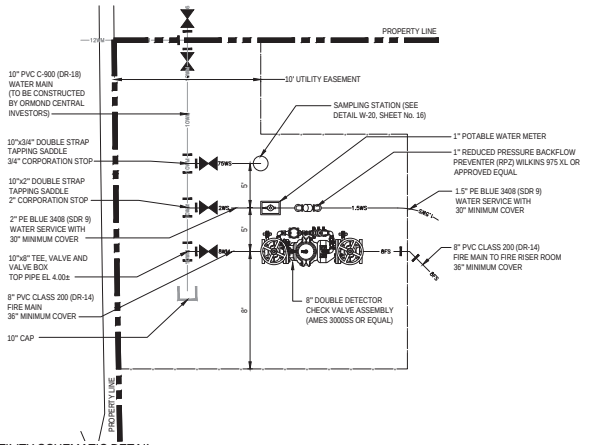
PROJECT No:	2022-122
DATE:	AUGUST 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	AS SHOWN

DRAWING NUMBER

10

GRAPHIC SCALE
1"=30'

WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.



UTILITY SCHEMATIC DETAIL
NOT TO SCALE

PROPOSED UTILITY LEGEND

- FM — FORCE MAIN (# INDICATES SIZE)
- SAN — SANITARY SEWER (# INDICATES SIZE)
- PWS — POLYETHYLENE WATER SERVICE (# INDICATES SIZE)
- PW — WATER MAIN (# INDICATES SIZE)
- GAS — GAS SERVICE (# INDICATES SIZE)
- UGE — UNDERGROUND ELECTRICAL CONDUIT (# INDICATES SIZE)
- 1 — UTILITY CONFLICT (SEE DETAILS, SHEET No. 12)

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:	II-B (PROTECTED)
FIRE AREA:	106,140 SF
REQUIRED FIRE FLOW:	7,000 GPM @ 4 HOURS
FIRE SPRINKLER SYSTEM REDUCTION (75%)	5,250 GPM
REQUIRED FIRE FLOW (6,750 - 5,250)	1,750 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.

UTILITY FLOW RATES:

POTABLE WATER DEMAND
AVERAGE DAILY FLOW = 594 GALLONS PER DAY

WASTEWATER DEMAND
AVERAGE DAILY FLOW = 540 GALLONS PER DAY

GENERAL WATER NOTES:

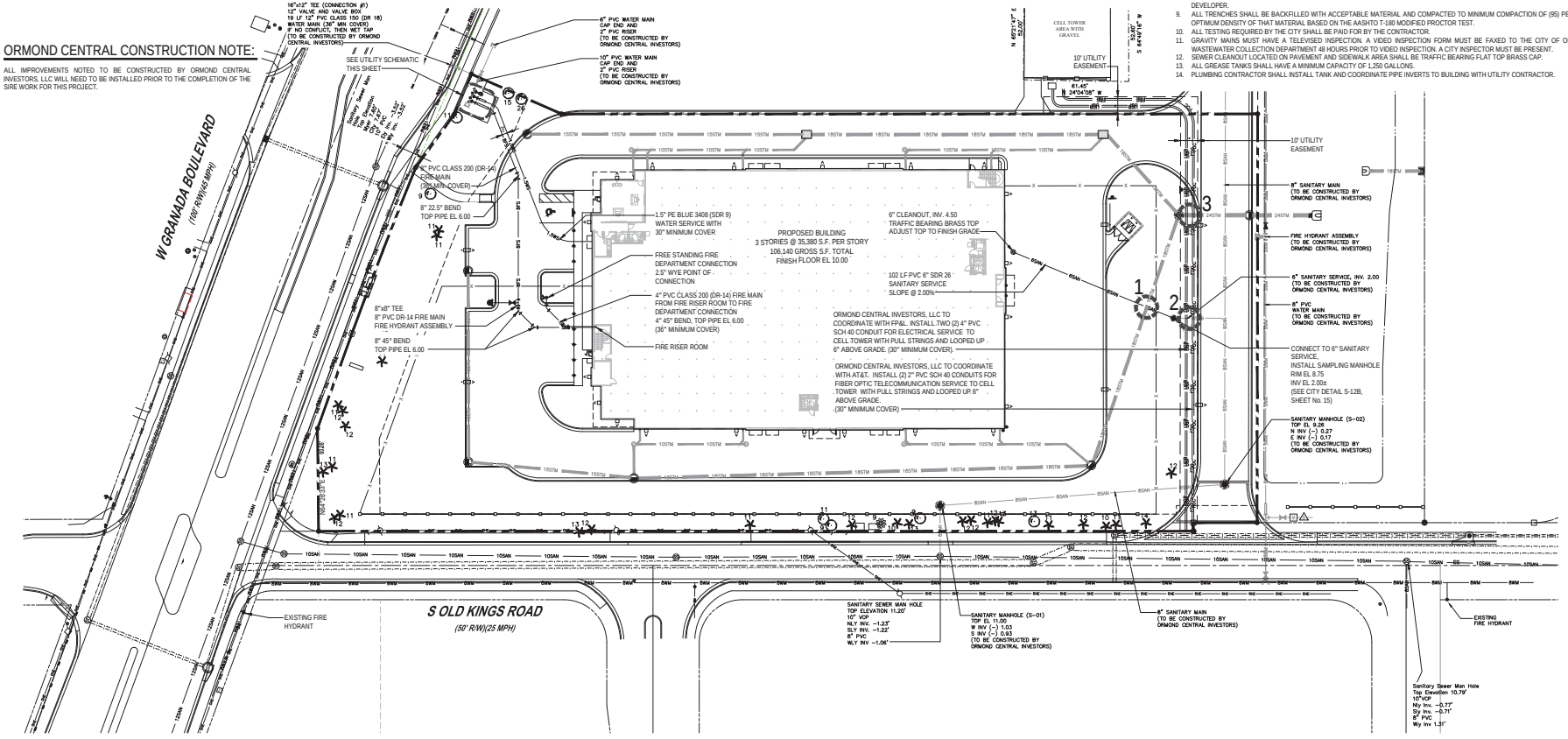
1. THE CITY OF ORMOND BEACH WATER UTILITY DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION.
2. ALL WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDEP REGULATIONS AND THE CITY OF ORMOND BEACH UTILITY DETAILS AND SPECIFICATIONS (LATEST EDITION).
3. CONTRACTOR 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.

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. GRAVITY MAINS MUST HAVE A TELEVISED INSPECTION. A VIDEO INSPECTION FORM MUST BE FAXED 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.
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.

ORMOND CENTRAL CONSTRUCTION NOTE:

ALL IMPROVEMENTS NOTED TO BE CONSTRUCTED BY ORMOND CENTRAL INVESTORS, LLC WILL NEED TO BE INSTALLED PRIOR TO THE COMPLETION OF THE SIRE WORK FOR THIS PROJECT.



REVISIONS

DATE	DESCRIPTION
10/04/22	CITY COMMENTS
11/14/22	CITY COMMENTS

1230 North U.S. Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

UTILITY PLAN
ORMOND CENTRAL UNIT 1
SELF STORAGE
GRANADA 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

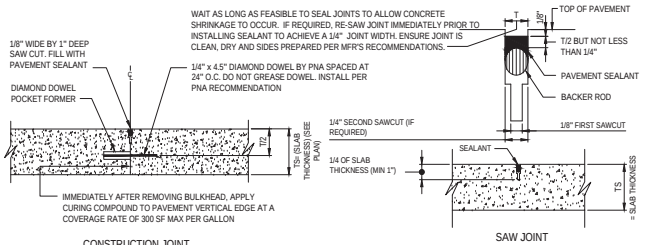
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

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.

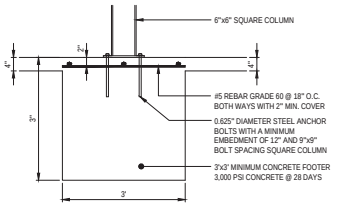
PROJECT No:	2022-122
DATE:	AUGUST 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER
11



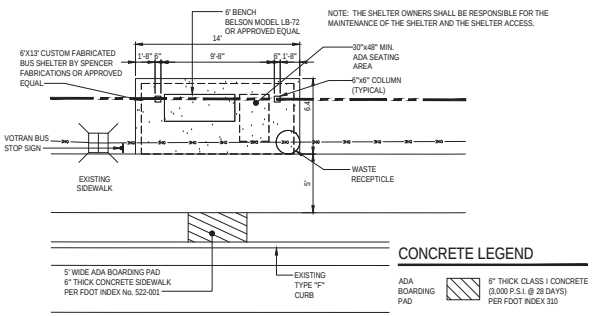
CONCRETE PAVEMENT JOINT DETAILS

NOT TO SCALE



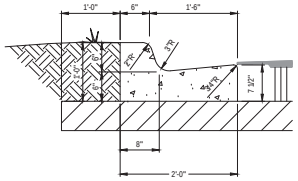
SHELTER 6"x6" POST FOUNDATION DETAIL

NOT TO SCALE



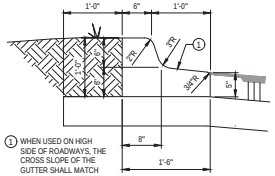
TRANSIT SHELTER DETAIL PLAN

SCALE: 1" = 5'



TYPE "F" CATCH CURB DETAIL

NOT TO SCALE

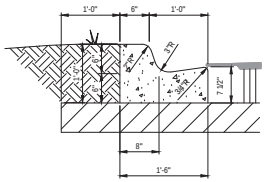


TYPE "F1" SPILLOUT CURB DETAIL

NOT TO SCALE

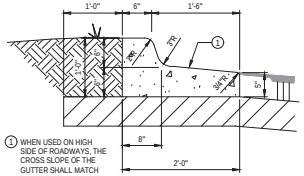
CURB CONSTRUCTION NOTES

1. ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 3000 P.S.I. CONCRETE.
2. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 50', 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.



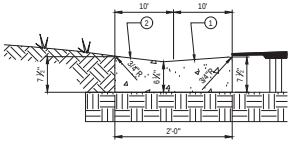
TYPE "F1" CATCH CURB DETAIL

NOT TO SCALE



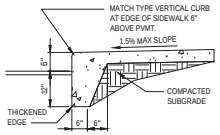
TYPE "F" SPILLOUT CURB DETAIL

NOT TO SCALE

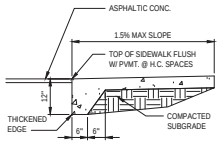


DROP CURB DETAIL

NOT TO SCALE



THICKENED EDGE ADJACENT TO PAVEMENT

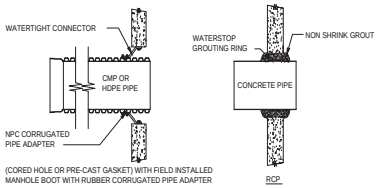


THICKENED EDGE ADJACENT TO ADA WALKWAY

NOTE: SEE CITY SIDEWALK DETAILS, SHEET No. 14 FOR SPECIFICATIONS.

SIDEWALK DETAILS

NOT TO SCALE

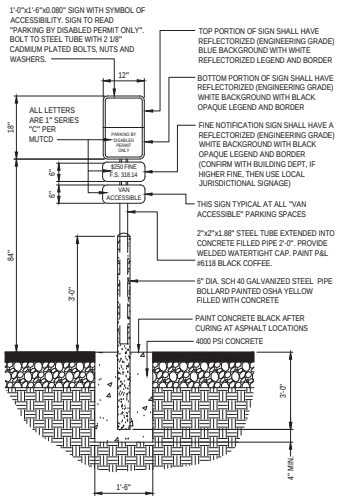


(CORED HOLE OR PRE-CAST GASKET) WITH FIELD INSTALLED MANHOLE BOOT WITH RUBBER CORRUGATED PIPE ADAPTER

WATER-TIGHT PIPE TO MANHOLE CONNECTION DETAIL

PRECAST HOLES REQUIRED

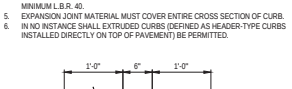
NOT TO SCALE



NOTE:
1. PARKING SPACE IDENTIFICATION SIGN SHALL CONFORM WITH CURRENT STATE, LOCAL AND FEDERAL CODES AND REGULATIONS.
2. ALL SIGNS SHALL BE DESIGNATED TO WITHSTAND 130 MPH WIND SPEED.

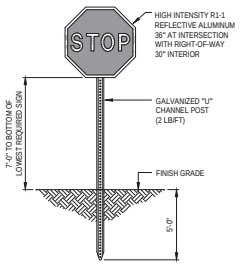
HANDICAP PARKING SIGN

NOT TO SCALE



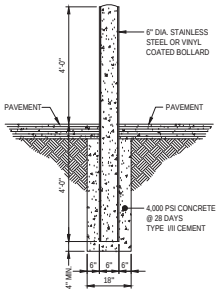
"F1" CURB TRANSITION TO FLAT DETAIL

NOT TO SCALE



STOP SIGN DETAIL

NOT TO SCALE



DECORATIVE BOLLARD DETAIL

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
10/4/22	CITY COMMENTS

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084
NEWKIRK ENGINEERING INC.
Civil Engineering, Transportation, CEI & Landscape Architecture

MISCELLANEOUS DETAILS AND NOTES
ORMOND CENTRAL UNIT 1 SELF STORAGE
GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

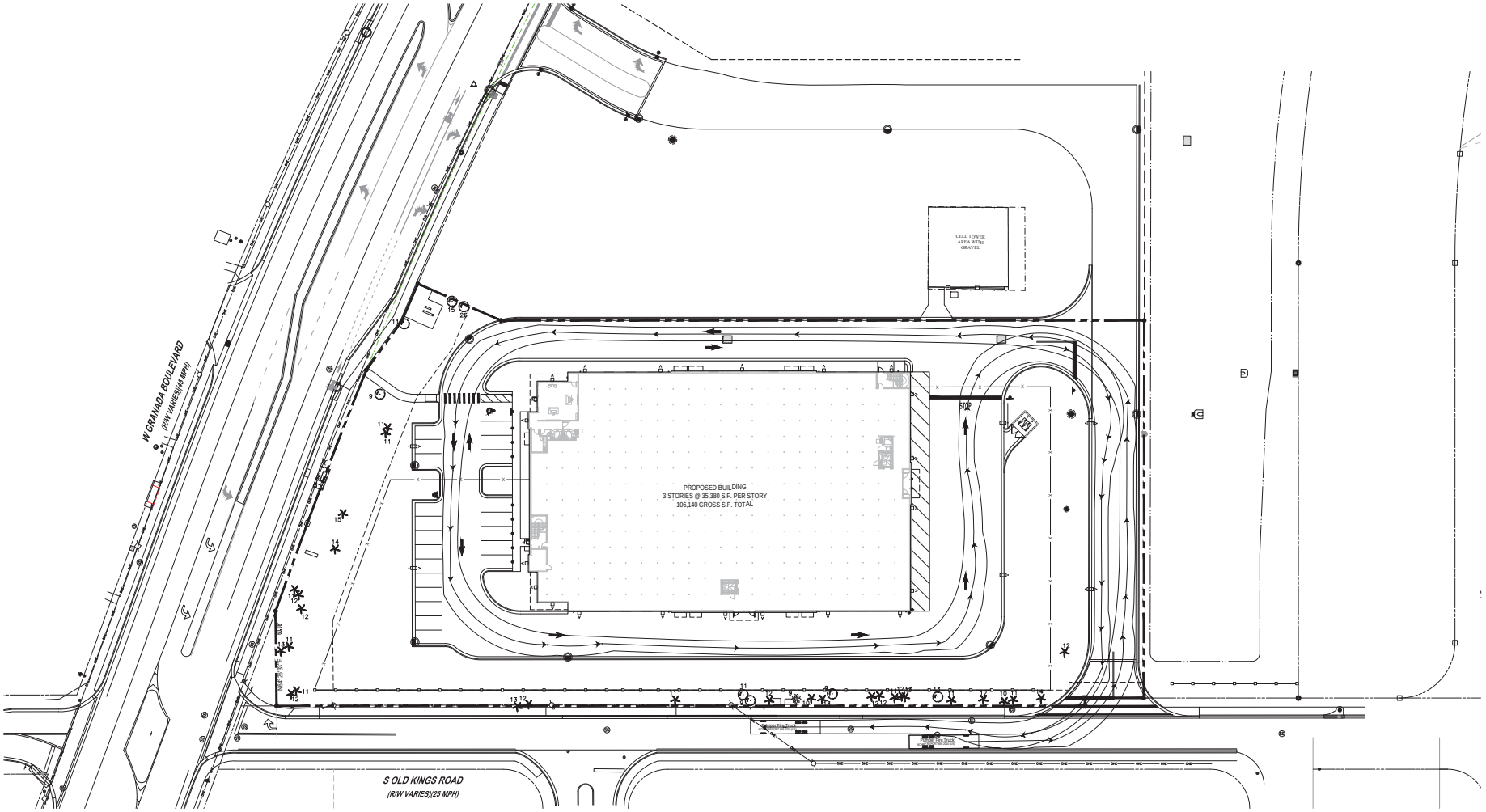
HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2022-122
DATE:	AUGUST 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	AS SHOWN

DRAWING NUMBER

13



REVISIONS

DATE	DESCRIPTION
10/04/22	CITY COMMENTS

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

FIRE TRUCK PLAN
ORMOND CENTRAL UNIT 1 SELF STORAGE
GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

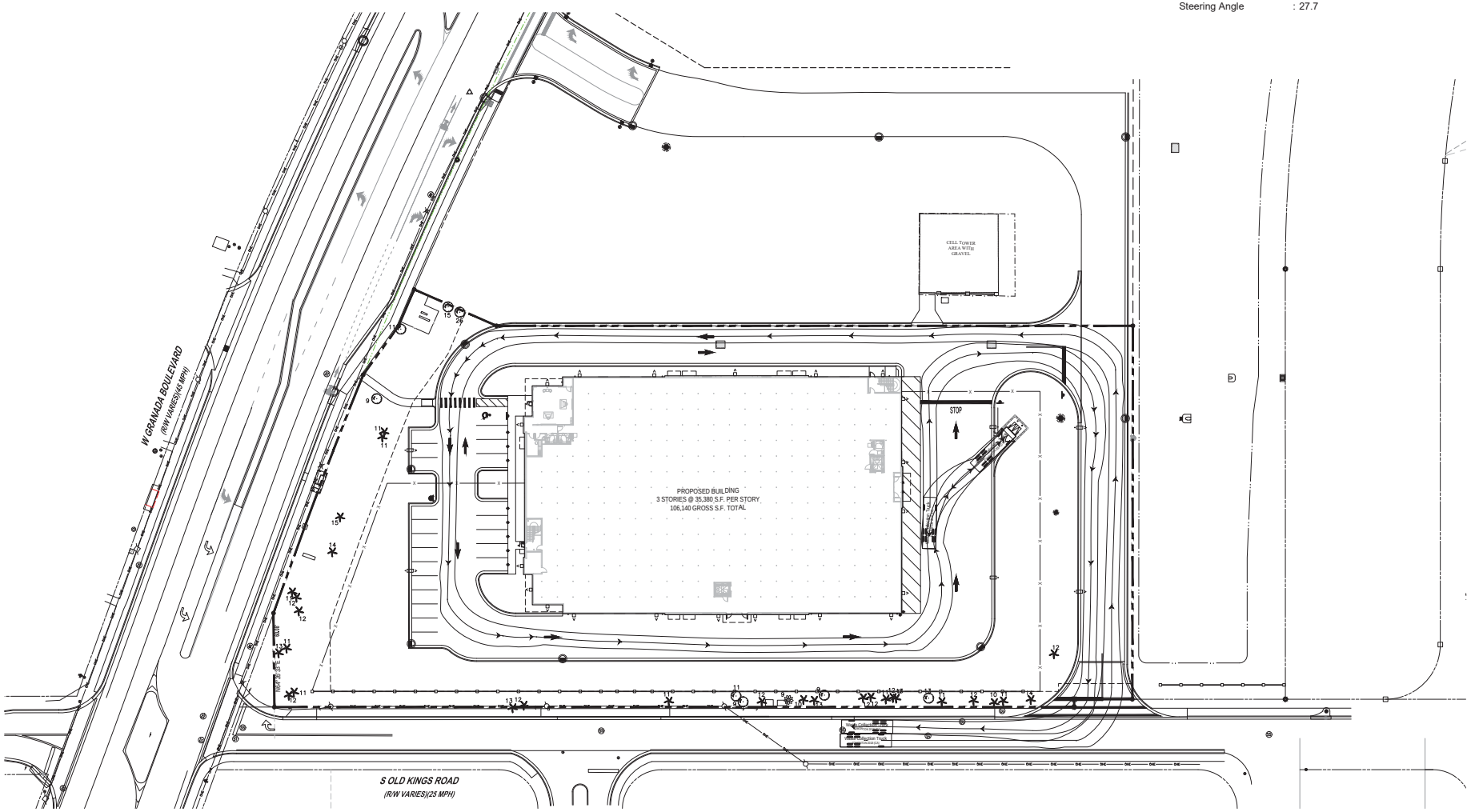
HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

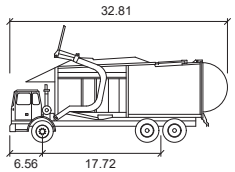
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2022-122
DATE:	AUGUST 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

19





Waste Collection Truck

feet

Width	: 8.53
Track	: 8.53
Lock to Lock Time	: 6.0
Steering Angle	: 27.7

REVISIONS

DATE	DESCRIPTION
11/14/22	CITY COMMENTS

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

WASTE COLLECTION TRUCK PLAN

ORMOND CENTRAL UNIT 1 SELF STORAGE
GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

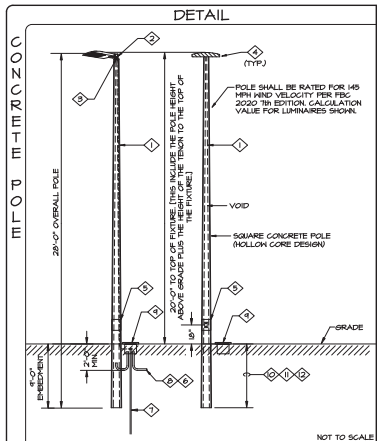
HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2022-122
DATE:	AUGUST 2022
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

20



NOTES:

1. DIRECT BURIAL POLE SHALL BE RATED FOR WIND VELOCITY PER FBC 2020 7th EDITION. CALCULATION SHALL BE BASED ON THE EPA VALUE FOR THE LUMINAIRE SHOWN PER POLE.
2. ELECTRICAL CONTRACTOR TO COORDINATE THE TYPE OF TENON OR MOUNTING REQUIRED WITH THE FIXTURE MANUFACTURER, TO MOUNT THE SITE LIGHT FIXTURE TO THE POLE AS INTENDED AND INDICATED.
3. NO. 6 GROUND CONDUCTOR, FURNISHED WITH THE POLE, BONDED AT THE J BOX AT THE BOTTOM OF THE POLE. SEE NOTE #8, AND TO THE EQUIPMENT GROUND CONDUCTOR RAN WITH THE CIRCUIT FROM THE DESIGNATED PANEL IN THE BUILDING.
4. LUMINAIRE. SEE FIXTURE SCHEDULE ON THE SITE LIGHTING PLAN FOR QUANTITY, TYPE, AND OPTIC ORIENTATION. PROVIDE PROPER BRACKETS TO MOUNT THE FIXTURE AS SHOWN ON THE PHOTOMETRIC PLAN. COORDINATE WITH THE FACTORY AND PROVIDE BRACKET CUT SHEET TO THE ENGINEER FOR APPROVAL PRIOR TO RELEASE.
5. HAND HOLE AT 18" A.F.G.
6. CONDUIT, EXTEND TO PULL BOX OR NEXT POLE AS REQUIRED.
7. 3/4" x 10'-0" COPPER CLAD GROUND ROD FOR LIGHTNING PROTECTION. CONNECTION TO THE GROUND ROD SHALL BE MADE VIA A U.L. LISTED MECHANICAL CONNECTION.
8. SEE ELECTRICAL SITE PLAN FOR CONDUIT AND WIRE SIZES AND DESTINATION PANEL. WIRE SIZE UP THE POLE SHALL BE SAME SIZE FEEDING THE POLE.
9. PROVIDE FLUSH IN GRADE (12"X12"X12" MINIMUM) WEATHERPROOF ELECTRIC HANDHOLE ENCLOSURE. ELECTRICAL HANDHOLE ENCLOSURE SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH N.E.C. ARTICLE 314.30 "HANDHOLE ENCLOSURES". THESE BOXES SHALL BE USED AS PULL BOXES ONLY, NO TERMINATIONS SHALL BE MADE IN THESE BOXES EXCEPT FOR THE GROUND CONDUCTOR. LOCATE BOX WITHIN 3'-0" OF POLE BASE, WHERE POSSIBLE. THE BOX SHALL BE LOCATED IN A LANDSCAPE AREA ONLY AND NOT SUSCEPTIBLE TO ANY TRAFFIC CONDITION. COVER SHALL BE RATED FOR THE LOAD IMPOSED UPON IT, AND SHALL BE PROVIDED WITH LOGO STATING "ELECTRICAL".
10. DEPTH OF THE EMBEDMENT OF THE POLE SHALL BE AS RECOMMENDED BY POLE MANUFACTURER TO MEET REQUIRED WIND LOADING. MINIMUM EMBEDMENT SHALL NOT BE LESS THAN 4'-0", OR AS LISTED IN NOTE #11 BELOW, WHICHEVER IS MORE STRINGENT.
11. PROVIDE EMBEDMENT LENGTH DESIGN, SIGNED AND SEALED BY A FLORIDA CERTIFIED STRUCTURAL ENGINEER, THAT MEETS THE REQUIRED WIND SPEED AS A MINIMUM, BASED ON POLE HEIGHT, FIXTURES EPA RATING, AND SITE SOIL CONDITIONS WITH ESTIMATED PASSIVE PRESSURE OF 200 PCF.
12. POLE SHALL BE INSTALLED AS FOLLOWS:
    A. USE MINIMUM AUGER SIZE POSSIBLE BASED ON POLE BUTT SIZE TO MINIMIZE DISTURBANCE OF ADJACENT SOIL.
    B. PROVIDE 6" COARSE GRANULAR BASE PAD AT BOTTOM OF POLE.
    C. BACK FILL AND COMPACT, IN 6" LIFTS, TO 40% OF EXISTING SOIL VALUE.
    D. USE CLEAN SOIL FOR COMPACTION.

ORMAND BEACH, FL
Sec. 3-68. GENERAL DESIGN CRITERIA

(3) Lighting. Lighting fixture design, intensity, and placement are important components of an attractive urban environment, as well as, important to public safety. In order to enhance site aesthetics and minimize light pollution and visual distraction, yet maintain adequate public safety, project lighting shall comply with the following requirements:

a. An exterior building and site lighting master plan detailing areas and structures requiring illumination, lighting fixture styles, light source and light levels shall be included as part of a project's site plan submittal.

b. Lighting of parking areas, access drives, and vehicular circulation areas shall be as follows:

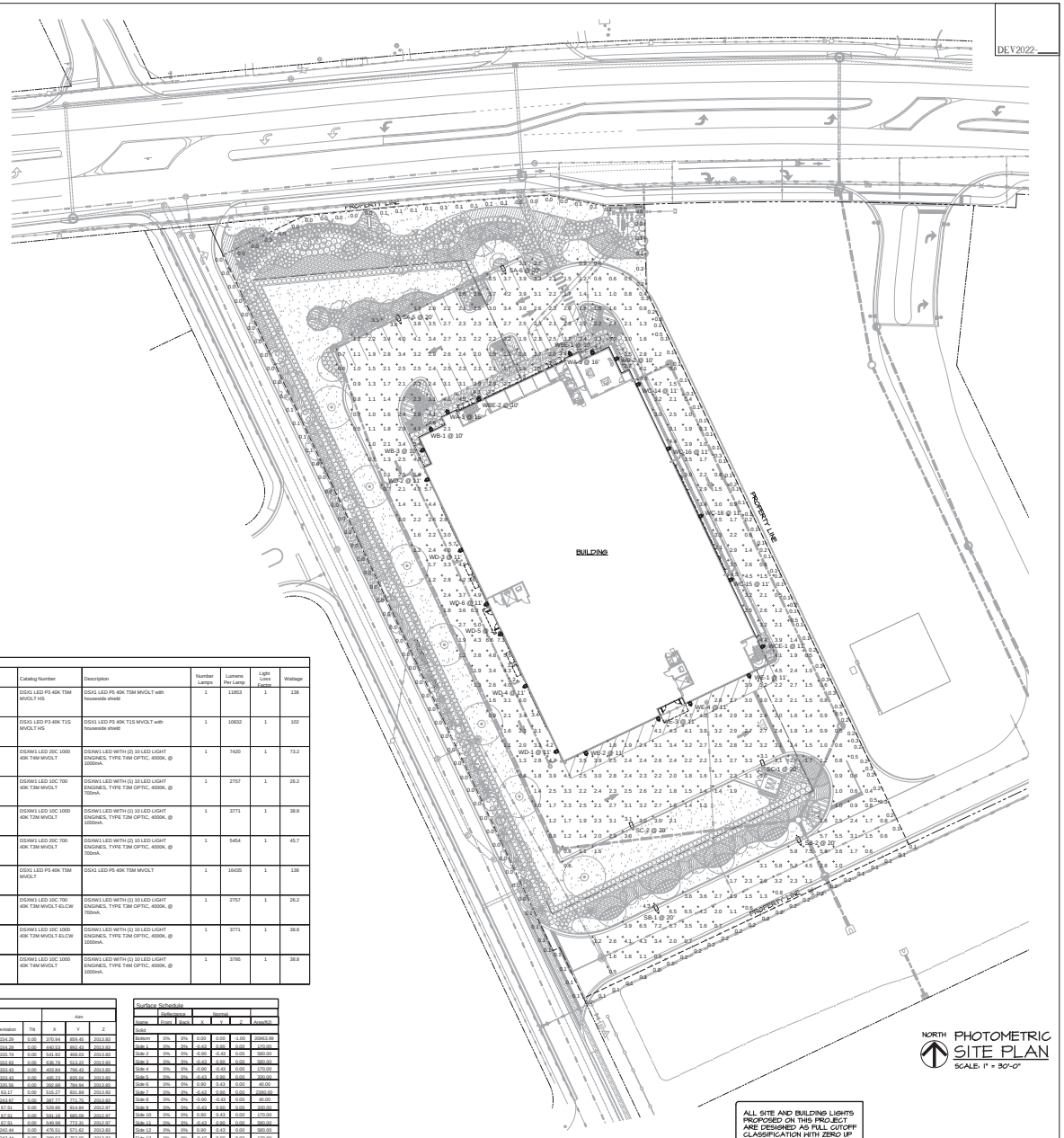
1. Poles and fixtures shall not exceed twenty feet (20') in height above grade.
2. Poles and fixtures shall be decorative in appearance, in a style consistent with the architectural style of the principal structure, ideally reflecting a similar era or design theme. The standard shoe-box style light shall be the minimum acceptable. Cobra-head lights shall be prohibited. Lights mounted on wooden telephone poles shall also be prohibited.
3. Lighting shall be of the metal halide type, incandescent or city-approved equivalent.
4. Light poles shall be located in landscaped strips, buffers or plant islands.
5. Within private lands on a given property, the maximum permissible intensity of any fixture shall not exceed two hundred fifty (250) watts or the minimum recommended safety standard for such areas, whichever is less.
6. Within primary travel lanes, illumination from any light source shall not exceed fifteen (15) footcandles. Within other areas on the property, illumination from any light source shall not exceed seven and one-half (7½) footcandles.
7. Illumination from any light source onto adjacent properties shall not exceed one-half (½) footcandle, as measured at the property line.
8. Freestanding light fixtures within one hundred feet (100') of residentially zoned property shall be fitted with glare guards to conceal the light source from the residential property.
9. Lights mounted on the underside of motor vehicle service station canopies shall meet the special requirements of section 3-70(L), as well as the requirements of this section.

c. Building illumination and architectural lighting shall be indirect and with no visible light source. Wall-mounted light fixtures shall be directional (oriented toward the building fascia and/or ground) and decorative in design to complement the architectural style of the building.

d. Ground level light fixtures shall be of the burial vault type or shall be fully screened by landscaping materials.

e. Decorative lights used for purposes other than illumination or temporary seasonal displays shall only be allowed as part of an approved site plan or landscape plan. Examples would include strings of lights used to enhance the appearance of outdoor seating areas, and not used to attract customers to the property.

DEV2022-



NORTH

PHOTOMETRIC SITE PLAN

SCALE: 1" = 30'-0"

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	2	Lithonia Lighting	DSX1 LED P5 40K T5M MVOLT HS	DSX1 LED P5 40K T5M MVOLT with houseside shield	1	11853	1	138
	SB	2	Lithonia Lighting	DSX1 LED P3 40K T1S MVOLT HS	DSX1 LED P3 40K T1S MVOLT with houseside shield	1	10832	1	102
	WA	2	Lithonia Lighting	DSXW1 LED 20C 1000 40K T4M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA.	1	7420	1	73.2
	WB	3	Lithonia Lighting	DSXW1 LED 10C 700 40K T3M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 700mA.	1	2757	1	26.2
	WC	4	Lithonia Lighting	DSXW1 LED 10C 1000 40K T2M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 1000mA.	1	3771	1	38.8
	WD	6	Lithonia Lighting	DSXW1 LED 20C 700 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 700mA.	1	5454	1	45.7
	SC	2	Lithonia Lighting	DSX1 LED P5 40K T5M MVOLT	DSX1 LED P5 40K T5M MVOLT	1	16435	1	138
	WBE	2	Lithonia Lighting	DSXW1 LED 10C 700 40K T3M MVOLT-ELCW	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 700mA.	1	2757	1	26.2
	WCE	1	Lithonia Lighting	DSXW1 LED 10C 1000 40K T2M MVOLT-ELCW	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 1000mA.	1	3771	1	38.8
	WE	4	Lithonia Lighting	DSXW1 LED 10C 1000 40K T4M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA.	1	3795	1	38.8

Luminaire Locations

No.	Label	Location X	Location Y	Location Z	Mtg	Orientation	Tilt	Aim X	Aim Y	Aim Z
6	SA	349.75	461.92	2033.83	20.00	154.29	0.00	370.84	459.45	2013.83
6	SA	439.34	864.66	2033.83	20.00	154.29	0.00	460.53	862.45	2013.83
1	SB	340.79	470.53	2033.83	20.00	155.74	0.00	541.92	468.03	2013.83
2	SB	436.49	910.67	2033.83	20.00	153.03	0.00	536.70	913.23	2013.83
6	WA	454.67	765.98	2029.83	16.00	333.43	0.00	469.84	786.45	2013.83
1	WA	445.41	814.59	2029.83	16.00	333.43	0.00	460.30	835.04	2013.83
1	WB	363.08	784.48	2023.83	10.00	339.56	0.00	392.89	784.94	2013.83
2	WB	514.82	831.69	2023.83	10.00	63.17	0.00	516.27	831.98	2013.83
2	WB	388.72	771.87	2023.83	10.00	243.67	0.00	387.17	771.75	2013.83
16	WC	529.40	814.65	2022.67	11.00	67.51	0.00	529.86	814.84	2012.67
16	WC	530.70	814.92	2022.67	11.00	67.51	0.00	531.17	815.19	2012.67
16	WC	549.52	772.12	2022.67	11.00	67.51	0.00	549.98	772.35	2012.67
1	WD	476.95	571.85	2024.83	11.00	242.44	0.00	476.51	571.62	2013.83
2	WD	480.97	562.29	2024.83	11.00	242.44	0.00	480.54	562.06	2013.83
3	WD	413.49	705.46	2024.83	11.00	242.44	0.00	413.06	705.23	2013.83
3	WD	415.19	701.42	2024.83	11.00	242.44	0.00	414.75	701.19	2013.83
1	SC	513.64	863.96	2033.83	20.00	338.45	0.00	512.33	863.62	2013.83
2	SC	527.01	913.75	2033.83	20.00	338.45	0.00	526.00	922.35	2013.83
1	WBE	500.37	860.84	2033.83	10.00	332.05	0.00	500.14	851.70	2013.83
1	WBE	424.74	804.73	2022.83	10.00	333.25	0.00	424.51	805.18	2013.83
1	WC	470.47	777.14	2022.67	11.00	67.51	0.00	521.31	727.52	2012.67
1	WCE	511.98	840.64	2022.67	11.00	67.51	0.00	512.49	840.86	2012.67
5	WD	439.51	649.97	2024.83	11.00	242.44	0.00	439.07	649.74	2013.83
6	WD	430.16	669.64	2024.83	11.00	242.44	0.00	429.72	669.41	2013.83
1	WE	503.27	822.87	2024.83	11.00	354.45	0.00	503.58	822.42	2013.83
2	WE	493.22	771.81	2024.83	11.00	354.45	0.00	495.49	772.82	2013.83
3	WE	543.22	804.37	2024.83	11.00	354.45	0.00	543.49	583.70	2013.83
4	WE	564.28	804.35	2024.83	11.00	354.45	0.00	564.66	803.71	2013.83

Surface Schedule

Name	Selected Front	Selected Back	Normal X	Normal Y	Normal Z	Area/Sr
Solid						
Bottom	0%	0%	0.00	0.00	-1.00	20863.96
Side 1	0%	0%	-0.43	0.86	0.00	170.00
Side 2	0%	0%	-0.90	-0.43	0.00	980.00
Side 3	0%	0%	-0.43	0.90	0.00	980.00
Side 4	0%	0%	-0.90	-0.43	0.00	170.00
Side 5	0%	0%	-0.43	0.90	0.00	980.00
Side 6	0%	0%	0.90	0.43	0.00	48.00
Side 7	0%	0%	-0.43	0.90	0.00	3980.00
Side 8	0%	0%	-0.90	-0.43	0.00	48.00
Side 9	0%	0%	-0.43	0.90	0.00	980.00
Side 10	0%	0%	0.90	0.43	0.00	170.00
Side 11	0%	0%	-0.43	0.90	0.00	980.00
Side 12	0%	0%	0.90	0.43	0.00	980.00
Side 13	0%	0%	-0.43	0.90	0.00	170.00
Side 14	0%	0%	0.90	0.43	0.00	8900.00
Side 15	0%	0%	0.43	0.90	0.00	8900.00
Side 16	0%	0%	-0.90	-0.43	0.00	8900.00
Top	0%	0%	0.00	0.00	1.00	20863.96

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1 PROPERTY LINES	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
2 PAVED AND PARKING AREAS	+	2.5 fc	7.0 fc	0.2 fc	37.5:1	12.5:1

ALL SITE AND BUILDING LIGHTS PROPOSED ON THIS PROJECT ARE DESIGNED AS FULL CUTOFF CLASSIFICATION WITH ZERO UP LIGHT COMPONENTS.

THESE PHOTOMETRICS ARE INTENDED FOR DESIGN AND EVALUATION PURPOSES ONLY. THE POINT-BY-POINT SHOWN IS BASED ON A COMPUTER LIGHTING PROGRAM WITH APPROXIMATED PARAMETERS. THEREFORE, THESE PHOTOMETRICS MAY VARY FROM ACTUAL FIELD CONDITIONS.

FIXTURE NOTE:

FIXTURE SHOWN ON THIS SHEET IS FOR REFERENCE ONLY. SEE ACTUAL FIXTURE SCHEDULE ELSE WHERE IN THIS DOCUMENTS FOR ACTUAL CATALOG NUMBER AND DESCRIPTION.

FWH Architects
LIC.# AA 0003900
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
FABER@FWHARCHITECTS.COM

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

SOUHEIL CHEHAYEB, P.E.
FL License No. 49521 seal

no.	revisions descriptions	date

Extra Space Storage

1 SKINGS ROAD
ORMOND BEACH, FL 32174

PRELIMINARY
10.05.22
date

22025
comm. no.

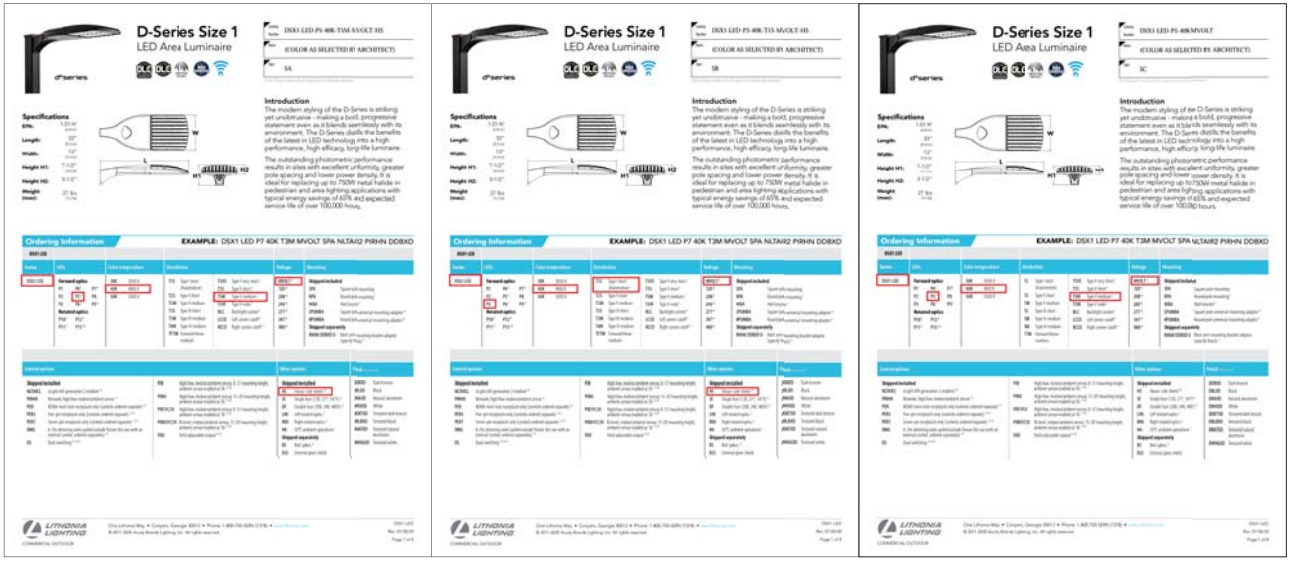
PHOTOMETRIC SITE PLAN

E1.12A

CHEHAYEB & ASSOCIATES, INC.
CONSULTING PROFESSIONAL ENGINEERS
3702 ABEELE ST. TAMPA, FL 33603
(813) 876-1415
www.chehayeb.com
LIC. #49521 SOUHEIL S. CHEHAYEB 22-121 (DRC) CERT. #7340

10/5/2022 1:54 PM

DEV2022-



D-Series Size 1
LED Area Luminaire

Specifications

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 60% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

LITHONIA LIGHTING

FIXTURE NOTE:

FIXTURE SHOWN ON THIS SHEET IS FOR REFERENCE ONLY. SEE ACTUAL FIXTURE SCHEDULE ELSE WHERE IN THIS DOCUMENTS FOR ACTUAL CATALOG NUMBER AND DESCRIPTION.

CHEHAYEB & ASSOCIATES, INC.
CONSULTING PROFESSIONAL ENGINEERS
3702 ARDELE ST. TAMPA, FL 33609
(813) 876-1415 www.chehayeb.com
LIC. #49521 SOUHEIL S. CHEHAYEB 22-121 (DRC) CERT. #7340

FWH Architects
LIC.# AA 0003300
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
FABER@FWHARCHITECTS.COM

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

SOUHEIL CHEHAYEB, P.E.
FL License No. 49521 seal

no.	date	revision descriptions

Ext Space Storage

1 SKINGS ROAD
ORMOND BEACH, FL 32174

PRELIMINARY
10.05.22
date

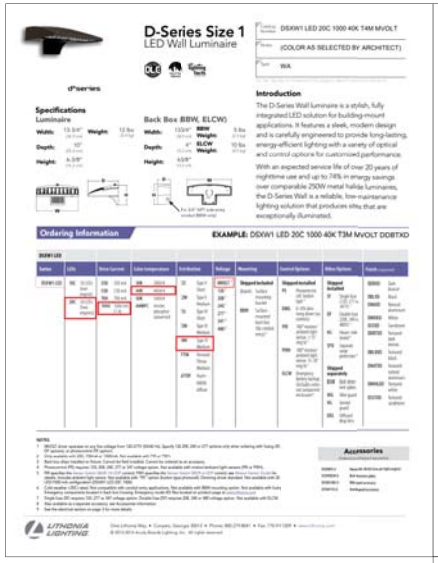
22025
comm. no.

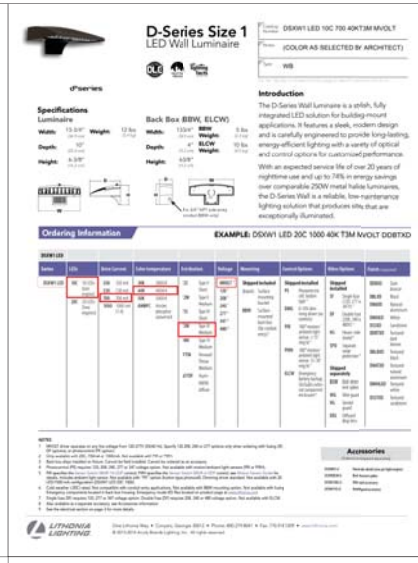
SITE FIXTURE SPECIFICATIONS AND DETAILS

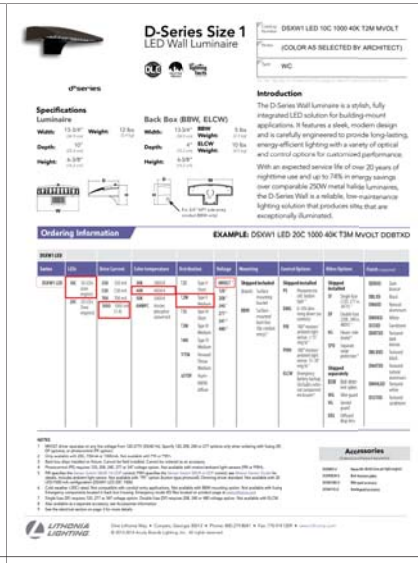
E1.13A

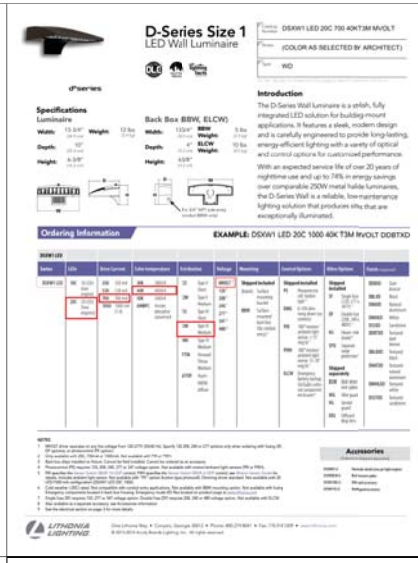
10/5/2022 1:56 PM

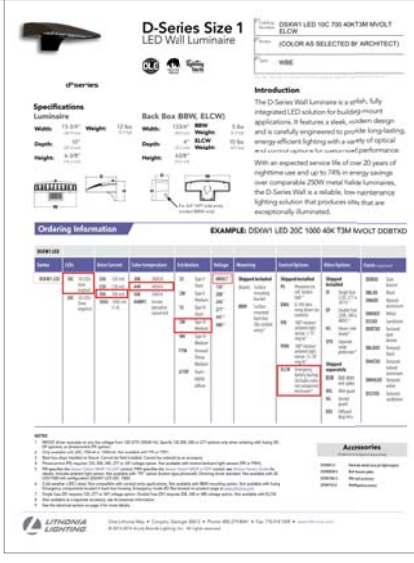
DEV2022

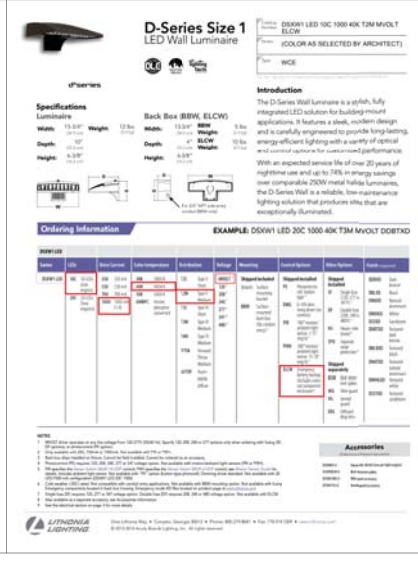


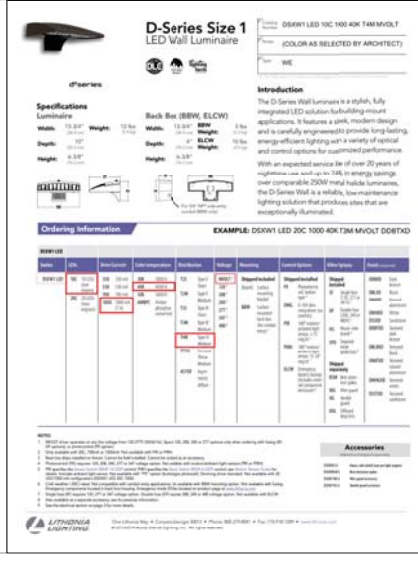












FIXTURE NOTE:

FIXTURE SHOWN ON THIS SHEET IS FOR REFERENCE ONLY. SEE ACTUAL FIXTURE SCHEDULE ELSE WHERE IN THIS DOCUMENTS FOR ACTUAL CATALOG NUMBER AND DESCRIPTION.

NRO

CHEHAYEB & ASSOCIATES, INC.
CONSULTING PROFESSIONAL ENGINEERS
3702 ABEELE ST. TAMPA, FL 33609
(813) 876-1415 www.chehayeb.com
LIC. #49521 SOUHEIL S. CHEHAYEB CERT. #7340
23-121 (DRC)

FWH Architects
LC.P AA 0003300
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
FABER@FWHARCHITECTS.COM

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

SOUHEIL CHEHAYEB, P.E.
FL License No. 49521 seal

no.	date	revisions descriptions

Extra Space Storage

1 SKINGS ROAD
ORMOND BEACH, FL 32174

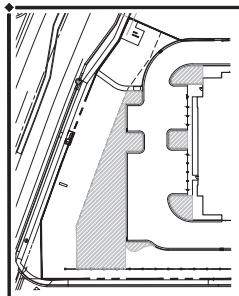
PRELIMINARY
10.05.22
date

22025
comm. no.

SITE FIXTURE SPECIFICATIONS AND DETAILS

E1.14A

10/5/2022 3:56 PM

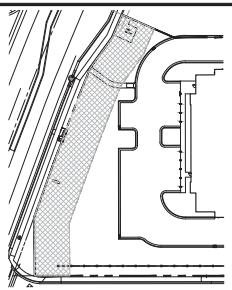


VUA EXHIBIT

SCALE: 1" = 60'

VEHICULAR USE LANDSCAPE REQUIREMENTS	
VEHICULAR USE AREA	43,957
REQUIRED LANDSCAPE AREA (10%)	4,396
PROVIDED LANDSCAPE AREA (17%)	7,614

VUA	SQFT
1	462
2	6,310
3	330
4	512
TOTAL VUA:	7,614



GREENBELT AREA EXHIBIT

SCALE: 1" = 60'

LEGEND

GREENBELT AREA 10,052 S.F.

PLANT SCHEDULE

SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AR	3	ACER RUBRUM	RED MAPLE	4.5" CAL., 12' HT.	
MG	1	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	4.5" CAL., 12' HT.	ROOTS PLUS GROWER
MGB	8	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	BRACKEN'S BEAUTY SOUTHERN MAGNOLIA	4.5" CAL., 12' HT.	ROOTS PLUS GROWER
QV	15	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	4.5" CAL., 12' HT.	ROOTS PLUS GROWER
QV2	7	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	6" CAL., 20' HT.	ROOTS PLUS GROWER
UAW	4	ULMUS ALATA	WINGED ELM	2.5" CAL., 10' HT.	
UDP	3	ULMUS PARVIFOLIA 'DRAKE'	DRAKE CHINESE ELM	4.5" CAL., 12' HT.	

UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CS	2	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	30 GAL., 10' HT.	
LIM	6	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	6" CAL. COMBINED, 10' HT.	3 TRUNKS MIN.
LIS	11	LAGERSTROEMIA INDICA X FAURIEI 'SIOUX'	SIOUX CRAPE MYRTLE	6" CAL. COMBINED, 10' HT.	3 TRUNKS MIN.
LIN	8	LAGERSTROEMIA X 'NATCHEZ'	WHITE CRAPE MYRTLE MULTI-TRUNK	6" CAL. COMBINED, 10' HT.	3 TRUNKS MIN.
LJ	1	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	6" CAL. COMBINED, 10' HT.	M.T.
MGL	7	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	2.5" CAL., 10' HT.	
RIM	1	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY INDIAN HAWTHORN	30 GAL.	6' HT., 2' C.T., STD.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AS	152	ACCA SELLOWIANA	PINEAPPLE GUAVA	3 GAL., 20" HT	36" O.C.
CVJ	3	CALLISTEMON VIMINALIS 'SLIM'	DWARF WEEPING BOTTLEBRUSH	7 GAL., 36" HT	36" O.C.
HP	120	HAMELIA PATENS	FIREBUSH	3 GAL., 24" HT, X 12" SPRD	36" O.C.
IVS	215	ILEX VOMITORIA 'STOKES DWARF'	STOKES DWARF YAUPON HOLLY	3 GAL., 12" HT. X 18" SPRD.	36" O.C.
PM	140	PODOCARPUS MACROPHYLLUS	YEW PINE	7 GAL., 36" HT. X 18" SPRD	24" O.C.
RI	51	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL., 15" HT. X 15" SPRD.	36" O.C.
SRC	42	SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO	7 GAL., 18" HT, X 12" SPRD.	48" O.C.
VOD	247	VIBURNUM OBOVATUM 'DENSA'	WALTER'S VIBURNUM	3 GAL., 24" HT, X 12" SPRD	36" O.C.
VOW	235	VIBURNUM OBOVATUM 'WHORLED CLASS'	WHORLED CLASS DWARF WALTER'S VIBURNUM	3 GAL., 24" HT, X 12" SPRD	36" O.C.
ZP	119	ZAMIA PUMILA	COONTIE CYCAD	3 GAL., 12" HT, X 9" SPRD.	36" O.C.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DTV	10	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	1 GAL.	24" O.C.
EG	10	EVOLVULUS GLOMERATUS 'BLUE DAZE'	BRAZILIAN DWARF MORNING GLORY	1 GAL.	18" O.C.
HD	167	HELIANTHUS DEBILIS	DUNE SUNFLOWER	1 GAL.	24" O.C.
JC	291	JUNIPERUS CONFERTA	SHORE JUNIPER	1 GAL.	30" O.C.
JH	25	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	3 GAL.	36" O.C.
LC	37	LANTANA CAMARA	YELLOW LANTANA	1 GAL.	24" O.C.
LMB	715	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	12" O.C.
LMG	72	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LILYTURF	1 GAL., 12" HT	24" O.C.
MS	26	MIMOSA STRIGILLOSA	SUNSHINE MIMOSA	1 GAL.	30" O.C.
MUH	501	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.	36" O.C.
TF	108	TRIPSACUM FLORIDANUM	FLORIDA GAMAGRASS	1 GAL.	24" O.C.

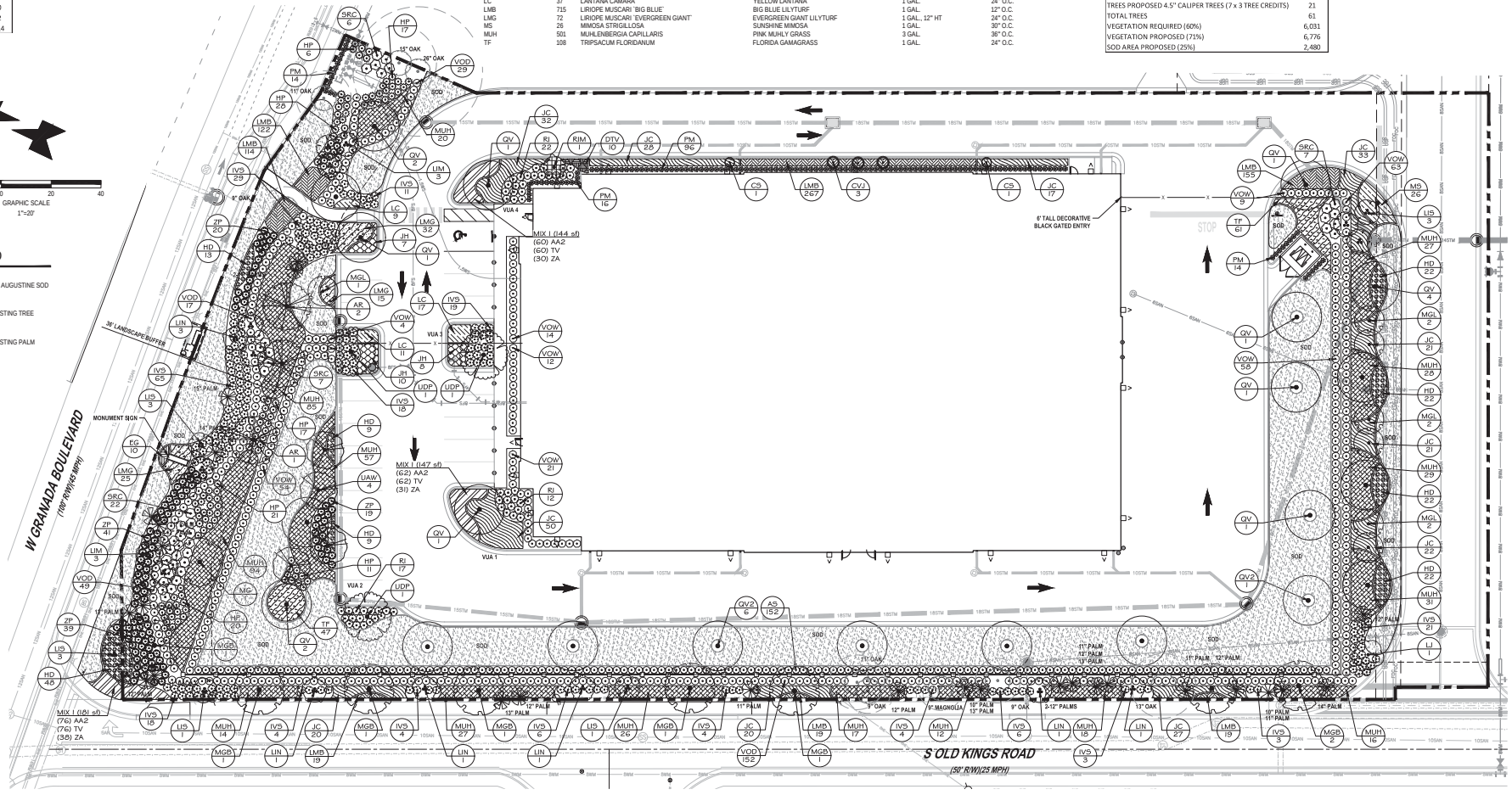
PLANT MIX SCHEDULE

MIX 1				
	472 SF			
FLOWER MIX				
AGAPANTHUS AFRICANUS / AFRICAN LILY 12" O.C.	197	1 GAL.	40% @ 12" oc	
TULBAGHIA VIOLACEA / SOCIETY GARLIC 12" O.C.	197	12" HT	40% @ 12" oc	
ZEPHYRANTHES ATAMASCO / ATAMASCO LILY 12" O.C.	99	3" HT, X 3" SPRD	20% @ 12" oc	

MINIMUM TREE RATIOS	
SITE AREA	127,869
BASED ON SITE AREA (1/1,500 S.F.)	85
LANDSCAPE AREA	47,344
BASED ON LANDSCAPE AREA (1/400 SF)	118
EXISTING PROTECTED TREES TO REMAIN	6
EXISTING PALMS TO REMAIN (3:1) (28/3)	9
EXISTING SPECIMEN TREES TO REMAIN	3
TREES PROPOSED 2.5" CALIPER TREES (1 TREE CREDIT)	11
TREES PROPOSED 4.5" CALIPER TREES (30 x 3 TREE CREDITS)	90
TREES PROPOSED 6" CALIPER COMB. (26 x 2 TREE CREDITS)	52
TREES PROPOSED 6" CALIPER TREES (7 x 6 TREE CREDITS)	42
TOTAL TREES PROVIDED	213

TREE MITIGATION REQUIREMENTS	
REQUIRED 4.5" CALIPER TREES PER PUD	13
PROVIDED 4.5" CALIPER TREES	6
PROVIDED 6" CALIPER TREES	7
TOTAL MITIGATION TREES PROVIDED	13

GREENBELT THOROUGHFARE OVERLAY BUFFER REQUIREMENTS	
TOTAL AREA (SQ. FT.)	10,052
TREES REQUIRED (1/200 S.F.)	50
EXISTING TREES PRESERVED	4
EXISTING PALMS PRESERVED (11) (3:1)	4
TREES PROPOSED 6" COMB. CAL. (16 X 2 TREE CREDITS)	32
TREES PROPOSED 4.5" CALIPER TREES (7 x 3 TREE CREDITS)	21
TOTAL TREES	61
VEGETATION REQUIRED (60%)	6,031
VEGETATION PROPOSED (73%)	6,776
SOD AREA PROPOSED (25%)	2,490



LEGEND

ST. AUGUSTINE SOD

EXISTING TREE

EXISTING PALM

REVISIONS

DATE	DESCRIPTION
9/16/22	CITY COMMENTS
10/4/22	CITY COMMENTS
11/14/22	CITY COMMENTS

1220 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084

Civil Engineering,
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING INC.

LANDSCAPE PLAN
ORMOND CENTRAL UNIT 1
SELF STORAGE
GRANADA 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, RLA # 6667278 ON

LAUREN A. 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:	2022-122
DATE:	AUGUST 2022
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	LAA
SCALE:	1" = 20'

DRAWING NUMBER

L1

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	SUN	MON	TUE	WED	THU	FRI	SAT	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	HUNTER ICV-G-FS	SHRUB SPRAY	1.7 in/h			14 min			14 min		0.75	27	818	409
2	HUNTER ICV-G-FS	TURF SPRAY	2.14 in/h			21 min			21 min		1.5	42	1,416	708
3	HUNTER ICV-G-FS	TURF SPRAY	1.57 in/h			29 min			29 min		1.5	58	1,725	863
4	HUNTER ICV-G-FS	SHRUB SPRAY	1.57 in/h			15 min			15 min		0.75	29	861	431
5	HUNTER ICV-G-FS	SHRUB SPRAY	1.85 in/h			13 min			13 min		0.75	25	759	379
6	HUNTER ICV-G-FS	AREA FOR DRIPLINE	1.83 in/h			13 min			13 min		0.75	25	621	310
7	HUNTER ICV-G-FS	AREA FOR DRIPLINE	2.1 in/h			11 min			11 min		0.75	22	636	318
8	HUNTER ICV-G-FS	TURF ROTOR	0.52 in/h			87 min			87 min		1.5	174	3,898	1,949
9	HUNTER ICV-G-FS	TURF SPRAY	1.59 in/h			29 min			29 min		1.5	57	1,891	946
10	HUNTER ICV-G-FS	TURF SPRAY	1.59 in/h			29 min			29 min		1.5	57	1,891	946
11	HUNTER ICV-G-FS	SHRUB SPRAY	1.47 in/h			16 min			16 min		0.75	31	718	359
12	HUNTER ICV-G-FS	AREA FOR DRIPLINE	1.4 in/h			17 min			17 min		0.75	33	1,209	604
13	HUNTER ICV-G-FS	TURF SPRAY	1.53 in/h			30 min			30 min		1.5	59	1,991	995
14	HUNTER ICV-G-FS	AREA FOR DRIPLINE	1.4 in/h			17 min			17 min		0.75	33	954	477
15	HUNTER ICV-G-FS	TURF SPRAY	1.5 in/h			30 min			30 min		1.5	60	2,129	1,065
16	HUNTER ICV-G-FS	SHRUB SPRAY	1.16 in/h			20 min			20 min		0.75	39	958	479
17	HUNTER ICV-G-FS	TURF SPRAY	1.9 in/h			24 min			24 min		1.5	48	1,609	804
18	HUNTER ICV-G-FS	SHRUB SPRAY	1.25 in/h			18 min			18 min		0.75	36	873	436
19	HUNTER ICV-G-FS	SHRUB SPRAY	1.44 in/h			16 min			16 min		0.75	32	929	464
20	HUNTER ICV-G-FS	TURF SPRAY	1.5 in/h			31 min			31 min		1.5	61	1,978	989
21	HUNTER ICV-G-FS	TURF SPRAY	2.11 in/h			22 min			22 min		1.5	43	1,393	696
22	HUNTER ICV-G-FS	SHRUB SPRAY	1.39 in/h			17 min			17 min		0.75	33	946	473
23	HUNTER ICV-G-FS	SHRUB SPRAY	1.53 in/h			15 min			15 min		0.75	30	793	397
		TOTALS:				534			534			1,054	30,995	15,497

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
2Q 2H 4Q 4H 6Q 6H	HUNTER PROS-06-PRS30-CV-F SHORT RADIUS NOZZLES	2
	HUNTER PROS-06-PRS30-CV-F 8' RADIUS	7
	HUNTER PROS-06-PRS30-CV-F 10' RADIUS	10
	HUNTER PROS-06-PRS30-CV-F 12' RADIUS	1
	HUNTER PROS-06-PRS30-CV-F 15' RADIUS	1
	HUNTER PROS-06-PRS30-CV-F 17' RADIUS	50
	HUNTER PROS-06-PRS30-CV-F ADJUSTABLE ARC	146
	HUNTER PROS-12-PRS30-CV-F 5' STRIP SPRAY	36
	HUNTER PROS-12-PRS30-CV-F 8' RADIUS	1
	HUNTER PROS-12-PRS30-CV-F 10' RADIUS	7
	HUNTER PROS-12-PRS30-CV-F 12' RADIUS	4
	HUNTER PROS-12-PRS30-CV-F 15' RADIUS	7
	HUNTER PROS-12-PRS30-CV-F 17' RADIUS	8
	HUNTER PROS-12-PRS30-CV-F ADJUSTABLE ARC	85
	HUNTER PCB 10	34

SYMBOL	MANUFACTURER/MODEL	QTY
	HUNTER PGP-04-PRB 1.5	13
	HUNTER PGP-04-PRB 6.0	1

SYMBOL	MANUFACTURER/MODEL	QTY
	HUNTER HE-B 10HE-B	30
	AREA TO RECEIVE DRIPLINE HUNTER HDL-06-12-PC	11,936 L.F.

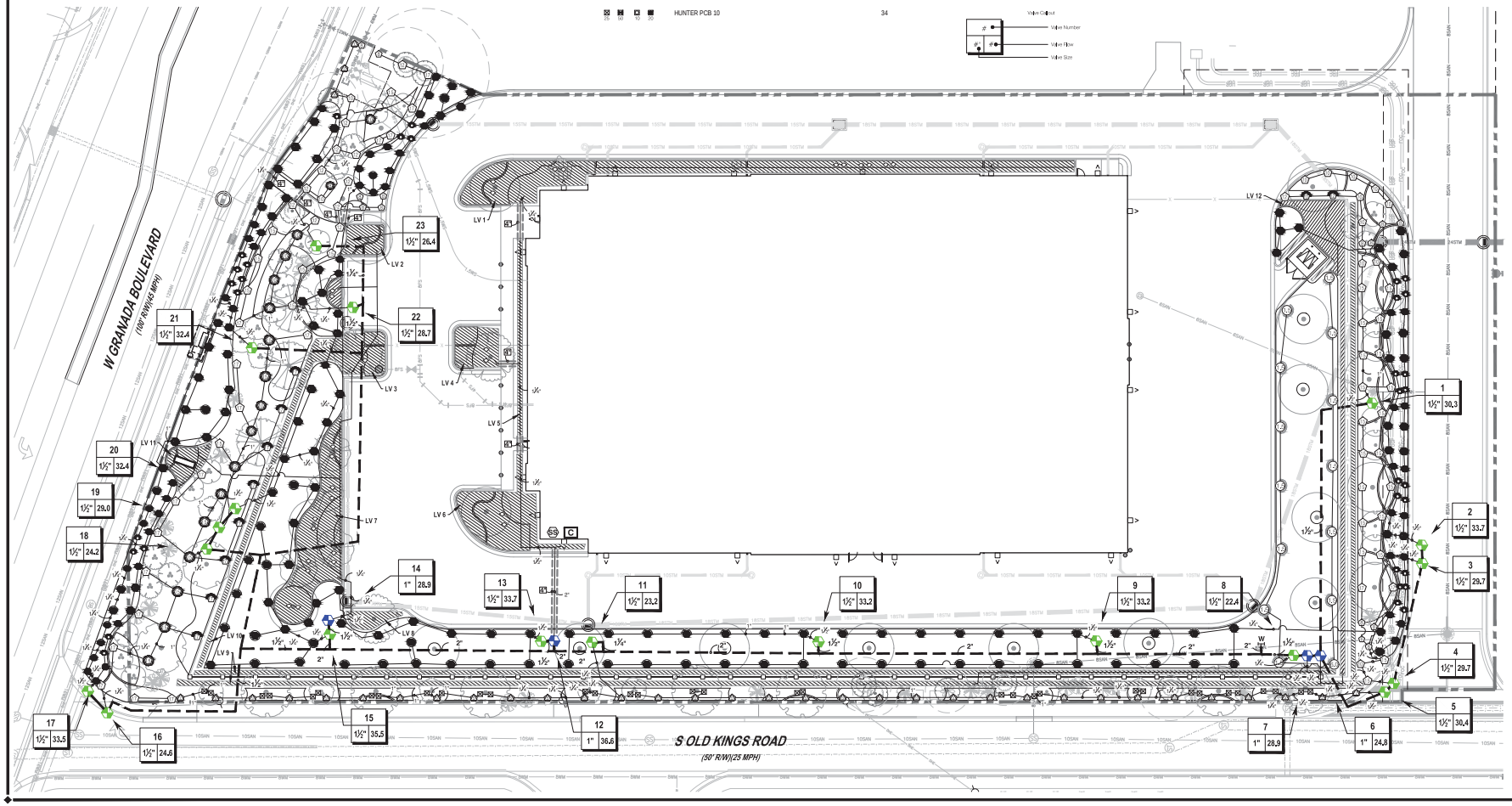
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICV-G-FS 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.	23
C	HUNTER I2C-3200-PL 32 STATION OUTDOOR MODULAR CONTROLLER. WITH THREE ICM-800 MODULE. COMMERCIAL USE. PLASTIC CABINET.	1
SS	HUNTER SOLAR-SYNC SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET. WIRED.	1
W M	POINT OF CONNECTION 4" WELL WITH SUBMERSIBLE PUMP, SEE NOTES SHEET L4	1
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26	5,329 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	1,094 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	80.8 L.F.

LOW FLOW IRRIGATION REQUIREMENT	
TOTAL IRRIGATED AREA	47,344
REQUIRED LOW FLOW (25%)	11,836
PROVIDED LOW FLOW (26.1%)	12,361

ZONE	SQFT
LV1	2,027
LV2	181
LV3	433
LV4	330
LV5	444
LV6	935
LV7	1,122
LV8	172
LV9	5,354
LV10	649
LV11	208
LV12	506
TOTAL:	12,361

Valve Output
Valve Number
Valve Flow
Valve Size

GRAPHIC SCALE
1"=20'



REVISIONS

DATE	DESCRIPTION
9/15/22	CITY COMMENTS
10/4/22	CITY COMMENTS
11/14/22	CITY COMMENTS

1220 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084

Civil Engineering,
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING INC.

IRRIGATION PLAN
ORMOND CENTRAL UNIT 1
SELF STORAGE
GRANADA 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, RLA # 6667278 ON

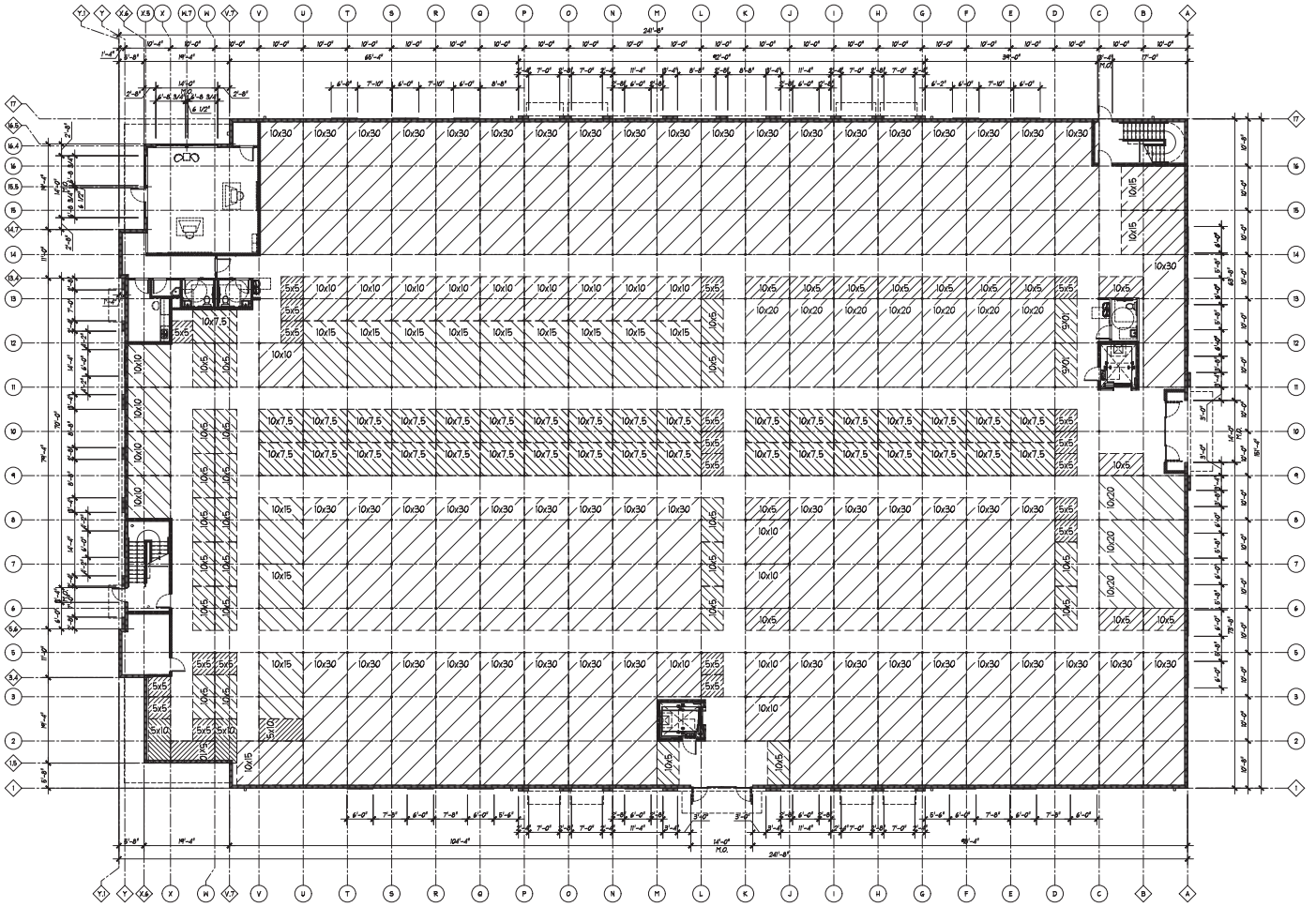
LAUREN A. ADAMS
LICENSED
NO. 6667278
STATE OF FLORIDA
LANDSCAPE ARCHITECT

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2022-122
DATE:	AUGUST 2022
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	LAA
SCALE:	1" = 20'

DRAWING NUMBER

L3



FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

NORTH

FWH Architects
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
FABER@FWHARCHITECTS.COM

DUNAMIS DEVELOPMENT

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE NFPA FIRE SAFETY STANDARDS

GUY F. FABER
FL License No. AR0015323
seal

no.	date	revision descriptions

ExtraSpace

1 SKINGS ROAD
ORMOND BEACH, FL 32174

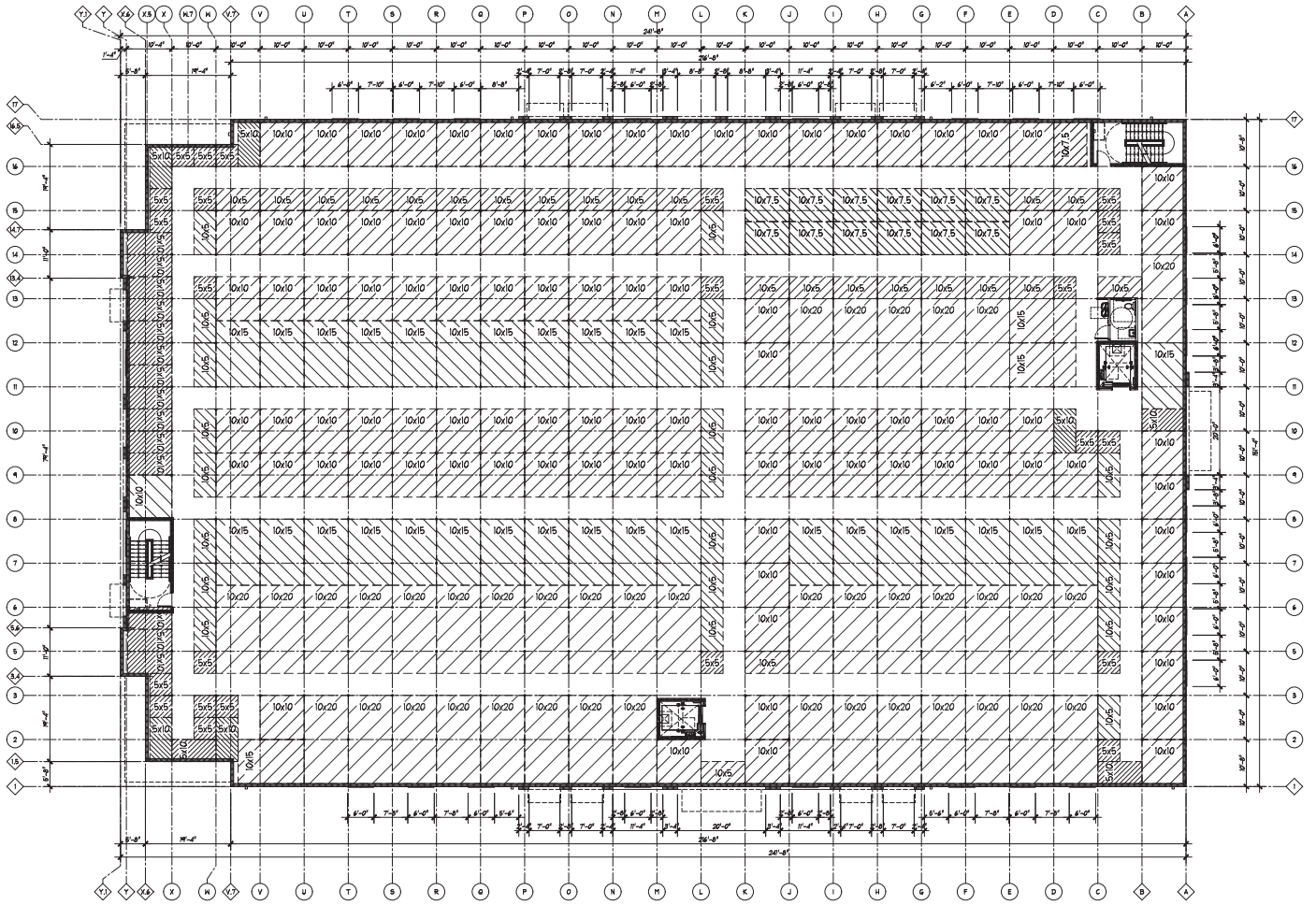
PRELIMINARY
10.05.22
date

22025
comm. no.

FIRST
FLOOR PLAN

A1.0

10/6/2022 6:27 PM



SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

NORTH

FWH Architects
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
FABER@WHARCHITECTS.COM

DUNAMIS DEVELOPMENT

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE NFPA 101 LIFE SAFETY STANDARD

GUY F. FABER
FL License No. AR0015323
seal

no.	date	revision description

ExtraSpace

1 SKINGS ROAD
ORMOND BEACH, FL 32174

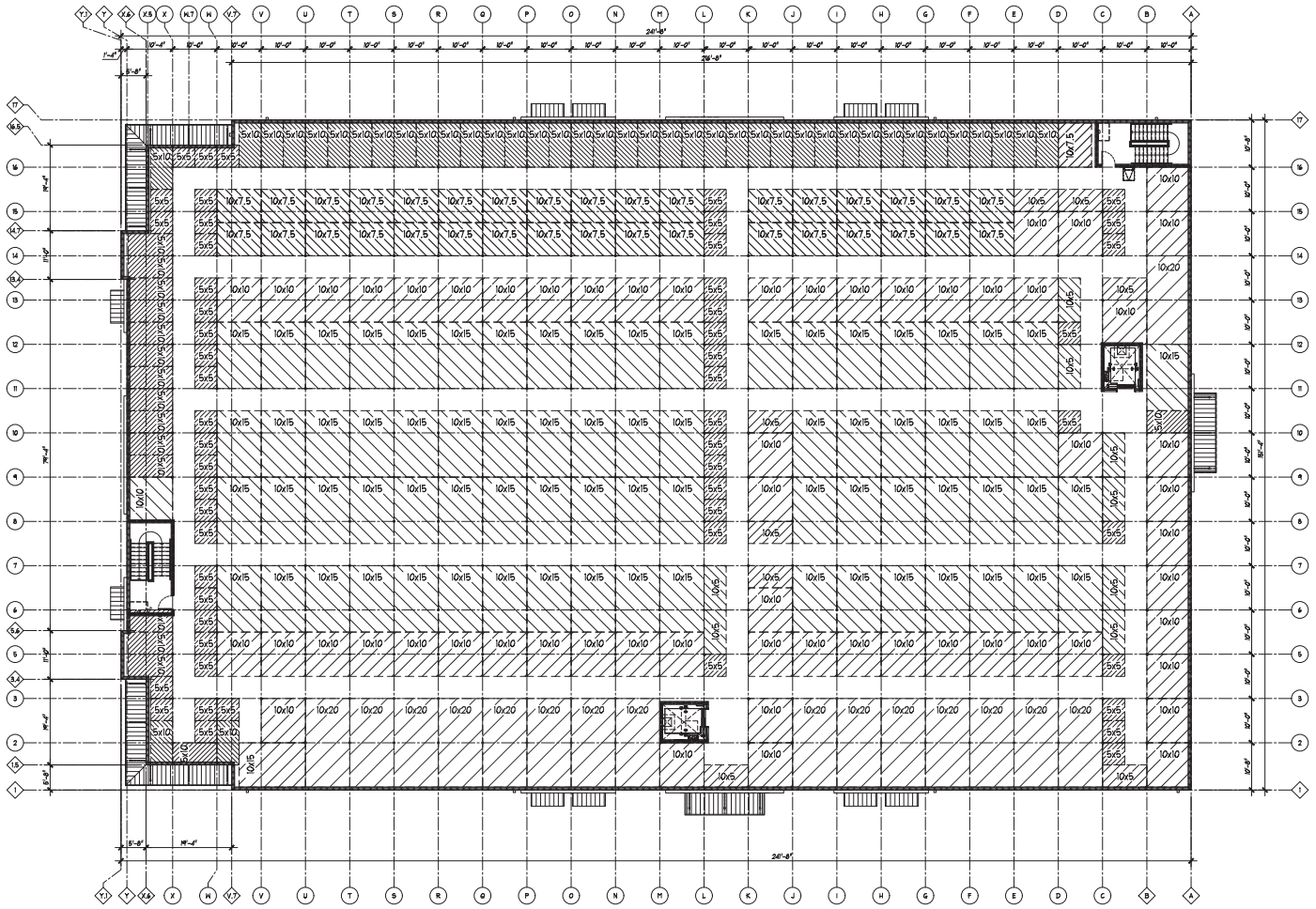
PRELIMINARY
10.05.22
date

22025
comm. no.

SECOND FLOOR PLAN

A1.1

10/4/2022 6:27 PM



THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

NORTH

FWH Architects
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
FABER@FWHARCHITECTS.COM

DUNAMIS DEVELOPMENT

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE NFPA 101 LIFE SAFETY STANDARD

GUY F. FABER
FL License No. AR0015323
seal

no.	date	revision descriptions

ExtraSpace Storage

1 SKINGS ROAD
ORMOND BEACH, FL 32174

PRELIMINARY
10.05.22
date

22025
comm. no.

THIRD
FLOOR PLAN

A1.2



JUNE 21ST AT 9AM
SCALE: 3/32" = 1'-0"



JUNE 21ST AT 3PM
SCALE: 3/32" = 1'-0"



DECEMBER 21ST AT 9AM
SCALE: 3/32" = 1'-0"



DECEMBER 21ST AT 3PM
SCALE: 3/32" = 1'-0"

FWH Architects
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
FABER@FWHARCHITECTS.COM

DUNAMIS DEVELOPMENT

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

GUY F. FABER
FL License No. AR0015323
seal

no.	date	revision descriptions

Extra Space Storage
1 SKINGS ROAD
ORMOND BEACH, FL 32174

PRELIMINARY
10.05.22
date

22025
comm. no.

SHADE STUDY

SS1.0

10/7/2022 12:34 PM

DRAFT

Planning Board minutes from

December 8, 2022

ITEM:

PBD 2022-092 – Planned Business Development, Development Order Amendment,

Ormond Central Self-Storage

Chairman Thomas entertained a motion.

Mr. Scudiero motioned to deny PBD 2022-008(A) – Zoning Map amendment, Tymber Creek Apartments, 2011 West Granada Boulevard and North Tymber Creek Road. Mr. Galloway seconded it. Vote was called, and the motion was approved (5-0).

B. PBD 2022-008(B) – Issuance of a Development Order, Tymber Creek Apartments, 2011 West Granada Boulevard and 36 North Tymber Creek Road

Chairman Thomas concurred and entertained a motion.

Mr. Jorczak motioned to deny PBD 2022-008(B) – Issuance of a Development Order, Tymber Creek Apartments, 2011 West Granada Boulevard and 36 Tymber Creek Road. Ms. Shull seconded it. Vote was called, and the motion was approved (5-0).

Chairman Thomas called for a five (5) minute recess.

C. PBD 2022-092 – Planned Business Development, Development Order Amendment, Ormond Central Self-Storage, 1 South Old Kings Road, 760 West Granada Boulevard, no address (Volusia County parcel number: 4241-01-11-0130), and no address (Volusia County parcel number: 4241-01-11-0120)

Mr. Steven Spraker, Planning Director, explained the request submitted by the property owner, Ormond Central Investors, LLC, for a Planned Business Development amendment (PBD) which seeks to allow two amendments; (1) a three-story indoor self-storage use with a building of 106, 140 square feet and associated site improvements as an allowed use within the Ormond Central property, and two (2) to amend the allowed Floor Area Ratio (FAR) from 55,000 square feet to 131,140 square feet for the entire Ormond Central Property. The subject property is approximately 8.73 acres. Mr. Spraker stated that it already has a Planned Development zoning and has gone through SPRC, two neighborhood meetings, and now goes through the Planning Board with the recommendation going on to City Commission. The land use is Residential/Office Retail with a zoning of Planned Business Development (PBD). Mr. Spraker added that in 2017 there was a PBD that approved a master planned development including a spine road and a master storm water system including four lots for development. The development order included the B-9 uses and retail, pharmacy, bowling center and restaurant types with detailed conditions of no truck traffic on Old Kings Road. The 75-foot building height was brought down to 45 feet and established a Floor Area Ratio (FAR) for a maximum of 55,000 square feet. Mr. Spraker stated that the project is underway for the infrastructure improvements currently with the spine road, stormwater pond, and now getting the lots ready for the infrastructure.

Mr. Spraker stated that the landscape plan has been upgraded as a result of the neighborhood meeting. Regarding traffic, it was advised that the original development order approved a 24,000-square-foot retail building in unit 1, the traffic study allowed 2,700 daily average trips, and when taking the passerby and internal capture, leaves 1,777 average new daily trips. He added that the project civil engineer provided a trip generation of 265 trips which is an 85 percent reduction based on the self-storage use.

DRAFT

Mr. Spraker concluded that staff does not believe it is an appropriate use and has concerns with allowing self-storage on West Granada Boulevard, which has typically been Commercial and Office type of land uses. The other storage facilities that have been permitted have all had a commercial land use and not "Residential, Office, Retail" land use. He added that self-storage is a permitted use in the I-1 Light Industrial area.

Mr. Spraker detailed the benefits including the addition of an 8-foot wall along Old Kings Road, where the LDC requires a 6-foot wall and how they met the Neo-Eclectic architectural style. The highest point of the building is 39.6 feet where the development order allows buildings up to 45 feet in height.

Board questions

Discussion ensued regarding the differences between the proposed self-storage facility and other storage facilities located on Granada Boulevard.

Chairman Thomas asked what other uses can go on the property. Mr. Spraker replied retail, restaurant, and per the development order, drive-through restaurants were restricted for units 2 through 4, therefore not on the corner. A restaurant or a retail-type of facility would also be allowed. It was determined that the other parcels on the property.

Mr. Jorczak commented positively on the architecture and appearance of the proposed project.

Ms. Shull inquired about what could go in next to it in the 25,000 square-foot building. Retail and drive-thru restaurant uses were discussed.

Applicant's presentation

Mr. Joey Posey, Esq., Storch Law Firm, 420 S. Nova Road, explained the subject matter of Unit/Lot 1, the 'personal' Self-Storage facility proposed project. He touched on the reception heard regarding traffic impacts on Granada Boulevard, and how to mitigate it as well as the landscaping aspects. The alternative uses for the development were also discussed, and how the applicants compared those with the current proposal and saw it as an opportunity with it having the look of an office but without the office impacts, with less than a dozen people a day. Mr. Posey added that they adjusted and increased the buffers per what they heard at the neighborhood meeting with the increase of vegetation, landscaping and trees, as well as the increase in height of the wall. He referenced semi-truck traffic concerns and explained that everything at the self-storage facility is internal, versus a storage-warehouse facility. Mr. Posey mentioned that a right-in permitted driveway was also removed off of Old Kings Road. He added that they also agreed to not illuminate any signage on Old Kings Road and eliminated signage all together on Old Kings Road.

Board questions

Mr. Jorczak asked if will be built to hurricane category-5 standards. Mr. Posey and the project engineer replied that it will. Mr. Jorczak inquired about the internal construction and if they are manufactured in a way that it could be converted into office space for rearrangement of the internal structure in the future.

Mr. Harry Newkirk, Newkirk Engineering, 1230 N. U.S. Highway 1, replied that the building takes up the space of the lot, and would not have the parking available for

DRAFT

an office-configuration. It was discussed and determined that there would be site constraints to meet the minimum standards of the code for that change of use.

Mr. Scudiero inquired about the plan for the historic trees on the property. Mr. Paul Holub, 1185 West Granada Boulevard, replied that the historic trees on the site from the original PBD are being saved. One historic tree was impossible to save due to being located in a retention area with low chances of survival.

Mr. Holub reiterated the other more intensive uses that could go in on the property as well as the public benefits of the proposed project and how they strived to meet all of the residents' concerns. He added that it will be great screening for a fast-food restaurant that will ultimately go in next door to it.

Chairman Thomas opened the public hearing for audience comments.

Audience Comments

Ms. Connie Colby, 108 Roble Lane, stated that she attended both neighborhood meetings and thinks that the applicants have done a good job. She continued that the amendments that are put forth for the two property parcels ending in 20 and 30, are premature as the application is for just the self-storage facility alone, in which the parcel number for it ends in 80. She expressed confusion as to why the other properties were discussed. Ms. Colby commented on the four parcels, the other ending in 70, and asked if is part of the 8 acres. She asked if they are part of the approval without a neighborhood meeting requirement on the other two properties. Ms. Colby referenced the St. Johns River Water Management District (SJRWMD) and how there is not an approval with them on this property. According to Ms. Colby, in 2017 there was an application for a mitigation property where filling and dredging were mentioned and she asks that status of that. She also remarked that the SJRWMD application also shows the project as a four-story building and not a three-story building and inquired about clarification for it.

Ms. Susan Barfield, 29 Old Macon Drive, Reflections Village, praised the developers, attorney, and Mr. Holub, and remarked that all have been receptive to all of the neighbors and came up with resolutions for all that was asked. She referenced Ormond Central's prior public hearing and how the audience filled up the chamber and today not as much as then. She pleaded for the Board to review the idea of eliminating an access on S. Old Kings Road as it is a minor collector road in the transportation element of the Comprehensive Plan, and is also a residential road and area of four restricted communities and over a dozen single homes are along it. Ms. Barfield defined Zillow, an online real estate website, and read their tips for finding a bargain-priced home, including to be sure you are okay with the location you pick as you cannot change it. The 24-hour convenience store that will be your neighbor and helped push down the price twenty-thousand dollars is not going to go away once you close. She continued, stating that it is not a commercial area and the Comprehensive Plan talks about property owners right to not have their property devalued. She commented that there are a lot of children on Old Kings Road, and asked the Board to consider eliminating or restricting access on it.

Mr. Paul Holub stated the reason access cannot be restricted on Old Kings Road is that people should not have to turn right from Granada Boulevard, head east, make a U-turn, come back and turn left onto Old Kings Road to go to a fast-food restaurant or doctor's office that could be there in the future on lot 2, and added that the purpose of collector roads is to keep traffic off of the main arterial roads. Mr. Holub

DRAFT

commented that they reviewed it in 2016 when multiple traffic studies and counts were done where he says that there is no traffic there south on Old Kings Road. He concluded that the purpose is that businesses would die on the vine without access to Old Kings Road.

Mr. Tom Barfield, 29 Old Macon Drive, Reflections Village, explained that he lives in the community right across the street. He commented that Mr. Holub is a great neighbor and has shops behind their community. He expressed his concern with the additional traffic that will be on South Old Kings Road with Reflections Village and the other communities along it. Mr. Barfield stated that children are out on South Old Kings Road in the mornings waiting on school busses and is concerned about adding more traffic. He added that the road cannot be widened and he is worried about the businesses to follow and what traffic will then be generated. Mr. Barfield stated that if the Board is going to approve this to limit the access on South Old Kings Road.

Mr. Paul Holub stated that provisions were put into the PBD in 2017 for there not to be any semi-trucks that turn left and go south on Old Kings Road and to add additional signage. He remarked that those provisions will be put in the condominium documents for the business owners. He commented that one of the Reflections Village entrances is north of the business entrance, therefore they can come and go without any impacts. Mr. Holub stated that if they are concerned about traffic on Old Kings Road that the development and particular use is what is they would want with 2,800 trips on lot 1 under a Retail or Restaurant use based on the supposed ITE manual 220 trips listed. He differed with that information based on other similar type business owners that stated they see 20 to 30 people per day without the trips of semi-trucks and garbage trucks as a grocery store or high-volume restaurant would.

There was further discussion on the matter and it was discovered that there was another right-turn in access on the approved plan further to the north on Old Kings Road but the developer has since agreed to eliminate. The site infrastructure should be built out in the next six months.

Mr. Galloway stated that his company sold a lot of the property back there behind Reflections 1 and 2 and commented that he recalls when Old Kings Road was a gravel road and recalls when Omega 40 had access to Old Kings Road and suggested by development the existing building there had access and curb cut on Old Kings Road.

Chairman Thomas added his knowledge of the history of Old Kings Road as well. Chairman Thomas commented on how he utilizes personal self-storage and does not see many cars in the parking lot.

Chairman Thomas entertained a motion.

Mr. Scudiero motioned to approve PBD 2022-092 – Planned Business Development (PBD), Development Order Amendment, Ormond Central Self-Storage, 1 South Old Kings Road, 760 West Granada Boulevard. Ms. Shull seconded it.

Motion Discussion

Ms. Shull stated that she attended the neighborhood meeting and noticed support and also noticed the concerns were mostly traffic-based. She commented that the applicants went above and beyond what the neighbors wanted as far as the landscaping and buffering. Ms. Shull remarked that she thinks traffic will be minimal

down Old Kings Road due to the storage unit business being geared for local people. If a fast-food business goes in next door, most will pull out onto State Road 40, unless they are local to Old Kings Road. She expressed understanding for the need of the other egress there.

In reference to the parcel number inquiry, Mr. Spraker stated that there are four parcels, two of which have addresses that were described in all of the advertising of the application: 1 South Old Kings Road, 760 West Granada Boulevard and the two without addresses were advertised with parcel numbers. He further explained that the four parcels comprise the whole Ormond Central Planned Business Development.

Mr. Scudiero commented that he concurs with the attorney that these are not storage facilities as they were 20 to 30 years ago. He added that he is willing to trade for the lack of traffic for the larger Floor Area Ratio (FAR).

Mr. Jorczak referenced the access on North Old Kings Road, and delivered a traffic-example, that it is an important safety factor coming off of Nova Road, with two lanes of traffic backed up and if having 20 cars backed up at the traffic light to go east on Granada Boulevard and have to turn onto Walgreens, when less than 100 feet from that traffic light on the right-hand lane and have people from the left lane trying to get to the right lane to turn into Walgreens and have drivers racing around the corner, and added how a fewer number of cars will impede anywhere within the 500-foot-stretch from the traffic light going east, therefore an advantage from a traffic-accident-standpoint. He remarked that having an access road into the development will relieve some of that not having to go out and make a U-turn to try and get into the development.

Mr. Galloway suggested an example that if the owner of the property built a Reflections 3 and 4 on the property and how they would most probably need two ingresses and egresses off of Old Kings Road and would have 300 to 450 cars in a parking lot parked behind them if there was demand for office space. He concluded that this is a lot less traffic than what could be there based on the zoning allowances.

Chairman Thomas concurred and remarked that this is the best thing that can go in there.

Vote was called, and the motion was approved (5-0).

D. <u>PBD 2022-096 – Planned Business Development, Development Order, Amendment, Stor-It, North Ormond, 1405 North U.S. Highway 1</u>

Mr. Steven Spraker, Planning Director, stated that the request submitted by property owner, Vanacore Commercial Properties, LLC, is for a Planned Business Development (PBD) amendment and seeks to allow a three-story indoor self-storage use with a building of approximately 123,534 square feet with a 2,500-square-foot office and associated site improvements as an allowed use within the Stor-it, North Ormond PBD. The subject property is approximately 5.26 acres and is located at 1405 North U.S. Highway 1. Mr. Spraker explained the process was similar to the last property, with the item beginning with the SPRC, a neighborhood meeting on November 17, 2022, and now on to the Planning Board for a recommendation to the City Commission. The first reading is scheduled for January 24, 2023.

Mr. Spraker stated that the property has a land use of "Low Intensity Commercial" and a zoning of Planned Business Development (PBD). The previous site plan was for a 14,000-square-foot retail office and a 13,000-square-foot office that was

Meeting Date: 1/24/2023	**AGENDA ITEM**		**Number:** 7.C
Section:	PUBLIC HEARINGS		
Item Category:	Public Hearing - Ordinances	**Res./Ord. No:**	2023-12
Strategic Goal:	Community Development - Other		
Department :	Planning & Building		
Subject:	Issuance of a Development Order, Stor-It North Ormond, Planned Business Development Amendment (SECOND READING)		
Budget Impact:	There is no budget impact as the result of this Planned Business Development amendment.		
Summary:	This is an application submitted by Vanacore Commercial Properties, LLC, for a PBD amendment. The Stor-It, North Ormond PBD amendment seeks to allow a three-story indoor self-storage use with a building of approx 123,534 sq. ft. and associated site improvements as an allowed use within the Stor-It, North Ormond PBD. The Planning Board recommended approval 5-0 at the Dec 8, 2022 meeting.		
Recommended Action:	The Planning Board recommended that the City Commission approve a Planned Business Development that authorizes the issuance of a development order to allow a three-story indoor self-storage use of 123,534 square feet (with 2,500 square feet of office) and associated site improvements as an allowed use within the Stor-It, North Ormond Planned Business Development located at 1405 North U.S. Highway 1.		
Staff Contact:	Steven Spraker, Planning Director, (386) 676-3341		

Approval:

Kelly McGuire, Finance Director	1/9/2023	Kelly A. McGuire
Claire Whitley, Assistant City Manager	1/9/2023	
Joyce Shanahan, City Manager	1/19/2023	Joyce Shanahan

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: January 24, 2023

Subject: Issuance of a Development Order, Stor-It North Ormond, Planned Business Development Amendment (SECOND READING)

Commission Goal: Community Development - Other

Introduction

This is an application submitted by the property owner, Vanacore Commercial Properties, LLC, for a Planned Business Development amendment. The Stor-It, North Ormond Planned Business Development amendment seeks to allow a three-story indoor self-storage use with a building of approximately 123,534 square feet and associated site improvements as an allowed use within the Stor-It, North Ormond Planned Business Development.

Background

On December 9, 2010, the Volusia County Council approved Resolution #2010-223 for the Village Business Centre BPUD that allowed a variety of commercial uses including a convenience store, offices, restaurants, pharmacies, and retail sales. On July 30, 2012, Ormond Beach issued a utility only connection permit for the construction of a total of 28,020 square feet of commercial uses. Site improvements commenced but the project was never completed.

The land area is part of the Interlocal Service Boundary Agreement (ISBA) adopted by the City of Ormond Beach Commission and by the Volusia County Council effective and recorded on August 28, 2014. As part of the adoption of the ISBA, Comprehensive Plan policies were established to maintain what was allowed by the Volusia County land use map entitlements. Policy 9.1.4 of the Comprehensive Plan Future Land Use Element contains table 4 that provides the following land use map annotations: “Density shall not exceed 8 dwelling units per acre. Maximum FAR shall not exceed 0.50 for retail or 0.55 for all other nonresidential uses.” The property was assigned a city land use designation of “Low Impact Commercial” and a zoning designation of Planned Business Development. The Volusia County BPUD approved with Resolution #2010-223 was approved in its entirety by Ormond Beach Ordinance 2015-14. The property at 1405 North U.S. Highway was annexed on October 5, 2022 with Ordinance 2022-28.

Discussion

Specific requests for the Planned Business Development are shown in **bold**. Below are key attributes of the project:

1. The Stor-It, North Ormond project area is 5.26 acres.
2. **The application seeks to replace the existing development order in its entirety to allow a three-story indoor self-storage use.** The new development order would incorporate the uses and dimensional standards of the B-8, Commercial zoning district.
3. The proposed building is 123,534 square feet and includes a 2,500 square foot office area.
4. The Floor Area Ratio is 0.54.
5. The impervious percentage is 36%, where 75% is permitted. The previous percentage was 64% of the site area.
6. The project proposes one access point to Pine Tree Drive. The site plan shows a joint access drive aisle with the MBA Business Center. No access point to North U.S. Highway 1 is proposed.
7. The property is located in the Greenbelt Preservation Overlay District and provides a landscape buffer ranging from 51' to 75'. The Land Development Code requirement is a 36' landscape buffer.
8. Sidewalks are proposed along U.S. 1 and Pine Tree Drive.
9. The existing natural area along Pine Tree Drive will remain.
10. To the rear of the property is an existing lake that shall remain. Areas of an additional stormwater area are proposed.
11. A 302 linear foot masonry wall is proposed between the existing stormwater area and the parking lot to provide a buffer to the Lakes of Pine Run Condominiums & Gardens at Addison Oaks.
12. Loading zones are provided along the rear of the building.
13. The building has been designed as a Post-Modern Style Neo-Classical structure. The site plan exhibits describe the architectural features, which include stucco finish, arched window heads, horizontal banding, angular eave supports and inverted joints.
14. The building's height is 43.5 feet.
15. The wall signage shall meet the Land Development Code standards and no variances are being sought.
16. The site signage is a 64-square-foot monument sign along North U.S. Highway 1 and a 32-square-foot sign along Pine Tree.
17. The landscape buffers are exceeded on North U.S. Highway 1, Pine Tree Drive, and to the rear of the property.
18. Utilities are provided along North U.S. Highway 1 and include the installation of a private lift station.
19. The property is located in flood zone X.
20. The previous project, the Village Business Centre, obtained a St. Johns River Water Management District (SJRWMD) permit (40-127-121341) when the site was in Volusia County. The permit authorized impacts to 0.92 acres of wetland with mitigation credits at the Lake Swamp Mitigation Bank. A 2015 SJRWMD permit update for the project noted that the wetland impacts have

occurred and have been mitigated via the purchase of 0.71 mitigation bank credits.

21. The development order shall contain conditions of hours of outside construction from 7:00 a.m. to 7:00 p.m. Monday through Saturday, with no Sunday construction hours allowed.

Planning Board

The Planning Board reviewed the Planned Business Development amendment at the December 8, 2022 meeting and recommended approval with a 5-0 vote. There was one individual who addressed the Planning Board. The individual inquired if the City could do better than adding another storage facility. The speaker asked, with more residential homes coming, if something can go in that provides more jobs and more growth for the future. Planning Board members agreed about the need for jobs and stated that they are tasked with reviewing the projects as they are presented. The Planning Board minutes are attached to this item.

Budget Impact

There is no budget impact as the result of this Planned Business Development amendment.

Citizen Impact

The project had not received any input prior to the one Planning Board speaker. The project has provided several public benefits and the use is consistent with warehouse uses along North U.S. Highway 1.

Recommendation

The Planning Board recommended that the City Commission approve a Planned Business Development that authorizes the issuance of a development order to allow a three-story indoor self-storage use of 123,534 square feet (with 2,500 square feet of office) and associated site improvements as an allowed use within the Stor-It, North Ormond Planned Business Development located at 1405 North U.S. Highway 1.

Attachments:

1. 23-12 Stor-It North Ormond First Amended DO (P22-0209G)
2. Stor It North Ormond First Amended Development Order (P22-0209G)
3. Exhibit A, Stor-It, Legal & Survey
4. Exhibit B, SPRC comments
5. Exhibit C, PBD conditions -SINO
6. Exhibit D, SINO, site plans
7. 12.08.2022, Stor-It, North Ormond Self Storage, PBD Amendment (8.5X11)
8. Draft PB Minutes, Stor-It, North Ormond

Approvals:

Kelly A. McGuire

Kelly McGuire, Finance Director

Date: January 09, 2023

Claire Whitley, Assistant City Manager

Date: January 09, 2023

Joyce Shanahan

Joyce Shanahan, City Manager

Date: January 19, 2023

ORDINANCE NO. 2023-12

AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A FIRST AMENDED DEVELOPMENT ORDER FOR THE "STOR IT NORTH ORMOND" PLANNED BUSINESS DEVELOPMENT, LOCATED AT 1405 NORTH U.S. HIGHWAY 1 (VOLUSIA COUNTY PROPERTY APPRAISER PARCEL NUMBER 3136-01-45-0010); AUTHORIZING A THREE-STORY INDOOR SELF-STORAGE USE WITH A BUILDING OF 125,534 SQUARE FEET AND ASSOCIATED SITE IMPROVEMENTS AS AN ALLOWED USE WITHIN THE "STOR IT NORTH ORMOND" PLANNED BUSINESS DEVELOPMENT UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, Vanacore Commercial Properties, LLC, a Florida limited liability company, is the owner of real property ("Applicant/Property Owner") located at 1405 North U.S. Highway 1 (Volusia County Property appraiser parcel number 3136-01-45-0010) 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 Resolution 2010-223 the Volusia County Council approved a "Village Business Centre Business" Planned Unit Development to allow certain development standards and permitted uses under certain conditions, which Business Planned Unit Development is recorded in Official Records Book 6560, Pages 3275 through 3288 inclusive, of the Public Records of Volusia County, Florida, and

WHEREAS, the subject property is part of the Interlocal Service Boundary Agreement (ISBA) and was assigned a city zoning classification with Ordinance 2015-14. The City Commission adopted Volusia County Resolution 2010-223 for the Village Business Centre Business Planned Unit Development in its entirety with no changes as the city's Planned Business Development, which Development Order is recorded in Official Records Book 7174, Pages 140 through 165 inclusive, of the Public Records of Volusia County, Florida, and

WHEREAS, the Property Owner has initiated this Ordinance for the issuance of a first amended Development Order for a Planned Business Development to allow a three-story indoor self-storage use with a building of approximately 123,534 square feet and associated site improvements, as an allowed use within the "Stor-It, North Ormond" Planned Business Development, under certain conditions on the Property, consisting of approximately 5.26 acres, to be known as "Stor-It, North Ormond" as described and depicted in the first amended PBD Development Order attached hereto and incorporated herein, and

WHEREAS, the first amended "Stor-It, North Ormond" Planned Business Development Development Order shall replace in its entirety the "Village Business Centre Business" Planned Unit Development previously approved by Ordinance No. 2015-14.

WHEREAS, the "Stor-It, North Ormond" first amended Planned Business Development Development Order would incorporate the uses and dimensional standards of the B-8, Commercial, zoning district, and

WHEREAS, the Planning Board held a public hearing in accordance with

Section 1-15(d)(2) of the *Land Development Code*, and has recommended approval of the 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), *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;

(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;

(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 "Stor-It, North Ormond" Planned Business Development to allow a three story indoor self-storage use with a building of approximately 123,534 square-feet and associated site improvements, as an allowed use within the "Stor-It, North Ormond" Planned Business Development under certain conditions on the Property, consisting of approximately 5.26 acres.

SECTION THREE. The first amended "Stor-It, North Ormond" Planned Business Development Development Order shall replace in its entirety the "Village Business Centre Business" Planned Unit Development previously approved by Ordinance No. 2015-14.

SECTION FOUR. 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 the Planned Business Development District. The requested indoor climate-controlled storage facility as shown, described, and depicted in Exhibit "D" to the first amended 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 first amended PBD Development Order.

SECTION SIX. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION SEVEN. This Ordinance shall take effect immediately upon its adoption.

PASSED UPON at the first reading of the City Commission this 24th day of January, 2023.

PASSED UPON at the second and final reading of the City Commission this 7th day of February, 2023.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

BEFORE THE
CITY COMMISSION
OF THE
CITY OF ORMOND BEACH

IN RE:	**Application of:**	Vanacore Commercial Properties, LLC, a Florida limited liability company
	Application No.	2022-096
	Project Name:	Stor-It North Ormond
	Property Address:	1405 North U.S. Highway 1
	Parcel ID No.:	3136-01-45-0010

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 January 24, 2023, and February 7, 2023, and the City Commission having considered those items as required by 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 amended;

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 amended;

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 Vanacore Commercial Properties, LLC, a Florida limited liability company ("Property Owner") located at 1405 North U.S. Highway 1 (Volusia County Property appraiser parcel number 3136-01-45-0010) as more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein ("Property"), for a First Amended Development Order for a Planned Business Development to be known as "Stor-It, North Ormond", to allow a three-story indoor self-storage use with a building of approximately 123,534 square feet and associated site improvements as an allowed use within the "Stor-It, North Ormond" Planned Business Development under certain conditions, on 5.26 acres 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, PBD, Planned Business Development District, 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)(b) 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 February 7, 2026, 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 February 7, 2026 the project shall be vested.

I. This first amended "Stor-It, North Ormond" Planned Business Development Development Order shall replace in its entirety the "Village Business Centre Business" Planned Unit Development previously approved by Ordinance No. 2015-14.

J. This Planned Business Development Order shall be recorded in the public records of Volusia County, Florida, at the expense of the Property Owner, and shall be binding on the Property Owner, and its successors and assigns, and shall run with the real property described in Exhibit "A" attached hereto.

ORDERED this 7th day of February, 2023.

CITY COMMISSION
CITY OF ORMOND BEACH, a Florida municipal corporation

By: _____
BILL PARTINGTON
Mayor

(CITY SEAL)

Attest: _____
JOYCE A. SHANAHAN
City Manager

LEGAL DESCRIPTION:

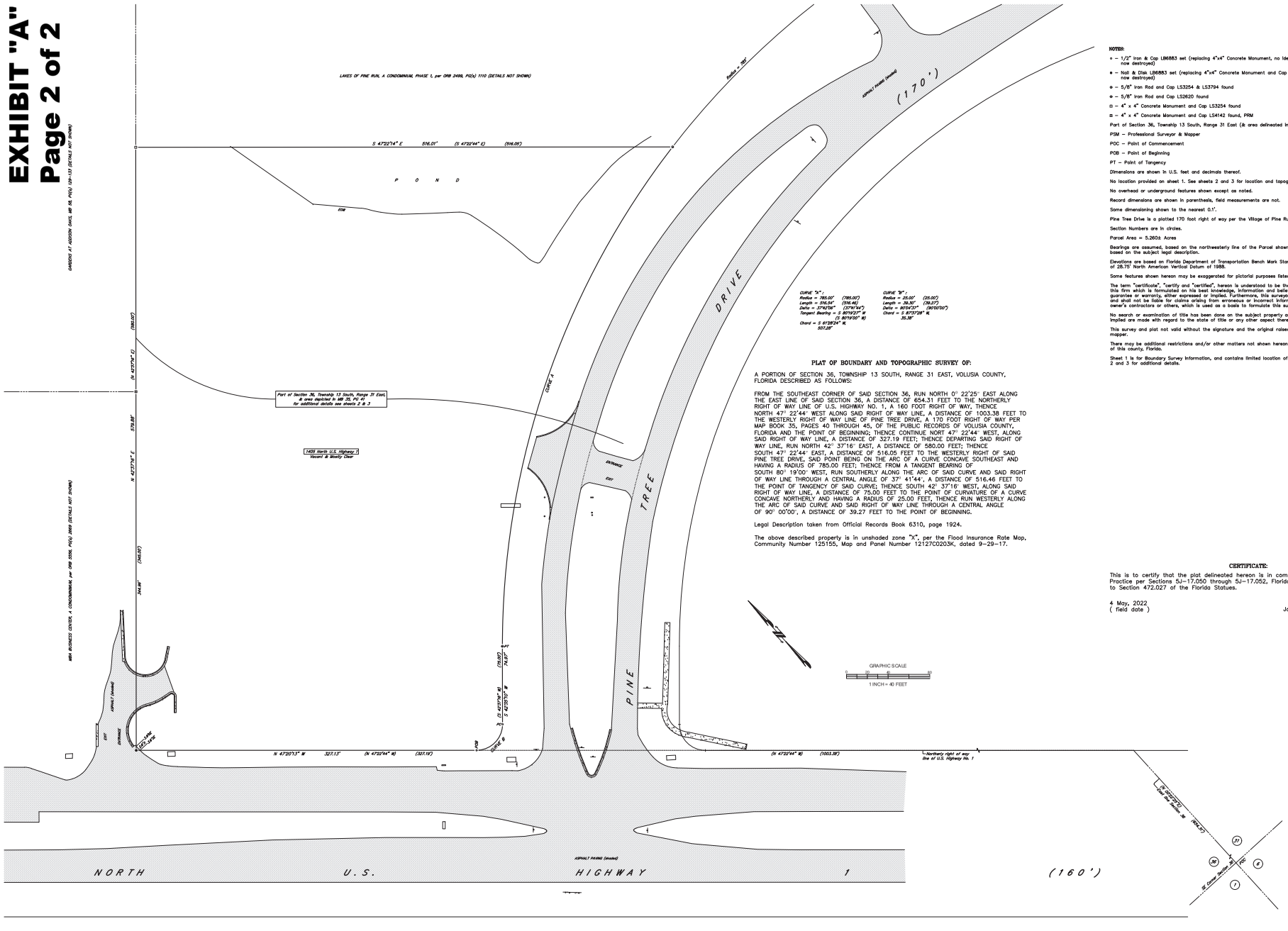
PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY OF:

A PORTION OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SECTION 36, RUN NORTH 0° 22'25" EAST ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 654.31 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A 160 FOOT RIGHT OF WAY, THENCE NORTH 47° 22'44" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1003.38 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PINE TREE DRIVE, A 170 FOOT RIGHT OF WAY PER MAP BOOK 35, PAGES 40 THROUGH 45, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORT 47° 22'44" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 327.19 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 42° 37'16" EAST, A DISTANCE OF 580.00 FEET; THENCE SOUTH 47° 22'44" EAST, A DISTANCE OF 516.05 FEET TO THE WESTERLY RIGHT OF SAID PINE TREE DRIVE, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE SOUTHEAST AND HAVING A RADIUS OF 785.00 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 80° 19'00" WEST, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 37° 41'44", A DISTANCE OF 516.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 42° 37'16" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET, THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 90° 00'00", A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING.

Legal Description taken from Official Records Book 6310, page 1924.

EXHIBIT "A"
Page 2 of 2



NOTES: SCALE: 1" = 40'

o – 1/2" Iron & Cap LB6883 set (replacing 4"x4" Concrete Monument, no identification, PRM, previously found 2-11-09 now destroyed)

● – Nail & Disk LB6883 set (replacing 4"x4" Concrete Monument and Cap LS3254, PRM, previously found 2-11-09 now destroyed)

⊙ – 5/8" Iron Rod and Cap LS3254 & LS3794 found — LB – Licensed Business

⊕ – 5/8" Iron Rod and Cap LS2620 found — LS – Licensed Surveyor

□ – 4" x 4" Concrete Monument and Cap LS3254 found — PG(s) – Page(s)

■ – 4" x 4" Concrete Monument and Cap LS4142 found, PRM — MB – Map Book

Part of Section 36, Township 13 South, Range 31 East (& area delineated in MB 35, PG 41.)

PSM – Professional Surveyor & Mapper — PRM – Permanent Reference Monument

POC – Point of Commencement — PC – Point of Curvature

POB – Point of Beginning — ORB – Official Records Book

PT – Point of Tangency

Dimensions are shown in U.S. feet and decimals thereof.

No location provided on sheet 1. See sheets 2 and 3 for location and topographic information.

No overhead or underground features shown except as noted.

Record dimensions are shown in parenthesis, field measurements are not.

Some dimensioning shown to the nearest 0.1'.

Pine Tree Drive is a platted 170 foot right of way per the Village of Pine Run, MB 35, PG(s) 40-45

Section Numbers are in circles.

Parcel Area = 5.260± Acres

Bearings are assumed, based on the northwesterly line of the Parcel shown hereon, bearing N 42°37'16" E, and are based on the subject legal description.

Elevations are based on Florida Department of Transportation Bench Mark Stamped DSPNC 7901G017 having an elevation of 28.75' North American Vertical Datum of 1988.

Some features shown hereon may be exaggerated for pictorial purposes flated dimensions will precede map scalings.

The term "certificate", "certify and "certified", hereon is understood to be the professional opinion of this surveyor and this firm which is formulated on his best knowledge, information and belief, and as such, it does not constitute a guarantee or warranty, either expressed or implied. Furthermore, this surveyor and firm does not assume responsibility and shall not be liable for claims arising from erroneous or incorrect information furnished by the owner, lender, or owner's contractors or others, which is used as a basis to formulate this surveyors opinion.

No search or examination of title has been done on the subject property and absolutely no warranties, expressed or implied are made with regard to the state of title or any other aspect thereof.

This survey and plat not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

There may be additional restrictions and/or other matters not shown hereon that may be found in the public records of this county, Florida.

Sheet 1 is for Boundary Survey information, and contains limited location of improvements or topography. See sheets 2 and 3 for additional details.

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY OF:

A PORTION OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SECTION 36, RUN NORTH 0° 22'25" EAST ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 654.31 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A 160 FOOT RIGHT OF WAY, THENCE NORTH 47° 22'44" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1003.38 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PINE TREE DRIVE, A 170 FOOT RIGHT OF WAY PER MAP BOOK 35, PAGES 40 THROUGH 45, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORT 47° 22'44" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 327.19 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 42° 37'16" EAST, A DISTANCE OF 580.00 FEET; THENCE SOUTH 47° 22'44" EAST, A DISTANCE OF 516.05 FEET TO THE WESTERLY RIGHT OF SAID PINE TREE DRIVE, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE SOUTHEAST AND HAVING A RADIUS OF 785.00 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 80° 19'00" WEST, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 37° 41'44", A DISTANCE OF 516.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 42° 37'16" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET, THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 90° 00'00", A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING.

Legal Description taken from Official Records Book 6310, page 1924.

The above described property is in unshaded zone "X", per the Flood Insurance Rate Map, Community Number 125155, Map and Panel Number 12127C0203K, dated 9-29-17.

CERTIFICATE:

This is to certify that the plat delineated hereon is in compliance with the Standards of Practice per Sections 5J-17.050 through 5J-17.052, Florida Administrative Code pursuant to Section 472.027 of the Florida Statues.

4 May, 2022
(field date)

John J. Matejka, Jr., P.S.M. #4002
Licensed Business #6883

STATE OF FLORIDA

SHEET 1 OF 3

BY: J. J. MATEJKA & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS
408 HARVEY AVENUE
DAYTONA BEACH, FLORIDA

PLAT #2235

U.S. 1 & PINE TREE DRIVE, ORMOND BEACH, FLORIDA. S36,T13S,R31E

FOR: VANACORE CONSTRUCTION
1290 NORTH U.S. HIGHWAY 1
ORMOND BEACH, FLORIDA

SITE PLAN REVIEW COMMITTEE OUTSTANDING COMMENTS

Project Name: PZ-22-096
Project Description: 1405 North US Highway 1, US1& Pine Street STOR-IT (123,534 SF on 5.26 acres)
Review Comments List Date: 11/28/2022

Ref. # 63, Civil Engineer, David Allen, 10/31/22 10:44 AM, Cycle 2, Unresolved

Markup: Civil-Driveway High Point, C004-CIVIL.pdf

The response was the high point is 30.95. However, there are two elevations higher than that value. It appears that the high point is 31.60. Is this correct.

Ref. # 64, Civil Engineer, David Allen, 11/9/22 10:29 AM, Cycle 2, Unresolved

Markup: Civil-Stormwater, Stormwater Calculations.pdf

The City has received contact from downstream property owners with concerns that the new project will create problems with the existing lake. Please provide assurance that this will not occur. Provide documentation that this parcel was included in the original design for the Lakes of Pine Run.

Ref. # 10, Landscape Architect, Cara Culliver, 8/12/22 4:15 PM, Cycle 1, Unresolved

Markup: Irrigation Plan, C008-IRRIG.pdf

- Any proposed single hedging material would be irrigated with G, H or J. Please revisit irrigation design.

- The landscape islands would need more than 2 heads to provide proper coverage.

- The irrigation source is a well. Why is the mainline loop purple?
Are you connecting to reuse in the future? If so, please note on the plans.

Ref. # 52, Landscape Architect, Cara Culliver, 10/28/22 2:39 PM, Cycle 2, Unresolved

Markup: Greenbelt Calculations Chart Square Footage, C006-LANDSCP.pdf

The greenbelt square footage is 12,831.48' (356.43' x 36), please correct.

Ref. # 53, Landscape Architect, Cara Culliver, 10/28/22 2:39 PM, Cycle 2, Unresolved

Markup: Greenbelt Plant Square Footages, C006-LANDSCP.pdf

- The first submitted plans had plant square footages for the greenbelt area, please provide the chart to show compliance with the 60% native requirement.

Ref. # 54, Landscape Architect, Cara Culliver, 10/28/22 2:39 PM, Cycle 2, Unresolved

Markup: Greenbelt 60% Native Requirement, C006-LANDSCP.pdf

- 60% = 7,699 SF

Ref. # 55, Landscape Architect, Cara Culliver, 10/28/22 2:52 PM, Cycle 2, Unresolved

Markup: North Buffer, C006-LANDSCP.pdf

- Please add shrubs to fill in the hedge row gap, see red cloud/red line.

Ref. # 56, Landscape Architect, Cara Culliver, 10/28/22 3:02 PM, Cycle 2, Unresolved

Markup: East Buffer Chart, C006-LANDSCP.pdf

A 10' foot buffer requires 3 trees, 30 shrubs & 30 ground covers per 100' lineal feet (15 Trees, 155 Shrubs & 155 Ground Covers), please correct the chart.

Ref. # 57, Landscape Architect, Cara Culliver, 10/28/22 3:33 PM, Cycle 2, Unresolved

Markup: South Buffer, C006-LANDSCP.pdf

- All landscape buffers require a continuous visual screen, please add planting in the gaps, see red lines.

Ref. # 58, Landscape Architect, Cara Culliver, 10/28/22 3:41 PM, Cycle 2, Unresolved

Markup: Site Trees Chart, C006-LANDSCP.pdf

- The landscape area is 146,626 SF and subtracting the lake (21,660 SF) = 125,026 SF/400 = 313 Required Trees

- Include existing trees within this calculations, more than 8 existing trees.

- 4.5" caliper trees = 8 x (3) tree credits = 24 trees and not 72, please correct numbers.

- Please include the proposed palms (3:1) = 4/3 = 1 Tree

Ref. # 59, Landscape Architect, Cara Culliver, 10/28/22 4:15 PM, Cycle 2, Unresolved

Markup: Plant List - Tree Quantities, C006-LANDSCP.pdf

- Please check the tree quantities for each specie type as there are errors.

Ref. # 60, Landscape Architect, Cara Culliver, 10/28/22 4:22 PM, Cycle 2, Unresolved

Markup: Tree Preservation Chart, C006-LANDSCP.pdf

- Please re-calculate the provided tree preservation areas.

Ref. # 61, Landscape Architect, Cara Culliver, 10/28/22 4:30 PM, Cycle 2, Unresolved

Markup: Landscape Notes, C007-LANDSCP.pdf

- Please add notes that the existing trees will have their dead wood removed per proper Arboricultural Standards. All existing palms will be booted and seed heads/dead fronds removed prior to C.O.

Ref. # 62, Landscape Architect, Cara Culliver, 10/28/22 4:38 PM, Cycle 2, Unresolved

Markup: Greenbelt Palms, C006-LANDSCP.pdf

- Please show the existing palms within the greenbelt, see tree survey.

Ref. # 21, Planner 3, Becky Weedo, 8/19/22 8:50 AM, Cycle 1, Unresolved

Markup: Crown of Road Elevations, C004-CIVIL.pdf

Please indicate the crown of road elevations for N. US Highway 1 and Pine Tree Dr. 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.

STOR IT NORTH ORMOND
PLANNED BUSINESS DEVELOPMENT CONDITIONS

1. The first amended Planned Business Development shall replace in its entirety the "Village Business Centre Business" Planned Unit Development with the "Stor-It, North Ormond" Planned Business Development Development Order
2. The Stor-It, North Ormond project area is 5.26 acres.
3. 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 the Planned Business Development District. The requested indoor climate-controlled storage facility as shown, described, and depicted in Exhibit "D" to the PBD Development Order are hereby granted.
4. This development order incorporates the uses and dimensional standards of the B-8, Commercial zoning district except as otherwise provided for in this development order.
5. The proposed building is 123,534 square feet and includes a 2,500 square foot office area.
6. The Floor Area Ratio is 0.54.
7. The impervious percentage is 36% where 75% is permitted. The previous percentage is 64% of the site area.
8. The project proposes one access point to Pine Tree Drive. The site plan shows a joint access drive aisle with the MBA Business Center. No access point to North U.S. Highway 1 is proposed.
9. The property is located on the Greenbelt Preservation Overlay District and provides a landscape buffer ranging from 51' to 75'. The Land Development Code requirement is a 36' landscape buffer.
10. Sidewalks are proposed along U.S. 1 and Pine Tree Drive. Any required easements shall be provided prior to the Certificate of Occupancy.
11. The existing natural area along Pine Tree Drive will remain.
12. To the rear of the property is an existing lake that shall remain. Additional stormwater area is proposed.
13. A 302 linear foot masonry wall is proposed between the existing stormwater area and the parking lot to provide a buffer to the Lakes of Pine Run Condominiums & Gardens at Addison Oaks.
14. Loading zones are provided along the rear of the building.

15. The building has been designed as a Post-Modern Style Neo-Classical structure. Sheet A-001 in Exhibit "D" describes the architectural features that include stucco finish, arched window head, horizontal banding, angular eave supports and inverted joints.
16. The building height is 43.5 feet.
17. The wall signage shall meet the Land Development Code standards and no variances are being sought.
18. The site signage is a 64-square-foot monument sign along North U.S. Highway 1 and a 32-square-foot sign along Pine Tree Drive
19. The landscape buffers are exceeded on North U.S. Highway 1, Pine Tree Drive, and to the rear of the property.
20. Utilities are provided along North U.S. Highway 1 and include the installation of a private lift station.
21. The property is located in flood zone X.
22. The previous project, the Village Business Centre obtained a St. Johns River Water Management District permit (40-127-121341) when the site was in Volusia County. The permit authorized impacts to 0.92 acres of wetland with mitigation credits at the Lake Swamp Mitigation Bank. A 2015 St. Johns River Water Management District permit update for the project noted that the wetland impacts have occurred and have been mitigated via purchase of 0.71 mitigation bank purchase.
23. Hours of outside construction activities shall be from 7:00 a.m. to 7:00 p.m. Monday through Saturday, with no outside construction activities on Sundays. Required concrete pours outside the construction hour restrictions may be scheduled with the Planning Director with at least five (5) days prior to the activity.

STOR IT NORTH ORMOND
FINAL SITE PLAN
ORMOND BEACH, FLORIDA

GENERAL NOTES

1. BOUNDARY, TOPOGRAPHIC & TREE SURVEY PREPARED BY JJ MATEJKA & ASSOCIATES, INC., 408 HARVEY AVENUE DAYTONA BEACH, FLORIDA 32118 DATED 5/4/2022
2. TELEPHONE, ELECTRIC AND CABLE TELEVISION SERVICE SHALL BE INSTALLED UNDERGROUND.
3. CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND NOTIFY THE ENGINEER AS TO DISCREPANCIES, IF ANY EXIST.
4. WATER MAINS SHALL BE DR-18, C-900 & SHALL HAVE DUCTILE EQUIVALENT OUTSIDE DIAMETER. WATER SERVICE TO BE PROVIDED BY CITY OF ORMOND BEACH.
5. TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS. ALL REQUIRED STOP SIGNS, SPEED LIMIT AND STREET SIGNS SHALL BE PROVIDED BY THE DEVELOPER.
6. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES USING 3M "SCOTCHLITE" HIGH INTENSITY GRADE SHEETING ON MINIMUM 0.080 GAUGE 5052 H-38 ALUMINUM BLANKS. ALL WARNING SIGN SHALL BE 30" X 30". ALL STOP SIGNS SHALL BE HIGH INTENSITY 30" OR 36" OCTAGON INSTALLED ON 12 FT. LONG, 3" X 12 FT. ROUND ALUMINUM POSTS. ALL ROUND POSTS SHALL BE INSTALLED WITH ANCHOR PLATES TO PREVENT POST ROTATION. ALL STREET NAME SIGNS SHALL BE FABRICATED USING 3M HIGH INTENSITY REFLECTIVE SHEETING ONLY ON MINIMUM 0.063 GAUGE DOUBLE-BLADE, 5052 H-38 ALUMINUM BLANKS, ASSEMBLED WITH ONE 3/16" DIAMETER RIVET IN THE MIDDLE OF EACH END THROUGH PUNCHED/DRILLED HOLES 13/64" DIAMETER 1/2" FROM EACH END. 3/8" DIAMETER HOLES SHALL BE PUNCHED/DRILLED 1" FROM THE TOP & BOTTOM CENTER EDGES OF THE STREET NAME SIGNS TO FIT A 24" TWIST BRACKET. THE FINISHED STREET NAME SIGNS SHALL BE 9" IN HEIGHT WITH 5" UPPER & LOWER CASE LETTERS ON A GREEN BACKGROUND WITH A 3/8" OUTSIDE WHITE BORDER. THE TWIST BRACKET FOR STREET NAME SIGNS SHALL BE 1-1/2" WIDE X 1/4" THICK GALVANIZED STEEL 24" LONG WITH A 90°TWIST 8-1/8" FROM THE TOP END. 3/8" DIAMETER PUNCHED/DRILLED HOLES SHALL BE PROVIDED FOR THE TWIST BRACKET 1/2" FROM EACH END; 7-1/2" FROM THE TOP END & (3) 3/8" DIAMETER HOLES SHALL BE PUNCHED/DRILLED 4-1/2", 6-1/2", & 13-1/2" FROM THE BOTTOM END OF THE TWIST BRACKET.
7. STREET LIGHT SHALL BE MAXIMUM 9,500 LUMEN, MAXIMUM POLE HEIGHT 20.0' ABOVE GRADE.
8. SANITARY SEWER SERVICE GRAVITY MAINS SHALL BE 8" DIAMETER DR-26 PVC INSTALLED AT A MINIMUM GRADE OF 0.40%, OR 6" DIAMETER DR-26 PVC INSTALLED AT A MINIMUM GRADE OF 1.0% UNLESS OTHERWISE NOTED. SEWER SERVICE TO BE PROVIDED BY CITY OF ORMOND BEACH. LIFT STATION AND FORCE MAIN ARE PRIVATE.
9. ALL WATER SERVICES SHALL BE INSTALLED BY THE DEVELOPER. WATER MAINS SHALL BE INSTALLED WITH A MINIMUM 30" AND A MAXIMUM 36" BENEATH FINISHED GRADE.
10. ALL EXTERIOR CONSTRUCTION SHALL BE FROM 7:00 A.M. TO 7:00 P.M. MONDAY THROUGH SATURDAY.
11. NO OUTDOOR STORAGE IS ALLOWED WITHOUT ADVANCE PUBLIC HEARING AS A SPECIAL EXCEPTION OR PB AMENDMENT.

PROJECT DESCRIPTION

CONSTRUCT ON A 5.26 AC. PARCEL, A 3 STORY 123,534 S.F. BUILDING WHICH INCLUDES 2,500 S.F. OFFICE AND 121,034 S.F. AIR CONDITIONED STORAGE, 38 PARKING STALLS, DRAINAGE, UTILITIES INCLUDING PRIVATE LIFT STATION, SIGNAGE, SIDEWALKS, LANDSCAPE AND IRRIGATION IMPROVEMENTS.

FDOT GENERAL NOTES

1. MAINTENANCE OF TRAFFIC TO BE SUPERVISED BY PERSONNEL CERTIFIED BY FDOT IN ADVANCED MOT.
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 2019-20 STANDARD PLANS, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE UTILITY ACCOMMODATION MANUAL.
4. IF THE DEPARTMENT DETERMINES THAT AS-BUILT CONDITIONS VARY SIGNIFICANTLY WITH A RECORD DRAWINGS REPORT BY PERMITTEE'S PROFESSIONAL ENGINEER, FORM 850-040-19, WITHIN 30 DAYS OF COMPLETING CONSTRUCTION.
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. CONCRETE GUTTER SHALL BE SAW CUT BETWEEN ASPHALT AND GUTTER BEFORE REMOVAL.
8. ALL CONCRETE SHALL BE AN APPROVED FDOT MIX DESIGN OF 3,000 PSI.
9. ALL MATERIALS INSTALLED WITHIN FDOT RGHT-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. NO LANE CLOSURES NORTH BOUND 3:00PM TO 6:00PM AND SOUTH BOUND 7:00AM TO 10:00AM AND 2:00PM TO 6:00PM.



VICINITY MAP

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET
S1-S3	BOUNDARY, TOPOGRAPHIC & TREE SURVEY
2	DEMOLITION & EROSION CONTROL PLAN
3	SITE PLAN
4	CIVIL PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE DETAILS
8	IRRIGATION PLAN
9	IRRIGATION DETAILS
10-12	PAVING & DRAINAGE DETAILS
13A-13B	WATER STANDARD DETAILS
14	SEWER STANDARD DETAILS
15	LIFT STATION DETAILS
A-001	TITLE SHEET
A-002	FLOOR PLAN/SITE PLAN
A-003	NORTH ELEVATION
A-004	EAST ELEVATION
A-005	ENLARGED NORTH ELEVATION
A-006	AXONOMETRIC VIEW
A-007	BUILDING SECTION A
A-008	BUILDING SECTION B

GENERAL INFORMATION

OWNER/DEVELOPER

VANACORE COMMERCIAL PROP LLC
1451 U.S. HIGHWAY 1 SUITE 13
ORMOND BEACH, FLORIDA 322174

ENGINEER & LANDSCAPE ARCHITECT:

PARKER MYNCHENBERG & ASSOC., INC.
PARKER MYNCHENBERG, P.E. #32645 L.A. #1553
1729 RIDGEWOOD AVENUE
HOLLY HILL, FL. 32117
(386) 677-6891 FAX (386)) 677-2114
E-MAIL: info@parkermynchenberg.com
CERTIFICATION OF AUTHORIZATION NUMBER: 00003910

SURVEYOR:

J.J. MATEJKA & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS
JOHN J. MATEJKA III, PSM #4002
408 HARVEY AVENUE
DAYTONA BEACH, FLORIDA 32118
(386)252-7371

ARCHITECT:

RICHARD BROOKFIELD ARCHITECT, LLC
FLA. REG. #AA26003248
P.O. BOX 4195
ORMOND BEACH, FLORIDA 32175
(386)334-3564

SITE INFORMATION:

SITE AREA = 229,154 S.F.= 5.26 ACRES
EXISTING COUNTY ZONING: PBD(OB)A
FUTURE LAND USE: COMMERCIAL
TAX PARCEL NO. 3136-01-45-0010
PROPOSED ZONING, CITY OF ORMOND BEACH: "PBD"
FUTURE LAND USE: LOW INTENSITY COMMERCIAL
SETBACKS:
FRONT, U.S. 1 (WEST) = 51'
REAR (EAST) = 260'
PINE TREE DR. (SOUTH) = 98.19'
SIDE (NORTH) = 61'
MAXIMUM BUILDING COVERAGE = 41,178 S.F. = 17.97%
TOTAL IMPERVIOUS AREA = 84,088 S.F. = 36.7%
OPEN SPACE AREA = 145,066 S.F. = 63.3%

PARKING CALCULATIONS

PARKING REQUIRED:
OFFICE: 2,500 S.F.
1 SPACE/200 SF.
2,500/200 = 12.5 STALLS

STORAGE: 121,034 S.F. x 0.18 STALL/1000 S.F. = 21.78 STALLS

TOTAL REQUIRED = 35 SPACES

PARKING PROVIDED:

STANDARD 34
HANDICAPPED 4
TOTAL ..... 38 STALLS

LOADING ZONES PROVIDED = 8

SITE DATA

LANDSCAPE BUFFERS:
WEST = 36' GREENBELT
NORTH = 6', 512 L.F.
EAST = 6', 516 L.F.
SOUTH = 10', 548 L.F.

TOTAL SITE AREA = 229,154 S.F. = 5.26 AC.

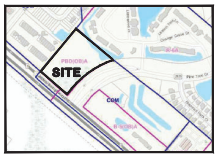
BUILDING COVERAGE:
FIRST FLOOR = 41,178 S.F. = 17.97%

IMPERVIOUS SURFACE COVERAGE:
PARKING PAVEMENT = 30,831 S.F.
CONCRETE/SIDEWALK = 10,519 S.F.
BUILDING = 41,178 S.F.

TOTAL IMPERVIOUS = 82,528 S.F. = 36.0%
OPEN SPACE = 146,626 S.F. = 64.0%

PROPOSED BUILDING =
1ST FLOOR:
OFFICE = 2,500 S.F.
STORAGE = 38,678 S.F.
2ND FLR. STORAGE = 41,178 S.F.
3RD FLR. STORAGE = 41,178 S.F.
TOTAL = 123,534 S.F.

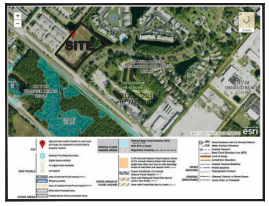
FAR = 123,534 S.F. / 229,154 = 0.5391



ZONING MAP

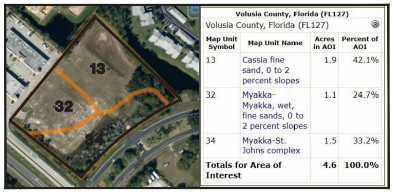
EXISTING COUNTY ZONING: PBD(OB)A
EXISTING COUNTY FUTURE LAND USE: COMMERCIAL

PROPOSED CITY OF ORMOND BEACH ZONING: BPUD
PROPOSED CITY OF ORMOND BEACH FUTURE LAND USE: COMMERCIAL



FLOOD MAP

PROJECT IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) PER THE FLOOD INSURANCE RATE MAP PANEL #12127C0203K EFFECTIVE 9/29/2017.



Volusia County, Florida (FL127)

Volusia County, Florida (FL127)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13	Cassia fine sand, 0 to 2 percent slopes	1.9	42.1%
32	Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes	1.1	24.7%
34	Myakka-St. Johns complex	1.5	33.2%
Totals for Area of Interest		4.6	100.0%

SOILS MAP

NO.	DATE	DESCRIPTION	BY
1	10/5/2022	REVISED	BVB

REVISIONS

PARKER MYNCHENBERG
& ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 info@parkermynchenberg.com
PARKER MYNCHENBERG, P.E. #32645 L.A. #1553
STEVE BUSBEA, P.E. #53365 L.A. #6667011
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

STOR IT NORTH ORMOND
FINAL SITE PLAN
ORMOND BEACH * FLORIDA

COVER SHEET

1
SHEET NO.

File No. 0000CS.dwg
Drawn By: BVB
Date: 8/5/2022
SCALE: NONE

SEAL

Z:\JS1 STOR-IT (Del Zotti Cohen Village Business Ctr)\Drawings\2223CS.dwg, 10/17/2022 4:09:53 PM, PM, DWG To PDF.pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1



SEAL

STOR IT NORTH ORMOND
FINAL SITE PLAN
ORMOND BEACH, FLORIDA

DEMOLITION & EROSION CONTROL PLAN

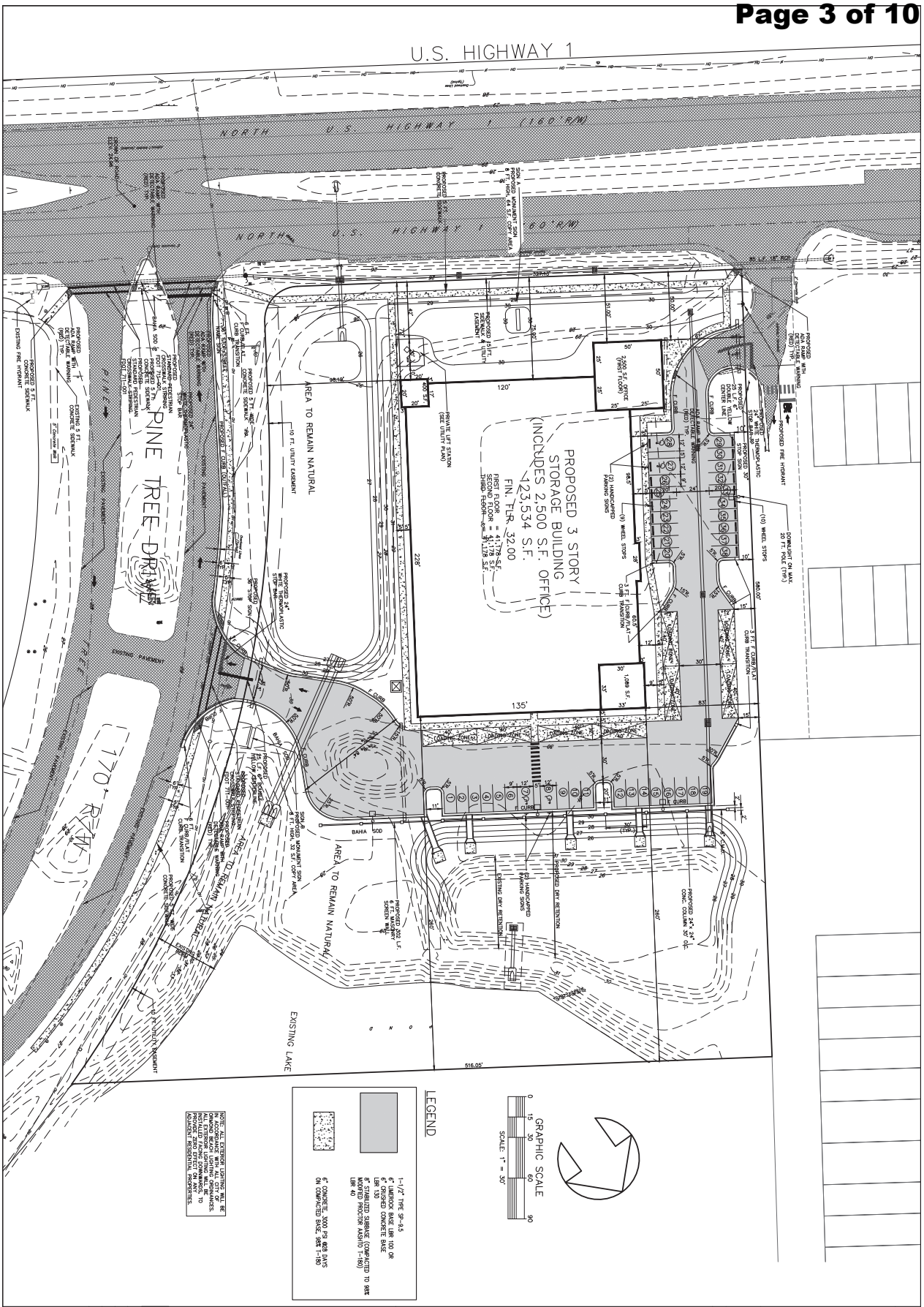
SHEET NO. 2
File No. 2223SP.dwg
Drawn By: BVB
Date: 8/5/2022
SCALE: 1" = 30'

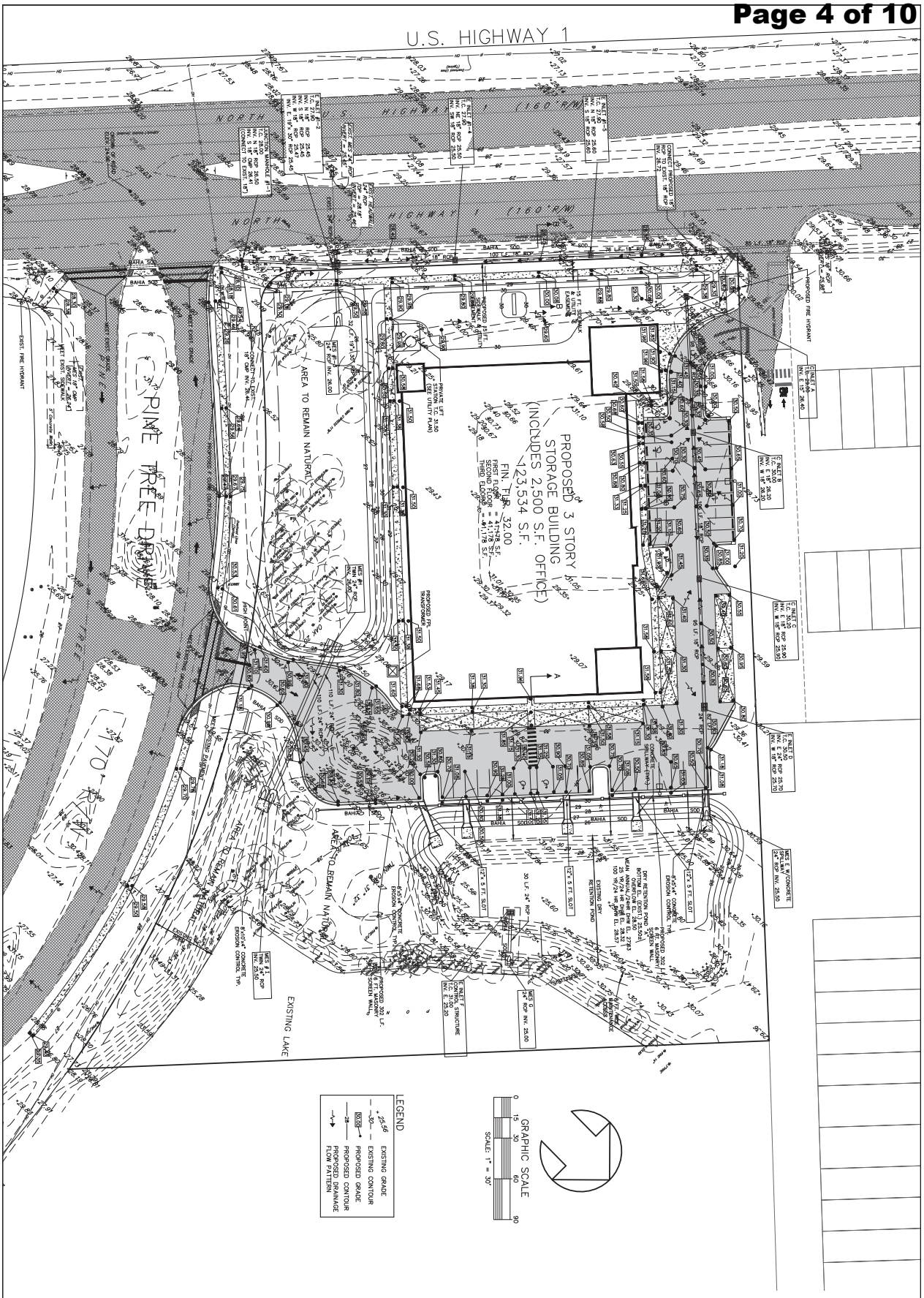
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
PARKER MYNCHENBERG P.E. #32645 R.L.A. #0001555,
STEVE BUSWELL P.E. #53985 R.L.A. #LA6667011
KEVIN A. LEE P.E. #71301
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

NO.	DATE	DESCRIPTION	BY
1	10/5/2022	REVISED	BVB

REVISIONS

Z:\US1 STORE-IT (Old Zev Cohen Village Business Ctr)\Drawings\2223SP-28VB.dwg, 10/17/2022 2:34:39 PM, PM, DWG To PDF.pc3, ARCH full bleed D (36.00 x 24.00 Inches), 1:1


U.S. HIGHWAY 1
NORTH U.S. HIGHWAY 1 (160' R/W)
NORTH U.S. HIGHWAY 1 (80' R/W)
PROPOSED 3 STORY STORAGE BUILDING (INCLUDES 2,500 S.F. OFFICE) 123,534 S.F.
FIN. FLR. 32.00
FIRST FLOOR = 41,178 S.F.
SECOND FLOOR = 41,178 S.F.
THIRD FLOOR = 39,178 S.F.
2,500 S.F. OFFICE (FIRST FLOOR)
4,100 S.F.
1,089 S.F.
AREA TO REMAIN NATURAL
PINE TREE DRIVE
EXISTING PAVEMENT
EXISTING LAKE
PROPOSED 24' WIDE ASPHALT DRIVE
PROPOSED 6 FT. MASONRY SCREEN WALL
PROPOSED 24" WHITE THERMOPLASTIC STOP BAR
PROPOSED STOP SIGN
PROPOSED DOUBLE YELLOW CENTER LINE
PROPOSED 24" WHITE THERMOPLASTIC STOP BAR
PROPOSED 5 FT. CONCRETE SIDEWALK
PROPOSED ADA RAMP WITH DETECTABLE WARNING (RED) TYP.
PROPOSED 5 FT. CONCRETE SIDEWALK
PROPOSED 6" CONCRETE CURB TRANSITION
PROPOSED 6" CONCRETE CURB & GUTTER
PROPOSED 3 FT. CURB/FLAT CURB TRANSITION
PROPOSED 2 FT. CURB TRANSITION
PROPOSED 6" CONCRETE CURB & GUTTER
PROPOSED 24" CONC. COLUMN 30' O/C
PROPOSED 24" CONC. COLUMN
PROPOSED DRY RETENTION
EXISTING DRY RETENTION
PROPOSED 302 L.F. 6 FT. MASONRY SCREEN WALL
PROPOSED MONUMENT SIGN 6 FT. HIGH, 32 S.F. COPY AREA
PROPOSED 5 FT. CONCRETE SIDEWALK
PROPOSED 4 FT. CONCRETE SIDEWALK
PROPOSED 5 FT. CONCRETE SIDEWALK & STRIPING PER FDOT 711-001
PROPOSED 5 FT. CONCRETE SIDEWALK & STRIPING PER FDOT STANDARD PEDESTRIAN CROSSING FDOT 711-001
PROPOSED 5 FT. CONCRETE SIDEWALK & STRIPING PER FDOT 711-001
PROPOSED 6" CONCRETE CURB TRANSITION
PROPOSED 6" CONCRETE CURB & GUTTER
PROPOSED 24" WHITE THERMOPLASTIC STOP BAR
PROPOSED STOP SIGN
PROPOSED 24" WHITE THERMOPLASTIC STOP BAR
PROPOSED 15 FT. RADIUS YELLOW ADVISORY DIRECTIONAL ARROW PER FDOT 711-001
PROPOSED 24" WHITE THERMOPLASTIC STOP BAR
PROPOSED STOP SIGN
PROPOSED 24" WHITE THERMOPLASTIC STOP BAR
PROPOSED 6" CONCRETE CURB & GUTTER
PROPOSED 3 FT. CURB/FLAT CURB TRANSITION
PROPOSED 6" CONCRETE CURB & GUTTER
PROPOSED 6" CONCRETE



SEAL

SHEET NO.	4
File No.	2223SP.dwg
Drawn By:	BVB
Date:	8/5/2022
SCALE:	1" = 40'

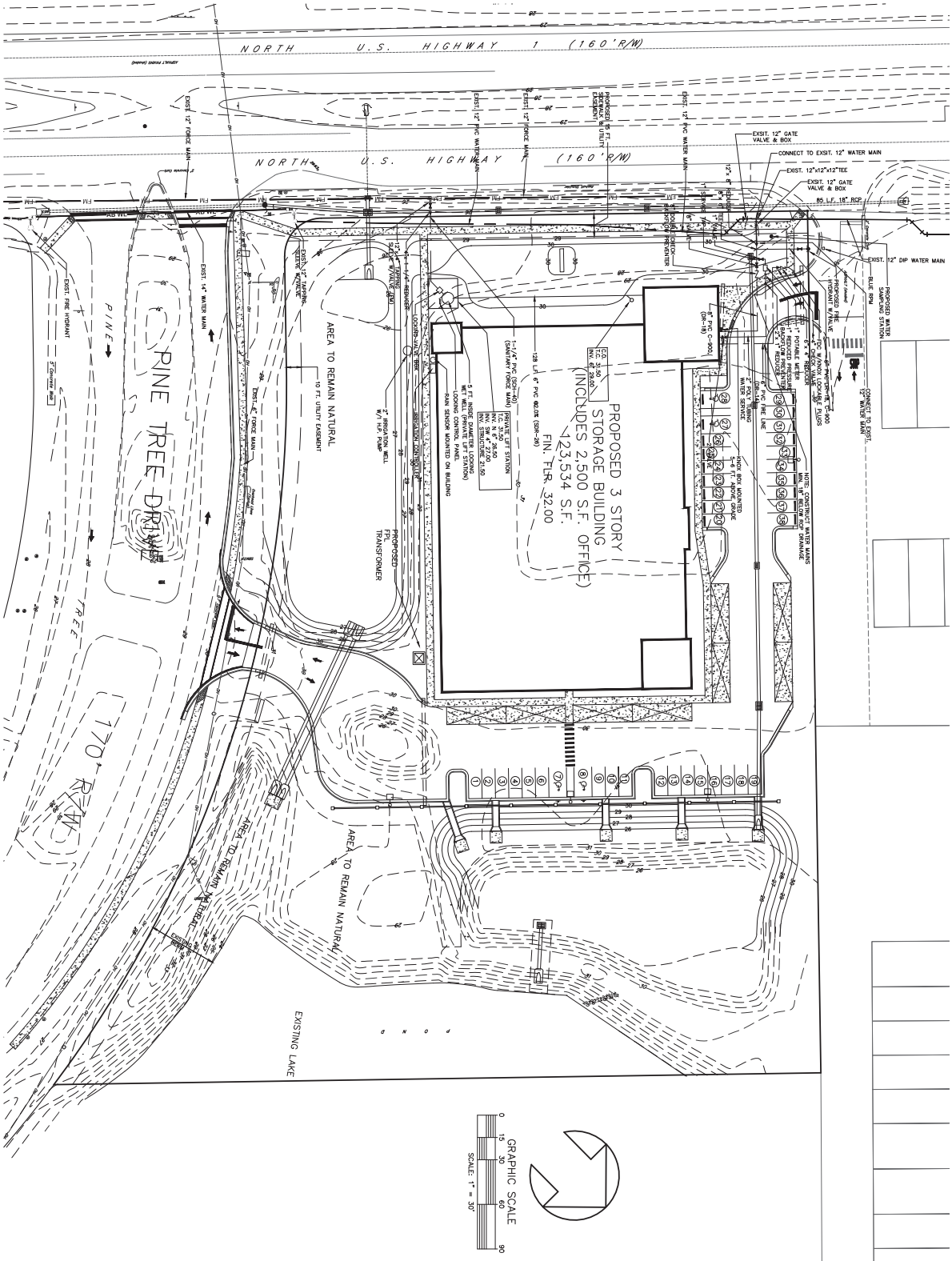
STOR IT NORTH ORMOND
FINAL SITE PLAN
ORMOND BEACH, FLORIDA

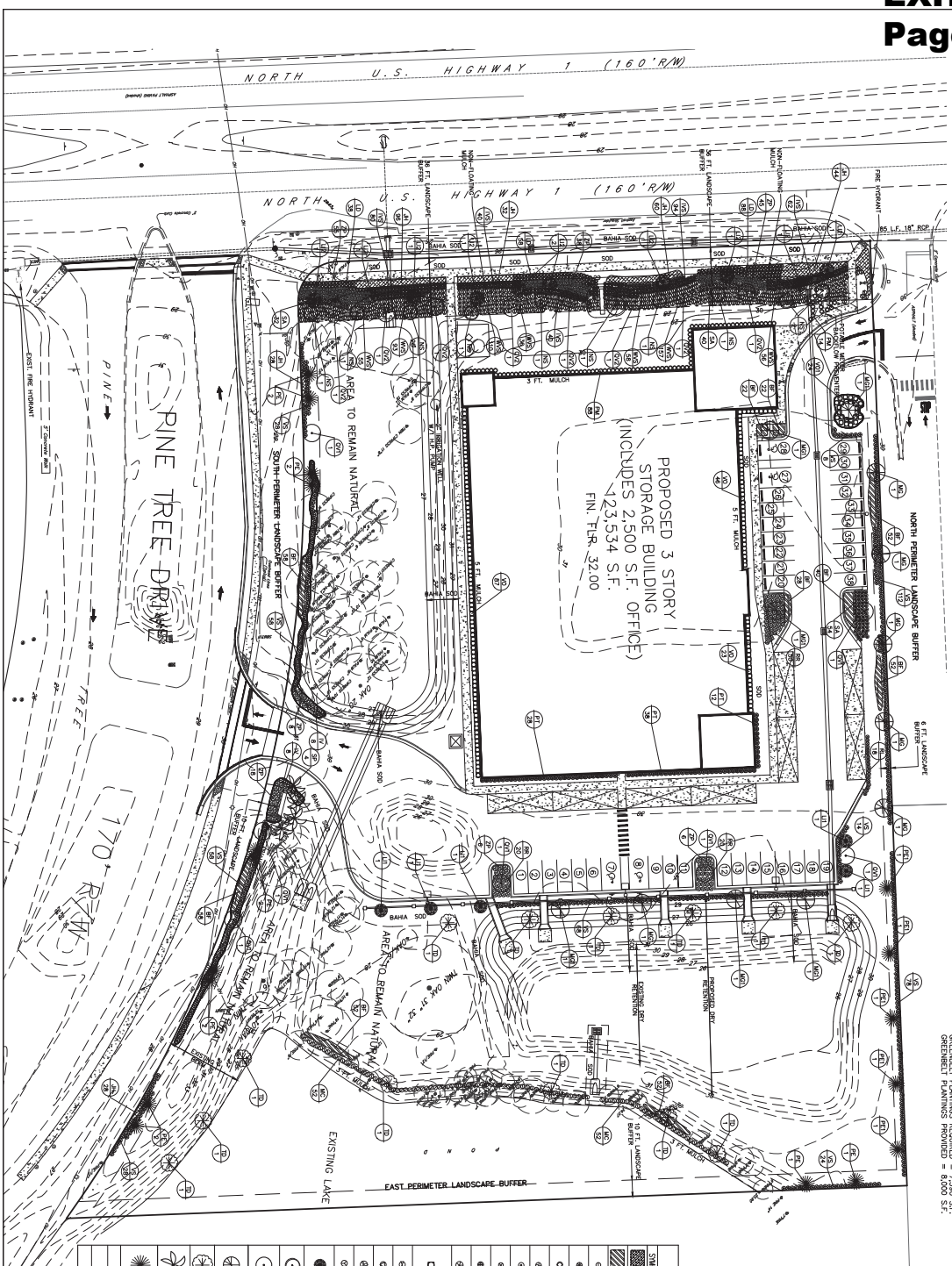
CIVIL PLAN

PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
PARKER MYNCHENBERG P.E. #32645 R.L.A. #0001553,
STEVE BUSWELL P.E. #53985 R.L.A. #LA6667011
KEVIN A. LEE P.E. #71501
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

NO.	DATE	DESCRIPTION	BY
		REVISIONS	
1	10/5/2022	REVISED	BVB

Z:\US1 STORE-IT (Old Zev Cohen Village Business Ctr)\Drawings\2223SP-2BVB.dwg, 10/17/2022 2:36:33 PM, PM, DWG To PDF.pc3, ARCH full bleed D (36.00 x 24.00 Inches), 1:1


NORTH U.S. HIGHWAY 1 (160' R/W)
PROPOSED 3 STORY STORAGE BUILDING (INCLUDES 2,500 S.F. OFFICE) 123,534 S.F. FIN. FLR. 32.00
AREA TO REMAIN NATURAL
PINE TREE DRIVE
170' R/W
EXISTING LAKE
PROPOSED TRANSFORMER
PROPOSED WATER SAMPLING STATION
EXIST. 12" DIP WATER MAIN
EXIST. 12" FORCE MAIN
EXIST. 12" PVC WATER MAIN
EXIST. 14" WATER MAIN
EXIST. 4" FORCE MAIN
EXIST. FIRE HYDRANT
EXIST. 12" GATE VALVE & BOX
CONNECT TO EXIST. 12" WATER MAIN
EXIST. 12"x12"x12" TEE
85 L.F. 18" RCP
10 FT. UTILITY EASEMENT
PROPOSED 15 FT. UTILITY EASEMENT
PRIVATE LIFT STATION
5 FT. INSIDE DIAMETER LOOKING WET WELL (PRIVATE LIFT STATION)
RAIN SENSOR MOUNTED ON BUILDING
IRRIGATION CONTROLLER
PROPOSED 8" PVC C-900 (DR-18)
1-1/4" PVC (SCH-40) (SANITARY FORCE MAIN)
128 L.F. 6" PVC 40 DR (SCH-26)
1" POTABLE METER
1" REDUCER
1" REDUCER
1" PVC WATER SERVICE
6" PVC FIRE LINE
6" PVC WYE
6" PVC 90° BEND
6" PVC 45° BEND
6" PVC 22.5° BEND
6" PVC 11.25° BEND



NORTH PERIMETER LANDSCAPE BUFFER CALCULATION

BUFFER LENGTH = 580 L.F. - GREENBELT & DRIVEWAY = 512
6 FT. BUFFER:
REQUIRED LANDSCAPING:
TREES: 2 (1/100 L.F. = 512 X 2/100 = 10.2 (10) REQUIRED
SHRUB: 20 SHRUBS/100 L.F. = 512 X 20/100 = 102.4 (102) REQUIRED
GROUNDCOVER: 20 GROUNDCOVER/100 L.F. = 512 X 20/100 = 102.4 (102) REQUIRED

TREES PROVIDED: 10
SHRUBS PROVIDED: 170
GROUNDCOVER PROVIDED: 104

EAST PERIMETER LANDSCAPE BUFFER CALCULATION

BUFFER LENGTH = 516 L.F.
10 FT. BUFFER
REQUIRED LANDSCAPING:
TREES: 2 (1/100 L.F. = 516 X 2/100 = 10.32 (10) REQUIRED
SHRUB: 20 SHRUBS/100 L.F. = 512 X 20/100 = 103.2 (103) REQUIRED
GROUNDCOVER: 20 GROUNDCOVER/100 L.F. = 516 X 20/100 = 103.2 (103) REQUIRED

TREES PROVIDED: PROPOSED 7
EXISTING 3 OAKS
TOTAL 10
SHRUBS PROVIDED: 104
GROUNDCOVER PROVIDED: 104

SOUTH PERIMETER LANDSCAPE BUFFER CALCULATION

BUFFER LENGTH = 592 L.F. - 33 L.F. DRIVEWAY = 559 L.F.
10 FT. BUFFER
REQUIRED LANDSCAPING:
TREES: 3 (1/100 L.F. = 559 X 3/100 = 16.77 (17) REQUIRED
SHRUB: 30 SHRUBS/100 L.F. = 559 X 30/100 = 167.7 (168) REQUIRED
GROUNDCOVER: 30 GROUNDCOVER/100 L.F. = 559 X 30/100 = 167.7 (168) REQUIRED

TREES PROVIDED: PROPOSED 13
EXISTING 4 OAKS
TOTAL 17
SHRUBS PROVIDED: 172
GROUNDCOVER PROVIDED: 172

GREENBELT CALCULATION

LANDSCAPE/GREENBELT CALCULATIONS U.S. 1 RIGHT OF WAY
BUFFER WIDTH = 36 FEET
BUFFER LENGTH = 512 L.F.
TREE DENSITY REQUIRED = 1 TREE/200 S.F.
REQUIRED = AREA * DENSITY
= 12,342 S.F. * 1/200 = 62 TREES REQUIRED
60% OF THE GREEN BELT PLANTINGS SHALL BE NATIVE
= 12,317 * 60% = 7,390 S.F. SHRUB AREA

TREES PROVIDED: QVO @ 3:1 = 843 = 24 NATIVE TREES
LIZ @ 2:1 = 1042 = 20 TREES
NS @ 2:1 = 1042 = 20 NATIVE TREES
PROVIDED = 64 TREE CREDITS

GREENBELT PLANTINGS REQUIRED = 7,390 S.F.
GREENBELT PLANTINGS PROVIDED = 8,000 S.F.

SITE TREES REQUIRED:
22,500 S.F. / 1500 = 153 TREES
TREES REQUIRED = 153
LANDSCAPE AREA S.F./A00 = 146,626 S.F.
TREES REQUIRED (-) 23,200 = 123,426 S.F.
TREES REQUIRED = 123,426/400 = 308.56 (309) TREES

TREES PROVIDED:
2.5" CAL. TREES = 17 1 TREE CREDITS = 17
3.5" CAL. TREES = 52 2 TREE CREDITS = 104
4" CAL. TREES = 25 2 TREE CREDITS = 50
6" COMBINED CAL. TREES = 5 2 TREE CREDITS = 10
8 EXISTING OAKS = 8 1 TREE CREDITS = 8
(20) EXISTING PALMS 3:1 = 6 3:1 TREE CREDITS = 6

TOTAL PLANTED TREE CREDITS = 217
EXISTING = 92
TOTAL = 309

TREE PRESERVATION REQUIRED = 15%
= 229,154 S.F. * .15 = 34,373.1 S.F. REQUIRED
TREE PRESERVATION PROVIDED = 34,800 S.F. = 15.19%

LANDSCAPE PLANT LIST

SYMBOL	ABB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	JH*	385	JUNIPEROUS HORIZONTALIS	CREEPING JUNIPER	1 GAL., 12 BIRS MIN.,
	BP*	436	BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY'	GREEN BEAUTY BOXWOOD	3 GAL., 12" MIN.,
	MC*	104	MYRICA CERIFERA	WAX MYRTLE	3 GAL. 30" O.C. 24" HT., MIN.,
	PT	78	PITTOSPORUM TOBIRA 'GREEN PITTOSPORUM'	GREEN PITTOSPORUM	7 GAL. 30" O.C. 24" HT., MIN.,
	PM	102	PODOCARPUS MACROPHYLLA	YEW PODOCARPUS	7 GAL. 30" O.C. 24" HT., MIN.,
	RR	40	ROSA X RADRAZZ	KNOCK OUT ROSE	3 GAL. 36" O.C. 24" HT. MIN.
	SA	126	SCHEFFLERA ARBORICOLA 'TRINETTE'	DWARF SCHEFFLERA	3 GAL. 24" O.C. 24" HT., MIN.
	RI	18	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL. 24" O.C. 10" HT., MIN.
	YGH	316	ILEX VOMITORIA 'SCHILLINGS'	DWARF YAUPON HOLLY	3 GAL. 24" O.C. 10" HT., MIN.
	VS	476	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL. 30" O.C. 24" HT., MIN.
	VO	156	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL. 30" O.C. 48" HT., MIN.
	VO1	24	VIBURNUM ODOVATUM	WALTER'S VIBURNUM	15 GAL. 48" HT., MIN.
	WCV	565	WEIGELA FLORIDA 'CONCERTO'	PINKLAND LANTANA	3 GAL. 30" O.C. 24" HT., MIN.
	LZ*	164	LANTANA DEPRESSA	COONTIE	3 GAL. 24" O.C. 18" HT., MIN.
	ZP*	176	ZAMIA PUMILA	YAUPON HOLLY	2 GAL., 30" O.C.
	IV*	16	ILEX VOMITORIA		3 GAL., 30" O.C. 24" HT., MIN.
	LI1	5	LAGERSTROEMIA INDICA	CRAPE MYRTLE	10' 4" COMBINED CAL. MIN. 3.5" MIN. CAL. @ 12" ABOVE GRADE
	LI2	10			12' MIN. HT., 2.5" MIN. CAL. @ 12" ABOVE GRADE
	NS*	10	ILEX X 'NELLIE R STEVENS'	NELLIE R. STEVENS HOLLY	100 GAL., 2.5" MIN. CAL. 12' MIN. HT., FTO
	QV*	7	QUERCUS VIRGINIANA	LIVE OAK	3.5" MIN. CAL. 12'-14' HT.
	QV2*	8			4.5" MIN. CAL. 16'-18' HT.
	MG*	5	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2.5" MIN. CAL. 12'-14' HT.
	TD*	7	TAXODIUM DISTICHUM	BALD CYPRESS	3.5" MIN. CAL. 12'-14' HT.
	SP*	4	SABAL PALMETTO	SABAL PALM	14'-16' CLEAR TRUNK
	PE*	12	PINUS ELLIOTI	SLASH PINE	3.5" MIN. CAL. 16'-17' HT.
	PE1*	5			3.5" MIN. CAL.
	SOD		ST. AUGUSTINE 'FLORATAM' SOLID SOD (SQ. FT.)		
	BAHIA SOD		ARGENTINE BAHIA (SQ. FT.)		
	MULCH		NON-FLOAT MULCH TO BE SPRED WITH 3" LAYER OF SHREDDED HARDWOOD GRADE A MULCH		

* DENOTES NATIVE SPECIES

STOR IT NORTH ORMOND
FINAL SITE PLAN
ORMOND BEACH, FLORIDA.

LANDSCAPE PLAN

PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
PARKER MYNCHENBERG P.E. #32645 R.L.A. #0001553,
STEVE BUSWELL P.E. #53985 R.L.A. #LA6667011
KEVIN A. LEE P.E. #71501
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

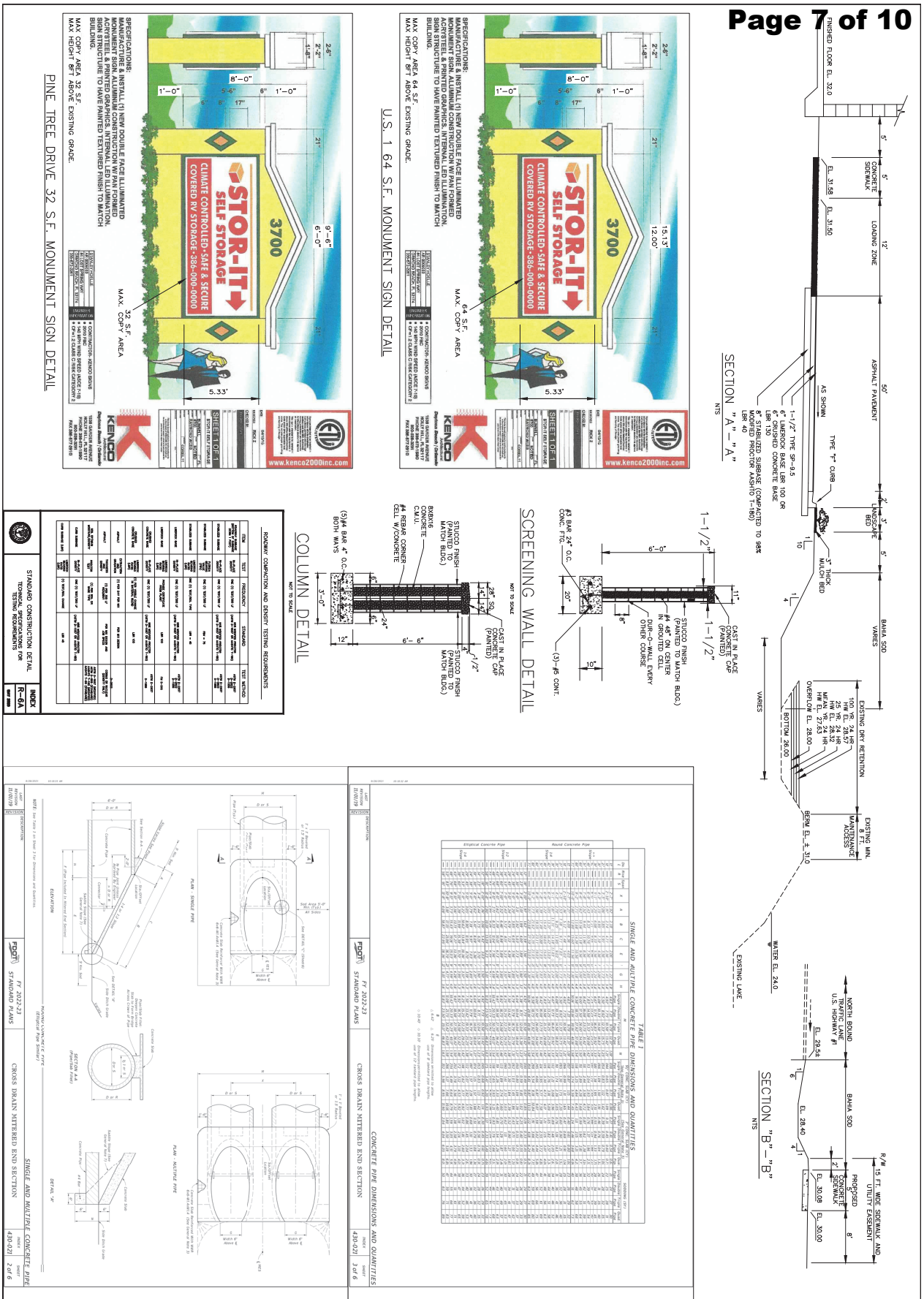
NO.	DATE	DESCRIPTION
1	10/5/2022	REVISED BYB

REVISIONS

SEAL

SHEET NO. 6
File No. 2223SP.dwg
Drawn By: BYB
Date: 8/5/2022
SCALE: 1" = 30'

Z:\US1 STORE-IT (Old Zev Cohen Village Buisness Ctr)\Drawings\2223SP-28VB.dwg, 10/11/2022 10:47:30 AM, PM, DWG To PDF.pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1



STOR IT NORTH ORMOND
FINAL SITE PLAN
ORMOND BEACH, FLORIDA

PAVING & DRAINAGE DETAILS

SHEET NO. 12

File No. 2223PD.dwg
Drawn By: BVB
Date: 6/5/2022
SCALE: NONE

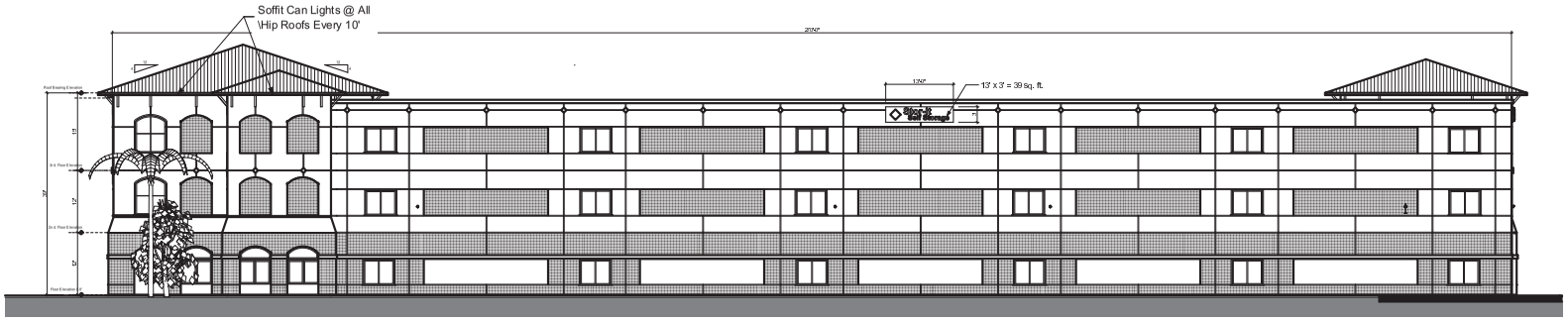
SEAL

PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
PARKER MYNCHENBERG P.E. #32645 R.L.A. #0001553,
STEVE BUSWELL P.E. #53985 R.L.A. #LA6667011
KEVIN A. LEE P.E. #71501
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

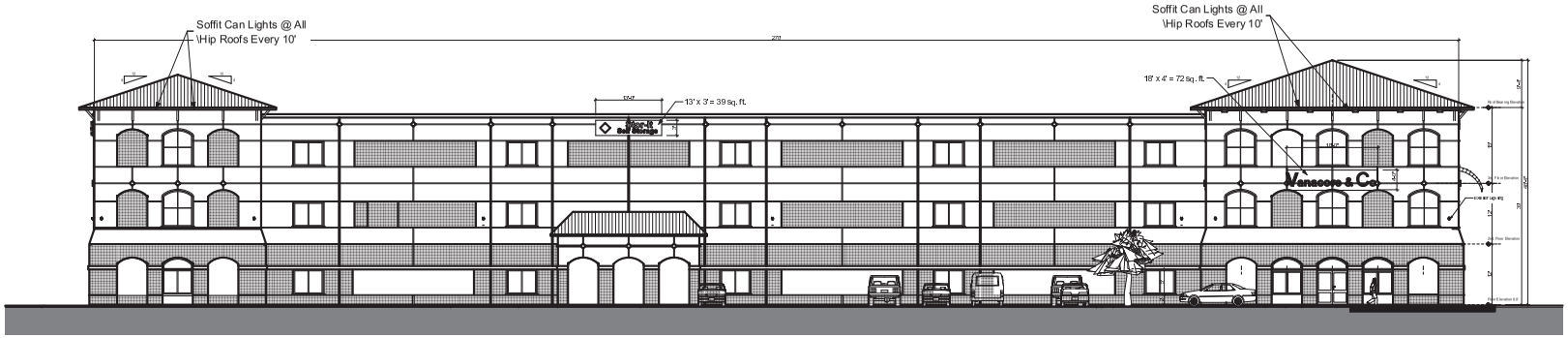
NO.	DATE	DESCRIPTION	BY
1	10/5/2022	REVISED	BVB

REVISIONS

Z:\US1 STORE-IT [Old Zev Cohen Village Business Ctr]\Drawings\2223PD.dwg, 10/17/2022 2:38:07 PM, PM, DWG To PDF.pc3, ARCH full bleed D (36.00 x 24.00 Inches), 1:1



South Elevation
SCALE: 3/32" = 1'-0"



North Elevation
SCALE: 3/32" = 1'-0"

Richard Brookfield Architect, LLC
Fla. Reg. # AA26003248
Brookfieldarchitect.com
P.O. Box 4195 Ormond Beach, FL USA 32175
Ph: (386) 334-3564

Richard P Brookfield
Digitally signed by Richard P Brookfield
Date: 2022.10.11 11:34:24 -04'00'

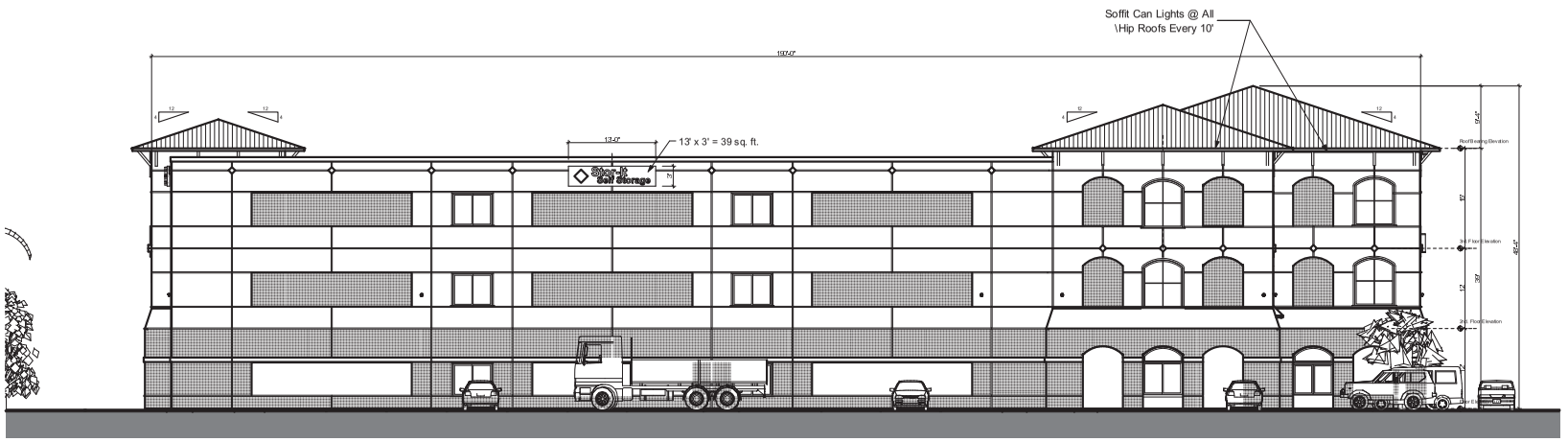
Village Business Center Stor-It
US- Highway 1
Ormond Beach, Florida

THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANYWAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

REVISIONS

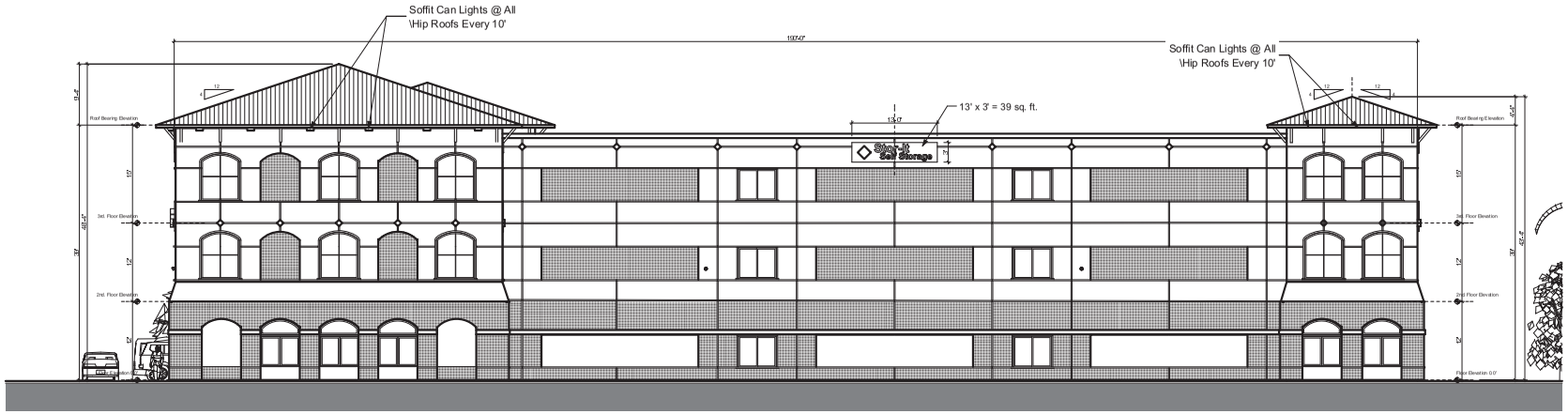
DATE Oct. 11, 2022
COMM. NO. 4589421002
DRAWN BY R.B.
SHEET TITLE North & South Elevations
SHEET A-003
OF SHEET 3 OF 19

F:\Architects Plans 2022\Vanacore Village Bus Cntr Plans\Village Stor-It Ormond Plan Bk.35.pln



East Elevation

SCALE: 1/8" = 1'-0"



West Elevation

SCALE: 1/8" = 1'-0"

Richard Brookfield Architect, LLC
Fla. Reg. # AA26003248
Brookfieldarchitect.com
P.O. Box 4195 Ormond Beach, FL USA 32175
Ph: (386) 334-3564

Richard P Brookfield
Digitally signed by Richard P Brookfield
Date: 2022.10.11 11:34:54 -04'00'

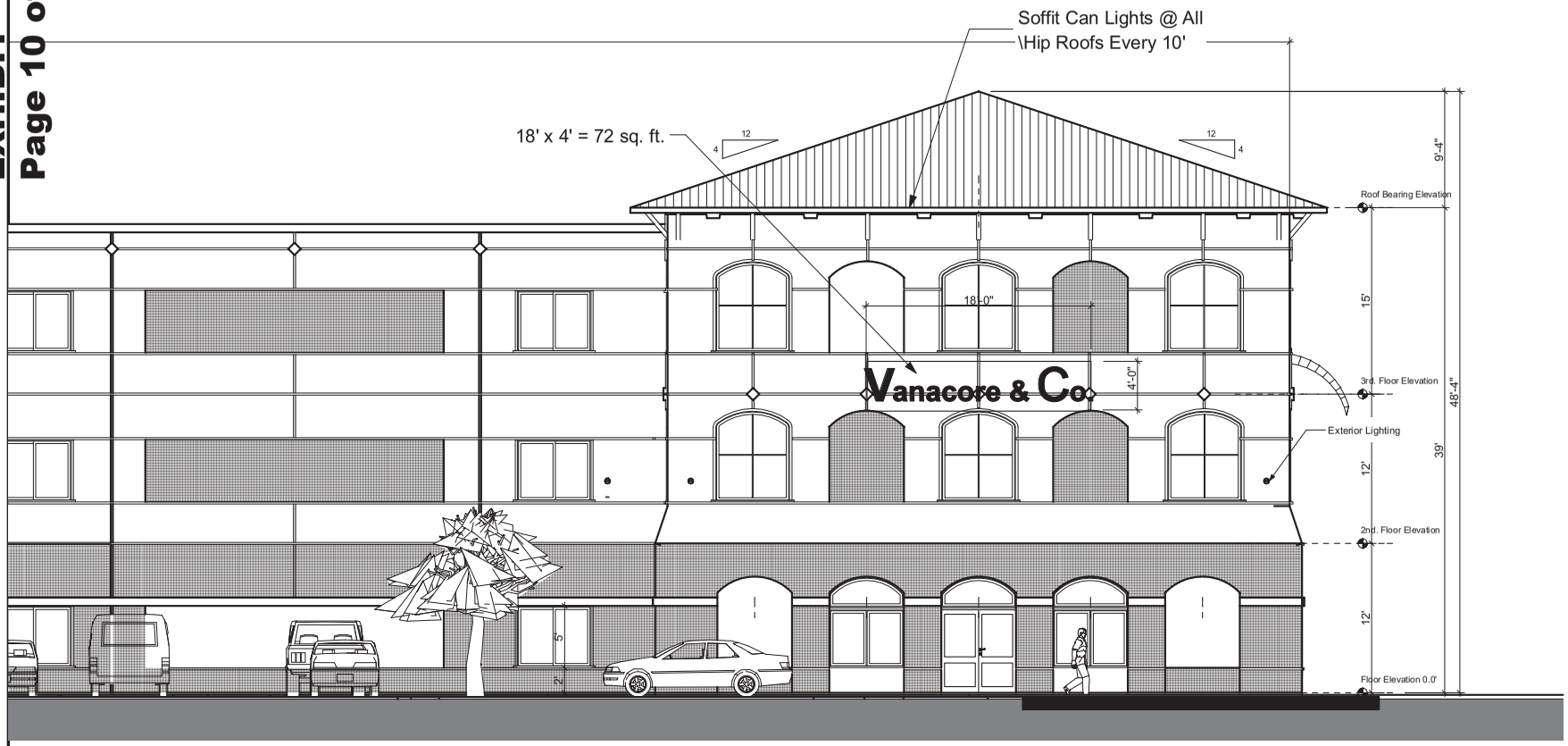
Village Business Center Stor-It
US- Highway 1
Ormond Beach, Florida

THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANYWAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

REVISIONS

DATE Oct. 11, 2022
COMM. NO. 4589421002
DRAWN BY R.B.
SHEET TITLE East & West Elevations
SHEET A-004
OF
SHEET 4 OF 19

F:\Architects Plans 2022\Vanacore Village Bus Cntr Plans\Village Stor-It Ormond Plan Bk.35.pln



Enlarged North Elevation

SCALE: 1/4" = 1'-0"

REVISIONS

Richard Brookfield Architect, LLC
Fla. Reg. # AA26003248
Brookfieldarchitect.com
P.O. Box 4195 Ormond Beach, FL USA 32175
Ph: (386) 334-3564

Richard P Brookfield
Digitally signed by Richard P Brookfield
Date: 2022.10.11 11:35:18 -04'00'

Village Business Center Stor-It
US- Highway 1
Ormond Beach, Florida

THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANYWAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE
Oct. 11, 2022

COMM. NO.
4589421002

DRAWN BY
R.B.

SHEET TITLE
Enlarged North Elevation

SHEET
A-005
OF
SHEET 5 OF 19

F:\Architects Plans 2022\Vanacore Village Bus Cntr Plans\Village Stor-It Ormond Plan Bk.35.pln

STAFF REPORT

City of Ormond Beach
Department of Planning

MEETING DATE: December 8, 2022

SUBJECT: Stor-It, North Ormond Planned Business Development Amendment

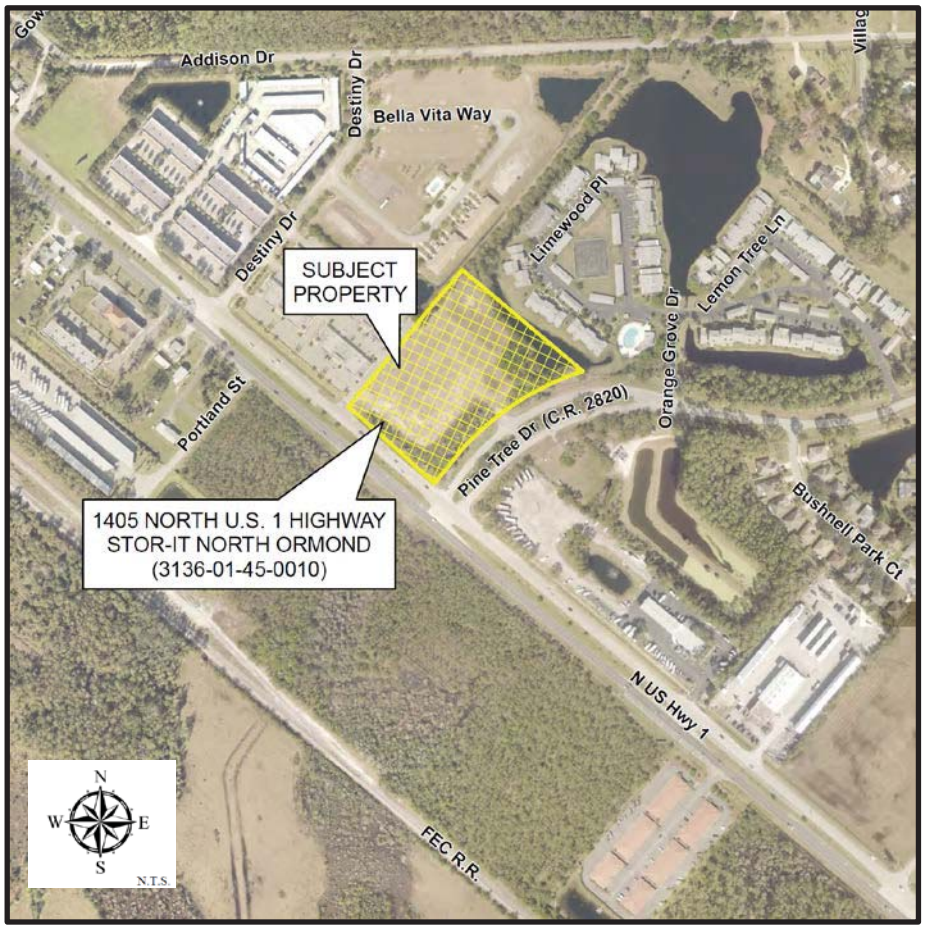
APPLICANT: Vanacore Commercial Properties, LLC, property owner

NUMBER: PBD 2022-096

PROJECT PLANNER: Steven Spraker, AICP, Planning Director

SECTION 1, INTRODUCTION: This is an application submitted by the property owner, Vanacore Commercial Properties, LLC, for a Planned Business Development amendment. The Stor-It, North Ormond Planned Business Development amendment seeks to allow a three-story indoor self-storage use with a building of approximately 123,534 square feet and associated site improvements as an allowed use within the Stor-It, North Ormond Planned Business Development. The subject property is approximately 5.26 acres and is located at 1405 North U.S. Highway 1. The subject property is shown below.

EXHIBIT 1: Project location, Stor-It, North Ormond



SECTION 2, BACKGROUND: On December 9, 2010, the Volusia County Council approved Resolution #2010-223 for the Village Business Centre BPUD that allowed a variety of commercial uses including a convenience store, offices, restaurants, Pharmacies, and retail sales. On July 30, 2012, Ormond Beach issued a utility only connection permit for the construction of a total of 28,020 square feet of commercial uses. Site improvements commenced but the project was never completed.

The land area is part of the Interlocal Service Boundary Agreement (ISBA) adopted by the City of Ormond Beach Commission and by the Volusia County Council effective and recorded on August 28, 2014. As part of the adoption of the Interlocal Service Boundary Agreement, Comprehensive Plan policies were established to maintain what was allowed by the Volusia County land use map entitlements. Policy 9.1.4 of the Comprehensive Plan Future Land Use Element contains table 4 that provides the following land use map annotations: "Density shall not exceed 8 dwelling units per acre. Maximum FAR shall not exceed 0.50 for Retail or 0.55 for all other Nonresidential uses." The property was assigned a city land use designation of "Low Impact Commercial" and a zoning designation of Planned Business Development. The Volusia County BPUD approved with Resolution #2010-223 was approved in its entirety with Ormond Beach Ordinance 2015-14 (see ATTACHMENT 3).

The property at 1405 North U.S. Highway was annexed on October 5, 2022 with Ordinance 2022-28. Below are the properties abutting land uses and zoning designations:

EXHIBIT 2: Abutting land use and zoning designations

Land Use and Zoning Designations of Adjacent Property			
Direction	**Current Land Uses**	**Future Land Use Designation**	**Zoning Classification**
North	Lakes of Pine Run Condominiums & Gardens at Addison Oaks	Volusia County "Urban Medium Density" and "Medium Density Residential"	Volusia County R-6 & Planned Residential Development
South	Across US 1 - Vacant land	"Tourist Commercial"	B-7, Highway Tourist Commercial
East	Ormond Outpost & Waste Water Plant – Village of Pine Run Utility	"Low Intensity Commercial"	B-5, Service Commercial & B-8, Commercial
West	MBA Business Center	"Low Intensity Commercial"	PBD, Planned Business Development

SECTION 3, ANALYSIS:

Project description: The applicant has provided site plans for the project and a summary of the project in ATTACHMENT 4. The items in **bold** are specific requests of this Planned Business Development. Below is a summary of the project:

1. The Stor-It, North Ormond project area is 5.26 acres.
2. **The application seeks to replace the existing development order in its entirety to allow a three-story indoor self-storage use.** The new development order would incorporate the uses and dimensional standards of the B-8, Commercial zoning district.
3. The proposed building is 123,534 square feet and includes a 2,500 square foot office area.
4. The Floor Area Ratio is 0.54.
5. The impervious percentage is 36% where 75% is permitted. The previous percentage is 64% of the site area.
6. The project proposes one access point to Pine Tree Drive. The site plan shows a joint access drive aisle with the MBA Business Center. No access point to North U.S. Highway 1 is proposed.
7. The property is located on the Greenbelt Preservation Overlay District and provides a landscape buffer ranging from 51' to 75'. The Land Development Code requirement is a 36' landscape buffer.
8. Sidewalks are proposed along U.S. 1 and Pine Tree Drive.
9. The existing natural area along Pine Tree Drive will remain.
10. To the rear of the property is an existing lake that shall remain. Additional stormwater area is proposed.
11. A 302 linear foot masonry wall is proposed between the existing stormwater area and the parking lot to provide a buffer to the Lakes of Pine Run Condominiums & Gardens at Addison Oaks.
12. Loading zones are provided along the rear of the building.
13. The building has been designed as a Post-Modern Style Neo-Classical structure. Sheet A-001 in ATTACHMENT 4 describes the architectural features that include stucco finish, arched window head, horizontal banding, angular eave supports and inverted joints.
14. The building height is 43.5 feet.
15. The wall signage shall meet the Land Development Code standards and no variances are being sought.
16. The site signage is a 64-square-foot monument sign along North U.S. Highway 1 and a 32-square-foot sign along Pine Tree Drive (See Sheet 12, ATTACHMENT 4).
17. The landscape buffers are exceeded on North U.S. Highway 1, Pine Tree Drive, and to the rear of the property.

18. Utilities are provided along North U.S. Highway 1 and include the installation of a private lift station.
19. The property is located in flood zone X.
20. The previous project, the Village Business Centre obtained a St. Johns River Water Management District permit (40-127-121341) when the site was in Volusia County. The permit authorized impacts to 0.92 acres of wetland with mitigation credits at the Lake Swamp Mitigation Bank. A 2015 St. Johns River Water Management District permit update for the project noted that the wetland impacts have occurred and have been mitigated via purchase of 0.71 mitigation bank purchase.
21. The development order shall contain conditions of hours of outside construction of 7:00 a.m. to 7:00 p.m. Monday through Saturday, with no Sunday construction hours allowed.

Project process: The application is an amendment to the original development order, Ordinance 2015-14. The project's zoning is Planned Business Development and shall remain unchanged. The Planned Business Development amendment has the following approval process:

1. **Site Plan Review Committee (SPRC).** The Site Plan Review Committee is comprised of city departments who review site plan applications for consistency with the Land Development Code and Comprehensive Plan. This committee provides a technical review of development submittals.
2. **Neighborhood meeting.** The Land Development Code requires a neighborhood meeting where a project abuts a residential zoning district. The residential zoning is located to the northwest of the project. The neighborhood meeting was conducted on November 17, 2022. The neighborhood meeting is summarized in the analysis section of this report.
3. **Planning Board.** The Planning Board conducts one public hearing for the development order amendment and provides a recommendation to the City Commission. Applications, whether recommended for approval or denial, are forwarded to the City Commission for action. The Planning Board is appointed by the City Commission. The Planning Board in its recommendation is required to consider the following:
    a. Application submitted by the applicant;
    b. Staff report;
    c. Written correspondence provided;
    d. Testimony presented at the public hearing; and
    e. Criteria for the issuance of a Development Order.
4. **City Commission.** The City Commission is an elected body that provides the final action on the issuance of a development order. The tentative City Commission dates for this project are January 24, 2023 and February 7, 2023. Section 1-18(e) of the Land Development Code requires the City Commission to consider:

a. Report and recommendation of the site plan review committee and the planning board.

b. Report and recommendation of other city departments and advisory boards, as appropriate.

c. Comments of governmental agencies, utility corporations and individuals, as received.

Section 1-18 of the Land Development Code also provides the review criteria for development orders listed in the analysis section of this report.

The following exhibit displays the project's history to date:

EXHIBIT 3: Application process

PZ-22-096		
Action	**Date**	**Notes**
1st SPRC submittal	August 11, 2022	SPRC review: August 29, 2022
2nd SPRC submittal	October 22, 2022	SPRC review: November 9, 2022
Neighborhood meeting	November 17, 2022	600' mail radius; newspaper ad
Planning Board:	December 8, 2022	300' mail radius; newspaper ad; site posting
City Commission, 1st	January 24, 2023	300' mail radius; newspaper ad
City Commission, 2nd	February 7, 2023	Newspaper ad
SPRC final review	To be determined	

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 2-36(c) of the Land Development Code 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

Land Development 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 zoning district does not allow an indoor warehouse, mini rental. The Land Development Code includes an indoor self-storage facility use as a permitted use in the I-1 (Light Industrial) zoning district. The following indoor warehouse, mini-rental projects have been approved or are under application:

A. 263 South Nova Road – constructed and in operation. The original zoning was B-8, Commercial with a land use designation of “General Commercial”.

B. 295 Interchange Boulevard (Interchange Depot) – under construction. The original zoning was B-7, Highway Tourist Commercial with a land use designation of “Highway Tourist Commercial”.

C. 540 Flagler Road (North Interchange) – approved by City Commission and the Site Plan Review Committee. The original zoning was B-7, Highway Tourist Commercial with a land use designation of “Highway Tourist Commercial”.

D. 1 South Old Kings Road (Ormond Central) – under application review as a Planned Business Development amendment with a land use designation of “Residential, Office, Retail”.

The approved indoor self-storage uses have been permitted through the Planned Business Development process. This Planned Business Development seeks to allow the indoor self-storage use. The Planned Business Development development order seeks to establish the criteria and framework for the indoor climate-controlled storage. The indoor self-storage use is a low intensity traffic generator. The existing and proposed indoor self-storage uses all have land use designations of commercial (“General Commercial”, “Highway Tourist Commercial”, and “Low Intensity Commercial”). The North U.S. Highway 1 corridor has a mixture of commercial and industrial uses. The property abuts the MBA Business Center, Ormond Outpost & Waste Water Plant – Village of Pine Run Utility.

Project public benefits:

Section 2-36(h)(3) of the Land Development Code requires the provisions of public benefits that demonstrates that a project's site plan design is more than the minimum standards required. The applicant has provided a summary of the public benefits in ATTACHMENT 4. Below is a summary of the public benefits of the project from the applicant:

1. Piping of the North U.S. Highway 1 ditch.
2. Public sidewalks on North U.S. Highway 1 and Pine Tree Drive.
3. Additional area for on-site retention.
4. Reduction of traffic impacts with proposed use versus existing uses allowed in the development order.
5. Additional landscape buffer areas and materials along Pine Tree Drive and North U.S. Highway 1.
6. No direct access to North U.S. Highway 1. Site access is through an existing curb access driveway on the MBA Business Center site.

Neighborhood meeting: The neighborhood meeting was held on November 17, 2022 and there were five individuals in attendance. No individuals provided any statement in opposition of the proposed project. The neighborhood meeting included a presentation of the proposed project. Topics discussed included the previously approved plans, the storage facility, stormwater and traffic.

SECTION 4, PBD CRITERIA:

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 proposed building utilizes the neo-eclectic architectural style in accordance with the Land Development Code and the building elevations are included in ATTACHMENT 4. The applicant states that the building is finished architectural elements on all four (4) sides of the building. The post-modern style of architecture has neo-classical references with the inverted joints that block out individual masses in the building exterior wall finishes.

b) Landscaping and related site amenities.

The project landscaping meets or exceeds all the buffer requirements of the Land Development Code. The project preserves the natural vegetation, including a wetland, along Pine Tree Drive and the on-site lake. Additional landscaping area is proposed along North U.S. Highway 1.

c) Mitigation of off-site impacts.

The proposed project is a low traffic generator that provides access around the building with loading zones for users of the facility. The project has been designed to prevent off-site impacts including the location of the building, a masonry wall, and additional stormwater area.

d) Overall lighting plan, particularly in relation to aesthetics and glare.

The site lighting is shown on the site plan, Sheet 3, ATTACHMENT 4 and complies with the 20' maximum lighting height requirement. The site plan also contains a note that the lighting shall be directed downward and provide no effect on any adjacent residential properties. The lighting shall not negatively impact surrounding property owners.

e) Overall signage plan, particularly related to aesthetics and readability.

The project site and monument signage complies with the Land Development Code and no variances or alterations are being requested.

SECTION 5, 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 II, Section 1-15, (e) 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 subject property is located within a corridor that allows both industrial and commercial uses. In addition, there are no single-family uses in close proximity to the subject property. The site plan provides natural preservation along Pine Tree Drive, increased landscaping along North U.S. Highway 1, public sidewalks, additional stormwater area, a masonry wall, and enhanced building architecture. 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.

2. The proposed development is consistent with the Comprehensive Plan.

The Future Land Use Element of the City of Ormond Beach Comprehensive Plan provides the directive text for the existing City land use of "Low Intensity Commercial" that states the following:

> 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

Policy 9.1.4 of the Comprehensive Plan Future Land Use Element contains table 4 that provides the following land use map annotations: “Density shall not exceed 8 dwelling units per acre. Maximum FAR shall not exceed 0.50 for Retail or 0.55 for all other Nonresidential uses.”

Future Land Use Element

POLICY 1.1.3.

Preserve the character of existing neighborhoods by not allowing intrusion of land uses that would threaten to alter the neighborhood character and by encouraging voluntary rehabilitation and sound maintenance programs in viable neighborhoods which are capable of self-renewal and establishing code enforcement or public redevelopment activities in areas not capable of self-renewal.

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.

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 water bodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.**

   The project was partially developed under the jurisdiction of Volusia County. The property is located in flood zone X. The previous project, the Village Business Centre obtained a St. Johns River Water Management District permit (40-127-121341) when the site was in the Volusia County jurisdiction. The permit authorized impacts to 0.92 acres of wetland with mitigation credits at the Lake Swamp Mitigation Bank. A 2015 St. Johns River Water Management District permit update for the project noted that the wetland impacts have occurred and have been mitigated via a 0.71 mitigation bank purchase. The proposed amendment would 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 building is a substantial investment and will be a low traffic generator compared to other allowed uses. Staff does not believe that the project will not create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties. There is approximately 260 linear feet from the Lakes of Pine Run

Condominiums & Gardens at Addison Oaks developments with a six (6') foot high masonry wall proposed.

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. The proposed indoor self-storage significantly reduces approved traffic and water/sewer infrastructure impacts.

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.**

   Per the ITE Trip Generation Manual, 10th edition, the average daily trip generation is 203 average daily trips for the indoor storage use and office. The trip generation is substantially lower than an office, retail, or restaurant use. The project utilizes a joint access easement with the MBA Business Center and will not have an access point to U.S. Highway 1. The project is installing sidewalks.

7. **The proposed development is functional in the use of space and aesthetically acceptable.**

   The proposed site plan is functional and provides building architecture that exceeds the adopted architectural regulations.

8. **The proposed development provides for the safety of occupants and visitors.**

   The proposed development provides for the safety of its occupants and visitors.

9. **The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.**

   The building and material will not adversely impact the aesthetics of the area and is designed in the neo-eclectic architectural style.

10. **The testimony provided at public hearings**.

    This application has not been heard and no public testimony has been provided.

SECTION 6, RECOMMENDATION:

The Planning Board has three (3) options in the review of this application:

1. Approve as submitted.
2. Deny as submitted.
3. Approve the project with conditions.

Key aspects in the review of the application:

1. The subject property is partially developed based on previous approvals with Volusia County.
2. The property is part of the Interlocal Service Boundary Agreement Area and was annexed in 2022.
3. The project seeks to allow a three-story indoor self-storage use with a building of 123,534 square feet (with 2,500 square feet of office) and associated site improvements. The previous development order will completely be amended with this application.
4. The North U.S. Highway 1 corridor has existing industrial and commercial uses.
5. The site plan provides natural preservation along Pine Tree Drive, increased landscaping along North U.S. Highway 1, public sidewalks, additional stormwater area, a masonry wall, and enhanced building architecture.

It is recommended that the Planning Board recommend **APPROVAL** of PBD 2022-096 that approves the issuance of a development order to allow a three-story indoor self-storage use of 123,534 square feet (with 2,500 square feet of office) and associated site improvements as an allowed use within the Stor-It, North Ormond Planned Business Development located at 1405 North U.S. Highway 1, subject to the applicant resolving the outstanding Site Plan Review Committee (SPRC) comments within ATTACHMENT 1. The project is tentatively scheduled for the City Commission on January 24, 2023 (first reading) and if approved on first reading, the second reading on February 7, 2023 (final reading).

If the Planning Board determines that the application does not meet the Planned Business Development or development order criteria, then the application should either be approved with conditions or denied.

Attachments:

Attachment 1: Site Plan Review Committee comments

Attachment 2: Maps of the project area

Attachment 3: Ordinance 2015-14

Attachment 4: Planned Business Development submittal information and site plans

ATTACHMENT 1

Site Plan Review
Committee comments

Project Name: PZ-22-096
Project Description: 1405 North US Highway 1, US1& Pine Street STOR-IT (123,534 SF on 5.26 acres)
Review Comments List Date: 11/28/2022

Ref. # 63, Civil Engineer, David Allen, 10/31/22 10:44 AM, Cycle 2, Unresolved

Markup: Civil-Driveway High Point, C004-CIVIL.pdf

The response was the high point is 30.95. However, there are two elevations higher than that value. It appears that the high point is 31.60. Is this correct.

Ref. # 64, Civil Engineer, David Allen, 11/9/22 10:29 AM, Cycle 2, Unresolved

Markup: Civil-Stormwater, Stormwater Calculations.pdf

The City has received contact from downstream property owners with concerns that the new project will create problems with the existing lake. Please provide assurance that this will not occur. Provide documentation that this parcel was included in the original design for the Lakes of Pine Run.

Ref. # 10, Landscape Architect, Cara Culliver, 8/12/22 4:15 PM, Cycle 1, Unresolved

Markup: Irrigation Plan, C008-IRRIG.pdf

- Any proposed single hedging material would be irrigated with G, H or J. Please revisit irrigation design.

- The landscape islands would need more than 2 heads to provide proper coverage.

- The irrigation source is a well. Why is the mainline loop purple?
Are you connecting to reuse in the future? If so, please note on the plans.

Ref. # 52, Landscape Architect, Cara Culliver, 10/28/22 2:39 PM, Cycle 2, Unresolved

Markup: Greenbelt Calculations Chart Square Footage, C006-LANDSCP.pdf

The greenbelt square footage is 12,831.48' (356.43' x 36), please correct.

Ref. # 53, Landscape Architect, Cara Culliver, 10/28/22 2:39 PM, Cycle 2, Unresolved

Markup: Greenbelt Plant Square Footages, C006-LANDSCP.pdf

- The first submitted plans had plant square footages for the greenbelt area, please provide the chart to show compliance with the 60% native requirement.

Ref. # 54, Landscape Architect, Cara Culliver, 10/28/22 2:39 PM, Cycle 2, Unresolved

Markup: Greenbelt 60% Native Requirement, C006-LANDSCP.pdf

- 60% = 7,699 SF

Ref. # 55, Landscape Architect, Cara Culliver, 10/28/22 2:52 PM, Cycle 2, Unresolved

Markup: North Buffer, C006-LANDSCP.pdf

- Please add shrubs to fill in the hedge row gap, see red cloud/red line.

Ref. # 56, Landscape Architect, Cara Culliver, 10/28/22 3:02 PM, Cycle 2, Unresolved

Markup: East Buffer Chart, C006-LANDSCP.pdf

A 10' foot buffer requires 3 trees, 30 shrubs & 30 ground covers per 100' lineal feet (15 Trees, 155 Shrubs & 155 Ground Covers), please correct the chart.

Ref. # 57, Landscape Architect, Cara Culliver, 10/28/22 3:33 PM, Cycle 2, Unresolved

Markup: South Buffer, C006-LANDSCP.pdf

- All landscape buffers require a continuous visual screen, please add planting in the gaps, see red lines.

Ref. # 58, Landscape Architect, Cara Culliver, 10/28/22 3:41 PM, Cycle 2, Unresolved

Markup: Site Trees Chart, C006-LANDSCP.pdf

- The landscape area is 146,626 SF and subtracting the lake (21,660 SF) = 125,026 SF/400 = 313 Required Trees

- Include existing trees within this calculations, more than 8 existing trees.

- 4.5" caliper trees = 8 x (3) tree credits = 24 trees and not 72, please correct numbers.

- Please include the proposed palms (3:1) = 4/3 = 1 Tree

Ref. # 59, Landscape Architect, Cara Culliver, 10/28/22 4:15 PM, Cycle 2, Unresolved

Markup: Plant List - Tree Quantities, C006-LANDSCP.pdf

- Please check the tree quantities for each specie type as there are errors.

Ref. # 60, Landscape Architect, Cara Culliver, 10/28/22 4:22 PM, Cycle 2, Unresolved

Markup: Tree Preservation Chart, C006-LANDSCP.pdf

- Please re-calculate the provided tree preservation areas.

Ref. # 61, Landscape Architect, Cara Culliver, 10/28/22 4:30 PM, Cycle 2, Unresolved

Markup: Landscape Notes, C007-LANDSCP.pdf

- Please add notes that the existing trees will have their dead wood removed per proper Arboricultural Standards. All existing palms will be booted and seed heads/dead fronds removed prior to C.O.

Ref. # 62, Landscape Architect, Cara Culliver, 10/28/22 4:38 PM, Cycle 2, Unresolved

Markup: Greenbelt Palms, C006-LANDSCP.pdf

- Please show the existing palms within the greenbelt, see tree survey.

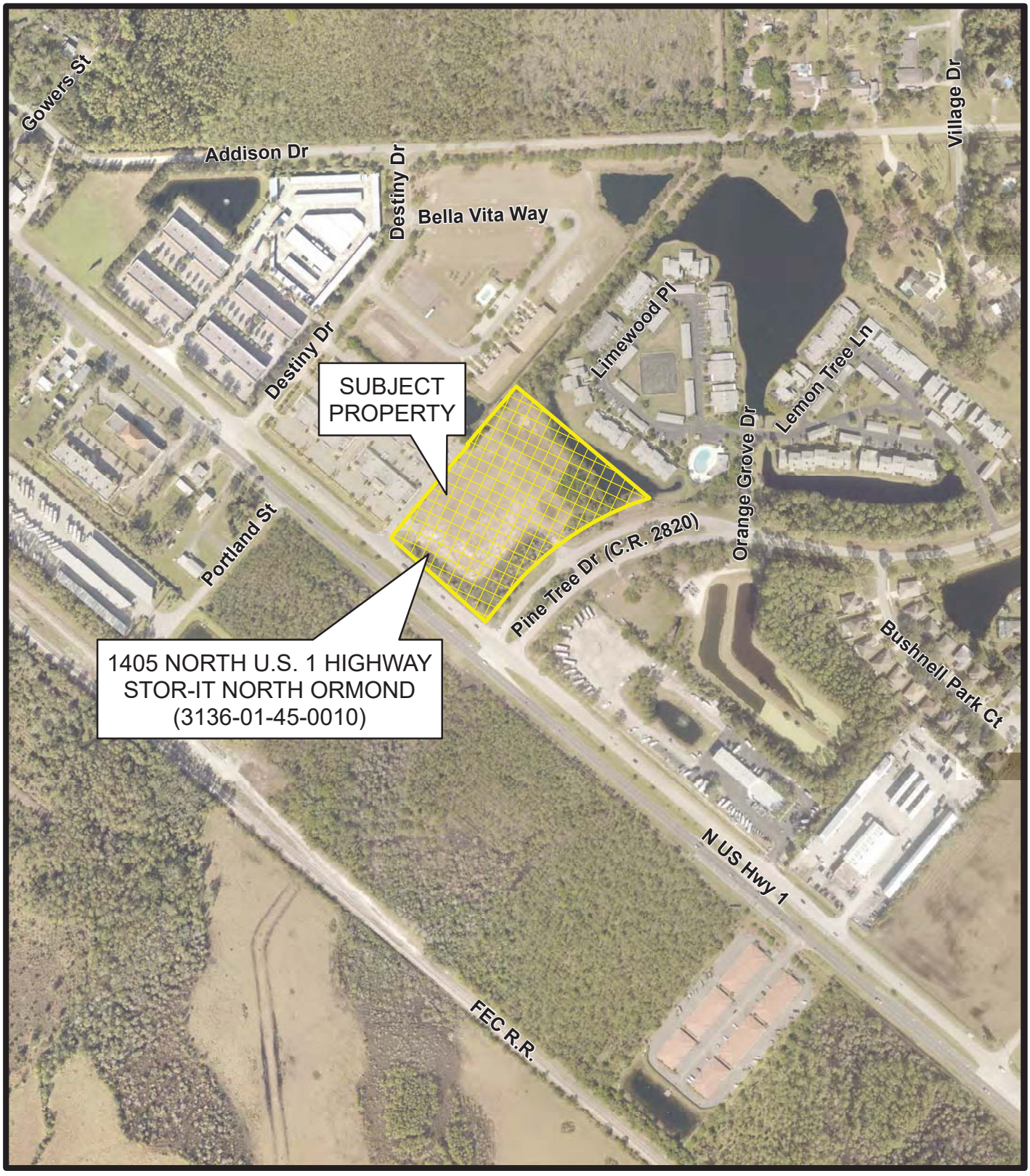
Ref. # 21, Planner 3, Becky Weedo, 8/19/22 8:50 AM, Cycle 1, Unresolved

Markup: Crown of Road Elevations, C004-CIVIL.pdf

Please indicate the crown of road elevations for N. US Highway 1 and Pine Tree Dr. 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.

ATTACHMENT 2

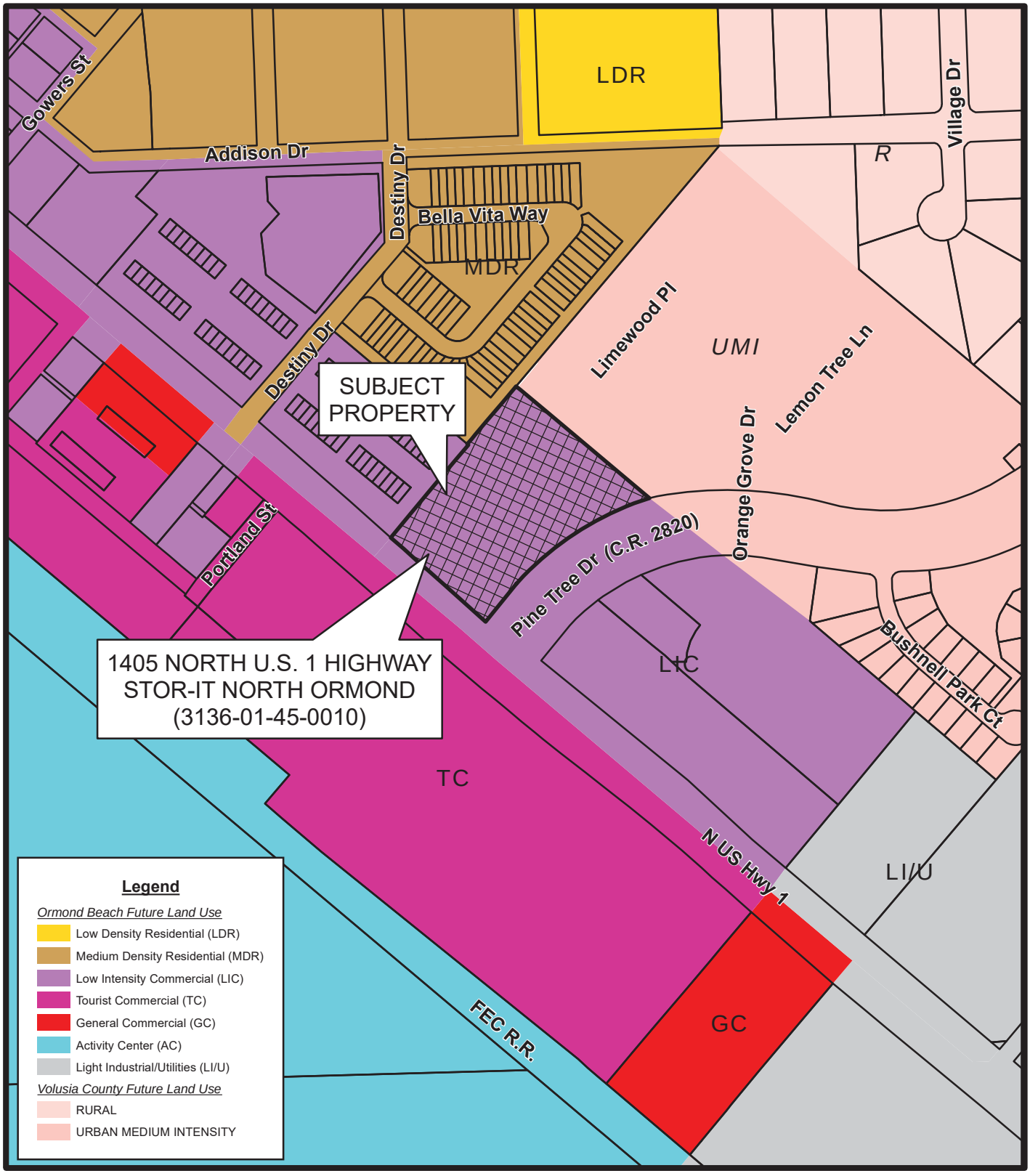
Maps of the project area



1405 NORTH U.S. 1 HIGHWAY
STOR-IT NORTH ORMOND (3136-01-45-0010)
AERIAL MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - November 8, 2022

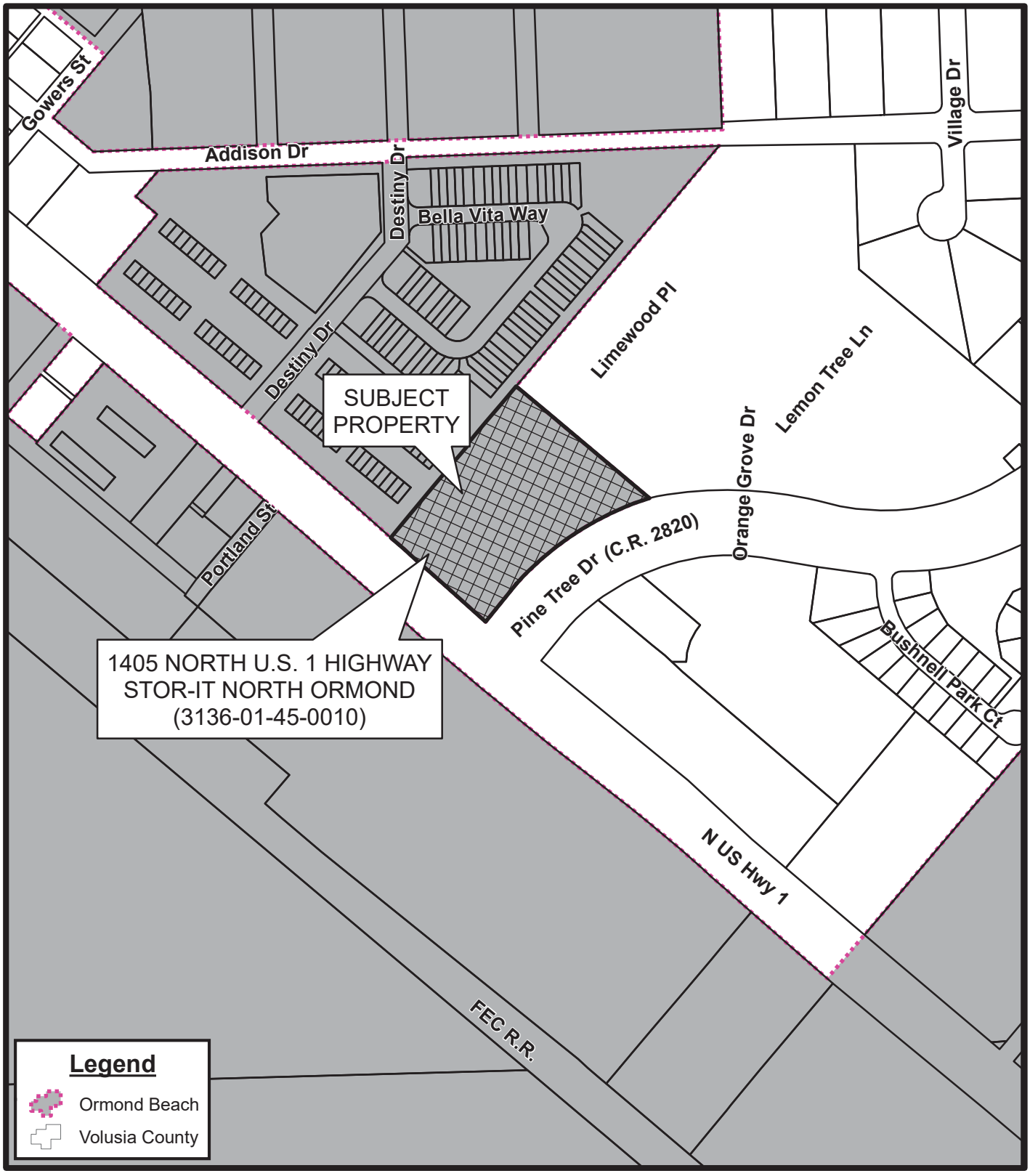
N
W E
S
N.T.S.



1405 NORTH U.S. 1 HIGHWAY
STOR-IT NORTH ORMOND (3136-01-45-0010)
FUTURE LAND USE MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - November 8, 2022

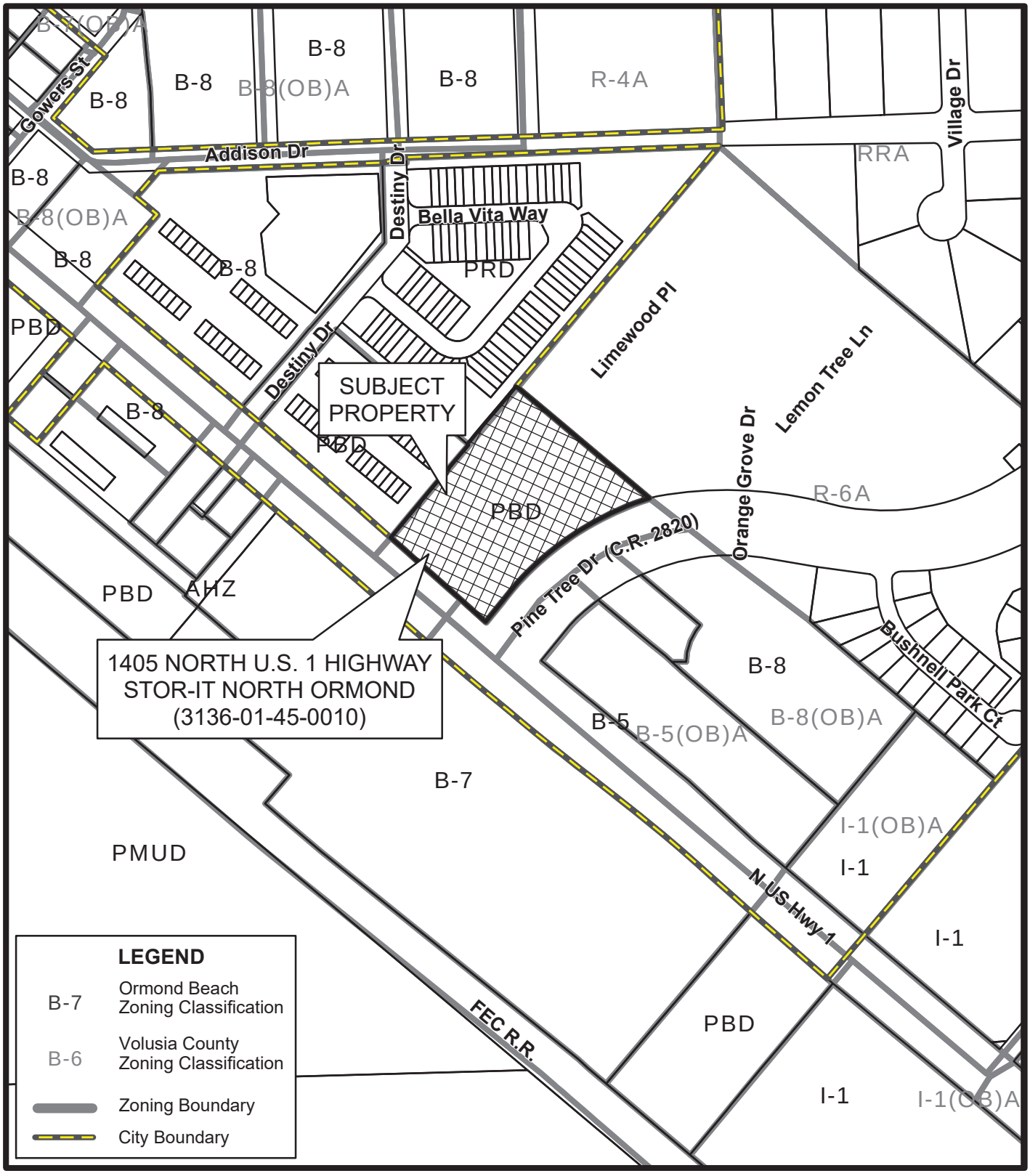
N
W E
S
N.T.S.



1405 NORTH U.S. 1 HIGHWAY
STOR-IT NORTH ORMOND (3136-01-45-0010)
LOCATION MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - November 8, 2022

N
W E
S
N.T.S.



1405 NORTH U.S. 1 HIGHWAY
STOR-IT NORTH ORMOND (3136-01-45-0010)
ZONING MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - November 8, 2022

N
W E
S
N.T.S.

ATTACHMENT 3

Ordinance 2015-14

10/14/2015 08:22 AM
Instrument# 2015-191587 # 1
Book: 7174
Page: 140

ORDINANCE NO. 2015-14

AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF ARTICLE 1, 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 CERTAIN REAL PROPERTY LOCATED WITHIN THE NORTH US HIGHWAY 1 MUNICIPAL SERVICE AREA ("MSA") AS A RESULT OF THE COMPREHENSIVE PLAN AMENDMENTS THAT IMPLEMENTED THE PROVISIONS OF THE INTERLOCAL SERVICE BOUNDARY AGREEMENT ("ISBA") BETWEEN THE CITY OF ORMOND BEACH AND THE COUNTY OF VOLUSIA; ADOPTING PLANNED DEVELOPMENT ORDERS BY REFERENCE PREVIOUSLY ISSUED BY VOLUSIA COUNTY; AUTHORIZING REVISION OF THE OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City of Ormond Beach adopted an Interlocal Service Boundary Agreement (the "ISBA") with the County of Volusia on August 19, 2014, effective August 28, 2014 (recorded at Book 7026, Pages 878 through 895, inclusive, of the Public Records of Volusia County, Florida) for the North US Highway 1 area depicted in Exhibit "A" Map attached hereto, and incorporated herein by reference; and

WHEREAS, in accordance with the ISBA and Section 171.203(9), *Florida Statutes,* the City of Ormond Beach adopted amendments to the Future Land Use map of the City's Comprehensive Plan on January 20, 2015 by Ordinance 2015-5; and

WHEREAS, the properties to be rezoned include four planned developments within the ISBA area previously approved by Volusia County for property located at: 1405 North US Highway 1, approximately 5.26 acres from County BPUD (Business Planned Unit Development) to City PBD (Planned Business Development); Destination Daytona Phase I, generally located at 1635, 1641, 1643, 1647, 1653, and 1657 North US Highway 1, approximately 51.9 acres from County BPUD (Business Planned Unit Development) to City PBD (Planned Business Development); Destination Daytona Phase II, generally located at 348, 356, 364, 372, 380, and 388 Destination Daytona Lane, approximately 112.76 acres from County MPUD (Mixed Use Planned Unit Development) to City PBD (Planned Business Development); and 1851 North US Highway 1, approximately 34.83 acres from County BPUD (Business Planned Unit Development) to City PBD (Planned Business Development); and

WHEREAS, the Planning Board held a public hearing regarding this matter as required by Chapter 1, Article II, Section 1-15D(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,

Instrument# 2015-191587 # 3
Book: 7174
Page: 142

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. Paragraph C, Official Zoning Map, of Section 2-01, Establishment of Zoning Districts and Official Zoning Map, 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, which is part of the said *Land Development Code,* to change the real property previously approved by Volusia County described and depicted on Exhibit "B" attached hereto and incorporated herein by reference, from the present zoning classification of County BPUD (Business Planned Unit Development) to City PBD (Planned Business Development), for 5.26± acres located at 1405 North US Highway 1, and incorporating herein Exhibit "C" the adopted Volusia County Resolution #2010-223 Order and Resolution rezoning the property BPUD (Planned Unit Development) approved December 9, 2010 and recorded in Book 6560, at pages 3275 through 3288, inclusive, of the Public Records of Volusia County, Florida, and as amended.

SECTION TWO. Paragraph C, Official Zoning Map, of Section 2-01, Establishment of Zoning Districts and Official Zoning Map, 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, which is part of the said *Land Development Code,* to change real property previously approved by Volusia County described and depicted on Exhibit "D" attached

hereto and incorporated herein by reference, from the present zoning classification of County BPUD (Business Planned Unit Development) to City PBD (Planned Business Development), for 51.9± acres located at 1635, 1641, 1643, 1647, 1653, and 1657 North US Highway 1, and incorporating herein Exhibit "E" the adopted Volusia County Resolution #2004-100 Order and Resolution rezoning the property County BPUD (Planned Unit Development) approved September 24, 2004 and recorded in Book 5494, at pages 2014 through 2079, inclusive, and as amended in Book 5666, at Pages 2031 and 2032, inclusive, and as amended in Book 5667 at Page 2410 through 2419, inclusive, and as amended in Book5990 at Page 2472 through 2480,inclusive, and as amended in Book 6092 at Page 423 through 436, inclusive, and as amended in Book 6216 at Page 4031 through 4035, inclusive, and as amended in Book 6979 at Page 1393 through 1398, inclusive, and as amended in Book 6983 at Page 2577 through 2589, inclusive, and as amended in Book 7077 at Page: 2292 through 2299, inclusive, of the Public Records of Volusia County, Florida; and

SECTION THREE. Paragraph C, Official Zoning Map, of Section 2-01, Establishment of Zoning Districts and Official Zoning Map, 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, which is part of the said *Land Development Code,* to change real property previously approved by Volusia County described and depicted on Exhibit "F" attached hereto and incorporated herein by reference, from the present zoning classification of County MPUD (Mixed Use Planned Unit Development) to City PBD (Planned Business Development),

for 112.76± acres located at 348, 356, 364, 372, 380, and 388 Destination Daytona Lane, and incorporating herein Exhibit "G" the adopted Volusia County Resolution #2006-91 Order and Resolution rezoning the property County MPUD Planned Unit Development approved August 14, 2006, and recorded in Book 5934, at pages 3459 through 3484 inclusive, of the Public Records of Volusia County, Florida, and as amended,.

SECTION FOUR. Paragraph C, Official Zoning Map, of Section 2-01, Establishment of Zoning Districts and Official Zoning Map, 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, which is part of the said *Land Development Code,* to change real property previously approved by Volusia County as described and depicted on Exhibit "H" attached hereto and incorporated herein by reference, from the present zoning classification of County BPUD (Business Planned Unit Development) to City PBD (Planned Business Development), for 34.83± acres located at 1851 North US Highway 1, and incorporating herein Exhibit "I" the adopted Volusia County Resolution #2006-96 Order and Resolution rezoning the property BPUD (Business Planned Unit Development) approved May 24, 2007 and recorded in Book 6091, at pages 3293 through 3307, inclusive, of the Public Records of Volusia County, Florida, and as amended.

SECTION FIVE. The City Commission does hereby approve, authorize and direct the revision of the City's Official Zoning Map to show the classification for the area as hereby zoned as depicted in Exhibit "J" attached hereto and incorporated herein by reference.

SECTION SIX. All ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION SEVEN. This Ordinance shall take effect immediately upon its adoption.

PASSED UPON at the first reading of the City Commission, this 17th day of March 2015.

PASSED UPON at the second and final reading of the City Commission, this 7th day of April 2015.

Ed Kelley

ED KELLEY
Mayor

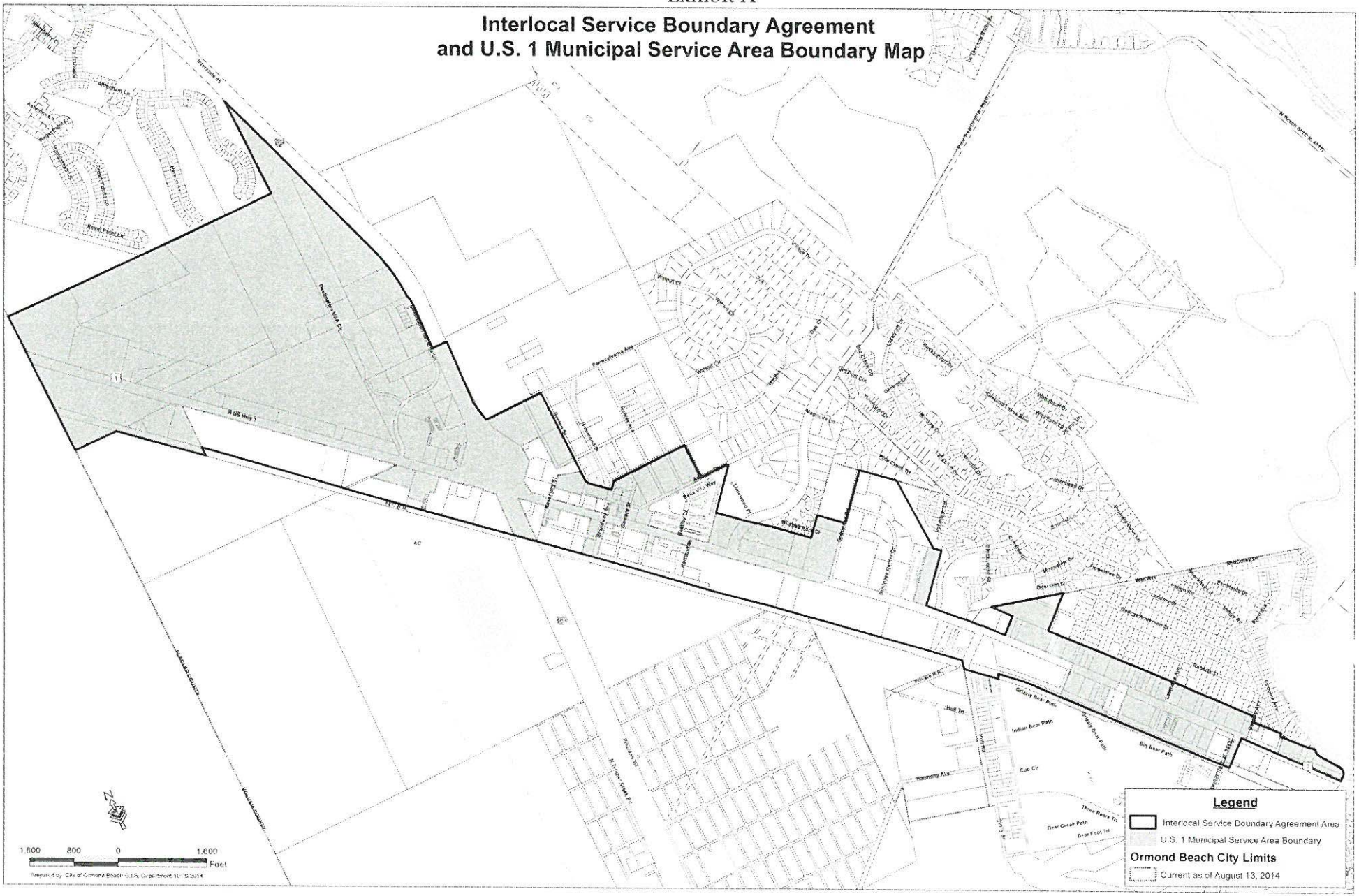
ATTEST:

J. Scott McKee

J. SCOTT McKEE
City Clerk

Instrument# 2015-191587 # 7
Book: 7174
Page: 146

Exhibit A



Instrument# 2015-191587 # 8
Book: 7174
Page: 147

EXHIIT "B"

LEGAL DESCRIPTION

1405 N US HIGHWAY NO.1

PART OF SECTION 36 TOWNSHIP 13 SOUTH, RANGE 31 EAST VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT OF COMMENCEMENT SAID POINT BEING THE SOUTHEAST CORNER OF SAID SECTION 36, RUN N00°22'25"E ALONG THE EAST LINE OF SAID SECTION 36 A DISTANCE OF 654.31 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 (A 160 FOOT RIGHT-OF-WAY AS NOW OCCUPIED AND ESTABLISHED); THENCE N47°22'44"W ALONG SAID NORTHERLY LINE A DISTANCE OF 100.38 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF PINE TREE DRIVE (A 170 FOOT RIGHT-OF-WAY AS NOW OCCUPIED AND ESTABLISHED) SAID POINT ALSO KNOWN AS THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUE N47°22'44"W ALONG SAID NORTHERLY LINE A DISTANCE OF 327.19 FEET; THENCE DEPARTING SAID NORTHERLY LINE RUN N42°37'16"E A DISTANCE OF 580.00 FEET; THENCE S47°22'47"E A DISTANCE OF 516.05 FEET TO THE WESTERLY LINE OF AFORESAID PINE TREE DRIVE, SAID POINT BEING ON THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 37°41'44", A CHORD BEARING OF S61°28'08"W, AND A CHORD DISTANCE OF 507.20 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 516.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S42°37'16"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 75.00 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N87°37'16"E, AND A CHORD DISTANCE OF 35.36 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING 229,156 SQ. FT. OR 5.26 ACRES MORE OR LESS

SHEET 1 SEE SHEET 2 FOR SKETCH OF DESCRIPTION

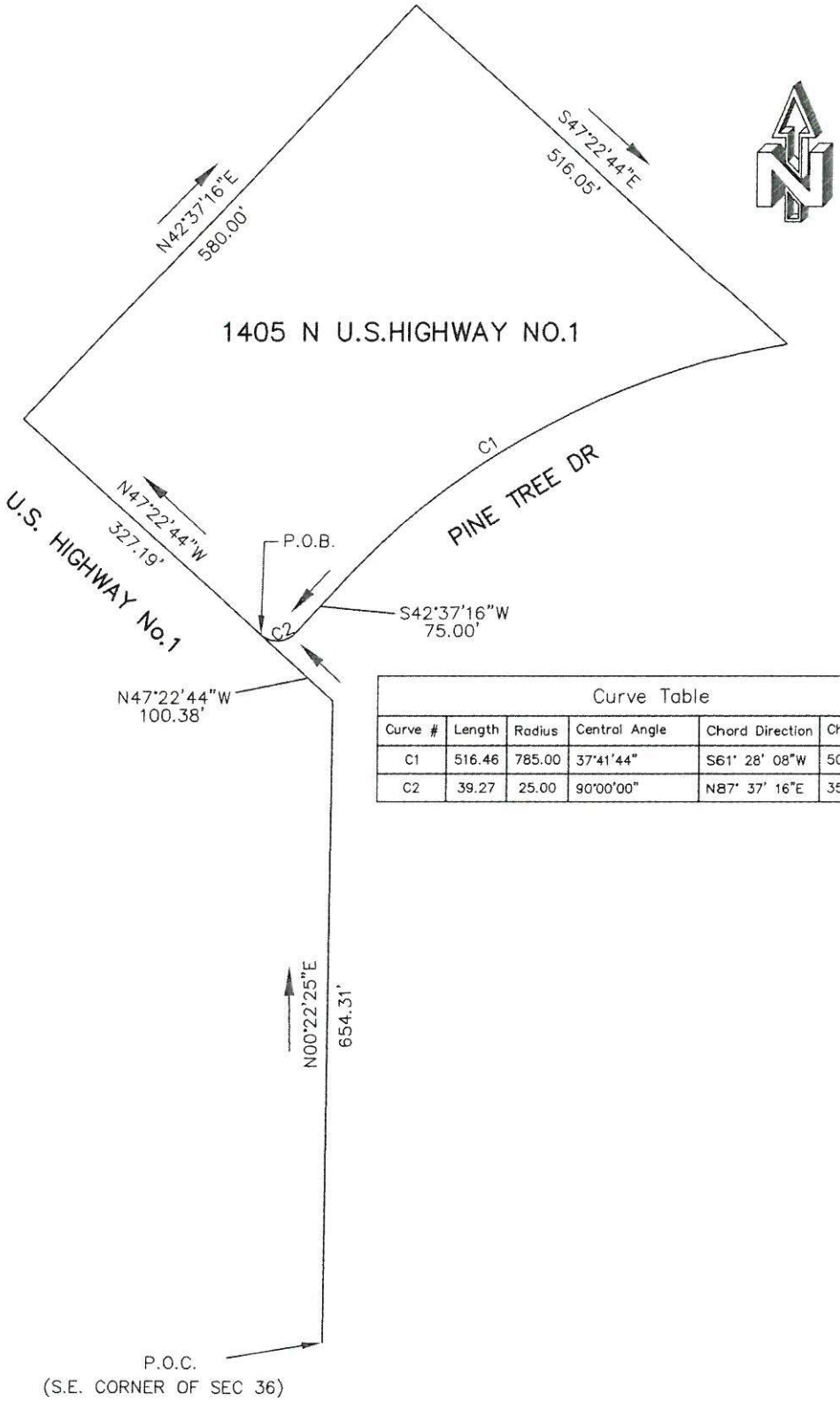
City of Ormond Beach Engineering Division	DATE: 1/30/15	PROJECT NO.:
	SCALE: N.T.S.	FILE NAME: 1405 N US1
	SHEET: 1 OF 2	DRAWN BY: CO

Instrument# 2015-191587 # 9
Book: 7174
Page: 148

Exhibit B

SKETCH OF DESCRIPTION

1405 N US HIGHWAY NO.1



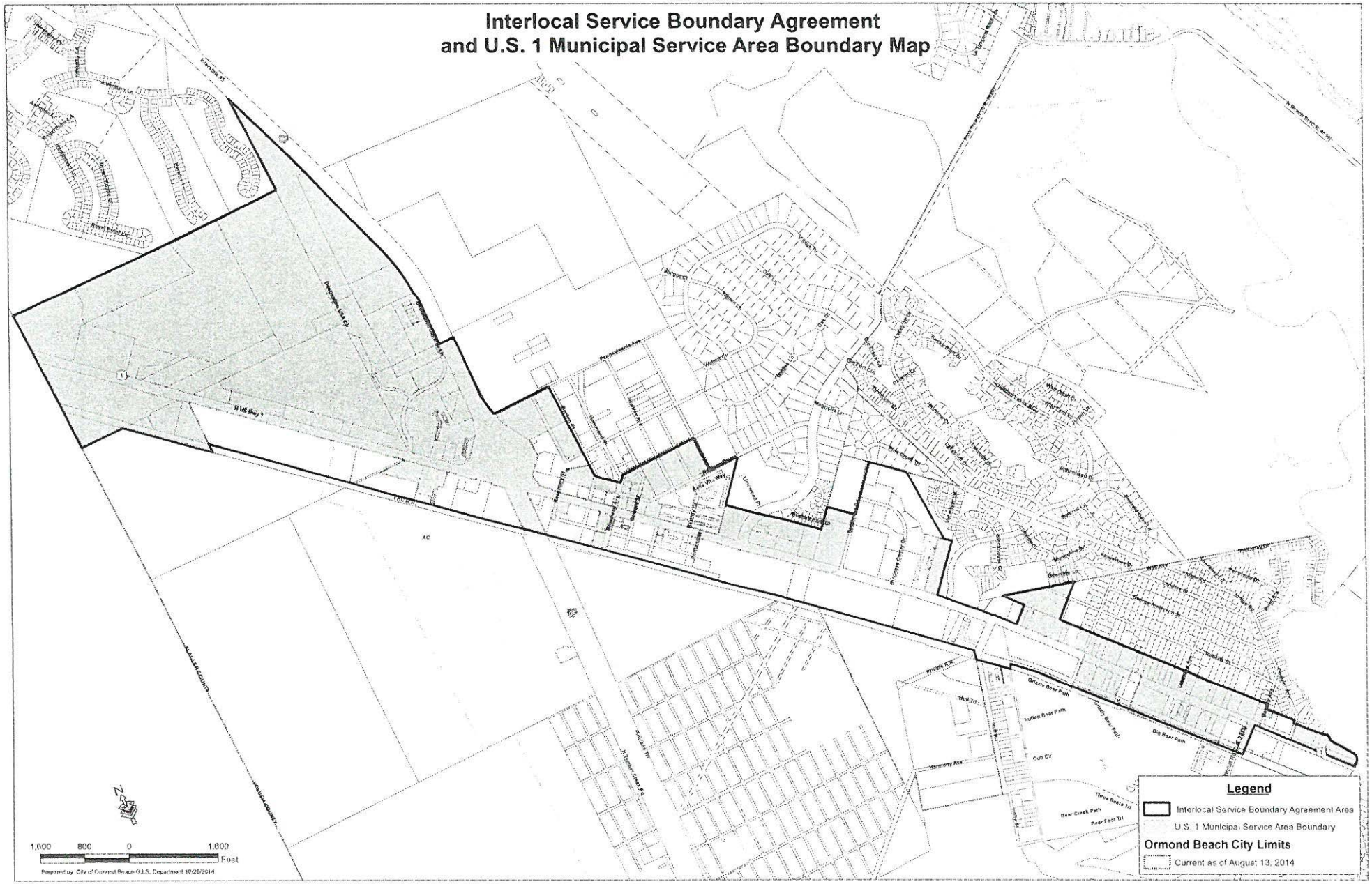
Curve Table					
Curve #	Length	Radius	Central Angle	Chord Direction	Chord Length
C1	516.46	785.00	37°41'44"	S61° 28' 08"W	507.20
C2	39.27	25.00	90°00'00"	N87° 37' 16"E	35.36

SHEET 2 SEE SHEET 1 FOR DESCRIPTION

City of Ormond Beach Engineering Division	DATE: 1/30/15	PROJECT NO.:
	SCALE: N.T.S.	FILE NAME: 1405 N US1
	SHEET: 2 OF 2	DRAWN BY: CO

Instrument# 2015-191587 # 10
Book: 7174
Page: 149

Exhibit A



Instrument# 2015-191587 # 11
Book: 7174
Page: 150

EXHIIT "B"

LEGAL DESCRIPTION

1405 N US HIGHWAY NO.1

PART OF SECTION 36 TOWNSHIP 13 SOUTH, RANGE 31 EAST VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT OF COMMENCEMENT SAID POINT BEING THE SOUTHEAST CORNER OF SAID SECTION 36, RUN N00°22'25"E ALONG THE EAST LINE OF SAID SECTION 36 A DISTANCE OF 654.31 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 (A 160 FOOT RIGHT-OF-WAY AS NOW OCCUPIED AND ESTABLISHED); THENCE N47°22'44"W ALONG SAID NORTHERLY LINE A DISTANCE OF 100.38 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF PINE TREE DRIVE (A 170 FOOT RIGHT-OF-WAY AS NOW OCCUPIED AND ESTABLISHED) SAID POINT ALSO KNOWN AS THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUE N47°22'44"W ALONG SAID NORTHERLY LINE A DISTANCE OF 327.19 FEET; THENCE DEPARTING SAID NORTHERLY LINE RUN N42°37'16"E A DISTANCE OF 580.00 FEET; THENCE S47°22'47"E A DISTANCE OF 516.05 FEET TO THE WESTERLY LINE OF AFORESAID PINE TREE DRIVE, SAID POINT BEING ON THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 37°41'44", A CHORD BEARING OF S61°28'08"W, AND A CHORD DISTANCE OF 507.20 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 516.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S42°37'16"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 75.00 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N87°37'16"E, AND A CHORD DISTANCE OF 35.36 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING 229,156 SQ. FT. OR 5.26 ACRES MORE OR LESS

SHEET 1 SEE SHEET 2 FOR SKETCH OF DESCRIPTION

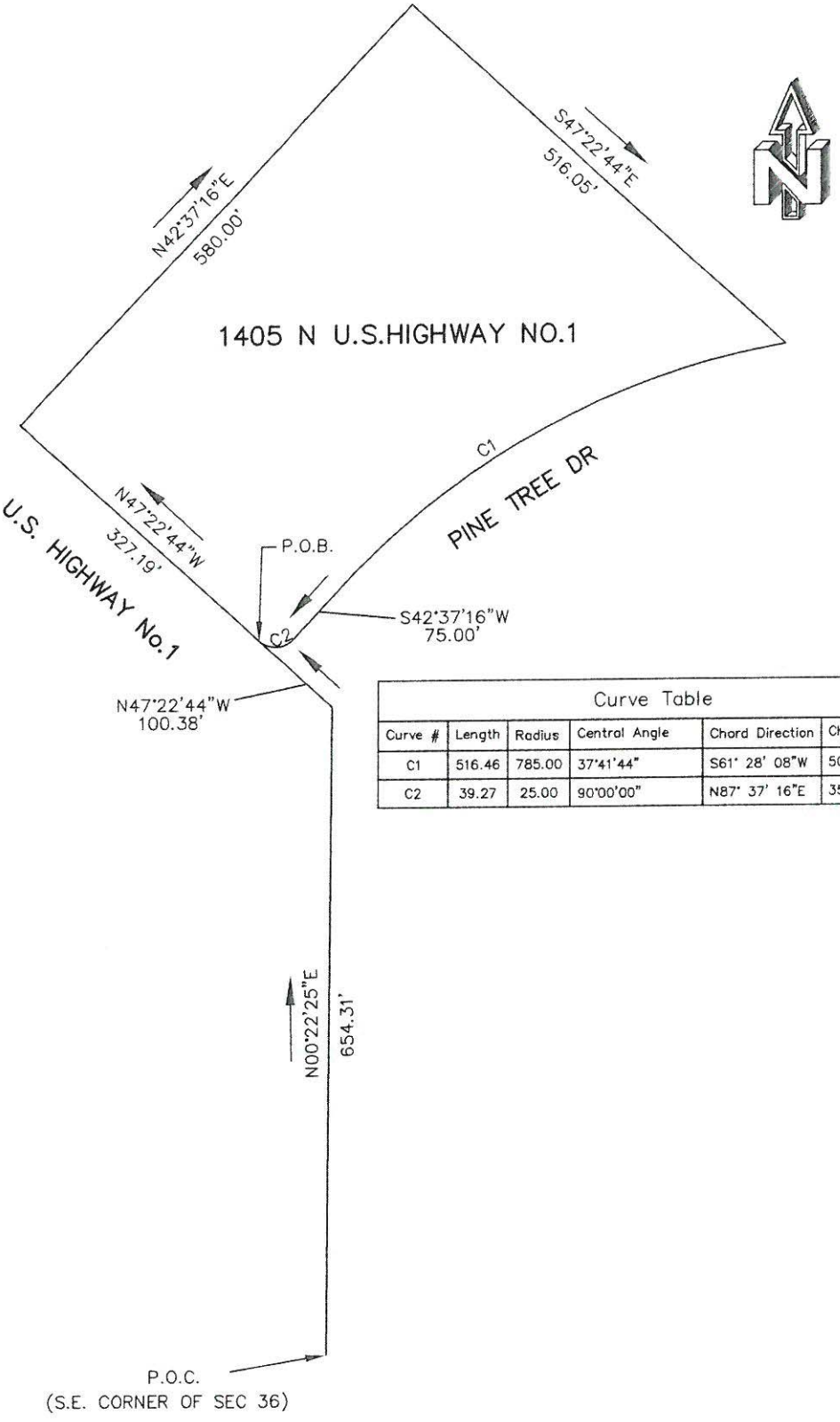
City of Ormond Beach Engineering Division	DATE: 1/30/15	PROJECT NO.:
	SCALE: N.T.S.	FILE NAME: 1405 N US1
	SHEET: 1 OF 2	DRAWN BY: CO

Instrument# 2015-191587 # 12
Book: 7174
Page: 151

Exhibit B

SKETCH OF DESCRIPTION

1405 N US HIGHWAY NO.1



Curve Table					
Curve #	Length	Radius	Central Angle	Chord Direction	Chord Length
C1	516.46	785.00	37°41'44"	S61° 28' 08"W	507.20
C2	39.27	25.00	90°00'00"	N87° 37' 16"E	35.36

SHEET 2 SEE SHEET 1 FOR DESCRIPTION

City of Ormond Beach
Engineering Division

DATE: 1/30/15	PROJECT NO.:
SCALE: N.T.S.	FILE NAME: 1405 N US1
SHEET: 2 OF 2	DRAWN BY: CO

Instrument# 2015-191587 # 13
Book: 7174
Page: 152

Instrument# 2011-018378 # 1
Book: 6560
Page: 3275

EXHIBIT C

(CONTAINING 14 PAGES)

IN THE COUNTY COUNCIL OF THE

COUNTY OF VOLUSIA, FLORIDA

IN RE: *PUD-10-044* Application of Vanacore Commercial Properties, LLC.

RESOLUTION # 2010-223

ORDER AND RESOLUTION

GRANTING A REQUEST FOR CHANGE OF ZONING FROM B-2

TO BPUD (BUSINESS PLANNED UNIT DEVELOPMENT)

The application of Vanacore Commercial Properties, LLC hereinafter, "Applicant", for rezoning was heard by and before the Volusia County Council, Volusia County, Florida, on December 9, 2010. Based upon the verified Application and other supporting documents, maps, charts, overlays, other evidence and instruments; the advice, report, and recommendations of the Growth and Resource Management, Legal Department, and other Departments and agencies of Volusia County; and the testimony adduced and evidence received at the Public Hearing on this Application by the Planning and Land Development Regulation Commission on October 12, 2010, and otherwise being fully advised, the Volusia County Council does hereby find and determine as follows:

Instrument# 2015-191587 # 14
Book: 7174
Page: 153

GENERAL FINDINGS

A. That the application of Vanacore Commercial Properties, LLC was duly and properly filed herein on July 16, 2010 as required by law.

B. That all fees and costs which are by law, regulation, or Ordinance required to be borne and paid by the applicant have been paid.

C. That the applicant is the owner of a 5.26 acre parcel of land, which is situated in Volusia County. This parcel of land is described more particularly in the property survey and legal description, a true copy of which is attached hereto as Exhibit "A".

D. That the Applicant has held a pre-application meeting as required by Chapter 72, Volusia County Code of Ordinances, as amended.

E. That the Applicant has complied with the "Due Public Notice" requirements of Chapter 72, Code of Ordinances, as amended.

F. That the owner(s) of the property, Vanacore Commercial Properties, LLC, agree with the provisions of this Order and Resolution.

FINDINGS REGARDING REZONING

A. That the Applicant has applied for a change of zoning from the present zoning classification of the parcel described in Exhibit "A" from B-2 to BPUD (Business Planned Unit Development).

B. That the said rezoning to a BPUD is consistent with both the Volusia County Comprehensive Plan ("comprehensive plan") and the intent and purpose of the Zoning Ordinance of Volusia County, Florida ("zoning code"), as codified in article II of chapter 72,

Instrument# 2015-191587 # 15
Book: 7174
Page: 154

Book: 6560
Page: 3277

Code of Ordinances, County of Volusia, and does promote the public health, safety, general welfare and orderly growth of the area affected by the rezoning request.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, IN OPEN MEETING DULY ASSEMBLED IN THE THOMAS C. KELLY COUNTY ADMINISTRATION BUILDING, COUNTY COUNCIL MEETING ROOM, DELAND, FLORIDA, THIS 9TH DAY OF DECEMBER, A.D., 2010, AS FOLLOWS:

A. That the Application of Vanacore Commercial Properties, LLC for the rezoning of the subject parcel is hereby granted.

B. That the zoning classification of the subject parcel described in Exhibit "A" attached hereto is hereby amended from the B-2 classification to BPUD as described in zoning code, as amended.

C. That the Official Zoning Map of Volusia County is hereby amended to show the rezoning of said parcel to BPUD.

D. With respect to any conflict between the zoning code, as amended, and this Order and resolution, the provisions of this Order and Resolution shall govern. The zoning code, as amended, shall govern with respect to any matter not covered by this Order and Resolution. The Volusia County Zoning Enforcement Official will ensure overall compliance with this Order and Resolution.

E. Unless otherwise provided in paragraph D, nothing in this Order and Resolution shall abridge the requirements of the Code of Ordinances, County of Volusia. Timing and review procedures contained in this Order and Resolution may be modified to comply with the Land Development Code of Volusia County, Florida, as codified in article III of chapter 72, Code of Ordinances, County of Volusia ("land development code").

Instrument# 2015-191587 # 16
Book: 7174
Page: 155

DEVELOPMENT AGREEMENT

A. Development Concept. The property shall be developed as a BPUD substantially in accordance with the Master Development Plan. The Master Development Plan shall govern the development of the property as a BPUD and shall regulate the future land use of this parcel.

1. Master Development Plan. The Master Development Plan shall consist of the Preliminary Plan prepared by Zev Cohen & Associates (ZCA) and dated July 9, 2010 and this Order and Resolution. The Preliminary Plan is hereby approved and incorporated in this Order and Resolution by reference as Exhibit "B". The Master Development Plan shall be filed and retained for public inspection in the Growth and Resource Management Department and shall constitute a supplement to the Official Zoning Map of Volusia County.

2. Amendments. All amendments of the Master Development Plan, other than those deemed by the Zoning Enforcement Official to be minor amendments, in accordance with section 72-289 of the zoning code, shall require the review and recommendation of the Planning and Land Development Regulation Commission (PLDRC) and action by the Volusia County Council in the same manner as a rezoning of the parcel.

3. Final Site Plan Approval. After the Order and Resolution is recorded, and prior to issuance of any permits for construction, including clearing and landfill, a Final Site Plan shall be prepared and submitted for review and approval in the manner required by the land development code. The Preliminary Plan, attached as Exhibit "B", shall substitute for the requirement of Conceptual site plan application as required by the land development code, and the applicant is authorized to proceed with submittal of a final site plan application once this Order and Resolution has been recorded.

Instrument# 2015-191587 # 17
Book: 7174
Page: 156

Book: 6560
Page: 3279

B. Unified Ownership. The Applicant or his successors shall maintain unified ownership of the subject parcel until after the issuance date of Final Site Plan Development Order.

C. Phases of Development. Construction of the project may be completed in two phases and commence upon approval of all required permits for each individual phase.

D. Land Uses within the BPUD. The development of the parcel shall be consistent with the land uses prescribed for each area within the proposed BPUD. The locations and sizes of said land use areas are shown on the Preliminary Plan, Exhibit "B".

The following land uses shall be allowed as permitted principal uses and structures along with their customary accessory uses and structures:

1. Permitted Uses:

Convenience stores with or without fuel sales, not to exceed 4 fuel dispensing islands

Day Care center

Financial Institutions

Fire Stations

General Offices

Health Clubs or spas

Houses of worship (refer to section 72-290, zoning code)

Medical and Dental Clinics

Pharmacies

Restaurants, types A and B (with or without drive-thru)

Retail specialty stores

Travel Agencies

Requests for uses not specifically listed may be allowed if the Zoning Enforcement Official

Instrument# 2015-191587 # 18
Book: 7174
Page: 157

Book: 6560
Page: 3280

determines that the proposed use is substantially similar to a listed permitted use and may process such request as a minor amendment. Any proposed use that is not substantially similar to a listed permitted use shall be processed as major amendment.

E. Development Standards.

1. Minimum lot area: 5.26 acres
2. Minimum lot width: 150 feet
3. Minimum yard size (building):
   a. Front yard: 40 feet, along U.S. Hwy 1; 35 feet along Pine Tree Drive
   b. Rear yard: 20 feet
   c. Side yard: 10 feet, abutting commercial uses; 30 feet abutting residential uses
   d. Waterfront yard: 25 feet
4. Maximum lot coverage: 35%
5. Maximum Floor Area Ratio (FAR): 0.5
6. Maximum Gross Leasable Area (GLA): 50,000 sf
7. Maximum Single Use GLA: 15,000 sf
8. Maximum building height: 35 feet
9. Design Standards: The project shall comply with the City of Ormond Beach's adopted Greenbelt and Gateway Corridor Overlay standards, which regulate architecture, signage and landscaping. Compliance with the city's gateway standards shall be reviewed during site plan application.
10. Minimum building separation distance 25 feet
11. Off-street parking and loading requirements: Off street parking and loading requirements shall be in accordance with Section 72-286 of the zoning code, as

Instrument# 2015-191587 # 19
Book: 7174
Page: 158

Book: 6560
Page: 3281

amended. A cross parking reduction of 20% will be permitted if the project is developed with two (2) complimentary uses.

12. Illumination: The project shall comply with the City of Ormond Beach's illumination standards, or to minimize obtrusive aspects of excessive and/or nuisance outdoor light usage, while preserving safety, security and the nighttime use and enjoyment of the property, the following apply, whichever is most restrictive.

a. A signed and sealed illumination plan shall be submitted with the Final Site Plan application.

b. In no case shall illumination from the property increase the level of illumination at the property lines by more than half (0.5) fc.

c. All light fixture including wall and surface mounted luminaries shall be installed and maintained in such a manner that is fully-shielded down.

d. Curfew: all external lighting shall be reduced by 50% after 11pm until sunrise.

e. The illumination plan shall not exceed 70,000 lumens per acre (average 1.6 fc).

f. Light fixtures shall be decorative in appearance and compliment the architectural style of the building. Light poles shall not exceed twenty (20) feet in height.

F. Environmental Considerations. The minimum environmental requirements of Chapter 72 of the Code of Ordinances, County of Volusia, as amended, shall be met.

1. Tree Protection Area: A minimum of 20% of the square footage of the development shall be designated for the protection of trees. This area shall also be designated as a Natural Vegetation Retention Area (NVRA).

Instrument# 2015-191587 # 20
Book: 7174
Page: 159

Book: 6560
Page: 3282

2. Wetland Improvements: Proposed activities shall include Planting of native herbaceous vegetation including, but not limited to, pickerelweed, alligator flag, arrowhead, and similar to enhance the ecological value, aesthetics and water quality of the wetland remnants. Perpetual maintenance will occur to ensure wetland health and aesthetics. All work within the wetland remnants shall be completed by hand; no vehicular access, tractors, etc. will be allowed in the wetland.

G. Sewage Disposal and Potable Water Facilities. Provisions for sewage disposal and potable water needs of the BPUD will be provided in accordance with the comprehensive plan, the land development code and Fla. Administrative Code 64E-6 and 64E-8. Potable water shall be provided by the City of Ormond Beach. Sanitary sewer treatment/waste disposal shall be provided by the City of Ormond Beach. A utility agreement between the Applicant and the City of Ormond Beach shall be executed before any final site plan development order is issued.

H. Stormwater Drainage. Provision for storm water retention shall be in accordance with the land development code. A conceptual stormwater management plan is included as part of Exhibit "B". The Applicant shall assume responsibility for maintenance of the stormwater system upon completion.

I. Access and Transportation System Improvements. All access and transportation system improvements shall be provided in accordance with the land development code. The parcel shall be developed in substantial accordance with the following access and transportation system improvements:

1. Access. Access to the project site shall be limited to one (1) access driveway on US Hwy 1 (subject to FDOT permitting); and one (1) access driveway on Pine Tree Drive.

Instrument# 2015-191587 # 21
Book: 7174
Page: 160

Book: 6560
Page: 3283

2. Transportation System Improvements. Transportation system improvements shall be provided as required by the land development code, as determined during final site plan review.

J. Fire Protection. The applicant is responsible for providing adequate on site water supply and other fire protection improvements to serve the BPUD project. The design, capacity, and location of the required water supply and other fire protection improvements shall be as required by the Volusia County Fire Marshall's office.

K. Building or Property Owners Association. The charter and by-laws of the Building or Property Owners Association, and any other agreements, covenants, easements or restrictions shall be furnished to the County of Volusia at the time of creation. The Applicant shall be responsible for recording said information in the Public Records of Volusia County, Florida. In addition, the Applicant shall bear and pay all costs for recording all of the aforementioned documents.

With respect to the enforcement of said agreements, covenants, easements or restrictions entered into between the Applicant and the owners or occupiers of property within the BPUD, the County of Volusia shall only enforce the provisions of the "Development Agreement" and Volusia County Zoning Ordinance, as amended, whichever is applicable, and not the private agreements entered into between the aforementioned parties.

L. Effective Date; Binding Effect. This Order and Resolution shall take effect only if the Applicant completes the following within forty-five (45) days of execution by the County Council: 1) executes the document; 2) records the document in the public records of Volusia County, as maintained by the Clerk of Court of Volusia County; and 3) files one copy of the recorded document bearing the book and page number with the Growth and Resource Management Department. The Applicant is responsible for all recording costs.

Instrument# 2015-191587 # 22
Book: 7174
Page: 161

Book: 6560
Page: 3284

The Order and Resolution, including subsequent amendments, shall bind and inure to the benefit of the Applicant and his successor in title or interest and run with the land.

M. Conceptual Approval: The parties hereto acknowledge that reductions in density and/or intensity may and do occur; and that minor changes to roadway design, location and size of structures, actual location of parking spaces, specific locations for land uses, and locations and design of stormwater storage, landscape buffers and upland buffers may result to comply with the land development code. A request for such an amendment shall be reviewed by the zoning enforcement official and may be processed as a minor amendment in accordance with section 72-289 of the zoning code. The Applicant agrees to revise and record the Revised Preliminary Plan which reflects any such changes with the Clerk of the Court immediately following the expiration of the 30 day period for appealing Development Review Committee (DRC) decisions to the County Council. A copy of the Revised Preliminary Plan, bearing the book and page number of the Official Record in which the document was recorded, shall be submitted to the Growth and Resource Management Department.

Instrument# 2015-191587 # 23
Book: 7174
Page: 162

Book: 6560
Page: 3285

DONE and ORDERED by the County Council of Volusia County, Florida, this 9TH day of DECEMBER, 2010.

ATTEST:

James T. Dinneen
County Manager

VOLUSIA COUNTY COUNCIL

Frank T. Bruno, Jr.
County Chair

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 16 day of December, 2010, by James T. Dinneen and Frank T. Bruno, Jr., as County Manager/Clerk and County Chair, Volusia County Council, respectively, on behalf of the County of Volusia, and who are personally known to me.

NOTARY PUBLIC, STATE OF FLORIDA
Type or Print Name: _____
Commission No.: _____
My Commission Expires: _____

MARCY A. ZIMMERMAN
Notary Public - State of Florida
My Comm. Expires Feb 9, 2014
Commission # DD 946952
Bonded Through ... Assn.

Instrument# 2015-191587 # 24
Book: 7174
Page: 163

WITNESSES:

Nancy Collins

Todd Vanacore

OWNER(S):

Scott Vanacore, Managing Member
Vanacore Commercial Properties, LLC

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 31st day of January, 2011 by Scott Vanacore, Managing Member of Vanacore Commercial Properties, LLC, who is personally known to me or who have produced personally Known as identification.

Barbara A Grau
NOTARY PUBLIC, STATE OF FLORIDA
Type or Print Name:
Barbara A GRAU
Commission No.: DD989435
My Commission Expires: June 11, 2014

BARBARA A. GRAU
MY COMMISSION # DD989435
EXPIRES: June 11, 2014
Fl. Notary Discount Assoc. Co.

Instrument# 2015-191587 # 25
Book: 7174
Page: 164

Exhibit "A"

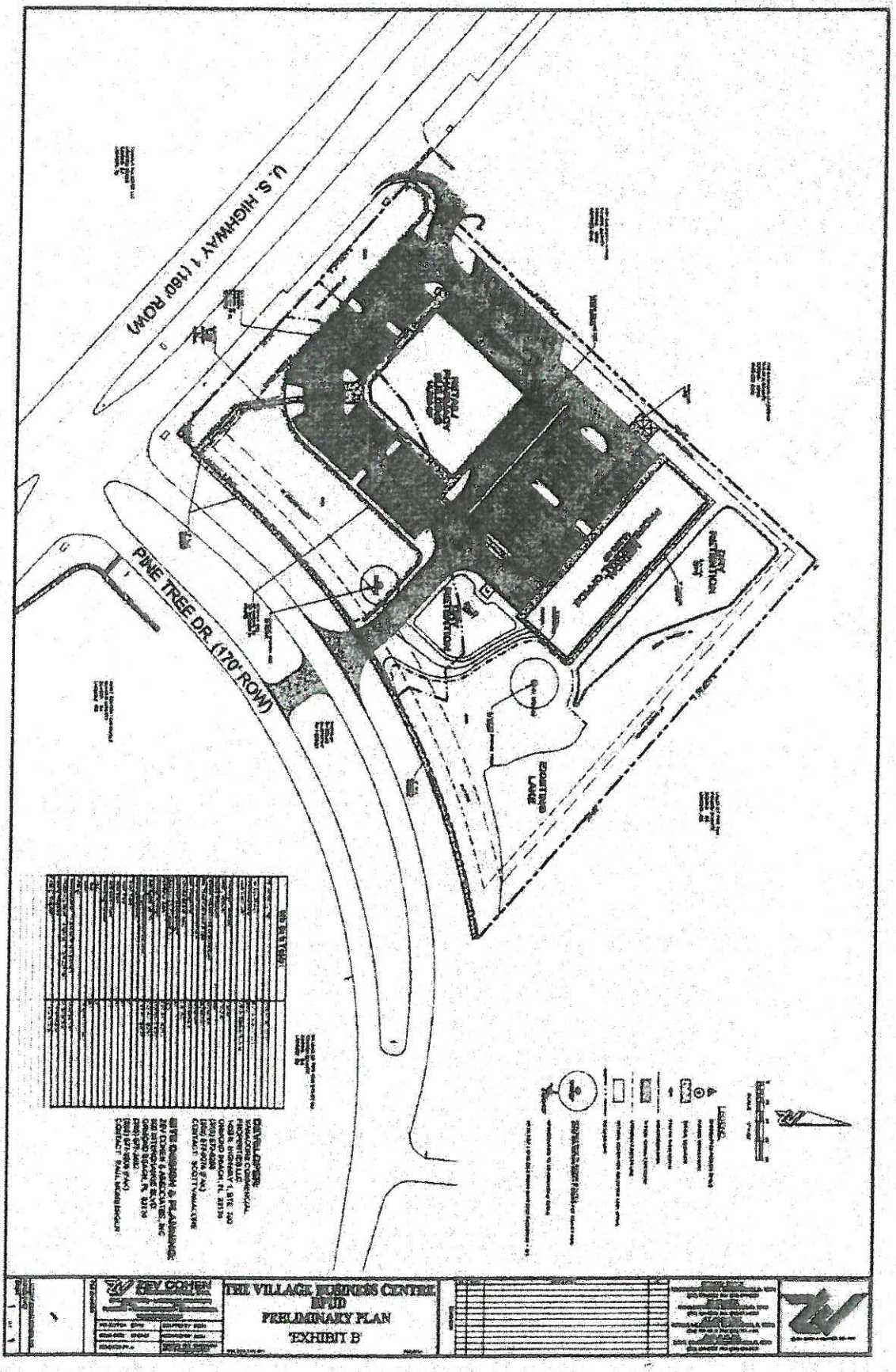
LEGAL DESCRIPTION:

A PORTION OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST, VOLUSIACOUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF SAID SECTION 36, RUN N 0°22'25"E ALONG THE EAST LINE OF SAID SECTION 36 A DISTANCE OF 654.31 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A 160 FOOT RIGHT-OF-WAY, THENCE N 47°22'44"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 100.38 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PINE TREE DRIVE, A 170 FOOT RIGHT-OF-WAY PER MAP BOOK 35, PAGES 40 THROUGH 45 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE N 47°22'44"W, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 327.19 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN N 42°37'16"E A DISTANCE OF 580.00 FEET, THENCE S 47°22'44"E A DISTANCE OF 516.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID PINE TREE DRIVE, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE SOUTHEAST AND HAVING A RADIUS OF 785.00 FEET, THENCE FROM A TANGENT BEARING OF S 80°19'00"W, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 37°41'44", A DISTANCE OF 516.46 FEET TO THE P.T. OF SAID CURVE, THENCE S 42°37'16"W, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 75.00 FEET TO THE P.C. OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET, THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING.

Instrument# 2015-191567 # 26
Book: 7174
Page: 165

Book: 6560
Page: 3288
Diane M. Matousek
Volusia County, Clerk of Court

Exhibit "B"



THE VILLAGE BUSINESS CENTRE

VOLUSIA COUNTY, FL

SITE PLAN

1405 N US HWY 1
SPRC #10-063

ORMOND BEACH
SITE PLAN REVIEW COMMITTEE
FINAL APPROVAL
8.26.11
Date

Volusia County Review - Utility review only - Greenbelt standards

SURVEYOR: MATEJKA & ASSOCIATES, INC.
408 HARVEY AVE.
DAYTONA BEACH, FL 32118
PH. (386) 252-7371
CONTACT: JOHN MATEJKA

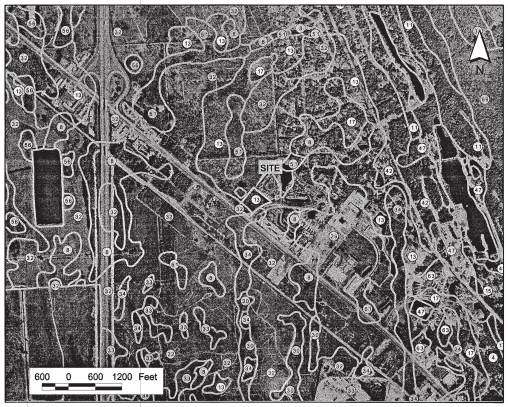
ENGINEER: ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD.
ORMOND BEACH, FL., 32174
(386) 677-2482
(386) 677-2505 (FAX)
CONTACT: RANDY HUDAK, P.E.

DEVELOPER/ OWNER: VANACORE CONSTRUCTION
1293 N. US HWY. 1
SUITE 3
ORMOND BEACH, FL 32174
(386) 672-8285
(386) 677-8074 (FAX)
CONTACT: SCOTT VANACORE

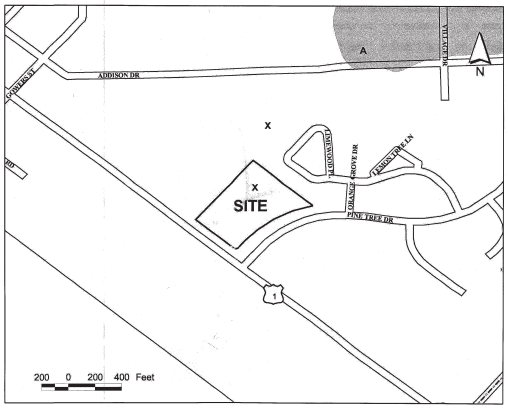
GEOTECH: UNIVERSAL ENGINEERING
911 BEVILLE ROAD
SUITE C
SOUTH DAYTONA, FL 32119
(386) 756-1105
(386) 760-4067 (FAX)
CONTACT: BRIAN POHL, P.E.



VICINITY MAP
SCALE: 1" = 1,000'



SOILS MAP
SCALE: 1" = 600'



FLOOD MAP
SCALE: 1" = 200'

FEMA FIRM 12127C0203H 02/19/2003

ZONE A - SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD - No base flood elevations determined.

ZONE X - OTHER AREAS - Area determined to be outside 500-year floodplain.

BOX 38, ITEM 11

LEGAL DESCRIPTION: (AS FURNISHED)

A PORTION OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
FROM THE SOUTHEAST CORNER OF SAID SECTION 36, RUN N 0°22'25"E ALONG THE EAST LINE OF SAID SECTION 36 A DISTANCE OF 654.31 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A 160 FOOT RIGHT-OF-WAY, THENCE N 47°22'44"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 100.38 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PINE TREE DRIVE, A 170 FOOT RIGHT-OF-WAY PER MAP BOOK 35, PAGES 40 THROUGH 45 PF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE N 47°22'44"W, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 327.19 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN N 42°37'16"E A DISTANCE OF 580.00 FEET, THENCE S 47°22'44"E A DISTANCE OF 516.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID PINE TREE DRIVE, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE SOUTHEAST AND HAVING A RADIUS OF 785.00 FEET, THENCE FROM A TANGENT BEARING OF S 80°19'00"W, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 37°41'44", A DISTANCE OF 516.46 FEET TO THE P.T. OF SAID CURVE; THENCE S 42°37'16"W, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 75.00 FEET TO THE P.C. OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET, THENCE RUN WESTERLY ALONG THE ACR OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING.

SITE DATA:

MAXIUM LOT COVERAGE:	35%	PARCEL NUMBER:	3136-01-45-0010
PROPOSED LOT COVERAGE:	12.2%	PROPERTY AREA:	5.26 ACRES
MAXIMUM FLOOR AREA RATIO (FAR)	0.5	EXISTING ZONING:	BPUD
PROPOSED FLOOR AREA RATIO:	0.12	FUTURE LAND USE:	URBAN MEDIUM INTENSITY
MAXIMUM GROSS LEASABLE AREA (GLA):	50,000 S.F.	MINIMUM PROJECT AREA:	5.26 AC.
PROPOSED GROSS LEASABLE AREA:	28,020 S.F.	FRONT YARD SETBACK:	35 FEET (PINE TREE DRIVE), 40 FT. (US 1)
MAXIMUM SINGLE USE GROSS LEASABLE AREA:	15,000 S.F.	REAR YARD SETBACK:	20 FEET
PROPOSED MAXIMUM SINGLE USE GROSS LEASABLE AREA:	14,820 S.F.	SIDE YARD SETBACK:	10 FEET (ABUTTING COMMERCIAL), 30 FT. (ABUTTING RESIDENTAL)
MAXIMUM BUILDING HEIGHT:	35'	WATERFRONT:	25 FEET
PROPOSED MAXIMUM BUILDING HEIGHT:	29'-2"	LANDSCAPE BUFFER:	
MINIMUM NATURAL VEGETATION RETENTION AREA (NVRA):	20%	FRONT:	36 FEET
PROVIDED NATURAL VEGETATION RETENTION AREA (NVRA):	24.8%	REAR:	30 FEET
		SIDE (NW)	10 FEET
		SIDE (ADJACENT TO PINE TREE DR.)	15 FEET

PARKING CALCULATIONS:

MEDICAL OFFICE: 1 SP./250 SF, 1ST FLOOR,	13,200 SF	= 53 SPACES
RETAIL: 1 SP./225 SF	14,820 SF	= 66 SPACES
	TOTAL	= 119 SPACES
PARKING PROVIDED:		= 104 SPACES

SHEET INDEX:

C1 COVER SHEET
C2 CONSTRUCTION NOTES
C3 CLEARING AND EROSION CONTROL PLAN
C4 SITE LAYOUT PLAN
C5 PAVING, GRADING, & DRAINAGE PLAN
C6 UTILITY PLAN
C7 OFFSITE IMPROVEMENTS PLAN
C8 CONSTRUCTION DETAILS
C9 CONSTRUCTION DETAILS
C10 CONSTRUCTION DETAILS
C11 CONSTRUCTION DETAILS
C12 CONSTRUCTION DETAILS
C13 LIFT STATION DETAILS
TP1 TREE PROTECTION PLAN AND DETAILS
LA1 LANDSCAPE PLAN AND DETAILS
LA2 LANDSCAPE PLAN AND DETAILS
IR1 IRRIGATION PLAN AND DETAILS
IR2 IRRIGATION PLAN AND DETAILS
E1 WETLAND/BUFFER MANAGEMENT PLAN

ZEV COHEN & ASSOCIATES, INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
PLANNERS • TRANSPORTATION • ENVIRONMENTAL
300 INTERCHANGE BLVD. ORMOND BEACH, FL 32174
(386) 677-2482 FAX (386) 677-2505
EDGEWATER
1940 S. RIDGEWOOD AVE. EDGEWATER, FL 32132
(386) 424-0400 FAX (386) 424-0404
ST. AUGUSTINE
104 CORDOVA ST. ST. AUGUSTINE, FL 32086
(904) 797-7510 FAX (904) 797-4109
DAYTONA BEACH
1769 S. 14th STREET, FERNANDINA BCH, FL 32034
(904) 491-5426 FAX (904) 491-5470

NO.	DATE	DESCRIPTION	BY
1	8-26-11	VOLUSIA COUNTY, UTILITY, SITE PLAN SUBMITTAL	JLH/JWT
2	9-29-11	CITY OF ORMOND BEACH, SITE PLAN SUBMITTAL	JLH/JWT
3	11-15-11	BAY, FIRE, CITY, COMMENTS RECEIVED	JLH/JWT
4	1-25-12	CITY OF ORMOND BEACH, SITE PLAN SUBMITTAL	JLH/JWT
5	2-29-12	BSI, & ASSOCIATES, VOLUSIA COUNTY, CITY OF ORMOND BEACH, SITE PLAN SUBMITTAL	JLH/JWT

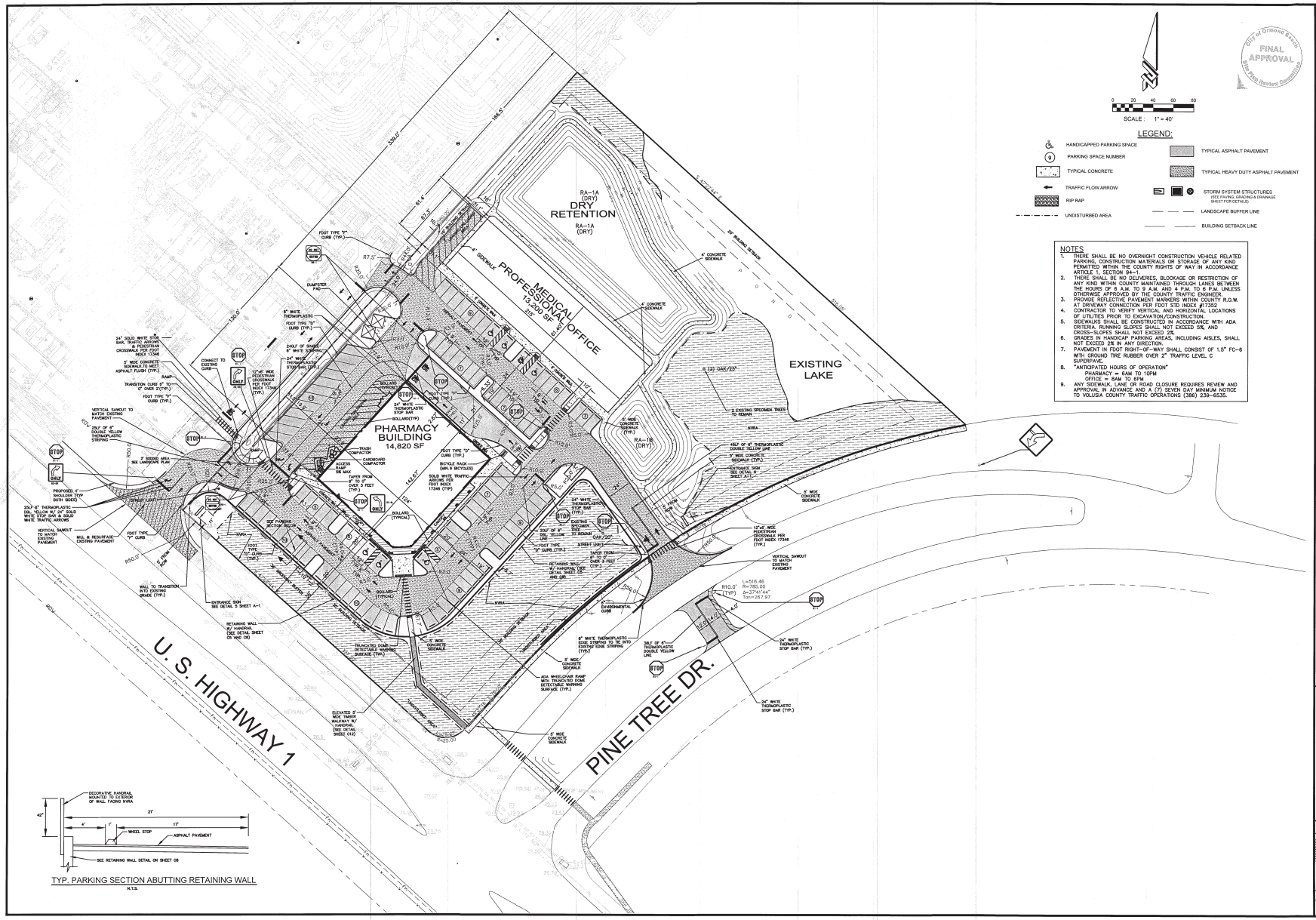
REVISIONS:

THE VILLAGE BUSINESS CENTRE
- SITE PLAN COVER SHEET -
VOLUSIA COUNTY FLORIDA

FILE LOCATION: F:\LE\LOC

PROJECT NO. 08173
ISSUE DATE: 05-08-08
DESIGNED BY: JJ
DRAWING FILE: 08173-SDP
DRAFTED BY: RJD
CHECKED BY: JJ
SHEET: 08173SHEET

SCALE: AS NOTED
SHEET C1 OF 13



ZEV COHEN & ASSOCIATES, INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
PLANNERS • TRANSPORTATION • ENVIRONMENTAL

ORMOND BEACH
300 INTERCHANGE BLVD., ORMOND BEACH FL 32174
(386) 677-2314 FAX (386) 677-2300

EDGEWATER
1944 S. ATLANTIC BLVD., EDGEWATER, FL 32132
(386) 427-1818 FAX (386) 427-1819

ST. AUGUSTINE
4475 US 1 S., ST. AUGUSTINE, FL 32086
(904) 797-4610 FAX (904) 797-4159

FT. LAUDERDALE
1899 S. 14th STREET, FERNANDINA BCH, FL 32034
(954) 491-5435 FAX (954) 491-5479

© ZEV COHEN & ASSOCIATES, INC. 2009

NO.	DATE	DESCRIPTION	BY
1.	4-28-11	VOLUSIA COUNTY INITIAL SITE PLAN SUBMITTAL (5/26/11)	ZC/WJ/CS
2.	8-26-11	VOLUSIA COUNTY COMMENTS DATED 8/26/11	ZC/WJ/CS
3.	11-28-11	REV. PER COUNTY COMMENTS DATED 10/7/11	ZC/WJ/CS
4.	12-28-11	REV. PER COUNTY COMMENTS DATED 12/9/11	ZC/WJ/CS
5.	2-28-12	RE-SUBMITTAL PER THE CITY OF ORMOND & COUNTY COMMENTS (VOLUSIA CO. & FDOT)	ZC/WJ/CS

REVISIONS:

THE VILLAGE BUSINESS CENTRE
- SITE PLAN
SITE LAYOUT PLAN -

ORMOND BEACH FLORIDA
VOLUSIA COUNTY

PROJECT NO. 09170
ISSUE DATE 03-04-09
DESIGNED BY JJ
DRAWN BY JJ
CHECKED BY ZC
DRAFTED BY RJD
DRAWING FILE 09170-SP1
JOB FILE LOCATION: 09170 Ormond

FILE LOC

SCALE: AS NOTED
SHEET C4 OF 13

ATTACHMENT 4

Applicant information and site plans

PARKER MYNCHENBERG & ASSOCIATES, INC.

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

Mr. Steven Spraker, AICP
Planning Director
Planning Department
City of Ormond Beach
22 South Beach Street, Room 104
Ormond Beach, FL 32175

October 19, 2022

Re: STOR-IT - NORTH ORMOND
PBD Requirements

Dear Steven:

I am writing to respond to of your comments on the US-1 & Pine Tree Stor-It – North Ormond PBD application. This includes responses about how the PBD meets the requirements for PBD, LDC Section 2.35(j)(4) of the Land Development Code, as well as details on Low Impact Development techniques used in the PBD.

a. Innovative Site Design.

The site is preserving onsite historic tree and existing onsite wetland and upland buffers. The site has a shared US-1 access with the development to the north that minimizes US-1 driveways. A public sidewalk is proposed from US-1 and Pine Tree Drive to facilitate pedestrian access.

b. Coordinated Architectural Design.

Stor-It – North Ormond will have a neo eclectic architectural theme on all four (4) sides of the structure. The post-modern style of architecture has neo-classical references in the inverted joints that block out individual masses in the buildings exterior wall finishes. More neo-classical references to the neo classical style include the angular eave supports, horizontal banding trim and arched window heads.

c. Open Space, Recreation, Common Area.

Stor-It – North Ormond is preserving the onsite wetland landscape berm and lake. The provided open space is more than double the minimum required.

d. Coordinated Streetscape Elements.

Streetscape elements include the US-1, 36-ft. greenbelt plantings with public sidewalk that ties into the new Pine Tree Drive public sidewalk and landscape buffer.

Please provide in the letter an analysis of the development order criteria of Section 1-15(e) of the Land Development Code:

(1) The proposed development conforms to the standards and requirements of this Land Development 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.

Stor-It – North Ormond meets or exceeds requirements for a Planned Business Development in Ormond Beach. The 2,500 SF office and 121,034 SF constructed storage facility is a low traffic generator compared to other LDC uses. The project is preserving the onsite wetland, existing lake, and one (1) historic tree (only one onsite). The developed portion of the site is on the west side of the parcel placing the building behind a 6 ft. masonry screening wall, and landscaping is 260 ft. from the residentially zoned property to the east.

(2) The proposed development is consistent with the comprehensive plan.

Stor-It – North Ormond will be consistent with the City's Comprehensive Plan which was revised with the Stor-It PBD with a large reduction in traffic/trips.

(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.

Stor-It – North Ormond will utilize the City of Ormond Beach potable water and sanitary sewer services. No potable wells or septic tanks are required. A single service irrigation well is proposed on the west side of the site and the proposed landscaping is predominantly native species. An endangered species report will be provided prior to site plan approval and any endangered species relocated per the state and federal guidelines. An onsite +/- 0.50-acre forested wetland at the SW parcel corner provides a treed buffer from Pine Tree Drive to the proposed building setback 98-feet from the Pine Tree Drive north right-of-way line. Also, none of the site's historic trees (1) will be removed with this development. This site is not adjacent to a municipal well field.

(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.

Stor-It – North Ormond will not decrease surrounding property valves or create any nuisances for the neighboring property owners. The project fronts on US-1 and shares US-1 access with the existing Commercial Development to the north minimizing US-1 driveway connections. The building is set back 260 feet from the residential property to the east and is screened with a 6 ft. masonry wall and planted landscape buffers. Onsite lighting will be designed to City of Ormond Beach Standards that do not allow glare to cross the east residentially zoned property line. The project consists of a 2,500 SF office and 121,034 SF 3-Story inside air-conditioned storage. No outside storage is proposed. The access to Pine Tree Drive is existing.

(5) There are adequate public facilities to serve the development, including, but not limited to, roads, sidewalks, bikepaths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.

Stor-It – North Ormond will have two (2) road accesses. A shared existing driveway on the north property line to US-1 and an existing driveway stub to the site on Pine Tree Drive. New public sidewalks are proposed as part of this development along public road frontages, US-1, and Pine Tree Drive. Due to the commercial nature of the development, no bike paths are proposed. The City of Ormond Beach recently extended a potable water and sanitary force main adjacent to the site in the US-1 right-of-way and those extension will provide potable water service, fire service (building is fully sprinkled) and an onsite private sanitary lift station will connect to the recently installed sanitary force main for sewer disposal. Due to the commercial nature of this development, no parks, recreation facilities, schools, or playground impacts are anticipated. Designed onsite drainage system treatment and attenuation exceeds St Johns River Water Management District and City requirements. The development proposes piping the US-1 east side existing open ditch, the City has sufficient capacity as well as fire and police services to serve Stor-It – North Ormond.

(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.

Both driveways/access to the site off US-1 and Pine Tree Drive are existing. Traffic patterns are designed to protect and promote motorized vehicle and pedestrian safety and convenience. The traffic flow pattern allows adequate access in case of fire or other catastrophe.

(7) The proposed development is functional in the use of space and aesthetically acceptable.

As property matured the neo eclectic architecture and 36 ft. US-1 buffer and Pine Tree Drive wetland preservation coupled with the proposed east side 6 ft. masonry wall and 260 ft. east building setback confirms the proposed development is functional and aesthetically acceptable.

(8) The proposed development provides for the safety of occupants and visitors.

The City has sufficient fire emergency services and police to protect the proposed building and site additionally there are proposed sidewalks on the two road frontages to provide ease of pedestrian ingress and egress.

(9) The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.

Stor-It – North Ormond proposes two (2) upscale monument signs and neo eclectic architecture that will compliment architecture in adjacent projects.

Should you have any questions or need additional information, please contact me at (386) 677-6891.

Yours truly,

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

PM/af

Enclosures

cc: Mr. Scott Vanacore

PARKER MYNCHENBERG & ASSOCIATES, INC.

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

Mr. Steven Spraker, AICP
Planning Director
The City of Ormond Beach
22 South Beach Street, Room 104
Ormond Beach, Florida 32175

October 19, 2022

Re: STOR-IT – NORTH ORMOND
Waiver and Benefit Letter

Dear Steven:

1. Waiver

    a. Inside Air-Conditioned Self Storage Use and 2,500 SF Office.

2. Benefits

    a. Piping US-1 Ditch
    b. Public Sidewalk US-1
    c. Public Sidewalk Pine Tree Drive
    d. Additional On-Site Retention
    e. Reduction in Traffic
    f. Additional Planting Green Belt Area
    g. Shared US-1 Driveway, No Additional US-1 Access

Yours truly,



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

PM/af

cc: Mr. Scott Vanacore

PARKER MYNCHENBERG & ASSOCIATES, INC.

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

STOR-IT – NORTH ORMOND

Outside Agency Permits and Status

	Permit	Status	Comment
1.	FDEP Wastewater	Pending	
2.	FDOH Water	Not Required	Determination August 11, 2022
3.	Volusia County Use	N/A	No connection to a Volusia County Roadway is proposed.
4.	SJRWMD	Pending	
5.	FDEP NOI	N/A	To be obtained by Contractor
6.	FDOT Driveway	N/A	No work is proposed in the FDOT R/W
7.	FDOT Drainage	Pending	
8.	FDOT Utility	Pending	
9.	School Board Concurrency	N/A	Commercial Development
10.	FAA	N/A	Not within airport flight path limits.

PARKER KIMBALL MYNCHENBERG LICENSE No. 32645 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

S·E·A·L 32645

10-19-2022

PARKER MYNCHENBERG & ASSOCIATES, INC.

1729 Ridgewood Avenue
Holly Hill, FL 32117
(386) 677-6891
info@parkermynchenberg.com

August 9, 2022

US1 & Pine Tree - Stor-It

Water & Sewer Demand

SUMMARY

The improvements associated with this project include the construction of a 3-story 128,214 SF building which includes 2,500 SF office and 125,714 SF air-conditioned storage, 38 parking stalls, drainage, utilities including private lift station, signage, sidewalks, landscape and irrigation improvements.

ANALYSIS

Design Type and Number of Service Connections, Calculation Units, Total Average Daily Flow, and Peak Gal/Min, in the Entire Area to Be Served by the Water and Sewer Mains Being Constructed Under this Project:

WATER					
Type of Service Connection	Water Demand Calculation Units	Average Daily Water Demand Per Service Connection	Total Average Daily Flow (gpd)	Peak ADF Flow[a] GPD	Peak GPM Flow[a]
Office (2,500 sq.ft.)	2,500 sq. ft.	0.10 gpd/sq.ft.	250	750	0.52
Storage (125,714 sq.ft.)	125,714 sq. ft.	0.01 gpd/sq.ft.	1,257	3,771	2.62
TOTAL WATER DEMAND			**1,507**	**4,521**	**3.14**

SEWER					
Type of Service Connection	Sewer Demand Calculation Units	Average Daily Sewer Demand Per Service Connection	Total Average Daily Flow (gpd)	Peak ADF Flow[a]	Peak GPM Flow[a]
Office (2,500 sq.ft.)	2,500 sq. ft.	0.10 gpd/sq.ft.	250	750	0.52
Storage (125,714 sq.ft.)	125,714 sq. ft.	0.01 gpd/sq.ft.	1,257	3,771	2.62
TOTAL SEWER DEMAND			**1,507**	**4,521**	**3.14**

a. Explanation of Peaking Factor(s) or Method(s) Used to Estimate Peak Flow:
Peaking Factor = 3.0 (typical)

Sincerely,

PARKER KIMBALL MYNCHENBERG
LICENSE
S • T • A • T • E
No. 32645
PROFESSIONAL ENGINEER
FLORIDA

Parker Mynchenberg, P.E., R.L.A.
P.E. No. 32645

AUG 11 2022

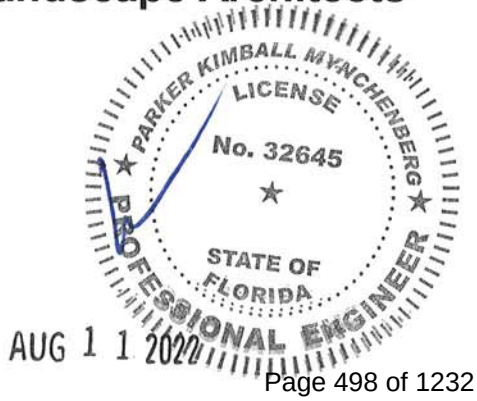
US1 & PINE TREE STOR-IT

City of Ormond Beach
Volusia County, Florida

TRIP GENERATION REPORT

Date: August 10, 2022

Prepared By:
Parker Mynchenberg and Associates, Inc.
Professional Engineers * Land Planners * Landscape Architects
1729 Ridgewood Avenue
Holly Hill, Florida 32117
386-677-6891



AUG 1 1 2022

US1 & PINE TREE STOR-IT

The following calculations are based on the Institute of Transportation Engineers (ITE) 11th Edition
The trip generation for Mini-Warehouse (151)

Proposed Mini-Warehouse Square Footage =	**128,214**	**SF**	T =	# of Trips
Proposed Mini-Warehouse Square Footage =	**128.214**	**/1000 SF**	X =	1,000 SF Gross Floor Area

Average Vehicle Trips Ends vs: 1,000 SF Gross Floor Area

Summary	
Daily =	226.9 tpd
Hourly =	23.1 tph
A.M. Peak In =	11.77 tph
P.M. Peak Out =	11.31 tph
Saturday =	226.9 tpd
Sunday =	192.3 tpd

Weekday
Equation:

	In	Out
T = average rate = 1.45	50%	50%
T = 185.9 tpd	92.96	92.96

Weekday: A.M. Peak Hour of Generator
Equation:

	In	Out
T = average rate = 0.18	51%	49%
T = 23.1 tph	11.77	11.31

Weekday: P.M. Peak Hour of Generator
Equation:

	In	Out
T = average rate = 0.18	51%	49%
T = 23.1 tph	11.77	11.31

Saturday:
Equation:

	In	Out
T = average rate = 1.77	50%	50%
T = 226.9 tpd	113.47	113.47

Sunday:
Equation:

	In	Out
T = average rate = 1.50	50%	50%
T = 192.3 tpd	96.16	96.16

Land Use: 151
Mini-Warehouse

Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, Massachusetts, Minnesota, Nevada, New Jersey, Texas, and Utah.

Source Numbers

212, 403, 551, 568, 642, 708, 724, 850, 868, 876, 1024, 1035

Mini-Warehouse
(151)

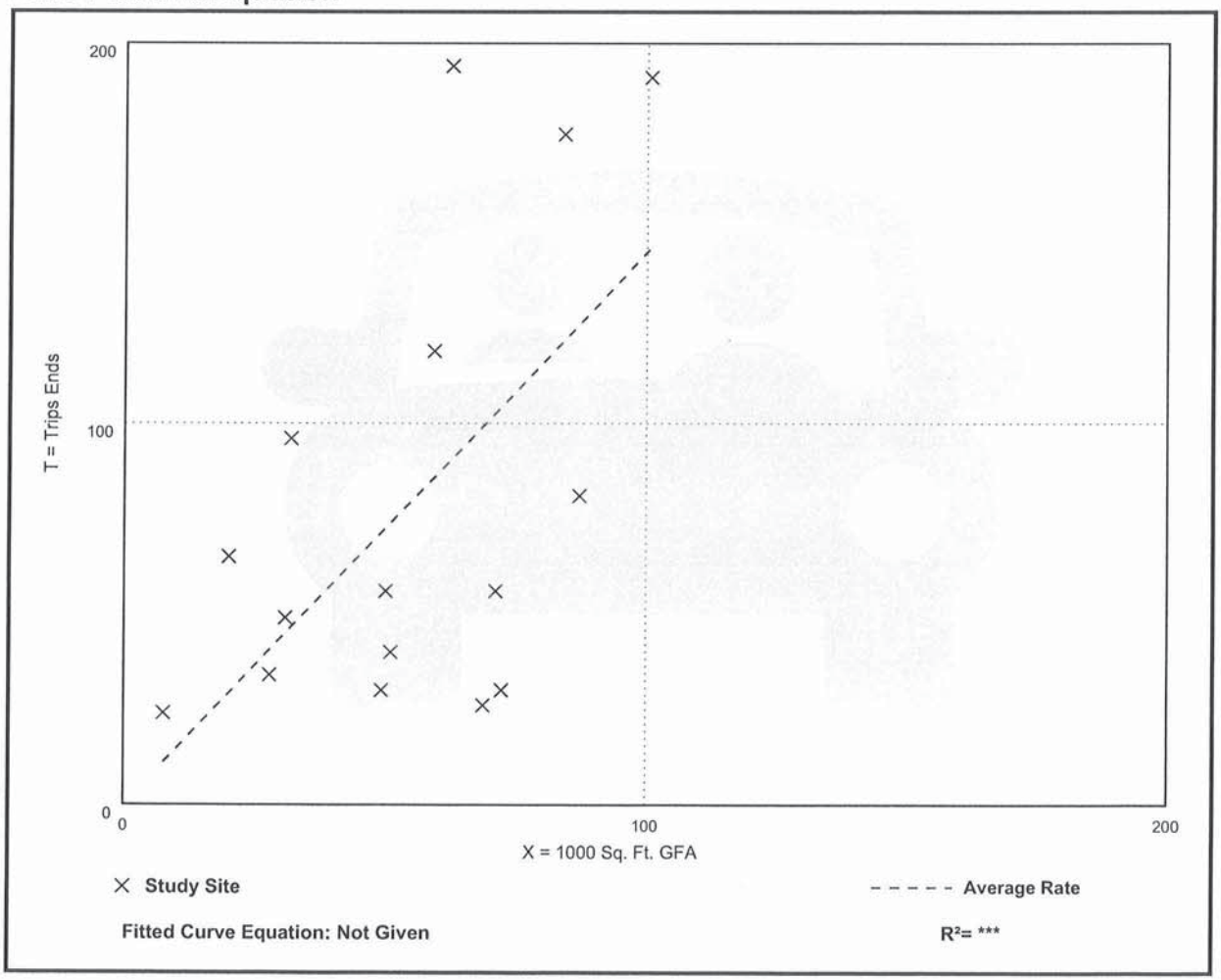
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 55
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



Mini-Warehouse
(151)

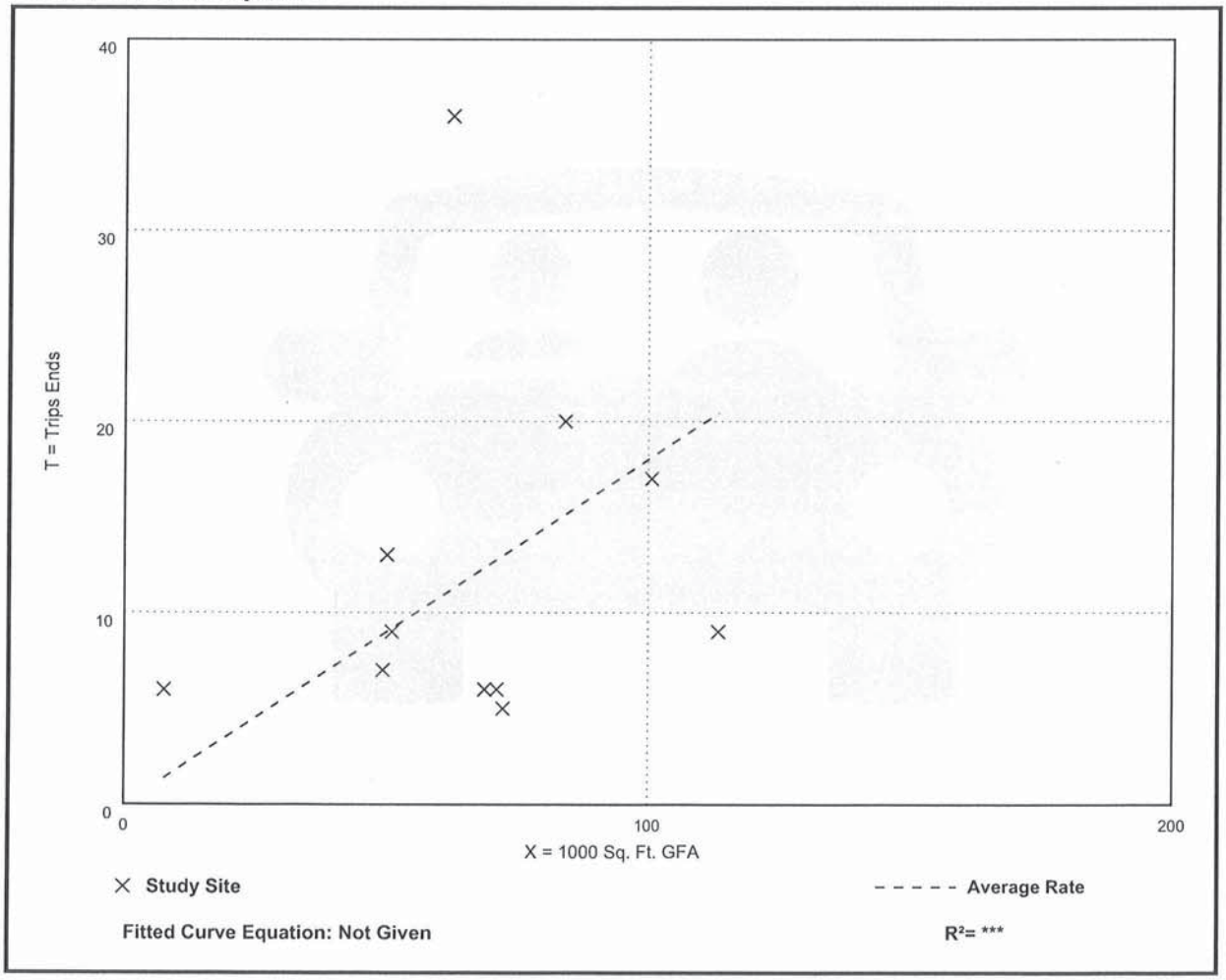
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. 1000 Sq. Ft. GFA: 66
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.18	0.07 - 0.79	0.16

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

Mini-Warehouse
(151)

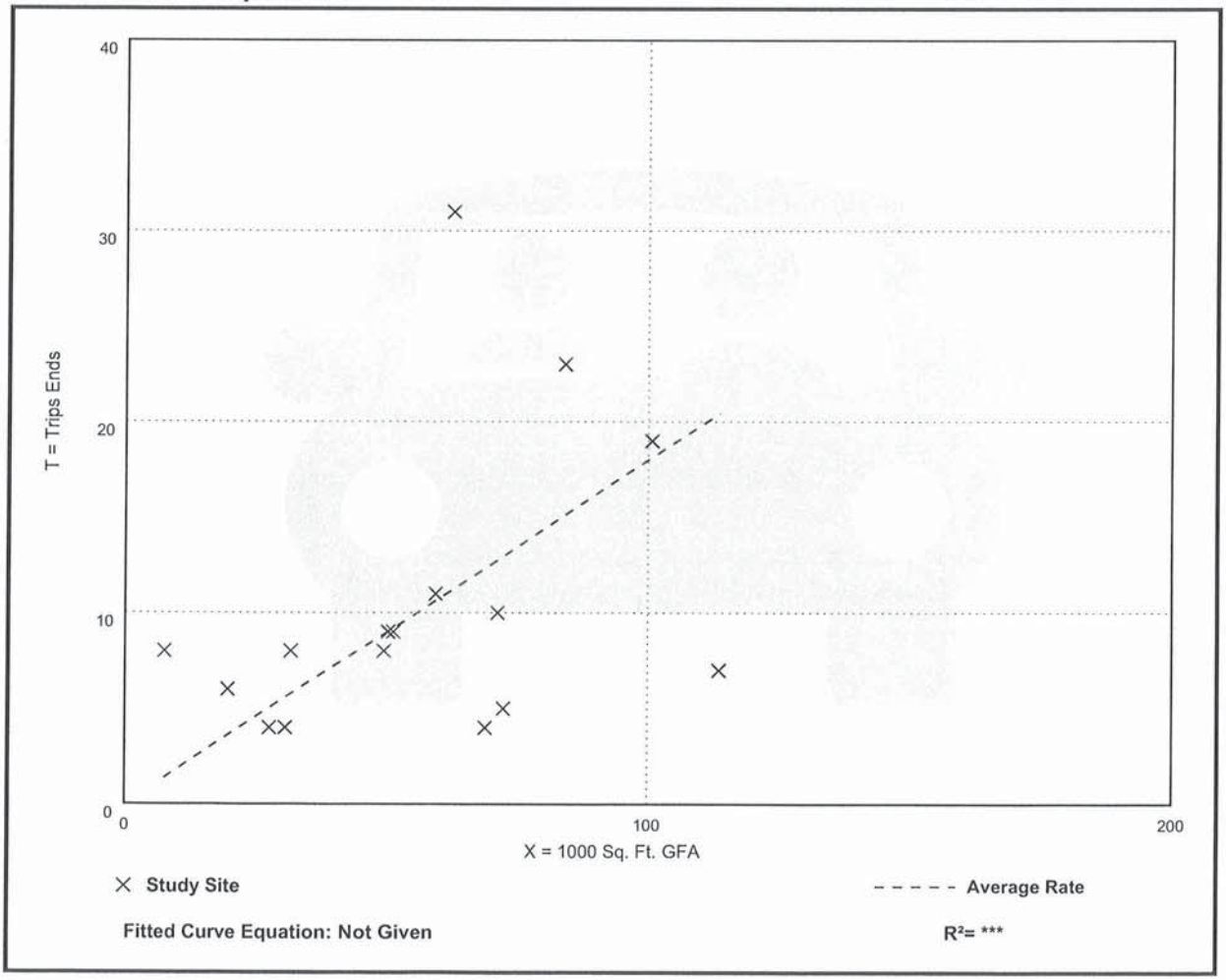
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 56
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.18	0.06 - 1.05	0.14

Data Plot and Equation



Mini-Warehouse
(151)

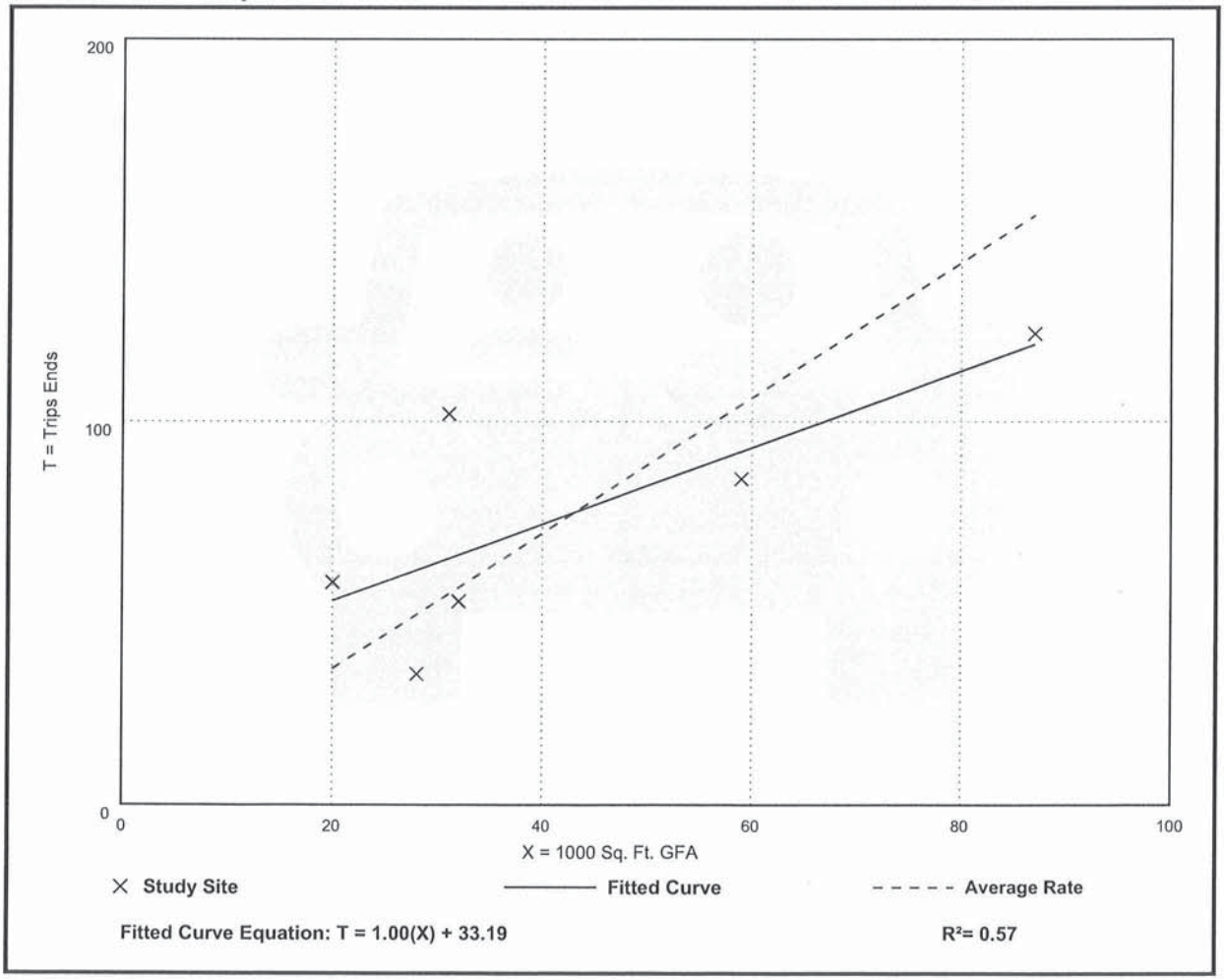
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. 1000 Sq. Ft. GFA: 43
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.77	1.21 - 3.29	0.76

Data Plot and Equation



Fitted Curve Equation: T = 1.00(X) + 33.19

R^2= 0.57

Mini-Warehouse
(151)

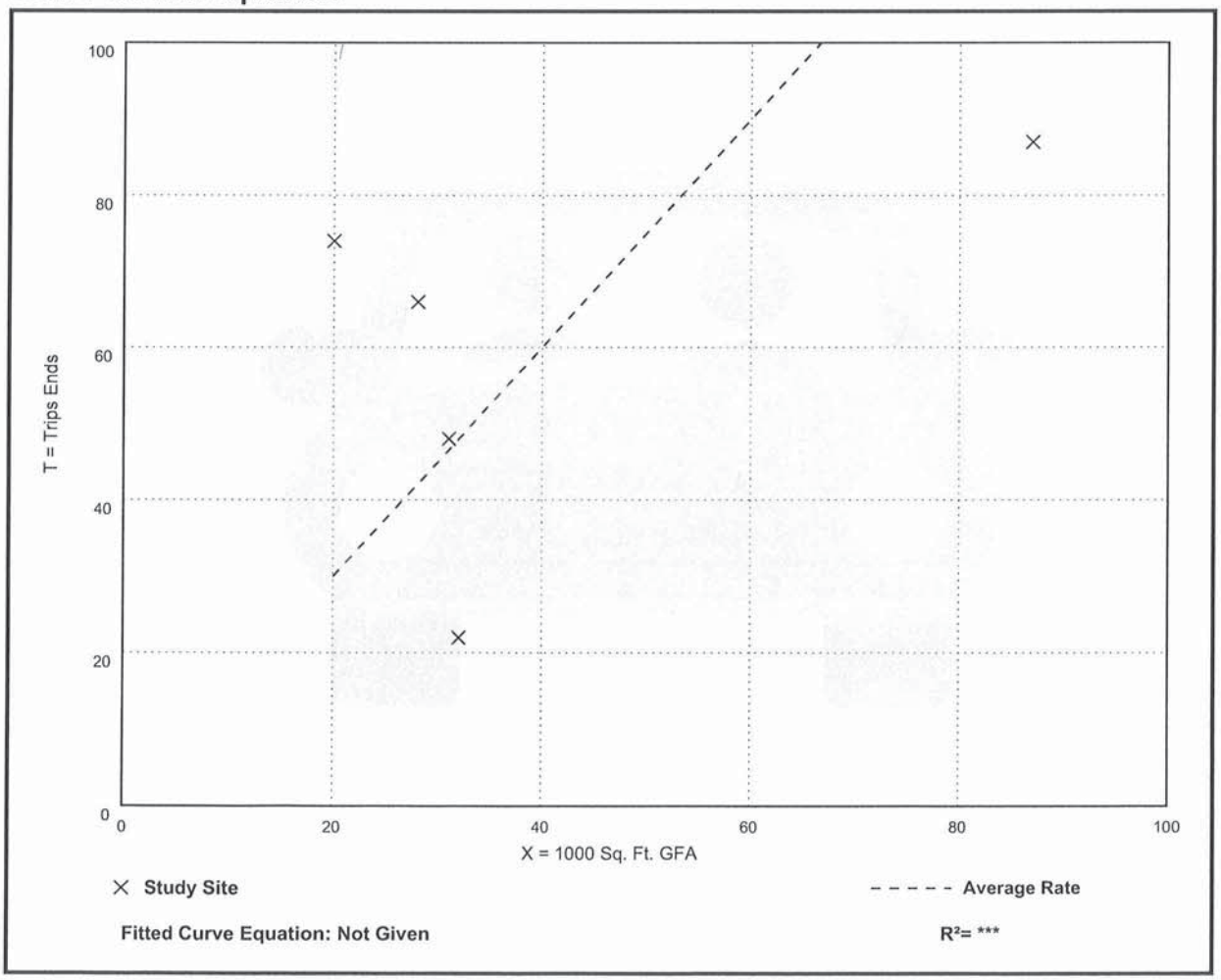
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Sunday

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GFA: 40
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.50	0.69 - 3.70	1.01

Data Plot and Equation



US1 & PINE TREE STOR-IT





Village Business Center ELEVATION C



Village Business Center ELEVATION D

STOR IT NORTH ORMOND
FINAL SITE PLAN
ORMOND BEACH, FLORIDA

GENERAL NOTES

1. BOUNDARY, TOPOGRAPHIC & TREE SURVEY PREPARED BY J.J MATEJKA & ASSOCIATES, INC., 408 HARVEY AVENUE DAYTONA BEACH, FLORIDA 32118 DATED 5/4/2022
2. TELEPHONE, ELECTRIC AND CABLE TELEVISION SERVICE SHALL BE INSTALLED UNDERGROUND.
3. CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND NOTIFY THE ENGINEER AS TO DISCREPANCIES, IF ANY EXIST.
4. WATER MAINS SHALL BE DR-18, C-900 & SHALL HAVE DUCTILE EQUIVALENT OUTSIDE DIAMETER. WATER SERVICE TO BE PROVIDED BY CITY OF ORMOND BEACH.
5. TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS. ALL REQUIRED STOP SIGNS, SPEED LIMIT AND STREET SIGNS SHALL BE PROVIDED BY THE DEVELOPER.
6. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES USING 3M "SCOTCHLITE" HIGH INTENSITY GRADE SHEETING ON MINIMUM 0.080 GAUGE 5052 H-38 ALUMINUM BLANKS. ALL WARNING SIGN SHALL BE 30" X 30". ALL STOP SIGNS SHALL BE HIGH INTENSITY 30" OR 36" OCTAGON INSTALLED ON 12 FT. LONG, 3" X 12 FT. ROUND ALUMINUM POSTS. ALL ROUND POSTS SHALL BE INSTALLED WITH ANCHOR PLATES TO PREVENT POST ROTATION. ALL STREET NAME SIGNS SHALL BE FABRICATED USING 3M HIGH INTENSITY REFLECTIVE SHEETING ONLY ON MINIMUM 0.063 GAUGE DOUBLE-BLADE, 5052 H-38 ALUMINUM BLANKS, ASSEMBLED WITH ONE 3/16" DIAMETER RIVET IN THE MIDDLE OF EACH END THROUGH PUNCHED/DRILLED HOLES 13/64" DIAMETER 1/2" FROM EACH END. 3/8" DIAMETER HOLES SHALL BE PUNCHED/DRILLED 1" FROM THE TOP & BOTTOM CENTER EDGES OF THE STREET NAME SIGNS TO FIT A 24" TWIST BRACKET. THE FINISHED STREET NAME SIGNS SHALL BE 9" IN HEIGHT WITH 5" UPPER & LOWER CASE LETTERS ON A GREEN BACKGROUND WITH A 3/8" OUTSIDE WHITE BORDER. THE TWIST BRACKET FOR STREET NAME SIGNS SHALL BE 1-1/2" WIDE X 1/4" THICK GALVANIZED STEEL 24" LONG WITH A 90°TWIST 8-1/8" FROM THE TOP END. 3/8" DIAMETER PUNCHED/DRILLED HOLES SHALL BE PROVIDED FOR THE TWIST BRACKET 1/2" FROM EACH END; 7-1/2" FROM THE TOP END & (3) 3/8" DIAMETER HOLES SHALL BE PUNCHED/DRILLED 4-1/2", 6-1/2", & 13-1/2" FROM THE BOTTOM END OF THE TWIST BRACKET.
7. STREET LIGHT SHALL BE MAXIMUM 9,500 LUMEN, MAXIMUM POLE HEIGHT 20.0' ABOVE GRADE.
8. SANITARY SEWER SERVICE GRAVITY MAINS SHALL BE 8" DIAMETER DR-26 PVC INSTALLED AT A MINIMUM GRADE OF 0.40% OR 6" DIAMETER DR-26 PVC INSTALLED AT A MINIMUM GRADE OF 1.0% UNLESS OTHERWISE NOTED. SEWER SERVICE TO BE PROVIDED BY CITY OF ORMOND BEACH. LIFT STATION AND FORCE MAIN ARE PRIVATE.
9. ALL WATER SERVICES SHALL BE INSTALLED BY THE DEVELOPER. WATER MAINS SHALL BE INSTALLED WITH A MINIMUM 30" AND A MAXIMUM 36" BENEATH FINISHED GRADE.
10. ALL EXTERIOR CONSTRUCTION SHALL BE FROM 7:00 A.M. TO 7:00 P.M. MONDAY THROUGH SATURDAY.
11. NO OUTDOOR STORAGE IS ALLOWED WITHOUT ADVANCE PUBLIC HEARING AS A SPECIAL EXCEPTION OR PB AMENDMENT.

PROJECT DESCRIPTION

CONSTRUCT ON A 5.26 AC. PARCEL, A 3 STORY 123,534 S.F. BUILDING WHICH INCLUDES 2,500 S.F. OFFICE AND 121,034 S.F. AIR CONDITIONED STORAGE, 38 PARKING STALLS, DRAINAGE, UTILITIES INCLUDING PRIVATE LIFT STATION, SIGNAGE, SIDEWALKS, LANDSCAPE AND IRRIGATION IMPROVEMENTS.

FDOT GENERAL NOTES

1. MAINTENANCE OF TRAFFIC TO BE SUPERVISED BY PERSONNEL CERTIFIED BY FDOT IN ADVANCED MOT.
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 2019-20 STANDARD PLANS, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE UTILITY ACCOMMODATION MANUAL.
4. IF THE DEPARTMENT DETERMINES THAT AS-BUILT CONDITIONS VARY SIGNIFICANTLY WITH A RECORD DRAWINGS REPORT BY PERMITTEE'S PROFESSIONAL ENGINEER, FORM 850-040-19, WITHIN 30 DAYS OF COMPLETING CONSTRUCTION.
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. CONCRETE GUTTER SHALL BE SAW CUT BETWEEN ASPHALT AND GUTTER BEFORE REMOVAL.
8. ALL CONCRETE SHALL BE AN APPROVED FDOT MIX DESIGN OF 3,000 PSI.
9. ALL MATERIALS INSTALLED WITHIN FDOT RGHT-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. NO LANE CLOSURES NORTH BOUND 3:00PM TO 6:00PM AND SOUTH BOUND 7:00AM TO 10:00AM AND 2:00PM TO 6:00PM.



VICINITY MAP

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET
S1-S3	BOUNDARY, TOPOGRAPHIC & TREE SURVEY
2	DEMOLITION & EROSION CONTROL PLAN
3	SITE PLAN
4	CIVIL PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE DETAILS
8	IRRIGATION PLAN
9	IRRIGATION DETAILS
10-12	PAVING & DRAINAGE DETAILS
13A-13B	WATER STANDARD DETAILS
14	SEWER STANDARD DETAILS
15	LIFT STATION DETAILS
A-001	TITLE SHEET
A-002	FLOOR PLAN/SITE PLAN
A-003	NORTH ELEVATION
A-004	EAST ELEVATION
A-005	ENLARGED NORTH ELEVATION
A-006	AXONOMETRIC VIEW
A-007	BUILDING SECTION A
A-008	BUILDING SECTION B

GENERAL INFORMATION

OWNER/DEVELOPER
VANACORE COMMERCIAL PROP LLC
1451 U.S. HIGHWAY 1 SUITE 13
ORMOND BEACH, FLORIDA 322174

ENGINEER & LANDSCAPE ARCHITECT:
PARKER MYNCHENBERG & ASSOC., INC.
PARKER MYNCHENBERG, P.E. #32645 L.A. #1553
1729 RIDGEWOOD AVENUE
HOLLY HILL, FL. 32117
(386) 677-6891 FAX (386)) 677-2114
E-MAIL: info@parkermynchenberg.com
CERTIFICATION OF AUTHORIZATION NUMBER: 00003910

SURVEYOR:
J.J. MATEJKA & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS
JOHN J. MATEJKA III, PSM #4002
408 HARVEY AVENUE
DAYTONA BEACH, FLORIDA 32118
(386)252-7371

ARCHITECT:
RICHARD BROOKFIELD ARCHITECT, LLC
FLA. REG. #AA26003248
P.O. BOX 4195
ORMOND BEACH, FLORIDA 32175
(386)334-3564

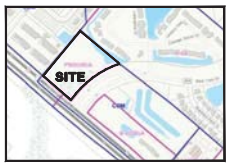
SITE INFORMATION:
SITE AREA = 229,154 S.F.= 5.26 ACRES
EXISTING COUNTY ZONING: PBD(OB)A
FUTURE LAND USE: COMMERCIAL
TAX PARCEL NO. 3136-01-45-0010
PROPOSED ZONING, CITY OF ORMOND BEACH: "PBD"
FUTURE LAND USE: LOW INTENSITY COMMERCIAL
SETBACKS:
FRONT, U.S. 1 (WEST) = 51'
REAR (EAST) = 260'
PINE TREE DR. (SOUTH) = 98.19'
SIDE (NORTH) = 61'
MAXIMUM BUILDING COVERAGE = 41,178 S.F. = 17.97%
TOTAL IMPERVIOUS AREA = 84,088 S.F. = 36.7%
OPEN SPACE AREA = 145,066 S.F. = 63.3%

PARKING CALCULATIONS
PARKING REQUIRED:
OFFICE: 2,500 S.F.
1 SPACE/200 SF.
2,500/200 = 12.5 STALLS
STORAGE: 121,034 S.F. x 0.18 STALL/1000 S.F. = 21.78 STALLS
TOTAL REQUIRED = 35 SPACES
PARKING PROVIDED:
STANDARD 34
HANDICAPPED 4
TOTAL ..... 38 STALLS
LOADING ZONES PROVIDED = 8

SITE DATA
LANDSCAPE BUFFERS:
WEST = 36' GREENBELT
NORTH = 6', 512 L.F.
EAST = 6', 516 L.F.
SOUTH = 10', 548 L.F.
TOTAL SITE AREA = 229,154 S.F. = 5.26 AC.
BUILDING COVERAGE:
FIRST FLOOR = 41,178 S.F. = 17.97%
IMPERVIOUS SURFACE COVERAGE:
PARKING PAVEMENT = 30,831 S.F.
CONCRETE/SIDEWALK = 10,519 S.F.
BUILDING = 41,178 S.F.
TOTAL IMPERVIOUS = 82,528 S.F. = 36.0%
OPEN SPACE = 146,626 S.F. = 64.0%

PROPOSED BUILDING =
1ST FLOOR:
OFFICE = 2,500 S.F.
STORAGE = 38,678 S.F.
2ND FLR. STORAGE = 41,178 S.F.
3RD FLR. STORAGE = 41,178 S.F.
TOTAL = 123,534 S.F.

FAR = 123,534 S.F. / 229,154 = 0.5391



ZONING MAP

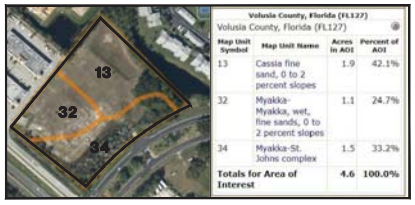
EXISTING COUNTY ZONING: PBD(OB)A
EXISTING COUNTY FUTURE LAND USE: COMMERCIAL

PROPOSED CITY OF ORMOND BEACH ZONING: BPUD
PROPOSED CITY OF ORMOND BEACH FUTURE LAND USE: COMMERCIAL



FLOOD MAP

PROJECT IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) PER THE FLOOD INSURANCE RATE MAP PANEL #12127C0203K EFFECTIVE 9/29/2017.



Volusia County, Florida (FL127)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13	Cassia fine sand, 0 to 2 percent slopes	1.9	42.1%
32	Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes	1.1	24.7%
34	Myakka-St. Johns complex	1.5	33.2%
Totals for Area of Interest		4.6	100.0%

SOILS MAP

PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
PARKER B. MYNCHENBERG, P.E. #32645, L.A. #1553
STEVE B. MYNCHENBERG, P.E. #36203, L.A. #6667011
JOHN J. MATEJKA III, P.S.M. #4002
CERTIFICATE OF AUTHORIZATION NUMBER: 00003910

NO.	DATE	DESCRIPTION	BY
1	10/5/2022	REVISED	BVB

REVISIONS

STOR IT NORTH ORMOND
FINAL SITE PLAN
ORMOND BEACH * FLORIDA

COVER SHEET

1
SHEET NO.

File No. 0000CS.dwg
Drawn By: BVB
Date: 8/5/2022
SCALE: NONE

SEAL



PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE - HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
Parker Mynchenberg, P.E. FL. # 0053653
STEVE BIGNELL P.E. FLORIDA P.E. # 0057011
JEFF M. ANGELA, P.E. FL. # 0057910
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

NO.	DATE	DESCRIPTION	BY
1	10/5/2022	REVISED	BVB

REVISIONS

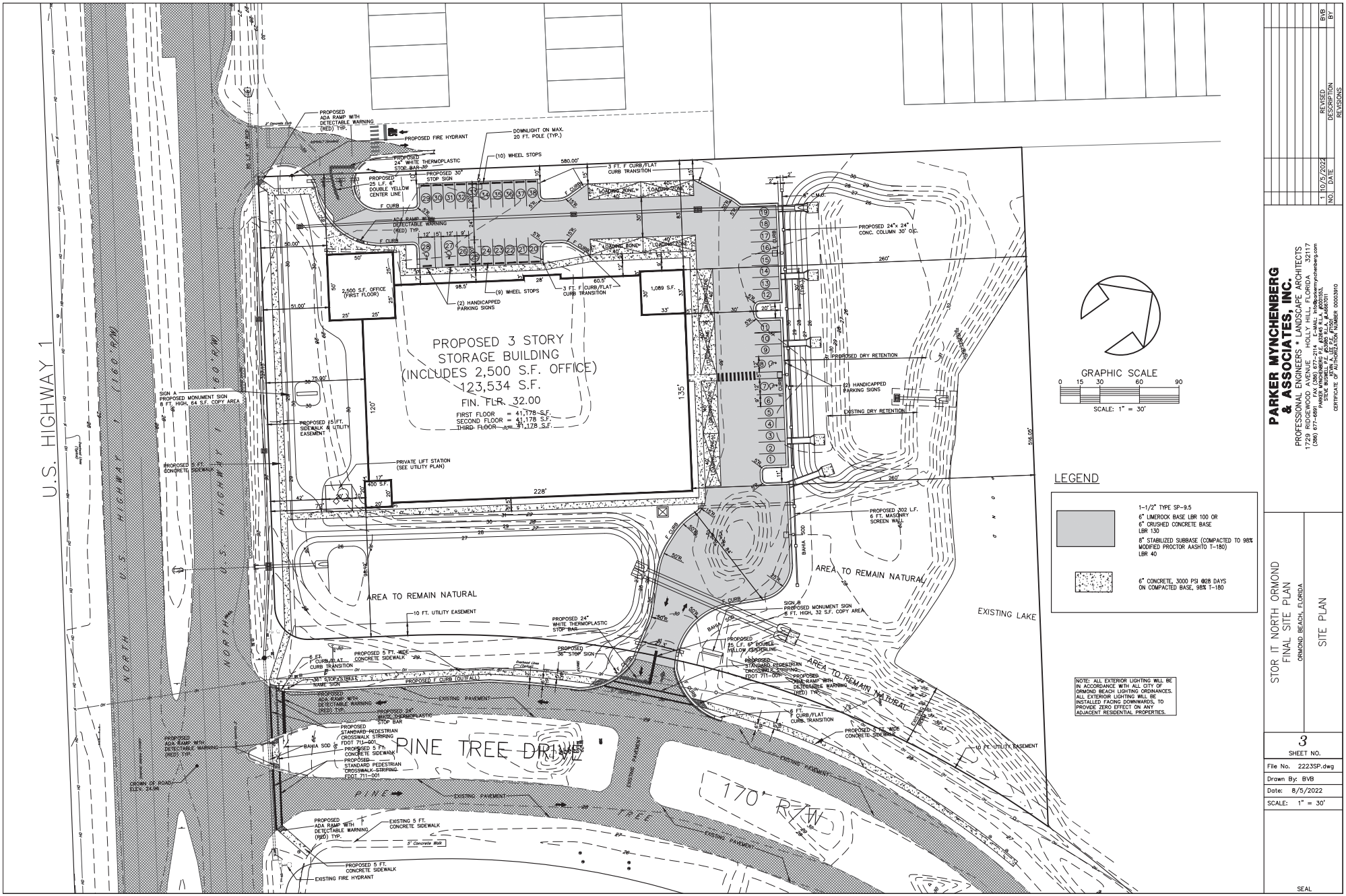
STOR IT NORTH ORMOND
FINAL SITE PLAN
ORMOND BEACH, FLORIDA

DEMOLITION & EROSION CONTROL PLAN

2
SHEET NO.

File No. 2223SP.dwg
Drawn By: BVB
Date: 8/5/2022
SCALE: 1" = 30'

SEAL



NO.	DATE	DESCRIPTION	BY
1	10/5/2022	REVISED	BVB

REVISIONS

PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE - HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
Parker Mynchenberg, P.E. #56653, LEED A.P.
Steve Bignell, P.E. #56801, P.L.A. #6667001
Jason Aspell, P.E. #75061
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

STOR IT NORTH ORMOND
FINAL SITE PLAN
ORMOND BEACH, FLORIDA

SITE PLAN

3
SHEET NO.

File No. 2223SP.dwg
Drawn By: BVB
Date: 8/5/2022
SCALE: 1" = 30'

SEAL



PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE - HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
Parker Mynchenberg, P.E. FL#0060403
Steve Bignell, P.E. FL#0067011
Kevin Alderman, P.E. FL#0077910
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

NO.	DATE	REVISIONS	BY
1	10/5/2022	REVISED	BVB

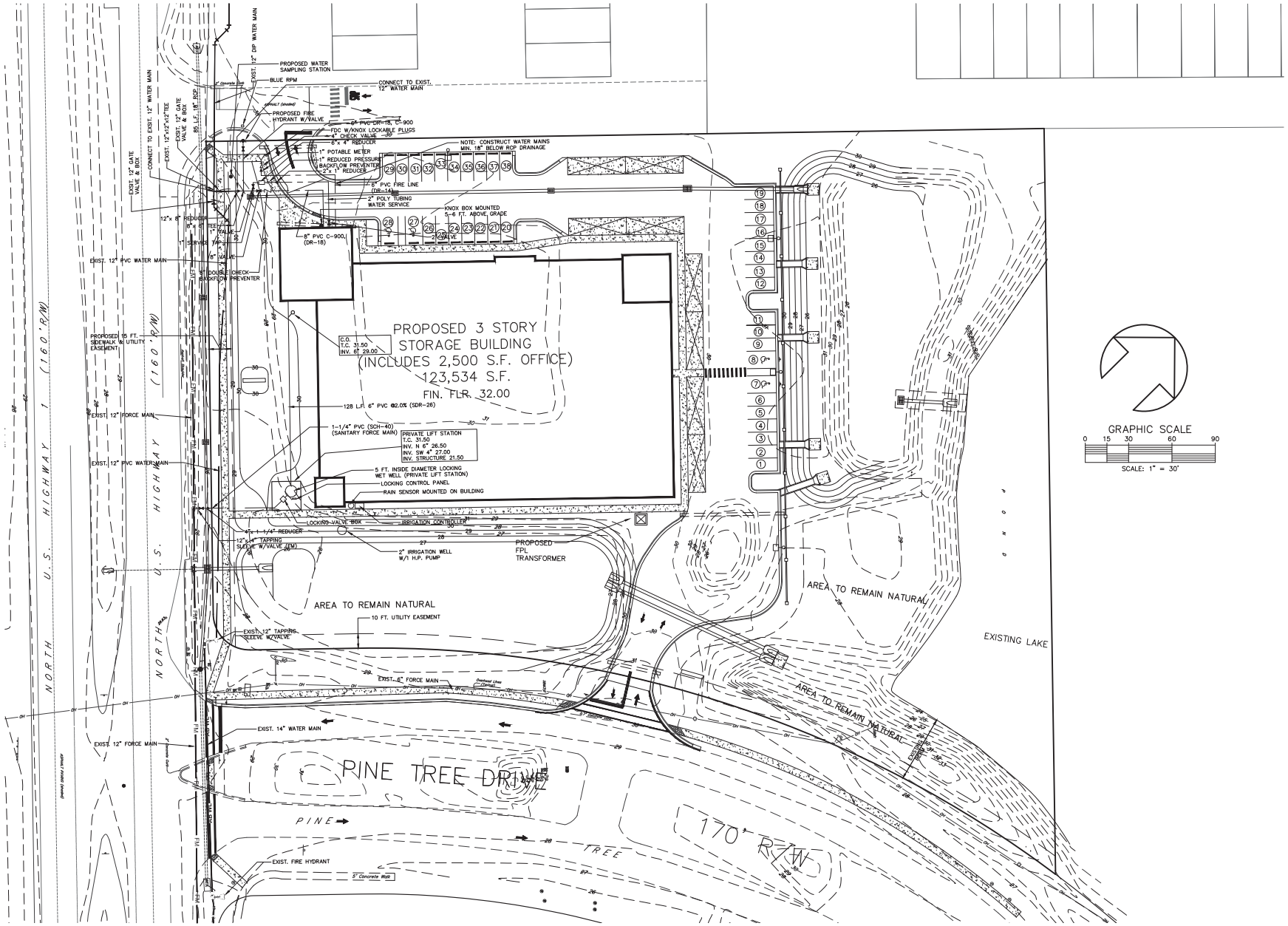
STOR IT NORTH ORMOND
FINAL SITE PLAN
ORMOND BEACH, FLORIDA

CIVIL PLAN

4
SHEET NO.

File No. 2223SP.dwg
Drawn By: BVB
Date: 8/5/2022
SCALE: 1" = 40'

SEAL



PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE - HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
Parker Mynchenberg, P.E. FLA. Lic. #36823
STEVE BIGNELL P.E. FLA. Lic. #46827011
JEAN ANDERSON, P.E. FLA. Lic. #
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

NO.	DATE	DESCRIPTION	BY
1	10/5/2022	REVISED	BVB

REVISIONS

STOR IT NORTH ORMOND
FINAL SITE PLAN
ORMOND BEACH, FLORIDA

UTILITY PLAN

5
SHEET NO.

File No. 2223SP.dwg
Drawn By: BVB
Date: 8/5/2022
SCALE: 1" = 30'

SEAL

NORTH PERIMETER LANDSCAPE BUFFER CALCULATION

BUFFER LENGTH = 580 L.F. – GREENBELT & DRIVEWAY = 512
6 FT. BUFFER
REQUIRED LANDSCAPING:
TREES: 2 TREES/100 L.F. = 512 X 2/100 = 10.2 (10) REQUIRED
SHRUB: 20 SHRUBS/100 L.F. = 512 X 20/100 = 102.4 (102) REQUIRED
GROUNDCOVER: 20 GROUNDCOVER/100 L.F. = 512 X 20/100 = 102.4 (102) REQUIRED

TREES PROVIDED: 10
SHRUBS PROVIDED: 170
GROUNDCOVER PROVIDED: 104

EAST PERIMETER LANDSCAPE BUFFER CALCULATION

BUFFER LENGTH = 516 L.F.
10 FT. BUFFER
REQUIRED LANDSCAPING:
TREES: 2 TREES/100 L.F. = 516 X 2/100 = 10.32 (10) REQUIRED
SHRUB: 20 SHRUBS/100 L.F. = 512 X 20/100 = 103.2 (103) REQUIRED
GROUNDCOVER: 20 GROUNDCOVER/100 L.F. = 516 X 20/100 = 103.2 (103) REQUIRED

TREES PROVIDED: PROPOSED 7
EXISTING 3 OAKS
TOTAL 10
SHRUBS PROVIDED: 104
GROUNDCOVER PROVIDED: 104

SOUTH PERIMETER LANDSCAPE BUFFER CALCULATION

BUFFER LENGTH = 592 L.F. – 33 L.F. DRIVEWAY = 559 L.F
10 FT. BUFFER
REQUIRED LANDSCAPING:
TREES: 3 TREES/100 L.F. = 559 X 3/100 = 16.77 (17) REQUIRED
SHRUB: 30 SHRUBS/100 L.F. = 559 X 30/100 = 167.7 (168) REQUIRED
GROUNDCOVER: 30 GROUNDCOVER/100 L.F. = 559 X 30/100 = 167.7 (168) REQUIRED

TREES PROVIDED: PROPOSED 13
EXISTING 4 OAKS
TOTAL 17
SHRUBS PROVIDED: 172
GROUNDCOVER PROVIDED: 172

GREENBELT CALCULATION

LANDSCAPE/GREENBELT CALCULATIONS U.S. 1 RIGHT OF WAY
BUFFER WIDTH = 36 FEET
BUFFER LENGTH = 342.13 FEET
BUFFER AREA = 12,317 S.F.
TREE DENSITY REQUIRED = 1 TREE/200 S.F.
REQUIRED = AREA * DENSITY
TREES REQUIRED = 12,317 * 1/200 = 62 TREES REQUIRED
60% OF THE GREEN BELT PLANTINGS SHALL BE NATIVE
= 12,317 * 60% = 7,390 S.F. SHRUB AREA

TREES PROVIDED:
QV2 @ 3:1 = 8x3 = 24 NATIVE TREES
LI2 @ 2:1 = 10x2 = 20 TREES
NS @ 2:1 = 10x2 = 20 NATIVE TREES
PROVIDED = 64 TREE CREDITS

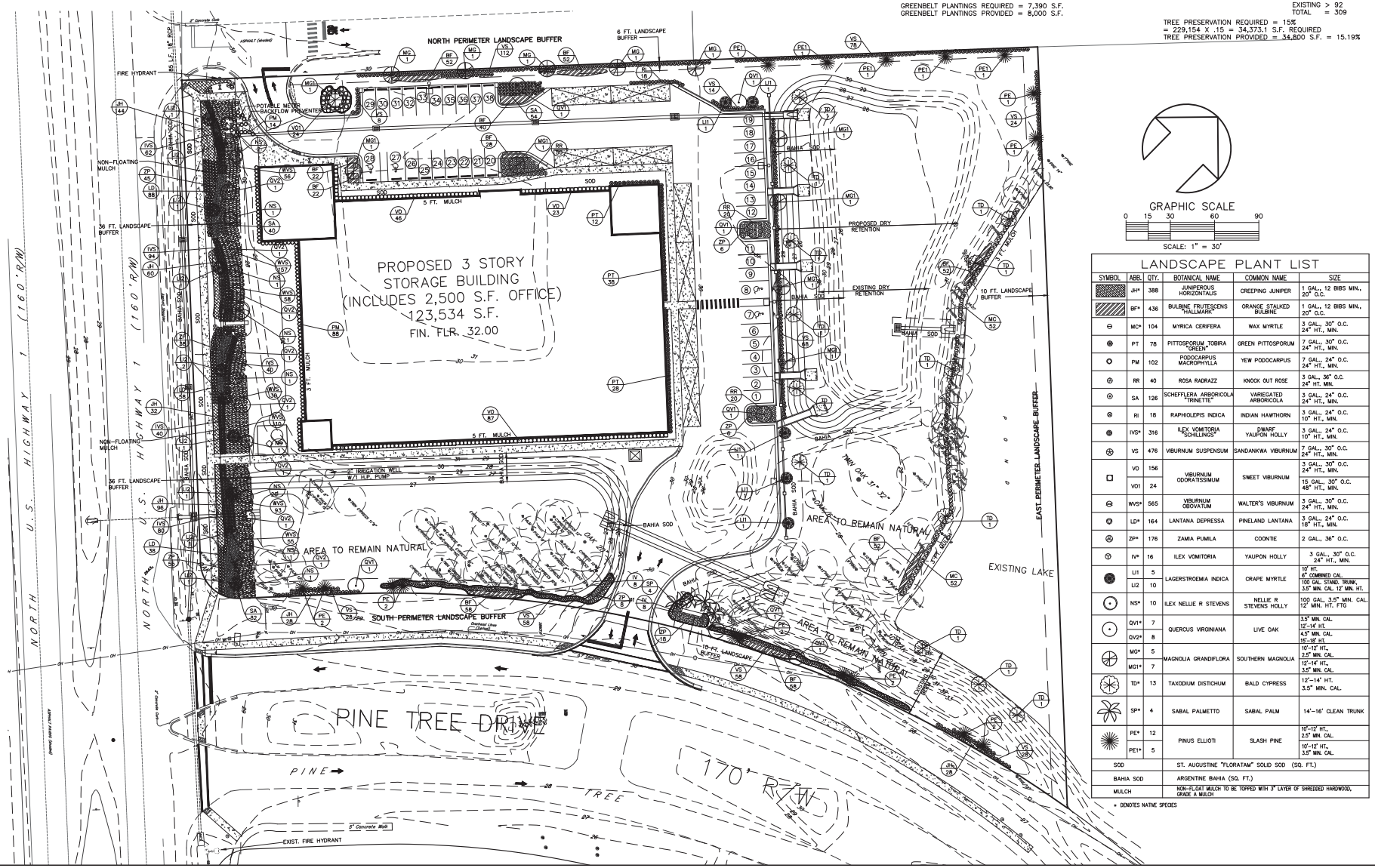
GREENBELT PLANTINGS REQUIRED = 7,390 S.F.
GREENBELT PLANTINGS PROVIDED = 8,000 S.F.

SITE TREES REQUIRED:
229,154 S.F. X 1/1500 = 153 TREES
TREES REQUIRED =
LANDSCAPE AREA S.F./400 = 146,626 S.F.
MINUS LAKE (–) 23,200 = 123,426 S.F.
TREES REQUIRED = 123,426/400 = 308.56 (309) TREES

TREES PROVIDED:

2.5" CAL. TREES =	17	1 TREE CREDITS = 17
3.5" CAL. TREES =	52	2 TREE CREDITS = 104
4.5" CAL. TREES =	24	3 TREE CREDITS = 72
6" COMBINED CAL. TREES	5	2 TREE CREDITS = 10
8 EXISTING OAKS	8	TREE CREDITS = 8
(20) EXISTING PALMS 3:1	6	3:1 TREE CREDITS = 6
		TOTAL PLANTED TREE CREDITS = 217
		EXISTING > 92
		TOTAL = 309

TREE PRESERVATION REQUIRED = 15%
= 229,154 X .15 = 34,373.1 S.F. REQUIRED
TREE PRESERVATION PROVIDED = 34,800 S.F. = 15.19%



GRAPHIC SCALE
0 15 30 60 90
SCALE: 1" = 30'

LANDSCAPE PLANT LIST

SYMBOL	ABB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	JH*	388	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	1 GAL., 12 BIBS MIN., 20" O.C.
	BF*	436	BULBINE FRUTESCENS "HALLMARK"	ORANGE STALKED BULBINE	1 GAL., 12 BIBS MIN., 20" O.C.
	MC*	104	MYRICA CERIFERA	WAX MYRTLE	3 GAL., 30" O.C. 24" HT., MIN.
	PT	78	PITTOSPORUM, TOBIRA "GREEN"	GREEN PITTOSPORUM	7 GAL., 30" O.C. 24" HT., MIN.
	PM	102	PODOCARPUS MACROPHYLLA	YEW PODOCARPUS	7 GAL., 24" O.C. 24" HT., MIN.
	RR	40	ROSA RADRAZZ	KNOCK OUT ROSE	3 GAL., 36" O.C. 24" HT. MIN.
	SA	126	SCHEFFLERA ARBORICOLA "TRINETTE"	VARIEGATED ARBORICOLA	3 GAL., 24" O.C. 24" HT., MIN.
	RI	18	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL., 24" O.C. 10" HT., MIN.
	IVS*	316	ILEX VOMITORIA "SCHILLINGS"	DWARF YAUPON HOLLY	3 GAL., 24" O.C. 10" HT., MIN.
	VS	476	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	7 GAL., 30" O.C. 24" HT., MIN.
	VO	156	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL., 30" O.C. 24" HT., MIN.
	VO1	24			15 GAL., 30" O.C. 48" HT., MIN.
	WVS*	565	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	3 GAL., 30" O.C. 24" HT., MIN.
	LD*	164	LANTANA DEPRESSA	PINELAND LANTANA	3 GAL., 24" O.C. 18" HT., MIN.
	ZP*	176	ZAMIA PUMILA	COONTIE	2 GAL., 36" O.C.
	IV*	16	ILEX VOMITORIA	YAUPON HOLLY	3 GAL., 30" O.C. 24" HT., MIN.
	LI1	5	LAGERSTROEMIA INDICA	CRAPE MYRTLE	10' HT. 6" COMBINED CAL.
	LI2	10			100 GAL. STAND. TRUNK, 3.5" MIN. CAL. 12' MIN. HT.
	NS*	10	ILEX NELLIE R STEVENS	NELLIE R STEVENS' HOLLY	100 GAL., 3.5" MIN. CAL. 12' MIN. HT. FTG
	QV1*	7	QUERCUS VIRGINIANA	LIVE OAK	3.5" MIN. CAL. 12'-14' HT.
	QV2*	8			4.5" MIN. CAL. 15'-16' HT.
	MG*	5	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	10'-12' HT., 2.5" MIN. CAL.
	MG1*	7			12'-14' HT., 3.5" MIN. CAL.
	TD*	13	TAXODIUM DISTICHUM	BALD CYPRESS	12'-14' HT. 3.5" MIN. CAL.
	SP*	4	SABAL PALMETTO	SABAL PALM	14'-16' CLEAN TRUNK
	PE*	12	PINUS ELLIOTI	SLASH PINE	10'-12' HT., 2.5" MIN. CAL.
	PE1*	5			10'-12' HT., 3.5" MIN. CAL.
SOD			ST. AUGUSTINE "FLORATAM" SOLID SOD (SQ. FT.)		
BAHIA SOD			ARGENTINE BAHIA (SQ. FT.)		
MULCH			NON-FLOAT MULCH TO BE TOPPED WITH 3" LAYER OF SHREDDED HARDWOOD, GRADE A MULCH		

* DENOTES NATIVE SPECIES

NO.	DATE	DESCRIPTION	BY
1	10/5/2022	REVISED	BVB

REVISIONS

PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
PARKER MYNCHENBERG, P.E. #36923, L.A. #6667011
JEREMY D. PARKER, P.E. #73501
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

STOR IT NORTH ORMOND
FINAL SITE PLAN
ORMOND BEACH, FLORIDA.

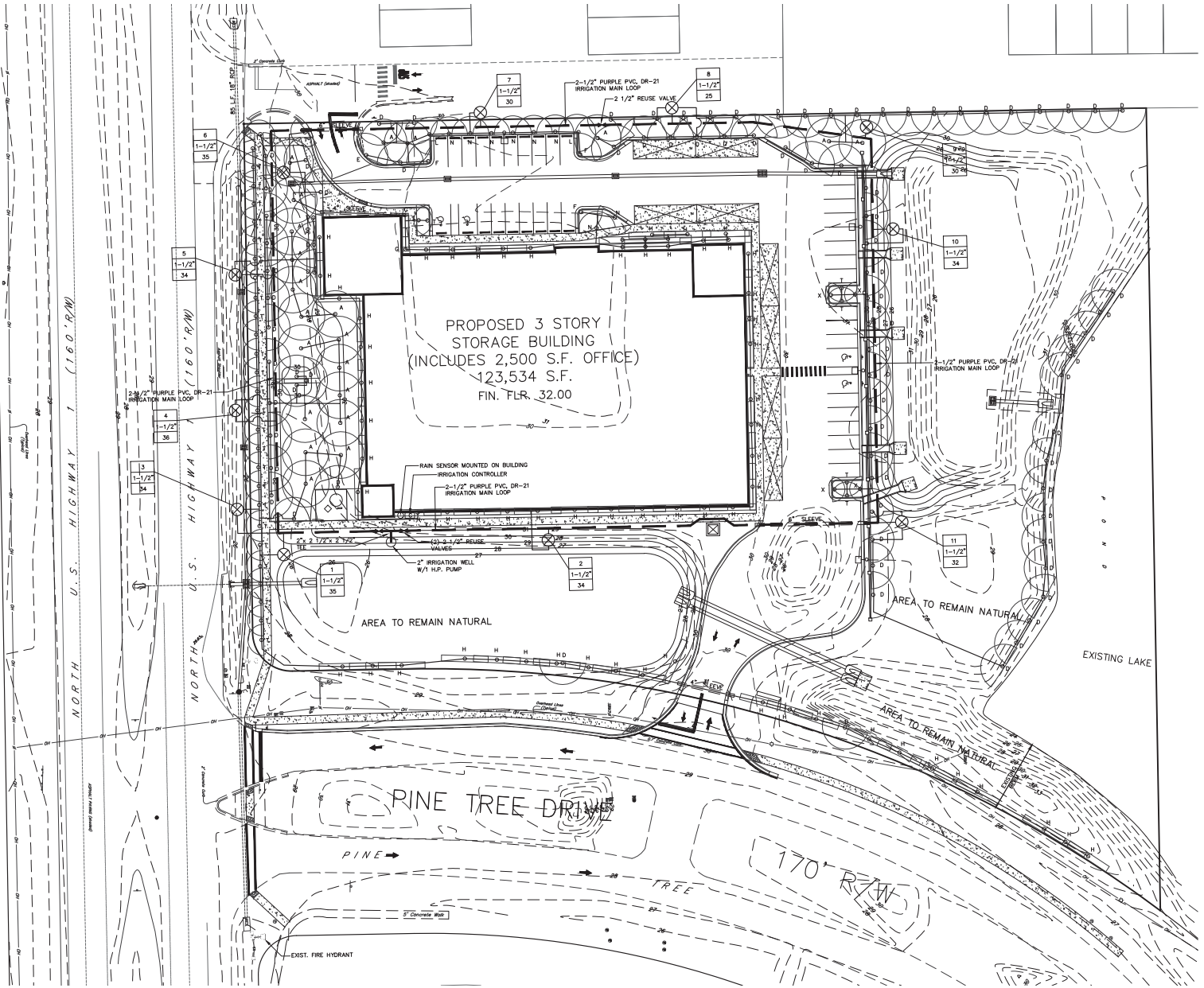
LANDSCAPE PLAN

6
SHEET NO.

File No. 2223SP.dwg
Drawn By: BVB
Date: 8/5/2022
SCALE: 1" = 30'

SEAL

Z:\S1 STORAGE FT ORM Zev Cohen Village Business Ctr\Drawings\2223SP-2BVB.dwg, 10/11/2022 10:47:30 AM, PM, DWG To PDF.pc3, ARCH 1st Sheet D (24.00 x 36.00 Inches), 1:1



NOTE: IRRIGATION IS DESIGNED TO MEET REUSE STANDARDS SO IN THE FUTURE WHEN AVAILABLE IT CAN BE CONNECTED TO REUSE AND THE IRRIGATION WELL CAN BE ABANDONED.

NO.	DATE	DESCRIPTION	BY
1	10/5/2022	REVISED	BVB

REVISIONS

PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE - HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
PARKER MYNCHENBERG, P.E. #36853, L.A. #667011
STEVEN R. BROWN, P.E. #70661
JEAN A. ROBERTS, P.E. #70661
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

STOR IT NORTH ORMOND
FINAL SITE PLAN
ORMOND BEACH, FLORIDA

IRRIGATION PLAN

8
SHEET NO.

File No. 2223SP.dwg
Drawn By: BVB
Date: 8/5/2022
SCALE: NONE

SEAL

Z:\SITE\STORAGE\T Old Zev Cohen Village Business Ctr\Drawings\2223SP-2BVB.dwg, 10/11/2022 10:48:05 AM, PM, DWG To PDF.pc3, ARCH 1st Extend D (24.00 x 36.00 Inches), 1:1

IN ORDER TO ENSURE THAT NEW DEVELOPMENTS WITHIN THE CITY ARE CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH CITY REGULATIONS AND THE APPROVED DRAWINGS "AS-BUILT" DRAWINGS ARE REQUIRED:

THE FOLLOWING INFORMATION IS REQUIRED ON ALL PAVING AND DRAINAGE "AS-BUILT" DRAWINGS:

1. PAVEMENT AND CURB WIDTHS SHALL BE VERIFIED AND DIMENSIONED FOR EACH STREET AT EACH BLOCK. ALL RADII AT INTERSECTIONS SHALL BE VERIFIED AND DIMENSIONED. THIS INFORMATION TO CLEARLY INDICATE IT AS AS BEING "AS-BUILT" INFORMATION.
2. ROADWAY ELEVATIONS SHALL BE RECORDED AT ALL GRADE CHANGES OR OTHER INTERVALS AS NEEDED ALONG ALL STREETS. STREET CENTERLINE AND CURB INVERT ELEVATIONS SHALL BE RECORDED AS NOTED. THE "AS-BUILT" CENTERLINE PROFILE OF ALL STREETS SHALL ALSO BE SHOWN ON THE PLAN AND PROFILE SO IT MAY BE COMPARED TO THE EXISTING AND DESIGNED PROFILE GRADE LINES. ALL STREET CENTERLINES ON "AS-BUILTS" SHALL BE LABELED WITH STREET NAME AND RIGHT-OF-WAY WIDTH ON EVERY PAGE.
3. STORM DRAINAGE STRUCTURES SHALL BE LOCATED AND/OR DIMENSIONED FROM CENTERLINES OR LOT LINES AS APPROPRIATE.
4. STORM DRAINAGE PIPE INVERT AND STRUCTURE TOP AND BOTTOM ELEVATIONS SHALL BE RECORDED AND CLEARLY DENOTED AS "AS-BUILT" INFORMATION. DESIGN ELEVATIONS SHALL BE CROSSED OUT AND "AS-BUILT" INFORMATION WRITTEN NEXT TO IT.
5. STORM DRAINAGE PIPE MATERIAL, LENGTH, AND SIZE SHALL BE MEASURED AND/OR VERIFIED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.
6. ALL APPLICABLE TOPOGRAPHIC INFORMATION, PERTINENT TO THE ON SITE DRAINAGE SYSTEM SUCH AS DITCHES, LAKES, CANALS, ETC. THAT ARE DEEMED APPROPRIATE BY THE CITY SHALL BE NOTED. NORMALLY, RECORDING ELEVATIONS EVERY 100 FEET AT THE TOP OF BANK AND TOE OF SLOPE WILL BE REQUIRED. MEASUREMENTS SHALL BE TAKEN AND RECORDED IN ORDER TO ACCURATELY TIE DOWN THESE FEATURES TO THE ROADWAY CENTERLINES AND TO PLAT LINES. WHENEVER POSSIBLE, CONTOUR LINES SHALL BE UTILIZED TO GRAPHICALLY DESCRIBE THESE TOPOGRAPHIC FEATURES.
7. RETENTION AREAS SHALL HAVE THEIR TOP-OF-BANK AND BOTTOM ELEVATIONS RECORDED. ACTUAL MEASUREMENTS SHALL BE TAKEN AND DIMENSIONS RECORDED OF THE SIZE OF ALL RETENTION AREAS. MEASUREMENTS SHALL BE DONE FROM TOP-OF-BANK TO TOP-OF-BANK WITH SIDE SLOPES INDICATED. SEPARATE CALCULATIONS SHALL BE SUBMITTED TO INDICATE REQUIRED AND PROVIDED RETENTION VOLUMES.
8. STORM DRAINAGE SWALE CENTERLINES SHALL BE LOCATED AND ELEVATIONS OF FLOW LINE SHALL BE RECORDED EVERY 100 FEET.
9. ANY SPECIAL FEATURES SUCH AS CONCRETE FLUMES, LAKE BANKS, WALLS, FENCING, ETC., WHICH WERE A PART OF THE APPROVED CONSTRUCTION DRAWINGS SHOULD ALSO BE LOCATED AND DIMENSIONED.
10. ACTUAL MATERIALS USED AND ELEVATIONS AND DIMENSIONS OF OVERFLOW WEIR STRUCTURES AND SKIMMERS SHALL BE NOTED ON THE "AS-BUILT".

THE FOLLOWING INFORMATION IS REQUIRED ON ALL WATER AND SEWER "AS-BUILT" DRAWINGS:

11. SANITARY SEWER MANHOLES SHALL BE VERIFIED AND DIMENSIONED FROM STREET CENTERLINES OR LOT LINES AS APPROPRIATE. ALL RIM AND INVERT ELEVATIONS SHALL BE VERIFIED AND RECORDED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.
12. SANITARY SEWER LINE LENGTHS, SIZES, MATERIAL, SLOPE, ETC., SHALL BE VERIFIED AND RECORDED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.
13. SEWER LATERALS SHALL BE VERIFIED AND RECORDED AT THEIR CLEAN-OUT LOCATIONS. STATIONING AND OFFSET DISTANCES SHALL BE MEASURED FROM DOWNSTREAM MANHOLES TOWARDS UPSTREAM MANHOLES.
14. LIFT STATIONS AND FORCE MAINS SHALL BE VERIFIED AND DIMENSIONED FROM STREET CENTERLINES OR LOT LINES AS APPROPRIATE. FORCE MAIN DEPTH AND LOCATION INCLUDING VALVES WILL BE PROVIDED AND TIED TO PERMANENT ABOVE GRADE FEATURES EVERY 500 FEET. DIMENSIONAL AND ELEVATION INFORMATION INDICATED ON THE APPROVED PLAN SHALL BE VERIFIED AND RECORDED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION. BURIED ELECTRICAL SERVICE LINE SHALL BE CLEARLY DIMENSIONED, LOCATED AND LABELED.
15. CURB CUTS OR METAL TABS, USED TO MARK SEWER LATERALS, WATER SERVICES AND WATER VALVES, SHALL BE VERIFIED FOR PRESENCE AND ACCURACY OF LOCATION.
16. WATER MAIN LINES SHALL BE DIMENSIONED OFF THE BACK OF CURB OR EDGE OF PAVEMENT IF NO CURB IS PRESENT. WATER MAIN LINE MATERIAL, SIZE, LENGTH AND DEPTH PLACED SHALL ALSO BE NOTED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.
17. WATER VALVES, TEES, ALL SERVICES, BLOW - OFFS AND FIRE HYDRANTS SHALL BE LOCATED BY TYING THEM TO SANITARY SEWER MANHOLES. STATIONING AND OFFSET DISTANCES SHALL BE MEASURED FROM DOWNSTREAM MANHOLES TO UPSTREAM MANHOLES.

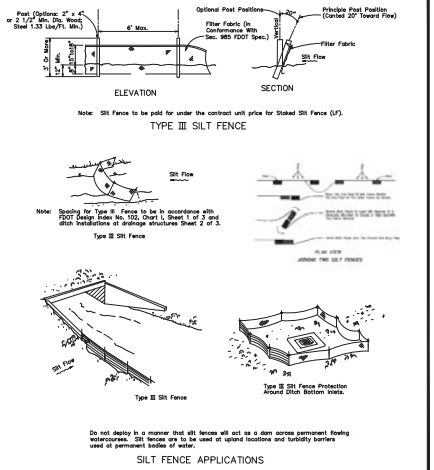
THE FOLLOWING INFORMATION IS GENERAL REQUIREMENTS OF ALL "AS-BUILT" DRAWINGS:

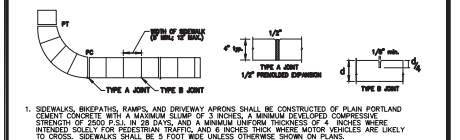
18. FOR PERPENDICULAR CROSSINGS OF STORM WATER, SANITARY SEWER, POTABLE WATER, OR RECLAIMED WATER, THE "AS-BUILT" PLANS SHALL CLEARLY INDICATE WHICH UTILITIES ARE LOCATED OVER OR UNDER OTHER UTILITIES, AS NECESSARY.
19. WHEN STORM WATER, POTABLE WATER, RECLAIMED WATER, OR SANITARY SEWER IMPROVEMENTS ARE LOCATED WITHIN AN EASEMENT, THE "AS-BUILT" SHALL ACCURATELY DEPICT THE LOCATION OF THE EASEMENT ITSELF AS WELL AS THE EXACT LOCATION OF THE IMPROVEMENTS WITHIN THE EASEMENT. THIS IS REQUIRED IN ORDER TO VERIFY THAT THE IMPROVEMENTS HAVE BEEN PROPERLY LOCATED AND TO ENSURE THAT FUTURE SUBSURFACE EXCAVATION TO PERFORM REMEDIAL REPAIR CAN BE ACCOMPLISHED WITHOUT DISTURBANCE BEYOND THE EASEMENT. SUCH DOCUMENTATION AND THE ASSOCIATED PROPOSED EASEMENT DOCUMENT WITH LEGAL DESCRIPTION SHALL BE SUBMITTED FOR CITY REVIEW AND APPROVAL PRIOR TO RECORDING OF SAID EASEMENT. UPON CITY APPROVAL, THE EASEMENT SHALL BE RECORDED VIA A SEPARATE LEGAL INSTRUMENT AND SHALL NOT BE INCLUDED AS PART OF HOMEOWNER COVENANTS AND RESTRICTIONS.
20. SUBMIT CERTIFIED PAPER PRELIMINARY "AS-BUILT" (24"x36") WITH REQUEST FOR FINAL INSPECTION. SUBMIT 3 SETS SHOWING WATER FACILITIES, 3 SETS WITH SEWER FACILITIES, AND 3 SETS WITH PAVING AND DRAINAGE FACILITIES. PRELIMINARY "AS-BUILT" MAY BE SUBMITTED IN DIGITAL FORMAT. FOLLOWING FINAL INSPECTION AND COMMENTS, THE CONTRACTOR SHALL REVISE AS-BUILTS TO ADDRESS CITY COMMENTS AND SUBMIT 3 SETS CERTIFIED FINAL "AS-BUILTS" ALONG WITH 1 SET CERTIFIED MYLARS AND 1 CD-ROM CONTAINING AUTO-CAD FILES AND PDF VERSIONS SHOWING ALL "AS-BUILT" SHEETS. ALL "AS-BUILT" DRAWINGS SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR AND ENGINEER OF RECORD. ALL DIGITAL FILES SHALL HAVE A DIGITAL SIGNATURE OF SURVEYOR AND/OR ENGINEER OF RECORD.
21. INDICATE VERTICAL DATUM REFERENCE ON ALL SHEETS.
22. CAD FILE OF "AS-BUILTS" SHALL BE IN STATE PLANE COORDINATES; FILE SHOULD INCLUDE REFERENCE TO PROJECTION. (FLORIDA EAST, NAD83)
23. ALL "AS-BUILT" DRAWINGS SHALL BE PREPARED BY A FLORIDA REGISTERED LAND SURVEYOR USING THE FINAL APPROVED SITE DESIGN PREPARED BY THE ENGINEER OF RECORD. LINE WEIGHTS, LINETYPES, AND ANNOTATION SHALL BE MANAGED IN A MANNER THAT CLEARLY DISTINGUISHES DESIGN INFORMATION FROM "AS-BUILT" INFORMATION.
24. ALL "AS-BUILT" SHEETS SHALL INCLUDE A TITLE BLOCK AND CLEARLY STATE PROJECT NAME, PROJECT SURVEYOR, DATE OF FIELD WORK, AS WELL AS PROJECT CERTIFICATION BLOCK FROM THE ENGINEER OF RECORD.

NOTE: REFERENCES TO WATER SHALL MEAN BOTH POTABLE AND RECLAIMED WATER.

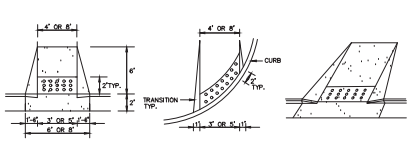
GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ORMOND BEACH'S LAND DEVELOPMENT CODE REQUIREMENTS, AND THE STANDARD CONSTRUCTION DETAILS AND CONSTRUCTION SPECIFICATIONS (SCDCS). AN ENGINEERING PERMIT AND TREE REMOVAL PERMIT IS REQUIRED PRIOR TO STARTING CONSTRUCTION.
2. NO LAND SHALL BE CLEARED, EXCAVATED OR FILLED AND NO STRUCTURE SHALL BE ERECTED, REPAIRED OR DEMOLISHED WITHOUT PROPER PERMIT(S) AS REQUIRED BY THE CITY OF ORMOND BEACH.
3. NOTIFY THE CITY OF ORMOND BEACH AT COMDEV@ORMONDBEACH.ORG 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. ANY CONSTRUCTION CHANGES TO APPROVED PLANS SHALL BE SUBMITTED TO THE CITY OF ORMOND BEACH FOR APPROVAL PRIOR TO PERFORMING THE WORK.
5. ROAD CONSTRUCTION AND PIPE INSTALLATION COMPACTION AND DENSITY TESTING SHALL CONFORM TO THE CITY OF ORMOND BEACH'S MINIMUM REQUIREMENTS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO THE CITY INSPECTOR AND THE CITY'S ENGINEERING DIVISION.
6. A PRE-PAVING UTILITY INSPECTION MUST BE REQUESTED AND COMPLETED PRIOR TO THE PAVING OF ALL ROADS, STREETS, AND PARKING AREAS.
7. A FINAL INSPECTION, TO BE CONDUCTED BY THE CITY OF ORMOND BEACH, SHALL BE PERFORMED ON ALL CONSTRUCTION. THE DESIGN ENGINEER SHALL NOTIFY THE CITY OF ORMOND BEACH AT COMDEV@ORMONDBEACH.ORG WHEN REQUESTING A FINAL INSPECTION.
8. THREE COMPLETE SETS OF AS-BUILT DRAWINGS (5 FOR SUBDIVISIONS) ARE REQUIRED TO BE SUBMITTED TO THE CITY OF ORMOND BEACH PRIOR TO REQUESTING A FINAL INSPECTION. AS-BUILT DRAWINGS MAY BE SUBMITTED IN DIGITAL FORMAT WITH DIGITAL SIGNATURE OF SURVEYOR AND/OR ENGINEER OF RECORD.
9. THE CITY HAS A CONTRACTOR FOR ROLL OFF SERVICE. NO OTHER CONTRACTOR SHALL BE PERMITTED TO PROVIDE THIS SERVICE. VERIFY COMPANY UNDER CONTRACT WITH THE CITY.
10. CONSTRUCTION SITES THAT DISTURB ONE ACRE OR MORE WILL BE REQUIRED TO SEEK COVERAGE UNDER THE GENERIC PERMIT FOR STORM WATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. IN ACCORDANCE WITH THIS REQUIREMENT, A STORM WATER POLLUTION PREVENTION PLAN (SWPP) MUST BE SUBMITTED TO THE CITY OF ORMOND BEACH AT COMDEV@ORMONDBEACH.ORG PRIOR TO CONSTRUCTION TO BE IN COMPLIANCE WITH THE PERMIT.
11. CONTRACTOR WILL FOLLOW REQUIRED WASTE MANAGEMENT PRACTICES
12. SEEDING OR SODDING SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.
13. ANY FIELD MODIFICATIONS OR DEVIATIONS TO THIS CONSTRUCTION PLAN REQUIRES WRITTEN APPROVAL BY BOTH THE ENGINEER OF RECORD AND THE CITY OF ORMOND BEACH.

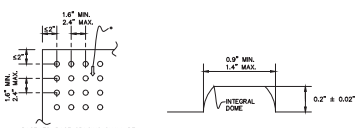




1. SIDEWALKS, BIKEPATHS, RAMPS, AND DRIVEWAY APRONS SHALL BE CONSTRUCTED OF PLAIN PORTLAND CEMENT CONCRETE WITH A MAXIMUM SLUMP OF 3 INCHES, A MINIMUM DEVELOPED COMPRESSIVE STRENGTH OF 2500 P.S.I. IN 28 DAYS, AND A MINIMUM UNIFORM THICKNESS OF 4 INCHES WHERE INTENDED SOLELY FOR PEDESTRIAN TRAFFIC, AND 6 INCHES THICK WHERE MOTOR VEHICLES ARE LIKELY TO CROSS. SIDEWALKS SHALL BE 5 FOOT WIDE UNLESS OTHERWISE SHOWN ON PLANS.
2. SIDEWALKS AND BIKE PATHS SHALL BE PLACED PARALLEL TO, AND ONE FOOT WITHIN THE RIGHT-OF-WAY LINE EXCEPT THAT THE CITY MAY APPROVE OTHER PLACEMENTS PROVIDED THAT THE PAVEMENT REMAINS WITHIN THE RIGHT-OF-WAY, IS NOT DIMINISHED IN WIDTH, AND REMAINS AT LEAST 4 FEET FROM THE EDGE OF THE STREET PAVEMENT, UNLESS OTHERWISE APPROVED BY THE CITY.
3. THE TOP OF THE CONCRETE SHALL BE AT AN ELEVATION NO LOWER THAN THE CROWN OF THE ADJACENT ROADWAY, AND NO HIGHER THAN 8 INCHES ABOVE THE CROWN UNLESS APPROVED BY THE CITY TO MAKE A MORE NATURAL TRANSITION WITH THE ADJACENT LAND.
4. ALL WALKS SHALL HAVE A CROSS SLOPE OF 1/4 INCH PER FOOT AND SHALL NOT EXCEED A LONGITUDINAL SLOPE OF 1:20, EXCEPT AT DESIGNATED RAMPS THAT SHALL NOT EXCEED 1:12. PROVIDE A TACTILE WARNING SURFACE AT ALL RAMPS PER A.D.A. THE CONTRACTOR SHALL INSURE THAT ALL PROVISIONS OF A.D.A AND FLORIDA ACCESSIBILITY CODE ARE MET.*
5. ISOLATION JOINTS (TYPE A JOINTS) SHALL BE PROVIDED BETWEEN EXISTING SLABS OR STRUCTURES AND FRESH CONCRETE, TO SEPARATE PEDESTRIAN SECTIONS FROM SECTIONS WHICH WILL ENCOUNTER VEHICLE TRAFFIC, TO SEPARATE FRESH PLACEMENT FROM CONCRETE WHICH HAS SET FOR MORE THAN 60 MINUTES, AND NO FARTHER APART THAN 100 FEET IN SIDEWALKS AND BIKEPATHS. JOINT MATERIAL SHALL BE SPECIFIED IN FDOT STANDARDS AND SPECIFICATIONS AND SHALL BE RUBBER, PLASTIC OR OTHER APPROVED NON-BIODEGRADABLE ELASTOMERIC MATERIAL. WOOD IS PROHIBITED.
6. CONTROL JOINTS (TYPE B JOINTS) SHALL BE TOOLED INTO THE FRESH CONCRETE TO A DEPTH EQUAL TO 1/4 THE SLAB THICKNESS AND SPACED APART A DISTANCE EQUAL TO THE WIDTH OF THE SLAB, AT MINIMUM SPACING OF 5', MAX SPACING OF 12'.
7. THE SLAB SURFACE SHALL BE BROOM FINISHED TO BE SLIP RESISTANT, AND SHALL MATCH AS CLOSELY AS POSSIBLE THE FINISH OF THE EXISTING ADJACENT SLABS AND ALL EDGES SHALL BE TOOLED TO ELIMINATE SHARP CORNERS.
8. THE BEARING SUBSURFACE SHALL HAVE ALL ORGANIC, LOOSE, AND DELETERIOUS MATTER REMOVED, AND THE REMAINING CLEAN SOIL SHALL BE SMOOTH, SOUND, AND SOLID. ANY FILL MATERIAL SHALL BE COMPACTED WITH A VIBRATORY OR IMPACT COMPACTION MACHINE IN MAXIMUM 12 INCH LIFTS OR COMPACTED WITH A HAND TAMPER IN MAXIMUM 4 INCH LIFTS. THE CITY SHALL REQUIRE A COMPACTION TEST FOR EACH LIFT IF THE TOTAL FILLED SECTION IS MORE THAN 12 INCHES DEEP OR IF THE SUBSURFACE HAS BEEN DISTURBED MORE THAN 12 INCHES DEEP. WHERE SUCH TEST IS REQUIRED, THE RESULTS SHALL SHOW A MINIMUM PROCTOR FIELD DENSITY OF 95 PERCENT.
9. ALL CONCRETE WORK IN THE RIGHT-OF-WAY SHALL BE INSPECTED BY THE CITY AFTER THE SUBSOIL IS PREPARED AND THE FORMS ARE SET, BUT BEFORE THE CONCRETE PLACEMENT BEGINS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE FINISHED SLAB FROM ALL DAMAGE AND VANDALISM UNTIL THE CITY ACCEPTS OR APPROVES THE SLAB, AFTER WHICH TIME THE OWNER OF THE ABUTTING LAND SHALL BE RESPONSIBLE FOR THE SLAB IN ACCORDANCE WITH THE CITY CODE. ANY SLAB SECTION DAMAGED OR VANDALIZED PRIOR TO ACCEPTANCE OR APPROVAL SHALL BE CUT OUT BETWEEN JOINTS AND REPLACED. REPAIRS ARE NOT ACCEPTABLE.
11. SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY SHALL NOT BE TINTED, STAINED, COLORED, OR COATED.
12. ALL FORMS SHALL BE REMOVED PRIOR TO ACCEPTANCE OR APPROVAL AND THE DISTURBED GROUND SHALL BE BACKFILLED, REGRADED, AND SODDED SO THAT THE WEAR SURFACE OF THE CONCRETE IS REASONABLY **FLUSH WITH THE ADJACENT GRADE.**

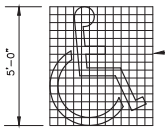


NOTES:
1. RAMP LOCATIONS ARE TO BE COORDINATED WITH AND IN CONFORMANCE WITH CROSSWALK MARKING DETAILS SHOWN IN THE PLANS.
2. CURBED RAMPS SHALL HAVE FLARED SIDES WITH A MAXIMUM SLOPE OF 12:1.
3. RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE AS SHOWN.
4. RAMPS ARE TO BE CONSTRUCTED AT ALL LOCATIONS SHOWN IN THE PLANS EVEN WHEN A SIDEWALK IS NOT CONSTRUCTED CONCURRENTLY.
5. NO CURB TRANSITION IS NEEDED FOR MIAMI CURBS.
6. ALL RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX NO. 304 AND HANDICAPPED ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH THE AMERICAN DISABILITIES ACT.



BASE-TO-BASE SPACING SHALL BE 0.65" MINIMUM BETWEEN DOMES.

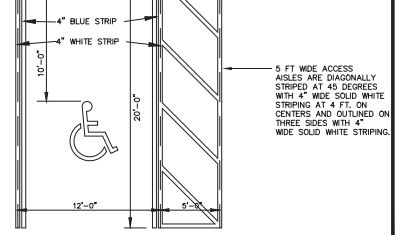
NOTES:
* ON RAMPS THAT ARE PERPENDICULAR WITH THE CURB LINE, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL. ON RAMPS INTERSECTING CURBS ON A RADIUS, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL TO THE EXTENT PRACTICAL.

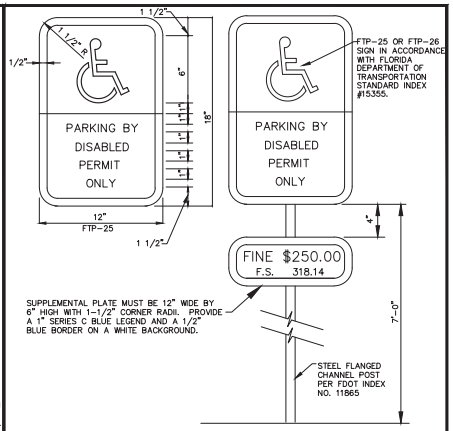


HANDICAPPED PAVEMENT SYMBOL

USE OF PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES IS REQUIRED. WHEN USED THE SYMBOL SHALL BE 5 FT. HIGH AND WHITE IN COLOR. TO BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX #17346

NOTES:
1. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2.0% IN ALL DIRECTIONS.
2. IF ACCESSIBLE AISLE CROSSES THE TOP OF THE HANDICAP SPACE, WHEEL STOP SHALL BE USED TO MAINTAIN MINIMUM 44 INCH CLEAR ACCESSIBLE ROUTE.
3. IF WHEEL STOP IS USED, PARKING SHALL BE 18' CLEAR SPACE.
4. ACCESSIBLE PARKING SIGN SHALL BE PLACED AS TO NOT ENCROACH INTO THE ACCESSIBLE AISLE MINIMUM 44 INCH CLEAR ACCESSIBLE ROUTE.
5. NUMBER OF ACCESSIBLE PARKING SPACES SHALL MEET REQUIREMENT OF THE LATEST ISSUE OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION





1.) TOP PORTION OF SIGN TO HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.

2.) BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

3.) SIGN MAY BE FABRICATED ON ONE PANEL OR TWO.

4.) SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (7' FROM PAVEMENT TO BOTTOM OF SIGN.)

STANDARD CONSTRUCTION DETAIL REQUIREMENTS FOR "AS-BUILT" DRAWINGS	INDEX M-1A	MAY 2020
STANDARD CONSTRUCTION DETAIL REQUIREMENTS FOR AS BUILT DRAWINGS	INDEX M-1B	MAY 2020
STANDARD CONSTRUCTION DETAIL GENERAL CONSTRUCTION NOTES	INDEX M-2	MAY 2020
STANDARD CONSTRUCTION DETAIL EROSION CONTROL - SILT FENCE NTS	INDEX M-15	MAY 2020
STANDARD CONSTRUCTION DETAIL SIDEWALK, RAMP, AND DRIVEWAY APRON CONSTRUCTION REQUIREMENTS NTS	INDEX M-3	MAY 2020
STANDARD CONSTRUCTION DETAIL SIDEWALK AND BIKE PATH RAMP NTS	INDEX M-4	MAY 2020
STANDARD CONSTRUCTION DETAIL TYPICAL MARKINGS FOR HANDICAPPED PARKING NTS	INDEX M-12A	MAY 2020
STANDARD CONSTRUCTION DETAIL HANDICAP PARKING SIGN DETAIL NTS	INDEX M-12B	MAY 2020

NO.	DATE	REVISIONS DESCRIPTION	BY
1	10/5/2022	REVISED	BVB

PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE - HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
PARKER MYNCHENBERG, P.E. #36853, E-MAIL: parker@parkermynchenberg.com
STEVE BOMBELL P.E. #56854, L.A. #6667011
KENN A. LEE P.E. #71501
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

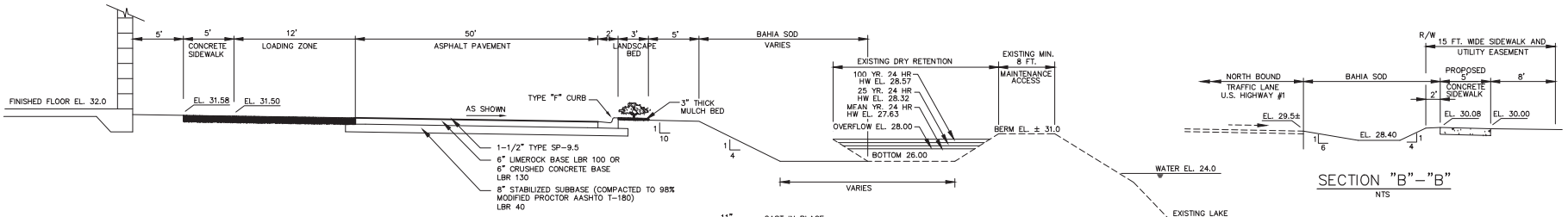
STOR IT NORTH ORMOND
FINAL SITE PLAN
ORMOND BEACH, FLORIDA

PAVING & DRAINAGE DETAILS

10
SHEET NO.

File No. 2223PD.dwg
Drawn By: BVB
Date: 8/5/2022
SCALE: NONE

SEAL



SECTION "A"–"A"
NTS

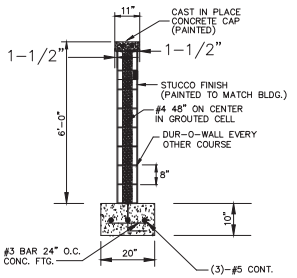
SECTION "B"–"B"
NTS



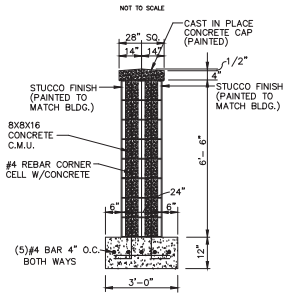
U.S. 1 64 S.F. MONUMENT SIGN DETAIL



PINE TREE DRIVE 32 S.F. MONUMENT SIGN DETAIL



SCREENING WALL DETAIL

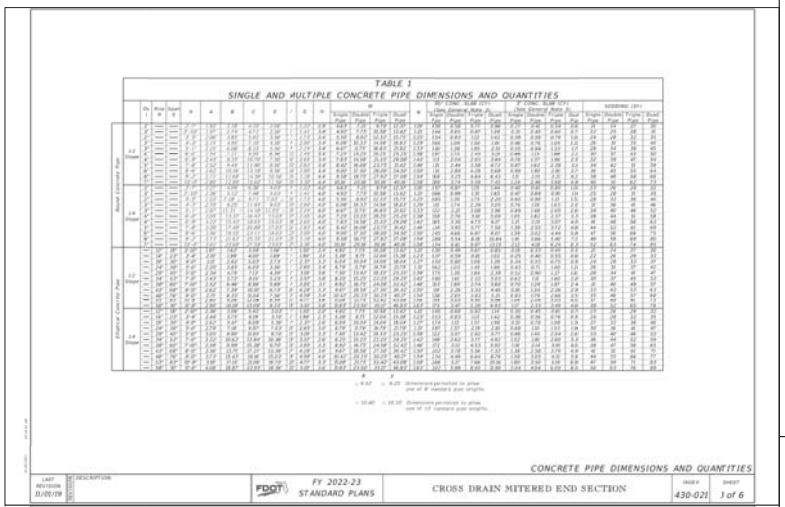


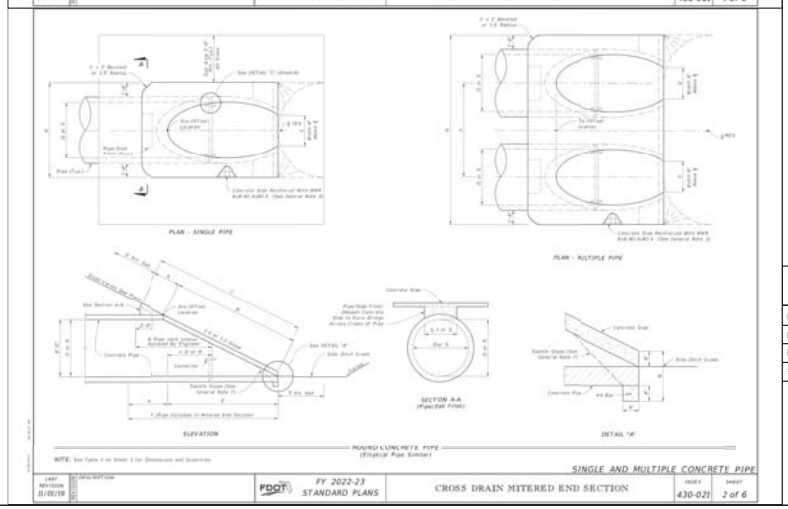
COLUMN DETAIL
NOT TO SCALE

ROADWAY COMPACTION AND DENSITY TESTING REQUIREMENTS

ITEM	TEST	FREQUENCY	STANDARD	TEST METHOD
DRAINAGE SUBBASE (BOTTOM 6" SUBBASE UNDER 1 FOOT)	IN-PLACE DENSITY	ONE (1) TEST/300 LF	MIN MODIFIED PROCTOR (WITH 2-INCH OR AASHTO T-180)	ASTM D-2937 D-1556 D-7263
STABILIZED SUBBASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	MIN MODIFIED PROCTOR (WITH 2-INCH OR AASHTO T-180)	ASTM D-2937 D-1556 D-7263
STABILIZED SUBBASE	FLORIDA BEARING VALUE (FBV)	ONE (1) TEST/300 LF	FBV = 70	
STABILIZED SUBBASE	LIMEROCK BEARING RATIO (LBR)	ONE (1) TEST/300L TYPE	LBR = 40	
LIMEROCK BASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	MIN MODIFIED PROCTOR (WITH 2-INCH OR AASHTO T-180)	ASTM D-2937 D-1556 D-7263
LIMEROCK BASE	LIMEROCK BEARING RATIO (LBR)	PHYSICAL CERTIFICATE FROM PLANT	LBR 100	FM 5-515
CRUSHED CONCRETE BASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	MIN MODIFIED PROCTOR (WITH 2-INCH OR AASHTO T-180)	ASTM D-2937 D-1556
CRUSHED CONCRETE BASE	LIMEROCK BEARING RATIO (LBR)	(1) PER WEEK CHANGE IN MATERIAL SIZED	LBR 100	
ASPHALT	EXTRACTION (GRADATION)	(1) PER DAY PER MIX	PER MIX DESIGN	
ASPHALT	THICKNESS AND DENSITY	(1) PER 200 LF ROADWAY	PER MIX DESIGN AND SPECS	D-3665 ORIGIN OF NUCLEAR (DENSITY ONLY)
SOIL SYPHON (RESTORE) DENSITY	PROCTOR TEST	(1) PER SOIL OR MIXE TYPE		ASTM D-2937 (MODIFIED) AASHTO T-180 (MODIFIED) AASHTO T-99 (STANDARD)
CURB SUBBASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	MIN MODIFIED PROCTOR (WITH 2-INCH OR AASHTO T-180)	
CURB SUBBASE (LBR)	LIMEROCK BEARING RATIO (LBR)	(1) TEST/300L CHANGE	LBR 40	

STANDARD CONSTRUCTION DETAIL
TECHNICAL SPECIFICATIONS FOR TESTING REQUIREMENTS
INDEX R-6A
MAY 2020





NO.	DATE	DESCRIPTION	BY
1	10/5/2022	REVISED	BVB

REVISIONS

PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE - HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermyncheberg.com
PARKER MYNCHENBERG, P.E. FLORIDA REG. NO. 49653
STEVE BIGNELL, P.E. FLORIDA REG. NO. 66611
KENN A. LEE, P.E. 71501
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

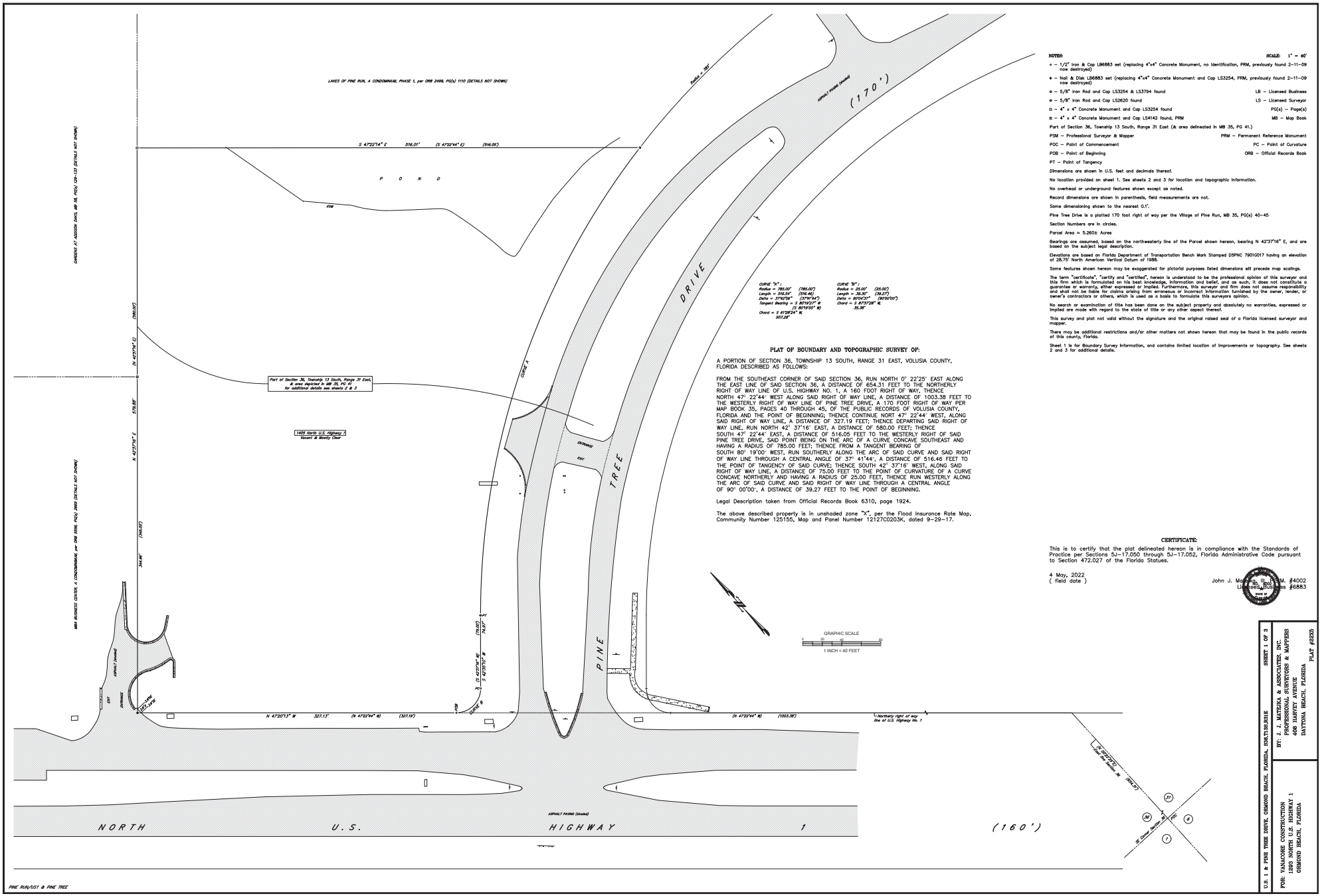
STOR IT NORTH ORMOND
FINAL SITE PLAN
ORMOND BEACH, FLORIDA

PAVING & DRAINAGE DETAILS

12
SHEET NO.

File No. 2223PD.dwg
Drawn By: BVB
Date: 8/5/2022
SCALE: NONE

SEAL



CURVE "A" :
Radius = 785.00' (785.00')
Length = 516.54' (516.46')
Delta = 37°42'56" (37°41'44")
Tangent Bearing = S 80°59'27" W (S 80°59'05" W)
Chord = S 61°28'24" W 507.28'

CURVE "B" :
Radius = 25.00' (25.00')
Length = 39.30' (39.27')
Delta = 90°04'27" (90°00'00")
Chord = S 47°37'29" W 35.38'

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY OF:

A PORTION OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SECTION 36, RUN NORTH 0° 22'25" EAST ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 654.31 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A 160 FOOT RIGHT OF WAY, THENCE NORTH 47° 22'44" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1003.38 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PINE TREE DRIVE, A 170 FOOT RIGHT OF WAY PER MAP BOOK 35, PAGES 40 THROUGH 45, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORT 47° 22'44" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 327.19 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 42° 37'16" EAST, A DISTANCE OF 580.00 FEET; THENCE SOUTH 47° 22'44" EAST, A DISTANCE OF 516.05 FEET TO THE WESTERLY RIGHT OF SAID PINE TREE DRIVE, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE SOUTHEAST AND HAVING A RADIUS OF 785.00 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 80° 19'00" WEST, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 37° 41'44", A DISTANCE OF 516.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 42° 37'16" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET, THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 90° 00'00", A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING.

Legal Description taken from Official Records Book 6310, page 1924.

The above described property is in unshaded zone "X", per the Flood Insurance Rate Map, Community Number 125155, Map and Panel Number 12127C0203K, dated 9-29-17.

GRAPHIC SCALE
0 20 40 80
1 INCH = 40 FEET

NOTES: SCALE: 1" = 40'

- o – 1/2" Iron & Cap LB6883 set (replacing 4"x4" Concrete Monument, no identification, PRM, previously found 2-11-09 now destroyed)
- ● – Nail & Disk LB6883 set (replacing 4"x4" Concrete Monument and Cap LS3254, PRM, previously found 2-11-09 now destroyed)
- ⊙ – 5/8" Iron Rod and Cap LS3254 & LS3794 found — LB – Licensed Business
- ⊕ – 5/8" Iron Rod and Cap LS2620 found — LS – Licensed Surveyor
- □ – 4" x 4" Concrete Monument and Cap LS3254 found — PG(s) – Page(s)
- ■ – 4" x 4" Concrete Monument and Cap LS4142 found, PRM — MB – Map Book

Part of Section 36, Township 13 South, Range 31 East (& area delineated in MB 35, PG 41.)

PSM – Professional Surveyor & Mapper — PRM – Permanent Reference Monument
POC – Point of Commencement — PC – Point of Curvature
POB – Point of Beginning — ORB – Official Records Book
PT – Point of Tangency

Dimensions are shown in U.S. feet and decimals thereof.

No location provided on sheet 1. See sheets 2 and 3 for location and topographic information.

No overhead or underground features shown except as noted.

Record dimensions are shown in parenthesis, field measurements are not.

Some dimensioning shown to the nearest 0.1'.

Pine Tree Drive is a platted 170 foot right of way per the Village of Pine Run, MB 35, PG(s) 40-45

Section Numbers are in circles.

Parcel Area = 5.260± Acres

Bearings are assumed, based on the northwesterly line of the Parcel shown hereon, bearing N 42°37'16" E, and are based on the subject legal description.

Elevations are based on Florida Department of Transportation Bench Mark Stamped DSPNC 7901G017 having an elevation of 28.75' North American Vertical Datum of 1988.

Some features shown hereon may be exaggerated for pictorial purposes listed dimensions will precede map scalings.

The term "certificate", "certify and "certified", hereon is understood to be the professional opinion of this surveyor and this firm which is formulated on his best knowledge, information and belief, and as such, it does not constitute a guarantee or warranty, either expressed or implied. Furthermore, this surveyor and firm does not assume responsibility and shall not be liable for claims arising from erroneous or incorrect information furnished by the owner, lender, or owner's contractors or others, which is used as a basis to formulate this surveyors opinion.

No search or examination of title has been done on the subject property and absolutely no warranties, expressed or implied are made with regard to the state of title or any other aspect thereof.

This survey and plat not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

There may be additional restrictions and/or other matters not shown hereon that may be found in the public records of this county, Florida.

Sheet 1 is for Boundary Survey information, and contains limited location of improvements or topography. See sheets 2 and 3 for additional details.

CERTIFICATE:

This is to certify that the plat delineated hereon is in compliance with the Standards of Practice per Sections 5J-17.050 through 5J-17.052, Florida Administrative Code pursuant to Section 472.027 of the Florida Statues.

4 May, 2022
(field date)

John J. Matejka, Jr., P.S.M. #4002
Licensed Business #6883

STATE OF FLORIDA

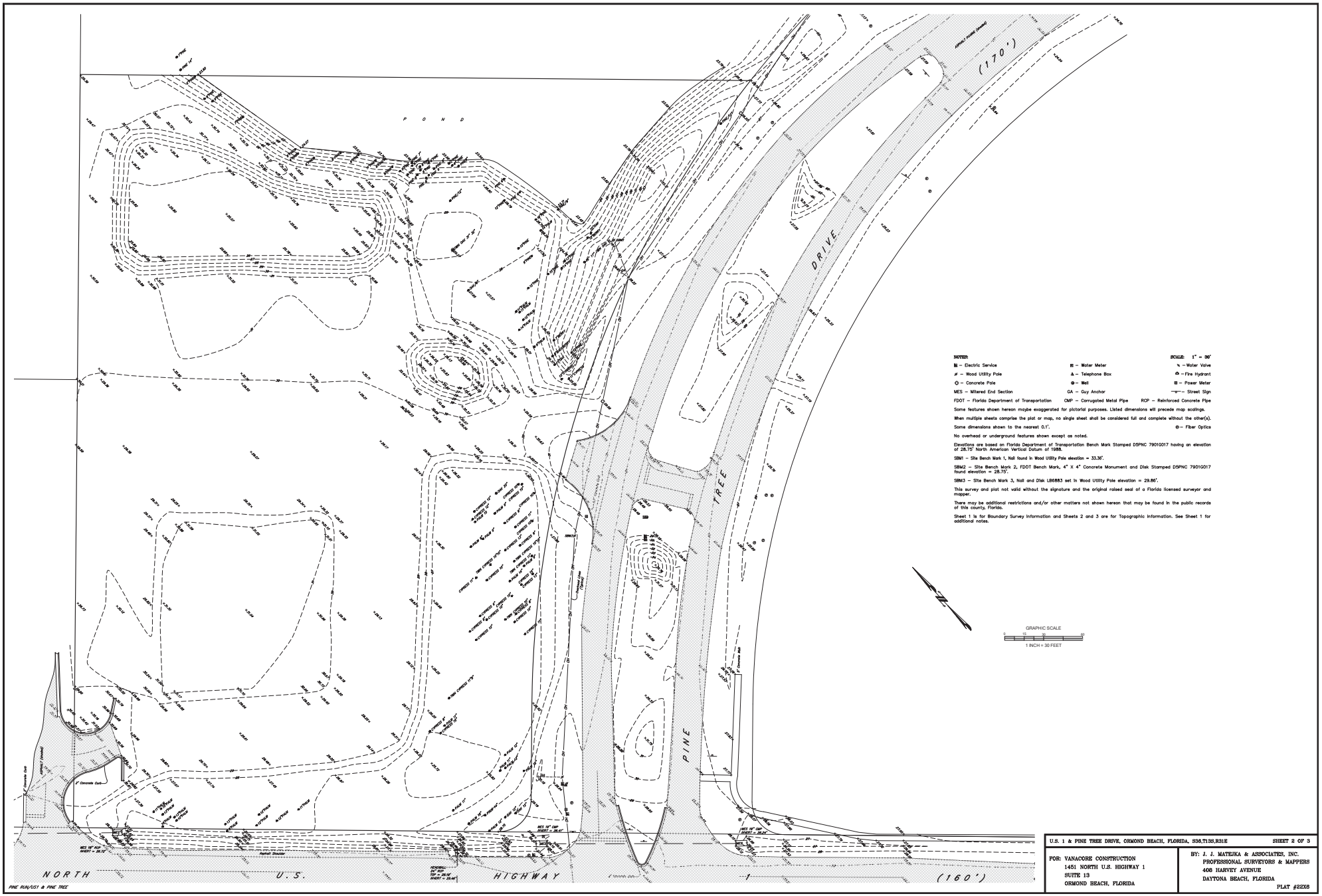
SHEET 1 OF 3

BY: J. J. MATEJKA & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS
408 HARVEY AVENUE
DAYTONA BEACH, FLORIDA

PLAT #2235

U.S. 1 & PINE TREE DRIVE, ORMOND BEACH, FLORIDA. S36,T13S,R31E

FOR: VANACORE CONSTRUCTION
1290 NORTH U.S. HIGHWAY 1
ORMOND BEACH, FLORIDA



NOTES:

SCALE: 1" = 30'

E – Electric Service
W – Water Meter
– Water Valve
– Wood Utility Pole
– Telephone Box
– Fire Hydrant
– Concrete Pole
– Well
– Power Meter
MES – Mitered End Section
GA – Guy Anchor
– Street Sign
FDOT – Florida Department of Transportation
CMP – Corrugated Metal Pipe
RCP – Reinforced Concrete Pipe

Some features shown hereon maybe exaggerated for pictorial purposes. Listed dimensions will precede map scalings.

When multiple sheets comprise the plat or map, no single sheet shall be considered full and complete without the other(s).

Some dimensions shown to the nearest 0.1'.
– Fiber Optics

No overhead or underground features shown except as noted.

Elevations are based on Florida Department of Transportation Bench Mark Stamped DSPNC 7901G017 having an elevation of 28.75' North American Vertical Datum of 1988.

SBM1 – Site Bench Mark 1, Nail found in Wood Utility Pole elevation = 33.36'.

SBM2 – Site Bench Mark 2, FDOT Bench Mark, 4" X 4" Concrete Monument and Disk Stamped DSPNC 7901G017 found elevation = 28.75'.

SBM3 – Site Bench Mark 3, Nail and Disk LB6883 set in Wood Utility Pole elevation = 29.86'.

This survey and plat not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

There may be additional restrictions and/or other matters not shown hereon that may be found in the public records of this county, Florida.

Sheet 1 is for Boundary Survey Information and Sheets 2 and 3 are for Topographic Information. See Sheet 1 for additional notes.

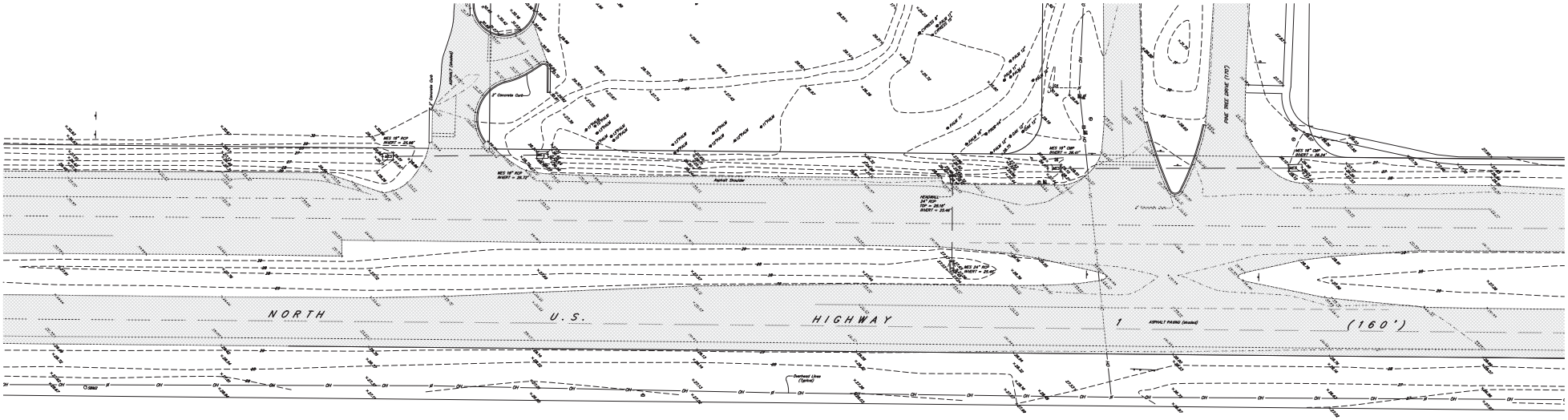
U.S. 1 & PINE TREE DRIVE, ORMOND BEACH, FLORIDA, S36,T13S,R31E — SHEET 2 OF 3

FOR: VANACORE CONSTRUCTION
1451 NORTH U.S. HIGHWAY 1
SUITE 13
ORMOND BEACH, FLORIDA

BY: J. J. MATEJKA & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS
408 HARVEY AVENUE
DAYTONA BEACH, FLORIDA

PLAT #22X6

PINE RUN/US 1 & PINE TREE



NOTES: **SCALE: 1" = 30'**

- Electric Service
- Wood Utility Pole
- Concrete Pole
- Water Meter
- Telephone Box
- Well
- Water Valve
- Fire Hydrant
- Power Meter
- Street Sign

MES – Mitered End Section
GA – Guy Anchor
FDOT – Florida Department of Transportation
CMP – Corrugated Metal Pipe
RCP – Reinforced Concrete Pipe

Some features shown hereon maybe exaggerated for pictorial purposes. Listed dimensions will precede map scalings.

When multiple sheets comprise the plat or map, no single sheet shall be considered full and complete without the other(s).

Some dimensions shown to the nearest 0.1'.

Fiber Optics

No overhead or underground features shown except as noted.

Elevations are based on Florida Department of Transportation Bench Mark Stamped D5PNC 7901G017 having an elevation of 28.75' North American Vertical Datum of 1988.

SBM1 – Site Bench Mark 1, Nail found in Wood Utility Pole elevation = 33.36'.

SBM2 – Site Bench Mark 2, FDOT Bench Mark, 4" X 4" Concrete Monument and Disk Stamped D5PNC 7901G017 found elevation = 28.75'.

SBM3 – Site Bench Mark 3, Nail and Disk LB6883 set in Wood Utility Pole elevation = 29.86'.

This survey and plat not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

There may be additional restrictions and/or other matters not shown hereon that may be found in the public records of this county, Florida.

Sheet 1 is for Boundary Survey Information and Sheets 2 and 3 are for Topographic Information. See Sheet 1 for additional notes.

GRAPHIC SCALE
0 15 30 60
1 INCH = 30 FEET

PINE RUN/US1 & PINE TREE

U.S. 1 & PINE TREE DRIVE, ORMOND BEACH, FLORIDA, S36,T13S,R31E	SHEET 3 OF 3
FOR: VANACORE CONSTRUCTION 1451 NORTH U.S. HIGHWAY 1 SUITE 13 ORMOND BEACH, FLORIDA	BY: J. J. MATEJKA & ASSOCIATES, INC. PROFESSIONAL SURVEYORS & MAPPERS 408 HARVEY AVENUE DAYTONA BEACH, FLORIDA PLAT #22X7

Village Business Center Stor-It

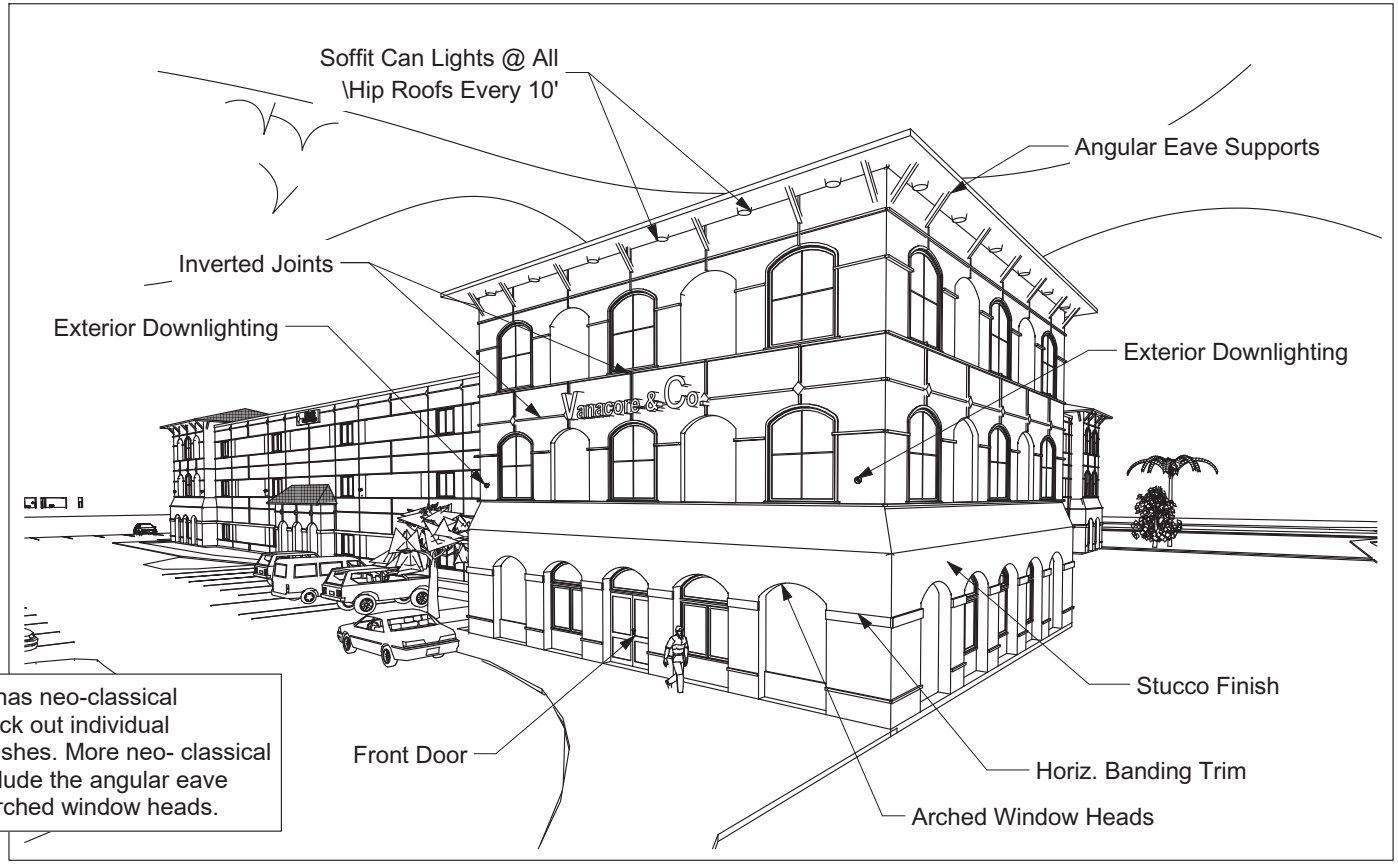
US- Highway 1
Ormond Beach, Florida

Note: All exterior lighting will be in accordance with all City of Ormond Beach lighting ordinances. All exterior lighting will be installed facing downwords, to provide zero effect on any adjacent residential properties.

Schematic Plan

Table of Contents

Sheet	Name
A-001	Title Sheet
A-002	Site Plan
A-003	North & South Elevations
A-004	East & West Elevations
A-005	Enlarged North Elevation
A-006	Axonomteric View
A-007	Building Section A - NS Axis
A-008	Building Section B - EW Axis



This Post Modern Style of architecture has neo-classical references in the inverted joints that block out individual masses in the buildings exterior wall finishes. More neo- classical references to the neo classical style include the angular eave supports, horizontal banding trim and arched window heads.

Front Perspective View

REVISIONS

Richard Brookfield Architect, LLC
Fla. Reg. # AA26003248
Brookfieldarchitect.com
P.O. Box 4195 Ormond Beach, FL USA 32175
Ph: (386) 334-3564

Richard P Brookfield
Digitally signed by Richard P Brookfield
Date: 2022.10.11 11:33:37 -04'00'

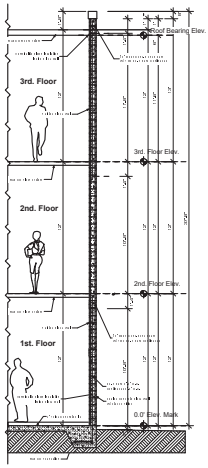
Village Business Center Stor-It
US- Highway 1
Ormond Beach, Florida

THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANYWAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE: Oct. 11, 2022
COMM. NO.: 4589421002
DRAWN BY: R.B.
SHEET TITLE: Title Sheet

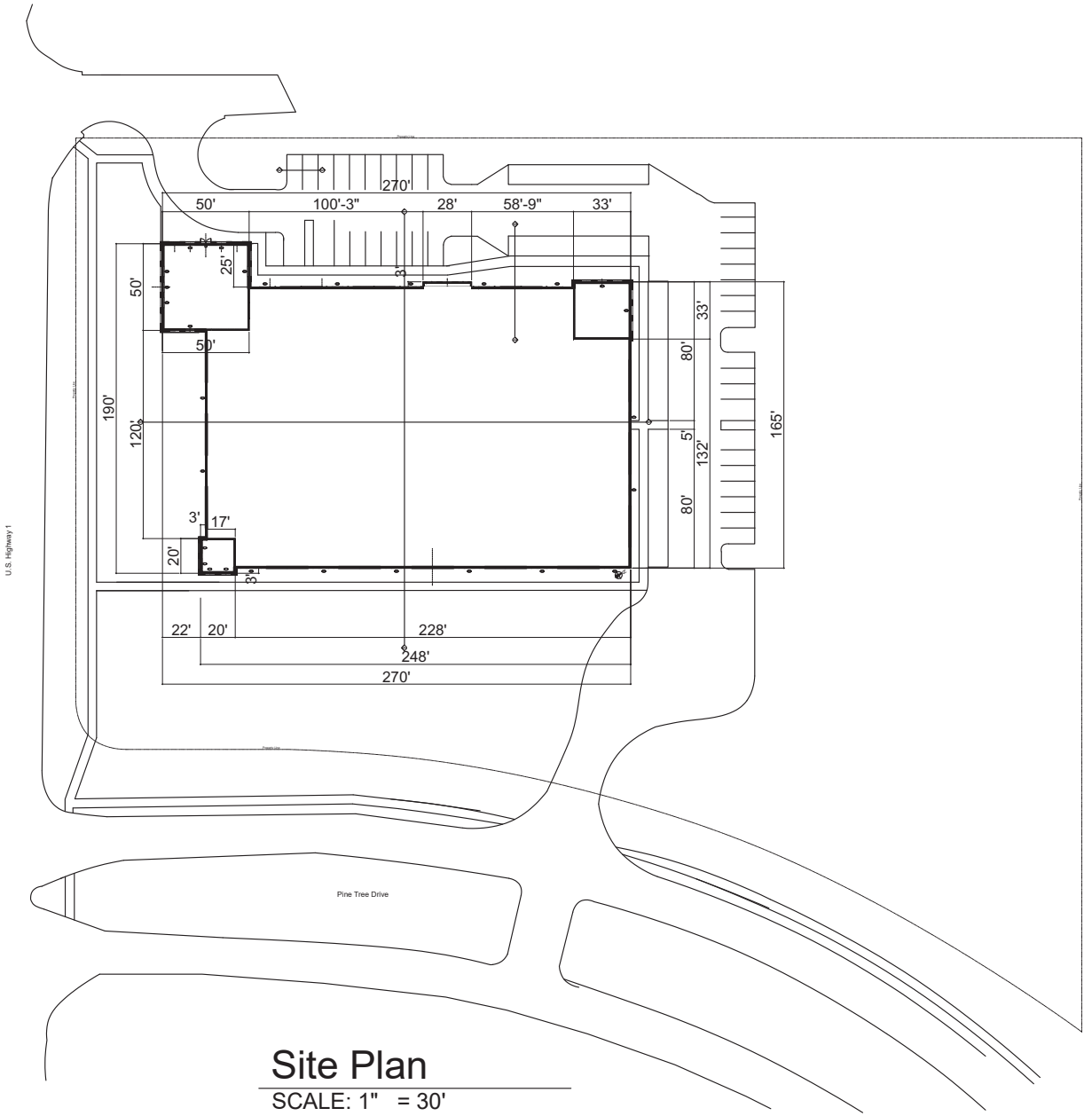
SHEET
A-001
OF
SHEET 1 OF 19

F:\Architects Plans 2022\Vanacore Village Bus Cntr Plans\Village Stor-It Ormond Plan Bk.35.pln



Typical Wall Section C

SCALE: 3/16" = 1'-0"



Site Plan

SCALE: 1" = 30'

REVISIONS

DRAWING NOT VALID UNLESS SIGNED, SEALED & DATED BY A REGISTERED PROFESSIONAL

Richard Brookfield Architect, LLC
Fla. Reg. # AA26003248
Brookfieldarchitect.com
P.O. Box 4195 Ormond Beach, FL USA 32175
Ph: (386) 334-3564

STATE OF FLORIDA — REGISTERED ARCHITECT — AR14388

Richard P Brookfield

Digitally signed by Richard P Brookfield
Date: 2022.10.11 11:34:03 -04'00'

Village Business Center Stor-It
US- Highway 1
Ormond Beach, Florida

THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANYWAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE
Oct. 11, 2022

COMM. NO.
4589421002

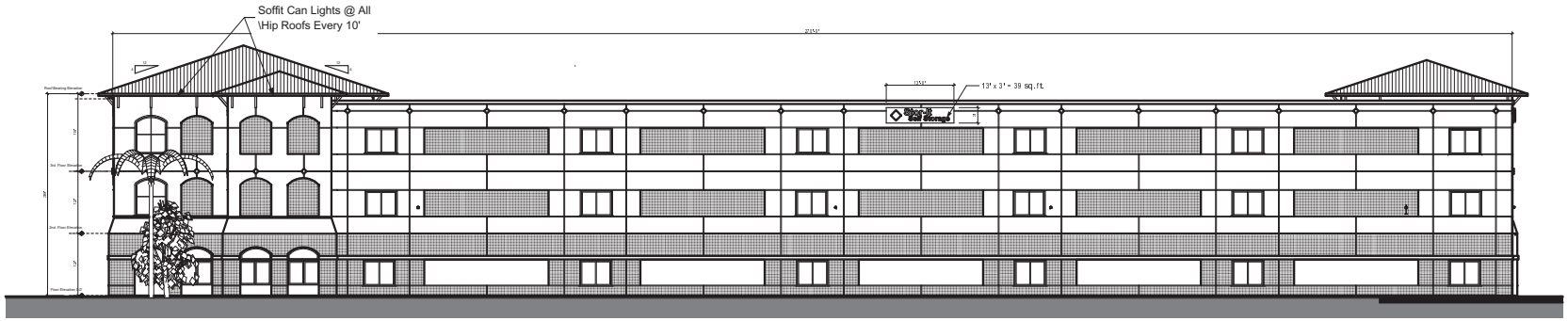
DRAWN BY
R.B.

SHEET TITLE
Site Plan

SHEET
A-002
OF

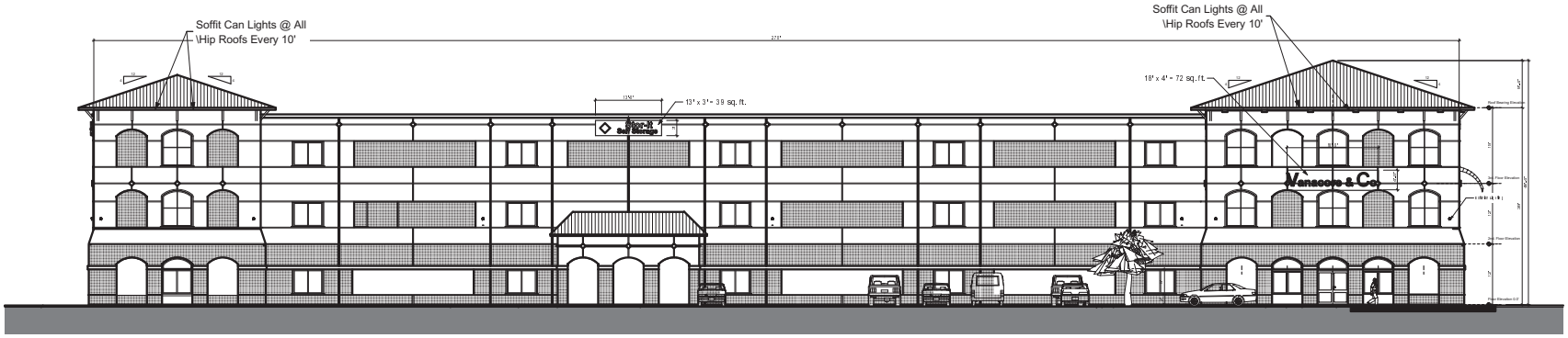
SHEET 2 OF 19

F:\Architects Plans 2022\Vanacore Village Bus Cntr Plans\Village Stor-It Ormond Plan Bk.35.pln



South Elevation

SCALE: 3/32" = 1'-0"



North Elevation

SCALE: 3/32" = 1'-0"

REVISIONS

Richard Brookfield Architect, LLC
Fla. Reg. # AA26003248
Brookfieldarchitect.com
P.O. Box 4195 Ormond Beach, FL USA 32175
Ph: (386) 334-3564

STATE OF FLORIDA REGISTERED ARCHITECT AR14388

Richard P Brookfield

Digitally signed by Richard P Brookfield
Date: 2022.10.11 11:34:24 -04'00'

Village Business Center Stor-It
US- Highway 1
Ormond Beach, Florida

THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANYWAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE
Oct. 11, 2022

COMM. NO.
4589421002

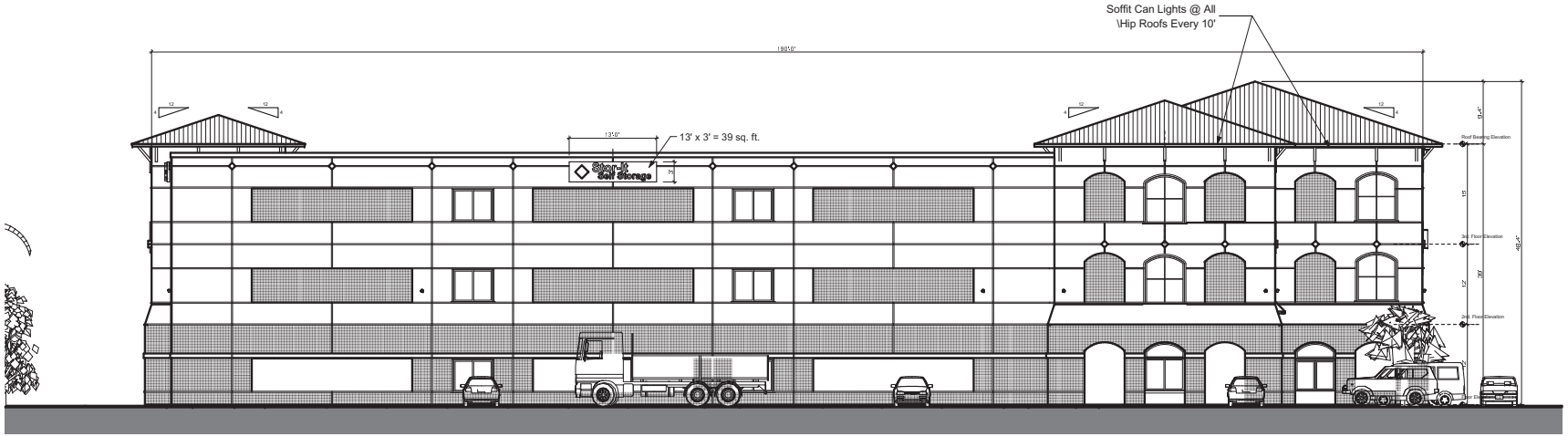
DRAWN BY
R.B.

SHEET TITLE
North & South Elevations

SHEET
A-003
OF

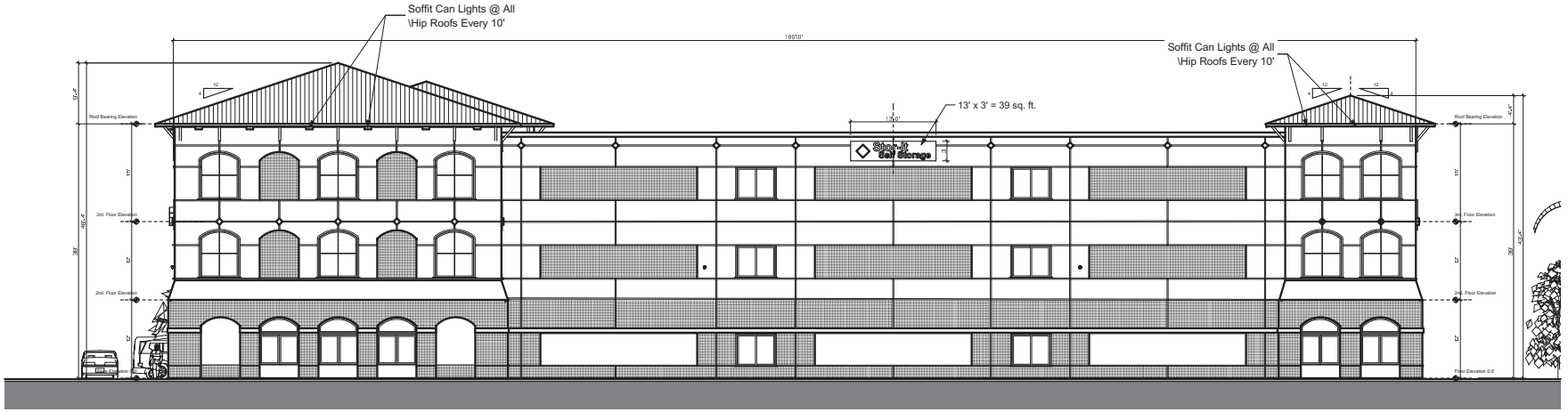
SHEET 3 OF 19

F:\Architects Plans 2022\Vanacore Village Bus Cntr Plans\Village Stor-It Ormond Plan Bk.35.pln



East Elevation

SCALE: 1/8" = 1'-0"



West Elevation

SCALE: 1/8" = 1'-0"

REVISIONS

Richard Brookfield Architect, LLC
Fla. Reg. # AA26003248
Brookfieldarchitect.com
P.O. Box 4195 Ormond Beach, FL USA 32175
Ph: (386) 334-3564

Richard P Brookfield

Digitally signed by Richard P Brookfield
Date: 2022.10.11 11:34:54 -04'00'

Village Business Center Stor-It
US- Highway 1
Ormond Beach, Florida

THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANYWAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE
Oct. 11, 2022

COMM. NO.
4589421002

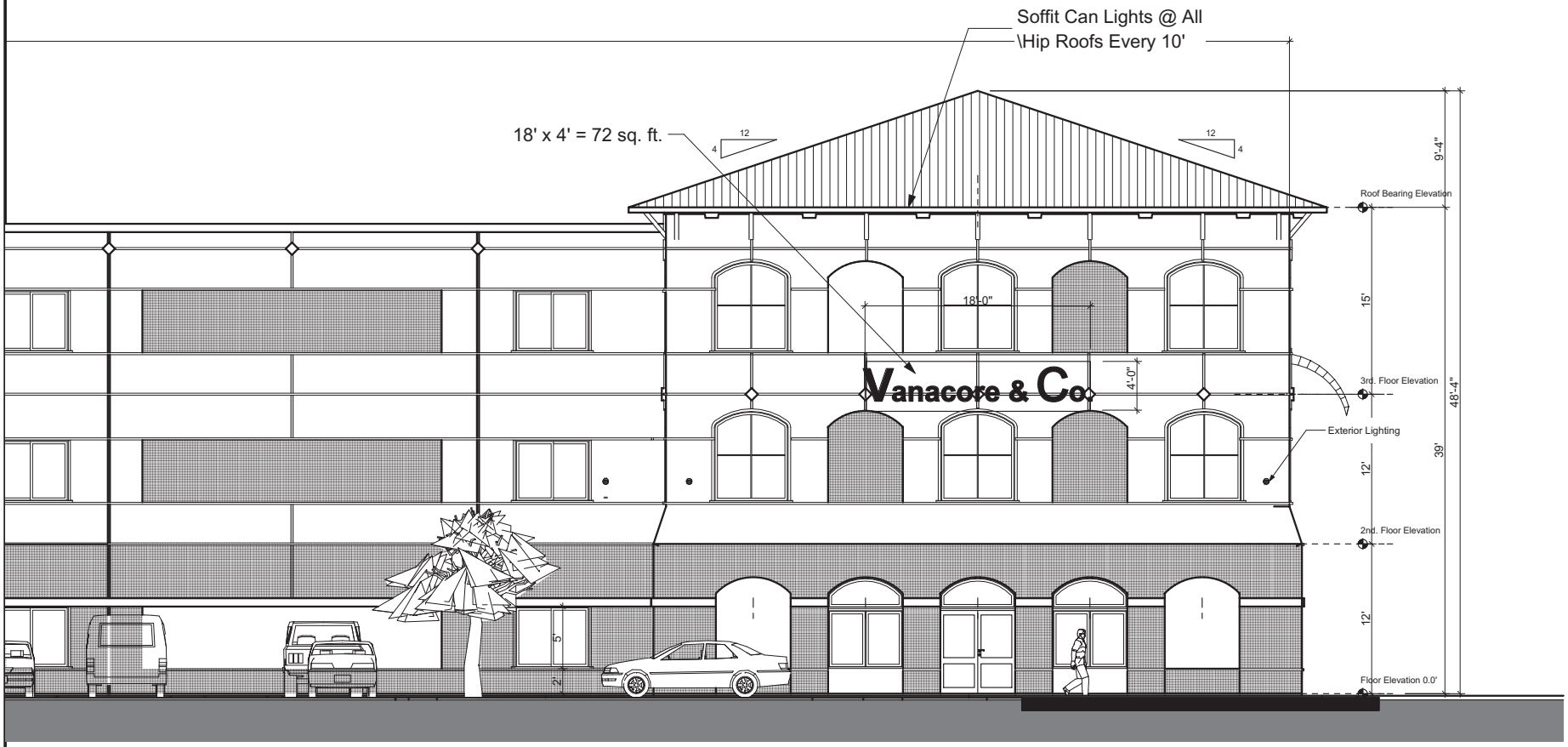
DRAWN BY
R.B.

SHEET TITLE
East & West Elevations

SHEET
A-004
OF

SHEET 4 OF 19

F:\Architects Plans 2022\Vanacore Village Bus Cntr Plans\Village Stor-It Ormond Plan Bk.35.pln



Enlarged North Elevation

SCALE: 1/4" = 1'-0"

REVISIONS

Richard Brookfield Architect, LLC
Fla. Reg. # AA26003248
Brookfieldarchitect.com
P.O. Box 4195 Ormond Beach, FL USA 32175
Ph: (386) 334-3564

Richard P Brookfield

Digitally signed by Richard P Brookfield
Date: 2022.10.11 11:35:18 -04'00'

Village Business Center Stor-It
US- Highway 1
Ormond Beach, Florida

THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANYWAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE
Oct. 11, 2022

COMM. NO.
4589421002

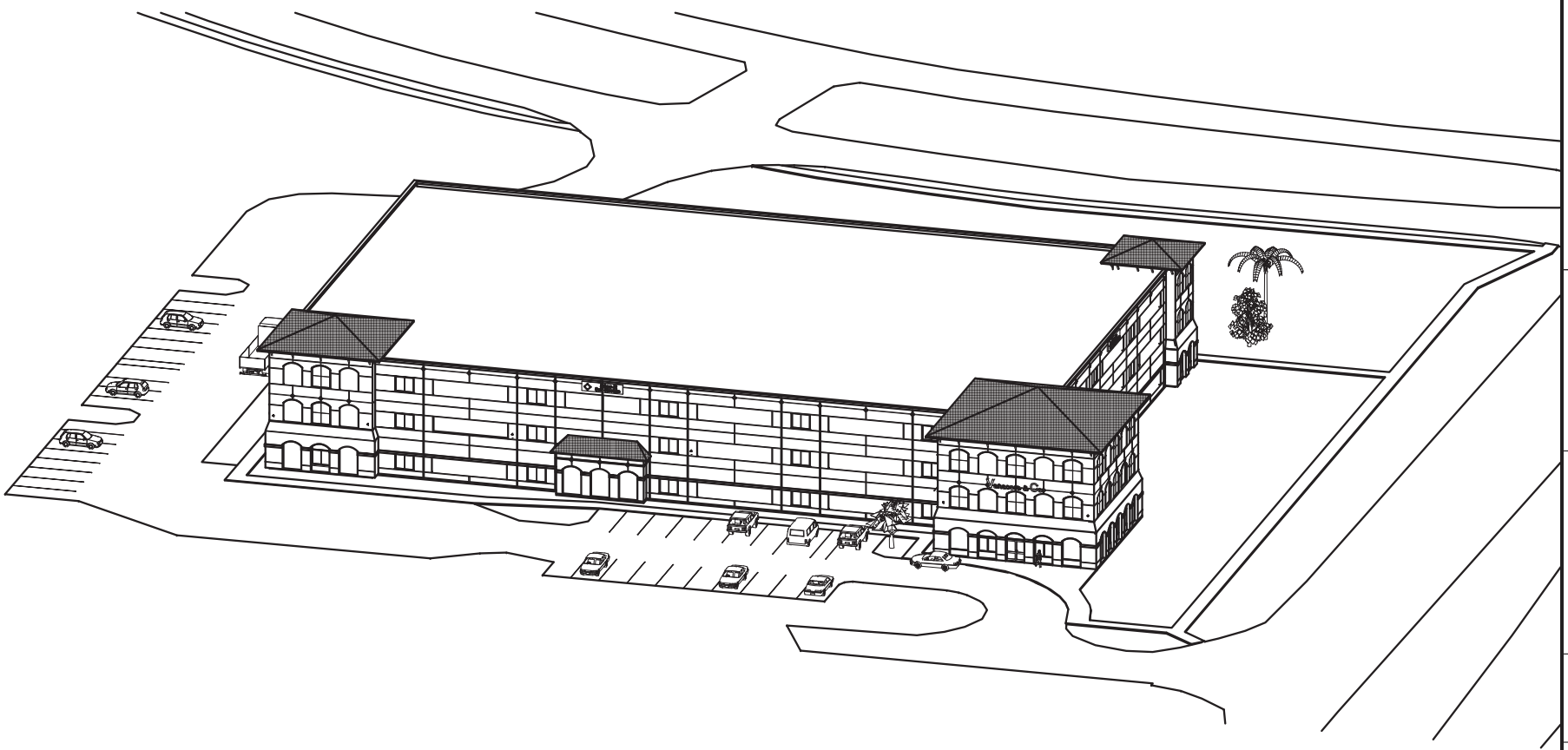
DRAWN BY
R.B.

SHEET TITLE
Enlarged North Elevation

SHEET
A-005
OF

SHEET 5 OF 19

F:\Architects Plans 2022\Vanacore Village Bus Cntr Plans\Village Stor-It Ormond Plan Bk.35.pln



Axonometric View

REVISIONS

Richard Brookfield Architect, LLC
Fla. Reg. # AA26003248
Brookfieldarchitect.com
P.O. Box 4195 Ormond Beach, FL USA 32175
Ph: (386) 334-3564

Richard P Brookfield

Digitally signed by Richard P Brookfield
Date: 2022.10.11 11:35:41 -04'00'

Village Business Center Stor-It
US- Highway 1
Ormond Beach, Florida

THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANYWAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE
Oct. 11, 2022

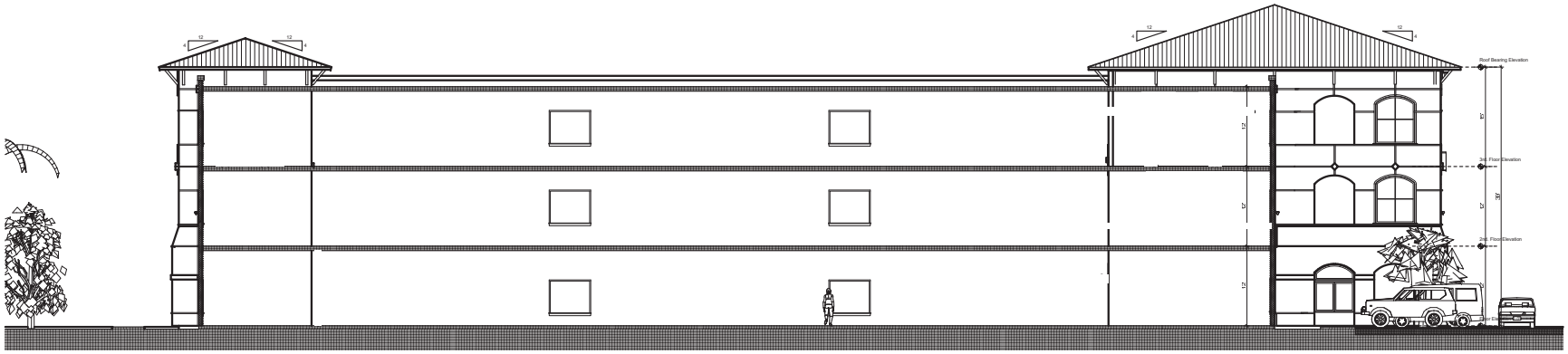
COMM. NO.
4589421002

DRAWN BY
R.B.

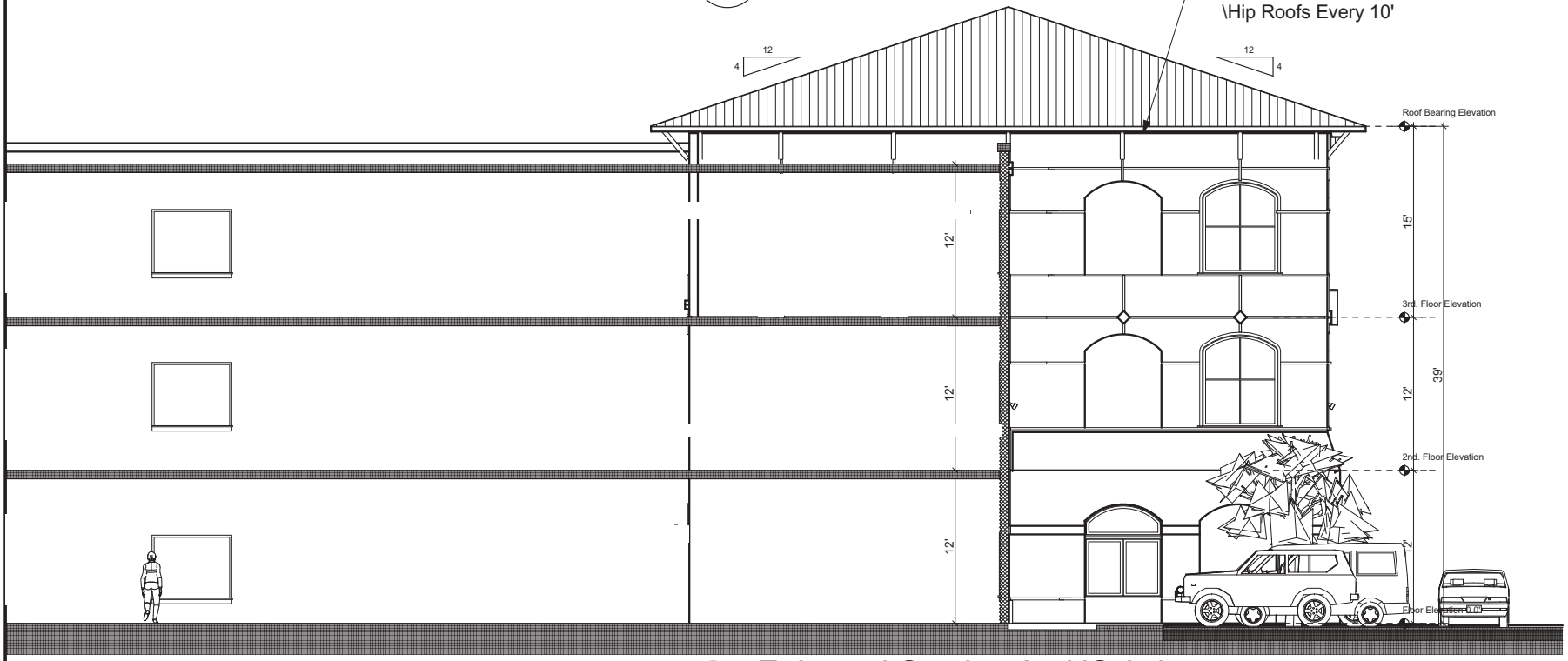
SHEET TITLE
Axonomteric View

SHEET
A-006
OF
SHEET 6 OF 19

F:\Architects Plans 2022\Vanacore Village Bus Cntr Plans\Village Stor-It Ormond Plan Bk.35.pln



A Section A - NS Axis
SCALE: 1/8" = 1'-0"



A Enlarged Section A - NS Axis
SCALE: 1/4" = 1'-0"

REVISIONS

Richard Brookfield Architect, LLC
Fla. Reg. # AA26003248
Brookfieldarchitect.com
P.O. Box 4195 Ormond Beach, FL USA 32175
Ph: (386) 334-3564

Richard P Brookfield
Digitally signed by Richard P Brookfield
Date: 2022.10.11 11:36:00 -04'00'

Village Business Center Stor-It
US- Highway 1
Ormond Beach, Florida

THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANYWAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE
Oct. 11, 2022

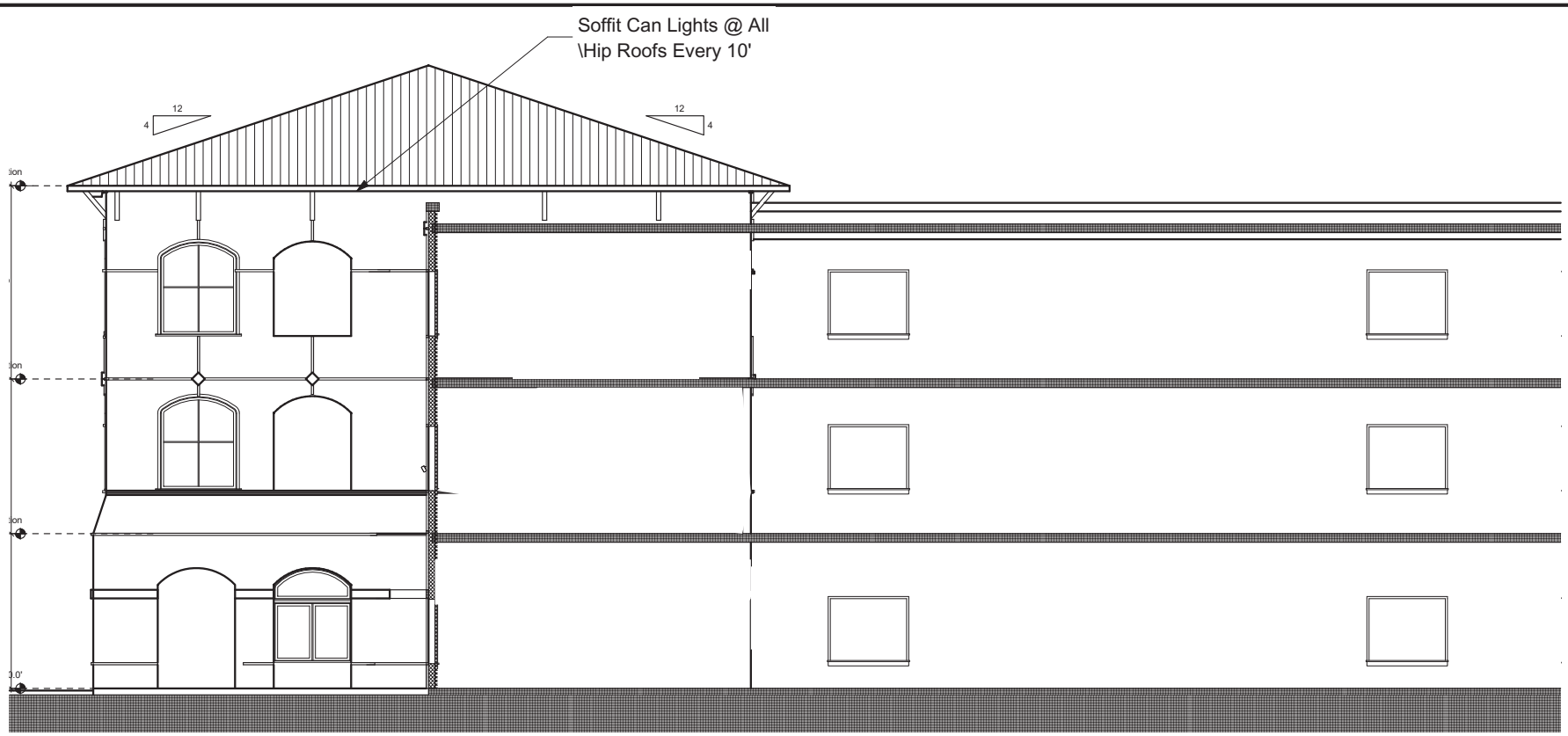
COMM. NO.
4589421002

DRAWN BY
R.B.

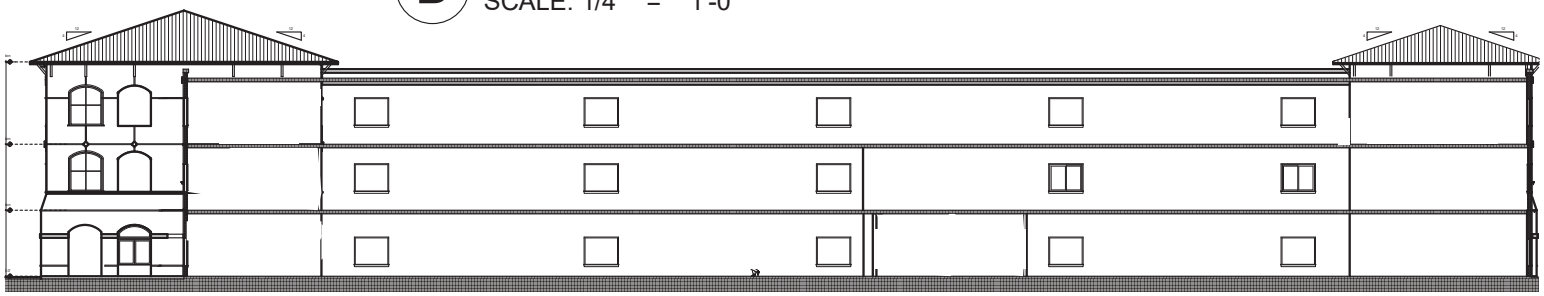
SHEET TITLE
Building Section
A - NS Axis

SHEET
A-007
OF
SHEET 7 OF 19

F:\Architects Plans 2022\Vanacore Village Bus Cntr Plans\Village Stor-It Ormond Plan Bk.35.pln



B Enlarged Section B - EW Axis
SCALE: 1/4" = 1'-0"



B Section B - EW Axis
SCALE: 3/32" = 1'-0"

REVISIONS

Richard Brookfield Architect, LLC
Fla. Reg. # AA26003248
Brookfieldarchitect.com
P.O. Box 4195 Ormond Beach, FL USA 32175
Ph: (386) 334-3564

Richard P Brookfield
Digitally signed by Richard P Brookfield
Date: 2022.10.11 11:36:21 -04'00'

Village Business Center Stor-It
US- Highway 1
Ormond Beach, Florida

THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANYWAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE
Oct. 11, 2022

COMM. NO.
4589421002

DRAWN BY
R.B.

SHEET TITLE
Building Section B - EW Axis

SHEET
A-008
OF

SHEET 8 OF 19

F:\Architects Plans 2022\Vanacore Village Bus Cntr Plans\Village Stor-It Ormond Plan Bk.35.pln

DRAFT

Planning Board minutes from

December 8, 2022

ITEM:

PBD 2022-096 – Planned Business Development, Development Order, Amendment, Stor-It, North Ormond, 1405 North U.S. Highway 1

down Old Kings Road due to the storage unit business being geared for local people. If a fast-food business goes in next door, most will pull out onto State Road 40, unless they are local to Old Kings Road. She expressed understanding for the need of the other egress there.

In reference to the parcel number inquiry, Mr. Spraker stated that there are four parcels, two of which have addresses that were described in all of the advertising of the application: 1 South Old Kings Road, 760 West Granada Boulevard and the two without addresses were advertised with parcel numbers. He further explained that the four parcels comprise the whole Ormond Central Planned Business Development.

Mr. Scudiero commented that he concurs with the attorney that these are not storage facilities as they were 20 to 30 years ago. He added that he is willing to trade for the lack of traffic for the larger Floor Area Ratio (FAR).

Mr. Jorczak referenced the access on North Old Kings Road, and delivered a traffic-example, that it is an important safety factor coming off of Nova Road, with two lanes of traffic backed up and if having 20 cars backed up at the traffic light to go east on Granada Boulevard and have to turn onto Walgreens, when less than 100 feet from that traffic light on the right-hand lane and have people from the left lane trying to get to the right lane to turn into Walgreens and have drivers racing around the corner, and added how a fewer number of cars will impede anywhere within the 500-foot-stretch from the traffic light going east, therefore an advantage from a traffic-accident-standpoint. He remarked that having an access road into the development will relieve some of that not having to go out and make a U-turn to try and get into the development.

Mr. Galloway suggested an example that if the owner of the property built a Reflections 3 and 4 on the property and how they would most probably need two ingresses and egresses off of Old Kings Road and would have 300 to 450 cars in a parking lot parked behind them if there was demand for office space. He concluded that this is a lot less traffic than what could be there based on the zoning allowances.

Chairman Thomas concurred and remarked that this is the best thing that can go in there.

Vote was called, and the motion was approved (5-0).

D. <u>PBD 2022-096 – Planned Business Development, Development Order, Amendment, Stor-It, North Ormond, 1405 North U.S. Highway 1</u>

Mr. Steven Spraker, Planning Director, stated that the request submitted by property owner, Vanacore Commercial Properties, LLC, is for a Planned Business Development (PBD) amendment and seeks to allow a three-story indoor self-storage use with a building of approximately 123,534 square feet with a 2,500-square-foot office and associated site improvements as an allowed use within the Stor-it, North Ormond PBD. The subject property is approximately 5.26 acres and is located at 1405 North U.S. Highway 1. Mr. Spraker explained the process was similar to the last property, with the item beginning with the SPRC, a neighborhood meeting on November 17, 2022, and now on to the Planning Board for a recommendation to the City Commission. The first reading is scheduled for January 24, 2023.

Mr. Spraker stated that the property has a land use of "Low Intensity Commercial" and a zoning of Planned Business Development (PBD). The previous site plan was for a 14,000-square-foot retail office and a 13,000-square-foot office that was

approved in Volusia County, partially started but incomplete. Mr. Spraker explained that some of the land has been cleared with an area that is natural and will remain natural. The site access would be from Pine Tree Drive and no access to North U.S. Highway 1 as they are providing access through a cross-access with their neighbor to the north of the property. Mr. Spraker stated that the project exceeds the landscaping buffers on the Pine Tree Drive side and they increased the landscape buffer on North U.S. Highway 1. It was explained that the project is designed to look like an office with no roll-up doors and the applicant provided the required public benefits. Staff recommends approval.

Chairman Thomas opened the public hearing.

Applicant's presentation

Mr. Parker Mynchenberg, Mynchenberg & Associates, stated that Mr. Scott Vanacore, Vanacore Construction Inc., developer, is also in attendance. Mr. Mynchenberg talked on the drainage concerns and explained that the project was permitted in the County prior to annexing and how the impervious surface has since been reduced from what was previously approved. One of the public benefits he referenced is that it has shared-access with a project adjacent to the north of it, the MBA Business Center, and minimizes another driveway connection to U.S. Highway 1. Mr. Mynchenberg outlined other benefits such as the piping of the open ditch along U.S. Highway 1, building the sidewalk there and along the frontage on Pine Tree, and the 6-foot landscaped buffer wall. He commented that he has worked with Mr. Vanacore on a few of these businesses in the surrounding areas and expressed pride of their work on them.

Board questions

It was discussed and determined that Mr. Vanacore has owned the property for 15 years and how this property could have been a higher-traffic-impacted business such as a CVS.

Ms. Shull inquired about the type of storage and parking it would bring. Mr. Mynchenberg remarked that there will not be boat and trailers coming and going, that it will be more for people that have smaller houses that want to keep their belongings in an air-conditioned storage. It was determined that there will be no bay doors.

Mr. Galloway asked about the configuration of the building. The layout was described and Mr. Vanacore' s office will also be located on the bottom floor.

Chairman Thomas opened the public hearing for audience comments.

Audience Comments

Mr. Jeff McNaughton, Shamrock Tattoo Shop, 1435 N. U.S. Highway 1, Unit D8, stated that he had a difficult time opening up his business in the city, pigeon-holed by zoning, stating that this address was the closest he could get to the city. He commented that traffic and growth are coming and suggested to embrace it. Mr. McNaughton asked if the city can do better than adding another storage facility. He remarked that he is surrounded by storage facilities with one being to the right of his business, across the street from his business and just before his business. He asked with more residential coming, if something can go in that provides more jobs and more growth for the future.

Planning Board discussion

Chairman Thomas opened it up to the Board for discussion and entertained a motion.

Mr. Scudiero commented that there must be a demand for the applicants and developers to be proposing the storage facility projects.

Mr. Jorczak stated that he attended the neighborhood meeting where there was only one other person and received a pre-briefing on the presentation then and thinks that it is an attractive addition to the U.S. Highway 1 corridor. Mr. Vanacore operating his office there speaks volumes.

Ms. Shull explained her main issue was the water and drainage but Mr. Mynchenberg addressed it and is resolved with the lakes and extra green space.

Mr. Galloway concurred with Mr. McNaughton's comments about there being a need for better paying jobs in the city and stated that the Board is there to approve properties and projects as they are presented.

Chairman Thomas remarked that he too is in disbelief of the number of storage facilities in the area and commented that he uses these facilities to keep things passed down from family due to sentimental value and Christmas decorations, and knows that people need them.

Mr. Scudiero motioned to approve PBD 2022-096 – Planned Business Development (PBD), Development Order, Amendment, Stor-It, North Ormond, 1405 North U.S. Highway 1. Mr. Galloway seconded it. Vote was called, and the motion was approved (5-0).

E. LUMA 2023-003 – Small-Scale Comprehensive Plan Land Use Map amendment, 101 Fiesta Drive

Mr. Steven Spraker, Planning Director, explained the request submitted by the property owner, Murphy Dugan, LLC, for a Small-Scale Comprehensive Plan Land Use Map amendment for approximately 0.30 acres located at 101 Fiesta Drive from "Low Density Residential" to "Residential, Office, Retail". The application limits the Floor Area Ratio (FAR) to zero and the residential units allowed to zero with the intention of developing a parking lot in association with the Hamlin & Associates building at 801 West Granada Boulevard. Mr. Spraker stated that if approved by the City Commission this item will then go to the Volusia Growth Management Commission (VGMC) and Department of Economic Opportunity (DEO).

Mr. Spraker further explained that the existing land use today allows 4.3 units per acre which is basically one single-family house and only allows a residential use. He added that one of the things that the Hamlin Building did when going through redevelopment is identify the need for parking. He remarked that in staff's analysis they came up with two perspectives, (1) that the land use can be viewed as an encroachment into the residential neighborhood or (2) that everything else on the Granada Boulevard corridor has a commercial land use and a commercial zoning and this use should be permitted. Staff had concern that there was a possibility that the business can do something else with the site if the land use were to change. Mr. Spraker pointed out two annotations that would be placed on the land use map if approved, that the density be zero (0) and the Floor Area Ratio (FAR) be zero (0), therefore there would be no ability to add an office or residential property on the property. It will only be able to be a parking lot.

Meeting Date: 2/7/2023	**AGENDA ITEM**		**Number:** 7.D
Section:	PUBLIC HEARINGS		
Item Category:	Public Hearing - Ordinances	**Res./Ord. No:**	2023-9
Strategic Goal:	Community Development - Other		
Department :	Planning & Building		
Subject:	Zoning Map Amendment, Tymber Creek Apartments		
Budget Impact:	There is no budget impact as the result of this zoning map amendment.		
Summary:	Application submitted by Nika K. Hosseini, Esquire, Cobb Cole, on behalf of property owner, VCP Ormond Beach II, LLC, for a zoning map amendment from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to PBD. Planning Board recommended Commission deny the amendment.		
Recommended Action:	Planning Board recommended the City Commission deny the zoning map amendment for a 19.62± acre property from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to Planned Business Development with a 5-0. Project has a 6.4-acre parcel that lacks a city zoning designation. If this zoning map amendment is denied, staff will process an administrative zoning map amendment for the parcel to ensure it has a zoning designation.		
Staff Contact:	Steven Spraker, Planning Director, (386) 676-3341		

Approval:

Kelly McGuire, Finance Director	2/1/2023	
Claire Whitley, Assistant City Manager	2/1/2023	
Joyce Shanahan, City Manager	2/2/2023	

CITY OF ORMOND BEACH

22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: February 7, 2023

Subject: Zoning Map Amendment, Tymber Creek Apartments

Commission Goal: Community Development - Other

Introduction

Update from the January 24, 2023 City Commission meeting: The applicant has not submitted any additional site plans or documents since the January 24, 2023 City Commission meeting continuance. On January 30, 2023, the Planning Director received an e-mail indicating that the applicant is going to seek another continuation. No formal request has been provided to city staff to date. Because the Zoning Map Amendment and Issuance of the Development Order agenda items have been advertised, the agenda items are required to be in the City Commission packet. The City Commission would need to take action on a continuation request if formally made by the applicant at the February 7, 2023 City Commission meeting. Staff did receive additional correspondence regarding a petition and this information has been included as an attachment in the City Commission packet.

This is an application submitted by Nika K. Hosseini, Esquire, Cobb Cole, on behalf of the property owner, VCP Ormond Beach II, LLC, for a (1) zoning map amendment from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to PBD, Planned Business Development and (2) the issuance of a development order. The Tymber Creek Apartments Planned Business Development seeks to allow the construction of 300 multi-family residential units and associated site improvements on 19.62 acres. The subject property is located at 36 North Tymber Creek Road and 2011 West Granada Boulevard. This staff report, item A, is for the zoning map amendment and the next agenda item, item B, is for the issuance of the development order.

Background

The subject property consists of two parcels at 36 North Tymber Creek Road and 2011 West Granada Boulevard. The property at 36 North Tymber Creek Road is 6.40 acres and was annexed into Ormond Beach on May 26, 2020 with Ordinance 2020-17. On January 5, 2021, a Comprehensive Plan land use map amendment was approved with

Ordinance 2020-56 to assign a city land use designation to 36 North Tymber Creek Road. The land use designation was amended from Volusia County "Environmental System Corridor" (ESC) to City of Ormond Beach "Open Space/Conservation" (OS/C) and Volusia County "Urban Low Intensity" (ULI) to Ormond Beach "Residential, Office, Retail" (ROR). No Ormond Beach zoning has been assigned to 36 North Tymber Creek Road and the assignment of zoning is the purpose of this application. The property at 2011 West Granada Boulevard has a land use classification of "General Commercial" and a zoning designation of B-8, Commercial.
The subject property proposes site access through the approximately 9.93-acre property at 2041 West Granada Boulevard that is currently vacant. Walgreens is located at 2001 West Granada Boulevard and 30 North Tymber Creek Road (stormwater pond). There is a Volusia County stormwater pond located at 40 Tymber Creek Road. To the north of the subject property, there is the Moss Point subdivision. To the west of the subject property, is the Coquina Presbyterian Church and the Indian Springs subdivision.

The application seeks to allow 300 multi-family residential units as a Planned Business Development. The Planned Business Development is reviewed and acted upon as two (2) separate actions:

1. **Zoning map amendment from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to PBD, Planned Business Development. The zoning map amendment is the action sought for this agenda item.**
2. Issuance of a development order to construct 300 multi-family residential units and associated site improvements on 19.62 acres.

The two actions (2) will be discussed together at the public hearing and will require separate votes. The zoning map amendment is the application under consideration in this report. The zoning map amendment does not approve any specific development, but instead the **framework** for the issuance of the development order. The issuance of a development order contains site plans and project reports that detail the specific development. The items are intertwined and if there is a desire to approve or approve with conditions the issuance of the development order, then the zoning map amendment needs approval first. If there is a desire to deny the issuance of the development order, then the zoning map amendment should also be denied.

Discussion

The subject property has three (3) land use categories: (1) "Open Space/Conservation", (2) "Residential, Office, Retail", and (3) "General Commercial". The maximum development entitlements of the land use categories would allow 471 residential units or 430,983 square feet of commercial uses. Based on land development regulations (building height, landscaping, and stormwater), these maximums would not be achievable. The Land Development Code establishes thresholds for density, height, and building length that require public hearing approval.

The subject property has three (3) existing zoning classifications: (1) Volusia County

RC, Resource Corridor, (2) Volusia County A-2, Agriculture, and (3) Ormond Beach B-8. The Volusia County zoning classifications are maintained through annexation until an Ormond Beach zoning classification is assigned. Based on the assignment of Ormond Beach land uses, there are certain zoning districts that are compatible with the adopted land uses. If the zoning map amendment to Planned Business Development is denied, city staff would proceed with a zoning map amendment to provide city zoning classifications.

Input has been received through the neighborhood meeting and correspondence received that includes the following concerns regarding the overall project:

1. Traffic

    A. Concern about U-turn movements on West Granada Boulevard.
    B. Traffic is awful/horrendous already.
    C. The right-hand turn into Indian Springs is treacherous.
    D. Negative impacts at the intersection of West Granada Boulevard and Tymber Creek Road.

2. Incompatible use

    A. Impact on the existing residents in the area of the planned development.
    B. Will make our community less safe.
    C. We are a single-family community!
    D. The project is not compatible with the neighboring subdivisions. Any increase will be detrimental to the quality of life for the surrounding area's residents.

3. Density

    A. Density should be maintained at 10 units per acre.
    B. If the Land Development Code allows 164 units now, then why would an increase be of any value to the residents of Ormond Beach?

4. Overdevelopment

    A. Horrible location planning for apartments.
    B. If we do not limit the population growth in Ormond Beach now, we will not be able to undo the consequences in the future.

5. Site Design

    A. Desire of a masonry wall along the Indian Springs property line.
    B. The project team should show the building locations and height.
    C. Configuration/location of the buildings – specifically building 8.

6. Quality of Life

    A. Only single-family residential has been approved west of I-95.
    B. Longtime residents of upscale communities deserve better consideration.
    C. The area is already overbuilt and this will do nothing to help the situation.
    D. Future management of complex.

Planning Board

The Planning Board reviewed the zoning map amendment at the December 5, 2022 meeting and recommended denial with a 5-0 vote. A summary of key points of individuals who spoke at the Planning Board include:

1. The Indian Springs Homeowners' Association representative requested the deletion of buildings 8 and 9.
2. Expressed concern with the proposed increase in density over the zoning designation allowances.
3. No apartment complexes exist west of I-95 in Ormond Beach.
4. Expressed concerns that residential growth should not be approved until there are adequate medical facilities including hospital beds and emergency room capacity.
5. The existing resident's quality of life will be negatively impacted.
6. Expressed concern regarding the increase in traffic and proposed U-turn movements.

Planning Board members stated that they could not support the zoning map amendment that allowed additional density and increased traffic. A Planning Board member noted that developers have gone above and beyond in attempting to mitigate the issues with respect to the borders and visibility issues and zoning setbacks. The Planning Board minutes are attached to this item.

Budget Impact

There is no budget impact as the result of this zoning map amendment.

Citizen Impact

The City Commission packet included input from the neighborhood meeting, correspondence received, and the Planning Board meeting. The citizen's concerns include traffic, incompatible use, density increase, overdevelopment, site design, and decreased quality of life. The Planning Board recommended against the requested zoning map amendment.

Recommendation

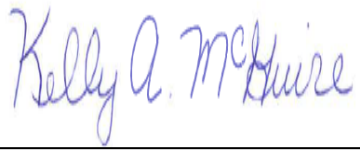
Planning Board recommended the City Commission deny the zoning map amendment for a 19.62± acre property from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to Planned Business Development with a 5-0. Project has a 6.4-acre parcel that lacks a city zoning designation. If this zoning map amendment is denied, staff will process an administrative zoning map amendment for the parcel to ensure it has a zoning designation.

Attachments:

1. 23-09 TCA, Zoning Map Amendment (P22-0206G)

2. Exhibit A, Survey
3. Exhibit B, TymberCreek_Apts_ZONING
4. 12.08.2022, Zoning Map Amendment - Tymber Creek Apartments, PB Staff Report
5. Draft PB Minutes, TCA - ZMA
6. Correspondence received after Planning Board meeting

Approvals:



Kelly McGuire, Finance Director — Date: February 01, 2023



Claire Whitley, Assistant City Manager — Date: February 01, 2023



Joyce Shanahan, City Manager — Date: February 02, 2023

ORDINANCE NO. 2023-09

AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, 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 TWO CERTAIN PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 19.62 ACRES LOCATED AT 36 NORTH TYMBER CREEK ROAD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0221) AND 2011 WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0243) FROM VOLUSIA COUNTY RC, RESOURCE CORRIDOR, VOLUSIA COUNTY A-2, AGRICULTURE, AND ORMOND BEACH B-8, COMMERCIAL, TO PLANNED BUSINESS DEVELOPMENT; AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, VCP Ormond Beach II, LLC, a Florida limited liability company, is the owner of real property ("Property Owner") located at 36 North Tymber Creek Road (Volusia County parcel number 4125-00-00-0221) and 2011 West Granada Boulevard (Volusia County parcel number 4125-00-00-0243), as more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein ("Property"), and

WHEREAS, the Property Owner has submitted an application to the city to re-zone the Property from Volusia County RC, Resource Corridor, Volusia County A-2,

Agriculture, and Ormond Beach B-8, Commercial, to Planned Business Development (PBD), and

WHEREAS, the Property to be re-zoned is more than ten contiguous acres, consisting of approximately 19.62 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)(2), *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 Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach 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 7th day of February, 2023.

PASSED UPON at the second and final reading of the City Commission, this 21st day of February, 2023.

BILL PARTINGTON
Mayor

ATTEST:

SUSAN CARROLL DAUDERIS
City Clerk

EXHIBIT "A"
Page 1 of 2

LEGAL DESCRIPTION:

DESCRIPTION OF SURVEYED PROPERTY: (BY SLIGER & ASSOCIATES, INC., JOB NO. 20–0211)

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25 WITH THE WESTERLY RIGHT OF WAY LINE OF N. TYMBER CREEK ROAD AS NOW LAID OUT AND IN USE; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY LINE S00°34'36"E, 251.98 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S89°41'08"W, 294.01 FEET; THENCE S01°55'12"E, 288.06 FEET; THENCE S89°24'30"W, 21.05 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 114.00 FEET AND CENTRAL ANGLE OF 56°32'40"; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 112.50 FEET; THENCE S89°24'30"W, 196.16 FEET; THENCE S73°06'38"W, 181.26 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2396.93 FEET AND CENTRAL ANGLE OF 11°08'38"; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 466.20 FEET TO THE WEST LINE OF SAID SECTION 25; THENCE N00°43'37"W ALONG SAID WEST LINE, 930.26 FEET TO THE SOUTH LINE OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE N88°04'47"E ALONG SAID SOUTH LINE, 1251.97 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID N. TYMBER CREEK ROAD AND THE BEGINNING OF A NON TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2143.48 FEET, A CENTRAL ANGLE OF 01°49'56" AND A CHORD BEARING S05°22'45"W; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 68.55 FEET TO A POINT ON THE BOUNDARY OF THAT PROPERTY DESCRIBED AS PARCEL NUMBER: 103–POND 1, IN OFFICIAL RECORDS BOOK 6966, PAGE 0009, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) CALLS: S88°04'48"W, 402.56 FEET; THENCE N01°55'12"W, 35.00 FEET; THENCE S88°04'48"W, 20.00 FEET; THENCE S01°55'12"E, 35.00 FEET; THENCE S88°04'48"W, 155.00 FEET; THENCE S01°55'12"E, 225.00 FEET; THENCE N88°04'48"E, 512.51 FEET; THENCE N72°33'09"E, 53.79 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID N. TYMBER CREEK ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S00°34'36"E, 49.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 1854,635 SQ. FT. OR 19.62 ACRES, MORE OR LESS.

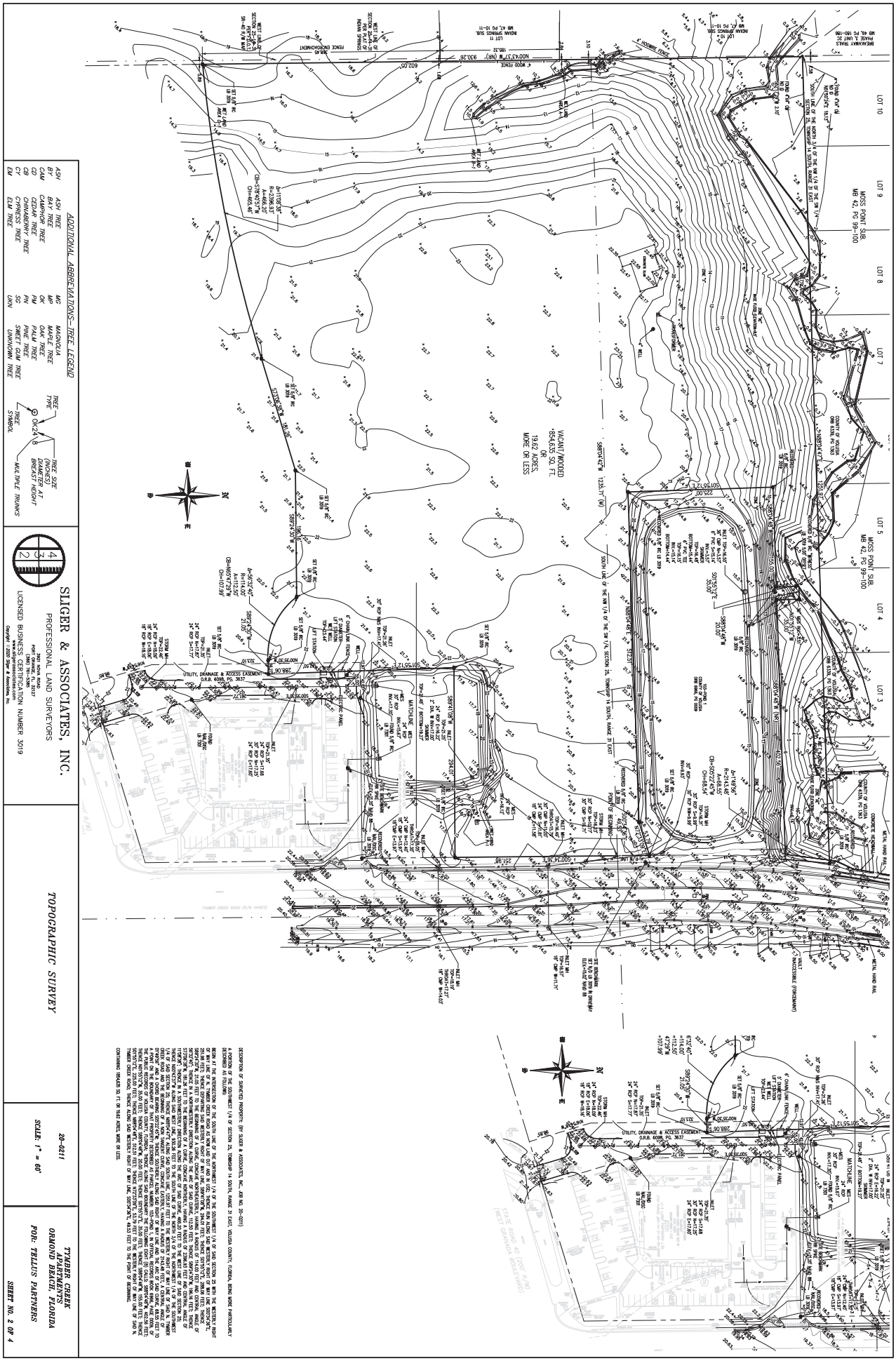
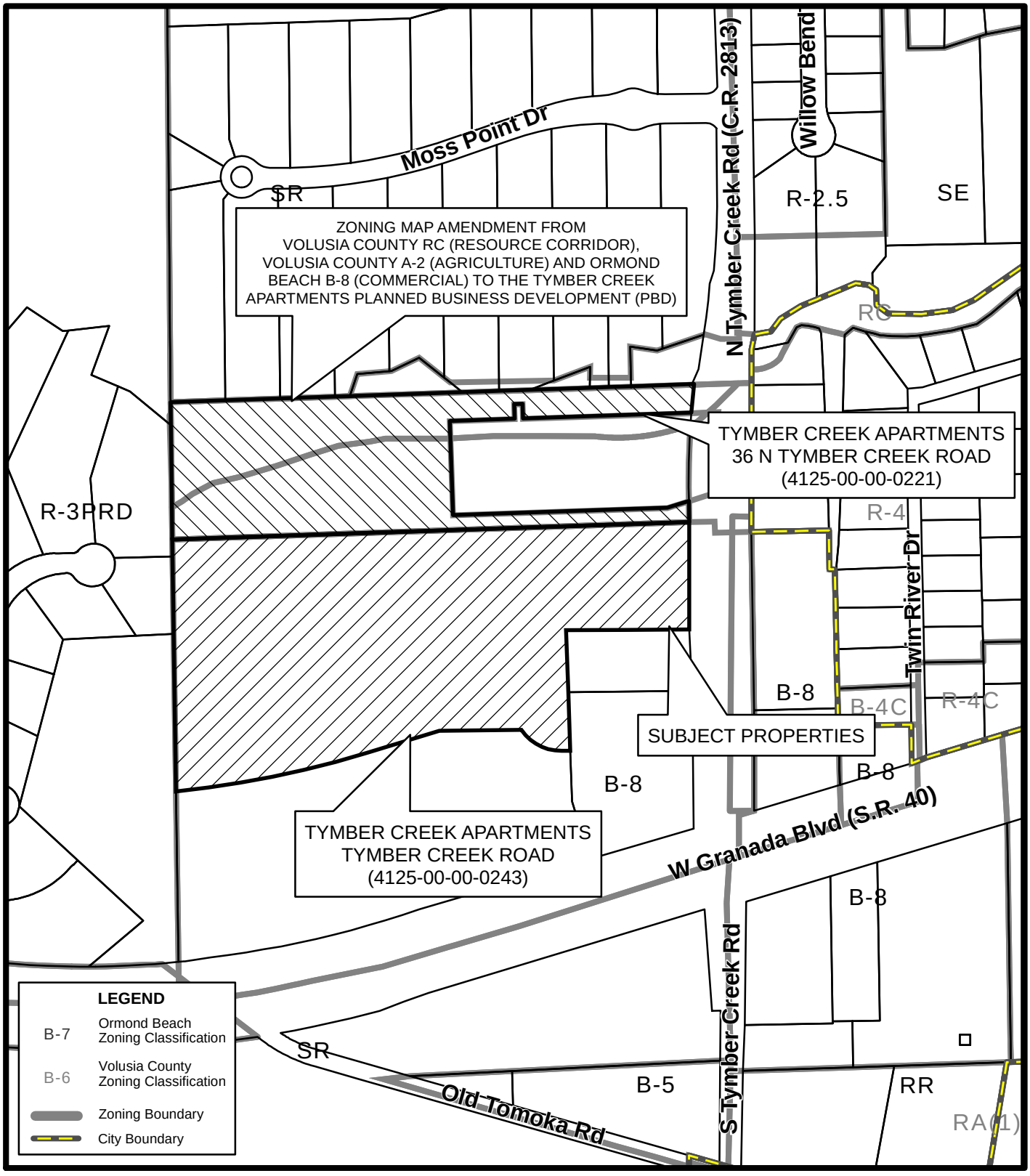

ADDITIONAL ABBREVIATIONS—TREE LEGEND
ASH TREE
BAY TREE
CAM CAMPHOR TREE
CD CEDAR TREE
CB CHINABERRY TREE
CY CYPRESS TREE
ELM ELM TREE
MG MAGNOLIA
MP MAPLE TREE
OAK OAK TREE
PM PALM TREE
PN PINE TREE
SG SWEET GUM TREE
UNKN UNKNOWN TREE
TREE TYPE
TREE SYMBOL
TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT
MULTIPLE TRUNKS
SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
393 NOVA ROAD
PORT ORANGE, FLORIDA 32127
(386) 761-2368
LICENSED BUSINESS CERTIFICATION NUMBER 3019
Copyright © 2020 Sliger & Associates, Inc.
TOPOGRAPHIC SURVEY
20-021
SCALE: 1" = 60'
TYNDER CREEK APARTMENTS
ORMOND BEACH, FLORIDA
FOR: TELLUS PARTNERS
SHEET NO. 2 OF 4
DESCRIPTION OF SURVEYED PROPERTY: (BY SLIGER & ASSOCIATES, INC., JOB NO. 20-021)
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25 WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 40 (200' R/W); THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S89°54'42"W, 1255.71 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID SOUTH LINE, N00°43'57"W, 930.28 FEET; THENCE S89°16'03"W, 225.00 FEET; THENCE S00°43'57"E, 286.06 FEET; THENCE S89°16'03"W, 21.00 FEET; THENCE S00°43'57"E, 324.10 FEET; THENCE S89°41'06"W, 286.06 FEET; THENCE S00°43'57"E, 257.98 FEET; THENCE S89°16'03"W, 35.00 FEET; THENCE S00°43'57"E, 225.00 FEET; THENCE S89°16'03"W, 20

EXHIBIT "B"



ZONING MAP
TYMBER CREEK APARTMENTS
(4125-00-00-0221) & (4125-00-00-0243)

Prepared By: The City of Ormond Beach
G.I.S. Department - July 15, 2022

N
W E
S
N.T.S.

STAFF REPORT

City of Ormond Beach
Department of Planning

DATE: December 8, 2022

SUBJECT: Tymber Creek Apartments: **Zoning Map Amendment to Planned Business Development**

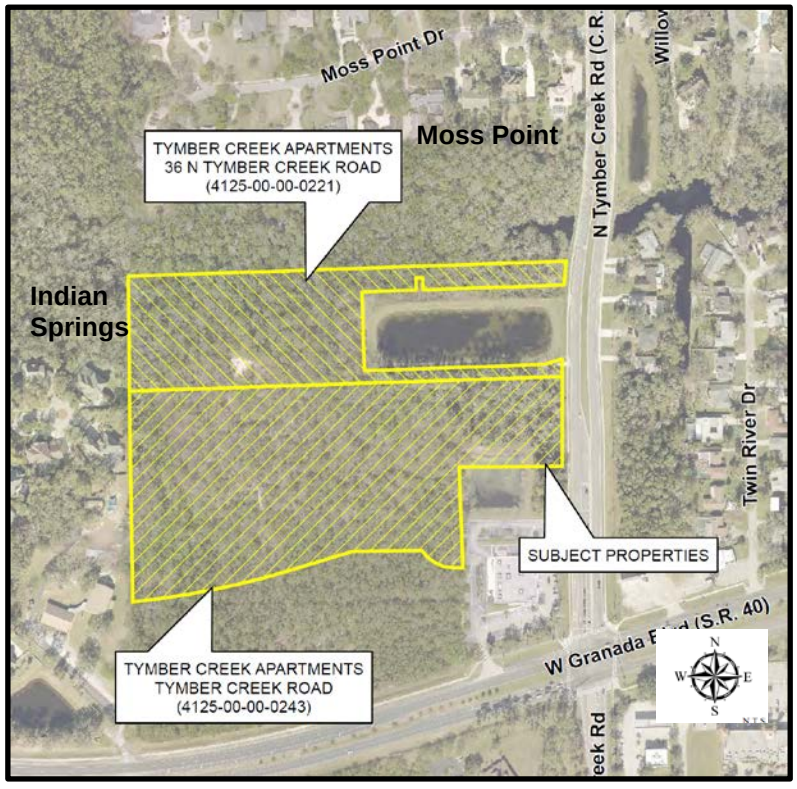
APPLICANT: VCP Ormond Beach II, LLC

NUMBER: PBD 2022-008(A)

PROJECT PLANNER: Steven Spraker, AICP, Planning Director

SECTION 1, INTRODUCTION: This is an application submitted by Nika K. Hosseini, Esquire, Cobb Cole, on behalf of the property owner, VCP Ormond Beach II, LLC, for a (1) zoning map amendment from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to PBD, Planned Business Development and (2) the issuance of a development order. The Tymber Creek Apartments Planned Business Development seeks to allow the construction of 300 multi-family residential units and associated site improvements on 19.62 acres. The subject property is located at 36 North Tymber Creek Road and 2011 West Granada Boulevard. 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.

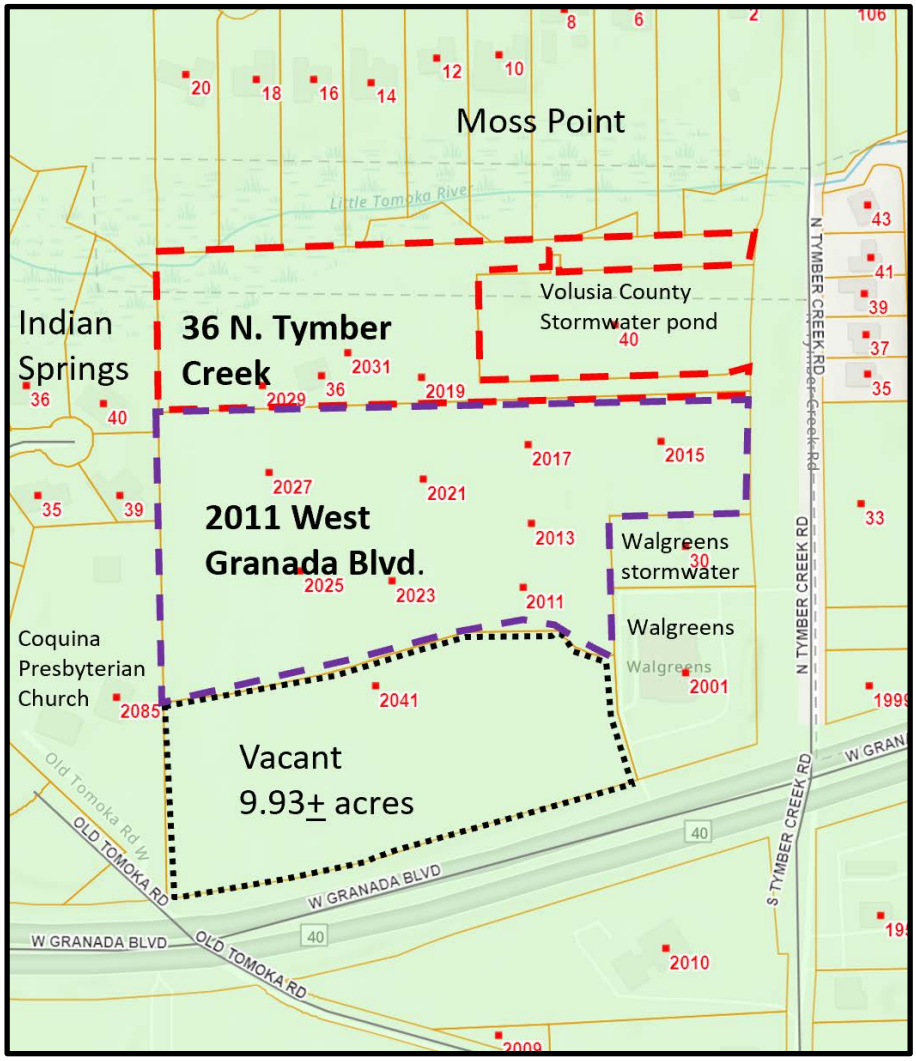
EXHIBIT 1: Project location, 36 North Tymber Creek Road and 2011 West Granada Boulevard



SECTION 2, BACKGROUND: The subject property consists of two parcels at 36 North Tymber Creek Road and 2011 West Granada Boulevard. The property at 36 North Tymber Creek Road is 6.40 acres and was annexed into Ormond Beach on May 26, 2020 with Ordinance 2020-17. On January 5, 2021, a Comprehensive Plan land use map amendment was approved with Ordinance 2020-56 to assign a city land use designation to 36 North Tymber Creek Road. The land use designation was amended from Volusia County "Environmental System Corridor" (ESC) to City of Ormond Beach "Open Space/Conservation" (OS/C) and Volusia County "Urban Low Intensity" (ULI) to Ormond Beach "Residential, Office, Retail" (ROR). No Ormond Beach zoning has been assigned to 36 North Tymber Creek Road and the assignment of zoning is the purpose of this application. The property at 2011 West Granada Boulevard has a land use classification of "General Commercial" and a zoning designation of B-8, Commercial.

Exhibit 2 shows the land area around the proposed Tymber Creek Apartments. The subject property proposes site access through the approximately 9.93-acre property at 2041 West Granada Boulevard that is currently vacant. Walgreens is located at 2001 West Granada Boulevard and 30 North Tymber Creek Road (stormwater pond).

EXHIBIT 2: Abutting land area to Tymber Creek Apartments



There is a Volusia County stormwater pond located at 40 Tymber Creek Road. To the north of the subject property, there is the Moss Point subdivision. To the west of the subject property, is the Coquina Presbyterian Church and the Indian Springs subdivision.

The following are the abutting uses to the subject properties:

EXHIBIT 3: Abutting land use and zoning designations

Land Use and Zoning Designations of Adjacent Property			
	Current Land Uses	**Future Land Use Designation**	**Zoning Classification**
North	Volusia County detention pond and Moss Point	"Open Space/Conservation" and "Suburban Low Density Residential"	SE, Special Environmental & SR, Suburban Residential
South	Vacant land and Across SR40, Faith Lutheran Church and Riverbend Church	"General Commercial" "Public/Institutional" and "Suburban Low Density Residential"	B-8 (Commercial) & SR, Suburban Residential
East	Across Tymber Creek Road: Vacant Commercial and Single-Family Residential	"General Commercial" & Volusia County "Low Medium Intensity"	B-8 (Commercial) & Volusia County R-4, Urban Single-Family Residential
West	Coquina Presbyterian Church & Indian Springs	"Open Space/Conservation" & "Public/Institutional" and "Low Density Residential"	R-3, Single Family Medium Density

SECTION 3, ANALYSIS:

Application process

The application seeks to allow 300 multi-family residential units as a Planned Business Development. The Planned Business Development is reviewed and acted upon as two (2) separate actions:

A. **Zoning map amendment from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to PBD, Planned Business Development. The zoning map amendment is the action sought for this staff report.**

B. Issuance of a development order to construct 300 multi-family residential units and associated site improvements on 19.62 acres.

The two actions (2) will be discussed together at the public hearing and will require

separate votes. The zoning map amendment is the application under consideration in this report. The zoning map amendment does not approve any specific development, but instead the framework for the issuance of the development order. The issuance of a development order contains site plans and project reports that detail the specific development. The items are intertwined and if there is a desire to approve or approve with conditions the issuance of the development order, then the zoning map amendment needs approval first. If there is a desire to deny the issuance of the development order, then the zoning map amendment should also be denied.

Project process: The Planned Business Development is reviewed and acted upon as two separate actions: (1) zoning map amendment and (2) issuance of a development order. The two actions will be discussed together at the public hearing and require separate votes. The project has the following approval process:

1. **Site Plan Review Committee (SPRC).** The Site Plan Review Committee is comprised of city departments who review site plan applications for consistency with the Land Development Code and Comprehensive Plan. This committee provides a technical review of development submittals.
2. **Neighborhood meeting.** The Land Development Code requires a neighborhood meeting where a project abuts a residential zoning district. The neighborhood meeting was conducted on June 8, 2022 and is summarized in the analysis section of this report.
3. **Planning Board.** The Planning Board conducts one public hearing for a zoning map amendment and issuance of a development order. The Planning Board provides a recommendation to the City Commission. Applications, whether recommended for approval or denial, are forwarded to the City Commission for action. The Planning Board is appointed by the City Commission. The Planning Board in its recommendation is required to consider the following:
    a. Application submitted by the applicant;
    b. Staff report;
    c. Written correspondence provided;
    d. Testimony presented at the public hearing; and
    e. Criteria for rezonings and issuance of a Development Order.
4. **City Commission.** The City Commission is an elected body that provides the final action on zoning map amendments and issuance of development orders. The tentative City Commission dates for this project are January 24, 2023 and February 7, 2023. Section 1-18(e) of the Land Development Code requires the City Commission to consider:
    a. Report and recommendation of the site plan review committee and the planning board.
    b. Report and recommendation of other city departments and advisory boards, as appropriate.

c. Comments of governmental agencies, utility corporations and individuals, as received.

Section 1-18 of the Land Development Code also provides the review criteria for development orders listed in the analysis section of this report.

EXHIBIT 4: Application process

PZ-20-63		
Action	**Date**	**Notes**
1st SPRC submittal	June 25, 2020	SPRC review: July 13, 2020
2nd SPRC submittal	October 13, 2020	SPRC review: November 24, 2020
3rd SPRC submittal	November 30, 2020	SPRC review: December 22, 2020
Neighborhood meeting	December 3, 2020	600' mail radius; newspaper ad
Expired	September 22, 2021	

Project PZ-20-63 expired based on lack of a re-submittal to the Site Plan Review Committee (SPRC) with a specified time period. The project was re-submitted and became PZ-22-008.

PZ-22-008		
Action	**Date**	**Notes**
1st SPRC submittal	December 7, 2021	SPRC review: December 26, 2021
2nd SPRC submittal	April 12, 2022	SPRC review: April 28, 2022
Neighborhood meeting	June 8, 2022	600' mail radius; newspaper ad
3rd SPRC submittal	June 9, 2022	SPRC review: June 23, 2022
4th SPRC submittal	July 12, 2022	SPRC review: July 22, 2022
5th SPRC submittal	July 29, 2022	SPRC review: August 24, 2022
6th SPRC submittal	October 25, 2022	SPRC review: November 22, 2022
Planning Board:	December 8, 2022	300' mail radius; newspaper ad; site posting
City Commission, 1st	January 24, 2023	300' mail radius; newspaper ad
City Commission, 2nd	February 7, 2023	newspaper ad
SPRC final review	To be determined	

The project has also been posted on the city website under the Planning Department at: (1) Development Reports, https://www.ormondbeach.org/1015/Tymber-Creek-Apartments and (2) Public Hearing Advertisements and Notices, https://www.ormondbeach.org/1000/Public-Hearing-Advertisements-and-Notice.

Comprehensive Plan

The Comprehensive Plan contains a land use map that provides the vision of uses and residential intensity. The Comprehensive Plan is an overall guide/roadmap for development within Ormond Beach. The subject property has three land use categories that are defined in the Future Land Use Element as follows:

Open Space/Conservation (OS/C) – 3.2 acres

Purpose: This category includes two (2) subcategories: Parks, which includes public areas used for passive recreation, and Conservation which

consists of areas within the City that have significant limitations to development, related to elevations, soils, probability of flooding, relationship to a major water body, wetland characteristics, or similar factors. This category of land use is applicable to all zoning districts.

Density: Not permitted.

Maximum FAR: 0.5

Residential, Office, Retail (ROR) – 3.2 acres

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

Density: Maximum: 15 units per acre.

Maximum FAR: Restaurants, retail sales, and personal services shall not exceed a 0.2 FAR. All other uses shall not exceed 0.5.

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)

Below is the analysis of maximum development scenarios for residential and commercial uses based upon the approved Comprehensive Plan designations:

EXHIBIT 5: Comprehensive Plan residential and commercial entitlements

Residential Uses						
Land Use Designation	Acres	Land use allowed density	Maximum number of units allowed	Total ITE Trip Generation(1)	Water Generation (2)	Sewer Generation (3)
"Open Space/ Conservation"	3.2	0	0	0	0	0
"Residential, Office, Retail"	3.2	15	48	266	12,288	13,488
"General Commercial"	13.22	32	423	2,343	108,288	118,863
TOTALS	19.62	NA	471	2,609	120,576	132,351

Notes:
(1) ITE Trip Generation, #221, Mid-rise multi-family of 5.54 trips per unit
(2) 256 gallons per day per unit

(3) 281 gallons per day per unit

Commercial Uses						
Land Use Designation	Acres	Land use allowed Floor Area Ratio	Maximum building square footage allowed	Total ITE Trip Generation (1)	Water Generation (2)	Sewer Generation (3)
"Open Space/ Conservation"	3.2	0	0	0	0	0
"Residential, Office, Retail"	3.2	0.2	27,878	1,052	4,182	3,554
"General Commercial"	13.22	0.7	403,104	15,217	60,466	51,396
TOTALS	19.62	NA	430,983	16,270	64,647	54,950

(1) ITE Trip Generation, #820, Retail of 37.75 trips per 1,000 square feet of gross floor area

(2) Building square footage/ 100 X 15

(3) Water generation rate X 85%

Zoning: The subject property has three (3) existing zoning classifications: (1) Volusia County RC, Resource Corridor, (2) Volusia County A-2, Agriculture, and (3) Ormond Beach B-8. The Volusia County zoning classifications are maintained through the annexation until an Ormond Beach zoning classification is assigned. Based upon the assignment of Ormond Beach land uses, there are certain zoning districts that are compatible with the adopted land uses. If the zoning map amendment to Planned Business Development is denied, city staff would proceed with a zoning map amendment to provide city zoning classifications.

Zoning districts contain three (3) types of uses:

1. Permitted uses: means the specific purposes for which lands or buildings are maintained in accordance with the land use district regulations of this Code. These uses are allowed with no conditions. The Site Plan Review Committee (SPRC) would review and approve permitted uses provided that they meet all regulations of the Land Development Code.

   Conditional uses: means the need for staff approval for a use permitted in a particular zoning district that may be compatible within part of a district but not throughout the district and is permitted only upon successful demonstration by an applicant that the use as proposed on a specific site will comply with all the conditional use criteria and standards for location, design and/or operation. These uses are allowed uses and have conditions within Section 2-57 of the Land Development Code that the use is required to meet. The Site Plan Review Committee (SPRC) would review and approve conditional uses provided that they meet all conditions and regulations of the Land Development Code.

2. Special Exception uses: means a use permitted in a particular zoning district that generally may have an impact that transcends an area, neighborhood, or subdivision. Such use may be compatible within part of a district but not throughout

the district and is permitted only after a public hearing and only upon demonstration by the applicant that the use as proposed on a specific site will comply with all the special use criteria and standards for location, design and/or operation. These uses require public hearing approval and may be appropriate, but there is an additional layer of public hearing reviews. Special Exception uses have conditions within Section 2-57 of the Land Development Code that the use is required to meet.

Tymber Creek Apartments zoning classifications

1. *Volusia County RC, Resource Corridor – corresponding city zoning classification if PBD is not approved– Special Environmental: Acreage = 3.2*

   Section 2-08 of the Land Development Code states the purpose of the Special Environmental zoning district is

   > "To protect persons and private property from the hazards of floodwater inundation and to conserve important natural, ecological, historic, or unique resources for the enjoyment and education of current and future residents, while providing for limited public or commercial outdoor activities and facilities such as equestrian trails, campgrounds, commercial recreation facilities and other centralized outdoor facilities. This classification is primarily intended to be applied to environmentally sensitive lands, public lands, lands held in trust for future open space use or lands held by nonprofit organizations or homeowners' associations and intended for open space uses."

   Zoning Characteristics:

   - No residential density.
   - Permitted uses include: (1) Wildlife Management Area, Fishing and Hunting and (2) Wetland Preservation Area.

2. *Volusia County A-2, Agriculture– corresponding city zoning classification if PBD is not approved – B-1, Professional Office/Hospital: Acreage = 3.2*

Section 2-22 of the Land Development Code states the purpose of the B-1, Professional Office/Hospital zoning district is

> "to provide areas primarily for professional offices, institutional uses, also allowing multifamily residential, and retail uses with special emphasis given to sound architectural design practices, site planning, landscaping and sign location"

Zoning Characteristics:

- Residential density: 10 units per acre if 2 stories.
- Key Permitted Uses: (1) Business/Professional Office, (2) Financial Institutional, (3) Hospital, (4) Pharmacy, (5) Veterinarian.
- Key Conditional Uses: (1) Dwelling, Multifamily, Personal Services, (2) Restaurants A &B, and (3) Retail Sales and Service.

3. Ormond Beach B-8, Commercial: Acreage = 13.20

Section 2-29 of the Land Development Code states the purpose of the B-8, Commercial zoning district is

> "to provide for the establishment of general commercial activities, other than automotive or heavy commercial uses, on properties that abut arterial roads. Due to the proximity of lands in the district to residential areas, these district regulations are intended to promote the preservation of natural vegetation, increase opportunities for beautification and provide extensive buffering between nonresidential and residential uses not otherwise separated from each other by a collector or arterial road. Multifamily, governmental and institutional uses are also encouraged in such corridors as a relief from extensive strip commercial development, and allowable uses are restricted to those most compatible with residential uses. When used in conjunction with the Planned Business Development District, these regulations are intended to encourage the establishment of totally planned, multiuse, community-level centers having a variety of retail, office, restaurant, recreation and institutional uses."

Zoning Characteristics:

- Residential density: 10 units per acre.
- Key Permitted Uses: (1) Business/Professional Office, (2) Financial Institutional, (3) Retail Sales and Services
- Key Conditional Uses: (1) Convenience Store, Type B & C, (2) Dwelling, Multifamily, Personal Services, (3) Restaurants A, B, and C, (4) Shopping Center

<u>Planned Business Development</u>

The project application seeks to obtain a Planned Business Development zoning designation. 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."

Specific regulations of the Planned Business Development applicable to this application include:

Section 2-36(d)(3) of the Land Development Code:

> (3) *Building height.* Height limits may exceed that allowed by district regulations by a maximum of fifteen feet (15'), provided that the structure is so located as to not have an adverse impact on adjoining properties, particularly single-family homes. This additional height allowance will not be awarded for any portion of a structure located within fifty feet (50') of a single-family home or for a vacant site in a zoning district designed primarily for such use. In no case shall any building height exceed seventy-five feet (75') when measured from the average median lot elevation to the highest point of any structure and/or attached services.

Section 2-57(22)(c) of the Land Development Code

> No structure shall exceed one hundred eighty feet (180') in length, unless a planned development is obtained

The issuance of the development order has public input including the neighborhood meeting and correspondence received. While the information is oriented towards the actual site development, the information and input are useful for the zoning map amendment. It is important to note that the zoning map amendment does not include the detailed site plans, but instead provides the framework for the issuance of the development order.

Neighborhood meeting:

The project conducted a required neighborhood meeting on June 8, 2022 at the Coquina Presbyterian Church. The project attorney described the project at the neighborhood meeting. Key items discussed were:

1. Access to Tymber Creek Road. The project team described the emergency access onto Tymber Creek Road. There was acknowledgement that individuals from Tymber Creek Apartments could access Tymber Creek Road through the Walgreens parking lot.
2. Traffic. Traffic is heavy in the morning and the project will make it worse.
3. Concerns were expressed about the U-turn movements on West Granada Boulevard.
4. Discussion of the project wetlands and buffers.
5. Based on a question, the project team stated that the project was not low income targeted and was a luxury, market rate apartment complex.
6. Discussion of a right-hand turn lane that was removed by the Florida Department of Transportation at the Indian Springs development.
7. Statement provided: Project should be made smaller. Not appropriate for the west Ormond area.
8. Statement provided: Additional density, beyond 10 units per acre is not appropriate.
9. Statement provided: That the project was not appropriate and that the traffic design was not appropriate.

10. Project team stated that residential uses generate less traffic impacts than commercial uses.
11. Statement provided: Apartments were not wanted at this location and that the project would diminish value of existing homes.
12. Statement provided: The project would create additional crime in area.
13. Question asked regarding Votran bus service. There is no Votran bus service west of I-95 currently.

Correspondence received:

ATTACHMENT 3 includes correspondence received on this application. The correspondence received included the following key points or statements provided below:

1. Traffic
   A. Concern of U-turn movements on West Granada Boulevard.
   B. Traffic is awful/horrendous already.
   C. Right turn into Indian Springs is treacherous.
   D. Negative impacts to intersection of West Granada Boulevard and Tymber Creek Road.
2. Incompatible use
   A. Impact to the existing residents in the area of the planned development.
   B. Will make our community less safe.
   C. We are a single-family community!
   D. The project is not compatible with the neighboring subdivisions. Any increase will be detrimental to the quality of life for the surrounding area's residents.
3. Density
   A. Density should be maintained at 10 units per acre.
   B. If the Land Development Code allows 164 units now, then why would an increase be of any value to the residents of Ormond Beach.
4. Overdevelopment
   A. Horrible location planning for apartments.
   B. If we do not limit the population growth in Ormond Beach now, we will not be able to undo the consequences in the future.
5. Site design
   A. Desire of a masonry wall along the Indian Springs property line.
   B. The project team should show the building locations and height.
   C. Configuration/location of the buildings – specifically building 8.
6. Quality of Life
   A. Only single-family residential has been approved west of I-95.

B. Longtime residents of upscale communities deserve better consideration.

C. The area is already overbuilt and this will do nothing to help the situation.

D. Future management of complex.

Indian Springs meetings

City staff met with residents of Indian Springs which led to two meetings with the project team and the residents. Residents of Indian Springs presented concerns and comments on the project at an initial meeting on August 15, 2022 and a follow-up meeting on November 16, 2022. Specific items discussed included:

1. The location and height of a buffer wall. Several options were considered and at the meeting on November 16, 2022 the wall was requested to be extended an additional 100 feet to the south which was added to the current site plan.
2. The project team had the locations of buildings 8 and 9 marked. On November 16, 2022, the residents of Indian Springs, the project team, and city staff walked the site area of buildings 8 and 9. The project team provided a pole that showed the heights of the building. The project team provided revised building elevations to reduce the overall building height from 45' to 39'3".
3. Based upon these meetings, the project team added an additional planting of 46 red cedars, 10 feet in height at planting, along the property line interface of Indian Springs.
4. The project developer and the property owner of the Indian Springs house abutting the Tymber Creek Apartments property line discussed the concept of adding plantings around the screen enclosure on the Indian Springs property owner's lot as another layer of buffering.

On November 26, 2022, a letter (ATTACHMENT 3) from the Indian Springs Homeowner's Association was received that requested:

1. Building 8 and Building 9 be eliminated completely due to compatibility concerns, the visual impacts and proximity to Indian Springs HOA.
2. The Residential Block Retaining Wall on north west side of subject property:
   a. Starting in line with the extended property line of 412600000061 (Coquina Presbyterian Church) and 412607000110 (Gary C & Catherine Von Glinow) and extending around the retaining wall radius and ending as shown on the proposed plans.
   b. Be a minimum of 10' tall.

SECTION 4, CRITERIA FOR APPROVAL: There are certain criteria that must be evaluated before a Planned Business Development amendment can be approved. **It is important to note that this item is solely for the zoning map amendment and not the detailed site plan development order**. 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 Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to PBD, 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.

2. The proposed development is consistent with the Comprehensive Plan.

The subject property has three (3) land use designations: (1) "OpenSpace/Conservation", (2) "Residential/Office/Retail", and (3) "General Commercial". The location is appropriate for commercial uses and is consistent with the Comprehensive Plan. The land use designations and allowable density and intensity was discussed in the analysis section of the report. The Comprehensive Plan contains the following Goals, Objectives and Polices related to the zoning map amendment:

Future Land Use Element

GOAL 1. LAND USE DISTRIBUTION

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 SRA1A, AND PROVIDING OR A CONTINUED HIGH LEVEL OF OPEN SPACE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.

OBJECTIVE 1.1. RESIDENTIAL LAND USE

Ensure the availability of adequate lands to meet the residential land use needs of the community.

POLICY 1.1.3.

Preserve the character of existing neighborhoods by not allowing intrusion of land uses that would threaten to alter the neighborhood character and by encouraging voluntary rehabilitation and sound maintenance programs in viable neighborhoods which are capable of self-renewal and establishing code enforcement or public redevelopment activities in areas not capable of self-renewal.

POLICY 1.1.5.

Encourage innovative design measures for new residential developments and ensure that adequate provision is made for neighborhood facilities suitable to the type of development proposed.

POLICY 1.1.6.

Provide the opportunity, through zoning and other land use controls, for the development of a variety of housing types (i.e., single-family, duplex, townhouse, multi-family) in both conventional, planned unit and cluster type developments, that will meet the varied needs of the citizens of Ormond Beach.

POLICY 1.2.6.

New commercial development shall be required to provide appropriate buffers and landscaping to minimize negative impacts on surrounding uses.

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.

OBJECTIVE 1.2. PROVISION OF ADEQUATE SERVICES AND FACILITIES

Each existing housing development and residential neighborhood along with all new housing development shall meet existing adopted level of service standards.

POLICY 1.2.1.

The general residential development pattern in the city should be in accord with the community's growth strategy for residential densities, as stipulated within the Future Land Use Element.

The zoning map 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 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 uses consistent with the land use designation.

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.

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.**

   The zoning map amendment establishes the framework for the development order (next agenda item) that details the specific development approval. Detail traffic studies are provided with the issuance of the development order item.

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) would review 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) would review 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 increase as a result of the requested zoning amendment from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach 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 "Commercial".

SECTION 5, RECOMMENDATION: This agenda item seeks to allow a zoning map amendment to Planned Business Development. The agenda item does not approve any specific development approval, but instead a framework for these zoning actions. It is recommended that the Planning Board recommend **APPROVAL** of the zoning map amendment for a 19.62± acre property from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to Planned Business Development. The project is tentatively scheduled for the City Commission on January 24, 2023 (first reading) and if approved on first reading, the second reading will be on February 7, 2023 (final reading).

This agenda item is related to the issuance of a development order. If there is a desire to approve or approve with conditions the issuance of a development order, then the zoning map amendment should be approved. If there is a desire to deny the issuance of a development order, then the zoning map amendment should be denied.

Attachments:

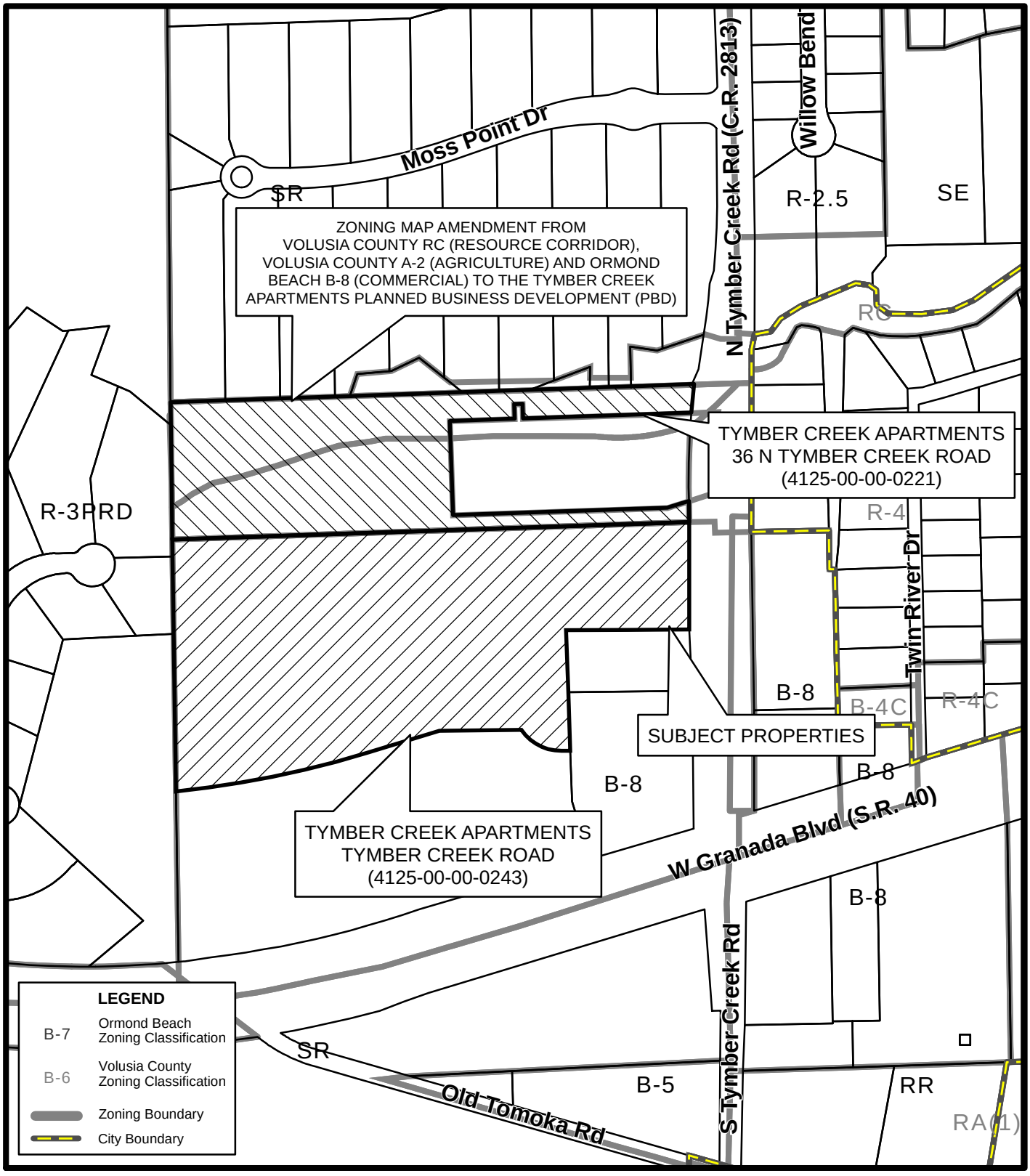
Attachment 1: Zoning map

Attachment 2: Location, aerial, land use maps

Attachment 3: Correspondence

ATTACHMENT 1

Zoning map



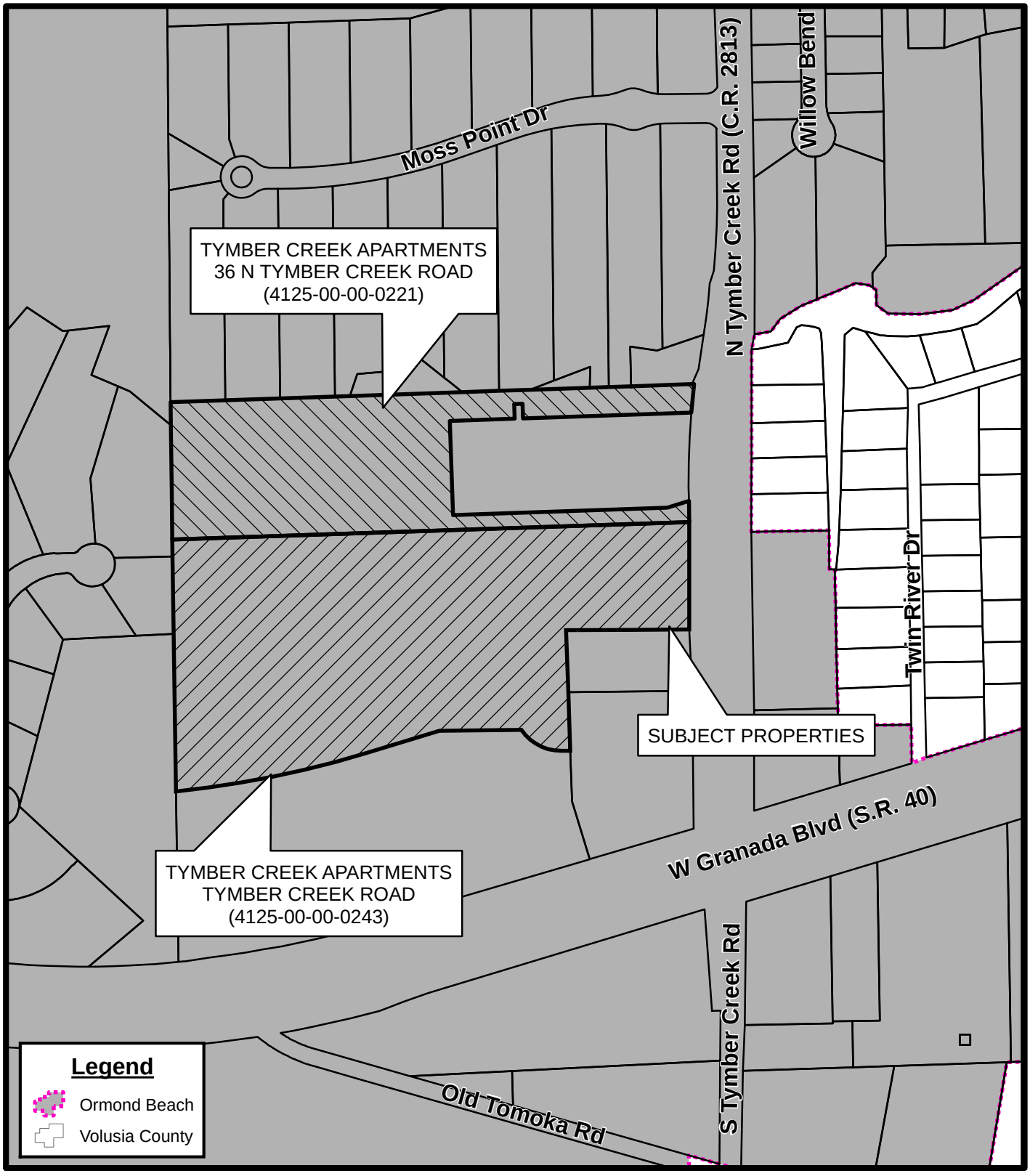
ZONING MAP
TYMBER CREEK APARTMENTS
(4125-00-00-0221) & (4125-00-00-0243)

Prepared By: The City of Ormond Beach
G.I.S. Department - July 15, 2022

N
W E
S
N.T.S.

ATTACHMENT 2

Location, aerial, land use maps



LOCATION MAP
TYMBER CREEK APARTMENTS
(4125-00-00-0221) & (4125-00-00-0243)

Prepared By: The City of Ormond Beach
G.I.S. Department - July 15, 2022

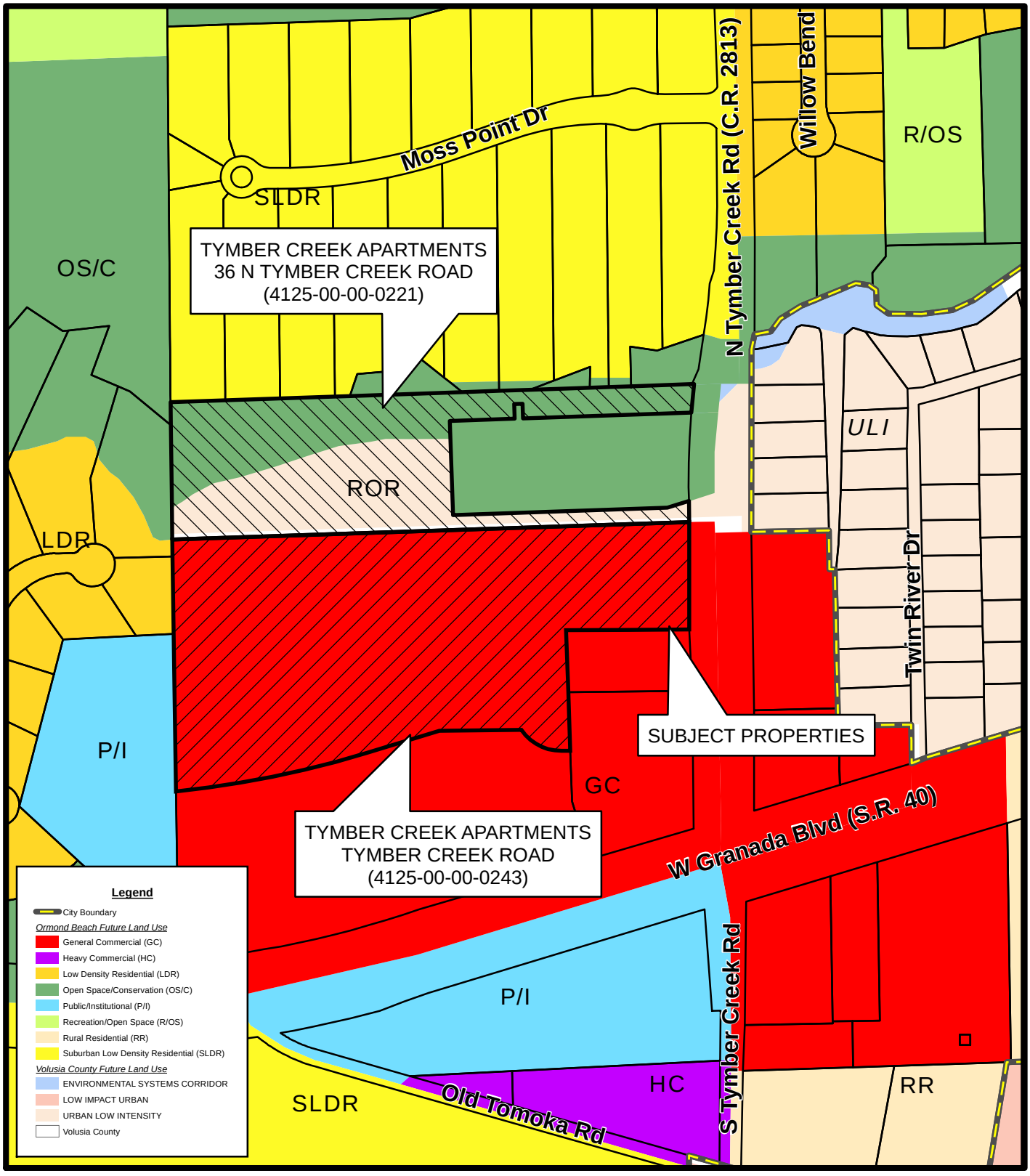
N
W E
S
N.T.S.



AERIAL MAP
TYMBER CREEK APARTMENTS
(4125-00-00-0221) & (4125-00-00-0243)

Prepared By: The City of Ormond Beach
G.I.S. Department - July 15, 2022

N
W E
S
N.T.S.



FUTURE LAND USE MAP
TYMBER CREEK APARTMENTS
(4125-00-00-0221) & (4125-00-00-0243)

Prepared By: The City of Ormond Beach
G.I.S. Department - July 15, 2022

N
W E
S
N.T.S.

ATTACHMENT 3

Project Correspondence

From:	Gary Von Glinow
To:	Spraker, Steven
Cc:	mimivon@aol.com
Subject:	Additional emails to be provided to the December 8 Planning Board from Gary Von Glinow
Date:	Sunday, November 27, 2022 5:46:55 PM
Attachments:	Emails to be provided to Planning Board members_20221127173832.pdf

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon, Steven,

Attached is a file with 13 additional emails (from me or to me) that I have chosen to accompany this cover email for distribution to the Planning Board members for the December 8 meeting. This array of emails is balanced in that some include high praise for Garrison and his team, but all praise is contingent on "proving" that solutions proposed by Garrison are included in the final site plan and can be field tested by markings in the forest. Of course, it was: a.) the temporal nature of the markings; b.) the insufficient mitigation of Buildings 8 and 9's impact on our house; and c.) the still undelivered, as promised, computer-generated, digital sight lines from my house to Buildings 8 and 9, that gave rise to our HOA request for removal of Buildings 8 and 9.

Steven, thank you once again for providing us with an understanding of the City's review and approval process for the Tymber Creek Apartments.

Sent from the all new AOL app for iOS

Subject Re: Tymber Creek Apartments

From Gary Von Glinow <gvg50@aol.com>

To: Garrison McMillan <gmcmillan@tellus-partners.com>, mark.watts@cobbcole.com <mark.watts@cobbcole.com>, Harry Newkirk <harry@newkirk-engineering.com>

Cc: Steven Spraker <steven.spraker@ormondbeach.org>, Michael Gentry <mgentry408@gmail.com>, Steve Curtis <steve.curtis@safstor.com>, Troy Railsback <troyrailsback@yahoo.com>, Jonathon Schrader <Jschrader@tellus-partners.com>

Date Sep 26 at 2:04 PM

Garrison,

I agree that you and your team have delivered a plan concept that we all hope mitigates the concerns neighbors voiced in August. By staking the buildings and road, a proof of concept will be established.

It is my individual opinion that you have exhibited a best practice approach to interfacing with my little piece of the community impacted by your apartment development. You traveled to meet with us on our turf and walked the site with us. You and your team have proposed potential solutions to most of our concerns that on-site staking and observation could validate.

My family and I bought our house in order to spend most of our time outside surrounded by an idyllic Florida tropical forest. Any development will alter that. I sincerely appreciate your efforts to reduce the negative impact on Indian Springs. I also recognize that you will undoubtedly incur incremental costs in order to implement the revisions proposed to the original site plan. To date, my wife and I acknowledge and appreciate your willingness to work with us.

Best regards,

Gary

Sent from the all new AOL app for iOS

View more

Subject Re: Tymber Creek Apartments (PZ-22-008) - distribution list (10.26.2022)

From Gary Von Glinow <gvg50@aol.com>

To: Jonathon Schrader <Jschrader@tellus-partners.com>, mgentry408@gmail.com <mgentry408@gmail.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, 'Mark Watts' <Mark.Watts@cobbcole.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>

Cc: 'Harry Newkirk' <harry@newkirk-engineering.com>, 'Spraker, Steven' <Steven.Spraker@ormondbeach.org>

Date Oct 27 at 11:53 AM

Jonathan,

I would like to add my request that the apartment road be marked behind 40 Indian Springs Drive and 39 Indian Springs Drive. Also, I am also still hopeful that the actual elevation of the buildings behind 40 and 39 Indian Springs Drive can be marked.

I also ask if Garrison has an estimate of the expected decibel level of auto, truck and motorcycle noise emanating from the apartment roadway.

Thank you to you and Garrison in advance for your consideration.

Gary Von Glinow
39 Indian Springs Drive

Sent from the all new AOL app for iOS

View more

Subject RE: Tymber Creek Apartments (PZ-22-008) - distribution list (10.26.2022)

From Jonathon Schrader <Jschrader@tellus-partners.com>

To: Gary Von Glinow <gvg50@aol.com>, mgentry408@gmail.com <mgentry408@gmail.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, 'Mark Watts' <Mark.Watts@cobbcole.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>

Cc: 'Harry Newkirk' <harry@newkirk-engineering.com>, 'Spraker, Steven' <Steven.Spraker@ormondbeach.org>

Date Oct 27 at 12:29 PM

Gary,
Marking the road off the building corners with spray paint shouldn't be a problem at all. It should give a good sense on how the road will layout. For the building elevations, we plan to bring a pole extender and extend it up to the height of each building onsite with everyone.

For the average decibel levels, you can expect 45 decibels for the indoor areas and less than 55 decibels for the outdoor areas.

Please let us know if you need any additional information here.

Thanks,
Jonathon Schrader

TELLUS
PARTNERS
REAL ESTATE DEVELOPMENT & INVESTMENT

4983 New Peachtree Rd | Suite B | Chamblee, GA 30341
d: 404.877.2984 | f: 404.393.5439
JSchrader@tellus-partners.com | www.tellus-partners.com

View more

Subject Re: Tymber Creek follow-up site visit

From Gary Von Glinow <gvg50@aol.com>

To: Regina Epple <Regina.Epple@cobbcole.com>, mgentry408@gmail.com <mgentry408@gmail.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Harry Newkirk <harry@newkirk-engineering.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>, Jonathon Schrader <Jschrader@tellus-partners.com>

Date Nov 3 at 12:56 PM

Good morning,

Yesterday, I spent 30-45 minutes exploring the The Tymber Creek Apartments site. I observed the following:

- Three 3-foot high wood stakes with orange ribbons: one with "Building 8" printed on the stake, one with "Building 9" printed on the stake, and one with no printed information on the stake; and

- Fresh orange, yellow and blue/white striped ribbons tied to trees.

What I did not observe is:

- any markings for the apartment road; and

- any poles marking building heights.

Garrison, is the above consistent with the scope of work you requested of the surveyors and the invoice you received from them? It is certainly possible that I inadvertently missed seeing other markings that I was expecting.

Regarding the meeting on the 9th, I am available but wonder if it will allow us to develop a complete understanding of the project's impact.

Best regards,

Gary Von Glinow

Sent from the all new AOL app for iOS

View more

Subject RE: Tymber Creek follow-up site visit

From Jonathon Schrader <Jschrader@tellus-partners.com>

To: Gary Von Glinow <gvg50@aol.com>, Regina Epple <Regina.Epple@cobbcole.com>, mgentry408@gmail.com <mgentry408@gmail.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Harry Newkirk <harry@newkirk-engineering.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>

Date Nov 3 at 1:57 PM

Hi Gary.
The spray painting for the road will done right before the meeting and the pole marking the height will be brought to the meeting. The surveyors simply marked the corners of the buildings as previously requested. Garrison and I will be spray painting for the road off these building corners when we come in town for the meeting.

This meeting will allow everyone to develop a complete understanding of the project's impact.

Thank you,
Jonathon Schrader

TELLUS
PARTNERS
REAL ESTATE DEVELOPMENT & INVESTMENT

4983 New Peachtree Rd | Suite B | Chamblee, GA 30341
d: 404.877.2984 | f: 404.393.5439
JSchrader@tellus-partners.com | www.tellus-partners.com

View more

30803.pdf

Subject RE: Tymber Creek follow-up site visit

From Garrison McMillan <gmcmillan@tellus-partners.com>

To: Jonathon Schrader <Jschrader@tellus-partners.com>, Gary Von Glinow <gvg50@aol.com>, Regina Epple <Regina.Epple@cobbcole.com>, mgentry408@gmail.com <mgentry408@gmail.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Harry Newkirk <harry@newkirk-engineering.com>

Cc: Spraker, Steven <Steven.Spraker@ormondbeach.org>

Date Nov 3 at 2:28 PM

Gary – to Jonathon's point I think we can demonstrate where the road will be, & which trees are staying, and which aren't. We can do this in the field with marking paint. My plan is to come down prior to the meeting and measure off from the corners of the buildings with a pull tape and scaling off the plans from the staked surveyed corners we can show approximately where the road (parking lot drive) & privacy wall along that West boundary is located with marking paint. Everything to the west of the barrier wall is non-disturb area, therefore ALL of that said vegetation will stay so I don't think re-taping trees is necessary. I hope that will visually answer your last request.

Garrison McMillan
404.798.5974
www.tellus-partners.com

View more

Subject Re: Tymber Creek follow-up site visit

From Gary Von Glinow <gvg50@aol.com>

To: Jonathon Schrader <Jschrader@tellus-partners.com>, Regina Epple <Regina.Epple@cobbcole.com>, mgentry408@gmail.com <mgentry408@gmail.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Harry Newkirk <harry@newkirk-engineering.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>

Date Nov 4 at 12:08 PM

Thank you, Jonathan. I look forward to meeting with you next week.

Also let me know if I can be of help to you and Garrison next week. I have a lawn tractor with a trailer that can help transport things to the opening in the fence behind our house and access to the forest and Apartment site.

Gary Von Glinow
847-624-0619

Sent from the all new AOL app for iOS

On Thursday, November 3, 2022, 1:57 PM, Jonathon Schrader <Jschrader@tellus-partners.com> wrote:

> Hi Gary.
> The spray painting for the road will done right before the meeting and the pole marking the height will be brought to the meeting. The surveyors simply marked the corners of the buildings as previously requested. Garrison and I will be spray painting for the road off these building corners when we come in town for the meeting.
>
> This meeting will allow everyone to develop a complete understanding of the project's impact.
>
> Thank you,
> Jonathon Schrader
>
> TELLUS PARTNERS
> REAL ESTATE DEVELOPMENT & INVESTMENT
>
> 4983 New Peachtree Rd | Suite B | Chamblee, GA 30341
> d: 404.877.2984 | f: 404.393.5439
> JSchrader@tellus-partners.com | www.tellus-partners.com
>
> **From:** Gary Von Glinow <gvg50@aol.com>

Sent: Thursday, November 3, 2022 12:56 PM
To: Regina Epple <Regina.Epple@cobbcole.com>; mgentry408@gmail.com; Garrison McMillan <gmcmillan@tellus-partners.com>; steve.curtis@safstor.com; troyrailsback@yahoo.com; Harry Newkirk <harry@newkirk-engineering.com>; Spraker, Steven <Steven.Spraker@ormondbeach.org>; Jonathon Schrader <Jschrader@tellus-partners.com>
Subject: Re: Tymber Creek follow-up site visit

Good morning,

Yesterday, I spent 30-45 minutes exploring the The Tymber Creek Apartments site. I observed the following:

- Three 3-foot high wood stakes with orange ribbons: one with "Building 8" printed on the stake, one with "Building 9" printed on the stake, and one with no printed information on the stake; and

- Fresh orange, yellow and blue/white striped ribbons tied to trees.

What I did not observe is:

- any markings for the apartment road; and

- any poles marking building heights.

Garrison, is the above consistent with the scope of work you requested of the surveyors and the invoice you received from them? It is certainly possible that I inadvertently missed seeing other markings that I was expecting.

Regarding the meeting on the 9th, I am available but wonder if it will allow us to develop a complete understanding of the project's impact.

Best regards,

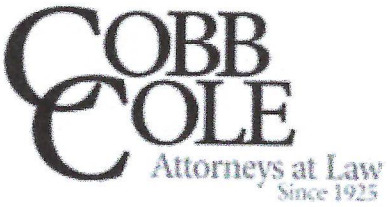
Gary Von Glinow

Sent from the all new AOL app for iOS

On Thursday, November 3, 2022, 9:53 AM, Regina Epple <Regina.Epple@cobbcole.com> wrote:

> Good morning All,
>
> Mark Watts would like to set a date to set a follow-up site visit. Below is his availability next week:
>
> - Wednesday 11/9 – 10:00, 11:00, 1:00 or 2:00
> - Thursday 11/10 – 1:00, 2:00 or 2:30
>
> Please let me know if any of these work for you.

Thank you,



Regina R. Epple

Legal Assistant

Cobb Cole DeLand
231 N. Woodland Blvd.

DeLand, FL 32720

(D) 386-736-7700 (F) 386-785-1549

Website

View less

Subject RE: Tymber Creek follow-up site visit

From Regina Epple <Regina.Epple@cobbcole.com>

To: Harry Newkirk <harry@newkirk-engineering.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, Steve Curtis <steve.curtis@safstor.com>

Cc: Gary Von Glinow <gvg50@aol.com>, Jonathon Schrader <Jschrader@tellus-partners.com>, mgentry408@gmail.com <mgentry408@gmail.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>, Mark Watts <Mark.Watts@cobbcole.com>

Date Nov 8 at 1:52 PM

Mark is not available Monday. He is available Tuesday at 2:00 or Wednesday at 10:00 or 2:00.

Thank you,

COBB COLE
Attorneys at Law
Since 1925

Regina R. Epple
Legal Assistant
Cobb Cole DeLand
231 N. Woodland Blvd.
DeLand, FL 32720
(D) 386-736-7700 (F) 386-785-1549
Website

View more

Subject RE: Tymber Creek follow-up site visit

From Harry Newkirk <harry@newkirk-engineering.com>

To: Garrison McMillan <gmcmillan@tellus-partners.com>, Steve Curtis <steve.curtis@safstor.com>

Cc: Gary Von Glinow <gvg50@aol.com>, Regina Epple <Regina.Epple@cobbcole.com>, Jonathon Schrader <Jschrader@tellus-partners.com>, mgentry408@gmail.com <mgentry408@gmail.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>, Mark Watts <Mark.Watts@cobbcole.com>

Date Nov 8 at 1:49 PM

Garrison,

I'm available the following times next week for Monday and Tuesday.

Monday afternoon (1 pm – 5 pm)
Tuesday 9 am to 2:00 pm

Harry Newkirk, PE #62971
President of Newkirk Engineering, Inc.

1230 N US Highway 1, Suite 3
Ormond Beach, FL 32174
Phone: (386) 872-7794
Cell: (386) 290-7599

View more

Subject RE: Tymber Creek follow-up site visit

From Regina Epple <Regina.Epple@cobbcole.com>

To: Harry Newkirk <harry@newkirk-engineering.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, Steve Curtis <steve.curtis@safstor.com>

Cc: Gary Von Glinow <gvg50@aol.com>, Jonathon Schrader <Jschrader@tellus-partners.com>, mgentry408@gmail.com <mgentry408@gmail.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>, Mark Watts <Mark.Watts@cobbcole.com>

Date Nov 8 at 1:52 PM

Mark is not available Monday. He is available Tuesday at 2:00 or Wednesday at 10:00 or 2:00.

Thank you,

COBB COLE
Attorneys at Law
Since 1925

Regina R. Epple
Legal Assistant
Cobb Cole DeLand
231 N. Woodland Blvd.
DeLand, FL 32720
(D) 386-736-7700 (F) 386-785-1549
Website

View more

Subject RE: Tymber Creek follow-up site visit

From Regina Epple <Regina.Epple@cobbcole.com>

To: mgentry408@gmail.com <mgentry408@gmail.com>, 'Garrison McMillan' <gmcmillan@tellus-partners.com>, 'Gary Von Glinow' <gvg50@aol.com>, 'Jonathon Schrader' <Jschrader@tellus-partners.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Harry Newkirk <harry@newkirk-engineering.com>, 'Spraker, Steven' <Steven.Spraker@ormondbeach.org>

Cc: Mark Watts <Mark.Watts@cobbcole.com>

Date Nov 8 at 4:32 PM

All,

I believe Michael's email is the last that I've received. There was several overlapping, so I wanted to clarify on the dates for the reschedule. Here is what I received:

Michael Gentry – Tuesday at 2:00 or Wed. at 10:00 or 2:00
Steve Curtis – Monday after 1:30 or Tuesday
Gary Von Glinow – Monday or Tuesday

Mark Watt has changed since I sent my email earlier today. Unfortunately, he is now only available Wednesday at 10:00.

Please let me know if this would work for you.

Thank you,

COBB COLE
Attorneys at Law
Since 1925

Regina R. Epple
Legal Assistant
Cobb Cole DeLand
231 N. Woodland Blvd.
DeLand, FL 32720
(D) 386-736-7700 (F) 386-785-1549
Website

View more

From:	Troy Railsback
To:	Spraker, Steven
Cc:	Michael Gentry; Steve Curtis; Gary Von Glinow
Subject:	Letter from IS HOA to City re Tymber Creek Apartments
Date:	Saturday, November 26, 2022 10:14:50 PM
Attachments:	Letter from IS HOA to City re Tymber Creek Apartments.pdf

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Steven,
Hope all is well. The Indian Springs of Ormond Homeowners' Association, Inc. (IS HOA) respectfully submits the attached letter for Planning Board and City Commission review/action when considering the Tymber Creek Apartments Planned Development and Rezone submittal.

Please confirm receipt and that it will be part of the review documentation/packet(s).

Thank you sir!

Troy Railsback
Southern States Management Group | SSMGFL.com
Southern States Realty Services | SSRealT.com

Indian Springs of Ormond Homeowners' Association, Inc.

27 Indian Springs Drive | Ormond Beach, FL 32137

November 26, 2022

Planning Department
Attn: Steven Spraker, AICP
22 South Beach Street, Room 104
Ormond Beach, FL 32174

Re: Tymber Creek Apartments (PZ-22-008)

Dear. Mr. Spraker,
As you are aware, The Indian Springs of Ormond Homeowners' Association, Inc. (IS HOA) is immediately adjacent to the northern west side of the subject property that is being considered for a Planned Development and Rezoning to significantly increase allowable density on that parcel.

The IS HOA is respectfully submitting the below requests to the Planning Board and City Commission as requirements should the project be considered for approval:

1. Building 8 and Building 9 be eliminated completely due to compatibility concerns, the visual impacts and proximity to IS HOA.
2. The Residential Block Retaining Wall on northern west side of subject property:
    a. Starting in line with the extended property line of 412600000061 (Coquina Presbyterian Church) and 412607000110 (Gary C & Catherine Von Glinow) and extending around the retaining wall radius and ending as shown on the proposed plans.
    b. Be a minimum of 10' tall.

The IS HOA would like to state and document their lack of support for the required traffic adjustments to State Road 40 (SR 40), as required by FDOT, due to significant safety concerns.

The IS HOA appreciates the opportunity to provide this input and is confident that the Planning Board and City Commission will incorporate the above adjustments to the Planned Development when considering such a significant change in density. Please do not hesitate to contact me with any further clarification or information regarding these requests.

Sincerely,

Troy Railsback
Board President/Secretary
Indian Springs of Ormond Homeowners' Association, Inc.

From: Steve Curtis
To: Spraker, Steven
Subject: Tymber Creek Apartments
Date: Saturday, November 26, 2022 8:33:40 AM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Steven,

I do support the position of the Indian Springs Homeowner Association as provided via separate correspondence. Regardless, I'm reaching out personally as a Citizen of Ormond Beach and Indian Springs homeowner. After the first public meeting, a group of residents met with Jaffee Corp., at Indian Springs (IS), and requested the developer modify the site plan geometry to increase the apartment building separation from IS in the NW corner of the project. Jaffee Corp. did nothing. Since that time, and on a couple of occasions, the current Developer met with IS residents to further address homeowner concerns. Although the developer made good faith efforts to alleviate the concerns, the reality is that the apartment buildings are separated from the IS boundary by less than the width of a typical IS lot. Aside from separation, my concerns are:

- Building scale relative to IS
- Multiple balconies facing the back of resident's homes
- Building and site lighting bleed into the neighborhood
- Traffic and apartment resident noise
- Vehicle headlights beaming into homes

Although the Traffic Study does contemplate the following movements and the project has FDOT approval, of additional safety concern is that 100% of the proposed apartment traffic will exit on West Bound SR40 creating a U-Turn condition for eastbound apartment traffic at either the Riverbend roadway cut, or, if the Riverbend cut is backed-up, at the next available option which is immediately West of IS. Notwithstanding, with no deceleration lanes, making a right turn into Indian Springs or IL Villaggio is challenging. Speeding SR40 westbound traffic requires relief in the south lane to avoid our right turn movements. Additional south lane congestion created by these U-Turn movements across from the subdivision entrance is dangerous. As a practical matter, the distance from the apartment exit on SR40 to the beginning radius of the deceleration lane into Riverbend is less than 150 feet, not a lot of distance to navigate across 2 lanes of traffic to a backed-up deceleration lane. This condition will only worsen as Riverbend expands.

I respectfully offer the foregoing for consideration as you contemplate approval of the Tymber Creek Apartment project.

Steve Curtis

From: mwill9274@aol.com
To: Spraker, Steven
Subject: Proposed Apartment Development at Tymber Creek Road and Granada Blvd.
Date: Tuesday, November 22, 2022 3:54:16 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear City of Ormond Beach Planning Department,

I'm writing this email to document my concern and objection to increasing the existing unit per acre guidelines concerning the proposed Apartment Development project located at the corner of Tymber Creek Road and Granada Blvd. in Ormond Beach. My family and I have lived in the Moss Point Drive subdivision off Tymber Creek Road for approximately 13 years, and some of the things we value the most living in this small development is the privacy it offers and the preservation of the surrounding natural habitat. The natural beauty, flora and fauna of the strip of land bordered by Tymber Creek and Granada Blvd. should be preserved and protected, with managed development consistent with the preexisting neighborhoods off Tymber Creek Road.

Over the years we have seen how growth and development along Airport Road to the north of us has impacted the traffic along Tymber Creek Road. As traffic and congestion escalates at the Tymber Creek Road and Granada intersection, the difficulty driving out of Moss Point increases and the safety decreases in the area. This is especially evident in the mornings during the work week, where it can be quite hazardous pulling out of Moss Point and crossing Tymber Creek Road to head north, or even just pulling onto Tymber Creek Road heading south during the 7 am to 9 am rush hour time period. The risk is compounded by the increase in number of cars over the years attempting to make a U-turn on Tymber Creek Road at the Moss Point turn lane, intending to pull into the Walgreens parking lot. Making matters worse, it is very common during morning rush hour to see traffic backed up well beyond the eastbound turn lanes along southbound Tymber Creek Road at the intersection with Granada Blvd. To increase the number of units per acre at the Tymber Creek Apartment project would only put more cars and pedestrians on the road, exacerbating the congestion and safety issues in the area.

In conclusion, we have enjoyed living in this area and the quality of life it affords us. Amending current guidelines pertaining to the number of units permitted to be built on this small tract of land will proportionally and dramatically increase the population and number of cars in the area, negatively impacting the quality of life for the homeowners living in the existing subdivisions off Tymber Creek Road. Please do not increase the units per acre ordnance that is currently in place to manage our growth properly.
Thank you,
Mike Willard
Moss Point Drive

From: Mike Lambert
To: Spraker, Steven
Subject: Tymber Creek Apartments
Date: Monday, November 14, 2022 7:05:07 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Planning Department Ormond Beach:
We have lived at 20 Moss Point Drive since the Development sold lots and houses built, going on 33 years. We purchased and built because of the development's uniqueness, privacy, and roaming wildlife. We bought and built because of the zoning and restrictions on the surrounding properties. We have just completed an election cycle during which those seeking our vote assured us that beauty of our city would be preserved. That development would be managed and controlled. We look now for those words not to become hallow or manicured but upheld.
I am a resident of this area for 73 years , having been born at Halifax Hospital , raised near Our Lady of Lourdes Church and school, which I attended, then Father Lopez High School, then out of state for college and law school, knowing I would always return "home".
When the Jaffee group held the property, they sought to, and succeeded at, annexing a connected piece of property into the city. Later, we met with many of the city commissioners, showed them our neighborhood and walked to the project, pointing out our concerns. Instead of meeting with us, the mayor suggested that we meet directly with the attorney for, and a representative of, the proposed project. Dr. and Maureen Weiss graciously opened their home for the meeting. Concessions were pitched back and forth, each side conceding, compromising. Though we all left with the belief the project would go forward, with the concessions each pledged- to be put in writing once they got to presenting the project to the mayor and commissioners.
Waiting for the final project to be presented, we learned that the property had been sold, from the local consortium to an out of state group. Next, we were notified that the new group would be seeking the city grant an expansion from the original 10 unit per acre allowance to18 units per acre.
As a native of this area, I am horrified driving down N Clyde Morris Blvd. from Granada into Daytona. Worse is Williamson from Granada to Mason Avenue. No doubt these never-ending apartment complexes generate increased revenue for each's respective cities or the county. But at what cost? I have not spoken with one person who believes they aesthetically add to the community. I fear our elected public servants look at the tax base revenue generator and succumb, rarely foreseeing or admitting the loss, the strain on water supply, the increased traffic congestion, let alone "preserving our community".
Moss Point still has many of the original land purchasers who built their dream home at their dream location, based upon an original pledge that the surrounding areas were restricted to certain growth.
Sometimes I get concerned, as the farthest west developments that will be severely impacted by any extension of this project, we are out of sight, out of mind!
Those of us who remain in these exterior developments have demonstrated we are here for the long haul and because our land, with its attributes of peace, tranquility, and an abundance of wildlife I now get to show my grandchildren, having done the same with their now mom and dads, deeply means something to us.

Respectfully , Michael Lambert
20 Moss Point Drive
Ormond Beach, Fl.

From: richard weiss
To: Spraker, Steven
Subject: TYMBER CREEK APARTMENTS
Date: Sunday, November 13, 2022 1:49:26 PM
Attachments: letter concerning Tymber Creek.docx

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am enclosing the letter that I want to share with the Planning Committee. Thank you for your help and please let me know that you have received this email and it can be shared as is.
Sincerely,
Richard Weiss, MD

From Richard Weiss, MD
12 Moss Point Drive, Ormond Beach, Florida 11/13/2022

To Planning Department Ormond Beach
Concerning Tymber Creek Apartments

This letter is written regarding the request to expand the Tymber Creek apartment project from 10 units per acre to 18 units per acre allowing for an 80 % increase in the population density as well as allowing for a similar increase in the total number of residents. The builder is entitled to build 10 units per acre as the land was zoned for this number. Building more than this would require an exception to the current zoning and will result in a major impact on the residents of this area. It is the ***exception*** we object to. The reasons are the following:

1: I am a hematologist and oncologist who has practiced for 37 years in this area. Our emergency rooms are filled, hospital beds are not always available and access to physicians in a timely manner is increasingly difficult. This is not just an inconvenience but can potentially be life threatening. You need to make sure that the growth in the population is accompanied by a commensurate growth in the medical community as well. Please do not increase the number of residents in the area without an adequate infrastructure as it is not safe.

2: Most of us moved here to live in a small community and avoid the high population densities of the larger cities. Bringing in large numbers of new residents in Ormond Beach will undermine this and is supported primarily by the few who will make profit and generally opposed by the vast majority who want to live in a more open space. Allowing this to happen is not planning but acquiescence. Please help find a happy medium.

3: The animals: they cannot speak for themselves, yet they gift us their presence. I do not see deer, turkey, turtles and the myriad of other species in our large cities. Let us avoid this becoming our legacy.

If we do not limit the population growth in Ormond Beach now, we will not be able to undo the consequences in the future.

Thanks for listening and sincerely,

Richard Weiss

From: John Dietz
To: Spraker, Steven
Cc: Dietz Cheryl
Subject: Opposition to Proposed Tymber Creek Apartment Project
Date: Sunday, November 13, 2022 11:54:30 AM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Mr. Spraker,

The purpose of this letter is to express our concern and opposition to the proposed Apartment Development project at the NW corner of Tymber Creek and Granada Blvd. in Ormond Beach, Fl.

As longtime residents of Ormond Beach, living in the Moss Point SubDivision, we have enjoyed a very nice quality of life including privacy, reasonable traffic, safety and abundant wildlife in our surrounding acreages. Additionally, we have benefitted from the local commerce and controlled / managed growth that has occurred during the last 10+ years.

We are not against managed growth! **We are are very concerned that there is consideration to raise the existing unit per acre guidelines** and potentially grant exemptions to the developer. The developers in Ormond Beach and nearby Daytona have a right to build within existing guidelines, and they are currently adding thousands of units in the surrounding area. Please don't increase the number of Units per acre allowed.

To increase the number of units per acre at the Tymber Creek Apartment project would be in direct conflict with the controlled / managed growth program that has been successfully in place for years. Although there are many negatives to increasing the units per acre we will just cite one, **traffic flow and safety near the Tymber Creek and Granada intersection, and subsequent eastbound Granada traffic congestion.**

This is already a known problem during rush hours, particularly in the mornings. It is difficult to drive out of our housing development onto Tymber Creek southbound in the mornings because traffic is frequently backed up from Granada northward all of the way to the lights at the entrance to Break Away Trails. Frequently southbound cars on Tymber Creek that want to turn left onto Granada and head eastbound are instead driving through the intersection and cutting through the neighboring strip mall and skipping the Tymber Creek turn lane altogether! What would several hundred additional cars do to this already congested intersection?

We have pictures of the traffic backed up to the Break Away trails intersection that we will be glad to share with you. Please do not increase the 'units per acre ordnance' that currently is in place to manage our growth properly.

Kind regards, John and Cheryl Dietz

From: Julie and Ken Sipes <cando2ormond@gmail.com>
Sent time: 11/09/2022 01:28:21 PM
To: Spraker, Steven
Cc: Persis, Susan
Subject: Tymber Creek Apartments SPRC Comment

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please include these in the Planning Board packet:

This project is not compatible with the neighboring subdivisions.

The land development code allows for only 164 units, and any increase in density will be detrimental to the quality-of-life for the surrounding area's residents.

The traffic issue will become horrendous with people racing through the Walgreen's parking lot, making U-Turns in all directions on Granada Blvd., especially with the heavy school traffic in this area (from Riverbend, Calvary, Pathways, Pine Trails).

With the creeks and rivers, flooding concerns also remain an issue for this area.

This is not the right project for this area. We ask that it be rejected.

Ken and Julie Sipes

From:	Deb W <debweinbergfl@gmail.com>
Sent time:	11/07/2022 04:36:36 PM
To:	Spraker, Steven
Subject:	RE: Tymber Creek Apartments (PZ-22-008) - Include in Submission

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Planning Board Members:
We are writing as we will be out of town on 12/8/22 when this meeting will take place.

We are asking the OB Planning Board members to deny this apartment project in its current form. Before granting variances to a developer please remember the current residents who live in the area and how this will affect their lives. Evaluate all new projects to ensure our last remaining green spaces are not over built, our roads & schools are not overloaded, and that infrastructure is in place before allowing a project to begin.

As you are all aware the traffic @ Tymber Creek and Granada is already problematic during school and rush hours. There are multiple new approved housing projects that will use this road. Many are ongoing and some (Marshside) have not started & are not part of the Traffic study (and will not be for years.) Aside from the traffic, the wear & tear on our roads, schools, water usage, flooding & the many issues that result in a project of this scale being built on this lot.

Adjacent to Ormond are thousands of new apartments that have been built. Large apartment complexes on Williamson, LPGA, Clyde Morris. All indirectly putting pressure on the resources that we who live in Ormond Beach are affected by daily.

We understand the need to allow new projects, but this is the type of project that should NOT be approved. This land should be bought back by either Ormond Beach or the State of Florida.
In our opinion, in order for Ormond beach to continue to be a desirable place to live not every project needs to be approved or every piece of land be developed. An Apartment complex of this size in this location does not benefit any resident that currently lives in this area.

Please take these concerns in your decision before you allow this project to move forward.
Please ask yourselves this simple question: Will this project enhance the quality of life for existing residents?

Debra & Matt Weinberg
2341 Lipizzan Trail
Ormond Beach
386-405-0866

Received 11.07.2022 – From Ron Hoopper

Planning Board

Tymber Creek Apartments

The property now is zoned for 164 units per acre. The density of which should not be increased.

What is best for residences of Ormond Beach especially West of I-95?

If the City's Land Development Code allows for 164 now, then why would and increase be of any value to the residence of Ormond Beach? Greater density is NOT what residence want nor need. This policy decision to increase the density should not be approved. Density has been discussed many times concerning Ormond Beach and it is something few people want.

The owner of the property knew what the Ormond Beach zoning is for this area. There should be NO expectations that the number of units/density should be approved.

This area on the north side of Rt.40 and west along nearby Tymber Creek Rd. have defined established neighborhoods. Residence bought their homes knowing of the present zoning of the property in question. They did not expect that a developer would ever want to increase the density more than doubled the allowed units.

Although these apartments have been referred to by the developer as "luxury apartments", they are no difference then any of the apartments that have been going up in Daytona Beach near Ormond. You can put lipstick on a pig, it's still a pig.

Ingress and egress for the proposed apartments are the same for Walgreen's, off of Rt 40. When people leave this area, they go west onto Rt 40 then, if they need to go into Ormond Beach/I-95 they must make a U turn on Rt 40 approx. 1/10th of a mile from Walgreens. The U turn is in front of Riverbend Academy which has approximately 310 students from preschool to 12th grade. With the continuing

increase in traffic now and especially future traffic from Avalon Park, it makes no sense to approve greater density in this area and create more traffic congestion.

There are traffic issues from Tymber Creek Rd to I-95. Study By FDOT recognized another needed traffic light.

The present design of Rt 40 is not prepared for this increase of density and would need considerable upgrades/redesign first and foremost.

Although there is no proposed ingress/egress onto Tymber Creek Rd all one has to do is travel through Walgreens parking lot to use Walgreen's ingress/egress. That is planning at its worst.

Obviously, the design shown on the site plan leaves little distance between 3 story unit buildings and Indian Springs community.

I believe Ormond Beach can and should do better then to approve more density, greater traffic congestion, possible loss of home values near the area and start to become and extension of Daytona Beach. Requests do not always have to be approved when in good conscience it is in the best interest of Ormond Beach and residence in the area not to approve this request.

From:	Lauren Campbell <laurann06@gmail.com>
Sent time:	11/07/2022 11:40:58 PM
To:	Spraker, Steven
Subject:	IMPORTANT- Quality of life in Ormond Beach

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. Spraker,

I ask you to take this email seriously. As I am not the only person with the same concern. Ormond Beach cannot handle anymore traffic or people moving in. We need to keep our community "Ormond Beach" not a destination for people moving from other states. It is with great concern that I write to you because, as a native, I've seen so much change within the last 20 year.s And I have 35 years within this beautiful place. Granada cannot handle the traffic. Please stop with more apartments. Keep our wetlands and wild animals safe from new construction. WHERE ARE THE ANIMALS SUPPOSED TO LIVE? Growing the town larger will not do us justice, nor the animals, and the population will turn into a mini Miami. Or worse, a Daytona Beach city corner.

My true message is as follows. PLEASE CONSIDER THIS AS A GREAT CONCERN TO ALL ORMOND BEACH RESIDENCE!

My most sincere gratitude,

Lauren Campbell
29 Oak Ave, Ormond Beach

Planning Board Tymber Creek Apartments The property now is zoned for 164 units per acre. The density of which should not be increased.
What is best for residences of Ormond Beach especially West of I-95? If the City's Land Development Code allows for 164 now, then why would and increase be of any value to the residence of Ormond Beach? Greater density is NOT what residence want nor need. This policy decision to increase the density should not be approved. Density has been discussed many times concerning Ormond Beach and it is something few people want.
The owner of the property knew what the Ormond Beach zoning is for this area. There should be NO expectations that the number of units/density should be approved.
This area on the north side of Rt.40 and west along nearby Tymber Creek Rd. have defined established neighborhoods. Residence bought their homes knowing of the present zoning of the property in question. They did not expect that a developer would ever want to increase the density more than doubled the allowed units. Although these apartments have been referred to by the developer as "luxury apartments", they are no difference then any of the apartments that have been going up in Daytona Beach near Ormond. You can put lipstick on a pig, it's still a pig.
Ingress and egress for the proposed apartments are the same for Walgreen's, off of Rt 40. When people leave this area, they go west onto Rt 40 then, if they need to go into Ormond Beach/I-95 they must make a U turn on Rt 40 approx. 1/10th of a mile from Walgreens. The U turn is in front of Riverbend Academy which has approximately 310 students from preschool to 12th grade. With the continuing increase in traffic now and especially future traffic from Avalon Park, it makes no sense to approve greater density in this area and create more traffic congestion. There are traffic issues from Tymber Creek Rd to I-95. Study By FDOT

recognized another needed traffic light.
The present design of Rt 40 is not prepared for this increase of density and would need considerable upgrades/redesign first and foremost. Although there is no proposed ingress/egress onto Tymber Creek Rd all one has to do is travel through Walgreens parking lot to use Walgreen's ingress/egress. That is planning at its worst.
Obviously, the design shown on the site plan leaves little distance between 3 story unit buildings and Indian Springs community.
I believe Ormond Beach can and should do better then to approve more density, greater traffic congestion, possible loss of home values near the area and start to become and extension of Daytona Beach. Requests do not always have to be approved when in good conscience it is in the best interest of Ormond Beach and residence in the area not to approve this request.

From:	Renata Rosander <realtorrenata1@gmail.com>
Sent time:	11/03/2022 01:44:01 PM
To:	Spraker, Steven
Subject:	Tymber Creek Apartments

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Planning Board & City of Ormond Beach:

Please please please do not allow these apartment buildings in our backyard. We are homeowners in Tymber Crossings and our quality of life is already taxed with all the development in Hunters Ridge. Now City Council approved nother 129 homes on Airport Road and Tymber Creek. If anyone on the planning board lives off Tymber Creek road you would see that it takes 30 min to go 2 miles to get to 95 in the morning. There is just no way the intersection of Granada and Tymber Creek can safely handle more traffic. We all bought west of 95 purposely to stay away from rental apartments.

Here are some of the issues

1. Building on the wetlands (yes the out of town developers mitigated the wetlands), right on the little tomoka river, we just had significant flooding, not to mention the chemical runoff from the landscaping straight into the river. Keep those wetlands clear to protect our homes from flooding, wildlife and water quality.
2. Horrible location planning for apartments. They are proposing the apartments share an exit with Walgreens. The renters will need to go west on Granada and make a U-Turn right at the Riverbend church/school exit (which is busy in the mornings), in order to access 95, town and shopping. There will be accidents as approximately 800 cars will be making U-Turns in the morning right where the school's exit is with hundreds of cars as well. Sunday is also extremely busy for Riverbend Church exit.
3. The people in the apartments will naturally become frustrated waiting to cross Granada to make a U-Turn on their way to work and will cut through the Walgreens parking lot to use Tymber Creek to turn left. This will make road rage as residents off Tymber Creek road that back up waiting 20 min + to make that turn will not want to let people cut in from the Walgreens parking lot. It just makes for an angry start to the day and an unhappy community all around.
4. We are a Single Family Home community! Our area is already stressed and there are more single family homes already approved (Tattersall/Avalon/HuntersRidge) that will significantly strain our clean water availability and the Traffic will be horrendous. We do not need or want apartments!

As a Realtor, I understand the owners from St Augustines have rights but not for apartments. Please do not approve this! If they want to use the land for a strip mall/businesses that makes a little more sense as long as it's not on wetlands and a much smaller footprint. Along the river there should be protected.. Our property taxes just went up and now developers want to also take away our quality of life and create guaranteed dangerous driving for all of us including the prospective tenants. Leave the apartments west of 95. I'm on our HOA board and neighbors are seriously discussing moving as a result of the apartment buildings. Look at Port Orange as an example and trust your gut and please vote no.

Thank you,

Renata Rosander and Geraldine DiRodio
Realty Pros Assured
Mobile:386-316-8041
https://www.renataongranada.com/

From:	Kelly Filasky <homedrawsplus@yahoo.com>
Sent time:	11/02/2022 02:24:37 PM
To:	Spraker, Steven
Subject:	Tymber Creek Apts

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Mr. Spraker,
I am writing in regards to the proposed apartments off 40 and Tymber creek road. I am resident of Tymber Creek and find the traffic Already horrible. I cannot fathom what this road will look like when more apartments go in. Sometimes (no kidding) it has taken me 15 minutes just to go 2 miles during school hours. I would like to voice my concern and ask that this complex be axed. I feel like I have been hearing about these apartments for years now?
Thanks for listening,
Kelly Filasky
Sent from Mail for Windows

From:	mary newsome <bloodymaryjn@yahoo.com>
Sent time:	11/02/2022 11:27:53 AM
To:	Spraker, Steven
Subject:	Tymber creek apartments

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am a definately NO vote on this. Our traffic is already horrendous Can’t see 600 more cars getting in the mix (assuming 300 units with 2 cars each) Can’t they build north off US 1?

Sent from Yahoo Mail for iPhone

From: Troy Railsback <troyrailsback@yahoo.com>
Sent time: 10/02/2022 09:57:47 PM
To: mark.watts@cobbcole.com; Garrison McMillan <gmcmillan@tellus-partners.com>; Harry Newkirk <harry@newkirk-engineering.com>; Gary Von Glinow <gvg50@aol.com>
Cc: Spraker, Steven; Michael Gentry <mgentry408@gmail.com>; Steve Curtis <steve.curtis@safstor.com>; Jonathon Schrader <jschrader@tellus-partners.com>
Subject: Re: Tymber Creek Apartments

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Michael,
Thank you for passing along the information and keeping the group input/feedback/responses regarding Indian Springs HOA and more specifically a few of our Indian Springs Property Owners who will be adjacent to the development.

Garrison/Harry/Mark,
Thank you for your gracious efforts in incorporating the Indian Springs HOA's input/requests into this iteration of your site/development(s) plans.

The main focus and open item for me is the traffic impact to the current HWY 40 layout just west of the ingress/egress of your development, and more specifically the lack of turn lanes into our development (Indian Springs) as well as the Coquina Presbyterian Church (just west of your property and the Jaffee parcel on HWY 40) and Il Villaggio (just west of Indian Springs). I will continue to highlight this flaw in the current HWY 40 layout, that will become dangerously/fatally more evident with the traffic impacts of you parcel's requested use at a significantly higher density than zoned/planned. Walgreens has a turn lane (as will you in conjunction with the ingress into your parcel). Breakaway Trails has a turn lane and so does Hunter's Ridge. If having turn lane to ingress into the Tymber Creek Apartments is important and vital to traffic flow into the apartments, then the same should apply for mitigating egress traffic from a significantly higher density use than zoned/planned. Yes it has been mentioned that a longer turn lane(s) (for U turns) will very likely be part of the upgrades to HWY 40, but the weaving drivers and traffic congestion of the egress traffic from Tymber Creek Apartments mixed with Traffic Flow coming west on HWY 40 from the light at Tymber Creek Road will result in distracted, speeding, annoyed drivers (at speeds of 50+ mph) significantly more opportune to be stalled in focus of vehicles slowing down to less than 20 mph to exit HWY 40 to ingress into those above mentioned entrances without turn lanes. So my ask is that you are an advocate/good steward/supporter (vocally and financially?) of the City and State making these suggested improvements (turn lanes into those above mentioned entrances without turn lanes). Please know that Indian Springs did have a turn lane in the past, however traffic into our development and more importantly traffic on HWY 40 has significantly increased.

Steve (Spraker),
The previous paragraph is something that I would like to discuss with you further when the opportunity presents itself in the very near future. I also would like for it to be part of the note(s) reviewed by the Planning Board/Commission/Other Reviewers.

All,
Please do not hesitate to call me on my cellphone (321-663-7301) to discuss further. More later…

Troy Railsback
Southern States Management Group | SSMGFL.com
Southern States Realty Services | SSRealT.com

On Monday, September 26, 2022 at 02:04:57 PM EDT, Gary Von Glinow <gvg50@aol.com> wrote:

Garrison,

I agree that you and your team have delivered a plan concept that we all hope mitigates the concerns neighbors voiced in August. By staking the buildings and road, a proof of concept will be established.

It is my individual opinion that you have exhibited a best practice approach to interfacing with my little piece of the community impacted by your apartment development. You traveled to meet with us on our turf and walked the site with us. You and your team have proposed potential solutions to most of our concerns that on-site staking and observation could validate.

My family and I bought our house in order to spend most of our time outside surrounded by an idyllic Florida tropical forest. Any development will alter that. I sincerely appreciate your efforts to reduce the negative impact on Indian Springs. I also recognize that you will undoubtedly incur incremental costs in order to implement the revisions proposed to the original site plan. To date, my wife and I acknowledge and appreciate your willingness to work with us.

Best regards,

Gary

Sent from the all new AOL app for iOS

On Monday, September 26, 2022, 11:09 AM, Garrison McMillan <gmcmillan@tellus-partners.com> wrote:

> Harry – do we have a schedule for the field work contemplated for the surveyor? I'm happy to try and mark that wall contemplated in the site plan in addition to the bldg. corners.
> Gary – I'm not sure that balloons would give you a good representation of the height of the building elevations or not. You would have to do so on a VERY still day with no wind pollution to get the desired outcome. Let us get the staking down in the field first and discuss via an online meeting. Please keep in mind that the existing natural buffer (between the contemplated screening wall and the property line) almost all of that existing vegetation will stay and not be disturbed. We will in addition to what is already there add more rather mature (10-12 foot) EVERGREEN trees that grow upwards of 70ft to additionally screen beyond the existing vegetation that is inside that vegetation buffer. I think you will find that in no time the apartment elevations are going to be totally screened. We also have pivoted the bldgs to adjust the line of sight from the balconies with this revised site plan & added the full fence enclosure of the apartments to make sure that no trespassing is easily contemplated between the apartment tract and the Indian Springs neighborhood without scaling a fence. I hope you can see that our efforts are doing our very best to address your concerns.
> Kind Regards,
> Garrison McMillan
> 4983 New Peachtree Rd | Suite B | Chamblee, GA 30341
> d: 404.798.5974 | f: 404.393.5439
> gmcmillan@tellus-partners.com | www.tellus-partners.com
>
> **From:** Gary Von Glinow <gvg50@aol.com>
> **Sent:** Friday, September 23, 2022 3:52 PM
> **To:** mark.watts@cobbcole.com
> **Cc:** Garrison McMillan <gmcmillan@tellus-partners.com>; Harry Newkirk <harry@newkirk-engineering.com>; Steven Spraker <steven.spraker@ormondbeach.org>; Michael Gentry <mgentry408@gmail.com>; Steve Curtis <steve.curtis@safstor.com>; Troy Railsback <troyrailsback@yahoo.com>
> **Subject:** Tymber Creek Apartments
> Mark,
> I agree with Michael Gentry's email to you on September 19 regarding the latest site plan for the Tymber Creek Apartment development. Unfortunately, I didn't submit my comments to Michael regarding the site plan until the afternoon of September 19. The purpose of this email is to convey my site plan comments and requests, which I believe are consistent with Michael's.
> First, thank you, Garrison and Harry for meeting with us on August 15 at the development site and my backyard. All three of you listened to our issues and concerns and have now proposed revisions to your site plan that appear to be consistent with what we discussed. As Garrison noted in his August 18 letter to me, staking Buildings 8 and 9 will allow us "to know exactly what we are dealing with from a buffer perspective."
> Regarding the staking, I also ask that balloons or some other form of staking be used to show the actual elevation of Buildings 8 and 9. In addition, the close proximity of the Apartment road to our pool house and outdoor swimming pool, may pose significant headlight and noise (motorcycle) intrusion on us and our neighbors. Therefore, I also request that you stake the west side of the Apartment road/wall that runs parallel with Indian Springs Drive and Circle. I also wonder if the construction and materials of the proposed wall have noise reduction qualities.
> Thank you once again for listening to us and making what I hope will prove to be a significant reduction in our buffer and privacy intrusion concerns. I very much look forward to discussing the revised site plan once the above staking has been completed.
> Best regards,
> Gary Von Glinow
> 39 Indian Springs Drive
> 847-624-0619

Sent from the all new AOL app for iOS

From:	Marian Marrese <m41257@yahoo.com>
Sent time:	08/18/2022 12:01:19 PM
To:	Spraker, Steven
Subject:	Tymber Creek Apartment Complex

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

August 17, 2022

Mr. Spraker,

First, I would like to thank you for your service to our community and your consideration of this letter. I know it takes time and responsibility in achieving your goals for our community.

Secondly, I am writing this letter regarding the projected Tymber Creek Apartment complex to be located next to and behind the Walgreens on the corner of Granada Blvd and Tymber Creek Rd. I believe that this development will have a significant negative impact on the community that I and my family have lived in for over 40 years. Many of our local residents, including myself, attended the meeting at Coquina Church in June regarding this proposed complex. This development in its location and size will make our community much less safe and the traffic volume and traffic pattern will make this area dangerous, especially for school and public transportation as it was discussed at the meeting. As a result, this will make our Ormond Beach area much less desirable.

There is a saying: "**Less is More**" Regarding this development and location, I believe, **less** development results in **more** safety, **more** beauty, and a **more** eco-friendly environment. In my opinion, negating or significantly limiting this development would be the **more** responsible decision.

Please consider this when voting on the advancement of this development. Again, I would like to thank you for your time, your service and your consideration.

Sincerely,

Dr. Roxy Marrese Jr., M.D.
6 Moss Point Drive
Ormond Beach, FL 32174

From:	jimbaro2@aol.com
Sent time:	08/14/2022 12:54:12 PM
To:	Spraker, Steven
Subject:	Tymber Creek Apartment Complex

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. Spraker,

My wife and I live in the Moss Point Subdivision. I attended the June meeting at the Coquina Church pertaining to the projected Tymber Creek apartment development. There are several items that were discussed at the meeting that are concerning, not the least of which is the impact to the existing residents in the area of the planned development. Most of the people have significant investments in their properties and enjoy the lifestyle we have become accustomed to over the years, which made Ormond Beach the place we decided to live and raise our families.

Another concern is the desire of the developer to increase the overall size of the project. Allowing an increased size will negatively impact the density of our area and worsen the existing traffic problems on Route 40 and Tymber Creek Road. Currently trying to make a left turn from Tymber Creek Road on to route 40 takes several traffic lights due to the back-up of traffic already existing on route 40 going east. The delays will only get worse due to the residents wanting to exit the apartment complex and go east into Ormond Beach. To do this they must attempt to cross two lanes of west bound traffic on route 40 and then attempt to make a U-turn into east bound traffic. The likely hood of accidents, injuries or worse and further back-ups is heightened.

Another person at the meeting asked the developer if they are going to manage the complex after the project is completed and for how long. The response was they would build it, manage it, and in a year sell it. That attitude does not bode well for our community. This project appears to be nothing more than a money-making proposition for the developer and a detriment to the citizens and the city of Ormond Beach.

My wife and I hope the planning board and commissioners will seriously consider studying existing options in the codes that mitigate the impact to the subdivisions that will be negatively impacted by this development. We are all caring residents of Ormond Beach and are concerned about the future of our properties, the lifestyle we have all come to love and the wellbeing of our city.

Thank you for the opportunity to express some of the concerns that we have about the proposed development.

James and Sylvia Barocas
16 Moss Point Drive

From: Gary Von Glinow <gvg50@aol.com>

Sent time: 08/11/2022 11:06:11 AM

To: scurtis@charleswayne.com; mgentry408@gmail.com; troyrailsback@yahoo.com; mark.watts@cobbcole.com; gmcmillan@tellus-partners.com; harry@newkirk-engineering.com; regina.epple@cobbcole.com; nika.hosseini@cobbcole.com; mimivon@aol.com; Spraker, Steven; Allen, David; Culliver, Cara

Subject: Fwd: Tymber Creek Apartments

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

* CORRECTED COPY*

This corrected copy replaces the one I sent last night and includes the removal of the sentence fragment between Sections B and C, and placing it where it belonged as highlighted in A.8. This is the only change. Sorry for any inconvenience; and thank you for taking the time to read this.

Gary

-----Original Message-----
From: Gary Von Glinow <gvg50@aol.com>
To: steven.spraker@ormondbeach.org <steven.spraker@ormondbeach.org>; david.allen@ormondbeach.org <david.allen@ormondbeach.org>
Cc: scurtis@charleswayne.com <scurtis@charleswayne.com>; mgentry408@gmail.com <mgentry408@gmail.com>; troyrailsback@yahoo.com <troyrailsback@yahoo.com>; mark.watts@cobbcole.com <mark.watts@cobbcole.com>; gmcmillan@tellus-partners.com <gmcmillan@tellus-partners.com>; harry@newkirk-engineering.com <harry@newkirk-engineering.com>; regina.epple@cobbcole.com <regina.epple@cobbcole.com>; nika.hosseini@cobbcole.com <nika.hosseini@cobbcole.com>; cara.culliver@ormondbeach.org <cara.culliver@ormondbeach.org>; mimivon@aol.com <mimivon@aol.com>
Sent: Wed, Aug 10, 2022 6:21 pm
Subject: Tymber Creek Apartments

Dear Steven and David,

First and importantly, thank you for the time you spent meeting with Steve Curtis, Michael Gentry and me at the north cul de sac of the Indian Springs subdivision. Both of you listened very attentively to our comments and concerns and then viewed the developer's property from our backyard and property line.

From a sight line and privacy perspective, my house at 39 Indian Springs Drive is, by far, the most directly impacted, in any subdivision, bordering the proposed apartment development.

Steven, you met with my wife and I several times in your office when the Jaffe Corporation proposed development of the Tymber Creek property. Our questions and potential concerns at that time remain the same regarding the impact on our property, since the current proposal appears identical to the Jaffe proposal regarding location and configuration of the proposed apartment buildings.

The purpose of this letter is to provide some information about my wife and I, and how we came to buy 39 Indian Springs Drive, to express general support for the use of the land behind us, and to list questions, concerns, and immediate requests regarding certain features of the proposed development.

Relevant Background

My wife and I are retired. We will celebrate our 40th wedding anniversary later this year.

For many years, we spent our vacations in or around the Cocoa Beach area. In January 2017, we started our search for a VRBO rental and found everything was booked and, at the last minute, a house on Halifax Avenue in Ormond Beach had a cancellation, and we rented it for 2 months. We had never heard of Ormond Beach.

We fell in love with everything about Ormond Beach. When our lease expired, we rented a condo on the river, began our search for a permanent home, and bought 39 Indian Springs Drive on 6/30/17. We moved in with no furniture...nothing. Later in the year, we sold our house in Lake Forest, IL and physically moved our household. Like many others, our only regret is that we didn't find Ormond Beach sooner.

We have two grown daughters, both are married, both own businesses with their husbands that allow them to work at home, and both have 2 children under the age of 4. One lives in Chicago, and the other in Brooklyn.

We bought 39 Indian Springs Drive specifically because it was configured to easily house our daughters and their families for weeks at a time. As parents and grandparents, we wanted to entice them and our grandchildren to visit often. Last month, both girls and their families spent nearly two weeks with us and one family is returning on August 22nd for a weeks' stay.

Our House

The developer's plans show the corner of our main house, but not the pool and enclosure immediately behind our main house, nor the pool house immediately behind our pool enclosure. Our pool house is the closest structure to our property line and, therefore, closest to the proposed apartment buildings. I have mentioned correcting the misleading depiction of our structures on the developer's plans to both developers or their agents, with no response.

The builder of several homes in Indian Springs, built our house for himself and his family in 2008. They lived here for many years. Naturally, he positioned the house on its property and designed the rear of the house, pool, and pool house to have optimal views of the forest and vegetation now occupying the developer's land behind us. For example, our master bedroom is located at the rear of our house, with sliding doors to the lanai and pool, and a 9' x 7.5' single pane window that faces the developer's property and is the closest portion of our main house to the developer's property.

The Proposed Development

While we had been told by our realtor that the forested land behind us "could never be built on," we also agree that ignorance is no excuse for objecting to the proposed development. In fact, we support the land use for this development and the proposed number of rental units. And, we think the illustration of the proposed buildings are attractive.

Compatibility Concerns and Requests

First, I have no experience in contracting to build a structure of any kind. I don't know how to read the plans that the developer is required to provide us. On the other hand, I challenge any experienced builder, or even a registered surveyor, to use the plans provided to us and, without a GPS or other CAD/CAM aid, to walk out into the forested land to be developed and stake the corners of Buildings 8 and 9.

A. Privacy - We want the impact on our privacy (sight lines, sound, etc.) to be mitigated. The specifics of that mitigation request can be provided only once the following actions are completed:

1. The location of building 8 and 9 are staked with materials that are visible from our property line. The stakes should show buildings directly behind the entire width of our property line.
2. Poles or other identifying objects are positioned to show the height of the 2nd and 3rd floor balconies directly behind the entire width of our property line. Please note: the land on which Buildings 8 and 9 are to be built is significantly higher than our property.
3. New, bright-colored ribbons are placed and visible on all trees that will be removed behind the entire width of our property line. Ribbons originally placed years ago by the Jaffe Corporation have faded or are not visible today.
4. Landscaping - Steven, you mentioned that a landscape designer employed by the city could meet with us to examine and assess current and planned vegetation. I would appreciate it if you would provide me the name and contact information for this landscape designer, or alternately provide my contact information to that person. Landscaping mitigation is particularly crucial to us since much of the current vegetation on the developer's land between our property line and the approximate location of Buildings 8 and 9 is quite short (a few feet high) compared to other areas of the developer's land.
5. Stakes or other objects are placed such that can be seen from our property line along the apartment road beginning prior to the curve around the corner of Building 9 and continuing for the width of our property line. In addition to sound intrusions, we are interested in assessing the impact of vehicle headlights on our property.
6. Parking - Stakes or other objects are placed on all parking spaces, planned and approved (including those not being built by this developer) that face our property line.
7. Configuration of Buildings - The current developer purchased the land and decided to propose the same configuration of buildings as the Jaffe Corporation. I ask that the developer consider positioning Building 8 in a manner that would significantly reduce its undesirable intrusion on our privacy.
8. Urgency - We requested most of the above in person with an employee of the Jaffe Corporation. On June 8, 2022, I made a similar request (primarily focused on 1 and 2 above to an agent of the current developer. My concern is that any delays by the developer in fulfilling our request might prevent us or anyone else from intelligently and thoroughly assessing the impact of this development on the community and its residents and

making that assessment and related mitigation requests known to the developer and those officials who are responsible for reviewing and approving/revising the developer's proposal. In other words, delay or non-compliance with our requests helps the developer and harms impacted Ormond Beach residents. And worse, may prevent approving authorities and commissions from making fully informed decisions.

9. Photoshop technology exists and is available to the developer and, perhaps the City's landscape designer, to provide us with a best effort picture of the impact of the proposed development with and without mitigation. As the owner of the house that is significantly impacted by privacy concerns resulting from the developer's current proposal, I request this support to be provided to us well in advance of any official meeting to review or approve the developer's proposal.

B. Security and Sound - While we view 600+ tenants in 300 units as validation of our decision to decide to live west of Interstate 95, common sense also suggests that density increases the need for increased security. Indian Springs homeowners have suffered break-ins and burglaries in the past. The HOA took steps to increase our security by causing our subdivision to be gated 24/7. The developer's land has provided a natural barrier on our East side.

The construction of a wall or other barrier between the proposed apartment buildings and Indian Springs would strengthen security for all homeowners and tenants and could also provide a sound buffer. My wife and I strongly endorse and support the requests of Steve Curtis and Michael Gentry regarding the need for an effective wall barrier.

C. Traffic Safety - It appears to me that the current developer purchased the land and is proceeding with basically the building plan as was proposed by the Jaffe Corporation. On June 8, 2022 at the meeting at the Coquina Church, I was shocked to learn that the only significant change to the Jaffe plan was to eliminate access to the apartments by tenants from Tymber Creek Road and to require all ingress and egress of tenants to occur west of the Walgreens access on Granada.

I do not understand the reason or benefit of this change or what problem it is attempting to solve. As a reasonable person, causing some large portion of 600+ cars from the apartments to join 100+ parents delivering their children to the Little Blessings School, and hundreds of other parents delivering their children to River Bend Academy within a few hundred linear feet while semi-trucks and other vehicles are joining this same linear space at high speed on Granada through the Tymber Creek intersection is a recipe for disaster. Obviously, FDOT has the expertise to evaluate this and if they approve this without some serious changes to the roadway, I must accept their decision.

What I am requesting now is a written or oral presentation by the developer that describes the reasons and rationale for this dramatic change to the Jaffe proposal.

As I look over the length of the above, one could conclude that my wife and I are strongly opposed to this development. That conclusion would be wrong.

We are generally supportive of growth and development west of I95, and we are specifically in favor of the 300 unit apartment complex that is proposed. Once our requests are met in A and B above, I expect that reasonable mitigation requests arising from a more transparent assessment of the developer's proposal can be agreed upon by all parties.

Finally, I have found this process very frustrating and ineffective due to communication requirements to which developers must comply. A sheet slightly larger than 8.5” x 11”, depicting the location of proposed buildings on forested land covering multiple acres, is not very informative or user friendly for a typical resident. In this situation, knowledge and information equates to power. The information requirements placed on a developer seem to tilt the power equation strongly in favor of the developer. The resident is left largely in the dark, in my opinion. Most of my requests above are my attempt to achieve transparency, a balance of power, and shared facts and information as a basis for reaching agreement on reasonable mitigation solutions.
****

Steven please forward this to whomever you feel is appropriate. I apologize for the length of this note, but felt it was necessary to err on wordiness for those that have never been to our house.

Best regards,

Gary C. Von Glinow
39 Indian Springs Drive
Ormond Beach, FL 32174
phone: 847-624-0619

From: mgentry408@gmail.com
Sent time: 08/08/2022 10:00:45 AM
To: Spraker, Steven
Cc: scurtis <scurtis@charleswayne.com>; Gary Von Glinow <gvg50@aol.com>; Troy Railsback <troyrailsback@yahoo.com>
Subject: Tymber Creek Apartment Complex Proposal

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Spraker,
Upon review of the latest submittal of the Tymber Creek Apartment complex, I was surprised and disappointed. I attended the Neighborhood meeting at Coquina Church in early June which crystalized the concept of the project. Most of the comments were concerning traffic, safety, security, aesthetics of the area and the footprint of the Complex. After the meeting I spoke with both Marc Watts, Attorney for the developer and Garrison McMillan, the developer. I expressed safety concerns with the property being within a few feet of two homes in our development and my desire for a non-penetrable wall, preferably some type of block, brick at least 8' tall. I also invited Garrison to come walk through our development and see firsthand the next time he was in town. It may be he has not been back to Ormond Beach since the meeting, but I have not heard from him or any member of his team. While I felt he understood my concerns about separation and he indicated he would talk to his team about a fortified wall, the concept of a 6' vinyl white fence is egregious to me and erodes any confidence in addressing other concerns voiced by residents during the meeting.
It is interesting the desire to be "good neighbors" was mentioned multiple times. Yet, when Mr. McMillan was asked his company's intentions, he replied they intend to build it, get it leased, operate it for one year and sell it. This leads me to conclude being a good neighbor only applies to getting approval in a manner which is beneficial for Tellus Partners to sell for an acceptable profit and leave the balance of the "good neighbors" to deal with traffic, safety, security and aesthetics beyond a couple of years.
At this point after reviewing the plans, I feel at a minimum the developer should construct a wall of block or brick at least eight foot high on top of the retention wall they show in the schematic around the property and in all other areas along the property line as required to provide an adequate barrier. This would at least provide a level of separation and security from Indian Springs and the Little Blessings School and Coquina Church which also is adjacent to the property. Additionally, I would require the Developer to reposition Building Nine and arrange the balconies to the woods rather than the homes in Indian Springs and the Little Blessings School.
While I recognize the rights of the developers to build what is allowed within regulations and codes, they should not be entitled to ignore what may be more expensive, inconvenient and a significant change in the surrounding neighborhoods.
I thank you for the opportunity to submit my primary concerns and suggestions on this project.
Sincerely,
Michael Gentry
10 Indian Springs Drive
Ormond Beach, FL 32174
Michael Gentry
Email mgentry408@gmail.com
Cell 386-405-8632

From: Spraker, Steven
To: City Clerk
Subject: Re: I concur with this Ormond Beach Taxpayer/Resident/Voter
Date: Monday, June 13, 2022 9:58:31 AM
Attachments: image003.png
image003.png

Thank you

Sent from my iPad

> On Jun 13, 2022, at 9:53 AM, City Clerk <cityclerk@ormondbeach.org> wrote:
>
> I believe this gets sent to you.
>
> <!--[if !vml]--><!--[endif]-->
> **Ashley McLoughlin**
> **Administrative Assistant, City of Ormond Beach**
> 22 South Beach Street, Ormond Beach, FL 32174
> Main: (386) 677-0311 | Direct: (386) 676-3331 | Fax: (386) 676-3330
> Ashley.McLoughlin@ormondbeach.org
> www.ormondbeach.org
>
> **From:** Amy Sandler <amysandler72@yahoo.com>
> **Sent:** Sunday, June 12, 2022 9:47 AM
> **To:** City Clerk <cityclerk@ormondbeach.org>
> **Subject:** I concur with this Ormond Beach Taxpayer/Resident/Voter
> **[External Email-Use Caution] - OB/IT Helpdesk**
>
> "Regarding the pending Tymber Creek Apartments project, please do not approve the developer's request for an increase from 10 units to 18 units per acre.
>
> The absolutely ridiculous and extremely dangerous traffic pattern the developer has planned for the approximately 500 - 600 cars exiting the apartments, going west on 40 and making a U-turn to come back east, combining that with the heavy traffic issues we presently have is a disaster waiting to happen. Our neighborhoods west of 95 are made up of single family homes.
>
> A three story, 300 unit apartment building is not compatible with the area. Please vote nay and represent the citizens of Ormond Beach rather than an out-of-town developer who could care less about the residents living here or the mess he will leave after cramming as many units and people and cars he can into a piece of property smack dab in the middle of our community. Thank you
>
> Sent from my iPad

From: Partington, Bill
To: Shanahan, Joyce; Whitley, Claire; Hayes, Randy; Spraker, Steven
Subject: Fwd: Tymber Creek Apartmets
Date: Sunday, June 12, 2022 10:13:30 AM

Bill Partington
Sent from my iPhone

Begin forwarded message:

> **From:** V Kester <kester41@gmail.com>
> **Date:** June 12, 2022 at 9:55:33 AM EDT
> **To:** "Partington, Bill" <Bill.Partington@ormondbeach.org>
> **Subject: Tymber Creek Apartmets**
>
> **[External Email-Use Caution] - OB/IT Helpdesk**
> Regarding the pending Tymber Creek Apartments project, please do not approve the developer's request for an increase from 10 units to 18 units per acre. The absolutely ridiculous and extremely dangerous traffic pattern the developer has planned for the approximately 500 - 600 cars exiting the apartments, going west on 40 and making a U-turn to come back east, combining that with the heavy traffic issues we presently have is a disaster waiting to happen. Our neighborhoods west of 95 are made up of single family homes. A three story, 300 unit apartment building is not compatible with the area. Please vote nay and represent the citizens of Ormond Beach rather than an out-of-town developer who could care less about the residents living here or the mess he will leave after cramming as many units and people and cars he can into a piece of property smack dab in the middle of our community. Thank you.
> Victoria Kester
> Breakaway Trails resident
> Sent from Mail for Windows

From: Partington, Bill
To: Shanahan, Joyce; Whitley, Claire; Hayes, Randy; Spraker, Steven
Subject: Fwd: Apartments:
Date: Friday, June 10, 2022 10:57:11 AM

Sent from my iPad

Begin forwarded message:

> **From:** Barry Miller <millerpsu66@icloud.com>
> **Date:** June 10, 2022 at 10:12:01 AM EDT
> **To:** "Partington, Bill" <Bill.Partington@ormondbeach.org>
> **Subject: Apartments:**
>
> [External Email-Use Caution] - OB/IT Helpdesk
>
> Let's not start building more apartment complexes in Ormond. Traffic is awful already. Putting apartments on Tymber Creek will only add to the congestion that's already bad. Have the courage to say no to more building in the Tymber Creek area. Thank you. Barry Miller
>
> Sent from my iPhone

From: Partington, Bill
To: Shanahan, Joyce; Whitley, Claire; Hayes, Randy; Spraker, Steven
Subject: Fwd: Tymber Creek Apartments
Date: Friday, June 10, 2022 3:48:50 PM

Sent from my iPad

Begin forwarded message:

From: mclarnanrio316@cs.com
Date: June 10, 2022 at 3:47:43 PM EDT
To: "Partington, Bill" <Bill.Partington@ormondbeach.org>
Subject: Tymber Creek Apartments
Reply-To: mclarnanrio316@cs.com

[External Email-Use Caution] - OB/IT Helpdesk

Hello Mayor Partington

Regarding the pending Tymber Creek Apartments project, please do not approve the developer's request for an increase from 10 units to 18 units per acre. The absolutely ridiculous and extremely dangerous traffic pattern the developer has planned for the approximately 500 - 600 cars exiting the apartments, going west on 40 and making a U-turn to come back east, combining that with the heavy traffic issues we presently have is a disaster waiting to happen. Our neighborhoods west of 95 are made up of single family homes. A three story, 300 unit apartment building is not compatible with the area. Please vote nay and represent the citizens of Ormond Beach rather than an out-of-town developer who could care less about the residents living here or the mess he will leave after cramming as many units and people and cars he can into a piece of property smack dab in the middle of our community. Thank you.
Mike & Mindy McLarnan
Tymber Creek
Ormond Beach FL

From: Partington, Bill
To: Shanahan, Joyce; Hayes, Randy; Spraker, Steven; Whitley, Claire
Subject: Fwd: Tymber Creek Apartments
Date: Friday, June 10, 2022 10:56:57 AM

Sent from my iPad

Begin forwarded message:

> **From:** Patricia Lang <outlook_58AC308E4BA1F9B1@outlook.com>
> **Date:** June 10, 2022 at 10:49:06 AM EDT
> **To:** "Partington, Bill" <Bill.Partington@ormondbeach.org>
> **Subject: Tymber Creek Apartments**
>
> **[External Email-Use Caution] - OB/IT Helpdesk**
> Pleas, please, NO MORE APARTMENTS! THIS IS SO UNNECESSARY. And both Route #40 and Tymber Creek are already overloaded with vehicles.
> Please save us from further distruction.
> Patricia and Stephen Lang
> 19 Deep Woods Way
> Sent from Mail for Windows

From: Partington, Bill
To: Spraker, Steven; Shanahan, Joyce; Hayes, Randy
Subject: Fwd: Tymber Creek Apts
Date: Thursday, June 9, 2022 9:00:10 AM

Just FYI…..

Sent from my iPad

Begin forwarded message:

> **From:** Anna Hannon <anna_hannon@yahoo.com>
> **Date:** June 9, 2022 at 8:58:25 AM EDT
> **To:** "Partington, Bill" <Bill.Partington@ormondbeach.org>
> **Subject: Tymber Creek Apts**
>
> [External Email-Use Caution] - OB/IT Helpdesk
>
> Hi Bill,
>
> I've met your dad a few times at RCOBA lunches. Nice man!
>
> We need your help going to bat for Ormond Beach residents please. Apartments are just not what we expected when we bought here west of 95. I understand the investor has the right to use it as commercial including multi family apts. But I really urge our city council to stay strong on the 10 units per acres vs the 18 they want. I think people assumed by commercial that it would be restaurants or stores that would bring convenience to our residents like the strip mall by 7-11. Hopefully they listen to your input.
>
> Cobb Cole presented the increase to 18 units per acre like it was a done deal and only when I questioned did he explain that it has not been approved yet. The city doesn't owe special preference to this out of town guy. If he bought it with 10 per acre, that's what it needs to stay at. There's no logical advantage to Ormond Beach residents to increase it. We can't make this change just to bring in more tax money. The long time residents of upscale communities deserve better consideration.
>
> Also can you find out what other properties in Ormond are at risk for apartment development so residents can be more proactive in requesting zoning changes?
>
> It doesn't seem that small town Ormond can take an uptick in density and keep Ormond as the pleasant area that it is. The expansion needs to move west rather than more density where we're already established. Our infrastructure can't take it.
>
> Not looking forward to the Regal turning into apartments either. You can hardly turn out of Publix during rush hour without significant backup on Williams. I think the consensus tonight was that the apartments being built on Clyde Morris

and Williamson makes more sense because we already think of that as commercial. It's east of 95 and it was always a known that it would be developed by commercial. The preference is always condos or townhomes over apartments.

Anna Hannon
386-383-0707

From:	mclarnanrio316@cs.com
To:	Partington, Bill; dwight.selby@ormondbeach.org; troy.kent@ormondbeach.org; Persis, Susan; rob.littleton@ormondbeach.org
Cc:	Shanahan, Joyce; Spraker, Steven
Subject:	Proposed Apartments on Tymber Creek Road
Date:	Friday, February 12, 2021 1:22:32 PM

[External Email-Use Caution] - OB/IT Helpdesk

Please protect neighboring communities west of I-95 and deny the Jaffe Corporation's proposed plan to build a three story, ten building, 300

unit apartment complex on Tymber Creek Road at the busy intersection with State Road 40. The City Commission considering such a large,

incompatible project in a wonderful long-established community of single family homes is questionable at best. The resulting

over-development will negatively impact traffic, the environment, water/sewer use, stormwater runoff into the Tomoka River, and compatibility

with neighboring properties adjacent to the proposed "best use of property luxury apartments" which will be exponentially worse than the

Marshside application that the city commission rejected for the same potential impacts on a much lesser scale. Thank you for denying this

proposed project.

Mindy McLarnan
Tymber Creek

From: Darla, Chipper
To: Spraker, Steven
Subject: Planned Apartments
Date: Monday, July 27, 2020 1:47:30 PM

[External Email-Use Caution] - OB/IT Helpdesk

Live in Tymber subdivision on Tymber Creek Road 0.5 miles from Granada and Tymber Creek Road intersection.

Mr Spraker,

I am speaking about the planned apartment building behind Wal HGreens on Tymber Creek. The planning board, in my opinion, has gone nuts with allowing unbridled growth plans all over Ormond Beach. Obviously, and sadly, palms are getting greased. Guess this must be remedied at the voting booth. I am against this apartment complex build.

Sincerely,

Darla Wickham
352 Hickory Hill Pl
Ormond Beach

Sent from Mail for Windows 10

Virus-free. www.avast.com

From: Betty Lou Geis
To: Spraker, Steven
Subject: Timber creek apartments
Date: Friday, July 17, 2020 1:00:13 PM

[External Email-Use Caution] - OB/IT Helpdesk

I can’t even imagine the city thinking about allowing a 300 multi family apartment complex on the corner of timber Creek and West Granada when we all know what’s going to happen two blocks down to the west with Avalon Park. What are we thinking? Granada Boulevard will become a parking lot ! Does anybody care about the quality of life in Ormond Beach anymore? I hope it comes under considerable scrutiny. Betty Lou Geis.

Betty Lou-
from my iPhone

From: Mail-service
To: Spraker, Steven
Subject: Proposed Apartments On Tymber Creek Road
Date: Monday, June 29, 2020 6:45:47 PM

[External Email-Use Caution] - OB/IT Helpdesk

Mr. Spraker

I ask that you do not approve the proposal for apartments at the corner of Tymber Creek Rd and Granada. The area is already overbuilt and this will do nothing to help the situation. There is no housing shortage in Ormond, but there is now an overabundance of traffic. Adding 296 apartments will likely result in an additional 500 cars on the road in this area. From the stoplight on that corner (Tymber Creek / Granada) to the east end of Granada (Rte 1) is 7 miles and there are already 17 traffic lights! That's right, 17 traffic lights! Enough is enough. It's time to come to grips with the overbuilding in Ormond and this would be a great start.

Thank you
Ron and Karen Iseman

DRAFT

Planning Board minutes from

December 8, 2022

ITEM:

PBD 2022-008(A) – Zoning Map amendment, Tymber Creek Apartments, 2011 West Granada Boulevard and 36 North Tymber Creek Road

IV. NOTICE REGARDING ADJOURNMENT

NEW ITEMS WILL NOT BE HEARD BY THE PLANNING BOARD AFTER 9:00 PM UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE BOARD MEMBERS PRESENT. ITEMS WHICH HAVE NOT BEEN HEARD BEFORE 9:00 PM MAY BE CONTINUED TO THE FOLLOWING THURSDAY OR TO THE NEXT REGULAR MEETING, AS DETERMINED BY AFFIRMATIVE VOTE OF THE MAJORITY OF THE BOARD MEMBERS PRESENT (PER PLANNING BOARD RULES OF PROCEDURE, SECTION 2.7).

V. PLANNING DIRECTOR'S REPORT

There was no Planning Director's report.

VI. PUBLIC HEARINGS

A. PBD 2022-008(A) – Zoning Map amendment, Tymber Creek Apartments, 2011 West Granada Boulevard and 36 North Tymber Creek Road

Mr. Steven Spraker, Planning Director, explained the applications for Items A and B submitted by Nika K. Hosseini, Esquire Cobb Cole Attorneys at Law, for:
(1) The zoning map amendment from Volusia County, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to Planned Business Development (PBD). The subject property is approximately 19.62 acres and is located at 2011 West Granada Boulevard and 36 North Tymber Creek Road. Mr. Spraker stated that Moss Pointe is to the north of the property and to the west of the property is Indian Springs and Coquina Presbyterian Church. To the south of it is a commercial vacant parcel of 9.93 acres, and then Walgreens and their stormwater are located to the east and the south of the Volusia County stormwater pond at 40 N. Tymber Creek. He concluded that to the east of the property are single-family properties and vacant Commercial.

Mr. Spraker explained the land use and zoning process for properties. The B-8 zoning district allows a variety of commercial land uses such as retail, office, medical office, restaurants with and without drive-through windows, shopping centers and multi-family.

(2) Regarding the issuance of a development order, it was explained that the Tymber Creek Apartments Planned Business Development (PBD) seeks to allow the construction of 300 multi-family residential units and associated site improvements on 19.62 acres. Mr. Spraker detailed the application in a PowerPoint presentation.

Mr. Spraker further explained the development order process for the density of the project which starts with the Site Plan Review Committee (SPRC), and added that the neighborhood meeting for it was held on June 8, 2022. He expressed that tonight the Planning Board hears the testimony from staff, the applicants and audience members, and added that as with all agenda items, Planning Board can approve it, approve it with conditions, or deny it, and either way it will still go to City Commission on January 24, 2023, for the tentative first reading and February 7, 2023, for the second reading. Mr. Spraker explained the three thresholds where the Land Development Code (LDC) is set up so that if going over a threshold, a public hearing is required to be held. The SPRC can only approve up to 10 units per acre, and over that up to 32 has to go through the public hearing process. He continued that the density is the first threshold, the building height over 30 feet is the second threshold,

and the building length of building #10 is the third threshold trigger. The land use allows up to 471 units, the zoning allows 164 units, therefore it requires the public hearing authorization. Mr. Spraker stated that the request is for 18.29 units per acre in which does not include the Recreation/Open Space. The second threshold, the building height, allows up to 15 feet above what the zoning district allows. The last threshold explained was that the LDC states that you cannot have a multi-family building greater than 180 feet in length without obtaining a Planned Business Development. All of the other buildings are less than that, other than building #10 which is at 249 feet in length.

Mr. Spraker reviewed the traffic concerns. The access off of Tymber Creek Road was pulled. An updated traffic analysis was done in August 2022. An independent traffic reviewer was hired that said that it met the concurrency standards. Mr. Spraker reviewed the tree preservation with 7 historic trees on site that have been preserved. Fifteen (15) percent of the site is required to be saved, or 2.94 acres, and the project has preserved 25.4 percent at approximately 4.99 acres. The landscape buffers to the north and west have been exceeded over the required 20 feet. There are 2.4 acres of wetlands on site and the project has impacted under 6 percent of it. Mr. Spraker reviewed the fences and walls for the project with decorative aluminum-railing fence, PVC-vinyl fencing and masonry walls. In one of the meetings there was a comment about the balcony on building #8 overlooking into Indian Springs, therefore they rotated that building and reduced the overall building height and provided additional landscaping to shield the project.

Mr. Spraker reviewed the public benefits in the natural preservation, landscape buffers, additional plantings, restriction of access onto Tymber Creek Road and the directional turning of building #8.

Mr. Spraker reviewed the correspondence received on the project consisting of traffic, the project being an incompatible use, density concerns, project over-development, site design issues and the negative impacts on the quality of life in the west Ormond area. Mr. Spraker stated that with the elimination of building #8, staff recommends approval.

Chairman Thomas opened it up to the Board for discussion and questions.

Board questions

Ms. Shull asked for details of what would happen if the PBD was denied. Mr. Spraker replied that 36 N. Tymber Creek Road has a Volusia County zoning, therefore the land use was changed but the zoning was not changed after annexation due to the project going for a Planned Development. If the PBD is denied, it has to be assigned city-zoning by state law. He continued that within the "Residential Office Retail" land use, there are certain zoning categories that would be appropriate such as the B-1, B-9 and B-10 zoning districts which allow 10 units per acre. The "Open Space Conservation" land use designation would go to a Special Environmental zoning.

Mr. Scudiero asked for further information about the land use maximums. Mr. Spraker explained that they would not be able to meet the land use maximum and would have to ask for exceptions to height and parking and a five or six-story building would not be approved there. The height would determine the land use maximum. Mr. Spraker continued that the B-8 is a General Commercial zoning district which allows other uses by right that could go up to 430,000 square feet of commercial uses.

Mr. Galloway asked for additional explanation on the land area calculation. Mr. Spraker replied that the entire property is 19.62 acres, with the breakdown calculation at 3.20 acres of "Open Space/Conservation", 3.20 acres of "Residential/Office Retail" and the remainder at 13.22 acres of "General Commercial".

Mr. Jorczak inquired if the city has the ability to alter the zoning to Suburban Low-Density if the application is denied. Mr. Spraker answered that the application has to be consistent with the "Residential/Office Retail" land use designation and the compatible zoning designations are B-1, B-9 and B-10.

Chairman Thomas asked Mr. Spraker to explain what can go in the B-8 zoning districts. Mr. Spraker replied that the B-8 zoning district allows retail sales, shopping centers, office/retail, hair salons, and both dine-in restaurants and drive-through restaurants.

Applicant's presentation

Mr. Mark Watts, Esq., Cobb Cole Attorneys at Law, 231 N. Woodland Blvd., DeLand, explained the proposed project, stating that it has a lot of history alongside the owner of the property, Mr. Garrison McMillan, Tellus Partners, to sort through the issues of concern. Mr. Watts reviewed the proposal in a presentation and explained how on the northern piece of the property 6.40 acres was annexed in 2020 but ever assigned city-zoning and the southern piece, 13.22 acres is zoned B-8. He explained the overall proposed plan and benefits to the public including doubling the preservation area to name one. Mr. Watts reiterated the restriction on the access points with the Tymber Creek connection restriction with the Planned Business Development (PBD) so that there is not exit traffic where the right-in and right-out traffic is with Department of Transportation (DOT) approval. The proposed setbacks, buffers, and environmental considerations were detailed with 0.14 acres of impact to the 2.40 acres of existing wetlands and 7 out of 7 historic trees being preserved. Mr. Watts reviewed the parks and amenities for the proposed project.

Mr. Watts described the high level of architectural detail and redesign of the buildings to lower overall roof height from 45 feet to 39.3 feet. The applicant addressed the concerns of the line of sight of the original building design from the adjacent neighborhood, and have since redesigned to reduce the pitch of the roof and building height. Mr. Watts referenced the concern with building #8 in relativity to the proximity to the closest house to that and how a retaining wall was designed in the plan to keep it up at a certain elevation with multiple layers of screening for both buildings 8 and 9, including a landscape buffer, masonry screening wall and cedar trees along the property boundary. Mr. Watts explained how the applicants have met most of staffs' and residents' concerns where possible as well as met the traffic standards. The attempt to address the State Road 40 access concerns and a U-turn or signal strategy at the church was unsuccessful, but the proposed configuration in the staff report and Board packet was permitted through DOT.

Mr. Watts referenced staff's recommendation to remove building #8 in which the applicant agrees to do so and reduce density for the site. He added that a building farther to the east would then be the 30-unit standard, updating the overall count to 276.

Mr. Galloway asked for clarification of the height of the retaining wall and screening wall specifics. Mr. Watts stated that it was 6 feet with a 6-foot masonry screening wall, for a total of 12 to 14 feet from the existing grade for the screening and retaining

wall. The concept for the masonry screening wall, vinyl and aluminum fencing was further detailed.

Chairman Thomas opened it up to the Board for discussion where questions were answered by the Planning Director. The Avalon project was discussed and referenced in comparison with this proposal.

Chairman Thomas opened the public hearing for audience comments.

Audience Comments

Mr. Troy Railsback, 27 Indian Springs Drive, explained that he and his wife are part of the Indian Springs Homeowners' Association (HOA), which is adjacent to the northwest portion of the proposed development. He added that he is the HOA President and submitted a letter on behalf of the HOA to the Planning Board as part of the submittal packet explaining the concerns with the proposed project. Mr. Railsback asked how many apartment complexes are west of Interstate 95 in Ormond Beach. He also asked the percentage increase in density from the current City of Ormond Beach zoning to what is being proposed. He asked if the planning and development rezoning request in the overall proposed layout is solely based off highest and best used metrics for maximum development and density for this type of use on the proposed subject property.

Mr. Railsback commented that working with city staff and the developer through multiple meetings, it was identified that both buildings 8 and 9 have a severe and significant, lasting impact to the community and are not conforming to the current B-8 zoning descriptions. He added that the site layout of the buildings being close to the property lines have an overwhelming and nonconforming lasting impact to the community as proposed with the current zoning calling for natural buffering between the adjacent parcels, and added that if the current zoning and density applied, that there would be plenty of opportunity to accomplish such. He inquired what is at stake and asks what is being contemplated. Mr. Railsback stated that it is a use that is evolving within the overall area and the west side of the Interstate 95 area of Ormond Beach as well as the multi-family apartments being considered at a significantly higher density than established in the current city zoning. Mr. Railsback requested that the Planning Board and City Commission carefully set lasting and management precedent in expectations for this type of development in their decision-making process for this submittal as well as future submittals. Mr. Railsback stated that he has a significant vested interest in his home and neighborhood and feels that the Planning Board should recommend the elimination of both buildings 8 and 9 as they tower over Indian Springs just as the Granada Bridge does just outside the City Commissions home here at 22 S. Beach Street. He concluded that building 9 will be the most significantly visible building to the community of Indian Springs.

Dr. Richard Weiss, 12 Moss Point Drive, spoke to the request of expanding the Tymber Creek Apartment project from 10 units per acre to 18 units per acre, allowing for an 80 percent increase in the population density and allowing for a similar increase in the total number of residents. He continued that the land was zoned for 10 units per acre and building more would require an exception to the current zoning and will result in a major impact on the residents of the area. Dr. Weiss explained his objections beginning with what he says he has seen with the emergency rooms filled, at times unavailable hospital beds, and less access to physicians in a timely manner and the difficulty and inconvenience of that, resulting in what he calls 'life-threatening'. Dr. Weiss expressed importance on making sure that growth and the

population is accompanied by growth in the medical community as well. He pleaded to the Board not to increase the number of residents in the area without an adequate infrastructure as it is not safe. Dr. Weiss commented that most of the residents moved to the area to live in a small community to avoid the high population densities of the larger cities. He added that bringing in large number of new residents in Ormond Beach will undermine that and is supported primarily by the few who will make profit and generally opposed by the vast majority who want to live in a more open space.

Dr. Weiss added that the animals cannot speak for themselves although gifting us with their presence. He commented that he does not see deer, turkey, turtles and the myriad of other species in the large cities and urges to avoid allowing it to become their legacy. He remarked that the argument that the additional units, residents and traffic will not impact the citizens of Ormond Beach is naïve and misleading and stated that the additional automobiles, owners and renters will have unlimited consequences for the residents and spoke on the beach, roads and house erosions during storms. Dr. Weiss concluded that growth needs to be managed responsibly.

Mr. Mike Lambert, 20 Moss Point Drive, stated he has lived on Moss Pointe Drive for thirty-two years and has lived in the community of Ormond Beach his whole life, expressing to the Board that he did want them to grant the amendment. He spoke on the growth and changes over the years in the city and on the beach. In high school he was a lifeguard and surfer when he says at that time suntan oil was made locally in a bathtub and people were encouraged to go out in the sun for looks and health. Mr. Lambert exhibited his tenth nose skin cancer surgery from heeding and accepting the advice given. Mr. Lambert spoke on the Planning Boards positions and noted that their time on it is temporary although their decisions are permanent, adding his hopes for them making the right decisions. He added that the community's quality of life in the area of Moss Point, Indian Creek and Tymber Creek would change with the proposed development. Mr. Lambert stated that the traffic on Tymber Creek Road is already horrific and does not want the community further altered.

Mr. John Dietz, 10 Moss Point Drive, expressed understanding that something is going be developed on the land and how the developer has the right to build apartments. He added that he wants the developer, Planning Board, City Commission, as well as the neighborhood to be successful, but has concerns with traffic. Mr. Dietz showed the Board a traffic exhibit photograph taken Tuesday, December 6, 2022, at 7:40 a.m. He stated that he was unable to get out of the neighborhood and captured the photographs from the median. He explained that the traffic backs up southbound on Tymber Creek Road to the traffic light, filling up the double-turn lane, backing up traffic back to Breakaway Trails into the Tymber Creek development traffic light. Mr. Dietz relayed information that he heard that a new turn lane will be put on Tymber Creek on the west side to help southbound traffic. He said that drivers are impatient in the morning and speed down past the line and dive into the turn lane, suggesting an accident will occur. Mr. Dietz also mentioned that they have issues with U-turns and asked for a no U-turn sign to be placed at the intersection of Moss Pointe and Tymber Creek. He added that he understands the need for an emergency exit gate and urged to leave it locked unless there is an emergency and asked for the Board not to increase the density per the acreage guidelines.

Ms. Marian Marrese, 6 Moss Point Drive, questioned if the development would improve the welfare of the current citizens or improve the environment. She stated that she has lived in Moss Point for 32 years and commented that the road was

widened due to the people and traffic. She remarked on the numerous apartment units going in on Williamson Boulevard, from Granada Boulevard to LPGA, and how Avalon Park will be going in near Moss Point, and pleaded that the Board look out for the citizens of Ormond Beach. Ms. Marrese expressed concern with increasing the density for the proposed project.

Mr. Gary Von Glinow, 39 Indian Spring Drive, commented that he and his wife are right behind the proposed building #8 and remarked that their house is the most severely impacted by the 300-unit Tymber Creek Apartment project and buildings 8 and 9. He explained additional compatibility issues between the proposed project and Indian Springs. Buildings 8 and 9 are 45 feet tall sitting on ground much higher than Indian Springs. Building #8 looks directly down onto their pool, pool house, lanai and bedroom window. He continued that the trees occupying the land for buildings 8 and 9 and the proposed road in front of them will be removed, offering more unobstructed site lines, sounds, etc. Building #9 faces the north side of their home and can be seen from at least five other houses in Indian Springs. Mr. Von Glinow credited Mr. McMillan and his team for meeting with residents and offering field tests and solutions where possible, including rotating building #8, mitigating the compatibility concerns. Mr. Von Glinow referenced his August 11, 2022 e-mail to staff that was included in the Board staff report and suggested that whatever solutions are proposed to mitigate compatibility be field-tested by the rotation and staked positions of building #8. The field-test observation led Indian Springs residents that were present at the meeting with Mr. Garrison three weeks ago, to conclude that buildings 8 and 9 are not and cannot become compatible with Indian Springs. Mr. Von Glinow expressed his support for the project in general but expressed concern with the capability and other HOA requests in which he supports.

Mr. Michael Gentry, 10 Indian Springs Drive, referenced meetings held with the developer, Mr. Newkirk and city staff and remarked that prior to the meeting today, that he was not aware of everything in the submission proposal. He was not aware that the developer was proposing to rotate building #8. Mr. Gentry stated that if you are on the property area of the woods and walk the area of the buildings, you are able to see two houses today. He asked if citizens have rights to review the staff comments and understand what is being communicated. He referenced meetings that go on regarding the happenings of the proposal and suggested that the item be tabled until there is another neighborhood meeting with the developer, city staff, the attorney and engineer to understand the proposal for final approval.

Mr. Watts addressed the comments that were raised. In summary, he confirmed that upon resubmittal, the changes for the proposed project were included in the report posted on the City of Ormond Beach website and sent to those involved. Mr. Watts referenced the staff report where it outlines goals met by the applicant including keeping pace with demands of the housing element and future land use element to provide multi-family as a component of the growth in the City of Ormond Beach. He commented that college graduates have to have opportunity to come back into the community that they are from by offering diversified housing to be productive citizens of Ormond Beach. Mr. Watts reiterated the benefits and changes that the proposal has gone through and concluded that more intense uses can go in the subject area and asked for support of the application.

Additional Audience Comments

Chairman Thomas opened the public hearing back up for audience comments.

Mr. Troy Railsback, 27 Indian Springs Drive, requested that building #9 be eliminated or shifted as part of the consideration if it does not get eliminated. If building #8 is gone, there is an area to minimize if #9 is not eliminated. He added that when looking through the property lines, at the site line at the end of the cul-de-sac, there are properties that are wide open, that will see the development and that will be as significant as the Granada Bridge is outside of the City Hall Chambers windows.

Mr. Watts replied that they prefer to keep the extra building because density is important for the financial aspects, but are happy to continue meeting with the Indian Springs neighborhood to work on relocating the additional building, the new building #8, and to reduce impacts.

Planning Board discussion

Chairman Thomas opened it up to the Board for discussion.

Mr. Galloway remarked that the State of Florida is growing by at least 1,000 people a day and spoke on his support property rights. He prefers elevator access over stairs but does not have a problem with apartments. Mr. Galloway advised that he will not support the proposal because of the density standpoint at the number of units requested. He warned homeowners to be careful of what could be built on the property based on the current zoning. Mr. Galloway urged to try and work something out with the existing applicant to make it better for all.

Mr. Jorczak recognized the need of diversified housing and touched on the recent recommendation on North U.S. Highway 1 for townhome construction near the Interstate 95 interchange and Plantation Oaks development, and expressed the positive development pattern in comparison to surrounding communities, credit of City Commission, staff and advisory groups. Mr. Jorczak commented on how the developer has gone above and beyond in attempting to mitigate the issues with respect to the borders and visibility issues and zoning setbacks. He added that the builder has the right to develop within the existing parameters of the density. Mr. Jorczak concurred with Mr. Galloway in not being able to support the proposal to increase the allowable density, knowing the growth that is to come out of the area to the west with the Avalon Park development.

Ms. Shull asked what zoning the property would be classified as if denied and what those zoning restrictions would be. Mr. Spraker answered likely the B-1, Professional Office-Hospital zoning district. This would allow for uses such as Office, Retail, Hospital, Multi-Family (10 units per acre), and added that the analysis had not been done as of yet. He remarked that the Planning Board would have the opportunity to discuss and decide on that matter as well. All of the possible zoning categories allow multi-family and retail uses. Mr. Spraker reiterated that there are other more intensive uses that are allowed on the property by right. Ms. Shull expressed her concern with traffic issues, knowing the area well, but does like the project itself.

Mr. Scudiero concurred with the Board and expressed the same concerns.

Chairman Thomas explained that 136 additional units are being asked for, which is among the many reasons, including traffic, of why he cannot support it. Chairman Thomas delivered reassurance that the Board is not against the apartments in general.

Board discussion ensued regarding the two schools in close proximity and a third on its way being the source of the traffic congestion.

DRAFT

Chairman Thomas entertained a motion.

Mr. Scudiero motioned to deny PBD 2022-008(A) – Zoning Map amendment, Tymber Creek Apartments, 2011 West Granada Boulevard and North Tymber Creek Road. Mr. Galloway seconded it. Vote was called, and the motion was approved (5-0).

B. <u>PBD 2022-008(B) – Issuance of a Development Order, Tymber Creek Apartments, 2011 West Granada Boulevard and 36 North Tymber Creek Road</u>

Chairman Thomas concurred and entertained a motion.

Mr. Jorczak motioned to deny PBD 2022-008(B) – Issuance of a Development Order, Tymber Creek Apartments, 2011 West Granada Boulevard and 36 Tymber Creek Road. Ms. Shull seconded it. Vote was called, and the motion was approved (5-0).

Chairman Thomas called for a five (5) minute recess.

C. <u>PBD 2022-092 – Planned Business Development, Development Order Amendment, Ormond Central Self-Storage, 1 South Old Kings Road, 760 West Granada Boulevard, no address (Volusia County parcel number: 4241-01-11-0130), and no address (Volusia County parcel number: 4241-01-11-0120)</u>

Mr. Steven Spraker, Planning Director, explained the request submitted by the property owner, Ormond Central Investors, LLC, for a Planned Business Development amendment (PBD) which seeks to allow two amendments; (1) a three-story indoor self-storage use with a building of 106, 140 square feet and associated site improvements as an allowed use within the Ormond Central property, and two (2) to amend the allowed Floor Area Ratio (FAR) from 55,000 square feet to 131,140 square feet for the entire Ormond Central Property. The subject property is approximately 8.73 acres. Mr. Spraker stated that it already has a Planned Development zoning and has gone through SPRC, two neighborhood meetings, and now goes through the Planning Board with the recommendation going on to City Commission. The land use is Residential/Office Retail with a zoning of Planned Business Development (PBD). Mr. Spraker added that in 2017 there was a PBD that approved a master planned development including a spine road and a master storm water system including four lots for development. The development order included the B-9 uses and retail, pharmacy, bowling center and restaurant types with detailed conditions of no truck traffic on Old Kings Road. The 75-foot building height was brought down to 45 feet and established a Floor Area Ratio (FAR) for a maximum of 55,000 square feet. Mr. Spraker stated that the project is underway for the infrastructure improvements currently with the spine road, stormwater pond, and now getting the lots ready for the infrastructure.

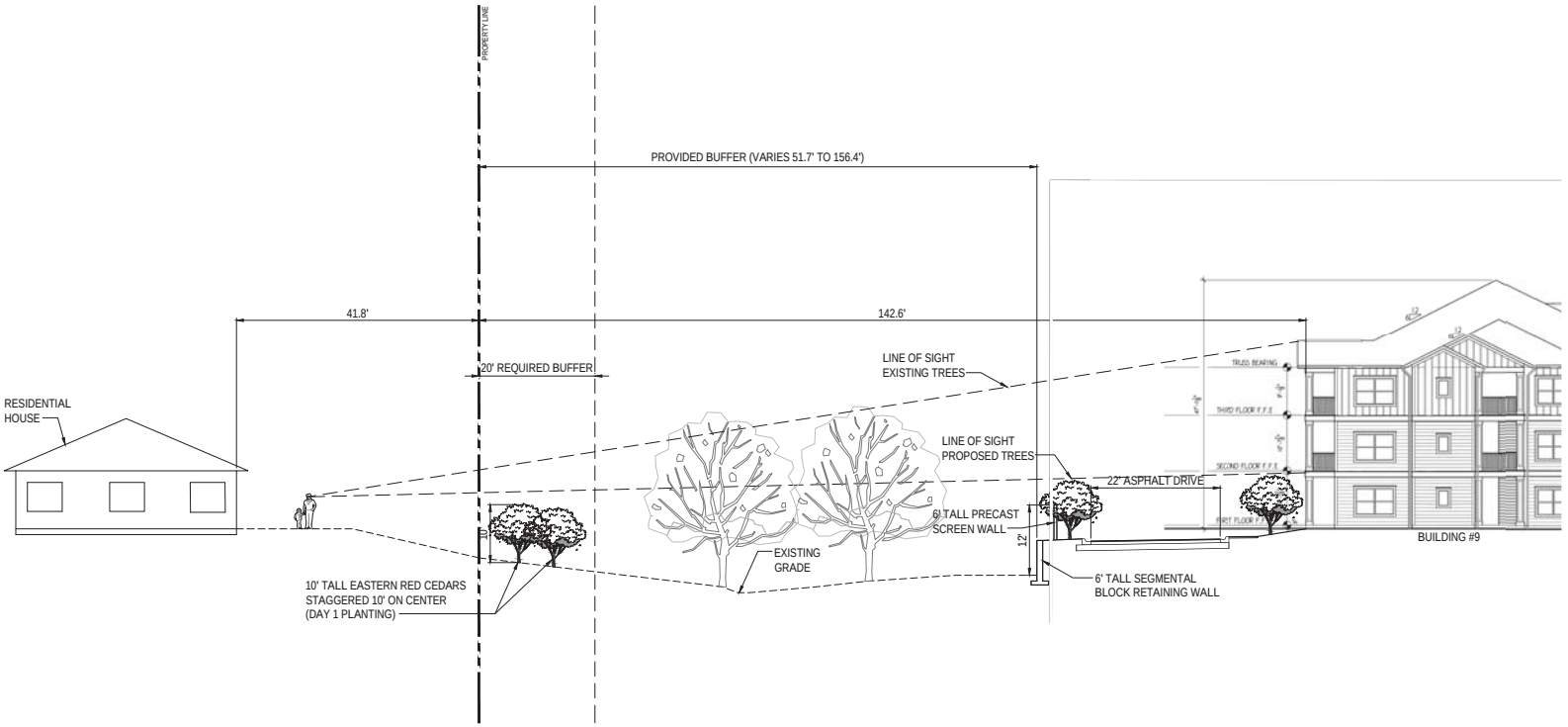
Mr. Spraker stated that the landscape plan has been upgraded as a result of the neighborhood meeting. Regarding traffic, it was advised that the original development order approved a 24,000-square-foot retail building in unit 1, the traffic study allowed 2,700 daily average trips, and when taking the passerby and internal capture, leaves 1,777 average new daily trips. He added that the project civil engineer provided a trip generation of 265 trips which is an 85 percent reduction based on the self-storage use.

DRAFT

WEST BUFFER CALCULATIONS:

REQUIRED WIDTH = 20 FEET
REQUIRED AREA = 18,580 SF (0.43 ACRES)

PROVIDED WIDTH = 51.7 FEET - 156.4 FEET
PROVIDED AREA = 104,543 SF (2.40 ACRES)



REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING INC.

LINE OF SIGHT EXHIBIT - DAY 1

TYMBER CREEK APARTMENTS

2011 W GRANADA 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 2021 ALL RIGHTS RESERVED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

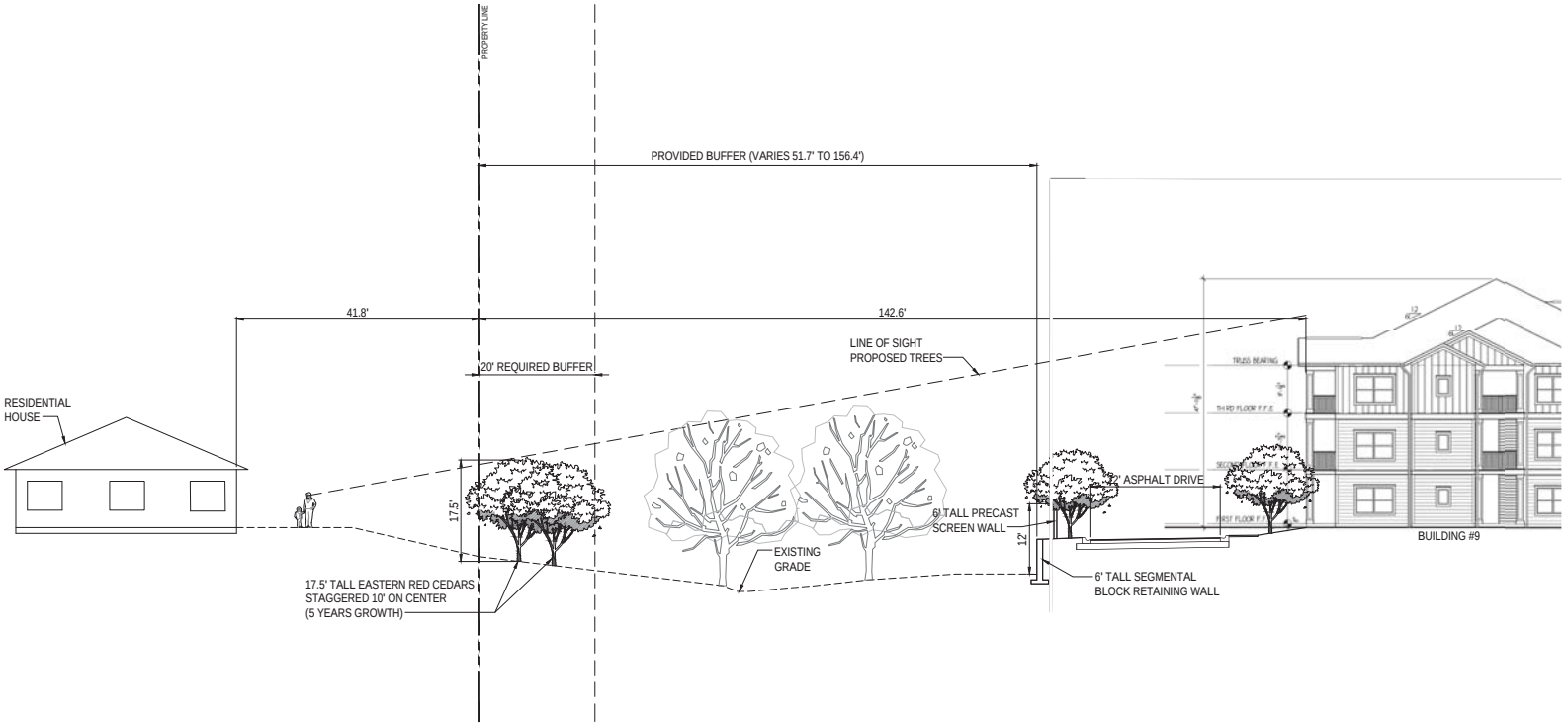
PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 10'

DRAWING NUMBER

EX-1

WEST BUFFER CALCULATIONS:

REQUIRED WIDTH	= 20 FEET
REQUIRED AREA	= 18,580 SF (0.43 ACRES)
PROVIDED WIDTH	= 51.7 FEET - 156.4 FEET
PROVIDED AREA	= 104,543 SF (2.40 ACRES)



REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

LINE OF SIGHT EXHIBIT - 5 YEARS
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

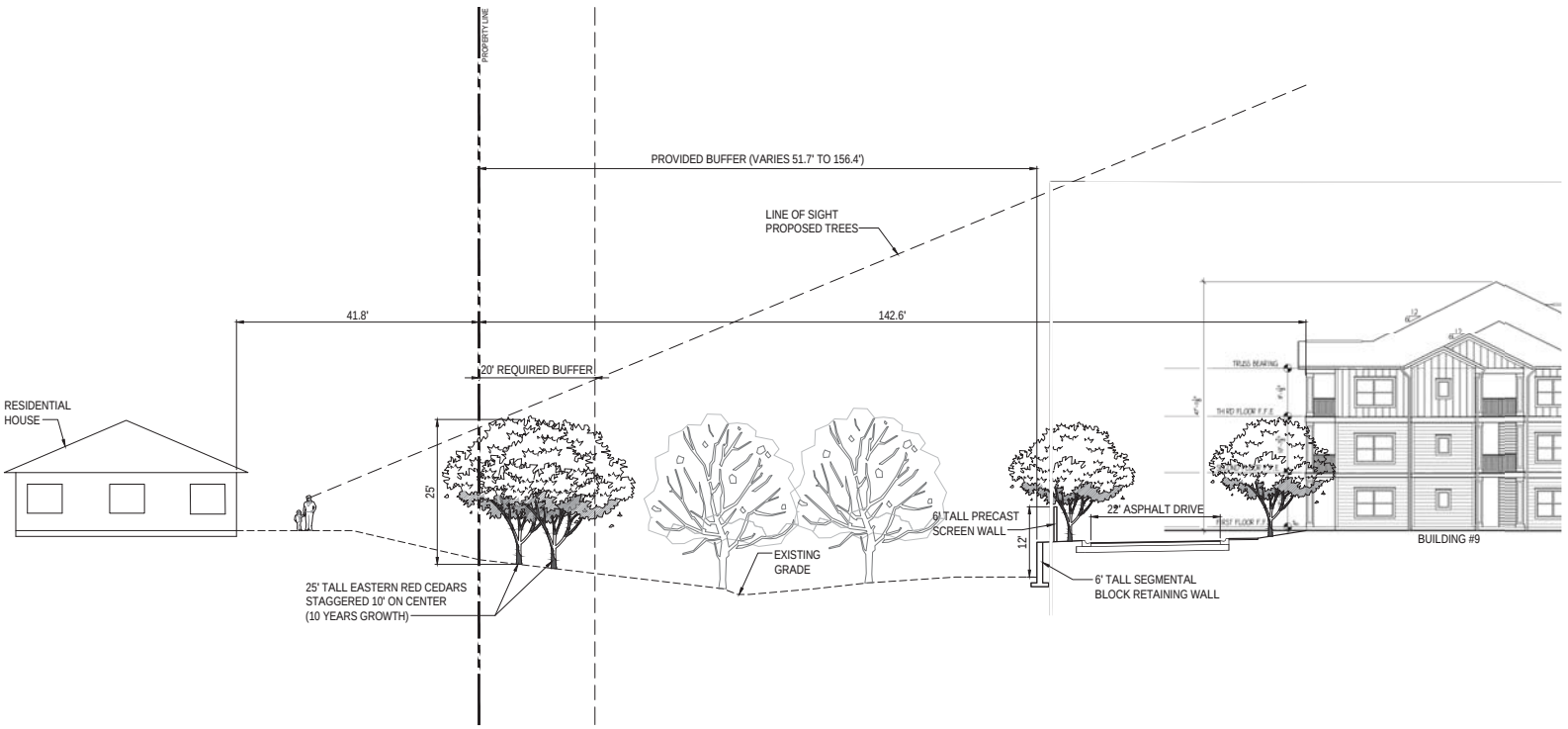
PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 10'

DRAWING NUMBER

EX-2

WEST BUFFER CALCULATIONS:

REQUIRED WIDTH	= 20 FEET
REQUIRED AREA	= 18,580 SF (0.43 ACRES)
PROVIDED WIDTH	= 51.7 FEET - 156.4 FEET
PROVIDED AREA	= 104,543 SF (2.40 ACRES)



REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

LINE OF SIGHT EXHIBIT - 10 YEARS
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 10'

DRAWING NUMBER

EX-3

From: Lucille Goggi
To: Spraker, Steven
Subject: Tymber Creek Apartments
Date: Thursday, December 1, 2022 11:32:58 AM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Anyone who lives in this area realizes adding more density to vacant land is a huge mistake. Traffic in the area has increased drastically already. All the building in nearby Daytona is going to make it worse. Then throw in Avalon Park for a stand still Granada Blvd.

Because of the clear cutting of land, our environment is declining. Trees provide us with needed cleaning of our air and so much more. Where are the poor animals going to live?

So, why does our area need this apartment complex? It does NOT fit our area. All the homes around here are single family. Why can't that be considered instead of hordes of apartments? That would minimize impact. Where are the trees to absorb the rain and prevent flooding? Where will the animals live to keep nature in balance?

And when is Volusia County going to become concerned about the environment instead of more money in the coffers. We need more green space, not less. We voted for more Green Space.

Seems like no one cares about destroying Ormond Beach. Please DO NOT approve this project.

Thank you for reading my concerns.

Lucille Goggi
Breakaway Trails

Sent from my T-Mobile 5G Device
Get Outlook for Android

From: Cheray Cooney
To: Spraker, Steven
Subject: FOR PLANNING BOARD - TYMBER CREEK APARTMENTS
Date: Sunday, December 4, 2022 7:11:08 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom it may concern
Being a resident of Ormond Beach for over thirty years I am disheartened by all the development that has been allowed in our community.
Now someone is wanting to build apartments in an area that is all homes?? WHY!!??
That area does NOT need 300 hundred more cars in and out on Tymber Creek and SR40. To me that is ridiculous. Please take into consideration the impact that building apartments in this area will have on the value of the homes in the area. I do NOT believe that this is in the best interest of our community.
Building these apartments is a very bad idea. If it were up to me to put my vote in it would definitely be NO!!
Thank You
Cheray Eckersen-Cooney
Sent from Mail for Windows

From: Beth Putnam
To: Spraker, Steven
Subject: For planning board
Date: Sunday, December 4, 2022 9:53:53 AM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am totally against the building of apartments at the timber Creek project. The resident density and increased traffic is unreasonable for our area, not to mention the strain on our water supplies and infrastructure. I urge the board to turn this project down.
Beth Putnam, 83 Dix Avenue, ormond beach

Sent from my iPhone

From: Joanne Garnett
To: Spraker, Steven
Subject: 101 Fiesta Drive, Small-Scale Land Use Map Amendment and Zone Change Request
Date: Wednesday, December 7, 2022 1:14:04 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello, Steven -

I'm a fairly new resident of Fiesta Heights, having moved to 111 Pinion Circle two years ago. I became aware of the land use and zone change request for 101 Fiesta Drive when my neighbor notified me about it a few days ago, and today I read over the staff reports and applications and walked to the property to do an onsite visit.

First off, thank you for the very thorough and thoughtful research regarding both requests. You presented both sides of the equation quite well and I appreciated that. Because I'm relatively new to the area, I don't have the institutional memory that many of my neighbors have about this subdivision and the adjoining office building. At the same time I do have some concerns which are largely based on my understanding that zone changes cannot be approved with conditions. In other words, even though the applicant is proposing that 101 Fiesta Drive be used for a parking lot, they could still be entitled to all the uses allowed in the proposed B-1 rezoning category. They are certainly stating that they only intend to construct a parking lot on the site, but are there any legally mandated guarantees that would preclude another office building from being constructed on the property in the future?

Aside from the potential for the rezoning to open up the lot to other uses in the B-1 zoning district, my concerns focus on the proposed parking lot's access, lighting, landscaping, and drainage. I am very glad to see that there would be a required neighborhood meeting and Site Plan Committee review before any lot development can occur, assuming the requests are approved. There is definitely a need for conversations among all parties before this moves forward: residents, Site Plan Committee, and the applicant. I would ask that these items be addressed:

Access: Looking at the site plan, it does not appear that the proposed parking lot will have access to Fiesta Drive. This must be confirmed, because we live in a residential neighborhood that is 100 percent built out. That corner does not need additional traffic on it that is not related to the subdivision itself.

Lighting: This is a critical issue, because no one wants parking lot lights shining into their windows at all hours of the night. Plans for lighting, if any, needs to be worked out with adjoining neighbors.

Landscaping: The site plan proposes several trees, vegetation, and fencing. This should help decrease vehicle noise to nearby residents. How are they enforced, and is there a timeline for their completion? Is there a requirement for the type of fencing that would be constructed to separate the parking lot from adjoining residential land uses?

Drainage: With the amount of storms and rain this area experiences, how will drainage be managed since the lot will be largely paved?

To sum up, this is a well established neighborhood that has been in existence since 1960 and upward (my house was built in 1978, which I believe was the last filing timeframe for the subdivision). The existing residential land use has been in place since before The Trails was developed, other area commercial development occurred, and perhaps before the office building at 801 West Granada was constructed. There is considerable concern that the proposed map amendment and zone change will have negative impacts on the residential subdivision due to further encroachment of nonresidential uses into the neighborhood. This must be carefully considered as part of the Planning Board and City Council discussions. If the requests are approved, there must be protections in place for the adjoining homes so that this subdivision continues to have the feel and character of a residential community.

Thank you for your consideration.

Joanne Garnett, FAICP
111 Pinion Circle
Ormond Beach 32174

From: Maria Lewis
To: Spraker, Steven
Subject: Proposed Tymber Creek Apartment Complex
Date: Thursday, December 8, 2022 12:45:16 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. Spraker

I am writing to you to have my thoughts shared with the members of the Planning Board regarding the proposed apartment complex.

My husband and I grew up in the Coral Gables/Coconut Grove area of Miami, Fl. In the mid-80's we watched the area boom and also become the home of the "cocaine cowboys". As a real estate broker there, our clients were no longer the move up or downsize for retirement in the area....no they were the sell and move out clients. After researching different areas of the state, we chose Ormond Beach as our home to relocate to, start our business over and raise our 2 sons, 3 and 5, at the time. This area reminded us of the community minded area we had grown up in.

The proposed development into a 300 unit apartment complex behind Walgreens will essentially change that quality of life for many residents on the west side of Ormond Beach. With rents being on the unaffordable side, you have the potential of 4 adults living in a 2 bedroom unit creating the potential for not just 600 additional cars on the road but much more than that. impacting Tymber Creek Road, Airport Road and SR 40. You have the potential of overcrowding Pathways Elementary which already has a student:teacher ratio of 14:1. Yes, that is higher than the state average of 17:1 but remember Miami, Orlando, Ft Lauderdale, Jacksonville & Tampa are included and they are densely populated cities. I do not believe the residents of Ormond Beach want to become another Orlando or Miami.

What about our infracstructure impact? What about the additional services that will be needed?

This proposal may be for the highest use of this property but it is not the best use. We are sorely lacking in a nice Trails North Forty or South Forty style of home here ....I understand the property is currently zoned for a much lower density.....let's stick with that!

Thank you for your time.

Sincerely,

Maria Lewis



Maria Lewis
REALTOR/Broker-Associate

Re/Max Hall of Fame
Certified Residential Specialist (CRS)
Certified Luxury Home Marketing Specialist (CLHMS)
Seniors Real Estate Specialist (SRES)



Direct: 386.295.5898

#Your *Family* REALTOR

www.MariaLewis.com

Correspondence received after Planning Board meeting

From: Julie and Ken Sipes
To: Dauderis, Susan
Cc: Spraker, Steven; Lochert, Taylor
Subject: Petition re: Tymber Creek Apartments
Date: Friday, January 27, 2023 3:42:20 PM
Attachments: image001.png

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Susan,

Our internet is out so the best we could do is take screenshots of the text of the petition and the current number of signers. Note, as of 3:30 pm on 1/26/2023 there were 2,333 signers.

It seems people are still signing, as at least two did within the last hour.

Again — here is the link, if you could provide this in the packet, as well, so interested parties can pull up the petition itself to review the details. It's all public.

https://www.change.org/p/the-mayor-and-city-commission-of-ormond-beach-tymber-creek-apartments

Thank you,
Ken and Julie

On Friday, January 27, 2023, Dauderis, Susan <Susan.Dauderis@ormondbeach.org> wrote:

> Good morning,
>
> We would need this as soon as possible, by end of day today, for it to be part of the packet.
>
> Thank you,
>
> Susan
>
> ---
>
> **From:** Julie and Ken Sipes <cando2ormond@gmail.com>
> **Sent:** Wednesday, January 25, 2023 5:06 PM
> **To:** Dauderis, Susan <Susan.Dauderis@ormondbeach.org>
> **Cc:** Spraker, Steven <Steven.Spraker@ormondbeach.org>; Shanahan, Joyce <Joyce.Shanahan@ormondbeach.org>; Lochert, Taylor <Taylor.Lochert@ormondbeach.org>
> **Subject:** Re: Petition re: Tymber Creek Apartments

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you. Now with the continuance what is the timetable, and by when would you need a pdf of the petition?

On Monday, January 23, 2023, Dauderis, Susan <Susan.Dauderis@ormondbeach.org> wrote:

> Good afternoon Julie and Ken,
>
> We are unable to include this in the packet for tomorrow's City Commission meeting, as the agenda packet has already been published. However, if you provide us with a paper or pdf/electronic copy of what it is that you want provided to the Mayor and Commissioners, we will get it to them.
>
> Thank you,
>
> Susan

Susan Carroll Dauderis, MA

City Clerk, City of Ormond Beach

22 South Beach Street , Ormond Beach, FL 32174

Main: (386) 677-0311 | Direct: (386) 676-3340 | Fax: (386) 676-3330

Susan.Dauderis@ormondbeach.org

www.ormondbeach.org

From: Spraker, Steven <Steven.Spraker@ormondbeach.org>

Sent: Monday, January 23, 2023 7:15 AM
To: 'Julie and Ken Sipes' <cando2ormond@gmail.com>
Cc: Dauderis, Susan <Susan.Dauderis@ormondbeach.org>; Shanahan, Joyce <Joyce.Shanahan@ormondbeach.org>
Subject: RE: Petition re: Tymber Creek Apartments

Good morning,

Thank you for your e-mail. I have forwarded your e-mail to the City Clerk for the City Commission item.

Steven

Steven Spraker, AICP

Planning Director

Planning Department

22 South Beach Street, Room 104

Ormond Beach, FL 32174

Direct Line: 386.676.3341

Department: 386.676.3238

Cell: 386.366.1590

Fax: 386.676.3361

E-mail: Steven.Spraker@ormondbeach.org

From: Julie and Ken Sipes <cando2ormond@gmail.com>
Sent: Friday, January 20, 2023 7:35 PM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Cc: Partington, Bill <Bill.Partington@ormondbeach.org>; Persis, Susan <Susan.Persis@ormondbeach.org>; Sargent, Travis <Travis.Sargent@ormondbeach.org>; Briley, Harold <Harold.Briley@ormondbeach.org>; Shanahan, Joyce <Joyce.Shanahan@ormondbeach.org>; Lori.Tolland@gmail.com
Subject: Petition re: Tymber Creek Apartments

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please see below the link for the petition. If you need it printed out, let us know.

If possible, please include this in the packet for the upcoming 1/24 meeting. If it is too late, then please include in the 2nd Reading packet on 2/7. (Hopefully there won't be a second reading.)

Thank you.

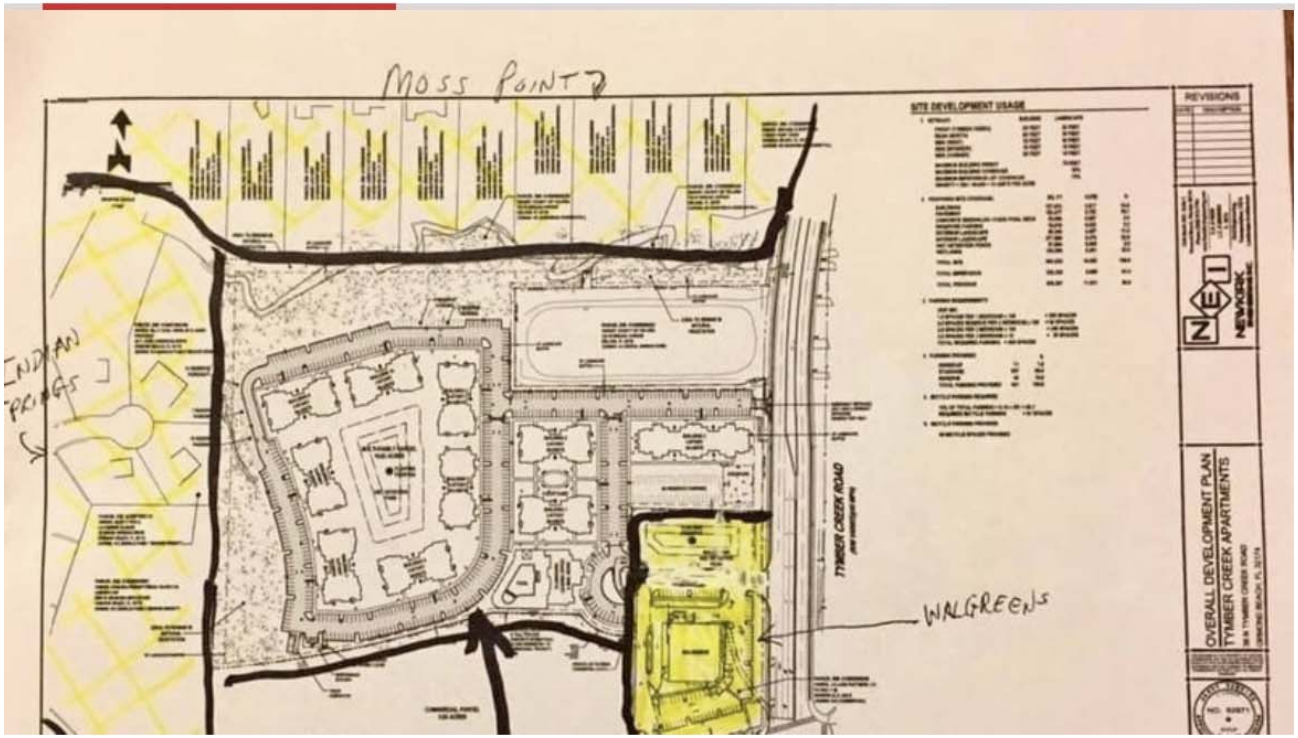
https://www.change.org/p/the-mayor-and-city-commission-of-ormond-beach-tymber-creek-apartments

Notice: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Notice: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

change.org

Petition details Comments Updates



TYMBER CREEK APARTMENTS

2,333 have signed. Let's get to 2,500!



Julie Sipes started this petition to The Mayor and City Commission of Ormond Beach

We have major concerns about the impact of the proposed high-density Tymber Creek Apartments located at the northwest of the intersection of West Granada Boulevard and Tymber Creek Road.

This development is not compatible with adjacent established residential areas of single-family homes and will negatively impact these property owners to the north, east, and west.

We are also concerned about the traffic from such a high-density development.

We request that the density be downsized and only single-family homes be permitted.

Furthermore, we request that Low-Impact Development principles be used, rather than wholesale clear-cutting of trees and large retention ponds. We believe it is important to preserve the natural beauty of the land.

Meeting Date: 2/7/2023	**AGENDA ITEM**		**Number:** 7.E
Section:	PUBLIC HEARINGS		
Item Category:	Public Hearing - Ordinances	**Res./Ord. No:**	2023-10
Strategic Goal:	Community Development - Other		
Department :	Planning & Building		
Subject:	Issuance of a Development Order, Tymber Creek Apartments, Planned Business Development		
Budget Impact:	There is no budget impact as the result of the issuance of a development order.		
Summary:	This is a request from Nika K. Hosseini, Esquire, Cobb Cole, on behalf of the property owner, VCP Ormond Beach II, LLC, for the issuance of a development order. The Tymber Creek Apartments Planned Business Development seeks to allow construction of 300 multi-family residential units and associated site improvements on 19.62 acres located at 36 North Tymber Creek Road and 2011 West Granada Boulevard. The Planning Board recommended the City Commission deny the issuance of a development order based on concerns regarding traffic and density.		
Recommended Action:	The City Commission has three (3) options in the review of this application: 1. Approve as submitted; 2. Deny as submitted (Planning Board recommendation); or 3. Approve the project with conditions. This option would approve the development with a unit number somewhere between the requested 300 units and allowed 164 units. This option could maintain the public benefits offered (limitation of access on Tymber Creek Road, additional landscape buffers, additional preservation, and larger than required building setbacks). This option would lock in a lower traffic generation than other potential uses on the developable land area of 16.42 acres. The Planning Board recommended that the City Commission deny the issuance of a development order to allow construction of 300 multi-family units on 19.62 acres at 36 North Tymber Creek Road and 2011 West Granada Boulevard.		
Staff Contact:	Steven Spraker, Planning Director, (386) 676-3341		
Approval:			

Kelly McGuire, Finance Director	2/1/2023	
Claire Whitley, Assistant City Manager	2/1/2023	
Joyce Shanahan, City Manager	2/2/2023	

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: February 7, 2023

Subject: Issuance of a Development Order, Tymber Creek Apartments, Planned Business Development

Commission Goal: Community Development - Other

Introduction

Update from the January 24, 2023 City Commission meeting: The applicant has not submitted any additional site plans or documents since the January 24, 2023 City Commission meeting continuance. On January 30, 2023, the Planning Director received an e-mail indicating that the applicant is going to seek another continuation. No formal request has been provided to city staff to date. Because the Zoning Map Amendment and Issuance of the Development Order agenda items have been advertised, the agenda items are required to be in the City Commission packet. The City Commission would need to take action on a continuation request if formally made by the applicant at the February 7, 2023 City Commission meeting. Staff did receive additional correspondence regarding a petition and this information has been included as an attachment in the City Commission packet.

This is a request from Nika K. Hosseini, Esquire, Cobb Cole, on behalf of the property owner, VCP Ormond Beach II, LLC, for the issuance of a development order. The Tymber Creek Apartments Planned Business Development seeks to allow the construction of 300 multi-family residential units and associated site improvements on 19.62 acres. The subject property is located at 36 North Tymber Creek Road and 2011 West Granada Boulevard.

Background

The subject property consists of two parcels at 36 North Tymber Creek Road and 2011 West Granada Boulevard. The property at 36 North Tymber Creek Road is 6.40 acres and was annexed into Ormond Beach on May 26, 2020 with Ordinance 2020-17. On January 5, 2021, a Comprehensive Plan land use map amendment was approved with Ordinance 2020-56 to assign a City land use designation to 36 North Tymber Creek Road. The land use designation was amended from Volusia County “Environmental System Corridor” (ESC) to City of Ormond Beach “Open Space/Conservation” (OS/C)

and Volusia County “Urban Low Intensity” (ULI) to Ormond Beach “Residential, Office, Retail” (ROR). No Ormond Beach zoning has been assigned to 36 North Tymber Creek Road and the assignment of zoning is the purpose of this application. The property at 2011 West Granada Boulevard has a land use classification of “General Commercial” and a zoning designation of B-8, Commercial.

The subject property proposes site access through the approximately 9.93-acre property at 2041 West Granada Boulevard that is currently vacant. Walgreens is located at 2001 West Granada Blvd and 30 North Tymber Creek Road (stormwater pond). There is a Volusia County stormwater pond located at 40 Tymber Creek Road. To the north of the subject property, there is the Moss Point subdivision. To the west of the subject property, is the Coquina Presbyterian Church and the Indian Springs subdivision.

The application seeks to allow 300 multi-family residential units as a Planned Business Development. The Planned Business Development is reviewed and acted upon as two (2) separate actions:

1. Zoning map amendment from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to PBD, Planned Business Development. The zoning map amendment is the action sought for this agenda item.
2. **Issuance of a development order to construct 300 multi-family residential units and associated site improvements on 19.62 acres.**

The two actions (2) will be discussed together at the public hearing and will require separate votes. The zoning map amendment is the application under consideration in this report. The items are intertwined and if there is a desire to approve or approve with conditions the issuance of the development order, then the zoning map amendment needs approval first. If there is a desire to deny the issuance of the development order, then the zoning map amendment should also be denied.

Discussion

Within the Land Development Code there are threshold trigger points that require projects to obtain approval through a public hearing. The philosophy of the Land Development Code is to allow the Site Plan Review Committee (SPRC), a technical committee of city staff, to review and approve permitted uses. Projects that trigger thresholds are required to be reviewed by the SPRC, Planning Board, and City Commission. There are many trigger thresholds within the Land Development Code. The Tymber Creek Apartments have three (3) trigger thresholds within the project submittal as follows:

1. Density. The zoning density allows 10 units per acre and the land use density allows more units per acre. 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 Height: The Planned Business Development allows additional height

over the 30’ allowed by the zoning district. The request for the additional building density is not a waiver/variance, but does require a public review and an analysis of the development order criteria.

3. Building Length of Building 10: The conditional use criteria for dwelling, multifamily requires a Planned Business Development for buildings over 180 linear feet. The request for the building length is not a waiver/variance, but does require a public review and an analysis of the development order criteria.

The project is not seeking waivers of any development standard.

Key project attributes include:

1. Density: Land use density allowed = 471 residential units (28.72 units per acre). Zoning density allowed = 164 units (10 units per acre). **Tymber Creek Apartments density requested = 300 residential units (18.29 units per acre).** The Planned Business Development is required to obtain the density allowed by the land use, which is over the zoning density standard of 10 units per acre.
2. Traffic: The project has been issued Florida Department of Transportation permits. The traffic impacts have been reviewed by the Florida Department of Transportation, Volusia County, a traffic consultant retained by the city and meets applicable traffic requirements. It is important to note that the existing land uses and zoning allow uses that could generate more traffic than the proposed use.
3. Stormwater/Wetlands: The project has obtained a Saint Johns River Water Management District permit. The project has 2.40 acres of wetlands. The project impacts are 0.14 acres or 5.7% of the wetland area. The remaining area of wetlands is 2.26 acres.
4. There are 7 historic trees on-site (4 Bald Cypress & 3 Live Oaks), all of which are being saved.
5. The site requires that fifteen percent of the site is designated for tree preservation. Fifteen percent of the total gross area is 2.94 acres. The project provides 4.99 acres of proposed tree preservation, which includes the north and west areas of the site.
6. The landscape buffers required for this project are 20-foot landscape buffers for the north, west & east sides of this parcel. The northern landscape buffer proposed along the Moss Point subdivision in the northwestern portion varies from 195’ to 130’ and narrows to 70’ in the northeastern portion of the buffer. The proposed west landscape buffer varies from 140’ to 57’ feet. The proposed east landscape buffer along Tymber Creek Road is 20 feet. The south landscape buffer that abuts the future commercial parcel requires a 6’ foot landscape buffer and a 10’ buffer is being proposed. The landscape buffer around the Walgreens pond to the north requires 6’ foot, which is shown, the west landscape buffer requires 6’ foot and a 10’ foot is being proposed. The landscape buffers around the Volusia County pond to the north, west and south sides require a 6’ foot buffer and an 11’-6” foot is being proposed.
7. Buildings 1, 2, 3, 4, 6, 7, 8 and 9 are 162 linear feet. Building 5 is 175 linear

feet. Building 10 is 249 linear feet. **Section 2-57(22)(c) of the Land Development Code requires Planned Development for any building length exceeding 180 linear feet.**

8. **The proposed building height is 39'3" for the multi-family buildings.** The B-8, Commercial allowed building height is 30'. Section 2-36(d)(3) of the Land Development Code states, "Height limits may exceed that allowed by district regulations by a maximum of fifteen feet (15'), provided that the structure is so located as to not have an adverse impact on adjoining properties, particularly single-family homes." The application is seeking a building height of 39'3"

The project has provided public benefits through the Planned Business Development that may or may not occur with a permitted use site plan. These include restricted access onto Tymber Creek Road, larger building setbacks, increased landscape buffers, increased overall land preservation, minimal wetland impacts, turning of a building, and increased fence/wall buffering.

Input has been received through the neighborhood meeting and correspondence received that includes the following concerns regarding the overall project:

1. Traffic

    A. Concerns about U-turn movements on West Granada Boulevard.
    B. Traffic is awful/horrendous already.
    C. The right-hand turn into Indian Springs is treacherous.
    D. Negative impacts at the intersection of West Granada Boulevard and Tymber Creek Road.

2. Incompatible use

    A. Impact to the existing residents in the area of the planned development.
    B. Will make our community less safe.
    C. We are a single-family community!
    D. The project is not compatible with the neighboring subdivisions. Any increase will be detrimental to the quality of life for the surrounding area's residents.

3. Density

    A. Density should be maintained at 10 units per acre.
    B. If the Land Development Code allows 164 units now, then why would an increase be of any value to the residents of Ormond Beach?

4. Overdevelopment

    A. Horrible location planning for apartments.
    B. If we do not limit the population growth in Ormond Beach now, we will not be able to undo the consequences in the future.

5. Site design

    A. Desire of a masonry wall along the Indian Springs property line.

B. The project team should show the building locations and height.
C. Configuration/location of the buildings – specifically building 8.

6. Quality of Life

A. Only single-family residential has been approved west of I-95.
B. Longtime residents of upscale communities deserve better consideration.
C. The area is already overbuilt and this will do nothing to help the situation.
D. Future management of complex.

Indian Springs

City staff met with residents of Indian Springs, which led to two meetings with the project team and the residents. Residents of Indian Springs presented concerns and comments on the project at an initial meeting on August 15, 2022 and a follow-up meeting on November 16, 2022. The applicant amended the project submittal to extend the location of the masonry wall, lower the building heights, and add additional plantings. On November 26, 2022, a letter from the Indian Springs Homeowner's Association was received that requested deletion of buildings 8 and 9 and additional wall modifications.

Planning Board

The Planning Board reviewed the issue of the development order at the December 5, 2022 meeting and recommended **denial with a 5-0 vote.**A summary of key points of individuals who spoke at the Planning Board include:

1. The Indian Springs Homeowners' Association representative requested the deletion of buildings 8 and 9.
2. Expressed concern with the proposed increase in density over the zoning designation allowances.
3. No apartment complexes exist west of I-95 in Ormond Beach.
4. Expressed concerns that residential growth should not be approved until there are adequate medical facilities including hospital beds and emergency room capacity.
5. The existing resident's quality of life will be negatively impacted.
6. Expressed concern regarding the increase in traffic and proposed U-turn movements.

Planning Board members stated that they could not support the zoning map amendment that allowed additional density and increased traffic. A Planning Board member noted that developers have gone above and beyond in attempting to mitigate the issues with respect to the borders and visibility issues and zoning setbacks. The Planning Board minutes are attached to this item.

Budget Impact

There is no budget impact as the result of the issuance of a development order.

Citizen Impact

The City Commission packet included input from the neighborhood meeting, correspondence received, and the Planning Board meeting. The citizen's concerns include traffic, incompatible use, density increase, overdevelopment, site design, and decreased quality of life. The Planning Board recommended against the requested issuance of a development order.

Recommendation

The City Commission has three (3) options in the review of this application:

1. Approve as submitted;
2. Deny as submitted (Planning Board recommendation); or
3. Approve the project with conditions. This option would approve the development with a unit number somewhere between the requested 300 units and allowed 164 units. This option could maintain the public benefits offered (limitation of access on Tymber Creek Road, additional landscape buffers, additional preservation, and larger than required building setbacks). This option would lock in a lower traffic generation than other potential uses on the developable land area of 16.42 acres.

The Planning Board recommended that the City Commission deny the issuance of a development order to allow construction of 300 multi-family units on 19.62 acres at 36 North Tymber Creek Road and 2011 West Granada Boulevard.

Attachments:

1. 23-10 Tymber Creek Apartments DO (P22-0207G)
2. Tymber Creek Apartments DO (P22-0207G)
3. Exhibit A, Survey
4. Exhibit B, SPRC comments
5. Exhibit C, PBD conditions - TCA
6. Exhibit D, Site plans
7. 12.08.2022, Tymber Creek Apartments, Issuance of Development Order PB Report(8.5X11)
8. Draft PB Minutes, TCA - DO
9. Internal 5, 2011 WGB - VCPAO
10. Correspondence received after Planning Board meeting

Approvals:

Kelly A. McGuire

Date: February 01, 2023

Kelly McGuire, Finance Director



Claire Whitley, Assistant City Manager

Date: February 01, 2023



Joyce Shanahan, City Manager

Date: February 02, 2023

ORDINANCE NO. 2023-10

AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A PLANNED BUSINESS DEVELOPMENT TO BE LOCATED AT 36 NORTH TYMBER CREEK ROAD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0221) AND 2011 WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0243), TO BE KNOWN AS THE "TYMBER CREEK APARTMENTS"; AUTHORIZING THE DEVELOPMENT OF 300 MULTI-FAMILY RESIDENTIAL UNITS AND ASSOCIATED SITE IMPROVEMENTS UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, VCP Ormond Beach II, LLC, a Florida limited liability company, is the owner of real property ("Property Owner") located at 36 North Tymber Creek Road (Volusia County parcel number 4125-00-00-0221) and 2011 West Granada Boulevard (Volusia County parcel number 4125-00-00-0243), 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, the Property Owner has initiated this Ordinance for the issuance of a Development Order for a Planned Business Development to allow 300 multi-family residential units and associated site improvements under certain conditions on the Property, consisting of approximately 19.62 acres, to be known as the "Tymber Creek Apartments" as described and depicted in the PBD Development Order attached hereto and incorporated herein, and

WHEREAS, the Property has been rezoned from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial, to PBD, Planned Business Development, 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(d)(2) of the *Land Development Code*, and has recommended denial 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)(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 application of the Property Owner for the issuance of a Planned Business Development Development Order for the "Tymber Creek Apartments" project is hereby approved. The Mayor and the City Manager are authorized and directed to execute and issue the attached Development Order for the "Tymber Creek Apartments" Planned Business Development to allow the construction of 300 multi-family residential units and associated site improvements under certain conditions on the Property, consisting of approximately 19.62 acres.

SECTION THREE. Section 2-29(B)(2) of the *Land Development Code* allows a multi-family density of ten units per acre. The land uses of "Residential, Office, Retail" and "General Commercial" of the city's Comprehensive Plan allow a maximum of 471 multi-family units. The request for 300 multi-family units, or 18.29 units per acre, for the Planned Business Development as shown, described, and depicted in Exhibit "D" to the PBD Development Order is hereby granted.

SECTION FOUR. Section 2-29(B)(3) of the *Land Development Code* allows a maximum building height of 30'. Section 2-36(d)(3) of the Land Development Code states, "Height limits may exceed that allowed by district regulations by a maximum of fifteen feet (15'), provided that the structure is so located as to not have an adverse impact on adjoining properties, particularly single-family homes. This additional height allowance will not be awarded for any portion of a structure located within fifty feet (50') of a single-family home or for a vacant site in a zoning district designed primarily for such use. In no case shall any building height exceed seventy-five feet (75') when measured from the average median lot elevation to the highest point of any structure and/or attached services." The request for a building height of 39'3" as shown, described, and depicted in Exhibit "D" to the PBD Development Order is hereby granted.

SECTION FIVE. Section 2-57(22)(f) of the Land Development Code states "No structure shall exceed one hundred eighty feet (180') in length, unless a planned development is obtained." The request for building ten to be 249 linear feet in length as shown, described, and depicted in Exhibit "D" to the PBD Development Order is hereby approved.

SECTION SIX. 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.

PASSED UPON at the first reading of the City Commission this 7th day of February, 2023.

PASSED UPON at the second and final reading of the City Commission, this 21st day of February, 2023.

_____

BILL PARTINGTON
Mayor

ATTEST:

_____

SUSAN CARROLL DAUDERIS
City Clerk

BEFORE THE
CITY COMMISSION
OF THE
CITY OF ORMOND BEACH

IN RE:	**Application of:**	VCP Ormond Beach II, LLC, LLC, a Florida Limited Liability Company
	Application No.	2022-008
	Project Name:	Tymber Creek Apartments
	Property Address:	36 North Tymber Creek Road and 2011 West Granada Boulevard
	Parcel ID No.:	4125-00-00-0221 and 4125-00-00-0243

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 February 7, 2023, and February 21, 2023, and the City Commission having considered those items as required by 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;

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;

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 VCP Ormond Beach II, LLC, a Florida limited liability company ("Applicant/Property Owner") located at 36 North Tymber Creek Road (Volusia County parcel number 4125-00-00-0221) and 2011 West Granada Boulevard (Volusia County parcel number 4125-00-00-0243) 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 the "Tymber Creek Apartments", to allow the construction of 300 multi-family residential units and associated site improvements under certain conditions on 19.62 acres 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, PBD, Planned Business Development District, 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)(b) 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 February 21, 2026, 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 February 21, 2026 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 Property Owner, and shall be binding on the Property Owner, and its successors and assigns, and shall run with the real property described in Exhibit "A" attached hereto.

ORDERED this 21st day of February, 2023.

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

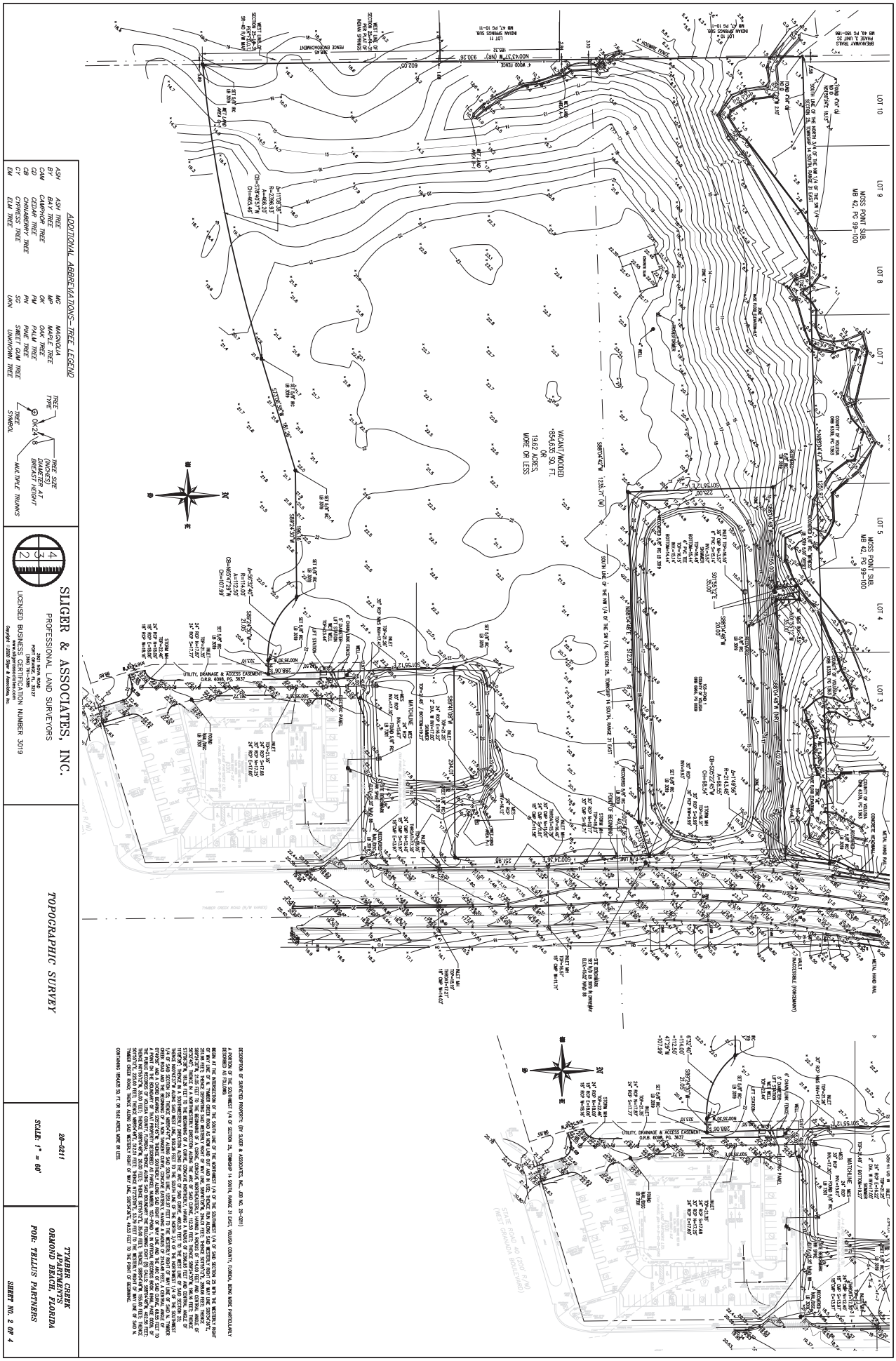
LEGAL DESCRIPTION:

DESCRIPTION OF SURVEYED PROPERTY: (BY SLIGER & ASSOCIATES, INC., JOB NO. 20–0211)

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25 WITH THE WESTERLY RIGHT OF WAY LINE OF N. TYMBER CREEK ROAD AS NOW LAID OUT AND IN USE; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY LINE S00°34'36"E, 251.98 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S89°41'08"W, 294.01 FEET; THENCE S01°55'12"E, 288.06 FEET; THENCE S89°24'30"W, 21.05 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 114.00 FEET AND CENTRAL ANGLE OF 56°32'40"; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 112.50 FEET; THENCE S89°24'30"W, 196.16 FEET; THENCE S73°06'38"W, 181.26 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2396.93 FEET AND CENTRAL ANGLE OF 11°08'38"; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 466.20 FEET TO THE WEST LINE OF SAID SECTION 25; THENCE N00°43'37"W ALONG SAID WEST LINE, 930.26 FEET TO THE SOUTH LINE OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE N88°04'47"E ALONG SAID SOUTH LINE, 1251.97 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID N. TYMBER CREEK ROAD AND THE BEGINNING OF A NON TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2143.48 FEET, A CENTRAL ANGLE OF 01°49'56" AND A CHORD BEARING S05°22'45"W; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 68.55 FEET TO A POINT ON THE BOUNDARY OF THAT PROPERTY DESCRIBED AS PARCEL NUMBER: 103–POND 1, IN OFFICIAL RECORDS BOOK 6966, PAGE 0009, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) CALLS: S88°04'48"W, 402.56 FEET; THENCE N01°55'12"W, 35.00 FEET; THENCE S88°04'48"W, 20.00 FEET; THENCE S01°55'12"E, 35.00 FEET; THENCE S88°04'48"W, 155.00 FEET; THENCE S01°55'12"E, 225.00 FEET; THENCE N88°04'48"E, 512.51 FEET; THENCE N72°33'09"E, 53.79 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID N. TYMBER CREEK ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S00°34'36"E, 49.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 1854,635 SQ. FT. OR 19.62 ACRES, MORE OR LESS.


ADDITIONAL ABBREVIATIONS-TREE LEGEND
ASH TREE
BAY TREE
CAM CAMPHOR TREE
CD CEDAR TREE
CB CHINABERRY TREE
CY CYPRESS TREE
ELM ELM TREE
MG MAGNOLIA
MP MAPLE TREE
OAK OAK TREE
PM PALM TREE
PN PINE TREE
SG SWEET GUM TREE
UNKN UNKNOWN TREE
TREE TYPE
TREE SYMBOL
TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT
MULTIPLE TRUNKS
SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS CERTIFICATION NUMBER 3019
TOPOGRAPHIC SURVEY
20-0211
SCALE: 1" = 60'
TYNDER CREEK APARTMENTS
ORMOND BEACH, FLORIDA
FOR: TELLUS PARTNERS
SHEET NO. 2 OF 4
VACANT/WOODED
654,635 SQ. FT.
19.62 ACRES
MORE OR LESS
POINT OF BEGINNING
POINT OF COMMENCEMENT
SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST
UTILITY, DRAINAGE & ACCESS EASEMENT O.R.B. 6098, PG. 3637
MOSS POINT SUB. MB 42, PG 99-100
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
INDIAN SPRINGS SUB. MB 47, PG 10-11
INDIAN SPRINGS SUB. MB 44, PG 180-186
BOUNDARY LINE PHASE 1, UNIT 3C INDIAN SPRINGS SUB. MB 47, PG 10-11
SENDA BRANCH DR.
TIMBER CREEK ROAD (N/K/A VIVES)
STATE ROAD 40 (SR 40) (W. GRANADA BOULEVARD)
WEST GRANADA BOULEVARD
DESCRIPTION OF SURVEYED PROPERTY: (BY SLIGER & ASSOCIATES, INC., JOB NO. 20-0211)
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25 WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 40 (200 FEET WIDE); THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 08°54'42" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 1235.71 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN NORTH 50°51'27" WEST, 225.00 FEET; THENCE SOUTH 39°08'33" WEST, 20.00 FEET; THENCE NORTH 50°51'27" WEST, 35.00 FEET; THENCE SOUTH 39°08'33" WEST, 25.00 FEET; THENCE NORTH 50°51'27" WEST, 21.05 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1140.00 FEET AND CENTRAL ANGLE OF 03°29'24"; THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 69.43 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1140.00 FEET AND CENTRAL ANGLE OF 03°29'24"; THENCE WESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 69.43 FEET TO THE BEGINNING OF A NON TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2914.46 FEET, A CENTRAL ANGLE OF 07°49'05" AND A CHORD BEARING SOUTH 04°54'42" WEST, 397.52 FEET; THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 397.84 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2914.46 FEET, A CENTRAL ANGLE OF 07°49'05" AND A CHORD BEARING SOUTH 04°54'42" WEST, 397.52 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND THE ARC OF SAID CURVE, 69.50 FEET TO THE BEGINNING OF A NON TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1140.00 FEET, A CENTRAL ANGLE OF 03°29'24" AND A CHORD BEARING SOUTH 89°08'33" WEST, 69.43 FEET; THENCE WESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 69.43 FEET TO THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) CALLS: SOUTH 04°54'42" WEST, 1255.71 FEET; THENCE NORTH 50°51'27" WEST, 225.00 FEET; THENCE NORTH 39°08'33" EAST, 20.00 FEET; THENCE NORTH 50°51'27" WEST, 35.00 FEET; THENCE NORTH 39°08'33" EA

Project Name: PZ-22-008
Project Description: Tymber Creek Apartments
Review Comments List Date: 11/27/2022

Ref. # 77, Civil Engineer, David Allen, 11/1/22 2:46 PM, Cycle 6, Unresolved

Markup: Civil-Wall and Building Review, 36.1 WALL DETAILS.pdf

The review of this wall requires the design calculations being reviewed for the structural capability adjacent to the wet detention facility and the building in close proximity. The two structures will require separate building permits. The City of Ormond Beach will require an independent review by a structural engineer for the correlation between the structures. This review will be completed and the cost will be the responsibility of the developer.

Ref. # 78, Civil Engineer, David Allen, 11/1/22 2:46 PM, Cycle 6, Unresolved

Markup: Civil-Building Code, 36.1 WALL DETAILS.pdf

This should reference the 2020 Florida Building Code (7th Edition).

Ref. # 79, Civil Engineer, David Allen, 11/1/22 2:46 PM, Cycle 6, Unresolved

Markup: Civil- Building Location, 36.1 WALL DETAILS.pdf

Show the location of the building foundation on this cross section.

Ref. # 80, Civil Engineer, David Allen, 11/1/22 2:46 PM, Cycle 6, Unresolved

Markup: Civil-Distance, 36.1 WALL DETAILS.pdf

Provide distance from segmental wall to building footprint.

Ref. # 81, Civil Engineer, David Allen, 11/1/22 3:02 PM, Cycle 6, Unresolved

Markup: Civil-Wall Comments, 36 WALL DETAILS.pdf

See the comments on Sheet 36.1 regarding the review of the segmental block walls.

Ref. # 83, Civil Engineer, David Allen, 11/16/22 3:14 PM, Cycle 6, Unresolved

Markup: Civil-Lighting, 91 PHOTOMETRIC.pdf

The details for the lighting includes wall mounted, WSG4L45K, fixtures. However, the photometric plan does not indicate additional foot-candles. Where will the wall mounted lights be placed? Will these light fixtures also need the glare guards?

Ref. # 73, Landscape Architect, Cara Culliver, 7/13/22 11:25 AM, Cycle 4, Unresolved

Markup: Landscape Comment Sheet 67, 67 OVERALL LANDSCAPE.pdf

- The provided ground covers for the front buffer is 153 and not 212, please check the math.

Ref. # 75, Landscape Architect, Cara Culliver, 8/9/22 5:08 PM, Cycle 5, Unresolved

Markup: Total Amount of Tree Provided Chart, 72 LANDSCAPE DETAILS.pdf

- See mark-up regarding the numbers, please correct.

Ref. # 82, Landscape Architect, Cara Culliver, 11/3/22 2:21 PM, Cycle 6, Unresolved

Markup: Sheets 67 & 72, 67 OVERALL LANDSCAPE.pdf

- Sheet #72 was not submitted and has outstanding comments.
- Sheet 67 has not been corrected, comment on project doxs.

TYMBER CREEK APARTMENTS
PLANNED BUSINESS DEVELOPMENT CONDITIONS

1. Section 2-29(B)(2) of the Land Development Code allows a multi-family density of ten (10) units per acre. The land uses of "Residential, Office, Retail" and "General Commercial" of the city's Comprehensive Plan allows a maximum of 471 multi-family units. The request for 300 multi-family units or 18.29 units per acre for the Planned Business Development as shown, described, and depicted in Exhibit "D" to the PBD Development Order are hereby granted.
2. Section 2-29(B)(3) of the *Land Development Code* allows a maximum height of 30'. Section 2-36(d)(3) of the Land Development Code states, "Height limits may exceed that allowed by district regulations by a maximum of fifteen feet (15'), provided that the structure is so located as to not have an adverse impact on adjoining properties, particularly single-family homes. This additional height allowance will not be awarded for any portion of a structure located within fifty feet (50') of a single-family home or for a vacant site in a zoning district designed primarily for such use. In no case shall any building height exceed seventy-five feet (75') when measured from the average median lot elevation to the highest point of any structure and/or attached services." The request for a building height of 39'3" as shown, described, and depicted in Exhibit "D" to the PBD Development Order are hereby granted.
3. Section 2-57(22)(f) of the Land Development Code states "No structure shall exceed one hundred eighty feet (180') in length, unless a planned development is obtained." The request for building ten (10) to be 249 linear feet in length as shown, described, and depicted in Exhibit "D" to the PBD Development Order are hereby approved.
4. The project access is proposed through a master access point on West Granada Boulevard that will serve multiple uses including the existing Walgreens. The existing master access point for the commercial uses has an approved site plan to shift to the west from the existing Walgreens access point, in accordance with the approved Florida Department of Transportation permit.
5. Along Tymber Creek Road, the project proposes an emergency access only access point. The emergency access point is designed to allow access from fire station #94. The emergency access point would not allow general traffic to access Tymber Creek Road. The access point to Walgreens will remain unchanged. Based upon the connectivity of the overall parcels, individuals of the Tymber Creek Apartments could access Tymber Creek Road through the Walgreens parking lot. The project is required to install a right-hand turn lane on Tymber Creek Road into the Walgreens project.

6. The landscape buffers required for this project are 20' foot landscape buffers for the north, west & east sides of this parcel. The north landscape buffer proposed along the Moss Point subdivision in the north western portion varies from 195' to 130' and narrows to 70' in the northeastern portion of the buffer. The proposed west landscape buffer varies from 140' to 57' feet. The proposed east landscape buffer along Tymber Creek Road is 20' feet. The south landscape buffer that abuts the future commercial parcel requires a 6' foot landscape buffer and a 10' buffer is being proposed. The landscape buffers around the Walgreens pond to the north requires a 6' foot which is shown, the west landscape buffer requires a 6' foot and a 10' foot is being proposed. The landscape buffers around the Volusia County pond to the north, west and south sides require a 6' foot buffer and a 11'-6" foot is being proposed.
7. There are 7 historic trees on-site (4 Bald Cypress & 3 Live Oaks) all of which are to be saved.
8. The site requires that fifteen percent of the site is designated for tree preservation. Fifteen percent of the total gross area is 2.94 acres. The project provides 4.99 acres of proposed tree preservation which includes the north and west areas of the site.
9. The project has fencing as follows:
   A. Decorative aluminum open style, 6' high: along Tymber Creek Road, Volusia County stormwater pond, entrance road.
   B. PVC vinyl, 6' high: along interface of north wetland area ("Open Space/Conservation" area) and portion of area abutting Coquina Presbyterian Church.
   C. Masonry wall, 6' high: Along area of Indian Springs, including on top of the retaining wall and abutting the future commercial area of 2041 West Granada Boulevard.

   Fencing screen wall and retaining wall details on Sheets 36, 36.1, and 36, of Exhibit "D".
10. Phasing of project may be approved by the SPRC as a minor modification to the development order. The SPRC may allow Certificate of Occupancy for individual buildings that re completed in terms of building and site improvements and the reminder of the site is protected for construction activities.
11. Hours of outside construction activities shall be from 7:00 a.m. to 7:00 p.m. Monday through Saturday, with no outside construction activities on Sundays. Required concrete pours outside the construction hour restrictions may be scheduled with the Planning Director with at least five (5) days prior to the activity.
12. The Planned Business Development would incorporate the uses and dimensional standards of the B-8, Commercial zoning district, except as amended in Exhibit "D".

INDEX OF SHEETS	
DWG.NO.	DESCRIPTION
1	COVER
2-5	BOUNDARY AND TOPOGRAPHIC SURVEY
6-8	DEVELOPMENT INFORMATION AND CONSTRUCTION NOTES
9-11	DEMOLITION AND SWPPP PLAN
12	STATE ROAD 40 RIGHT-OF-WAY SWPPP
12.1	STATE ROAD 40 RIGHT-OF-WAY SWPPP
13	TYMBER CREEK ROAD RIGHT-OF-WAY SWPPP
14	SWPPP DETAILS AND NOTES
15	OVERALL DEVELOPMENT PLAN
16	OVERALL PHASING PLAN
17-18	SITE LAYOUT PLAN
19-20	STRIPING AND SIGNAGE PLAN
21	S.R. 40 OVERALL TURN LANE IMPROVEMENTS
22	S.R. 40 RIGHT TURN LANE RIGHT-OF-WAY IMPROVEMENTS
23	S.R. 40 RIGHT TURN LANE R-O-W DRAINAGE & GRADING
23.1	S.R. 40 LEFT TURN LANE R-O-W DRAINAGE & GRADING
23.2	S.R. 40 LEFT TURN LANE R-O-W DRAINAGE & GRADING
24	TYMBER CREEK ROAD RIGHT-OF-WAY IMPROVEMENTS
25	TYMBER CREEK ROAD R-O-W DRAINAGE & GRADING
26	DRAINAGE PLAN
27-28	DRAINAGE DETAILS
29	STORMTECH DETAILS
30	POST-DEV WATER TABLE CALCULATION PLAN
31	ACCESS ROAD DRAINAGE PLAN
32	ACCESS ROAD STORMTECH DETAILS
33	WALGREENS DRAINAGE MODIFICATION PLAN
34-35	GRADING PLAN
36-37	RETAINING WALL DETAILS AND NOTES
38-42	CROSS SECTIONS
43-44	UTILITY PLAN
45	PLAN AND PROFILE
46	PLAN AND PROFILE
47	PLAN AND PROFILE
48	PLAN AND PROFILE
49	PLAN AND PROFILE
50	PLAN AND PROFILE
51	UTILITY CONFLICT DETAILS
52	UTILITY DETAILS AND NOTES
53-55	CITY OF ORMOND BEACH LIFT STATION DETAILS
56-57	CITY OF ORMOND BEACH DETAILS
58	MISCELLANEOUS DETAILS AND NOTES
59-64	FDOT STANDARD CONSTRUCTION DETAILS
65-66	MAINTENANCE OF TRAFFIC
67	OVERALL LANDSCAPE PLAN
68-70	LANDSCAPE PLAN
71	LANDSCAPE PLAN (TYPICAL BUILDING TYPE 1, 2, AND 3)
72	LANDSCAPE DETAILS AND NOTES
73	TREE CREDIT CALCULATION PLAN
74-76	TREE REMOVAL PLAN
77	LANDSCAPE DETAILS AND NOTES
78	OVERALL IRRIGATION PLAN
79-81	IRRIGATION PLAN
82	IRRIGATION DETAILS AND NOTES
83	TREE PRESERVATION PLAN
84	OVERALL TREE PRESERVATION PLAN
85	WETLAND IMPACT / PRESERVATION PLAN
86	WETLAND BUFFER EXHIBIT
87	MEAN HIGH WATER MARK BUFFER EXHIBIT
88	BUILDING TO BUILDING SETBACK EXHIBIT
89	AUTOTURN TRUCK PLAN
90	EASEMENT PLAN
91	SITE PHOTOMETRIC PLAN
92	PHOTOMETRIC DETAILS

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.

SITE PLAN DRAWINGS FOR

TYMBER CREEK APARTMENTS

SECTION 25, TOWNSHIP 14 S, RANGE 31 E
412500000221 & 412500000230
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

NOVEMBER 2021
REVISED OCTOBER 2022

LEGAL DESCRIPTION

SEE BOUNDARY AND TOPOGRAPHIC SURVEY, SHEETS 2-5.

PROJECT STATEMENT

PROPOSE A 300-UNIT APARTMENT COMPLEX CONSISTING OF 10 APARTMENT BUILDINGS, CLUBHOUSE WITH POOL, MAINTENANCE BUILDING, TRASH COMPACTOR AND DOG PARK. THE PROJECT CONSISTS OF 19.62 ACRES WITH 7.787 ACRES OF IMPERVIOUS SURFACE.

JURISDICTIONAL AGENCY — PERMIT No.

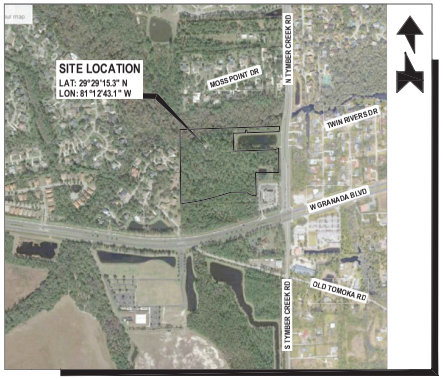
CITY OF ORMOND BEACH (DEVELOPMENT ORDER)	PZ-22-008
FDEP (WASTEWATER)	.
FDEP (NPDES NOI)	FLR
FDOT (ACCESS)	2021-A-591-0007 8
FDOT (DRAINAGE)	2021-D-591-0-0042
FDOT (UTILITY)	.
SJRWMD (STORMWATER)	95674-3
VOLUSIA COUNTY (USE)	2020-P-USE-0578
VOLUSIA COUNTY HEALTH DEPARTMENT (WATER)	.

CONTACT NUMBERS

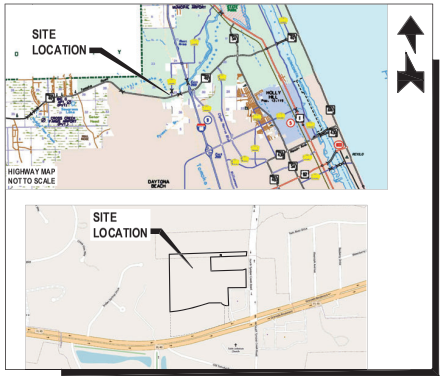
PLANNING & BUILDING - CITY OF ORMOND BEACH (386) 673-3238
WATER - CITY OF ORMOND BEACH UTILITY DEPARTMENT (386) 676-3220
WASTEWATER - CITY OF ORMOND BEACH UTILITY DEPARTMENT (386) 676-3220
GAS - TECO PEOPLES GAS - (386) 672-2232
ELECTRIC - FLORIDA POWER & LIGHT (386) 257-7502
TELEPHONE/CABLE - AT&T (386) 254-8550

PROJECT TEAM

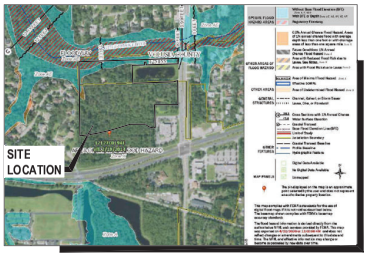
PROPERTY OWNER/APPLICANT:	VCP ORMOND BEACH II LLC 2120 S HIGHWAY A1A VERO BEACH, FL 32963 EMAIL: GMCMILLAN@TELLUS-PARTNERS.COM PHONE: (404) 798-5974
ENGINEER/ LANDSCAPE ARCHITECT/ AGENT	NEWKIRK ENGINEERING, INC. 1230 NORTH US 1, SUITE 3 ORMOND BEACH, FL 32174 PHONE: (386) 872-7794 EMAIL: HARRY@NEWKIRK-ENGINEERING.COM
ARCHITECT:	ENGLISH ASSOCIATES INC. 3084 MERCER UNIVERSITY DRIVE ATLANTA, GA 30341 PHONE: (470) 395-6263 EMAIL: DENGLISH@ENGLISHASSOCIATESINC.COM
SURVEYOR:	SLIGER & ASSOCIATES, INC. 3921 NOVA ROAD PORT ORANGE, FL 32127 PHONE: (386) 761-5385 EMAIL: WWW.SLIGERASSOCIATES.COM
GEOTECHNICAL:	UNIVERSAL ENGINEERING SCIENCES 911 BEVILLE ROAD, SUITE 3 SOUTH DAYTONA BEACH, FL 32119 PHONE: (386) 756-1105 EMAIL: BPOHL@UNIVERSALENGINEERING.COM
TRAFFIC:	LASSITER TRANSPORTATION GROUP 1450 W GRANADA BOULEVARD, SUITE 2 ORMOND BEACH, FL 32174 PHONE: (386) 257-6996 EMAIL: INFO@LTG-INC.US
ENVIRONMENTAL:	ECOLOGICAL CONSULTING SOLUTIONS, INC. 235 HUNT CLUB BOULEVARD, SUITE 202 LONGWOOD, FL 32779 PHONE: (407) 869-9434 EMAIL: BGRIFFY@ECSFL.CC



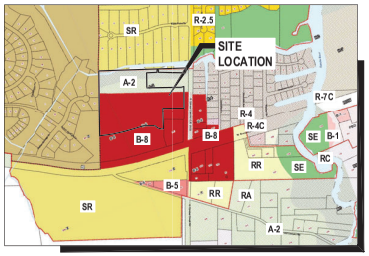
AERIAL MAP
SCALE: 1" = 700'



LOCATION MAP
SCALE: 1" = 1,200'



FLOOD ZONE MAP
SCALE: 1" = 700'
PANEL NO. 12127C0194 J
FLOOD ZONE "X" & "AE"



ZONING MAP
SCALE: 1" = 800'
PROJECT ZONING DISTRICT:
B-8 (COMMERCIAL)



SOILS MAP
SCALE: 1" = 500'
SOIL TYPES: SEE SITE AND GENERAL INFORMATION SHEET No. 5



1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
L.C. # 26000584
Civil Engineering
Transportation, ICE &
Landscape Architecture

© 2013
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 HARRY NEWKIRK, P.E # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK, P.E. # 62971

DRAWING NUMBER

1

PROJECT No. 2020-06

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.

#3	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	FM	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
	EXISTING ELEVATION (SOFT)	RAW	EXISTING RAW WATER MAIN (# INDICATES SIZE)
5.0±	PROPOSED ELEVATION (SOFT)	RRC	EXISTING RECLAIM WATER MAIN (# INDICATES SIZE)
	EXISTING ELEVATION (HARD)	FSM	PROPOSED SANITARY SEWER (# INDICATES SIZE)
5.00	PROPOSED ELEVATION (HARD)	RW	PROPOSED WATER MAIN (# INDICATES SIZE)
	EXISTING FIRE HYDRANT	12	EXISTING CONTOUR
	PROPOSED FIRE HYDRANT	10	PROPOSED CONTOUR (SOFT)
	EXISTING FLOW DIRECTION	10	PROPOSED CONTOUR (HARD)
	PROPOSED FLOW DIRECTION	UTC	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	RSN	EXISTING SANITARY SEWER (# INDICATES SIZE)
	EXISTING MANHOLE (UNKNOWN)	RW	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 7442.
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 59-373(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 - 2020 / 2021 AND QUALIFIED PRODUCTS LIST

INDEX NO.	DESCRIPTION	INDEX NO.	DESCRIPTION
102	TEMPORARY EROSION AND SEDIMENT CONTROL	514	OPTIONAL BASE GROUP AND STRUCTURAL NUMBERS
425-010	STRUCTURE BOTTOMS - TYPES J AND P	330-001	TURNOUTS
205	PIPE BACKFILL	546	SIGHT DISTANCE AT INTERSECTIONS
425-021	CURB INLET TOPS - TYPES 5 & 6	102-600	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES
425-024	CURB INLET TOP - TYPE 9		
425-052	DITCH BOTTOM INLETS - TYPES C, D, E AND H	102-602	TWO-LANE, TWO-WAY, WORK ON SHOULDER
430-022	SIDE DRAIN MITERED END SECTION	102-603	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY
520-001	CURB & CURB AND GUTTER	102-660	PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS
522-002	PUBLIC SIDEWALK CURB RAMPS	700-101	TYPICAL SECTIONS FOR PLACEMENT OF SINGLE & MULTIPLE-COLUMN SIGNS
350-001	CONCRETE PAVEMENT JOINTS		
522-001	CONCRETE SIDEWALK	711-001	SPECIAL MARKING AREAS
120-001	EMBANKMENT UTILIZATION		

ABBREVIATIONS

AWWA	AMERICAN WATER WORKS ASSOCIATION	H/C	HANDICAP	SAN	SANITARY
CMP	CORRUGATED METAL PIPE	HDPE	HIGH DENSITY POLYETHYLENE	SH	SEASONAL HIGH
		INV	INVERT	SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
CPP	CORRUGATED PLASTIC PIPE	K$_H$	HORIZONTAL PERMEABILITY	SMH	SANITARY MANHOLE
CTV	CABLE TELEVISION CONSTRUCTION	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		
FAC	FLORIDA ADMINISTRATIVE CODE	MES	MITERED END SECTION	TYP	TYPICAL
		MJ	MECHANICAL JOINT	UGE	UNDERGROUND ELECTRIC
FACBC	FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION	N/A	NOT APPLICABLE	UGT	UNDERGROUND TELEPHONE
		NIC	NOT IN CONTRACT	USACOE	UNITED STATES ARMY CORP OF ENGINEERS
FDEP	FLORIDA A DEPARTMENT OF ENVIRONMENTAL PROTECTION	NGVD	NATIONAL GEODETIC VERTICAL DATUM	W	WATER (POTABLE)
		OHE	OVERHEAD ELECTRIC		
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	OR	OFFICIAL RECORD		
		PG	PAGE		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	PSI	POUNDS PER SQUARE INCH		
		PVC	POLYVINYL CHLORIDE		
FH	FIRE HYDRANT	PVMT	PAVEMENT		
FOC	FIBER OPTIC CABLE	R	RADIUS		
FF EL	FINISH FLOOR ELEVATION	RCP	REINFORCED CONCRETE PIPE		
FM	FORCE MAIN				
F/D	FEET PER DAY	RPM	REFLECTIVE PAVEMENT MARKER		
G	GAS				
GW	GROUND WATER	R/W	RIGHT-OF-WAY		

SITE AND GENERAL INFORMATION

1. THE PROPERTY AREA BOUNDARY CONSISTS OF 854,635 SF OR 19.620 ACRES. FOR BOUNDARY AND TOPOGRAPHIC SURVEY REFER TO THE SURVEY PERFORMED BY SLIGER AND ASSOCIATES (SEE SHEET No. 2.1, 2.2, 2.3 & 2.4 OF THESE PLANS).
2. THE EXISTING ZONING IS B-8 (COMMERCIAL) AND A-2 (RURAL AGRICULTURE). THE PROPOSED ZONING IS PBD (PLANNED BUSINESS DEVELOPMENT).
3. THE FLUM IS (1) OPEN SPACE / CONSERVATION, (2) RESIDENTIAL, OFFICE RETAIL AND (3) GENERAL COMMERCIAL.
4. THE TAX PARCEL NUMBERS ARE 412500000221 AND 412500000230.
5. THE EXISTING SITE CONDITION IS UNDEVELOPED. THE FLUCFCS LAND USE IS (191) UNDEVELOPED LAND WITHIN URBAN AREAS.
6. PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE FOR VOLUSIA COUNTY, THE SCS SOILS MAP INDICATES THE SITE CONSISTS OF (1) APOPKA FINE SAND, 0 TO 5 PERCENT SLOPES, (19) DELAND FINE SAND, 0 TO 5 PERCENT SLOPES, (22) ELECTRA FINE SAND, 0 TO 5 PERCENT SLOPES, (23) FARMTON FINE SAND AND (51) POMONA-ST. JOHNS COMPLEX.
7. THE SITE IS LOCATED WITHIN ZONE "X" & "AE" PER FEMA MAP PANEL No. 12127C0194 J, DATED FEBRUARY 19, 2014.
8. 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.
9. SOLID WASTE WILL BE COLLECTED AND DISPOSED OF BY WASTE PRO, INC.
10. 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.
11. STORMWATER WILL BE PROVIDED BY INTERCONNECTED EXFILTRATION AND DRY RETENTION PRE-TREATMENT TO WET DETENTION POND SYSTEM.
12. POTABLE WATER AND WASTEWATER UTILITIES PROVIDED BY CITY OF ORMOND BEACH.
13. IRRIGATION SERVICE WILL BE PROVIDED BY PRIVATE WELL.
14. ACCESS WILL BE PROVIDED FROM S.R. 40 (GRANADA BOULEVARD) WITH A RIGHT-IN AND RIGHT-OUT DRIVEWAY. EMERGENCY ACCESS WILL BE PROVIDED BY CONNECTION TO WALGREENS.

SITE DEVELOPMENT USAGE

1. SETBACK:

	BUILDING	LANDSCAPE
FRONT (TYMBER CREEK)	25 FEET	20 FEET
REAR (NORTH)	20 FEET	20 FEET
SIDE (WEST)	10 FEET	20 FEET
SIDE (INTERIOR)	10 FEET	6 FEET
SIDE (CORNER)	20 FEET	6 FEET
MAXIMUM BUILDING HEIGHT		45 FEET

* SECTION 2-36(d) STATES, "HEIGHT LIMITS MAY EXCEED THAT ALLOWED BY DISTRICT REGULATIONS BY A MAXIMUM FIFTEEN FEET (15'), PROVIDED THAT THE STRUCTURE IS LOCATED AS TO NOT HAVE AN ADVERSE IMPACT ON ADJOINING PROPERTIES, PARTICULARLY SINGLE-FAMILY HOMES. THIS ADDITIONAL HEIGHT ALLOWANCE WILL NOT BE AWARDED FOR ANY PORTION OF A STRUCTURE LOCATED WITHIN FIFTY FEET (50') OF A SINGLE FAMILY HOME OR FOR A VACANT SITE IN A ZONING DISTRICT DESIGNED PRIMARILY FOR SUCH USE. IN NO CASE SHALL ANY BUILDING HEIGHT EXCEED SEVENTY-FIVE FEET (75') WHEN MEASURED FROM THE AVERAGE MEDIAN LOT ELEVATION TO THE HIGHEST POINT OF ANY STRUCTURE AND/OR ATTACHED SERVICES."

MAXIMUM BUILDING COVERAGE	35%
MAXIMUM IMPERVIOUS LOT COVERAGE	75%

THE B-8 ZONING DISTRICT ALLOWS 10 UNITS PER ACRE. THE LAND USE CATEGORIES ALLOW:
(1) "OPEN SPACE/CONSERVATION" (3.2 ACRES) - 0 UNITS
(2) "RESIDENTIAL, OFFICE RETAIL" (3.2 ACRES) - 48 UNITS
(3) "GENERAL COMMERCIAL" (13.22 ACRES) - 423 UNITS

THE PROPERTY'S LAND USES ALLOW A TOTAL OF 471 UNITS (300 UNITS PROPOSED).
THE UNITS PER ACRE NEED TO BE BASED UPON 16.42 ACRES OR
300 UNITS / 16.42 = 18.27 UNITS PER ACRE

NO STRUCTURE SHALL EXCEED 180 LINEAR FEET IN LENGTH PER LDC SECTION 2-57(22)(f).

2. PROPOSED SITE COVERAGE:

	SQ. FT	ACRE	%
BUILDINGS	127,446	2.926	14.9
PAVEMENT	166,109	3.767	19.2
CONCRETE SIDEWALKS / PADS/ POOL DECK	46,260	1.062	5.4
RESERVED PARKING	18,810	0.432	2.2
EXTERIOR LANDSCAPE	67,254	1.544	7.9
INTERIOR LANDSCAPE	312,116	7.165	36.5
WET DETENTION PONDS	32,862	0.754	3.8
WETLANDS	104,588	2.402	12.3
TOTAL SITE	854,635	19.620	100.0
TOTAL IMPERVIOUS	337,815	7.755	39.5
TOTAL PERVIOUS	516,820	11.865	60.5

3. PARKING REQUIREMENTS

UNIT MIX

1.5 SPACES PER 1 BEDROOM x 168	= 252 SPACES
0.5 SPACES RESERVE PER 2 BEDROOM x 120	= 84 SPACES
2.0 SPACES PER 2 BEDROOM x 120	= 240 SPACES
2.0 SPACES PER 3 BEDROOM x 12	= 24 SPACES
TOTAL REQUIRED PARKING	= 600 SPACES

4. PARKING PROVIDED

		%
HANDICAP	11	1.9
STANDARD	506	84.3
RESERVE	83	13.8
TOTAL PARKING PROVIDED	600	100.0

5. BICYCLE PARKING REQUIRED

10% OF TOTAL PARKING = 0.10 x 600 = 60
REQUIRED BICYCLE PARKING = 60 SPACES

6. BICYCLE PARKING PROVIDED

71 BICYCLE SPACES PROVIDED

REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK

1338 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
L.B. # 3724
L.C. # 26000394
© 2013
Civil Engineering
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING INC.

DEVELOPMENT INFORMATION AND CONSTRUCTION NOTES

TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING INC. IT IS NOT TO BE USED, LOANED, COPIED OR REPRODUCED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2013 ALL RIGHTS RESERVED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	

DRAWING NUMBER

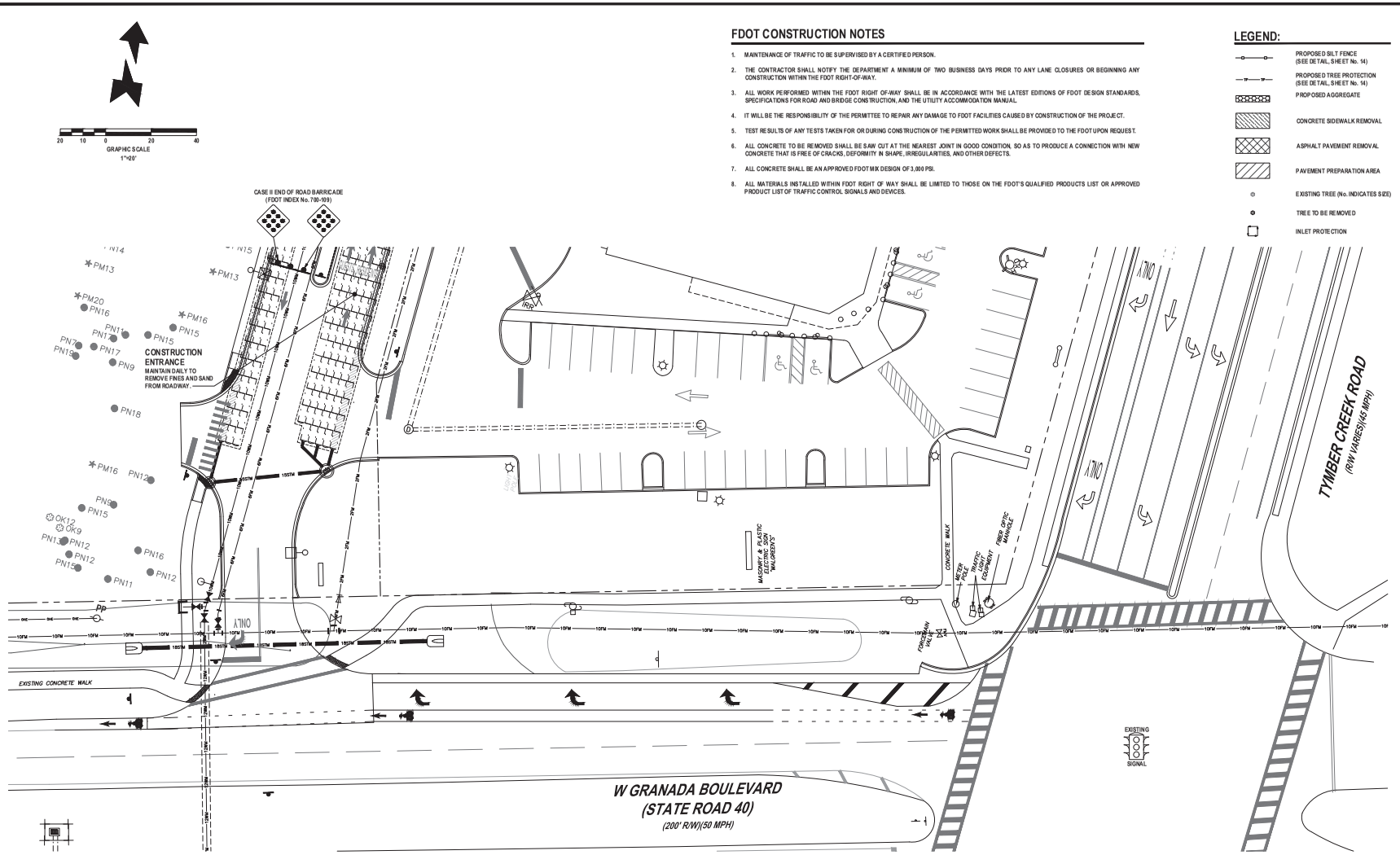
8

FDOT CONSTRUCTION NOTES

1. MAINTENANCE OF TRAFFIC TO BE SUPERVISED BY A CERTIFIED PERSON.
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. IT WILL BE THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR ANY DAMAGE TO FDOT FACILITIES CAUSED BY CONSTRUCTION OF THE PROJECT.
5. TEST RESULTS OF ANY TESTS TAKEN FOR OR DURING CONSTRUCTION OF THE PERMITTED WORK SHALL BE PROVIDED TO THE FDOT UPON REQUEST.
6. 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, IRREGULARITIES, AND OTHER DEFECTS.
7. ALL CONCRETE SHALL BE AN APPROVED FDOT MIX DESIGN OF 3,000 PSI.
8. 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.

LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL, SHEET No. 14)
- PROPOSED TREE PROTECTION (SEE DETAIL, SHEET No. 14)
- PROPOSED AGGREGATE
- CONCRETE SIDEWALK REMOVAL
- ASPHALT PAVEMENT REMOVAL
- PAVEMENT PREPARATION AREA
- EXISTING TREE (No. INDICATES SIZE)
- TREE TO BE REMOVED
- INLET PROTECTION



One Nation... One Number... 811 Know what's below. Call before you dig.

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.

REVISIONS

DATE	DESCRIPTION
4 7 22	CITY COMMENTS
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7784
www.NewkirkEngineering.com
C.A. # 30269
L.C. # 26000584
© 2013
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC

STATE ROAD 40
RIGHT-OF-WAY SWPPP
TYMBER CREEK APARTMENTS
2011 W GRANADA 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

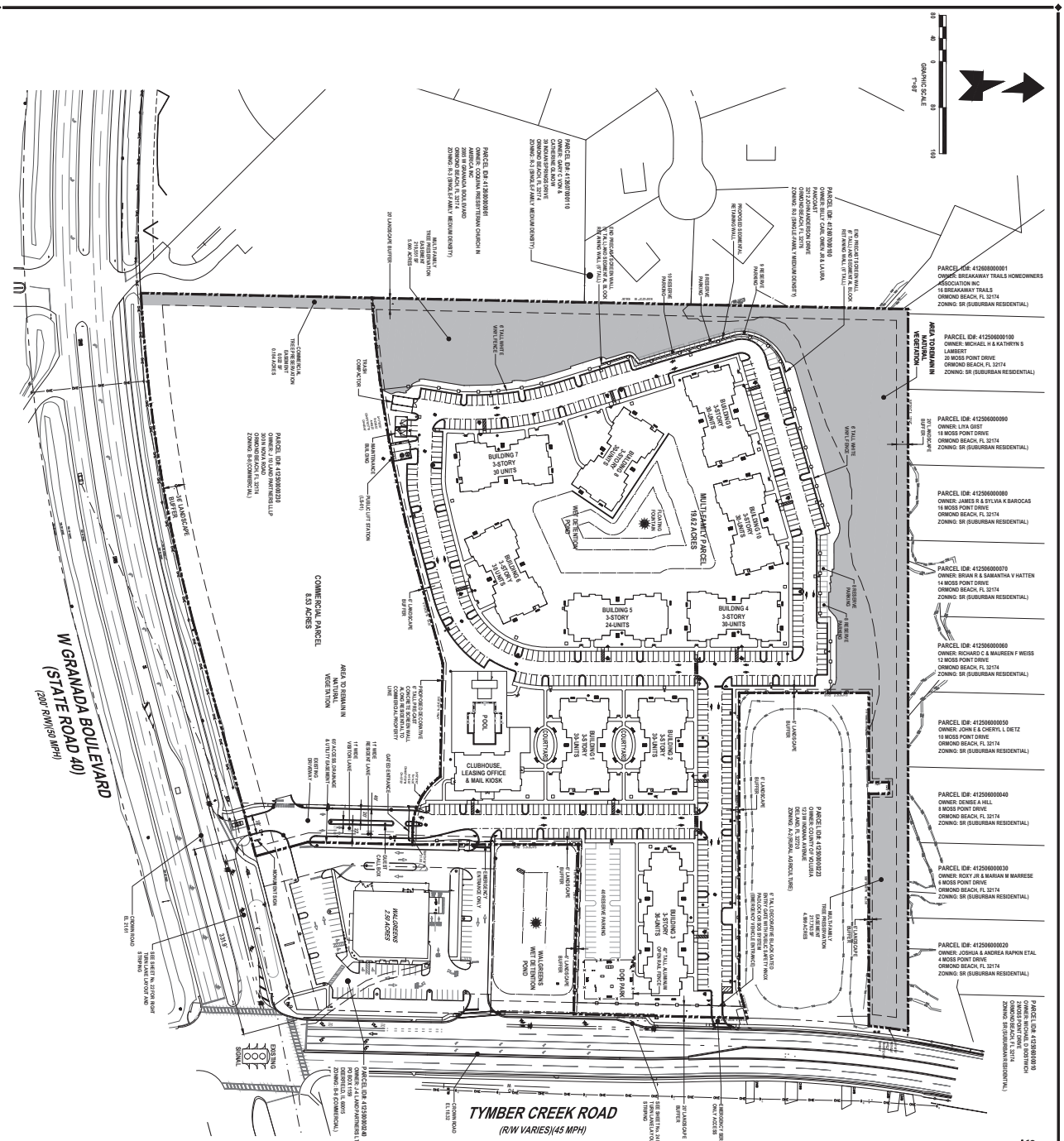
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

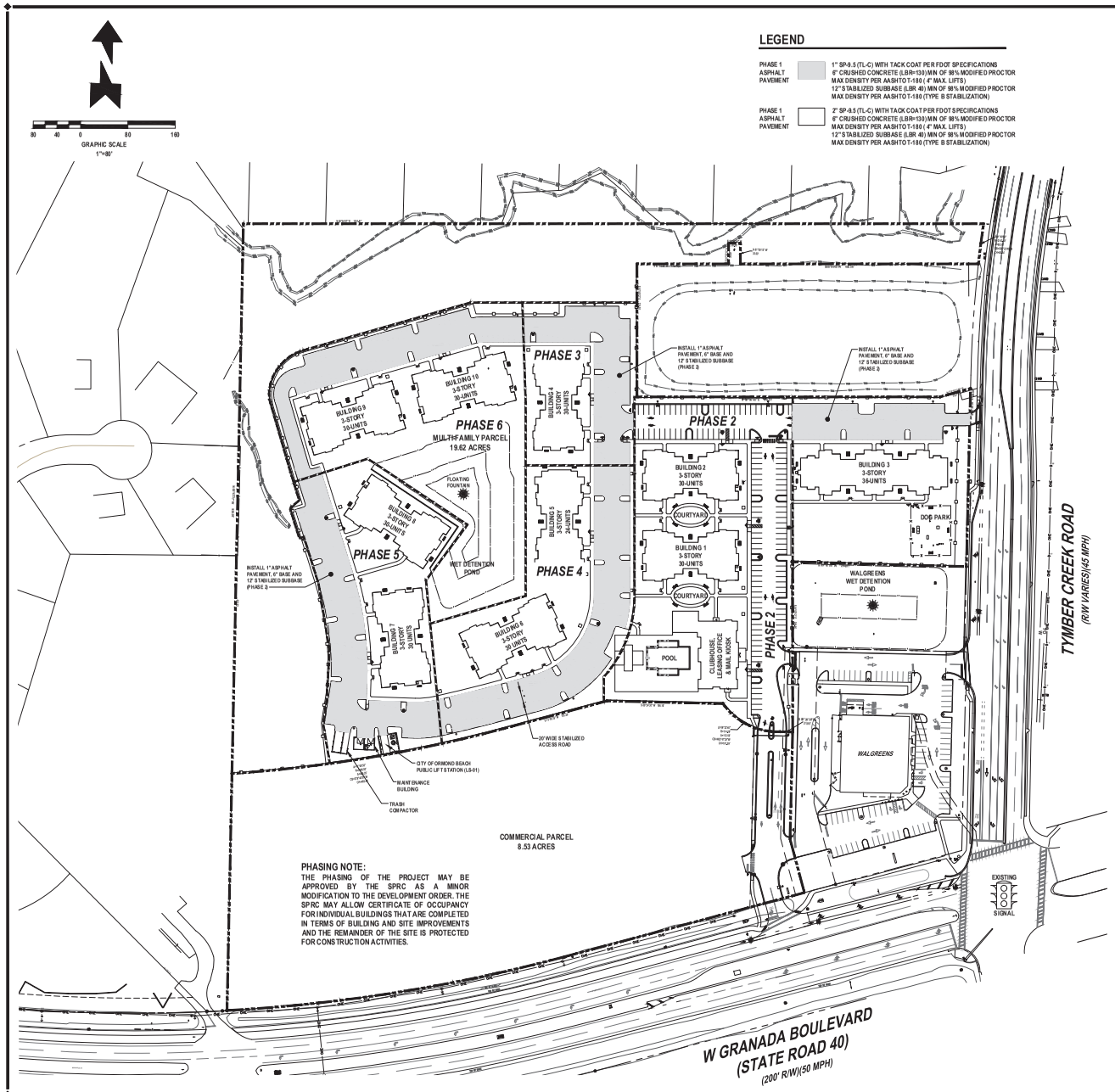
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER
HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER
12


W GRANADA BOULEVARD
(STATE ROAD 40)
(200' R/W)(50 MPH)
TYMBER CREEK ROAD
(R/W VARIES)(45 MPH)
MULTI-FAMILY PARCEL
19.42 ACRES
COMMERCIAL PARCEL
8.53 ACRES
WALGREENS
2.58 ACRES
BUILDING 1
3-STORY
30 UNITS
BUILDING 2
3-STORY
30 UNITS
BUILDING 3
3-STORY
30 UNITS
BUILDING 4
3-STORY
30-UNITS
BUILDING 5
3-STORY
24-UNITS
BUILDING 7
3-STORY
30 UNITS
BUILDING 8
3-STORY
30 UNITS
BUILDING 9
3-STORY
30 UNITS
BUILDING 10
3-STORY
30 UNITS
CLUBHOUSE,
LEASING OFFICE
& MAIL KIOSK
POOL
COURTYARD
DOG PARK
WET DETENTION POND
PROPOSED 6' CONCRETE SCREEN WALL
PROPOSED SIGNATURE ENTRANCE MONUMENT SIGN
PROPOSED 8' CONCRETE SCREEN WALL ALONG COMMERCIAL/RESIDENTIAL PROPERTY LINE
PROPOSED 6' CONCRETE SCREEN WALL
PARCEL ID#: 412608000001
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
16 BREAKAWAY TRAILS
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412506000100
OWNER: MICHAEL H & KATHRYN S LAMBERT
39 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412506000090
OWNER: LIYA GIST
18 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412506000080
OWNER: JAMES R & SYLVIA K BAROCAS
16 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412506000070
OWNER: BRIAN R & SAMANTHA Y HATTEN
14 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412506000060
OWNER: RICHARD C & MAUREEN F WEISS
12 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412506000050
OWNER: JOHN E & CHERYL L DIETZ
10 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412506000040
OWNER: DENISE A HILL
8 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412506000030
OWNER: ROXY JR & MARIAN M MARRESE
6 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412506000020
OWNER: JOSHUA & ANDREA RAPKIN ETAL
4 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000010
OWNER: GARY C VON &
39 INDIAN SPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000040
OWNER: COQUINA PRESBYTERIAN CHURCH IN
2065 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000050
OWNER: BILLY CARL OWEN JR/LAURA
PASCOAST
32 INDIAN SPRINGS DRIVE
ORMOND BEACH FL 32176
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000060
OWNER: JAMES R & SYLVIA K BAROCAS
16 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000070
OWNER: LIYA GIST
18 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000080
OWNER: MICHAEL H & KATHRYN S LAMBERT
39 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000090
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
16 BREAKAWAY TRAILS
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000100
OWNER: GARY C VON &
39 INDIAN SPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000110
OWNER: GARY C VON &
39 INDIAN SPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000120
OWNER: COQUINA PRESBYTERIAN CHURCH IN
2065 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000130
OWNER: BILLY CARL OWEN JR/LAURA
PASCOAST
32 INDIAN SPRINGS DRIVE
ORMOND BEACH FL 32176
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000140
OWNER: JAMES R & SYLVIA K BAROCAS
16 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000150
OWNER: LIYA GIST
18 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000160
OWNER: MICHAEL H & KATHRYN S LAMBERT
39 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000170
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
16 BREAKAWAY TRAILS
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000180
OWNER: GARY C VON &
39 INDIAN SPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000190
OWNER: COQUINA PRESBYTERIAN CHURCH IN
2065 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000200
OWNER: BILLY CARL OWEN JR/LAURA
PASCOAST
32 INDIAN SPRINGS DRIVE
ORMOND BEACH FL 32176
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000210
OWNER: JAMES R & SYLVIA K BAROCAS
16 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000220
OWNER: LIYA GIST
18 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000230
OWNER: MICHAEL H & KATHRYN S LAMBERT
39 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000240
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
16 BREAKAWAY TRAILS
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000250
OWNER: GARY C VON &
39 INDIAN SPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000260
OWNER: COQUINA PRESBYTERIAN CHURCH IN
2065 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000270
OWNER: BILLY CARL OWEN JR/LAURA
PASCOAST
32 INDIAN SPRINGS DRIVE
ORMOND BEACH FL 32176
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000280
OWNER: JAMES R & SYLVIA K BAROCAS
16 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000290
OWNER: LIYA GIST
18 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000300
OWNER: MICHAEL H & KATHRYN S LAMBERT
39 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000310
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
16 BREAKAWAY TRAILS
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000320
OWNER: GARY C VON &
39 INDIAN SPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000330
OWNER: COQUINA PRESBYTERIAN CHURCH IN
2065 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000340
OWNER: BILLY CARL OWEN JR/LAURA
PASCOAST
32 INDIAN SPRINGS DRIVE
ORMOND BEACH FL 32176
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000350
OWNER: JAMES R & SYLVIA K BAROCAS
16 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000360
OWNER: LIYA GIST
18 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000370
OWNER: MICHAEL H & KATHRYN S LAMBERT
39 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000380
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
16 BREAKAWAY TRAILS
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000390
OWNER: GARY C VON &
39 INDIAN SPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000400
OWNER: COQUINA PRESBYTERIAN CHURCH IN
2065 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000410
OWNER: BILLY CARL OWEN JR/LAURA
PASCOAST
32 INDIAN SPRINGS DRIVE
ORMOND BEACH FL 32176
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000420
OWNER: JAMES R & SYLVIA K BAROCAS
16 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000430
OWNER: LIYA GIST
18 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000440
OWNER: MICHAEL H & KATHRYN S LAMBERT
39 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000450
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
16 BREAKAWAY TRAILS
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000460
OWNER: GARY C VON &
39 INDIAN SPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000470
OWNER: COQUINA PRESBYTERIAN CHURCH IN
2065 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000480
OWNER: BILLY CARL OWEN JR/LAURA
PASCOAST
32 INDIAN SPRINGS DRIVE
ORMOND BEACH FL 32176
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000490
OWNER: JAMES R & SYLVIA K BAROCAS
16 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000500
OWNER: LIYA GIST
18 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000510
OWNER: MICHAEL H & KATHRYN S LAMBERT
39 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000520
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
16 BREAKAWAY TRAILS
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000530
OWNER: GARY C VON &
39 INDIAN SPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000540
OWNER: COQUINA PRESBYTERIAN CHURCH IN
2065 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000550
OWNER: BILLY CARL OWEN JR/LAURA
PASCOAST
32 INDIAN SPRINGS DRIVE
ORMOND BEACH FL 32176
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000560
OWNER: JAMES R & SYLVIA K BAROCAS
16 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000570
OWNER: LIYA GIST
18 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000580
OWNER: MICHAEL H & KATHRYN S LAMBERT
39 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000590
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
16 BREAKAWAY TRAILS
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000600
OWNER: GARY C VON &
39 INDIAN SPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000610
OWNER: COQUINA PRESBYTERIAN CHURCH IN
2065 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000620
OWNER: BILLY CARL OWEN JR/LAURA
PASCOAST
32 INDIAN SPRINGS DRIVE
ORMOND BEACH FL 32176
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000630
OWNER: JAMES R & SYLVIA K BAROCAS
16 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000640
OWNER: LIYA GIST
18 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000650
OWNER: MICHAEL H & KATHRYN S LAMBERT
39 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000660
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
16 BREAKAWAY TRAILS
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000670
OWNER: GARY C VON &
39 INDIAN SPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000680
OWNER: COQUINA PRESBYTERIAN CHURCH IN
2065 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000690
OWNER: BILLY CARL OWEN JR/LAURA
PASCOAST
32 INDIAN SPRINGS DRIVE
ORMOND BEACH FL 32176
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000700
OWNER: JAMES R & SYLVIA K BAROCAS
16 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000710
OWNER: LIYA GIST
18 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000720
OWNER: MICHAEL H & KATHRYN S LAMBERT
39 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000730
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
16 BREAKAWAY TRAILS
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000740
OWNER: GARY C VON &
39 INDIAN SPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000750
OWNER: COQUINA PRESBYTERIAN CHURCH IN
2065 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000760
OWNER: BILLY CARL OWEN JR/LAURA
PASCOAST
32 INDIAN SPRINGS DRIVE
ORMOND BEACH FL 32176
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000770
OWNER: JAMES R & SYLVIA K BAROCAS
16 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000780
OWNER: LIYA GIST
18 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000790
OWNER: MICHAEL H & KATHRYN S LAMBERT
39 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000800
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
16 BREAKAWAY TRAILS
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000810
OWNER: GARY C VON &
39 INDIAN SPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000820
OWNER: COQUINA PRESBYTERIAN CHURCH IN
2065 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000830
OWNER: BILLY CARL OWEN JR/LAURA
PASCOAST
32 INDIAN SPRINGS DRIVE
ORMOND BEACH FL 32176
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000840
OWNER: JAMES R & SYLVIA K BAROCAS
16 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000850
OWNER: LIYA GIST
18 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000860
OWNER: MICHAEL H & KATHRYN S LAMBERT
39 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000870
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
16 BREAKAWAY TRAILS
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000880
OWNER: GARY C VON &
39 INDIAN SPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000890
OWNER: COQUINA PRESBYTERIAN CHURCH IN
2065 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000900
OWNER: BILLY CARL OWEN JR/LAURA
PASCOAST
32 INDIAN SPRINGS DRIVE
ORMOND BEACH FL 32176
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000910
OWNER: JAMES R & SYLVIA K BAROCAS
16 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000920
OWNER: LIYA GIST
18 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000930
OWNER: MICHAEL H & KATHRYN S LAMBERT
39 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000940
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
16 BREAKAWAY TRAILS
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000950
OWNER: GARY C VON &
39 INDIAN SPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000960
OWNER: COQUINA PRESBYTERIAN CHURCH IN
2065 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000970
OWNER: BILLY CARL OWEN JR/LAURA
PASCOAST
32 INDIAN SPRINGS DRIVE
ORMOND BEACH FL 32176
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608000980
OWNER: JAMES R & SYLVIA K BAROCAS
16 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608000990
OWNER: LIYA GIST
18 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001000
OWNER: MICHAEL H & KATHRYN S LAMBERT
39 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001010
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
16 BREAKAWAY TRAILS
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001020
OWNER: GARY C VON &
39 INDIAN SPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608001030
OWNER: COQUINA PRESBYTERIAN CHURCH IN
2065 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608001040
OWNER: BILLY CARL OWEN JR/LAURA
PASCOAST
32 INDIAN SPRINGS DRIVE
ORMOND BEACH FL 32176
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608001050
OWNER: JAMES R & SYLVIA K BAROCAS
16 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001060
OWNER: LIYA GIST
18 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001070
OWNER: MICHAEL H & KATHRYN S LAMBERT
39 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001080
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
16 BREAKAWAY TRAILS
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001090
OWNER: GARY C VON &
39 INDIAN SPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608001100
OWNER: COQUINA PRESBYTERIAN CHURCH IN
2065 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608001110
OWNER: BILLY CARL OWEN JR/LAURA
PASCOAST
32 INDIAN SPRINGS DRIVE
ORMOND BEACH FL 32176
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608001120
OWNER: JAMES R & SYLVIA K BAROCAS
16 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001130
OWNER: LIYA GIST
18 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001140
OWNER: MICHAEL H & KATHRYN S LAMBERT
39 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001150
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
16 BREAKAWAY TRAILS
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001160
OWNER: GARY C VON &
39 INDIAN SPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608001170
OWNER: COQUINA PRESBYTERIAN CHURCH IN
2065 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608001180
OWNER: BILLY CARL OWEN JR/LAURA
PASCOAST
32 INDIAN SPRINGS DRIVE
ORMOND BEACH FL 32176
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608001190
OWNER: JAMES R & SYLVIA K BAROCAS
16 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001200
OWNER: LIYA GIST
18 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001210
OWNER: MICHAEL H & KATHRYN S LAMBERT
39 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001220
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
16 BREAKAWAY TRAILS
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001230
OWNER: GARY C VON &
39 INDIAN SPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608001240
OWNER: COQUINA PRESBYTERIAN CHURCH IN
2065 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608001250
OWNER: BILLY CARL OWEN JR/LAURA
PASCOAST
32 INDIAN SPRINGS DRIVE
ORMOND BEACH FL 32176
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608001260
OWNER: JAMES R & SYLVIA K BAROCAS
16 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001270
OWNER: LIYA GIST
18 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001280
OWNER: MICHAEL H & KATHRYN S LAMBERT
39 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001290
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
16 BREAKAWAY TRAILS
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001300
OWNER: GARY C VON &
39 INDIAN SPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608001310
OWNER: COQUINA PRESBYTERIAN CHURCH IN
2065 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608001320
OWNER: BILLY CARL OWEN JR/LAURA
PASCOAST
32 INDIAN SPRINGS DRIVE
ORMOND BEACH FL 32176
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608001330
OWNER: JAMES R & SYLVIA K BAROCAS
16 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001340
OWNER: LIYA GIST
18 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001350
OWNER: MICHAEL H & KATHRYN S LAMBERT
39 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001360
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
16 BREAKAWAY TRAILS
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001370
OWNER: GARY C VON &
39 INDIAN SPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608001380
OWNER: COQUINA PRESBYTERIAN CHURCH IN
2065 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608001390
OWNER: BILLY CARL OWEN JR/LAURA
PASCOAST
32 INDIAN SPRINGS DRIVE
ORMOND BEACH FL 32176
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608001400
OWNER: JAMES R & SYLVIA K BAROCAS
16 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001410
OWNER: LIYA GIST
18 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001420
OWNER: MICHAEL H & KATHRYN S LAMBERT
39 MOSS POINT DRIVE
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001430
OWNER: BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION INC
16 BREAKAWAY TRAILS
ORMOND BEACH, FL 32174
ZONING: SR (SUBURBAN RESIDENTIAL)
PARCEL ID#: 412608001440
OWNER: GARY C VON &
39 INDIAN SPRING DRIVE
ORMOND BEACH, FL 32174
ZONING: R-1 (SINGLE FAMILY MEDIUM DENSITY)
PARCEL ID#: 412608001450
OWNER: COQUINA PRESBYTERIAN CHURCH IN
2065 W GRANADA BOULEVARD
ORMOND BEACH, F



PHASE 1 (SITE INFRASTRUCTURE CONSTRUCTION)

1. INSTALL ALL SITE FENCE, TREE BARRICADES AND CONSTRUCTION ENTRANCE.
2. CLEARING AND GRUBBING ENTIRE SITE WITHIN LIMITS OF CONSTRUCTION.
3. EARTHWORK IMPROVEMENTS CONSISTING OF SITE GRADING AND STORMWATER PONDS.
4. INSTALL PUBLIC LIFT STATION AND SANITARY SEWER MAIN, MANHOLES AND SERVICES.
5. INSTALL WATER MAIN, FIRE HYDRANTS, WATER SERVICES AND FIRE SERVICES.
6. INSTALL STORMWATER INLETS, DRAINAGE PIPES, CONTROL STRUCTURES, STORM-TECH EXFILTRATION AND MITERED END SECTIONS.
7. INSTALL SEGMENTAL RETAINING WALL.
8. INSTALL FIRST LIFT OF ASPHALT PAVEMENT CONSISTING OF STABILIZED SUBBASE, BASE AND1 INCH OF ASPHALT PAVEMENT.
9. TYMBER CREEK ROADWAY IMPROVEMENTS CONSISTING OF RIGHT-TURN LANE AND DUEL LEFT TURN LANE EXPANSION.
10. SURVEYOR TO PREPARE AS-BUILTS FOR WATER AND SEWER IMPROVEMENTS.
11. ENGINEER OF RECORD TO PREPARE FDEP WATER AND WASTEWATER CERTIFICATIONS FOR CITY OF ORMOND BEACH APPROVAL. ENGINEER OF RECORD TO SUBMIT FDEP WATER AND WASTEWATER CERTIFICATIONS TO FDEP FOR FINAL APPROVAL.
12. ENGINEER OF RECORD TO CERTIFY TYMBER CREEK ROAD IMPROVEMENTS WITH VOLUSIA COUNTY.

PHASE 2 (CLUBHOUSE, BUILDING 1 & 2)

1. ALL SITE INFRASTRUCTURE IMPROVEMENTS SHALL BE CONSTRUCTED INCLUDING FIRST LIFT OF ASPHALT FOR THE ENTIRE DEVELOPMENT PRIOR TO REQUESTING ANY BUILDING CLEARING FOR OCCUPANCIES.
2. CONSTRUCT CLUBHOUSE AND POOL, BUILDING 1 AND 2 BUILDING IMPROVEMENTS.
3. INSTALL SECOND LIFT OF ASPHALT (3/4") WITHIN BUILDING PHASE.
4. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
5. INSTALL SIDEWALK CONNECTION TO GRANADA BOULEVARD.
6. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
7. INSTALL PRE-CAST SCREEN WALL.
8. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
9. INSTALL LANDSCAPE, IRRIGATION AND FLOATING FOUNTAIN WITHIN WALGREENS.
10. SURVEYOR TO PREPARE AS-BUILTS FOR THIS BUILDING PHASE.
11. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
12. INSTALL TEMPORARY DUMPSTER.
13. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
14. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
15. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 3 (BUILDING 3 & 4)

1. CONSTRUCT BUILDING 3 AND 4 BUILDING IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (3/4") WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL SIDEWALK CONNECTION TO TYMBER CREEK ROAD.
5. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
6. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
7. INSTALL TEMPORARY DUMPSTER.
8. SURVEYOR TO PREPARE AS-BUILTS FOR THIS BUILDING PHASE.
9. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
10. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
11. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
12. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS A REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 4 (BUILDING 5 & 6)

1. CONSTRUCT BUILDING 5 AND 6 BUILDING IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (3/4") WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
5. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
6. INSTALL TEMPORARY DUMPSTER.
7. SURVEYOR TO PREPARE AS-BUILTS FOR THIS BUILDING PHASE.
8. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
9. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
10. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
11. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 5 (BUILDING 7, 8, MAINTENANCE BLDG. & TRASH COMPACTOR)

1. CONSTRUCT BUILDING 7, 8, MAINTENANCE BUILDING AND TRASH COMPACTOR IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (3/4") WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
5. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
6. REMOVE ALL TEMPORARY DUMPSTER'S.
7. SURVEYOR TO PREPARE AS-BUILTS FOR THIS PHASE.
8. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
9. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
10. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
11. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 6 (BUILDING 9, 10 & ENTIRE SITE FINAL RE-INSPECTION)

1. CONSTRUCT BUILDING 9, 10 AND WET DETENTION POND IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (3/4") WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
5. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
6. SURVEYOR TO PREPARE AS-BUILTS FOR THIS PHASE.
7. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
8. INSTALL FLOATING FOUNTAIN IN WET DETENTION POND.
9. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
10. ENGINEER OF RECORD TO CERTIFY STORMWATER SYSTEM WITH SJRWMD.
11. ENGINEER OF RECORD TO CERTIFY FDEP NPDES NOTICE OF TERMINATION.
12. CITY OF ORMOND BEACH PHASE INSPECTION AND RE-INSPECTION OF ENTIRE SITE WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
13. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

CITY OF ORMOND BEACH SPRC NOTE:

THE PHASING OF THE PROJECT MAY BE APPROVED BY SPRC AS A MINOR MODIFICATION TO THE DEVELOPMENT ORDER. THE SPRC MAY ALLOW CERTIFICATE OF OCCUPANCY FOR INDIVIDUAL BUILDINGS THAT ARE COMPLETED IN TERMS OF BUILDING AND SITE IMPROVEMENTS AND THE REMAINDER OF THE SITE IS PROTECTED FOR CONSTRUCTION ACTIVITIES.

REVISIONS

DATE	DESCRIPTION
4 7 22	CITY COMMENTS
5 2 22	CITY COMMENTS
10 25 22	OWNER

1338 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
L.C.# 26000394
C 2013
Civil Engineering
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING

OVERALL PHASING PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING AND THE RE-USE OR REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2015 ALL RIGHTS RESERVED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

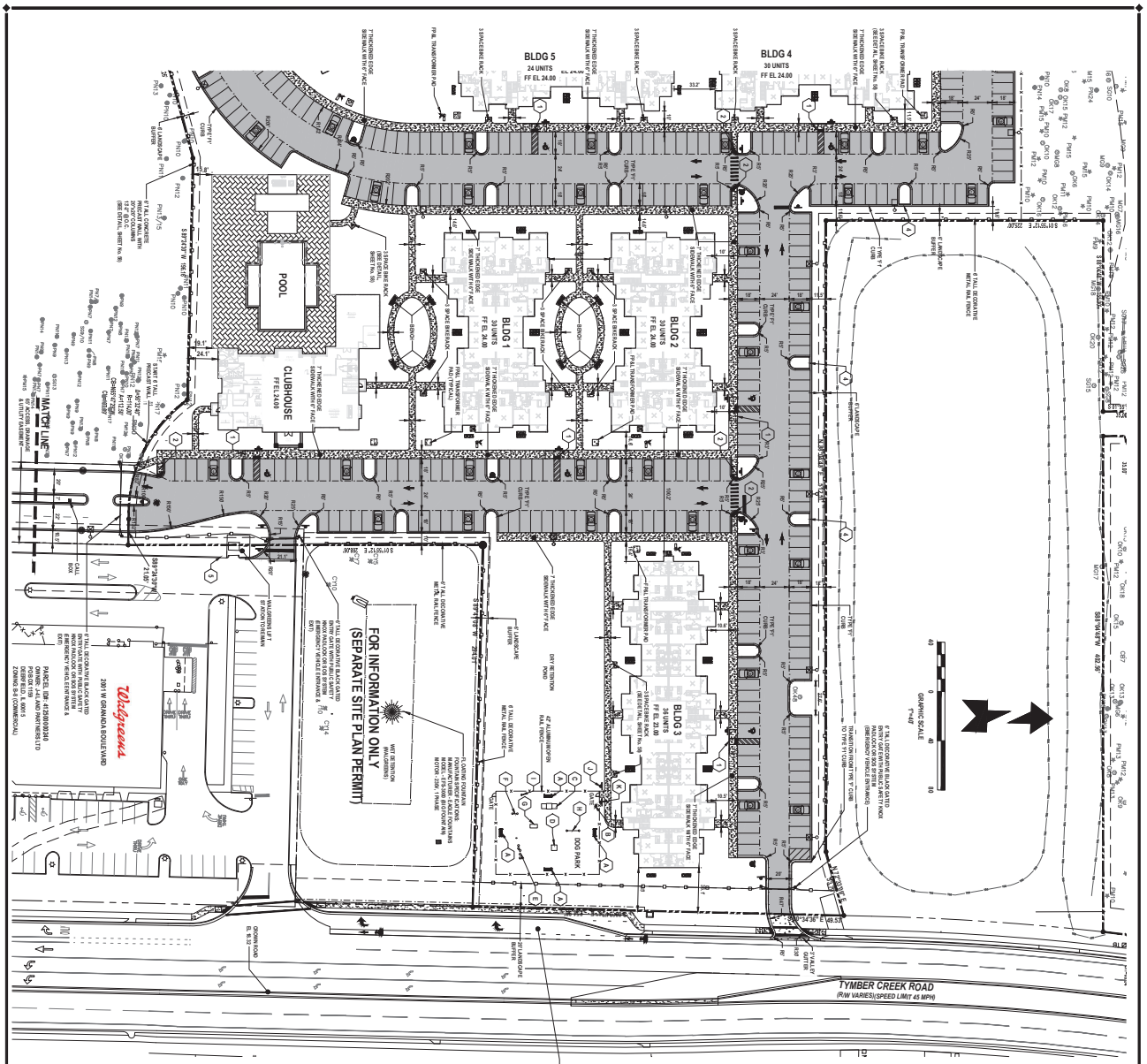
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

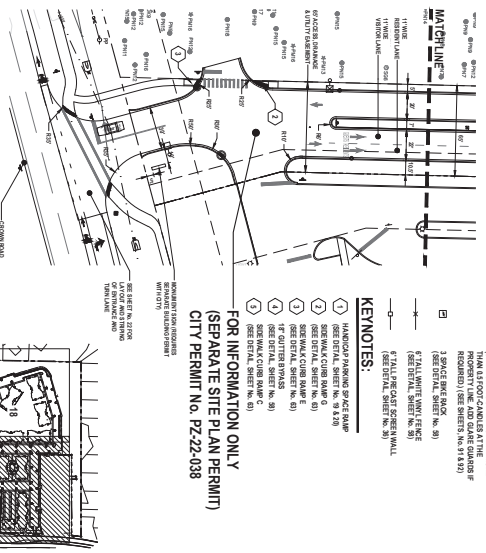
HARRY H. NEWKIRK, P.E. # 62971

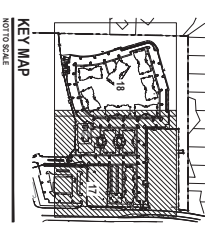
PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1"= 0

DRAWING NUMBER

16







PAVING LEGEND

- ASPHALT PAVEMENT — 7" CBR (LBR=30) CRUSHED ROCK, CAST IN PLACE PERVIOUS CONCRETE OVER 8" CRUSHED CONCRETE (LBR=30) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS) OVER 12" MIN. OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (8" MAX. LIFTS) OVER 12" MIN. OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (12" MAX. LIFTS) OVER STABILIZATION FABRIC (MIRAFI 500X OR EQUIVALENT) OVER SUBGRADE COMPACTED TO 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION)
  *ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT
- CONCRETE PAVEMENT — 6" CONCRETE (4,000 P.S.I.@ 28 DAYS) OVER 12" MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (12" MAX. LIFTS) OVER STABILIZATION FABRIC (MIRAFI 500X OR EQUIVALENT) OVER SUBGRADE COMPACTED TO 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (IF LIFTS) (TYPE B STABILIZATION, SEE DETAIL SHEET No. 98 & 99)
- CONCRETE SIDEWALK — 4" THICK CLASS I CONCRETE (3,000 P.S.I.@ 28 DAYS) PER FOOT INDEX 522-001 (SEE DETAIL SHEET No. 35, 53, 62-64)
- POOL DECK PAVERS — POOL DECK PAVERS

DOG PARK / PLAYGROUND KEYNOTES:

HTTPS://PARKWAYBOUSE.COM/PRODUCT/INTERMEDIATE-COURSE-SAND/PARK-DOG-AGILITY-COURSE/

- (A) GYMS FOR DOGS F PARK BENCH (E22/P23)
- (B) DOG PARK PET CLEAN UP WASTE STATION (DJ-PWN-F7)
- (C) KING OF THE HILL (E22/P24)
- (D) PAWS TABLE (E22/P11)
- (E) STEPPING PAWS (E22/P13)
- (F) HOOP JUMP (E22/P17)
- (G) DOGGIE DAWL (E22/P19)
- (H) ROVER JUMP OVER (E22/P12)
- (I) DRINKING FOUNTAIN (44WW34)
- (J) GYMS FOR DOGS WELCOME SIGN (DJ-WELCM-SIGN)
- (K) GYMS FOR DOGS RULES SIGN (DJ-RULES-SIGN)

LEGEND

- TYPE F CURB (SEE DETAIL SHEET No. 59 & 36)
- TYPE F CURB (SEE DETAIL SHEET No. 58)
- TYPE VALLEY GUTTER (SEE DETAIL SHEET No. 58)
- TRANSITION FROM TYPE 'F' CURB TO TYPE 'F' CURB
- 24" DETECTABLE WARNING MAT (SEE DETAIL SHEET No. 60)
- SEE SITE LIGHTING PLAN FOR COMPLETE SPECIFICATIONS
- SITE LIGHTING SHALL NOT EXCEED MORE THAN 0.5 FOOT-CANDLES AT THE PROPERTY LINE. ADD GLARE GUARDS IF REQUIRED. (SEE SHEETS No. 91 & 93)
- 3 SPACE BIKE RACK (SEE DETAIL SHEET No. 99)
- 6' TALL PRECAST SCREEN WALL (SEE DETAIL SHEET No. 36)

KEYNOTES:

1. HANDICAP PARKING SPACE RAMP (SEE DETAIL SHEET No. 9 & 120)
2. SIDEWALK CURB RAMP B (SEE DETAIL SHEET No. 60)
3. SIDEWALK CURB RAMP E (SEE DETAIL SHEET No. 60)
4. SIDEWALK CURB RAMP D (SEE DETAIL SHEET No. 60)
5. SIDEWALK CURB RAMP C (SEE DETAIL SHEET No. 60)

REVISIONS

DATE	DESCRIPTION
01/27	CITY COMMENTS
02/22	CITY COMMENTS
03/22	OWNER
03/22	ENGINEER

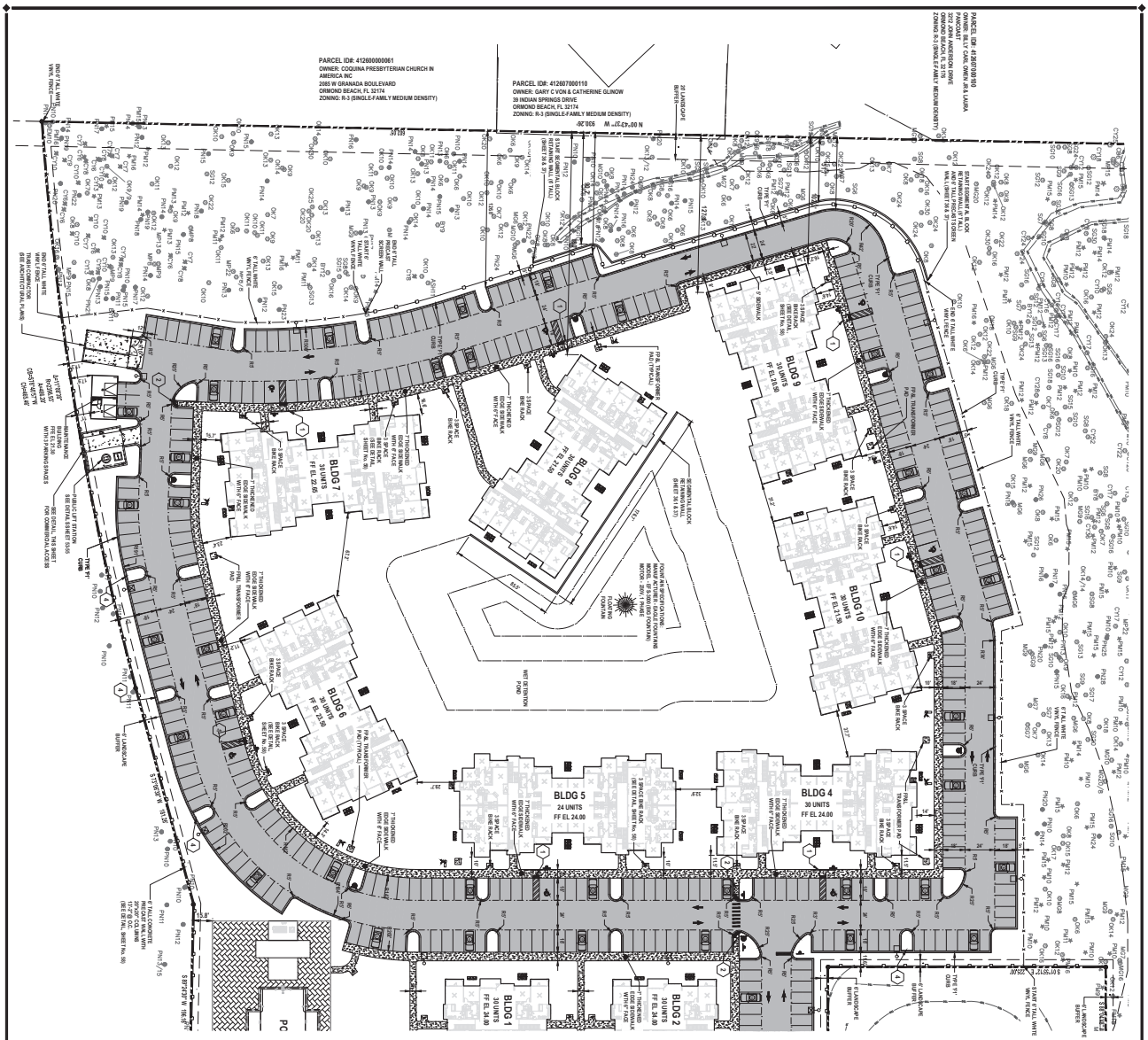
NEWKIRK ENGINEERING INC
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 26000584
C 2013
Civil Engineering, Transportation, CEI & Landscape Architecture

SITE LAYOUT PLAN (SHT. 1 OF 2)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK, P.E. # 62971 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

PROJECT No: 2020-08
DATE: NOVEMBER 2021
DESIGN BY: HHN
DRAWN BY: NHS
CHECKED BY: HHN
SCALE: 1"=40'
DRAWING NUMBER: 17



PAVING LEGEND

- ASPHALT PAVEMENT — 2" SP-9.5 (TL-C) WITH TACK COAT PER FDOT SPECIFICATIONS; 6" CRUSHED CONCRETE (LBR=35) MIN. OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION); 12" STABILIZED SUBBASE (LBR 40) MIN. OF 98% MODIFIED PROCTOR
- * ALTERNATE 12" STABILIZED SUBBASE, 6" CRUSHED CONCRETE (LBR=100 MIN. OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 MAX. LIFTS) (TYPE B STABILIZATION)
- *ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT
- CONCRETE PAVEMENT — 6" CONCRETE (4,000 P.S.I. @ 21DAYS); 12" STABILIZED SUBGRADE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION) (SEE DETAIL SHEET No. 36 & 38)
- CONCRETE SIDEWALK — 4" THICK CLASS I CONCRETE (3,000 P.S.I. @ 28 DAYS) PER FDOT INDEX 522-001 (SEE DETAIL SHEET No. 36, 36 &36A)
- POOL DECK PAVERS — POOL DECK PAVERS

LEGEND

- TYPE "F" CURB (SEE DETAIL, SHEET No. 36 & 38)
- TYPE "D" CURB (SEE DETAIL, SHEET No. 36)
- TYPE VALLEY GUTTER (SEE DETAIL, SHEET No. 36)
- TRANSITION FROM TYPE F CURB TO TYPE "D" CURB
- 24" DETECTABLE WARNING MAT (SEE DETAIL, SHEET No. 36)
- SITE LIGHTING — SEE SITE LIGHTING PLAN FOR COMPLETE SPECIFICATIONS (SHIELDED TO PREVENT MORE THAN 0.5 FOOT-CANDLES AT THE PROPERTY LINE AND GLARE GUARDS IF REQUIRED) (SEE SHEETS No. 9 & 10)
- 3 SPACE BIKE RACK (SEE DETAIL SHEET No. 36)
- 6' TALL PRECAST SCREEN WALL (SEE DETAIL SHEET No. 38)
- 6' TALL VINYL FENCE (SEE DETAIL SHEET No. 38)

KEYNOTES:

1. HANDICAP PARKING SPACE RAMP (SEE DETAIL SHEET No. 19 & 20)
2. SIDEWALK CURB RAMP C (SEE DETAIL SHEET No. 19 & 20)
3. SIDEWALK CURB RAMP E (SEE DETAIL SHEET No. 19 & 20)
4. "B" GUTTER BYPASS (SEE DETAIL SHEET No. 19)
5. SIDEWALK CURB RAMP D (SEE DETAIL SHEET No. 19 & 20)

KEY MAP
NOT TO SCALE

GRAPHIC SCALE
1" = 40'

REVISIONS	
DATE	DESCRIPTION
4/1/21	CITY COMMENTS
6/11/21	OWNER
8/31/21	ENGINEER

SITE LAYOUT PLAN (SHT. 2 OF 2)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

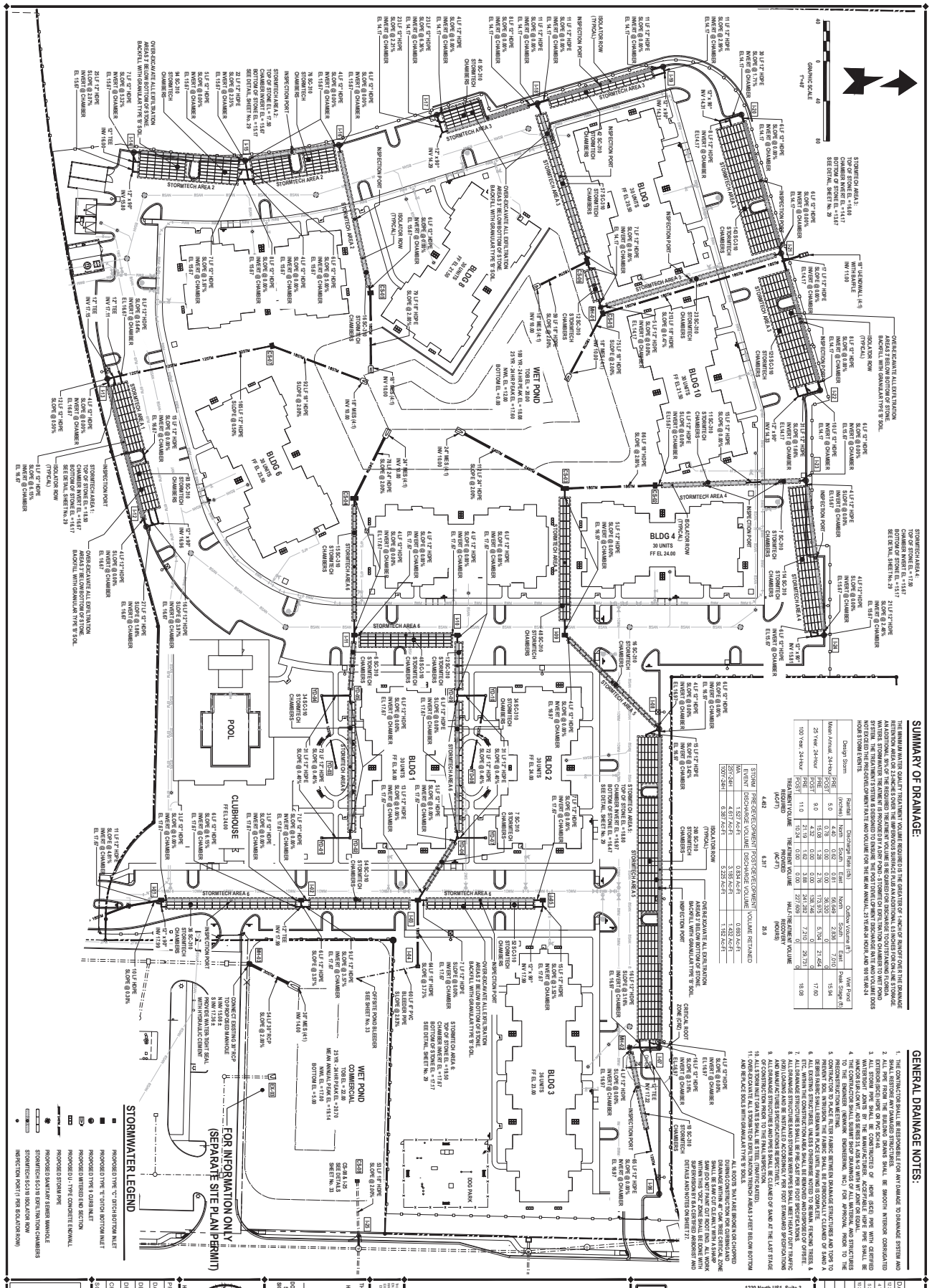
NEWKIRK ENGINEERING INC
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 26000584
C 2013
Civil Engineering, Transportation, CEI & Landscape Architecture

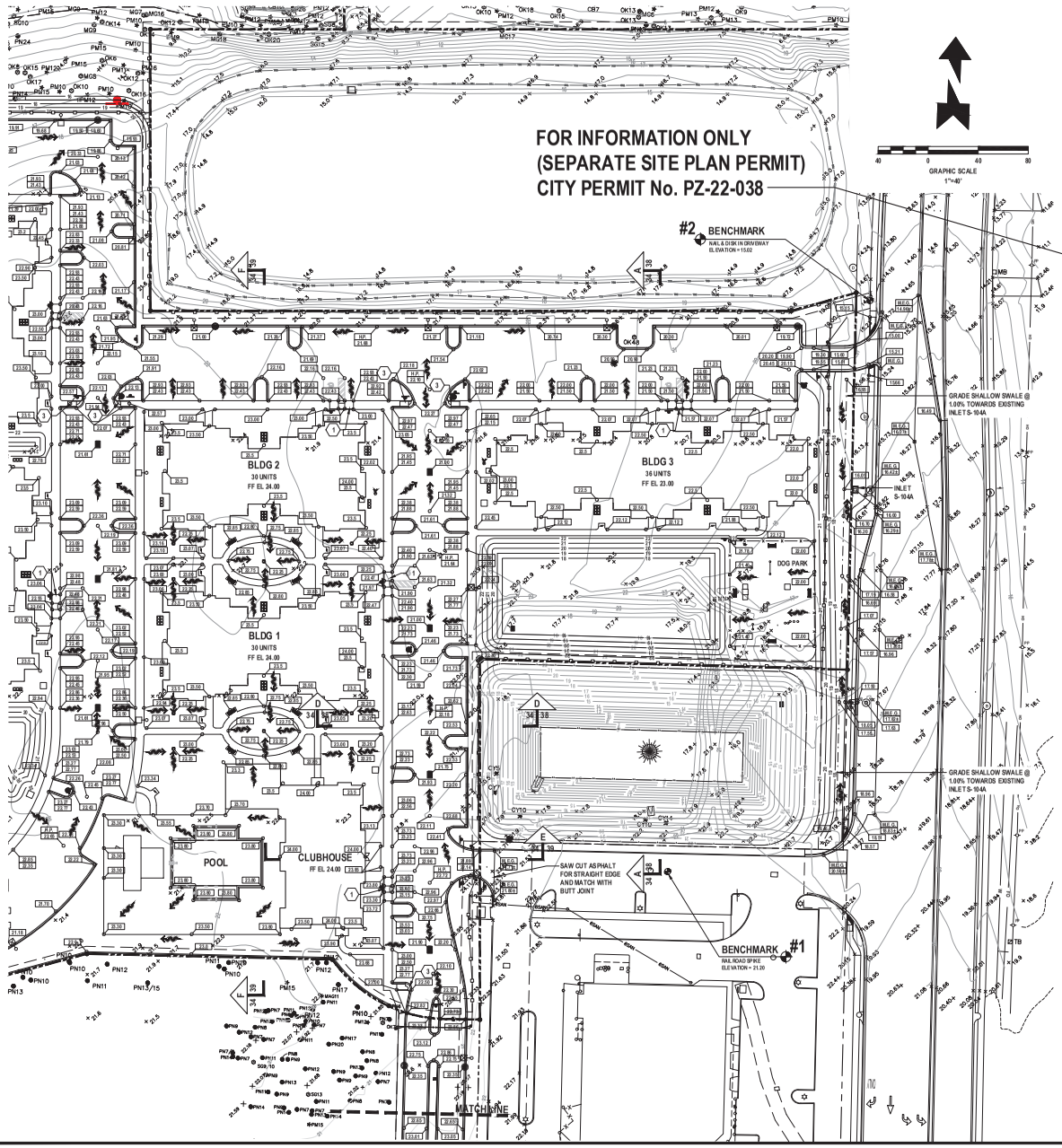
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

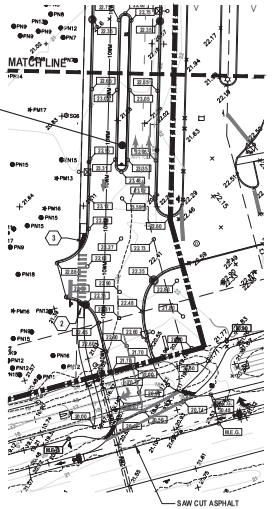
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK, P.E. # 62971
STATE OF FLORIDA
NO. 62971
REGISTERED PROFESSIONAL ENGINEER

PROJECT No: 2020-08
DATE: NOVEMBER 2021
DESIGN BY: HHN
DRAWN BY: NRS
CHECKED BY: HHN
SCALE: 1" = 40'
DRAWING NUMBER: 18


SUMMARY OF DRAINAGE:
THE BMP/AR MASTER QUALITY TREATMENT VOLUME REQUIRED IS THE GREATER OF 1-INCH OF RUNOFF OVER THE DRAINAGE RETENTION AREA OR 2.5-INCHES OVER THE IMPERVIOUS SURFACE PLUS AN ADDITIONAL 0.5 INCHES FOR ON-LINE STORAGE. AN ADDITIONAL 95% OF THE REQUIRED TREATMENT VOLUME IS REQUIRED FOR DISCHARGE TO OUTSTANDING FLORIDA WATERS. THE TREATMENT SYSTEM IS DESIGNED TO ENSURE THE POST-DEVELOPMENT DISCHARGE RATE AND VOLUME DOES NOT EXCEED THE PRE-DEVELOPMENT RATE AND VOLUME FOR THE MEAN ANNUAL, 25 YEAR-24 HOUR, AND 100 YEAR-24 HOUR STORM EVENTS.
Design Storm | Rainfall (inches) | Discharge Rate (cfs) | Outflow Volume (ac-ft) | Weir Flow Peak Stage (ft)
North | South | East | North | South | East
Mean Annual, 24-Hour PRE 5.0 | 4.40 | 0.62 | 0.81 | 56,049 | 2,938 | 7,010 | 15.94
POST 9.0 | 0.78 | 0.00 | 0.00 | 38,323 | 0 | 0
25 Year 24-Hour PRE 11.0 | 4.30 | 0.00 | 0.00 | 138,146 | 5,790 | 21,540 | 17.60
POST | 21.19 | 1.62 | 3.88 | 241,282 | 7,210 | 29,751 | 18.08
100 Year 24-Hour PRE | 10.24 | 0.00 | 0.00 | 227,609
POST | 33.00 | 2.52 | 6.04 | 375,000
STORM EVENT | PRE-DEVELOPMENT DISCHARGE VOLUME | POST-DEVELOPMENT DISCHARGE VOLUME | VOLUME RETAINED | TREATMENT VOLUME REQUIRED (AC-FT) 4.482 | TREATMENT VOLUME PROVIDED (AC-FT) 6.317 | HALF-TIME (TIME TO VOLUME RECOVERY (HOURS) 25.0
MEAN ANNUAL, 24-HOUR | 4.617 Ac-Ft | 3.185 Ac-Ft | 1.432 Ac-Ft
25YR-24HR | 6.387 Ac-Ft | 4.955 Ac-Ft | 1.432 Ac-Ft
100YR-24HR | 5.222 Ac-Ft | 1.192 Ac-Ft
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 HDPE.
3. ALL STORM PIPE SHALL BE CONSTRUCTED OF HDPE (SEE) PIPE WITH CERTIFIED WATERTIGHT JOINTS BY THE MANUFACTURER. ACCEPTABLE HDPE PIPE SHALL BE ADS N-12 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 CONSTRUCTION TO PLACE FILTER FABRIC BETWEEN DRAINAGE STRUCTURES AND TOPS TO PREVENT SOIL INTRUSION. THE FABRIC SHALL BE PERIODICALLY CLEANED OF SAND A ETC. WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFFSITE.
5. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING TREES &
6. ALL DRAINAGE STRUCTURES AND PIPES SHALL BE DESIGNED FOR HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY PER FDOT STANDARD SPECIFICATIONS AND DRAINAGE DETAILS.
7. ALL DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OF SAND AT THE LAST STAGE OF CONSTRUCTION PRIOR TO THE FINAL INSPECTION.
8. ALL STORM PIPE EXCAVATION SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS SECTION 125 AND ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF AND REPLACED WITH SUITABLE BACKFILL MATERIAL AS DIRECTED BY THE ENGINEER.
9. ALL ROOTS THAT ARE BROKEN OR CHOPPED DURING EXCAVATION WITHIN 4' OF THE TREE CRITICAL ROOT ZONE SHALL BE SAW CUT CLEANLY WITH A SHARP SAW. ALL EXPOSED ROOTS SHALL BE COVERED WITH TWO "2X2" ZONE SHALL BE COVERED WITH SUPERVISION BY A CERTIFIED ARBORIST AND DETAILS AND NOTES ON SHEET 27.
10. ALL EXCAVATION WITHIN THE DRIP LINE OF TREES SHALL BE DONE BY HAND TO MINIMIZE DAMAGE TO ROOTS. AREAS 3 FEET BELOW BOTTOM OF PIPE AND REPLACE SOILS WITH GRANULAR TYPE 'B' SOILS.
11. ALL ROOTS THAT ARE BROKEN OR CHOPPED DURING EXCAVATION WITHIN 4' OF THE TREE CRITICAL ROOT ZONE SHALL BE SAW CUT CLEANLY WITH A SHARP SAW. ALL EXPOSED ROOTS SHALL BE COVERED WITH TWO "2X2" ZONE SHALL BE COVERED WITH SUPERVISION BY A CERTIFIED ARBORIST AND DETAILS AND NOTES ON SHEET 27.
STORMWATER LEGEND
PROPOSED TYPE "C" DITCH BOTTOM INLET
PROPOSED TYPE "E" DITCH BOTTOM INLET
PROPOSED TYPE 9 CURB INLET
PROPOSED MITERED END SECTION
PROPOSED D - TYPE CONCRETE ENDWALL
PROPOSED STORM PIPE
PROPOSED MANHOLE
PROPOSED SANITARY SEWER MANHOLE
STORMTECH SC-310 EXFILTRATION CHAMBERS
STORMTECH SC-310 ISOLATOR ROW
INSPECTION PORT (1 PER ISOLATOR ROW)
FOR INFORMATION ONLY
(SEPARATE SITE PLAN PERMIT)
WET POND COMMERCIAL
TOE EL = 22.00
TOP EL = 27.00
DESIGN HIGH WATER EL = 24.14
MEAN ANNUAL PEAK EL = 15.94
NWL EL = 17.00
BOTTOM EL = 5.00
WET POND
TOE EL = 15.00
TOP EL = 21.00
DESIGN HIGH WATER EL = 18.08
100 YR - 24 HR PEAK EL = 18.08
NWL EL = 12.00
BOTTOM EL = 9.00
POOL
CLUBHOUSE
FFE EL 24.00
BLDG 1
30 UNITS
FF EL 24.00
BLDG 2
30 UNITS
FF EL 24.00
BLDG 3
30 UNITS
FF EL 24.00
BLDG 4
30 UNITS
FF EL 24.00
BLDG 5
30 UNITS
FF EL 24.00
BLDG 6
30 UNITS
FF EL 24.00
BLDG 7
30 UNITS
FF EL 24.00
BLDG 8
30 UNITS
FF EL 24.00
BLDG 9
30 UNITS
FF EL 24.00
BLDG 10
30 UNITS
FF EL 24.00
DOG PARK
STORMTECH AREA 1
STORMTECH AREA 2
STORMTECH AREA 3
STORMTECH AREA 4
STORMTECH AREA 5
STORMTECH AREA 6
STORMTECH AREA 7
OVER-EXCAVATE ALL EXFILTRATION AREAS 3' BELOW BOTTOM OF STONE. BACKFILL WITH GRANULAR TYPE 'B' SOIL
ISOLATOR ROW (TYPICAL)
INSPECTION PORT (TYPICAL)
OFFSITE POND BLEEDER SEE SHEET No. 33
CONNECT EXISTING 24" RCP TO PROPOSED MANHOLE
EXISTING 24" RCP
SLOPE @ 0.30%
EXISTING 30" RCP
SLOPE @ 0.30%
EXISTING 18" RCP
SLOPE @ 0.30%
EXISTING 12" RCP
SLOPE @ 0.30%
EXISTING 24





GENERAL EARTHWORK NOTES:

1. REMOVE ALL ORGANIC OR UNSUITABLE MATERIALS. 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 AASHTOT-180 MODIRIED 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.

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 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (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 1/4 INCH / 1 FOOT IN MANEUVERING SPACES AT ALL DOORWAYS.
4. ALL SIDEWALKS SHALL HAVE A 1.0% CROSS SLOPE (2.0% MAXIMUM).
5. ALL CURB RAMPS SHALL COMPLY WITH SECTION 406 OF FACBC.
6. 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.

BENCHMARK INFORMATION:

#1 RAILROAD SPIKE
ELEVATION = 21.20

#2 NAIL & DISK IN DRIVEWAY
ELEVATION = 15.02

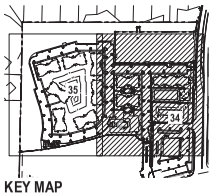
VERTICAL DATA
ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988. FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988.

GRADING LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW ARROW
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MATCH EXISTING GRADE

KEYNOTES:

1. SIDEWALK CURB RAMP C (SEE DETAIL, SHEET No. 63)
2. SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 63)
3. SIDEWALK CURB RAMP G (SEE DETAIL, SHEET No. 63)



KEY MAP
NOT TO SCALE

One Nation... One Number... 811
Know what's below. Call before you dig.

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.

REVISIONS	
DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1338 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
L.C.# 26000394
C 2013
Civil Engineering
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING

GRADING PLAN SHT 1 OF 2
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2013 ALL RIGHTS RESERVED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

34

GENERAL EARTHWORK NOTES:

1. REMOVE ALL ORGANIC OR UNSUITABLE MATERIALS. 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.

GENERAL GRADING NOTES:

1. CROSS SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL NOT EXCEED 1:48 IN ACCORDANCE WITH SECTION 302.4 OF FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FASBC).
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 1/4 INCH : 1 FOOT IN MANEUVERING SPACES AT ALL DOORWAYS.
4. ALL SIDEWALKS SHALL HAVE A 1.5% CROSS SLOPE (2% MAXIMUM).
5. ALL CURB RAMP S SHALL COMPLY WITH SECTION 406 OF FASBC.
6. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF SPATIAL COORDINATES BY SURVEY OR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR.

GRADING LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW ARROW
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MATCH EXISTING GRADE

KEYNOTES:

1. SIDEWALK CURB RAMP C (SEE DETAIL SHEET No. 60)
2. SIDEWALK CURB RAMP D (SEE DETAIL SHEET No. 60)
3. SIDEWALK CURB RAMP C (SEE DETAIL SHEET No. 60)

KEY MAP
NOT TO SCALE

WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, OVERHEAD WIRING AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

One Nation... One Number... 811 Know what's below. Call before you dig.

GRADING PLAN SHT 2 OF 2
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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
C 2013
Civil Engineering, Transportation, CEI & Landscape Architecture

REVISIONS		
DATE	DESCRIPTION	
4 / 7 / 21	PER PLANS CK	
6 / 2 / 21	OWNER	

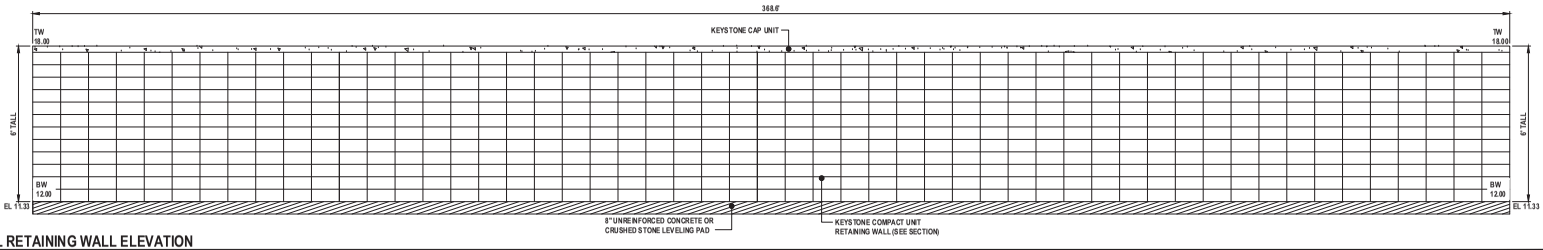
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

ENGINEERING PLANS PREPARED IN THE ABSENCE OF A SIGNED AND SEALED LETTER OF AUTHORIZATION FROM THE ENGINEER OF RECORD SHALL BE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION PURPOSES.
COPYRIGHT 2014 NEWKIRK ENGINEERING, INC. ALL RIGHTS RESERVED.

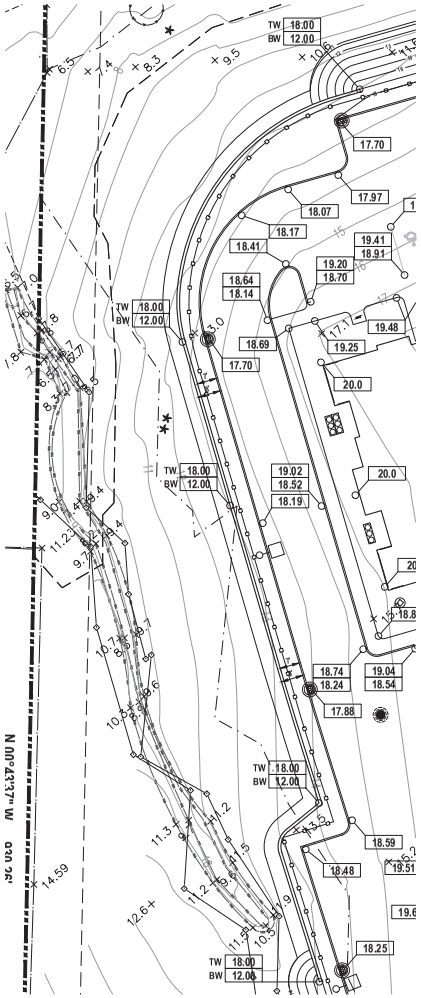
HARRY H. NEWKIRK, P.E. # 62971
STATE OF FLORIDA
NO. 62971
REGISTERED PROFESSIONAL ENGINEER

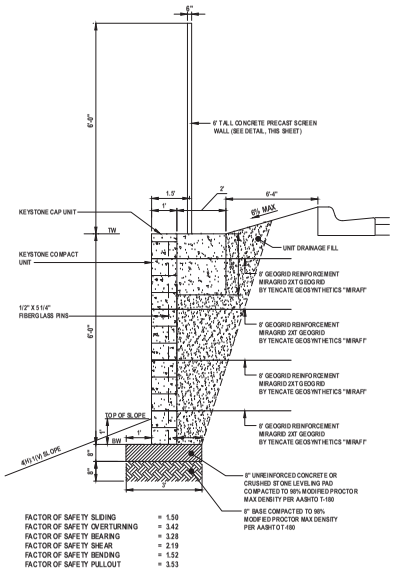
PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NHS
CHECKED BY:	HHN
SCALE:	1" = 40'
DRAWING NUMBER	35



TYPICAL RETAINING WALL ELEVATION

NOT TO SCALE





FACTOR OF SAFETY SLIDING	= 1.50
FACTOR OF SAFETY OVERTURNING	= 3.42
FACTOR OF SAFETY BEARING	= 3.28
FACTOR OF SAFETY SHEAR	= 2.19
FACTOR OF SAFETY BENDING	= 1.52
FACTOR OF SAFETY PULLOUT	= 3.53

RETAINING WALL TYPICAL CROSS SECTION

NOT TO SCALE

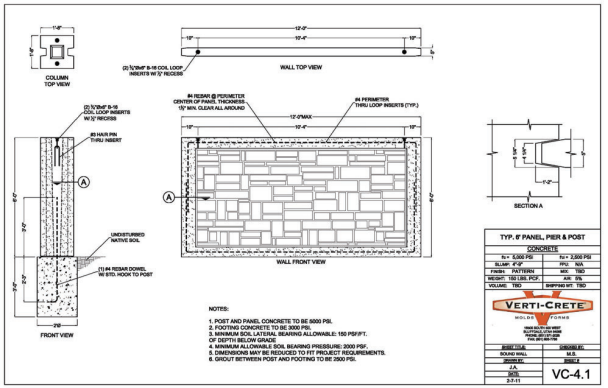
GENERAL NOTES:

1. CITY OF ORMOND BEACH BUILDING PERMITS REQUIRED FOR SEGMENTAL RETAINING WALL. GENERAL CONTRACTOR TO SUBMIT THIS STRUCTURAL PLAN PREPARED BY NEWKIRK ENGINEERING, INC. TO THE BUILDING DEPARTMENT FOR BUILDING PERMIT.
2. THESE PLANS ARE DESIGNED TO CONFORM TO THE STRUCTURAL REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE (6TH EDITION) FOR A ULTIMATE WIND SPEED OF 140 MPH.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION.



TYPICAL SCREEN WALL PHOTO

NOT TO SCALE



SCREEN WALL DETAIL

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1238 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7784
www.NewkirkEngineering.com
C.A. # 29938
L.C. # 26000394
C 2013
Civil Engineering
Transportation, CEI
Landscape Architecture

NEWKIRK ENGINEERING

RETAINING WALL DETAILS
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING INC. IT IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS EXPRESSLY PREPARED AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013. ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

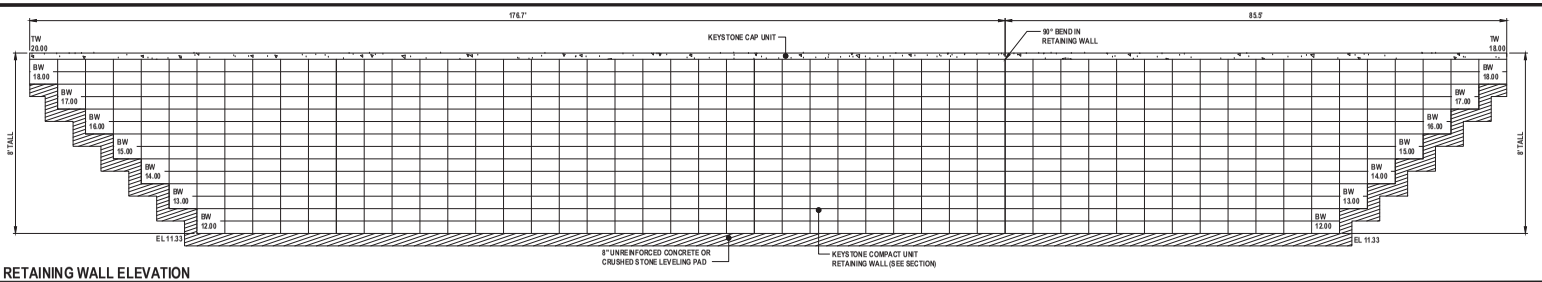
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

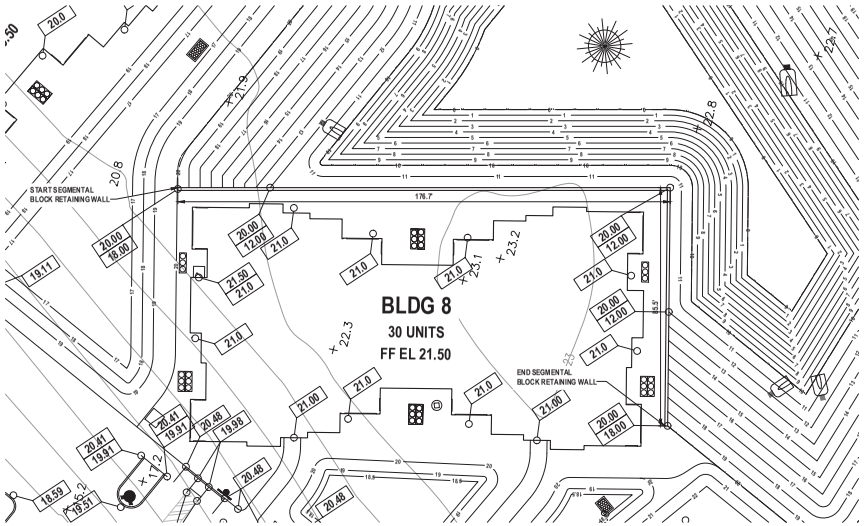
DRAWING NUMBER

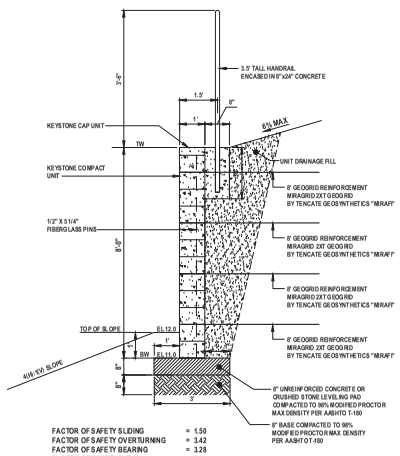
36



TYPICAL RETAINING WALL ELEVATION

NOT TO SCALE





FACTOR OF SAFETY SLIDING	= 1.50
FACTOR OF SAFETY OVERTURNING	= 3.42
FACTOR OF SAFETY BEARING	= 3.28
FACTOR OF SAFETY SHEAR	= 2.19
FACTOR OF SAFETY BENDING	= 1.52
FACTOR OF SAFETY PULLOUT	= 3.53

RETAINING WALL TYPICAL CROSS SECTION

NOT TO SCALE

GENERAL NOTES:

1. CITY OF ORMOND BEACH BUILDING PERMITS REQUIRED FOR SEGMENTAL RETAINING WALL. GENERAL CONTRACTOR TO SUBMIT THIS STRUCTURAL PLAN PREPARED BY NEWKIRK ENGINEERING, INC. TO THE BUILDING DEPARTMENT FOR BUILDING PERMIT.
2. THESE PLANS ARE DESIGNED TO CONFORM TO THE STRUCTURAL REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE (6TH EDITION) FOR A ULTIMATE WIND SPEED OF 140 MPH.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION.

REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 30269
L.C. # 26000584
C 2013
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC

RETAINING WALL DETAILS
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

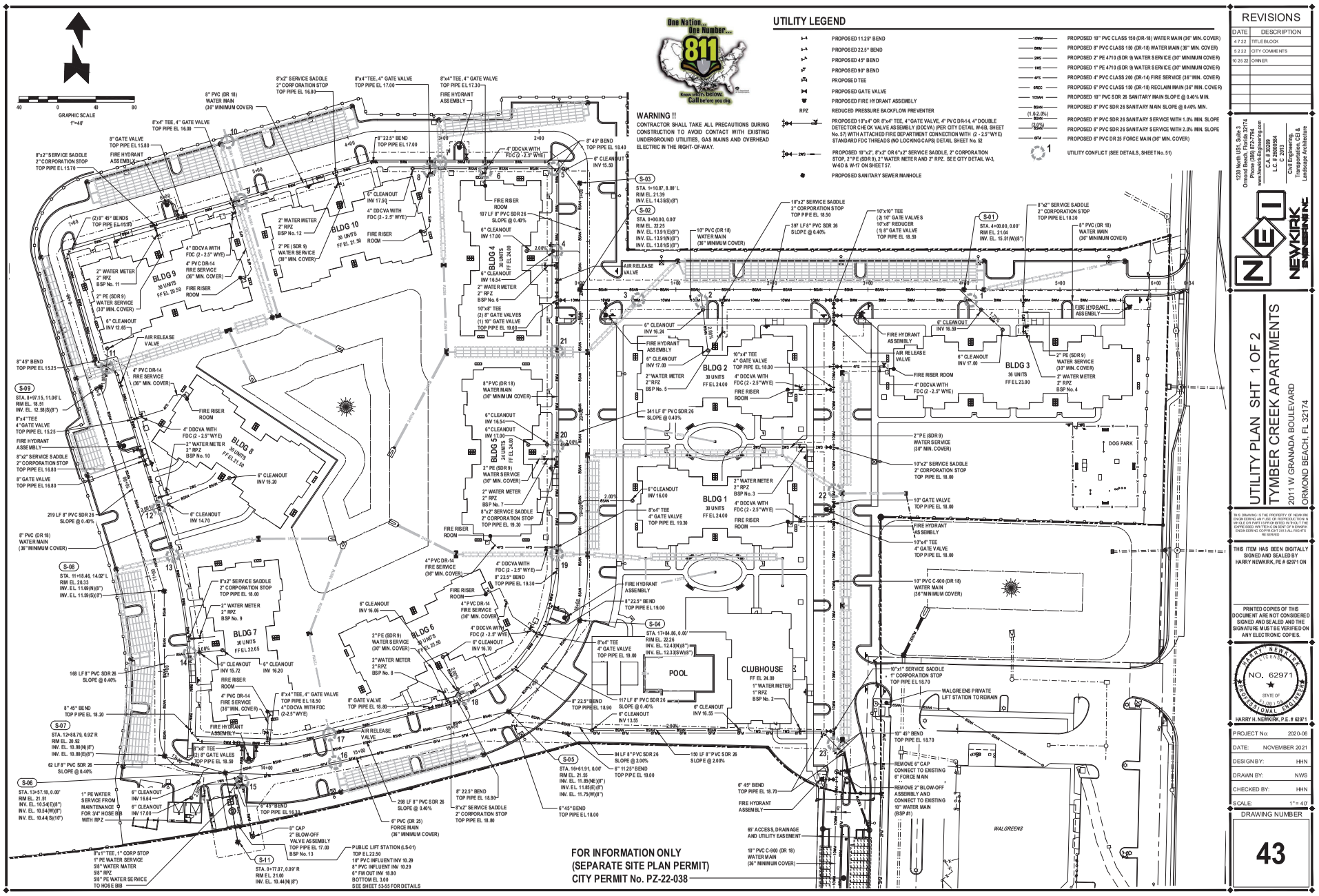
HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

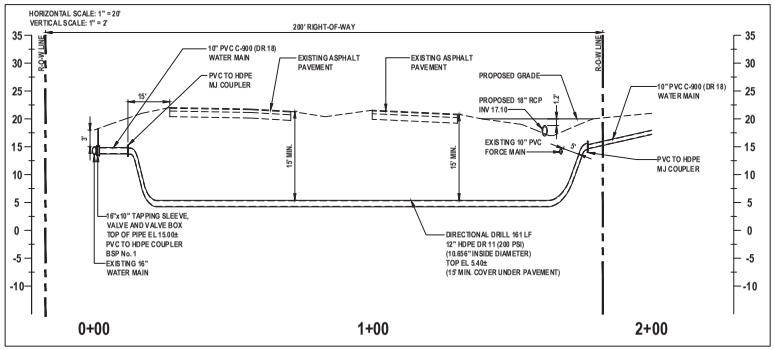
HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

36.1

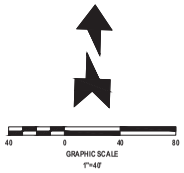

UTILITY LEGEND
PROPOSED 11.25° BEND
PROPOSED 22.5° BEND
PROPOSED 45° BEND
PROPOSED 90° BEND
PROPOSED TEE
PROPOSED GATE VALVE
PROPOSED FIRE HYDRANT ASSEMBLY
RPZ REDUCED PRESSURE BACKFLOW PREVENTER
PROPOSED 10"x4" OR 8"x4" TEE, 4" GATE VALVE, 4" PVC DR-14, 4" DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCVA) (PER CITY DETAIL W-6B, SHEET No. 57) WITH ATTACHED FIRE DEPARTMENT CONNECTION WITH (2 - 2.5" WYE) STANDARD FDC THREADS (NO LOCKING CAPS) DETAIL SHEET No. 52
PROPOSED 10"x2", 8"x2" OR 6"x2" SERVICE SADDLE, 2" CORPORATION STOP, 2" PE (SDR 9), 2" WATER METER AND 2" RPZ. SEE CITY DETAIL W-3, W-6D & W-17 ON SHEET 57.
PROPOSED SANITARY SEWER MANHOLE
PROPOSED 10" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
PROPOSED 8" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
PROPOSED 2" PE 4710 (SDR 9) WATER SERVICE (30" MINIMUM COVER)
PROPOSED 1" PE 4710 (SDR 9) WATER SERVICE (30" MINIMUM COVER)
PROPOSED 4" PVC CLASS 200 (DR-14) FIRE SERVICE (36" MIN. COVER)
PROPOSED 6" PVC CLASS 150 (DR-18) RECLAIM MAIN (36" MIN. COVER)
PROPOSED 10" PVC SDR 26 SANITARY MAIN SLOPE @ 0.40% MIN.
PROPOSED 8" PVC SDR 26 SANITARY MAIN SLOPE @ 0.40% MIN.
PROPOSED 8" PVC SDR 26 SANITARY SERVICE WITH 1.0% MIN. SLOPE
PROPOSED 6" PVC SDR 26 SANITARY SERVICE WITH 2.0% MIN. SLOPE
PROPOSED 6" PVC DR 25 FORCE MAIN (36" MIN. COVER)
UTILITY CONFLICT (SEE DETAILS, SHEET No. 51)
One Nation... One Number... 811
Know what's below. Call before you dig.
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.
GRAPHIC SCALE 1"=40'
BLDG 1 30 UNITS FF EL 24.00
BLDG 2 30 UNITS FF EL 24.00
BLDG 3 36 UNITS FF EL 23.00
BLDG 4 30 UNITS FF EL 24.00
BLDG 5 24 UNITS FF EL 24.00
BLDG 6 30 UNITS FF EL 23.50
BLDG 7 30 UNITS FF EL 22.65
BLDG 8 30 UNITS FF EL 21.50
BLDG 9 30 UNITS FF EL 20.50
BLDG 10 30 UNITS FF EL 21.50
POOL
CLUBHOUSE FF EL 24.00
DOG PARK
WALGREENS
FOR INFORMATION ONLY
(SEPARATE SITE PLAN PERMIT)
CITY PERMIT No. PZ-22-038
REVISIONS
DATE DESCRIPTION
4 7 22 TITLE BLOCK
5 2 22 CITY COMMENTS
10 25 22 OWNER
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 30209
L.C. # 26000584
© 2013
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.
UTILITY PLAN SHT 1 OF 2
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER
HARRY H. NEWKIRK, P.E. # 62971
PROJECT No: 2020-06
DATE: NOVEMBER 2021
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE: 1" = 40'
DRAWING NUMBER
43

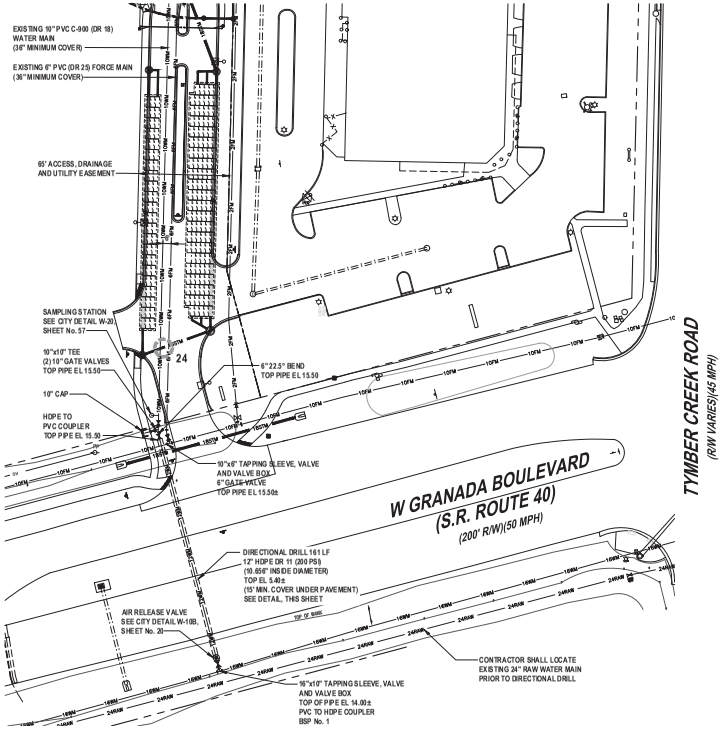


NOTE:

1. CONTRACTOR SHALL LOCATE THE EXISTING 24" RAW WATER MAIN IN THE RIGHT-OF-WAY OF S.R. 40. THIS SHALL BE DONE PRIOR TO THE DIRECTIONAL DRILL/BORE PIT EXCAVATION.
2. CONTRACTOR TO HAND DIG TO VERIFY WHICH MAIN IS WHICH BEFORE SETTING UP A DIRECTIONAL DRILL.

FOR INFORMATION ONLY (SEPARATE SITE PLAN PERMIT) CITY PERMIT No. PZ-22-038





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. CITY DETAIL W-6D SHEET No. 38.
- PROPOSED 10"x4" OR 8"x4" TEE, 4" GATE VALVE, 4" PVC DR-14, 4" DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCVA) (PER CITY DETAIL W-6B, SHEET No. 57) WITH ATTACHED FIRE DEPARTMENT CONNECTION WITH (2 - 2.5" NYE) STANDARD FDC THREADS (NO LOCKING CAPS) DETAIL SHEET No. 52
- 2WS — PROPOSED 10"x2", 8"x2" OR 6"x2" SERVICE SADDLE, 2" CORPORATION STOP, 2" PE (SDR 9), 2" WATER METER AND 2" RPZ. SEE CITY DETAIL W-3, W-6D & W-17 ON SHEET 57.
- PROPOSED SANITARY SEWER MANHOLE
- 10WM — PROPOSED 10" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
- 8WM — PROPOSED 8" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
- 6WM — PROPOSED 6" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
- 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" PVC CLASS 200 (DR-14) FIRE SERVICE (36" MIN. COVER)
- 6RC — PROPOSED 6" PVC CLASS 150 (DR-18) RECLAIM MAIN (36" MIN. COVER)
- 10SAN — PROPOSED 10" PVC SDR 26 SANITARY MAIN SLOPE @ 0.40% MIN.
- 8SAN (1.0-2.0%) — PROPOSED 8" PVC SDR 26 SANITARY MAIN SLOPE @ 0.40% MIN.
- 8SAN (2.0%) — PROPOSED 8" PVC SDR 26 SANITARY SERVICE WITH 1.0% MIN. SLOPE
- 6SAN — PROPOSED 6" PVC SDR 26 SANITARY SERVICE WITH 2.0% MIN. SLOPE
- 6FM — PROPOSED 6" PVC DR 25 FORCE MAIN (36" MIN. COVER)
- 1 — UTILITY CONFLICT (SEE DETAILS, SHEET No. 51)

REQUIRED FIRE FLOW:

"SITE DESIGNED IN ACCORDANCE TO THE NEW FIRE PREVENTION CODE AND NFPA EFFECTIVE JANUARY 1, 2015.

FLORIDA BUILDING CODE CONSTRUCTION TYPE:	VA - PROTECTED
FIRE AREA:	45,195 SF
REQUIRED FIRE FLOW:	3,750 GPM @ 3 HOURS
FIRE SPRINKLER SYSTEM REDUCTION (75%)	2,812 GPM
REQUIRED FIRE FLOW (3,750 - 2,812)	938 GPM @ 3 HOURS
	USE 1,200 GPM @ 3 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.

PROVIDED FIRE FLOW:

THE PROPOSED WATER MAIN SYSTEM WAS MODELED AND TESTED WITH THE REQUIRED 1,200 GPM FIRE FLOW IN ADDITION TO THE MAXIMUM DAILY FLOW DEMAND TO ENSURE MINIMUM 20 PSI UNDER FIRE FLOW CONDITIONS. SIMULATIONS WERE RUN WITH FIRE DEMAND AT THE CENTER AND OUTERMOST BUILDINGS IN THE SYSTEM.

	FIRE LOCATION	PSI
SCENARIO 2	BUILDING 8	48.15 PSI
SCENARIO 3	BUILDING 3	53.28 PSI



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.

REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1328 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 29000394
L.C. # 26000394
C 2013
Civil Engineering
Transportation, CEI
Landscape Architecture
NEWKIRK ENGINEERING

UTILITY PLAN SHT 2 OF 2
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING AND THE REPRODUCTION IN WHOLE OR IN PART OF THIS DRAWING IS EXPRESSLY PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2013 ALL RIGHTS RESERVED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

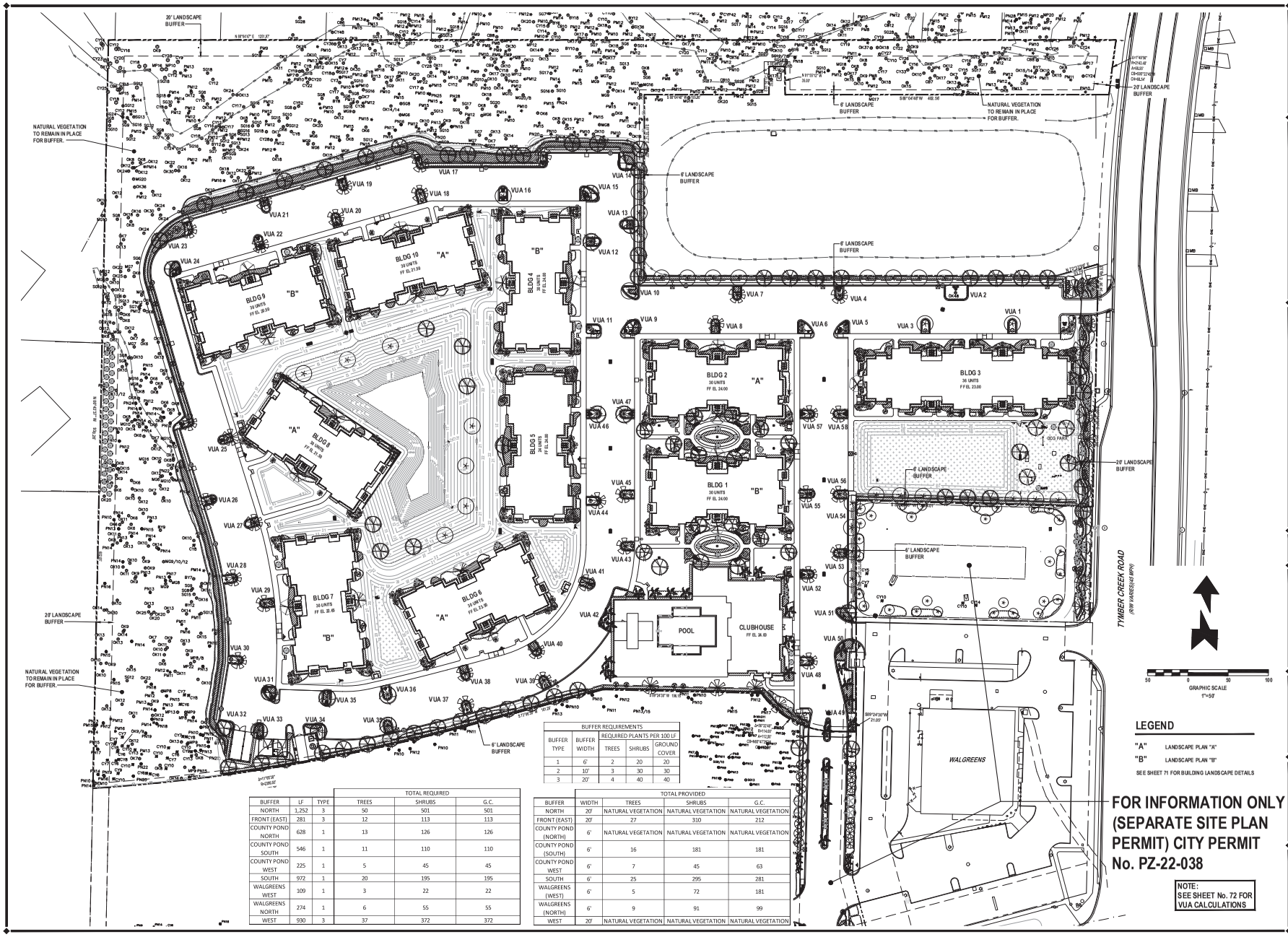
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

44



BUFFER REQUIREMENTS				
BUFFER TYPE	BUFFER WIDTH	REQUIRED PLANTS PER 100 LF		
		TREES	SHRUBS	GROUND COVER
1	6'	2	20	20
2	10'	3	30	30
3	20'	4	40	40

BUFFER	LF	TYPE	TOTAL REQUIRED		
			TREES	SHRUBS	G.C.
NORTH	1,252	3	50	501	501
FRONT (EAST)	281	3	12	113	113
COUNTY POND NORTH	628	1	13	126	126
COUNTY POND SOUTH	546	1	11	110	110
COUNTY POND WEST	225	1	5	45	45
SOUTH	972	1	20	195	195
WALGREENS WEST	109	1	3	22	22
WALGREENS NORTH	274	1	6	55	55
WEST	930	3	37	372	372

BUFFER	TOTAL PROVIDED			
	WIDTH	TREES	SHRUBS	G.C.
NORTH	20'	NATURAL VEGETATION	NATURAL VEGETATION	NATURAL VEGETATION
FRONT (EAST)	20'	27	310	212
COUNTY POND (NORTH)	6'	NATURAL VEGETATION	NATURAL VEGETATION	NATURAL VEGETATION
COUNTY POND (SOUTH)	6'	16	181	181
COUNTY POND WEST	6'	7	45	63
SOUTH	6'	25	295	281
WALGREENS (WEST)	6'	5	72	181
WALGREENS (NORTH)	6'	9	91	99
WEST	20'	NATURAL VEGETATION	NATURAL VEGETATION	NATURAL VEGETATION

LEGEND

"A" LANDSCAPE PLAN "A"

"B" LANDSCAPE PLAN "B"

SEE SHEET 71 FOR BUILDING LANDSCAPE DETAILS

FOR INFORMATION ONLY (SEPARATE SITE PLAN PERMIT) CITY PERMIT No. PZ-22-038

NOTE:
SEE SHEET No. 72 FOR VUA CALCULATIONS

REVISIONS

DATE	DESCRIPTION
4 7 22	CITY COMMENTS
5 2 22	CITY COMMENTS
6 30 22	CITY COMMENTS
7 2 22	CITY COMMENTS
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30269
L.C. # 26000584
C 2013
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

OVERALL LANDSCAPE PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA 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, RLA # 6667278 ON

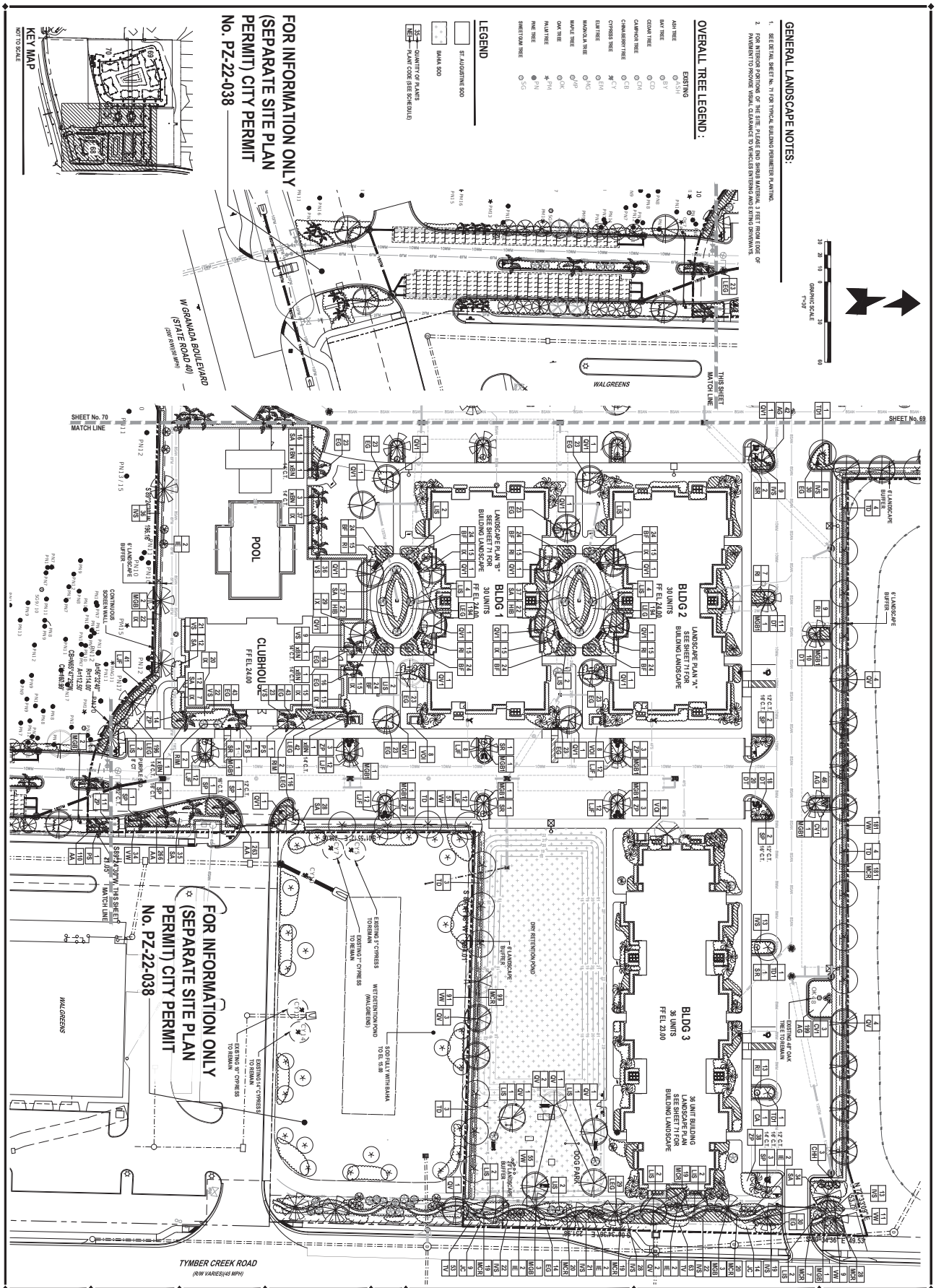
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LAUREN ADAMS LICENSE NO. 6667278 STATE OF FLORIDA LANDSCAPE ARCHITECT
LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 50'

DRAWING NUMBER

67



LANDSCAPE PLAN (SHT. 1 OF 3)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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
C 2013
Civil Engineering, Transportation, CEI & Landscape Architecture

REVISIONS

DATE	DESCRIPTION
4/1/22	CITY COMMENTS
5/2/22	CITY COMMENTS
6/2/22	CITY COMMENTS
7/29/22	CITY COMMENTS

PROJECT No: 2020-08
DATE: NOVEMBER 2021
DESIGN BY: LAA
DRAWN BY: BRV
CHECKED BY: HHN
SCALE: 1"=30'
DRAWING NUMBER: 68

LAUREN ADAMS, FLA #1667278

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LAUREN ADAMS, FLA # 1667278 ON

THE SIGNATURE AND SEAL SHOWN HEREON ARE PROTECTED BY FLORIDA STATUTE 672.076. UNAUTHORIZED USE OF THIS SIGNATURE AND SEAL IS PROHIBITED.

ALL RIGHTS RESERVED. THIS DRAWING IS THE COPYRIGHTED PROPERTY OF NEWKIRK ENGINEERING INC. AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED. ANY REUSE, DISCLOSURE, REPRODUCTION OR ALTERATION WITHOUT THE PRIOR WRITTEN CONSENT OF NEWKIRK ENGINEERING INC. IS STRICTLY PROHIBITED. ANY PARTY WHO REUSES THIS DRAWING FOR ANY PURPOSE OTHER THAN ITS INTENDED PURPOSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY NEWKIRK ENGINEERING INC. SHALL HOLD HARMLESS NEWKIRK ENGINEERING INC. AND SHALL INDEMNIFY AND DEFEND NEWKIRK ENGINEERING INC. FROM ANY AND ALL CLAIMS, LOSSES, DAMAGES, LIABILITIES AND COSTS, INCLUDING ATTORNEY'S FEES AND COURT COSTS, ARISING OUT OF OR RESULTING THEREFROM.

GENERAL LANDSCAPE NOTES:

1. SEE DETAIL SHEET No. 71 FOR TYPICAL BUILDING PERIMETER PLANTING.
2. FOR INTERIOR PORTIONS OF THE SITE, PLEASE END SHRUB MATERIAL 3 FEET FROM EDGE OF PAVEMENT TO PROVIDE VISUAL CLEARANCE TO VEHICLES ENTERING AND EXITING DRIVEWAYS.

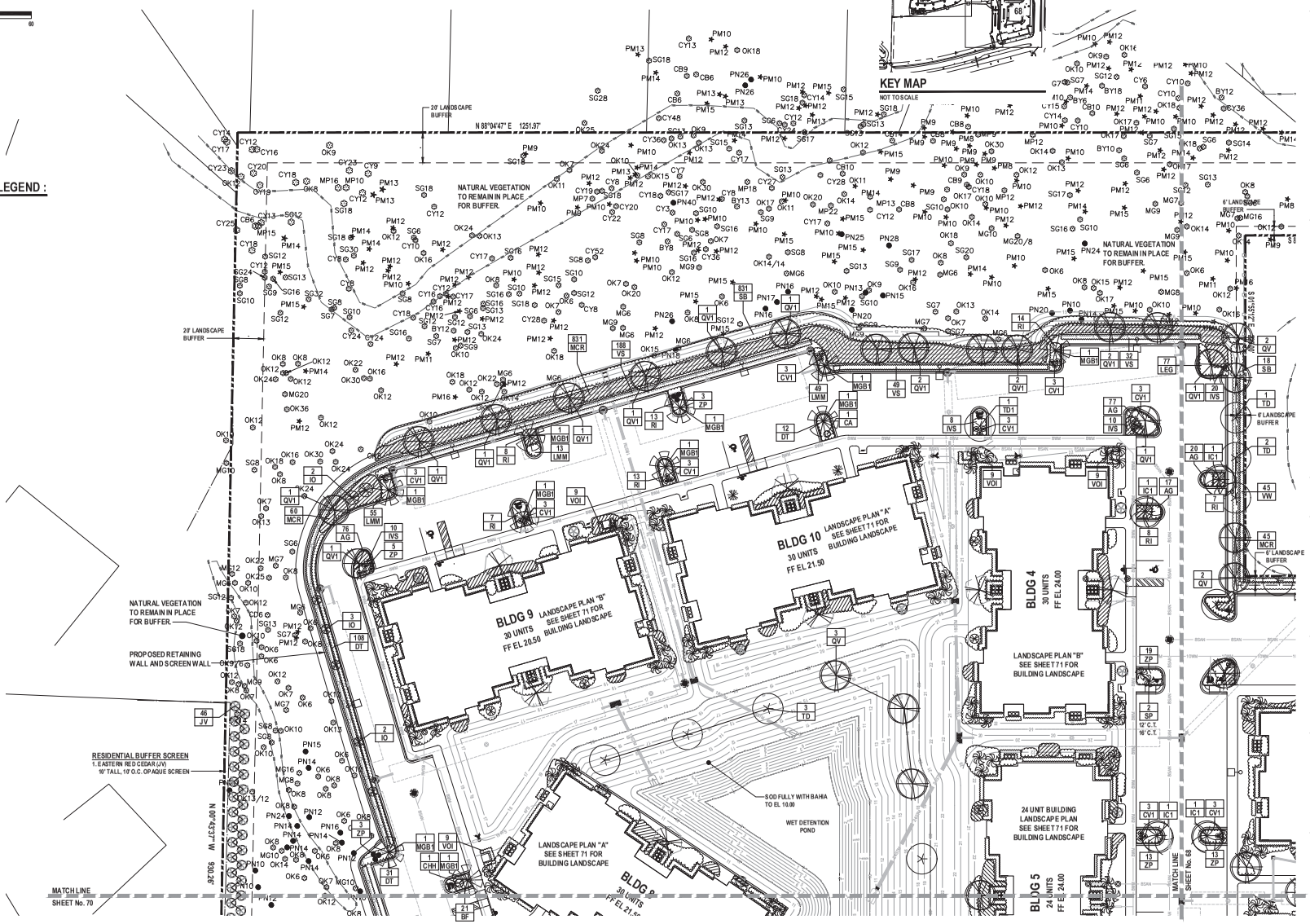
LEGEND

- ST. AUGUSTINE SOD
- BAHIA SOD
- 35 QUANTITY OF PLANTS
- NEI PLANT CODE (SEE SCHEDULE)

GRAPHIC SCALE 1"=30'

OVERALL TREE LEGEND :

	EXISTING
ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG



REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
7/28/22	CITY COMMENTS
10/25/22	OWNER
11/18/22	ENGINEER

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 30209
L.C. # 26000584
C 2013
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

LANDSCAPE PLAN (SHT. 2 OF 3)
TYMBER CREEK APARTMENTS
2011 W GRANADA 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, RLA # 6667278 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LAUREN ADAMS LICENSE NO. 6667278 STATE OF FLORIDA LANDSCAPE ARCHITECT
LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER
69

GRAPHIC SCALE
1"=30'

GENERAL LANDSCAPE NOTES:

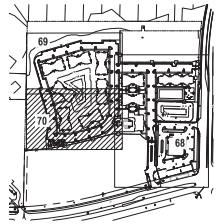
1. SEE DETAIL SHEET No. 71 FOR TYPICAL BUILDING PERIMETER PLANTING.
2. FOR INTERIOR PORTIONS OF THE SITE, PLEASE END SHRUB MATERIAL 3 FEET FROM EDGE OF PAVEMENT TO PROVIDE VISUAL CLEARANCE TO VEHICLES ENTERING AND EXITING DRIVEWAYS.

LEGEND

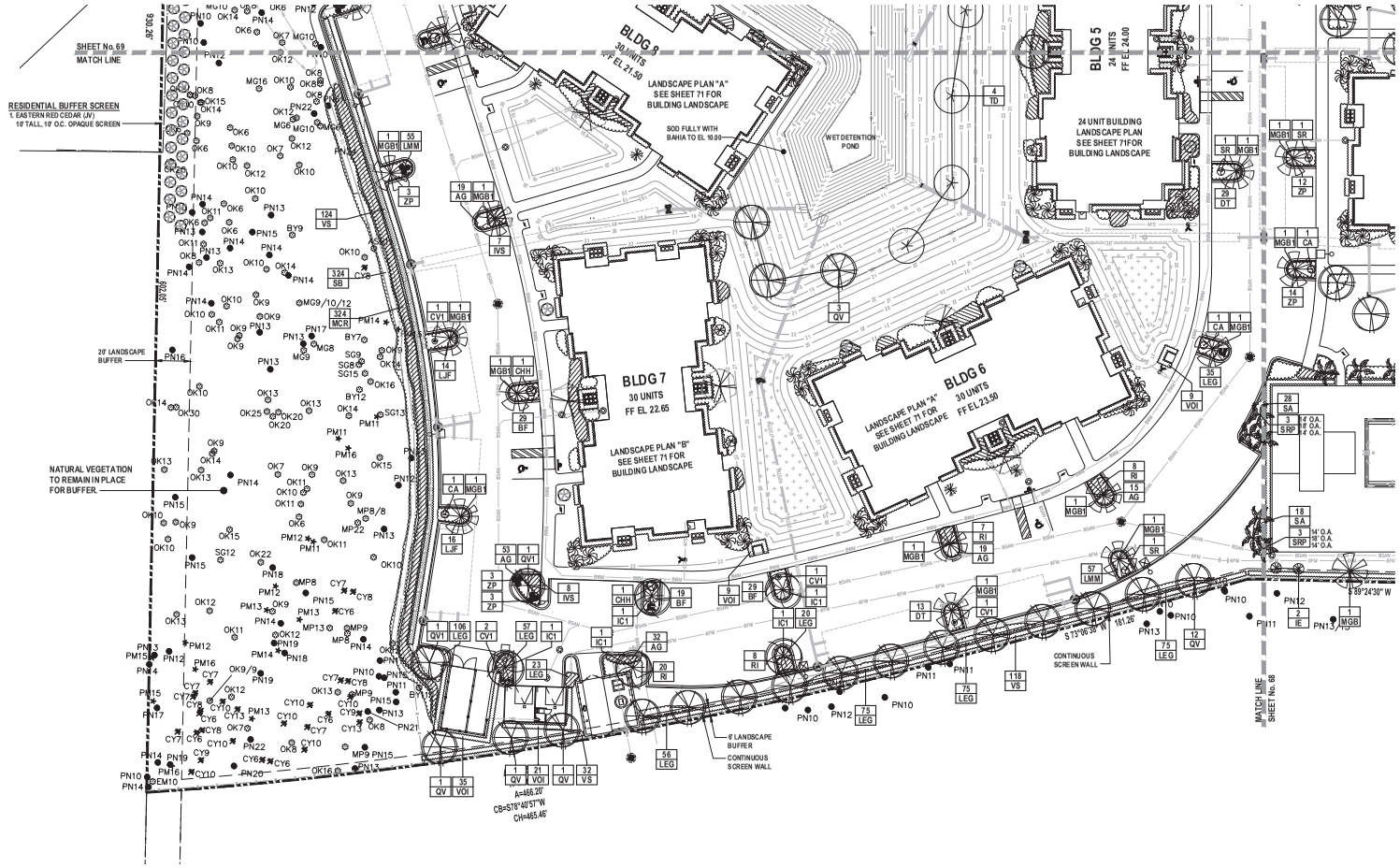
ST. AUGUSTINE SOD

BAHIA SOD

35 — QUANTITY OF PLANTS
NEI — PLANT CODE (SEE SCHEDULE)



KEY MAP
NOT TO SCALE



OVERALL TREE LEGEND :

	EXISTING
ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINA BERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG

REVISIONS

DATE	DESCRIPTION
7/28/22	CITY COMMENTS
10/25/22	OWNER
11/18/22	ENGINEER

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30269
L.C. # 26000584
C 2013
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC

LANDSCAPE PLAN (SHT. 3 OF 3)
TYMBER CREEK APARTMENTS
2011 W GRANADA 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

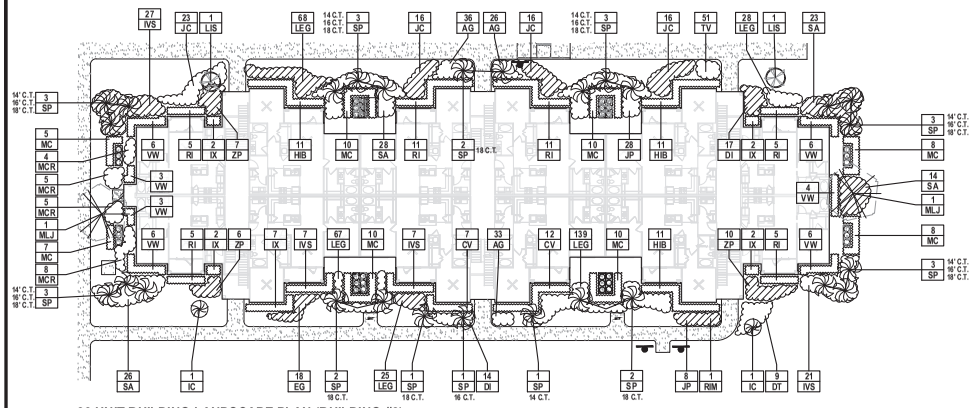
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LAUREN ADAMS, RLA # 6667278 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LAUREN ADAMS LICENSE NO. 6667278 STATE OF FLORIDA LANDSCAPE ARCHITECT
LAUREN ADAMS, RLA # 6667278

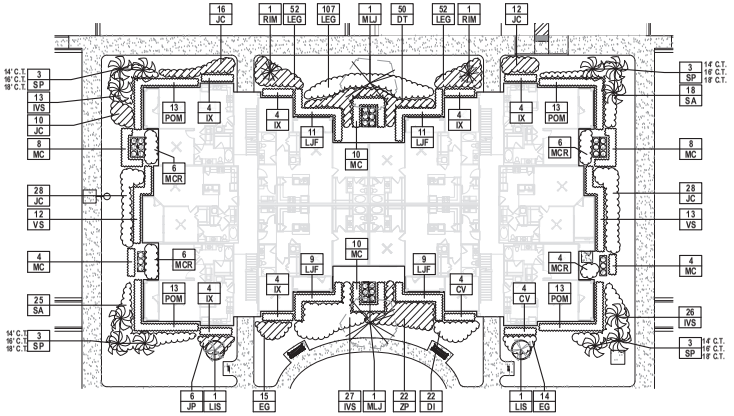
PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER
70



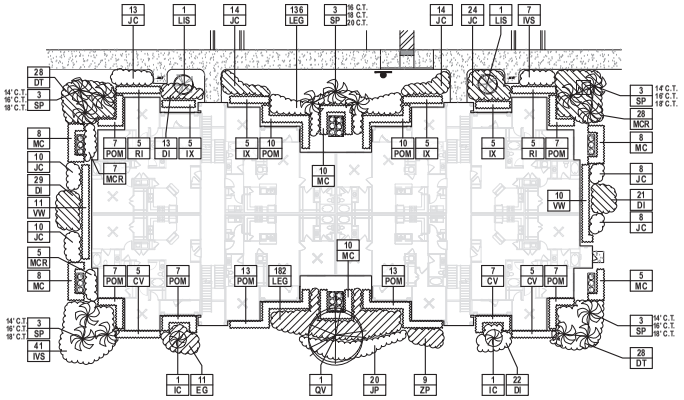
36 UNIT BUILDING LANDSCAPE PLAN (BUILDING #3)

SCALE: 1" = 20'



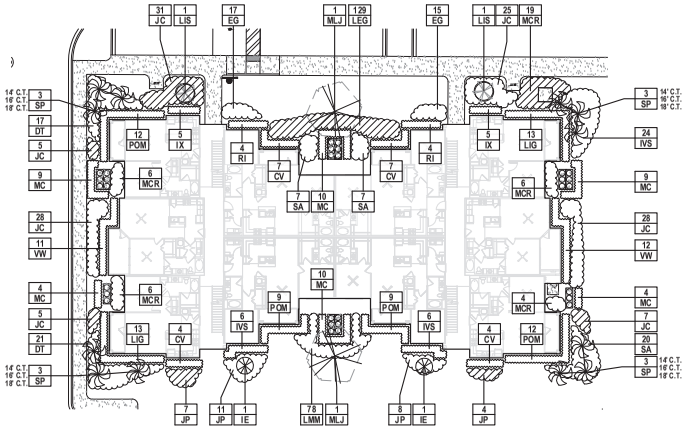
30 UNIT BUILDING LANDSCAPE PLAN "A" (BUILDINGS #2, 6, 8 AND 10)

SCALE: 1" = 20'



24 UNIT BUILDING LANDSCAPE PLAN (BUILDING #5)

SCALE: 1" = 20'



30 UNIT BUILDING LANDSCAPE PLAN "B" (BUILDINGS #1, 4, 7 AND 9)

SCALE: 1" = 20'

NOTE:
WHERE TYPICAL BUILDING TREE LOCATIONS RESULT IN CONFLICTS WITH UNDERGROUND UTILITY LINES, ADJUST TREE TO AT LEAST 5 FEET FROM ANY SUCH LINE (SEE SHEETS 67, 68 AND 69)

REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS

1338 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7784
www.NewkirkEngineering.com
C.A. # 29000157
L.C. # 26000394
C 2013
Civil Engineering
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING

LANDSCAPE PLAN - TYPICAL BUILDING TYPES 1, 2A, 2B AND 3

TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING AND IS RESTRICTED TO ITS ORIGINAL PURPOSE FOR THE PROJECT INDICATED. IT SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013. ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LAUREN ADAMS, RLA # 6667278 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LAUREN ADAMS LICENSED NO. 6667278 STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

71

PLANT LIST

CODE	NO.	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	NATIVE TO FLORIDA
CANOPY TREES AND PALMS					YES/NO
JV	46	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	10' HGT., 2.5" CAL. @ 6"	YES
MGB	12	MAGNOLIA GRANDIFLORA	BRACKEN'S BROWN MAGNOLIA	10' - 12' HGT., FULL, 2.5" CAL. @ 6"	YES
MGB1	33	MAGNOLIA GRANDIFLORA	BRACKEN'S BROWN MAGNOLIA	12' - 14' HGT., FULL, 3.5" CAL. @ 6"	YES
MLJ	18	MAGNOLIA GRANDIFLORA	LITTLE GEM	10' - 12' HGT., FULL, 2.5" CAL. @ 6"	YES
PS	3	PHOENIX SYLVESTRIS	SILVER DATE PALM	10' CT., FULL	NO
QV	45	QUERCUS VIRGINIANA	LIVE OAK	10' - 12' HGT., FULL, 2.5" CAL. @ 6"	YES
QV1	36	QUERCUS VIRGINIANA	LIVE OAK	12' - 14' HGT., FULL, 3.5" CAL. @ 6"	YES
SP	151	SABAL PALMETTO	CABBAGE PALM	SEE PLAN, 2-12', 2-14', 2-16'	YES
SRP	6	SYAGRUS ROMANZOFFIANA	QUEEN PALM	SEE PLAN	NO
TD	28	TAXODIUM DISTICHUM	BALD CYPRESS	10' - 12' HGT., FULL, 2.5" CAL. @ 6"	YES
TD1	4	TAXODIUM DISTICHUM	BALD CYPRESS	12' - 14' HGT., FULL, 3.5" CAL. @ 6"	YES
xBN	9	x BUTIAGRUS NABONNANDII	MULE PALM	SEE PLAN	NO
SUBTOTAL	391				371 Y / 18 N
UNDERSTORY TREES					
IC	4	ILEX CASSINE	DAHOON HOLLY	10' HGT., 2.5" CAL. @ 6"	YES
IC1	9	ILEX CASSINE	DAHOON HOLLY	12' - 14' HGT., 3.5" CAL. @ 6"	YES
IE	20	ILEX ATTENUATA	EAGLESTON HOLLY	10' HGT., FULL, 2.5" CAL. @ 6"	YES
IO	7	ILEX x NELLIE R. STEVENS	NELLIE R. STEVENS HOLLY	10' HGT., FULL, 2.5" CAL. @ 6"	YES
LIS	50	LAGERSTROEMIA INDICA (MUSKOGEE)	PURPLE CRAPE MYRTLE TREE STD.	10' HGT., 6"-7" CT., 2.5" CAL. @ 6"	NO
RIM	13	RHAPHIOLEPIS MAJESTIC BEAUTY	MAJESTIC BEAUTY STD.	5' - 6' HGT., FULL	NO
SUBTOTAL	103				40 Y / 63 N
SHRUBS / POINT PLANTS					
CA	5	CRINUM AUGUSTUM	QUEEN EMMA	15 GAL., 4' HGT., SPECIMEN	NO
CHH	6	CHAMAEDOREA HUMILIS	EUROPEAN FAN PALM	7 GAL., 24"- 30" HGT., 5 - 7 STOCKS	NO
CV	156	CODIAEUM 'GOLD DUST'	YELLOW/GREEN CROTONS	3 GAL., 16"- 18" HGT., FULL, 36" O.C.	NO
CV1	38	CODIAEUM 'MAMMEY'	YELLOW/GREEN CROTONS	7 GAL., 20"- 24" HGT., FULL, 36" O.C.	NO
HIB	77	HIBISCUS SSP.	RED HIBISCUS	3 GAL., 18" HGT., FULL, 36" O.C.	NO
IVS	777	ILEX VOMITORIA NANA	DWARF YOUPON	3 GAL., 16" HGT., FULL, 36" O.C.	YES
IX	376	IXORA SSP.	RED IXORA	3 GAL., 16" HGT., FULL, 36" O.C.	NO
JP	200	JUNIPERUS CHINENSIS	PARSONI JUNIPER	1 GAL., 12"- 14" SPR, FULL, 36" O.C.	NO
LIG	104	LIGUSTRUM JAPONICUM	GREEN LIGUSTRUM	3 GAL., 18" HGT., FULL, 36" O.C.	NO
LJF	311	LIGUSTRUM SSP.	JACK FROST LIGUSTRUM	3 GAL., 18" HGT., FULL, 36" O.C.	NO
LMM	541	LIRIOPE VAR	VAR. LIRIOPE	1 GAL., 12" HGT., 7-9 BIBS, 18" O.C.	NO
MC	477	MYRICA CERIFERA	WAX MYRTLE	7 GAL., 24" HGT., FULL, 36" O.C.	YES
MCR	1986	MUHLENBERFIA CAPILLARIS	PINK MUHLY GRASS	3 GAL., 20" HGT., FULL, 36" O.C.	YES
POM	457	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL., 30" HGT., FULL, 24" O.C.	NO
RI	286	PHAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL., 18" HGT., FULL 36" O.C.	NO
SA	656	SCHEFFLERA ARBORICOLA	GOLD CAPELLA	3 GAL., 18" HGT., FULL, 36" O.C.	NO
SR	9	STRELITZIA REGINAE	ORANGE BIRD OF PARADISE	10 GAL., 48" HGT., FULL	NO
VO1	143	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	7 GAL., 24"- 30" HGT., FULL, 36" O.C.	NO
VS	754	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL., 18" HGT., FULL, 36" O.C.	NO
VW	633	VIBURNUM OBOVATUM 'SELECT'	WALTER'S VIBURNUM	3 GAL., 24" HGT., FULL, 36" O.C.	YES
ZP	286	ZAMIA PUMILA	COONTIE	3 GAL., 14" HGT., FULL, 36" O.C.	YES
SUBTOTAL	8278				4159 Y / 4119 N
GROUND COVER (G.C.)					
AA	639	AGAPANTHUS AFRICANUS	AFRICAN LILLY	1 GAL., 12" HGT., FULL, 12" O.C	NO
AG	710	ARACHIS GLABRATA	PERENNIAL PEANUT	4" POTS, 2"- 3" HGT., 12" O.C.	YES
BF	290	BULBINE FRUTESCENS	DESERT CANDLES	1 GAL., 10"-12" HGT., 7-9 BIBS, 24" O.C.	NO
DI	204	DIETES IRIDIOIDES	WHITE AFRICAN IRIS	1 GAL., 20" HGT., 24" O.C.	NO
DT	669	DIANELLA TASMANICA (VARIEGATA CULTIVAR)	BLUE BERRY FLAX LILLY 'VARIEGATED'	1 GAL., 12" HGT., FULL, 24" O.C.	NO
EG	649	EVOLVULUS GLOMERATUS	BLUE DAZE	1 GAL., 12" SPR., FULL, 24" O.C.	NO
JC	1087	JUNIPERUS CONFERTA	SHORE JUNIPER	1 GAL., FULL, 30" O.C.	NO
LEG	3398	LIRIOPE MUSCARI	GIANT EVERGREEN LIRIOPE	1 GAL., 12" HGT., 7-9 BIBS, 18" O.C.	NO
SB	1173	SPARTINA BAKERI	SAND CORDGRASS	3 GAL., 24" HGT., 36" O.C.	YES
TV	167	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL., 12" HGT., 12" O.C.	NO
SUBTOTAL	8986				1883 Y / 7103 N
TOTAL	17758				

NOTE:
1. A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 3" SHALL BE INSTALLED AROUND ALL EXISTING AND PROPOSED TREES AND PLANT BEDS. CYPRESS MULCH SHALL NOT BE USED.
2. ALL TREES (NEW AND EXISTING) ARE TO HAVE A 5' DIAMETER MINIMUM MULCHED CIRCLE AROUND THE BASE UNLESS IT IS IN A PLANTING BED. MULCH SHALL BE NATURAL WOOD. NO CYPRESS MULCH ALLOWED. (PULL MULCH 6" BACK FROM TRUNK)
3. DO NOT CHANGE PLANT MATERIAL WITHOUT WRITTEN PERMISSION FROM THE CITY OF ORMOND BEACH.

TREE CALCULATIONS:

SITE TREE REQUIREMENTS	
SITE AREA	854,635
1 TREE PER 1500 SF =	570
LANDSCAPE AREA	497,658
516,820 SF - 19,162 SF =	
1 TREE PER 400 SF =	1244
TREES REQUIRED	1484
MITIGATION FOR PROTECTED TREES	240
MITIGATION FOR SPECIMEN TREES CREDIT	-139

EXISTING TREES	
PALM TREE (3:1) 168	56
ASH TREE	1
BAY TREE	7
CEDAR TREE	1
CHINABERRY TREE	11
CYPRESS TREE	41
ELM TREE	1
MAGNOLIA TREE	34
MAPLE TREE	20
OAK TREE	137
PINE TREE	76
SWEETGUM TREE	87
TOTAL	472

EXISTING SPECIMEN TREES	
TREES	207
(SEE SHEET 51.1)	

TOTAL EXISTING TREES	679

PROPOSED TREES	
SABAL PALMS (3:1) 151	50
MAGNOLIA (2.5")	12
MAGNOLIA (3.5") 33x2	66
LITTLE GEM (2.5")	18
SILVER DATE PALM (1:1)	3
LIVE OAK (2.5")	45
LIVE OAK (3.5") 36x2	72
BALD CYPRESS (2.5")	28
BALD CYPRESS (3.5") 4x2	8
MULE PALM (3:1) 9	3
DAHOON HOLLY (2.5")	4
DAHOON HOLLY (3.5") 9x2	18
EAGLESTON HOLLY (2.5")	20
QUEEN PALM (3:1) 6	2
NELLIE HOLLY (2.5")	7
CRAPE MYRTLE (2.5")	50
EASTERN RED CEDAR (2.5")	46
TOTAL	452

AMOUNT OF EXISTING 2" to 5" TREES WITHIN TREE PRESERVATION AREA (TPA)	
PLOT AREA (100' x 100')	10,000 SF
AVERAGE TREE PLOT AREA QUANTITY	25 TREES
TREE PRESERVATION AREA	219,551 SF
TOTAL AMOUNT OF EXISTING 2" TO 5" TREES	549 TREES

TOTAL AMOUNT OF TREES PROVIDED	
SITE TREE REQUIREMENTS	497,658
TREE MITIGATION FOR PROTECTED TREES	1484
TREE MITIGATION FOR SPECIMEN TREES	-139
TOTAL TREES REQUIRED	1,345
EXISTING TREES (6" CALIPER & LARGER)	679
EXISTING TREES (2" to 5" CALIPER) WITHIN TPA	549
PROPOSED TREES	452
TOTAL TREES PROVIDED	**1,680**

MITIGATION FOR SPECIMEN TREES WAS A CREDIT OF 139 TREES USED FOR PROTECTED TREES.

MINIMUM VUA REQUIREMENTS
REQUIRED: 10%
164,109 SF x 0.1 = 16,411 SF

VUA ISLANDS					
NUMBER	AREA (SF)	NUMBER	AREA (SF)	NUMBER	AREA (SF)
1	165	23	2795	45	165
2	488	24	175	46	165
3	165	25	165	47	165
4	165	26	165	48	165
5	188	27	165	49	238
6	204	28	165	50	1705
7	165	29	165	51	332
8	165	30	165	52	165
9	262	31	193	53	165
10	233	32	320	54	781
11	182	33	180	55	165
12	165	34	338	56	165
13	165	35	165	57	165
14	397	36	165	58	165
15	301	37	165	TOTAL	17950
16	165	38	165		
17	2663	39	165		
18	165	40	165		
19	165	41	165		
20	165	42	695		
21	165	43	165		
22	165	44	165		

SEE SHEET 67 FOR VUA LOCATIONS

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. ALL MULCH SHALL BE ALL NATURAL WOOD (NO CYPRESS).
3. SOD SPECIFIED AS ST. AUGUSTINE "FLORITAM" SHALL BE 95% WEED-FREE. SOD SPECIFIED AS BAHIA SHALL BE 85% 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. NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE ALLOWED AT THE TIME OF BIDDING SO AS TO PROVIDE FOR FAIR COMPARISON.
9. EXISTING IRRIGATION SYSTEM SHALL BE REVAMPED TO PROVIDE 100% COVERAGE.
10. THE CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND CONDITIONS PRIOR TO HIS COMMENCEMENT OF THE ANY WORK.
11. ALL BUILDING MATERIALS AND LABOR SHALL CONFORM TO THE SOUTHERN BUILDING CODE AND ALSO TO ALL LOCAL CODES THAT HAVE JURISDICTION.
12. ALL PERMIT AND VARIANCE APPLICATIONS SHALL BE MADE BY THE CONTRACTOR.
13. 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.
14. 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.
15. 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.
16. ALL QUESTIONS CONCERNING THE PLAN AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (386) 872-7794.
17. ALL SHADE TREES AND SINGLE TRUNK UNDERSTORY TREES SHALL BE STAKED USING ARBORGUY 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-MULCHED RING AROUND.
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 PLANT SPECIFICATIONS MUST BE MET OR EXCEEDED.
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. FOR ALL NEW DEVELOPMENT, OR REDEVELOPMENT OF EXISTING PROPERTY, THE APPLICANT SHALL BE REQUIRED TO REMOVE ALL INVASIVE NONNATIVE PLANT SPECIES FROM THE PROPERTY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
28. ALL EXISTING TREES AND PALMS WILL BE PROPERLY PRUNED AND CLEANED OF DEADWOOD, BROKEN BRANCHES, DEAD FROND AND VINES AS NEEDED.
29. PER SECTION 11.01.02.B.4 OF THE LAND DEVELOPMENT CODE, ANY EXPANSION PROJECT SHALL INCLUDE REPLACING PREVIOUSLY PLANTED REQUIRED LANDSCAPING AND REPAIR OF EXISTING IRRIGATION THAT HAS BEEN DAMAGED OR DIED. AS-BUILTS ARE AVAILABLE FROM THE CITY.

REVISIONS	
DATE	DESCRIPTION
5/2/22	CITY COMMENTS
6/30/22	CITY COMMENTS
7/28/22	CITY COMMENTS
10/25/22	OWNER
11/18/22	ENGINEER

1238 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
L.C.# 26000394
C 2013
Civil Engineering
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING

LANDSCAPE DETAILS AND NOTES
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART, OR USED ON ANY OTHER PROJECT WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2013 ALL RIGHTS RESERVED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LAUREN ADAMS, RLA # 6667278 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

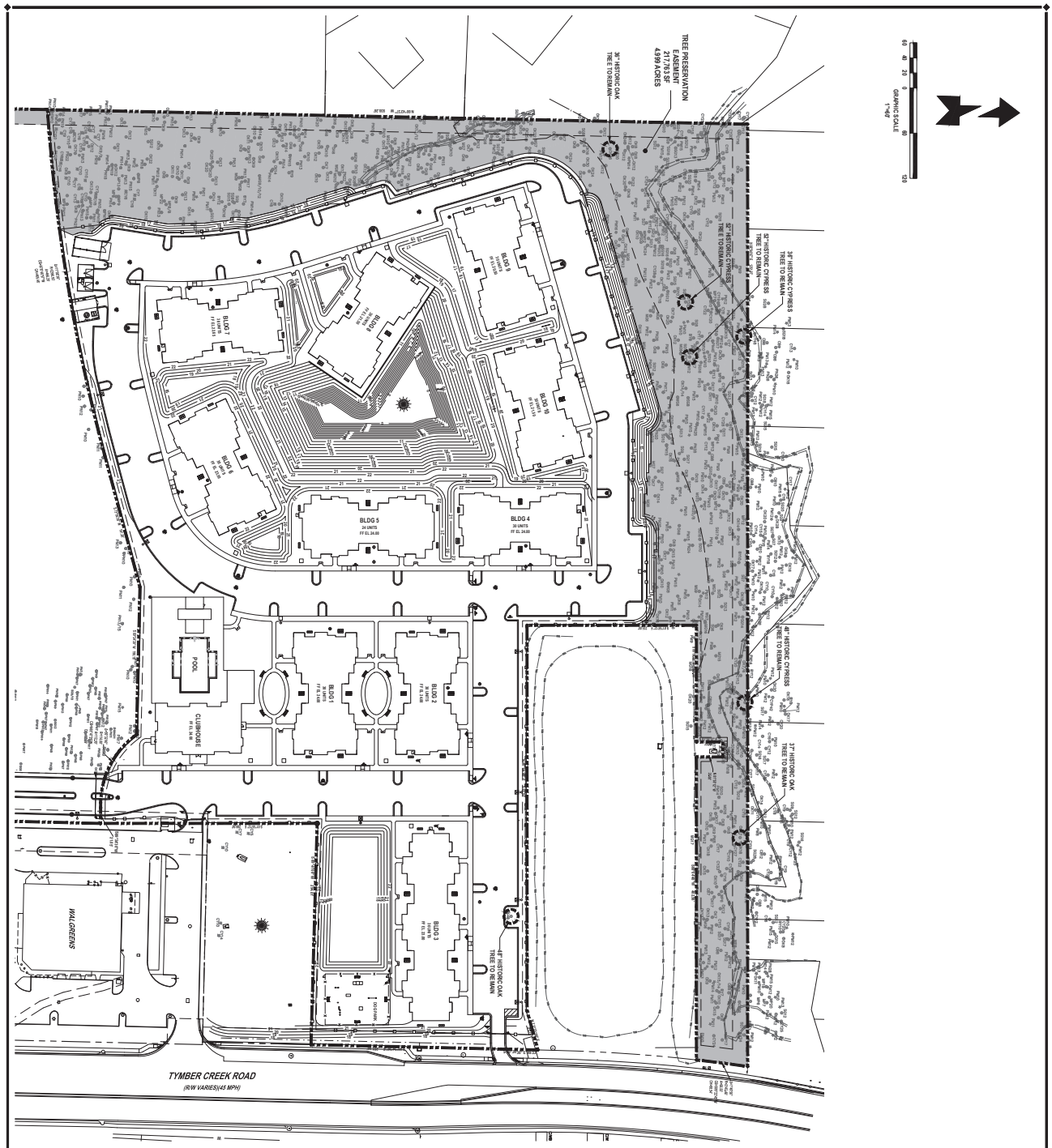
LAUREN ADAMS LICENSED NO. 6667278 STATE OF FLORIDA LANDSCAPE ARCHITECT

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	AS SHOWN

DRAWING NUMBER

72



REVISIONS		
DATE	DESCRIPTION	
4 / 7 / 22	TITLE BLOCK	
10 / 21 / 22	OWNER	

TREE PRESERVATION PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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
C 2013
Civil Engineering, Transportation, CEI & Landscape Architecture

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING INC. AND IS NOT TO BE REPRODUCED, PUBLISHED OR USED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF NEWKIRK ENGINEERING COPYRIGHT 2015 ALL RIGHTS RESERVED

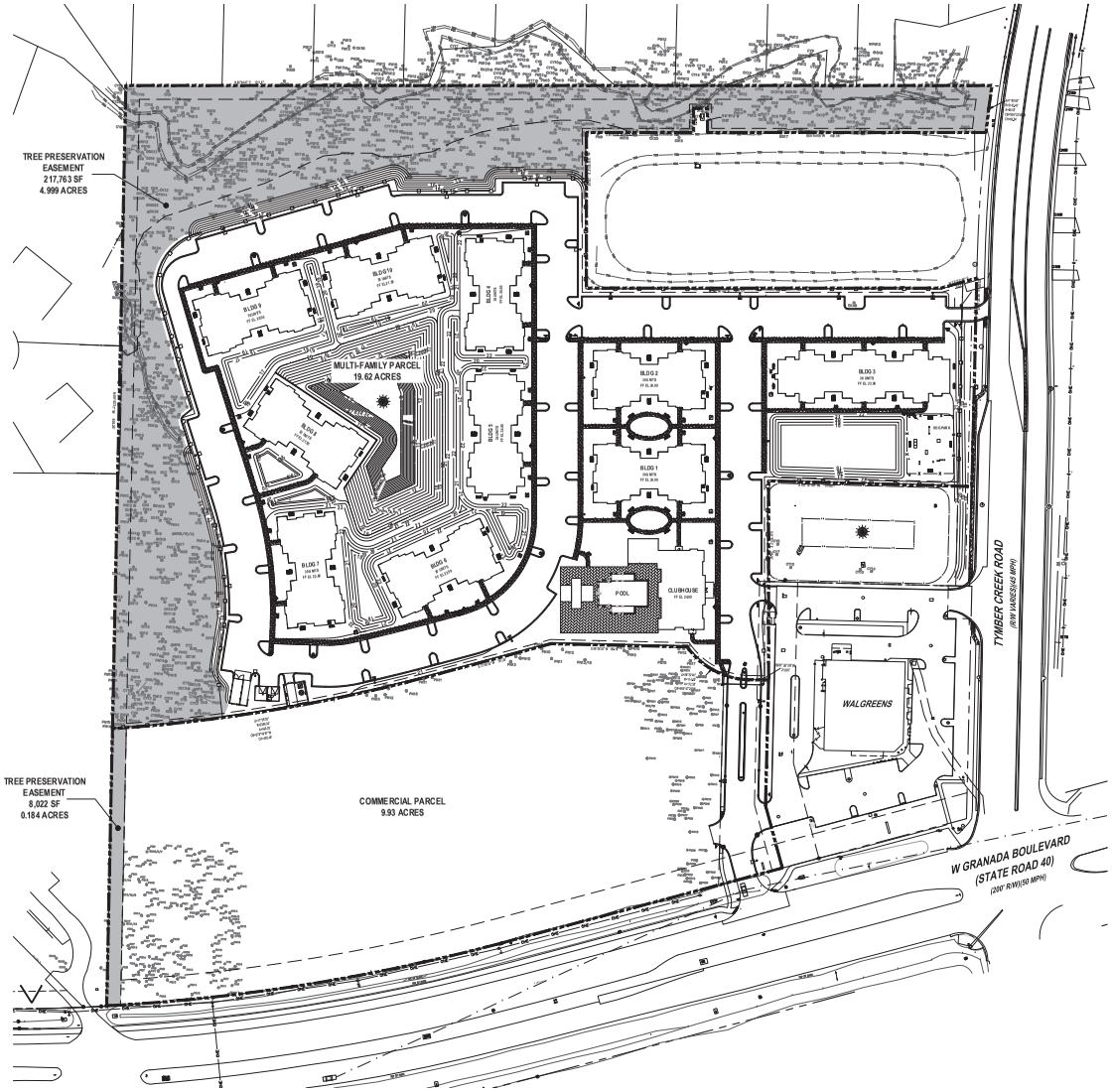
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, P.E. # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT No: 2020-06
DATE: NOVEMBER 2021
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE: 1" = 60'

DRAWING NUMBER
83



80 40 0 80 160
GRAPHIC SCALE
1"=80'

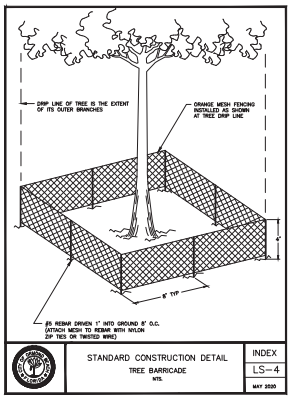
OVERALL TREE PRESERVATION AREA REQUIREMENT:

COMMERCIAL & MULTI-FAMILY
TREE PRESERVATION AREA REQUIRED = 15%
0.15 x (9.93 + 19.62) = 4.433 ACRES
TREE PRESERVATION AREA PROVIDED

MULTI-FAMILY	4.999 ACRES
COMMERCIAL	0.184 ACRES
OVERALL TOTAL TREE PRESERVATION AREA	5.183 ACRES (17.5%)
	5.183 / (9.93 + 19.62) = 17.5%

LEGEND

TREE PRESERVATION AREA (17.5%)



STANDARD CONSTRUCTION DETAIL
TREE BARRICADE
NTS.
INDEX
LS-4
MAY 2020

REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 26000584
C 2013
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC

OVERALL TREE PRESERVATION PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER
HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 0'

DRAWING NUMBER
84



REVISIONS		
DATE	DESCRIPTION	
4/ 7/ 22	TRAFFIC LOOK	
6/13/22	OWNER	

WETLAND IMPACT PRESERVATION PLAN

TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD

ORMOND BEACH, FL 32174

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
C 2013
Civil Engineering, Transportation, CEI & Landscape Architecture

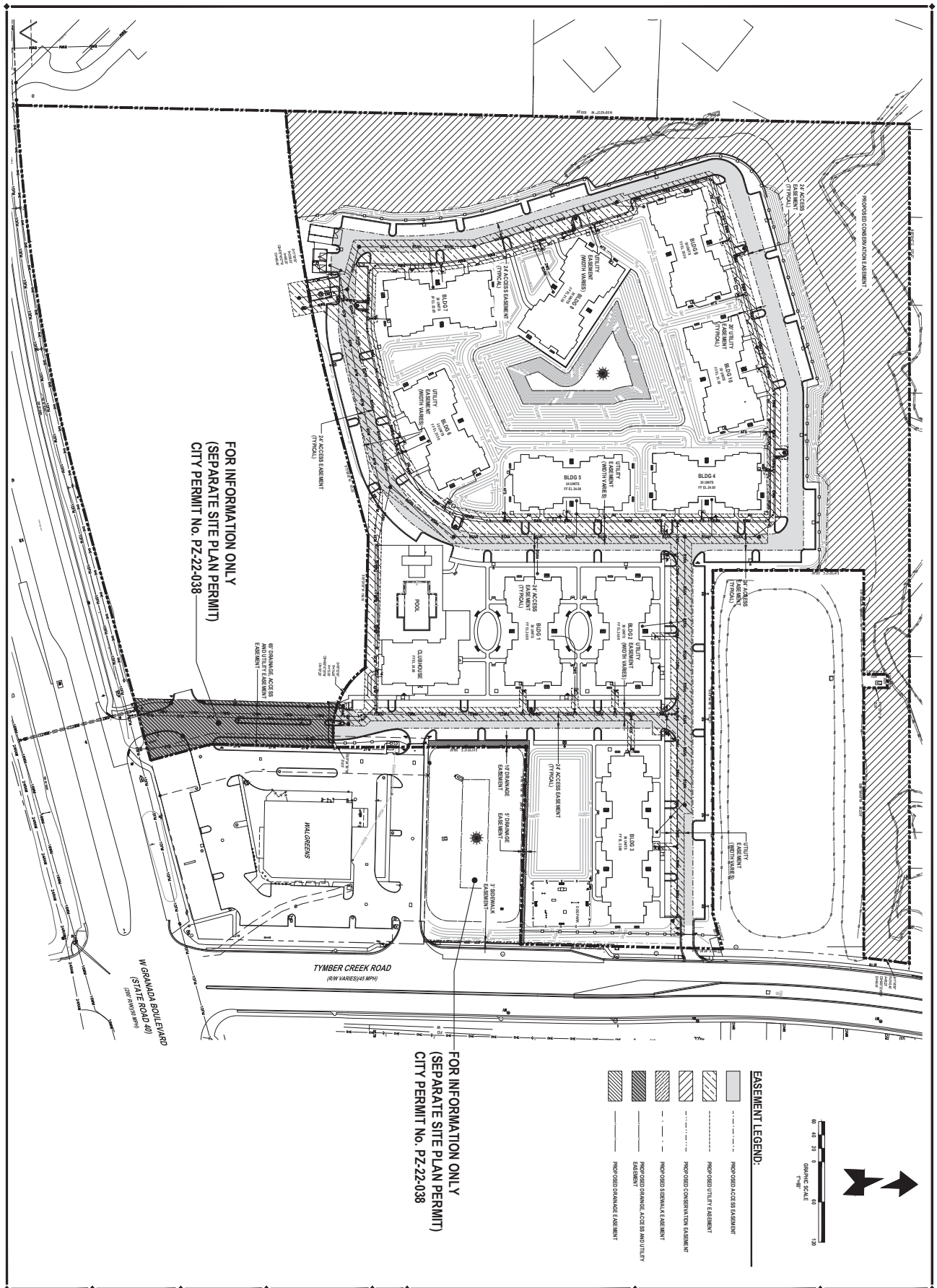
THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING INC. THE REPRODUCTION, IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION OF NEWKIRK ENGINEERING INC. IS PROHIBITED. COPYRIGHT 2021 ALL RIGHTS RESERVED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, P.E. # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	HHN
CHECKED BY:	HHN
SCALE:	1"= 60'
DRAWING NUMBER	85



DRAWING NUMBER	90
SCALE:	1"= 60'
CHECKED BY:	HHN
DRAWN BY:	NHS
DESIGN BY:	HHN
DATE:	NOVEMBER 2021
PROJECT No:	2020-06
HARRY H. NEWKIRK, P.E. # 62971	
PROFESSIONAL ENGINEER	NO. 62971 STATE OF FLORIDA

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

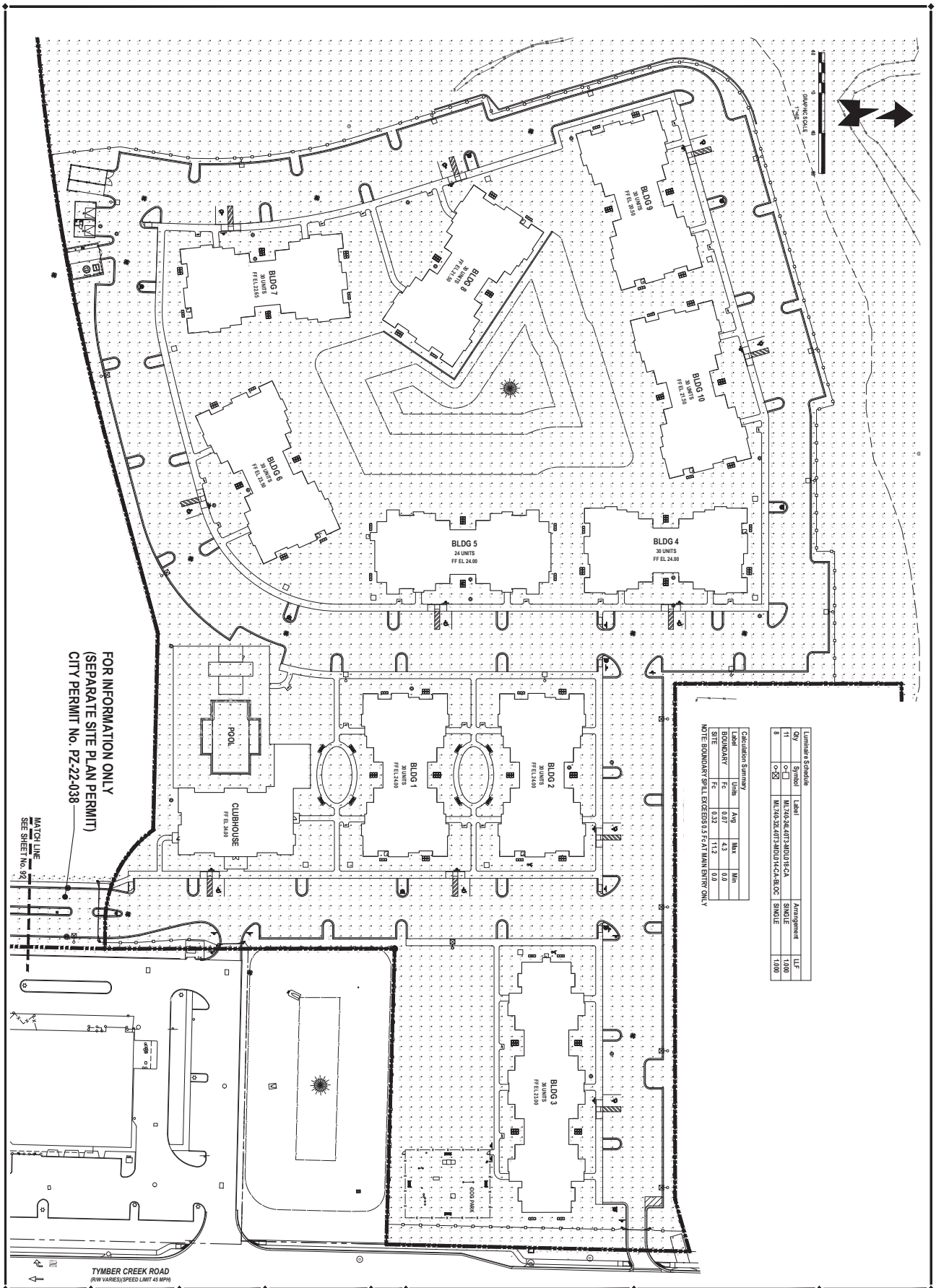
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, P.E. # 62971 ON

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF NEWKIRK ENGINEERING INC. COPYRIGHT 2021 ALL RIGHTS RESERVED.

EASEMENT PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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
C 2013
Civil Engineering, Transportation, CEI & Landscape Architecture

REVISIONS	
DATE	DESCRIPTION
4 / 7 / 22	TITLE BLOCK
10 / 21 / 22	OWNER



PHOTOMETRIC PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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
C 2013
Civil Engineering, Transportation, CEI & Landscape Architecture

REVISIONS
DATE | DESCRIPTION
4.12.22 | PER REVISION
8.12.22 | OWNER

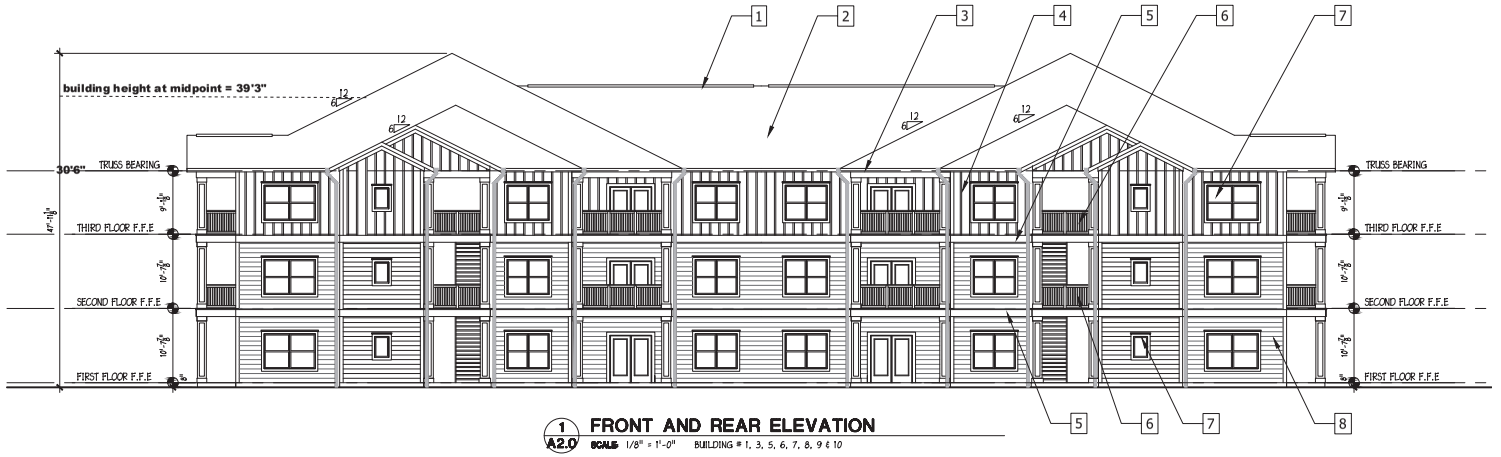
PROJECT No: 2020-08
DATE: NOVEMBER 2021
DESIGN BY: HHN
DRAWN BY: NHS
CHECKED BY: HHN
SCALE: 1"=40'
DRAWING NUMBER: 91

HARRY H. NEWKIRK, P.E. # 62971
STATE OF FLORIDA
NO. 62971
HARRY H. NEWKIRK
PROFESSIONAL ENGINEER

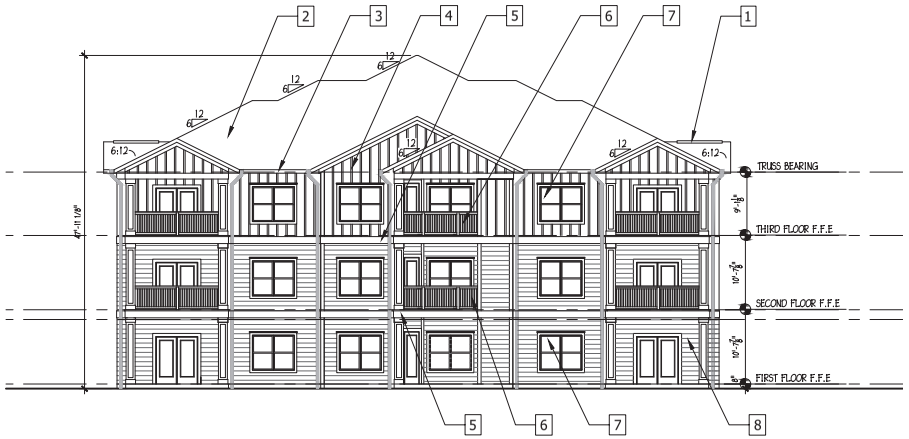
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

THESE PLANS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER. COPYRIGHT 2021 ALL RIGHTS RESERVED



1 A2.0 **FRONT AND REAR ELEVATION**
SCALE 1/8" = 1'-0" BUILDING # 1, 3, 5, 6, 7, 8, 9 & 10



2 A2.0 **LEFT AND RIGHT SIDE ELEVATION**
SCALE 1/8" = 1'-0" BUILDING # 1, 3, 5, 6, 7, 8, 9 & 10

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. BOARD & BATTEN SIDING
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
9. SIMULATED STONE VENEER
10. STAINED P.T. WOODEN TRELLIS
11. STAINED P.T. WOODEN GATE

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:
ITEM: DATE:
PERMIT REVIEW 02-27-2020

REVISIONS:
TAG: DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be published, reproduced or used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

TYMBER CREEK APARTMENTS
AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

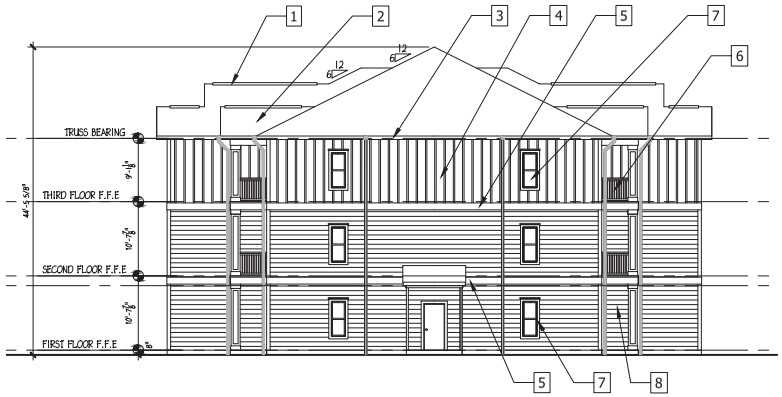
JOB NUMBER: E143
DRAWN BY:
CHECKED BY:

BUILDING ELEVATIONS
1, 3, 5, 6, 7, 8, 9 & 10

SHEET NO.
A2.0



1 A2.1 FRONT AND REAR ELEVATION
SCALE: 3/32" = 1'-0" BUILDING # 10



2 A2.1 LEFT AND RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0" BUILDING # 10

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. BOARD & BATTEN SIDING
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
9. SIMULATED STONE VENEER
10. STAINED P.T. WOODEN TRELLIS
11. STAINED P.T. WOODEN GATE

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:
ITEM: DATE:
PERMIT REVIEW 02-27-2020

REVISIONS:
TAG: DATE:

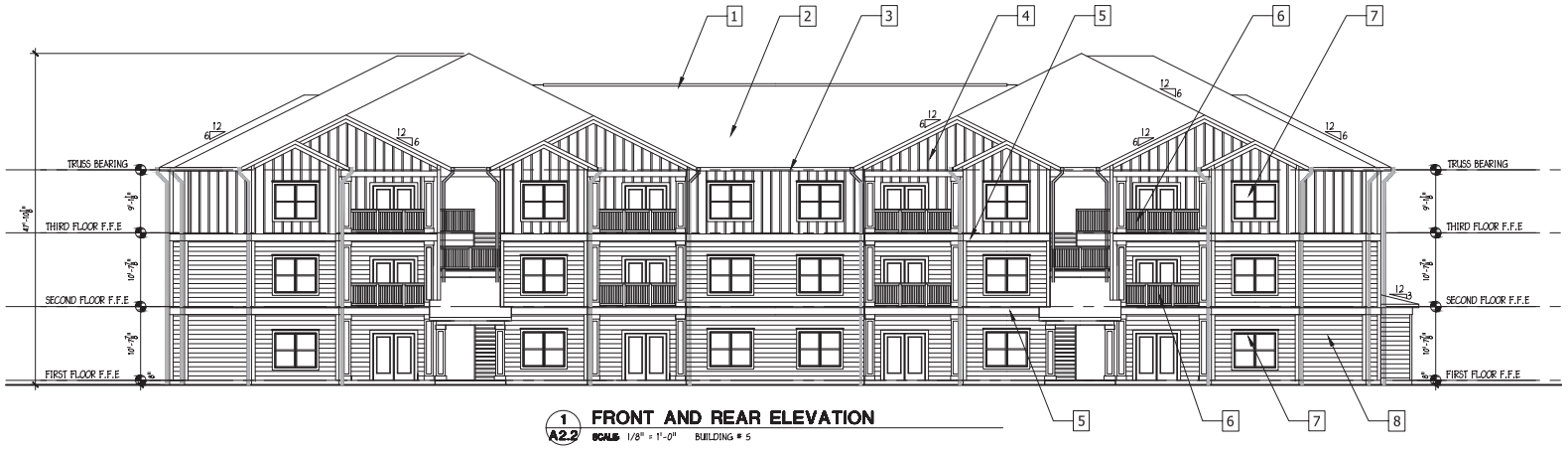
This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be published, reproduced or used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

TYMBER CREEK APARTMENTS
AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

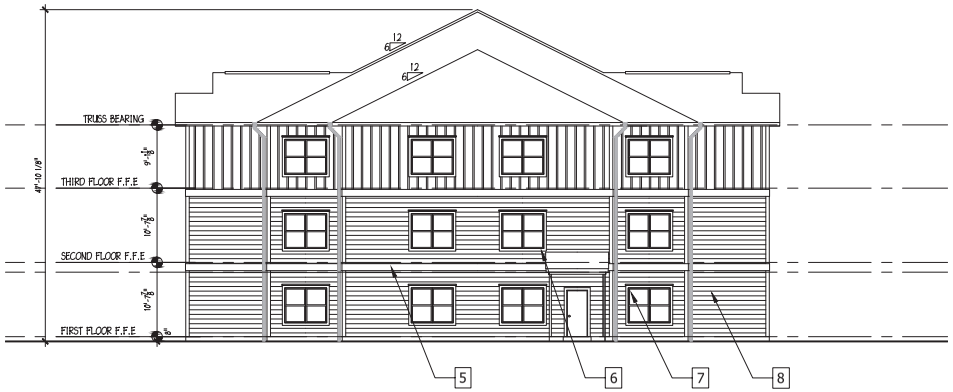
JOB NUMBER: E143
DRAWN BY:
CHECKED BY:

BUILDING ELEVATIONS
BUILDING # 10

SHEET NO.
A2.1



1 A2.2 **FRONT AND REAR ELEVATION**
SCALE 1/8" = 1'-0" BUILDING # 5



2 A2.2 **LEFT AND RIGHT SIDE ELEVATION**
SCALE 1/8" = 1'-0" BUILDING # 5

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. BOARD & BATTEN SIDING
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
9. SIMULATED STONE VENEER
10. STAINED P.T. WOODEN TRELLIS
11. STAINED P.T. WOODEN GATE

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:
ITEM: DATE:
PERMIT REVIEW 02-27-2020

REVISIONS:
TAG: DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be published, reproduced or used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

TYMBER CREEK APARTMENTS
AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

JOB NUMBER: E143
DRAWN BY:
CHECKED BY:

BUILDING ELEVATIONS
BUILDING # 5

SHEET NO.
A2.2

STAFF REPORT

City of Ormond Beach
Department of Planning

MEETING DATE: December 8, 2022

SUBJECT: Tymber Creek Apartments, **Issuance of a Development Order**

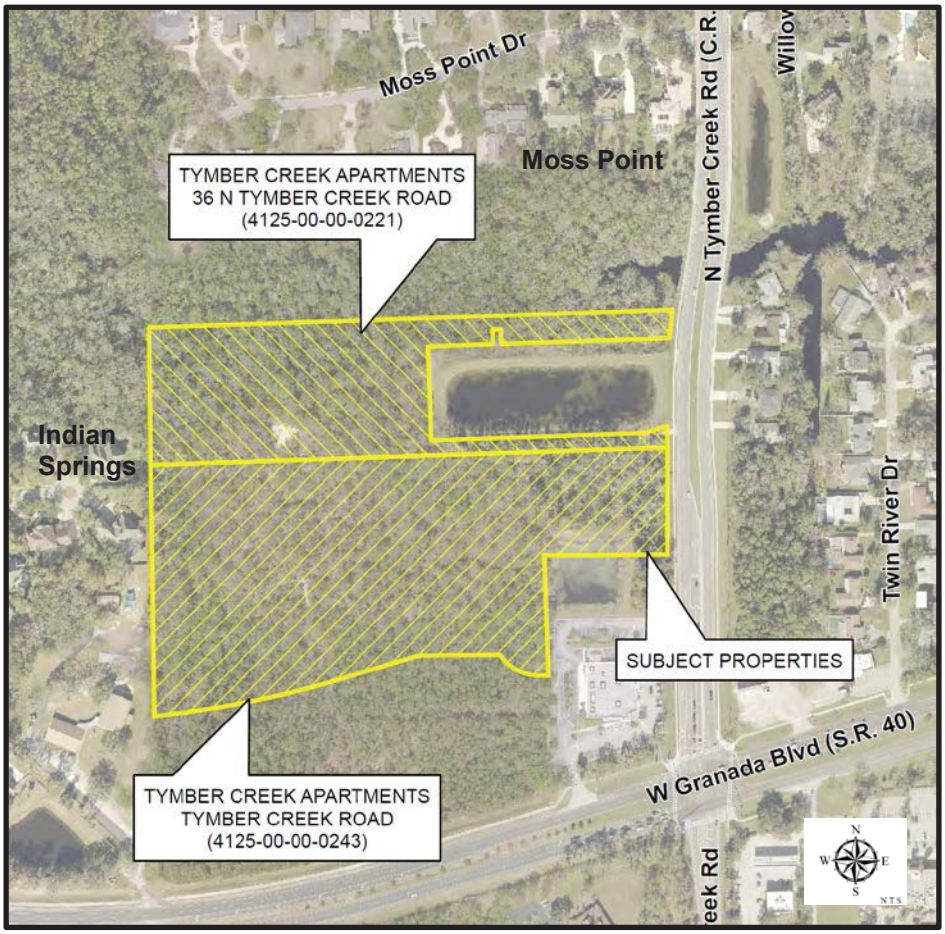
APPLICANT: VCP Ormond Beach II, LLC

NUMBER: PBD-2022-008(B)

PROJECT PLANNER: Steven Spraker, AICP, Planning Director

SECTION 1, INTRODUCTION: This is a request from Nika K. Hosseini, Esquire, Cobb Cole, on behalf of the property owner, VCP Ormond Beach II, LLC, for the issuance of a development order. The Tymber Creek Apartments Planned Business Development seeks to allow the construction of 300 multi-family residential units and associated site improvements on 19.62 acres. The subject property is located at 36 North Tymber Creek Road and 2011 West Granada Boulevard. The subject property is shown below.

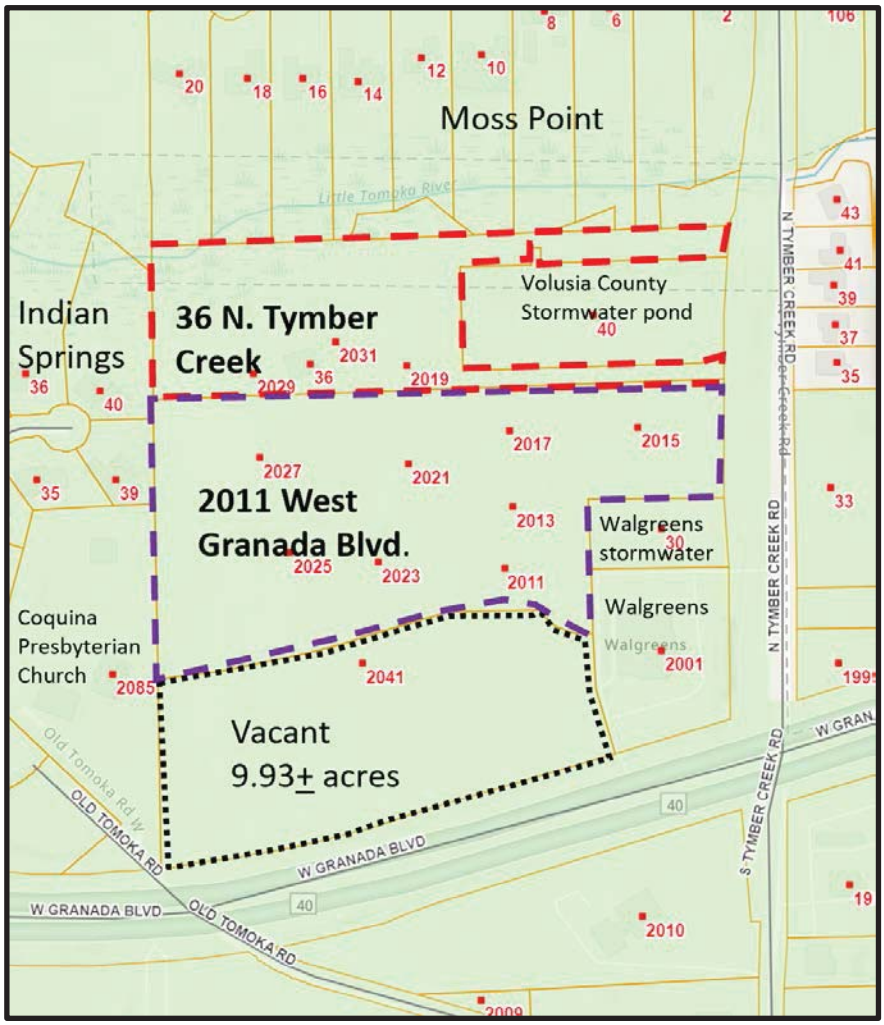
EXHIBIT 1: Project location, 36 North Tymber Creek Road and 2011 West Granada Boulevard



SECTION 2, BACKGROUND: The subject property consists of two parcels at 36 North Tymber Creek Road and 2011 West Granada Boulevard. The property at 36 North Tymber Creek Road is 6.40 acres and was annexed into Ormond Beach on May 26, 2020 with Ordinance 2020-17. On January 5, 2021, a Comprehensive Plan land use map amendment was approved with Ordinance 2020-56 to assign a city land use designation to 36 North Tymber Creek Road. The land use designation was amended from Volusia County "Environmental System Corridor" (ESC) to City of Ormond Beach "Open Space/Conservation" (OS/C) and Volusia County "Urban Low Intensity" (ULI) to Ormond Beach "Residential, Office, Retail" (ROR). No Ormond Beach zoning has been assigned to 36 North Tymber Creek Road and the assignment of zoning is the purpose of this application. The property at 2011 West Granada Boulevard has a land use classification of "General Commercial" and a zoning designation of B-8, Commercial.

Exhibit 2 shows the land area around the proposed Tymber Creek Apartments. The subject property proposes site access through the approximately 9.93-acre property at 2041 West Granada Boulevard that is currently vacant. The property at 2041 West Granada Boulevard has a "General Commercial" land use designation and a B-8, Commercial zoning classification. Walgreens is located at 2001 West Granada Boulevard and 30 North Tymber Creek Road (stormwater pond).

EXHIBIT 2: Abutting land area to Tymber Creek Apartments



There is a Volusia County stormwater pond located at 40 Tymber Creek Road. To the north of the subject property, there is the Moss Point subdivision. To the west of the subject property, there is Coquina Presbyterian Church and the Indian Springs subdivision.

The following are the abutting uses to the subject properties:

EXHIBIT 3: Abutting land use and zoning designations

Land Use and Zoning Designations of Adjacent Property			
Direction	**Current Land Uses**	**Future Land Use Designation**	**Zoning Classification**
North	Volusia County detention pond and Moss Point	"Open Space/Conservation" and "Suburban Low Density Residential"	SE, Special Environmental & SR, Suburban Residential
South	Vacant land and across SR40, Faith Lutheran Church and Riverbend Church	"General Commercial" "Public/Institutional" and "Suburban Low Density Residential"	B-8 (Commercial) & SR, Suburban Residential
East	Across Tymber Creek Road: Vacant Commercial and Single-Family Residential	"General Commercial" & Volusia County "Low Medium Intensity"	B-8 (Commercial) & Volusia County R-4, Urban Single-Family Residential
West	Coquina Presbyterian Church & Indian Springs	"Open Space/Conservation" & "Public/Institutional" and "Low Density Residential"	R-3, Single Family Medium Density

Project description: The project seeks to allow 300 multi-family residential units and associated site improvements. The applicant has provided site plans (ATTACHMENT 7) for the project and a summary (ATTACHMENT 6) of the project. Below is a summary of the project. The items listed in **bold** are items that require the issuance of a development order for the Planned Business Development

1. The site is approximately 19.62 acres. Site maps are included in ATTACHMENT 2
2. Land use density allowed = 471 residential units (28.72 units per acre).
3. Zoning density allowed = 164 units (10 units per acre).
4. **Tymber Creek Apartments density requested = 300 residential units (18.29 units per acre).** The Planned Business Development is required to obtain the density allowed by the land use which is over the zoning density standard of 10 units per acre.
5. Total site impervious area = 39.5%. Allowed impervious area = 75%.

6. Total pervious area = 60.5% including wetlands, natural areas and landscape areas.
7. The project access is proposed through a master access point on West Granada Boulevard (see sheets 21-23, ATTACHMENT 7) that will serve multiple uses including the existing Walgreens. The existing master access point for the commercial uses has an approved site plan to shift to the west from the existing Walgreens access point, in accordance with the approved Florida Department of Transportation permit. The project has been issued Florida Department of Transportation permits that are enclosed in ATTACHMENT 5.
8. Along Tymber Creek Road, the project proposes an emergency access only access point. The emergency access point is designed to allow access from fire station #94. The emergency access point would not allow general traffic to access Tymber Creek Road. The access point to Walgreens will remain unchanged. Based upon the connectivity of the overall parcels, individuals of the Tymber Creek Apartments could access Tymber Creek Road through the Walgreens parking lot. The project is required to install a right-hand turn lane on Tymber Creek Road into the Walgreens project (see sheet 24, ATTACHMENT 7)
9. There are ten (10) residential buildings. The buildings each have 30 units with the exception of building five that has 24 units and building three that has 36 units.
10. Buildings 1, 2, 3, 4, 6, 7, 8 and 9 are 162 linear feet. Building 5 is 175 linear feet. Building 10 is 249 linear feet. **Section 2-57(22)(c) of the Land Development Code requires a Planned Development for any building length exceeding 180 linear feet.**
11. **The proposed building height is 39’3” for the multi-family buildings.** The B-8, Commercial allowed building height is 30’. Section 2-36(d)(3) of the Land Development Code: states, “Height limits may exceed that allowed by district regulations by a maximum of fifteen feet (15'), provided that the structure is so located as to not have an adverse impact on adjoining properties, particularly single-family homes.” The application is seeking a building height of 39’3”.
12. The project proposes a clubhouse with a clubroom, fitness area, and lounge. The clubhouse is next to the project’s pool.
13. The project has 2.40 acres of wetlands. The project impacts are 0.14 acres or 5.7% of the wetland area. The area of wetlands remaining is 2.26 acres. The project has obtained a St. Johns River Water Management District permit for wetlands and stormwater (see ATTACHMENT 4).
14. The city’s Land Development Code requires an average setback of 75 feet from the wetland line. Sheet 86, ATTACHMENT 7 shows the additional wetland setback (over the required St. Johns River Water Management District 25’ wetland setback). The total land area preserved in a conservation easement is 5.04 acres.
15. The landscape buffers required for this project are 20’ foot landscape buffers for the north, west & east sides of this parcel. The north landscape buffer proposed along the Moss Point subdivision in the north western portion varies from 195’ to 130’ and narrows to 70’ in the northeastern portion of the buffer. The proposed west landscape buffer varies from 140’ to 57’ feet. The proposed east landscape

buffer along Tymber Creek Road is 20' feet. The south landscape buffer that abuts the future commercial parcel requires a 6' foot landscape buffer and a 10' buffer is being proposed. The landscape buffers around the Walgreens pond to the north requires a 6' foot which is shown, the west landscape buffer requires a 6' foot and a 10' foot is being proposed. The landscape buffers around the Volusia County pond to the north, west and south sides require a 6' foot buffer and a 11'-6" foot is being proposed.

16. There are 7 historic trees on-site (4 Bald Cypress & 3 Live Oaks) all of which are being saved.
17. The site requires that fifteen percent of the site is designated for tree preservation. Fifteen percent of the total gross area is 2.94 acres. The project provides 4.99 acres of proposed tree preservation which includes the north and west areas of the site.
18. The anticipated average daily potable water and sewer flow rates are 108,960 gallons per day for water and 95,277 gallons of sewer. There is adequate water and sewer capacity to serve the project. The utility plans (sheets 43, 44, ATTACHMENT 7) show the construction of a public lift station to serve this use and other uses at 2041 West Granada Boulevard.
19. Stormwater management is provided by a proposed storm drain system routed to an interconnected StormTech exfiltration and dry retention (pre-treatment) to wet detention pond system. The comparison between the Pre/Post runoff shows the reduction of both rate of flow and volume of flow in accordance with the City of Ormond Beach regulations. The project has received a Saint Johns River Water Management District permit for the project stormwater system (See ATTACHMENT 4)
20. The project includes a dog park, pool area and an amenity area.
21. The project has fencing as follows:
    A. Decorative aluminum open style, 6' high: along Tymber Creek Road, Volusia County stormwater pond, entrance road.
    B. PVC vinyl, 6' high: along interface of north wetland area ("Open Space/Conservation" area) and portion of area abutting Coquina Presbyterian Church.
    C. Masonry wall, 6' high: Along area of Indian Springs, including on top of the retaining wall and abutting the future commercial area of 2041 West Granada Boulevard.

    Fencing screen wall and retaining wall details on Sheets 36, 36.1, and 36, ATTACHMENT 7.
22. The project abuts West Granada Boulevard (Florida Department of Transportation roadway) and Tymber Creek Road (Volusia County roadway). The Florida Department of Transportation roadway permits have been approved (see ATTACHMENT 5).
23. The project has submitted a series of traffic studies (see ATTACHMENT 5). A summary of the traffic studies is provided in the conclusion section of this report. The original traffic study included full access from Tymber Creek Road and an

analysis of the traffic impacts of the property at 2041 West Granada Boulevard. As the project developed, access onto Tymber Creek was restricted to emergency access only and the project only accesses West Granada Boulevard with a right in and right-out access point. The existing Walgreens access point is planned to be moved to the west and expanded to serve Tymber Creek Apartments, Walgreens, and the future commercial development at 2041 West Granada Boulevard.

An updated 2022 traffic analysis was required. This analysis included a review of the U-turn movements for individuals who were seeking to go east bound on West Granada Boulevard. The traffic analysis included the turning movements for the Riverbend Academy school expansion. The traffic impact analysis demonstrated that the residential use generates less trips than a commercial use and that the project meets concurrency requirements. The Florida Department of Transportation has issued permits for the project to access West Granada Boulevard (ATTACHMENT 5).

24. Sheet 88, ATTACHMENT 7 provides a distance exhibit of the proposed multi-family structures to existing residential structures.
25. Phasing (see Sheet 16 of ATTACHMENT 7) of project may be approved by the SPRC as a minor modification to the development order. The SPRC may allow Certificate of Occupancy for individual buildings that re completed in terms of building and site improvements and the reminder of the site is protected for construction activities.
26. The development order would contain hours of allowable outdoor construction of 7 a.m. to 7 p.m., Monday through Saturday.
27. The Planned Business Development would incorporate the uses and dimensional standards of the B-8, Commercial zoning district.

Project process: The Planned Business Development is reviewed and acted upon as two separate actions (1) zoning map amendment and (2) issuance of a development order. The two actions will be discussed together at the public hearing and require separate votes. The project has the following approval process:

1. **Site Plan Review Committee (SPRC).** The Site Plan Review Committee is comprised of city departments who review site plan applications for consistency with the Land Development Code and Comprehensive Plan. This committee provides a technical review of development submittals.
2. **Neighborhood meeting.** The Land Development Code requires a neighborhood meeting where a project abuts a residential zoning district. The neighborhood meeting was conducted on June 8, 2022 and is summarized in the analysis section of this report.
3. **Planning Board.** The Planning Board conducts one public hearing for a zoning map amendment and issuance of a development order. The Planning Board provides a recommendation to the City Commission. Applications, whether recommended for approval or denial, are forwarded to the City Commission for action. The Planning Board is appointed by the City Commission. The Planning Board in its recommendation is required to consider the following:

a. Application submitted by the applicant;
b. Staff report;
c. Written correspondence provided;
d. Testimony presented at the public hearing; and
e. Criteria for rezonings and issuance of a Development Order.

4. **City Commission.** The City Commission is an elected body that provides the final action on zoning map amendments and issuance of development orders. The tentative City Commission dates for this project are January 24, 2023 and February 7, 2023. Section 1-18(e) of the Land Development Code requires the City Commission to consider:

   a. Report and recommendation of the site plan review committee and the planning board.
   b. Report and recommendation of other city departments and advisory boards, as appropriate.
   c. Comments of governmental agencies, utility corporations and individuals, as received.

   Section 1-18 of the Land Development Code also provides the review criteria for development orders listed in the analysis section of this report.

The following exhibit displays the project's history to date:

EXHIBIT 4: Application process

PZ-20-63		
Action	**Date**	**Notes**
1st SPRC submittal	June 25, 2020	SPRC review: July 13, 2020
2nd SPRC submittal	October 13, 2020	SPRC review: November 24, 2020
3rd SPRC submittal	November 30, 2020	SPRC review: December 22, 2020
Neighborhood meeting	December 3, 2020	600' mail radius; newspaper ad
Expired	September 22, 2021	

Project PZ-20-63 expired based on lack of a re-submittal to the Site Plan Review Committee (SPRC) with a specified time period. The project was re-submitted and became PZ-22-008.

PZ-22-008		
Action	**Date**	**Notes**
1st SPRC submittal	December 7, 2021	SPRC review: December 26, 2021
2nd SPRC submittal	April 12, 2022	SPRC review: April 28, 2022
Neighborhood meeting	June 8, 2022	600' mail radius; newspaper ad
3rd SPRC submittal	June 9, 2022	SPRC review: June 23, 2022
4th SPRC submittal	July 12, 2022	SPRC review: July 22, 2022
5th SPRC submittal	July 29, 2022	SPRC review: August 24, 2022
6th SPRC submittal	October 25, 2022	SPRC review: November 22, 2022
Planning Board:	November 10, 2022	300' mail radius; newspaper ad; site posting

PZ-22-008		
Action	Date	Notes
City Commission, 1st	January 24, 2023	300' mail radius; newspaper ad
City Commission, 2nd	February 7, 2023	newspaper ad
SPRC final review	To be determined	

The project has also been posted on the city website under the Planning Department at: (1) Development Reports, https://www.ormondbeach.org/1015/Tymber-Creek-Apartments and (2) Public Hearing Advertisements and Notices, https://www.ormondbeach.org/1000/Public-Hearing-Advertisements-and-Notice.

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 5: 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 6: 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
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 have 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).

On August 3, 2022, the City Commission authorized Ordinance 2022-19 that approved a maximum of 312 residential units for the Regal Multi-Family project at 215 Williamson Boulevard. Prior to 2022, the Ormond Renaissance Condominiums was approved with Ordinance 2015-19 on May 5, 2015 for 286 multi-family units. Ormond Renaissance Condominiums has constructed one (1) of the ten (10) buildings with 252 units remaining. Staff is aware of the multi-family development that has occurred within neighboring jurisdictions and Volusia County.

The rate of growth within Ormond Beach is a key Planning item. Staff maintains the table below that includes the number of platted single-family homes, population growth, and permits. The population growth from 2010 to 2020 (census dates) was 4,943 or 1.3% per year. Residential permitting has decreased as the city nears a build out condition. The annexation of lands in the Interlocal Service Boundary Agreement area has provided the city zoning and permitting control of land areas that were in Volusia County (Plantation Oaks and RidgeHaven subdivisions) for residential development.

EXHIBIT 7: Ormond Beach population and permitting information

Year	Population [1]	Percentage Change	SFH lots platted - recorded [2]	SFH Permits [3]	MF units Permits [3]	Manufacture & Mobile Home Permits [3]
1980	**21,436**	No data	2,442	No data	No data	No data
Totals (1980-1989):			**2,442**	**No data**	**No data**	**No data**
1990	**31,460**	No data	322	No data	No data	No data
1991	No data	No data	299	No data	No data	No data
1992	No data	No data	172	No data	No data	No data
1993	No data	No data	0	167	0	6
1994	No data	No data	28	166	167	2
1995	No data	No data	207	175	0	28
1996	32,426	No data	328	198	0	62
1997	34,038	4.97%	252	228	16	104
1998	34,791	2.21%	129	245	31	93
1999	36,000	3.48%	215	270	4	132
Totals (1990-1999):			**1,952**	**1,449**	**218**	**427**
2000	**36,301**	0.84%	192	212	0	118
2001	37,000	1.93%	64	230	0	115
2002	37,603	1.63%	210	261	4	104
2003	38,325	1.92%	241	306	2	111
2004	39,000	1.76%	301	327	344	41
2005	39,683	1.75%	0	196	0	7
2006	40,294	1.54%	51	113	0	5
2007	40,941	1.61%	65	43	0	7
2008	40,920	-0.05%	89	84	0	1
2009	40,832	-0.22%	48	61	0	1
Totals (2000-2009):			**1,261**	**1,833**	**350**	**510**
2010	**38,137**	-6.60%	0	83	184	3
2011	38,376	0.63%	0	43	0	1
2012	38,612	0.61%	0	35	0	1
2013	38,557	-0.14%	0	84	0	1
2014	39,246	1.79%	47	105	0	1
2015	40,013	1.95%	49	138	0	0
2016	40,360	0.87%	103	150	0	0
2017	40,716	0.88%	137	158	0	0
2018	41,134	1.03%	0	66	43	0
2019	41,284	0.36%	166	49	41	0
Totals (2010-2019):			**502**	**911**	**268**	**7**
2020	**43,080**	4.35%	5	134	4	7
2021	44,046	2.24%	138	135	18	7
2022 [4]	44,671	1.42%	0	45	54	20
Totals (2020-2029):			**143**	**314**	**76**	**34**

Notes:

(1) Population estimates from University of Florida Business of Economic and Business Research. 1980, 1990, 2000, 2010 in **bold** are from the U.S. Census.

(2) SFH lots plats are taken from the Volusia County Clerk of Court website, http://app02.clerk.org/or_plats/

(3) Single-Family, multi-family, manufactured and mobile home permits from the Ormond Beach Building Department.

(4) 2022 permitting information as of November 25, 2022.

SECTION 3, ANAYSIS:

Within the Land Development Code there are threshold trigger points that require projects to obtain approval through a public hearing. The philosophy of the Land Development Code is to allow the Site Plan Review Committee, a technical committee of city staff, to review and approve permitted uses. Projects that trigger thresholds are required to be reviewed by the Site Plan Review Committee, Planning Board and City Commission. There are many trigger thresholds within the Land Development Code. The Tymber Creek Apartments have three (3) trigger thresholds within the project submittal as follows:

1. Density. The zoning density allows 10 units per acre and the land use density allows more units per acre. 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 height: The Planned Business Development allows additional height over the 30' allowed by the zoning district. The request for the additional building density is not a waiver/variance, but does require a public review and an analysis of the development order criteria.
3. Building length of building 10: The conditional use criteria for dwelling, multifamily requires a Planned Business Development for buildings over 180 linear feet. The request for the building length is not a waiver/variance, but does require a public review and an analysis of the development order criteria.

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. The project density is a key component of the application. The land uses of the project allow the following density:

EXHIBIT 8: Comprehensive Plan density

Land Use Designation	Acres	Land use allowed density	Maximum number of units allowed
"Open Space/ Conservation"	3.2	0	0
"Residential, Office, Retail"	3.2	15	48
"General Commercial"	13.22	32	423
TOTALS	**19.62**	**NA**	**471**

The zoning designations would allow ten (10) units an acre or 164 residential units. 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 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 height: Section 2-36(d)(3) of the Land Development Code:

> (3) *Building height.* Height limits may exceed that allowed by district regulations by a maximum of fifteen feet (15'), provided that the structure is so located as to not have an adverse impact on adjoining properties, particularly single-family homes. This additional height allowance will not be awarded for any portion of a structure located within fifty feet (50') of a single-family home or for a vacant site in a zoning district designed primarily for such use. In no case shall any building height exceed seventy-five feet (75') when measured from the average median lot elevation to the highest point of any structure and/or attached services.

The proposed building height is 39'3" for the multi-family buildings. Sheet 88, ATTACHMENT 7 shows the distance from single-family homes to the multi-family buildings. For the two single-family homes within Indian Springs the distance between structures is shown as 176' and 218'. For single-family homes with Moss Point, the distance between structures is shown as 624', 592, 577', 534', 619', and 557'.

28. Building Length. Buildings 1,2,3,4,6,7,8 and 9 are 162 linear feet. Building 5 is 175 linear feet. Building 10 is 249 linear feet. Section 2-57(22)(c) of the Land Development Code requires a Planned Development for any building length exceeding 180 linear feet. Building 10 is located along the Tymber Creek frontage of the property. The Land Development Code does not contain any criteria/conditions for buildings over 180 linear feet, except that a Planned Development is required.

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 apply to the multi-family project:

1. The site requires that fifteen percent of the site is designated for tree preservation. Fifteen percent of the total gross area is 2.94 acres. The project provides 4.99 acres of proposed tree preservation which includes the north and west areas of the site.
2. The landscape buffers required for this project are 20' foot landscape buffers for the north and west sides of this parcel. The north landscape buffer proposed along the Moss Point subdivision in the north western portion varies from 195' to 130' and narrows to 70' in the north eastern portion of the buffer. The proposed west landscape buffer varies from 140' to 57' feet.
3. Additional plantings of 46 red cedars, 10 feet at planting, along the property line interface of Indian Springs.
4. Restriction of access to Tymber Creek Road to emergency access only.
5. The directional turning of building 8 was based on input from residents in Indian Springs.

Neighborhood meeting:

The project conducted a required neighborhood meeting on June 8, 2022 at the Coquina Presbyterian Church. The project attorney described the request at the neighborhood meeting. Key items discussed were:

1. Access to Tymber Creek Road. The project team described the emergency access onto Tymber Creek Road. There was acknowledgement that individuals from Tymber Creek Apartments could access Tymber Creek Road through the Walgreens parking lot.
2. Traffic. Traffic is heavy in the morning and the project will make it worse.
3. Concerns expressed about the U-turn movements on West Granada Boulevard.
4. Discussion of the project wetlands and buffers.
5. Based on a question, the project team stated that the project was not low income targeted and was a luxury, market rate apartment complex.
6. Discussion of a right-hand turn lane that was removed by the Florida Department of Transportation at the Indian Springs development.
7. Statement provided: Project should be made smaller. Not appropriate for the west Ormond area.
8. Statement provided: Additional density, beyond 10 units per acre is not appropriate.
9. Statement provided: That the project was not appropriate and that the traffic design was not appropriate.

10. Project team stated that residential uses generate less traffic impacts than commercial uses.
11. Statement provided: Apartments were not wanted at this location and that the project would diminish value of existing homes.
12. Statement provided: The project would create additional crime in area.
13. Question asked regarding Votran bus service. There is no Votran bus service west of I-95 currently.

Correspondence received:

ATTACHMENT 3 includes correspondence received on this application. The correspondence received included the following key points or statements provided below:

1. Traffic
   A. Concern of U-turn movements on West Granada Boulevard.
   B. Traffic is awful/horrendous already.
   C. Right turn into Indian Springs is treacherous.
   D. Negative impacts to intersection of West Granada Boulevard and Tymber Creek Road.
2. Incompatible use
   A. Impact to the existing residents in the area of the planned development.
   B. Will make our community less safe.
   C. We are a single-family community!
   D. The project is not compatible with the neighboring subdivisions. Any increase will be detrimental to the quality of life for the surrounding area's residents.
3. Density
   A. Density should be maintained at 10 units per acre.
   B. If the Land Development Code allow 164 now, then why would an increase be of any value to the residence of Ormond Beach.
4. Overdevelopment
   A. Horrible location planning for apartments.
   B. If we do not limit the population growth in Ormond Beach now, we will not be able to undo the consequences in the future.
5. Site design
   A. Desire of a masonry wall along the Indian Springs property line.
   B. The project team should show the building locations and height.
   C. Configuration/location of the buildings – specifically building 8.

6. Quality of Life
   A. Only single-family residential has been approved west of I-95.
   B. Longtime residents of upscale communities deserve better consideration.
   C. The area is already overbuilt and this will do nothing to help the situation.
   D. Future management of complex.

Indian Springs meetings

City staff met with residents of Indian Springs which led to two meetings with the project team and the residents. Residents of Indian Springs presented concerns and comments on the project at an initial meeting on August 15, 2022 and a follow-up meeting on November 16, 2022. Specific items discussed included:

1. The location and height of a buffer wall. Several options were considered and at the meeting on November 16, 2022 the wall was requested to be extended an additional 100 to the south which was added to the current site plan.
2. The project team had the locations of buildings 8 and 9 marked. On November 16, 2022, the residents of Indian Springs, the project team, and city staff walked the site area of buildings 8 and 9. The project team provided a pole that showed the heights of the building. The project team provided revised building elevations to reduce the overall building height from 45’ to 39’3”.
3. Based upon these meetings, the project team added an additional planting of 46 red cedars, 10 feet in height at planting, along the property line interface of Indian Springs.
4. The project developer and the property owner of the house abutting house discussed the concept of adding plantings around the screen enclosure on the Indian Springs property owner’s lot as another layer of buffering.

On November 26, 2022, a letter from the Indian Springs Homeowner’s Association was received that requested:

1. Building 8 and Building 9 be eliminated completely due to compatibility concerns, the visual impacts and proximity to IS HOA.
2. The Residential Block Retaining Wall on north west side of subject property:
   a. Starting in line with the extended property line of 412600000061 (Coquina Presbyterian Church) and 412607000110 (Gary C & Catherine Von Glinow) and extending around the retaining wall radius and ending as shown on the proposed plans.
   b. Be a minimum of 10’ tall.

SECTION 4, PBD CRITERIA:

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 300 multi-family units in ten (10) buildings. The architectural elevations are included in ATTACHMENT 7 and comply with the neo-eclectic architectural style. Design attributes include massing, exterior finishes of lap siding and stone veneer, board and batten siding, roof shingles, color changes, and building variation in the planes of the building.

b) Landscaping and related site amenities.

A landscape plan is provided in ATTACHMENT 7 and the city's Landscape Architect's analysis is included in ATTACHMENT 4. There are 7 historic trees (4 Bald Cypress & 3 Live Oaks) all of which are being saved. The site requires that fifteen percent of the site is designated for tree preservation. Fifteen percent of the total gross area is 2.94 acres. The project provides 4.99 acres of proposed tree preservation which includes the north and west areas of the site. All landscape buffers have been met or exceeded. The project is proposing a clubhouse, pool, and dog park.

c) Mitigation of off-site impacts.

The site plan has sought to eliminate any off-site impacts through (1) natural preservation, (2) landscape plantings, (3) buffer walls, and (4) shifting of building 8. The off-site traffic impacts have been reviewed by professional engineers and the Florida Department of Transportation and determined acceptable. The traffic generation from the multi-family residential use is less than other permitted uses allowed in the zoning districts.

Within the project correspondence, there are requests for denial based upon concerns of compatibility, traffic and density. The Indian Springs Homeowner's Association letter dated November 26, 2022 seeks to eliminate buildings 8 and 9 based on impacts to Indian Springs.

d) Overall lighting plan, particularly in relation to aesthetics and glare.

A lighting plan is provided on Sheets 91 and 92, ATTACHMENT 7 and meets the requirements of the Land Development Code.

e) Overall signage plan, particularly related to aesthetics and readability.

The project signage will be designed in accordance with the city Land Development Code. No signage waivers are being sought.

SECTION 5, 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. The Planning Board may (1) approve the project as submitted, (2) deny the project as submitted, or (3) provide conditions/restrictions for approval.

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 subject property has land use classification and existing zoning designations that allow multifamily uses. The Land Development Code's framework requires a public hearing for any density above ten (10) units per acre. The project has exceeded landscaping requirements, required setbacks, and site buffering. The project team has met with residents of Indian Springs and added landscaping, turned building 8, and added masonry walls. Along Tymber Creek Road, the project team has voluntarily eliminated resident access to address concerns from residents of Tymber Creek Road area. The trigger thresholds of density, building height, and building length have been granted in other applications. Items such as compatibility, consistency with the Comprehensive Plan and traffic are addressed with other criteria.

Input on the project have asserted that the project is not consistent with the existing development patterns in western Ormond Beach that is primarily single-family residential. There is no multi-family development west of I-95 along West Granada Boulevard, Airport Road or Tymber Creek Road. Section 2-36(d)(3) of the Land Development Code allows applicants to request additional building height. The additional height allowance considers the impact of additional building height on single-family residential uses. A key decision point of the application is the appropriateness of requested density and building height. The Indian Springs Homeowner's Association letter dated November 26, 2022 seeks to eliminate buildings 8 and 9 based on impacts to Indian Springs.

From a technical perspective, the proposed 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 existing Land Development Code allows the multifamily use with a 20' landscape buffer and a 50' building setback at two-stories and a density of 10 units per acre. The project submittal has provided additional landscape buffers, building setbacks, and site buffering.

2. The proposed development is consistent with the Comprehensive Plan.

The Comprehensive Plan contains a land use map that provides the vision of uses and residential intensity. The Comprehensive Plan is an overall guide/road map for development within Ormond Beach. The subject property has three land use categories that are defined in the Future Land Use Element as follows:

> **Open Space/Conservation (OS/C) – 3.2 acres**
>
> Purpose: This category includes two (2) subcategories: Parks, which includes public areas used for passive recreation, and Conservation which consists of areas within the City that have significant limitations to development, related to elevations, soils, probability of flooding, relationship to a major water body, wetland characteristics, or similar factors. This category of land use is applicable to all zoning districts.

Density: Not permitted.

Maximum FAR: 0.5

Residential, Office, Retail (ROR) – 3.2 acres

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

Density: Maximum: 15 units per acre.

Maximum FAR: Restaurants, retail sales, and personal services shall not exceed a 0.2 FAR. All other uses shall not exceed 0.5.

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)

Below is the analysis of maximum development scenarios for residential and commercial uses from a Comprehensive Plan allowance:

EXHIBIT 9: Comprehensive Plan residential and commercial entitlements

Residential Uses						
Land Use Designation	Acres	Land use allowed density	Maximum number of units allowed	Total ITE Trip Generation(1)	Water Generation (2)	Sewer Generation (3)
"Open Space/ Conservation"	3.2	0	0	0	0	0
"Residential, Office, Retail"	3.2	15	48	266	12,288	13,488
"General Commercial"	13.22	32	423	2,343	108,288	118,863
TOTALS	19.62	NA	471	2,609	120,576	132,351

Notes:
(1) ITE Trip Generation, #221, Mid-rise multi-family of 5.54 trips per unit
(2) 256 gallons per day per unit
(3) 281 gallons per day per unit

Commercial Uses						
Land Use Designation	Acres	Land use allowed Floor Area Ratio	Maximum building square footage allowed	Total ITE Trip Generation (1)	Water Generation (2)	Sewer Generation (3)
"Open Space/ Conservation"	3.2	0	0	0	0	0
"Residential, Office, Retail"	3.2	0.2	27,878	1,052	4,182	3,554
"General Commercial"	13.22	0.7	403,104	15,217	60,466	51,396
TOTALS	19.62	NA	430,983	16,270	64,647	54,950
(1) ITE Trip Generation, #820, Retail of 37.75 trips per 1,000 square feet of gross floor area (2) Building square footage/ 100 X 15 (3) Water generation rate X 85%						

The application also supports the following policies in the Future Land Use Element of the Comprehensive Plan:

Future Land Use Element

GOAL 1. LAND USE DISTRIBUTION

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 SRA1A, AND PROVIDING OR A CONTINUED HIGH LEVEL OF OPEN SPACE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.

OBJECTIVE 1.1. RESIDENTIAL LAND USE

Ensure the availability of adequate lands to meet the residential land use needs of the community.

POLICY 1.1.3.

Preserve the character of existing neighborhoods by not allowing intrusion of land uses that would threaten to alter the neighborhood character and by encouraging voluntary rehabilitation and sound maintenance programs in viable neighborhoods which are capable of self-renewal and establishing code enforcement or public redevelopment activities in areas not capable of self-renewal.

POLICY 1.1.5.

Encourage innovative design measures for new residential developments and ensure that adequate provision is made for neighborhood facilities suitable to the type of development proposed.

POLICY 1.1.6.

Provide the opportunity, through zoning and other land use controls, for the development of a variety of housing types (i.e., single-family, duplex, townhouse, multi-family) in both conventional, planned unit and cluster type developments, that will meet the varied needs of the citizens of Ormond Beach.

POLICY 1.2.6.

New commercial development shall be required to provide appropriate buffers and landscaping to minimize negative impacts on surrounding uses.

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.

OBJECTIVE 1.2. PROVISION OF ADEQUATE SERVICES AND FACILITIES

Each existing housing development and residential neighborhood along with all new housing development shall meet existing adopted level of service standards.

POLICY 1.2.1.

The general residential development pattern in the city should be in accord with the community's growth strategy for residential densities, as stipulated within the Future Land Use Element.

The application submitted is consistent with the Comprehensive Plan this application. The key consideration shall be the appropriate density of the land use can be utilized within the Planned Business Development.

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 project has 2.40 acres of wetlands. The project impacts are 0.14 acres or 5.7% of the wetland area. The area of wetlands remaining is 2.26 acres. The project has obtained a St. Johns River Water Management District permit for wetlands and stormwater (see ATTACHMENT 4). The project has preserved 25.4% as natural preservation, saving all seven (7) historic trees on-site. The project has provided a Listed Species Report and Environmental Support Document regarding wildlife species and on-site wetlands. There are no wellfields or individual wells on-site. The Site Plan Review Committee concludes that 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 within the Planned Business Development. The property's land use and zoning are different than many other large parcels that have low density residential land use designations and zoning classifications in the west Ormond Beach area. Based on the location at the intersection of Tymber Creek Road and West Granada Boulevard a commercial land use designation was assigned, including the allowance of multi-family development. The project team has sought to design the project to minimize impact to the abutting residential properties at Indian Springs and Moss Point. Specific site design items include: emergency only access to Tymber Creek Road, addition of landscape plantings, turning of building 8, natural preservation areas that exceed the Land Development Code, and buffer walls and fences.

   Through the site plan process, staff has received correspondence, participated in meetings, and attended the neighborhood meeting where individuals have expressed concern regarding the project density, impacts to surrounding properties, and stated that multi-family is not compatible next to single-family residential uses. The Indian Springs Homeowner's Association letter dated November 26, 2022 seeks to eliminate buildings 8 and 9 based on impacts to Indian Springs. Specific correspondence is provided in ATTACHMENT 3.

   Staff's analysis focuses on what the Land Development Code allows. The project can gain administrative Site Plan Review Committee approval for 164 units, two stories in height (30'), at 180 linear feet in length, accessed on both Tymber Creek Road and West Granada Boulevard with a 20' landscape buffer and a 50' building setback. Staff is also mindful that commercial uses are permitted uses that would have additional impacts (hours of operation and additional traffic). During the meeting with the project

team and the Indian Springs residents, building 8 has been the focal point of discussion and site redesign. Staff would recommend the elimination of building 8 to address concerns of incompatible uses. Staff concludes that the proposed project is consistent with the property's land use designation and the Planned Business Development classification and will not depreciate the value of surrounding property. The project's site plan 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.**

   The project abuts West Granada Boulevard (Florida Department of Transportation roadway) and Tymber Creek Road (Volusia County roadway). Both organizations have participated in the traffic/access review of this project. The project has submitted traffic impact analysis documents that have been reviewed by city staff, independent traffic consultant hired by the city, Volusia County, and the Florida Department of Transportation. ATTACHMENT 5 contains traffic related documents. Some documents only include the main report and attachments can be found at: https://www.ormondbeach.org/1015/Tymber-Creek-Apartments. The documents include:

   A. Florida Department of Transportation driveway and drainage permits for the project. These are the permits that allow the project access to West Granada Boulevard.

   B. Volusia County November 10, 2020 Traffic Impact Analysis approval. This approval was for the original traffic study that included (1) access on Tymber Creek Road and (2) 90,000 square feet of commercial uses on the 2041 West Granada Boulevard parcel. The Tymber Creek Apartments submittals would amend access to West Granada Boulevard only and Volusia County Traffic Engineering stated that no additional Volusia County review was required.

   C. Traffic Engineering Data Solutions, Inc., Site Access Analysis Review. Traffic Engineering Data Solutions, Inc. was hired by city staff to perform a traffic review of the project's traffic study. Traffic Engineering Data Solutions, Inc. reviewed the

August 30, 2022 site access analysis and determined it acceptable for traffic engineering and the city concurrency/traffic requirements.

D. Lassiter Transportation Group, August 30, 2022 – site access analysis. This analysis was required as an update to the original (August 2020) traffic impact analysis. The site access analysis included (1) the approved Florida Department of Transportation access/permits, (2) use current 2022 data and information, (3) incorporate the Riverbend Academy school expansion turning movements, (4) focus solely on the Tymber Creek Apartment multi-family use.

   Key findings included:

   1. Table 4, page 5: Project trip generation. Based upon the Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th edition the total project trips are 1,386. The A.M. peak hour trips are 120 and the P.M. peak hour trips are 117.
   2. Figure 4A, page 9: 2024 A.M. Peak Hour Build-Out Volumes. This figure shows 83 A.M. peak hour trips making a U-turn at the unsignalized intersection of Coquina Presbyterian Church and Riverbend Church.
   3. Figure 4B, page 10: 2024 A.M. Peak Hour Build-Out Volumes. This figure shows 41 P.M. peak hour trips making a U-turn at the unsignalized intersection of Coquina Presbyterian Church and Riverbend Church.
   4. Conclusion, Page 14.
      A. The unsignalized study area intersections will continue to operate with the adopted LOS.
      B. The signalized study area intersections will continue to operate with the adopted LOS.
      C. The study area roadway segments will continue to operate with the adopted LOS.
      D. A 350-foot westbound right-turn lane (includes taper) is warranted at the project driveway, however, there is an existing 150-foot (includes taper) westbound right-turn lane at the driveway which is constrained because of its proximity to the signalized intersection of SR40/Granada Boulevard at Tymber creek Road. It is noted that this project access has been approved by FDOT at the time of this analysis update.

E. Lassiter Transportation Group, October 1, 2021 –access analysis. This analysis was an amendment to the October 2020 Traffic Impact Analysis. The analysis was done to evaluate the adequacy of the existing turn-lane lengths at SR40 at Coquina Presbyterian Church driveway to the west and the intersection of SR40/Tymber Creek Road to the east where project trips will make U-turn maneuvers. The analysis concluded:

   1. The unsignalized study area intersections will continue to operate with the adopted LOS.
   2. The signalized study area intersections will continue to operate with the adopted LOS.

F. Lassiter Transportation Group, October 2020 – Traffic Impact Analysis. This is the original project Traffic Impact Analysis. This study has been amended and updated. It is important to note that this analysis included (1) access onto Tymber Creek Road and the land area of 2041 West Granada Boulevard for the development of 90,000 square feet of commercial on 9.93 acres. Tables 9 and 10, page 11 of the analysis show the following trip generation:

EXHIBIT 10: Trip generation tables

Project Trip Generation

The trip generation for the development was determined using the Institute of Transportation Engineers (ITE) 10th Edition of the *Trip Generation Manual* and is presented in Table 9.

Table 9
Gross Trip Generation
Tymber Creek Apartments

Time Period	Land Use	ITE LUC	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Mid-Rise Multifamily	221	T=5.45(X)-1.75	300	DU	50%	50%	817	817	1,634
	Shopping Center	820	Ln(T)=0.68Ln(X)+5.57	90	KSF	50%	50%	2,799	2,799	5,598
							Totals:	3,616	3,616	7,232
A.M. Peak-Hour	Mid-Rise Multifamily	221	T=0.36(X)	300	DU	26%	74%	28	80	108
	Shopping Center	820	T = 0.50(X)+151.78	90	KSF	62%	38%	122	75	197
							Totals:	150	155	305
P.M. Peak-Hour	Mid-Rise Multifamily	221	T=0.44(X)	300	DU	61%	39%	81	51	132
	Shopping Center	820	Ln(T)=0.74Ln(X)+2.89	90	KSF	48%	52%	241	262	503
							Totals:	322	313	635

Due to the mixed-use nature of the development, a certain portion of the trips generated is expected to remain internal to the site, known as internal trips. Additionally, a portion of the trips known as pass-by trips (limited to 14% of the adjacent roadway traffic volume for County facilities, and 10% on State facilities) will be attracted to the development from existing traffic on the adjacent roadways. These internal trips were calculated using The National Cooperative Highway Research Program (NCHRP) Report 684 worksheet while pass-by trips were calculated using procedures outlined in the ITE Trip Generation Handbook, 3rd Edition. Internal and pass-by trips were deducted from the gross trip generation and the resulting net new external a.m. and p.m. peak-hour trips are provided in Table 10.

Table 10
Net Trip Generation
Tymber Creek Apartments

Time Period	Land Use	Total Trips			Internal Capture Trips			Pass-by Capture Trips			New External Trips		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
A.M. Peak-Hour	Mid-Rise Multifamily	28	80	108	1	1	2	0	0	0	27	78	105
	Shopping Center	122	75	197	1	1	2	0	0	0	121	74	195
	Totals:	**150**	**155**	**305**	**2**	**2**	**4**	**0**	**0**	**0**	**148**	**152**	**300**
Time Period	**Land Use**	**Total Trips**			**Internal Capture Trips**			**Pass-by Capture Trips**			**New External Trips**		
		Enter	**Exit**	**Total**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**
P.M. Peak-Hour	Mid-Rise Multifamily	81	51	132	37	21	57	0	0	0	44	30	74
	Shopping Center	241	262	503	21	37	59	74	77	151	146	148	294
	Totals:	**322**	**313**	**635**	**58**	**58**	**116**	**74**	**77**	**151**	**190**	**178**	**368**

An important aspect of this application is the traffic and trip generation. While this analysis has been updated, it is important to note the trip generation of multi-family residential versus commercial uses. The traffic analysis shows that the residential use has a lower trip generation in the daily trips, a.m. peak hour, and p.m. peak hour. The Tymber Creek Apartments is a larger parcel (19.62 acres versus the 9.93 acres in this analysis) and permitted commercial uses would have greater traffic impacts than the current application.

Based upon the issuance of the Florida Department of Transportation permits and the traffic analysis prepared for this project, staff concludes the 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.

7. **The proposed development is functional in the use of space and aesthetically acceptable.**

   The site design allows a function use of space and is aesthetically acceptable. The project provides recreational area for residents including the clubhouse, pool and dog park area.

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 SPRC reviewers 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.**

   The proposed material and architectural features are compliant with the Land Development Code regulations. The Indian Springs Homeowner's Association letter dated November 26, 2022 seeks to eliminate buildings 8 and 9 based on impacts to Indian Springs.

10. **The testimony provided at public hearings**.

    This application has not been heard and no public testimony has been provided.

SECTION 6, RECOMMENDATION:

The Planning Board has three (3) options in the review of this application:

1. Approve as submitted.
2. Deny as submitted.
3. Approve the project with conditions. An example of the conditions would be the request from the Indian Springs Homeowner's Association to eliminate buildings 8 and 9 based on impacts to Indian Springs.

Key aspects in the review of the application:

1. Multi-family dwellings are an allowed use within the B-8, Commercial zoning designation.
2. The land use density allows 471 residential units and the zoning density allows 164 residential units. In order to exceed 164 residential units, a Planned Business Development is required and the criteria are included in this staff report.
3. The proposed use of multi-family dwellings has a lower trip generation than other commercial uses allowed as permitted uses (no public hearing required).
4. The project has provided public benefits through the Planned Business Development that may or may not occur with a permitted use site plan. These include restricted access onto Tymber Creek Road, larger building setbacks, increase landscape buffers, increase overall land preservation, minimal wetland impacts, turning of a building, and increase fence/wall buffering.
5. The trigger thresholds that require a Planned Business Development are (1) density, (2) building height, and (3) building length.

6. Project correspondence has been included in ATTACHMENT 3 and demonstrate concerns about compatibility, traffic, density, quality of life, and site design. These correspondences generally seek option 2 above to deny the application.
7. Both the project team and Indian Springs have met to discuss the project impacts and potential project alternatives. The project team has been responsive in seeking site design solutions to address the concerns expressed. The Indian Springs Homeowner's Association letter dated November 26, 2022 seeks Option 3 (approve with conditions) above to eliminate buildings 8 and 9 based on impacts to Indian Springs.
8. Florida Department of Transportation permits have been issued for this project.
9. The project has wetland and stormwater permits from the St. Johns River Water Management District.

It is recommended that the Planning Board recommend **APPROVAL** of PBD 2022-008 that approves a Planned Business Development construction of 300 multi-family units on 19.62 acres at 36 North Tymber Creek Road and 2011 West Granada Boulevard with the condition of the elimination of building 8. During the meeting with the project team and the Indian Springs residents, building 8 has been the focal point of discussion. The project is tentatively scheduled for the City Commission on January 24, 2023 (first reading) and if approved on first reading, the second reading on February 7, 2022 (final reading).

Another option available to the Planning Board would be to deny the application. If there is a desire to deny the application, Criteria 4 and 10 could provide the denial framework. A third option is to approve the project with conditions. The Indian Springs Homeowner's Association letter dated November 26, 2022 seeks to eliminate buildings 8 and 9 based on impacts to Indian Springs.

Attachments:

Attachment 1: Site Plan Review Committee comments

Attachment 2: Maps of the project area

Attachment 3: Project correspondence

Attachment 4: Environmental information

Attachment 5: Traffic information

Attachment 6: Applicant provided information

Attachment 7: Site plans

ATTACHMENT 1

Site Plan Review
Committee comments

Project Name: PZ-22-008
Project Description: Tymber Creek Apartments
Review Comments List Date: 11/27/2022

Ref. # 77, Civil Engineer, David Allen, 11/1/22 2:46 PM, Cycle 6, Unresolved

Markup: Civil-Wall and Building Review, 36.1 WALL DETAILS.pdf

The review of this wall requires the design calculations being reviewed for the structural capability adjacent to the wet detention facility and the building in close proximity. The two structures will require separate building permits. The City of Ormond Beach will require an independent review by a structural engineer for the correlation between the structures. This review will be completed and the cost will be the responsibility of the developer.

Ref. # 78, Civil Engineer, David Allen, 11/1/22 2:46 PM, Cycle 6, Unresolved

Markup: Civil-Building Code, 36.1 WALL DETAILS.pdf

This should reference the 2020 Florida Building Code (7th Edition).

Ref. # 79, Civil Engineer, David Allen, 11/1/22 2:46 PM, Cycle 6, Unresolved

Markup: Civil- Building Location, 36.1 WALL DETAILS.pdf

Show the location of the building foundation on this cross section.

Ref. # 80, Civil Engineer, David Allen, 11/1/22 2:46 PM, Cycle 6, Unresolved

Markup: Civil-Distance, 36.1 WALL DETAILS.pdf

Provide distance from segmental wall to building footprint.

Ref. # 81, Civil Engineer, David Allen, 11/1/22 3:02 PM, Cycle 6, Unresolved

Markup: Civil-Wall Comments, 36 WALL DETAILS.pdf

See the comments on Sheet 36.1 regarding the review of the segmental block walls.

Ref. # 83, Civil Engineer, David Allen, 11/16/22 3:14 PM, Cycle 6, Unresolved

Markup: Civil-Lighting, 91 PHOTOMETRIC.pdf

The details for the lighting includes wall mounted, WSG4L45K, fixtures. However, the photometric plan does not indicate additional foot-candles. Where will the wall mounted lights be placed? Will these light fixtures also need the glare guards?

Ref. # 73, Landscape Architect, Cara Culliver, 7/13/22 11:25 AM, Cycle 4, Unresolved

Markup: Landscape Comment Sheet 67, 67 OVERALL LANDSCAPE.pdf

- The provided ground covers for the front buffer is 153 and not 212, please check the math.

Ref. # 75, Landscape Architect, Cara Culliver, 8/9/22 5:08 PM, Cycle 5, Unresolved

Markup: Total Amount of Tree Provided Chart, 72 LANDSCAPE DETAILS.pdf

- See mark-up regarding the numbers, please correct.

Ref. # 82, Landscape Architect, Cara Culliver, 11/3/22 2:21 PM, Cycle 6, Unresolved

Markup: Sheets 67 & 72, 67 OVERALL LANDSCAPE.pdf

- Sheet #72 was not submitted and has outstanding comments.
- Sheet 67 has not been corrected, comment on project doxs.

ATTACHMENT 2

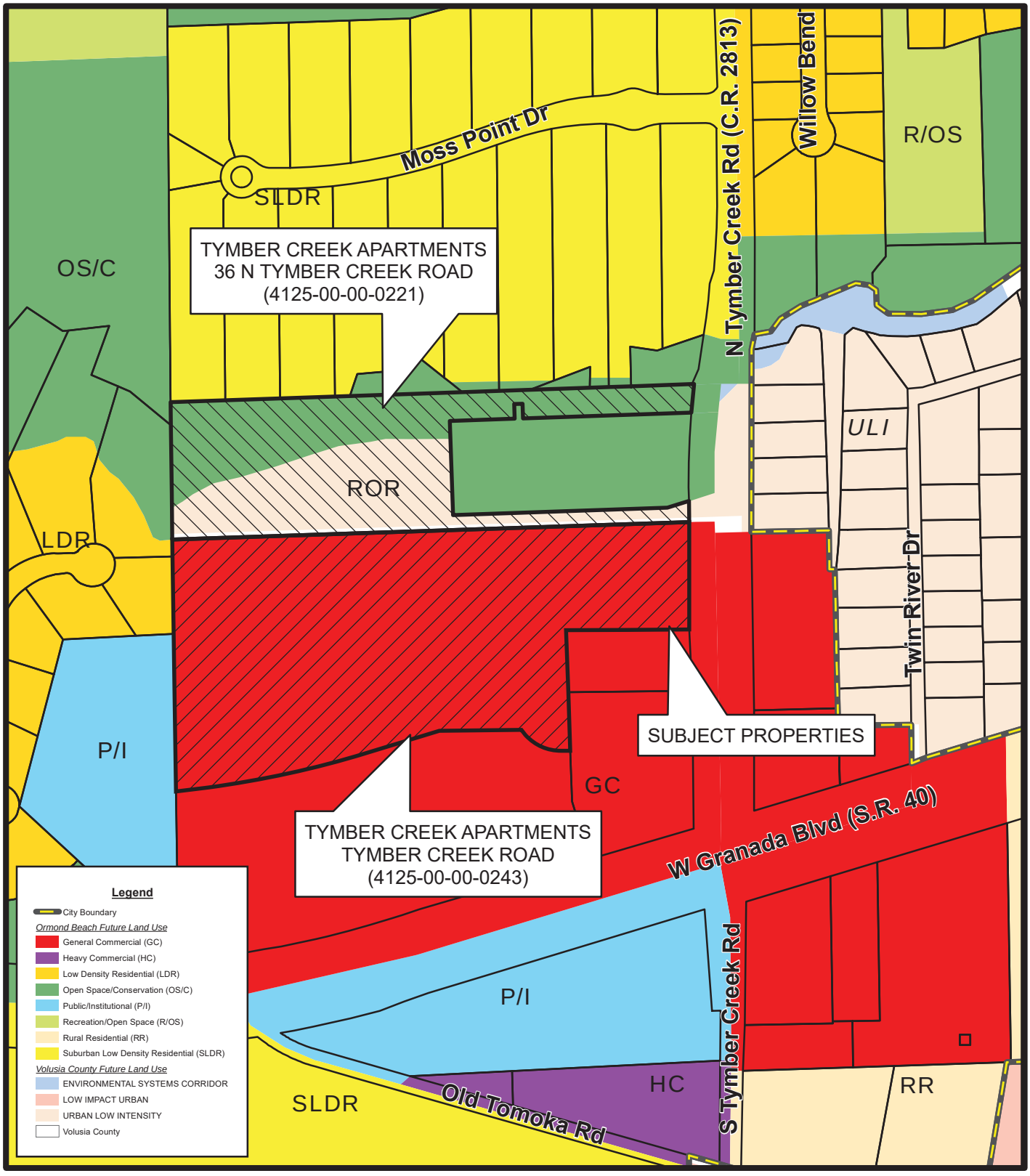
Maps of the project area



AERIAL MAP
TYMBER CREEK APARTMENTS
(4125-00-00-0221) & (4125-00-00-0243)

Prepared By: The City of Ormond Beach
G.I.S. Department - July 15, 2022

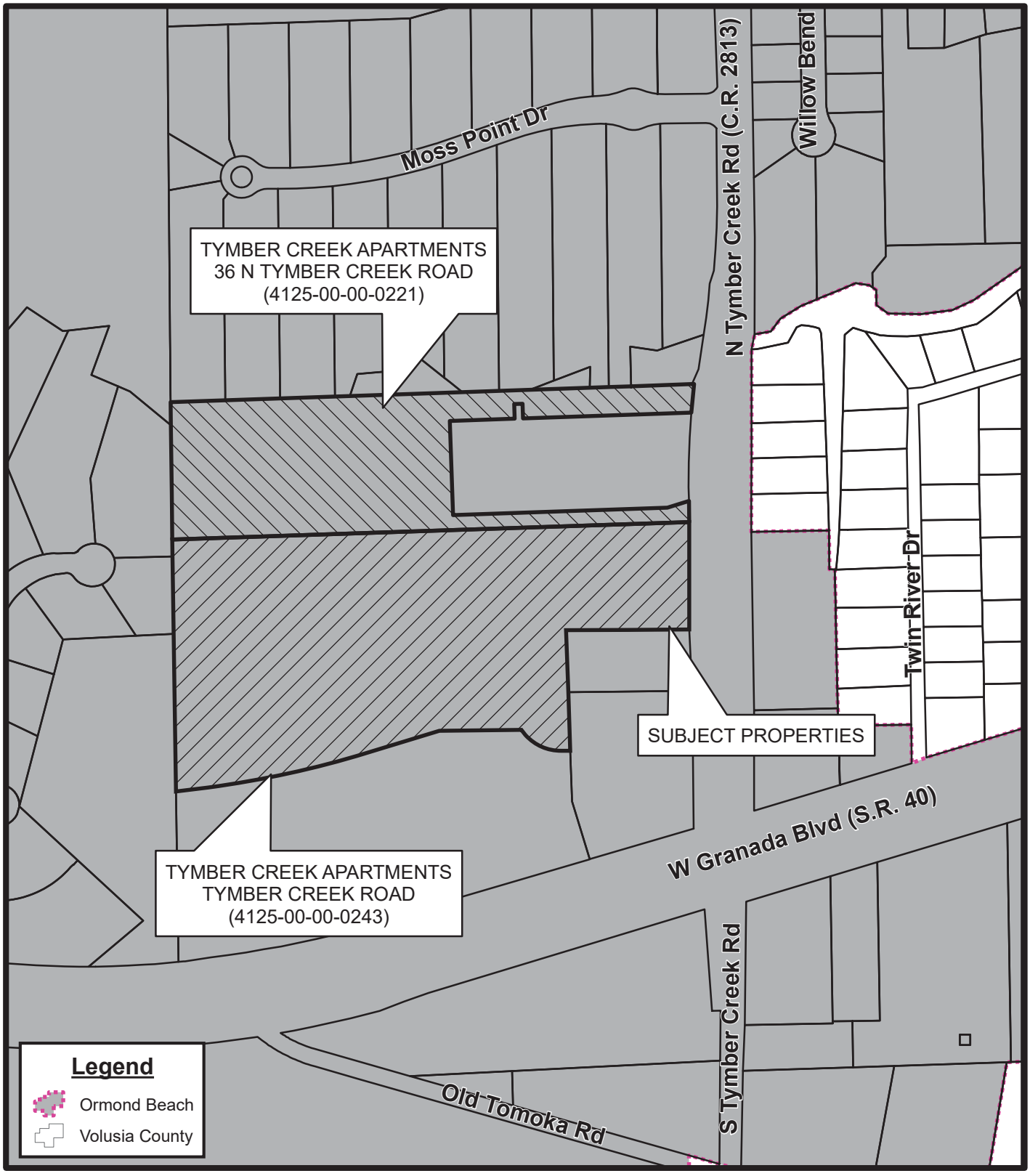
N
W E
S
N.T.S.



FUTURE LAND USE MAP
TYMBER CREEK APARTMENTS
(4125-00-00-0221) & (4125-00-00-0243)

Prepared By: The City of Ormond Beach
G.I.S. Department - July 15, 2022

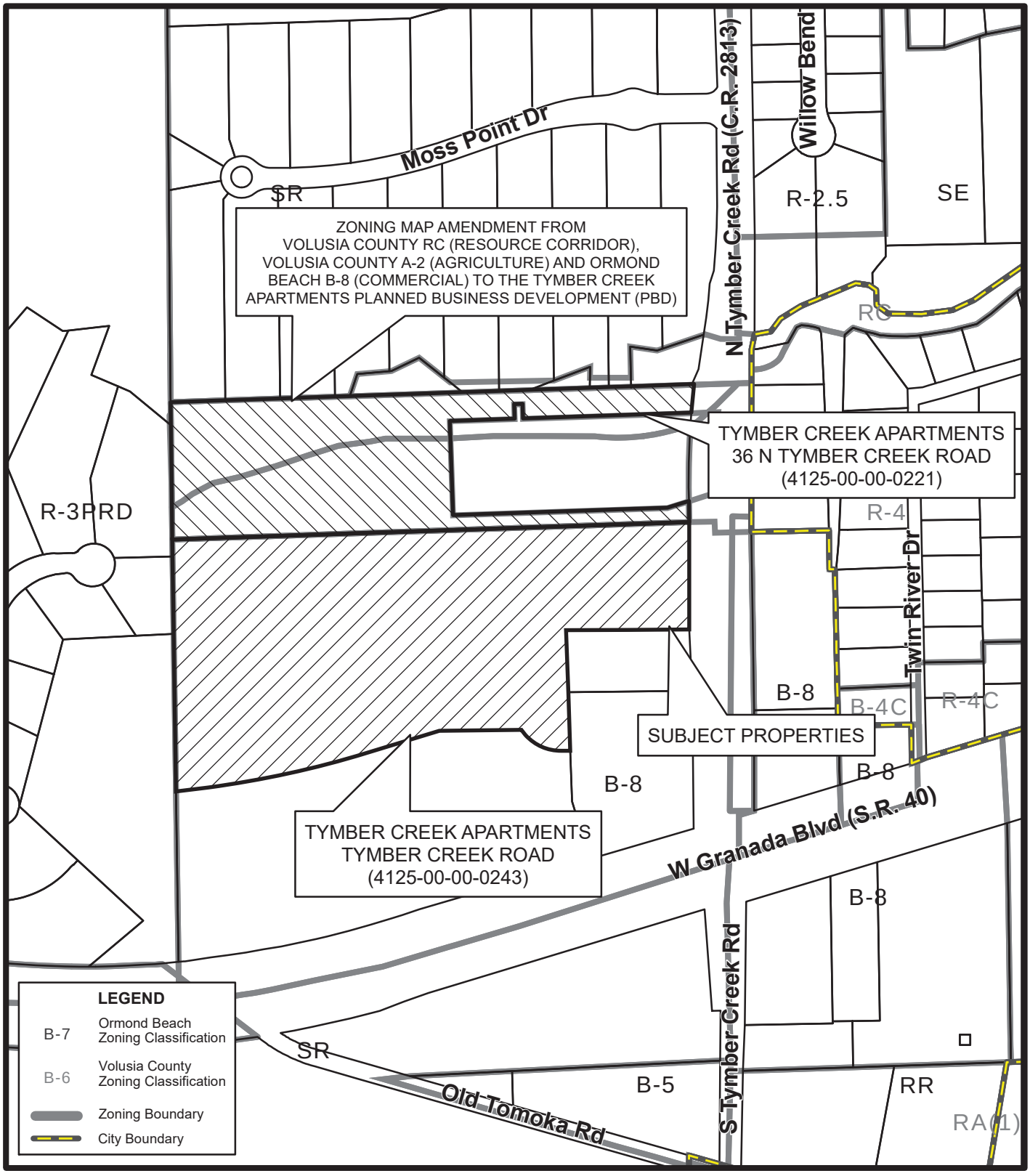
N
W E
S
N.T.S.



LOCATION MAP
TYMBER CREEK APARTMENTS
(4125-00-00-0221) & (4125-00-00-0243)

Prepared By: The City of Ormond Beach
G.I.S. Department - July 15, 2022

N
W E
S
N.T.S.



ZONING MAP
TYMBER CREEK APARTMENTS
(4125-00-00-0221) & (4125-00-00-0243)

Prepared By: The City of Ormond Beach
G.I.S. Department - July 15, 2022

N
W E
S
N.T.S.

ATTACHMENT 3

Project Correspondence

From:	Gary Von Glinow
To:	Spraker, Steven
Cc:	mimivon@aol.com
Subject:	Additional emails to be provided to the December 8 Planning Board from Gary Von Glinow
Date:	Sunday, November 27, 2022 5:46:55 PM
Attachments:	Emails to be provided to Planning Board members_20221127173832.pdf

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon, Steven,

Attached is a file with 13 additional emails (from me or to me) that I have chosen to accompany this cover email for distribution to the Planning Board members for the December 8 meeting. This array of emails is balanced in that some include high praise for Garrison and his team, but all praise is contingent on "proving" that solutions proposed by Garrison are included in the final site plan and can be field tested by markings in the forest. Of course, it was: a.) the temporal nature of the markings; b.) the insufficient mitigation of Buildings 8 and 9's impact on our house; and c.) the still undelivered, as promised, computer-generated, digital sight lines from my house to Buildings 8 and 9, that gave rise to our HOA request for removal of Buildings 8 and 9.

Steven, thank you once again for providing us with an understanding of the City's review and approval process for the Tymber Creek Apartments.

Sent from the all new AOL app for iOS

Subject Re: Tymber Creek Apartments

From Gary Von Glinow <gvg50@aol.com>

To: Garrison McMillan <gmcmillan@tellus-partners.com>, mark.watts@cobbcole.com <mark.watts@cobbcole.com>, Harry Newkirk <harry@newkirk-engineering.com>

Cc: Steven Spraker <steven.spraker@ormondbeach.org>, Michael Gentry <mgentry408@gmail.com>, Steve Curtis <steve.curtis@safstor.com>, Troy Railsback <troyrailsback@yahoo.com>, Jonathon Schrader <Jschrader@tellus-partners.com>

Date Sep 26 at 2:04 PM

Garrison,

I agree that you and your team have delivered a plan concept that we all hope mitigates the concerns neighbors voiced in August. By staking the buildings and road, a proof of concept will be established.

It is my individual opinion that you have exhibited a best practice approach to interfacing with my little piece of the community impacted by your apartment development. You traveled to meet with us on our turf and walked the site with us. You and your team have proposed potential solutions to most of our concerns that on-site staking and observation could validate.

My family and I bought our house in order to spend most of our time outside surrounded by an idyllic Florida tropical forest. Any development will alter that. I sincerely appreciate your efforts to reduce the negative impact on Indian Springs. I also recognize that you will undoubtedly incur incremental costs in order to implement the revisions proposed to the original site plan. To date, my wife and I acknowledge and appreciate your willingness to work with us.

Best regards,

Gary

Sent from the all new AOL app for iOS

View more

Subject Re: Tymber Creek Apartments (PZ-22-008) - distribution list (10.26.2022)

From Gary Von Glinow <gvg50@aol.com>

To: Jonathon Schrader <Jschrader@tellus-partners.com>, mgentry408@gmail.com <mgentry408@gmail.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, 'Mark Watts' <Mark.Watts@cobbcole.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>

Cc: 'Harry Newkirk' <harry@newkirk-engineering.com>, 'Spraker, Steven' <Steven.Spraker@ormondbeach.org>

Date Oct 27 at 11:53 AM

Jonathan,

I would like to add my request that the apartment road be marked behind 40 Indian Springs Drive and 39 Indian Springs Drive. Also, I am also still hopeful that the actual elevation of the buildings behind 40 and 39 Indian Springs Drive can be marked.

I also ask if Garrison has an estimate of the expected decibel level of auto, truck and motorcycle noise emanating from the apartment roadway.

Thank you to you and Garrison in advance for your consideration.

Gary Von Glinow
39 Indian Springs Drive

Sent from the all new AOL app for iOS

View more

Subject RE: Tymber Creek Apartments (PZ-22-008) - distribution list (10.26.2022)

From Jonathon Schrader <Jschrader@tellus-partners.com>

To: Gary Von Glinow <gvg50@aol.com>, mgentry408@gmail.com <mgentry408@gmail.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, 'Mark Watts' <Mark.Watts@cobbcole.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>

Cc: 'Harry Newkirk' <harry@newkirk-engineering.com>, 'Spraker, Steven' <Steven.Spraker@ormondbeach.org>

Date Oct 27 at 12:29 PM

Gary,
Marking the road off the building corners with spray paint shouldn't be a problem at all. It should give a good sense on how the road will layout. For the building elevations, we plan to bring a pole extender and extend it up to the height of each building onsite with everyone.

For the average decibel levels, you can expect 45 decibels for the indoor areas and less than 55 decibels for the outdoor areas.

Please let us know if you need any additional information here.

Thanks,
Jonathon Schrader

TELLUS
PARTNERS
REAL ESTATE DEVELOPMENT & INVESTMENT

4983 New Peachtree Rd | Suite B | Chamblee, GA 30341
d: 404.877.2984 | f: 404.393.5439
JSchrader@tellus-partners.com | www.tellus-partners.com

View more

Subject Re: Tymber Creek follow-up site visit

From Gary Von Glinow <gvg50@aol.com>

To: Regina Epple <Regina.Epple@cobbcole.com>, mgentry408@gmail.com <mgentry408@gmail.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Harry Newkirk <harry@newkirk-engineering.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>, Jonathon Schrader <Jschrader@tellus-partners.com>

Date Nov 3 at 12:56 PM

Good morning,

Yesterday, I spent 30-45 minutes exploring the The Tymber Creek Apartments site. I observed the following:

- Three 3-foot high wood stakes with orange ribbons: one with "Building 8" printed on the stake, one with "Building 9" printed on the stake, and one with no printed information on the stake; and

- Fresh orange, yellow and blue/white striped ribbons tied to trees.

What I did not observe is:

- any markings for the apartment road; and

- any poles marking building heights.

Garrison, is the above consistent with the scope of work you requested of the surveyors and the invoice you received from them? It is certainly possible that I inadvertently missed seeing other markings that I was expecting.

Regarding the meeting on the 9th, I am available but wonder if it will allow us to develop a complete understanding of the project's impact.

Best regards,

Gary Von Glinow

Sent from the all new AOL app for iOS

View more

Subject RE: Tymber Creek follow-up site visit

From Jonathon Schrader <Jschrader@tellus-partners.com>

To: Gary Von Glinow <gvg50@aol.com>, Regina Epple <Regina.Epple@cobbcole.com>, mgentry408@gmail.com <mgentry408@gmail.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Harry Newkirk <harry@newkirk-engineering.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>

Date Nov 3 at 1:57 PM

Hi Gary.
The spray painting for the road will done right before the meeting and the pole marking the height will be brought to the meeting. The surveyors simply marked the corners of the buildings as previously requested. Garrison and I will be spray painting for the road off these building corners when we come in town for the meeting.

This meeting will allow everyone to develop a complete understanding of the project's impact.

Thank you,
Jonathon Schrader

TELLUS
PARTNERS
REAL ESTATE DEVELOPMENT & INVESTMENT

4983 New Peachtree Rd | Suite B | Chamblee, GA 30341
d: 404.877.2984 | f: 404.393.5439
JSchrader@tellus-partners.com | www.tellus-partners.com

View more

30803.pdf

Subject RE: Tymber Creek follow-up site visit

From Garrison McMillan <gmcmillan@tellus-partners.com>

To: Jonathon Schrader <Jschrader@tellus-partners.com>, Gary Von Glinow <gvg50@aol.com>, Regina Epple <Regina.Epple@cobbcole.com>, mgentry408@gmail.com <mgentry408@gmail.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Harry Newkirk <harry@newkirk-engineering.com>

Cc: Spraker, Steven <Steven.Spraker@ormondbeach.org>

Date Nov 3 at 2:28 PM

Gary – to Jonathon's point I think we can demonstrate where the road will be, & which trees are staying, and which aren't. We can do this in the field with marking paint. My plan is to come down prior to the meeting and measure off from the corners of the buildings with a pull tape and scaling off the plans from the staked surveyed corners we can show approximately where the road (parking lot drive) & privacy wall along that West boundary is located with marking paint. Everything to the west of the barrier wall is non-disturb area, therefore ALL of that said vegetation will stay so I don't think re-taping trees is necessary. I hope that will visually answer your last request.

Garrison McMillan
404.798.5974
www.tellus-partners.com

View more

Subject Re: Tymber Creek follow-up site visit

From Gary Von Glinow <gvg50@aol.com>

To: Jonathon Schrader <Jschrader@tellus-partners.com>, Regina Epple <Regina.Epple@cobbcole.com>, mgentry408@gmail.com <mgentry408@gmail.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Harry Newkirk <harry@newkirk-engineering.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>

Date Nov 4 at 12:08 PM

Thank you, Jonathan. I look forward to meeting with you next week.

Also let me know if I can be of help to you and Garrison next week. I have a lawn tractor with a trailer that can help transport things to the opening in the fence behind our house and access to the forest and Apartment site.

Gary Von Glinow
847-624-0619

Sent from the all new AOL app for iOS

On Thursday, November 3, 2022, 1:57 PM, Jonathon Schrader <Jschrader@tellus-partners.com> wrote:

> Hi Gary.
> The spray painting for the road will done right before the meeting and the pole marking the height will be brought to the meeting. The surveyors simply marked the corners of the buildings as previously requested. Garrison and I will be spray painting for the road off these building corners when we come in town for the meeting.
>
> This meeting will allow everyone to develop a complete understanding of the project's impact.
>
> Thank you,
> Jonathon Schrader
>
> TELLUS PARTNERS
> REAL ESTATE DEVELOPMENT & INVESTMENT
>
> 4983 New Peachtree Rd | Suite B | Chamblee, GA 30341
> d: 404.877.2984 | f: 404.393.5439
> JSchrader@tellus-partners.com | www.tellus-partners.com
>
> **From:** Gary Von Glinow <gvg50@aol.com>

Sent: Thursday, November 3, 2022 12:56 PM
To: Regina Epple <Regina.Epple@cobbcole.com>; mgentry408@gmail.com; Garrison McMillan <gmcmillan@tellus-partners.com>; steve.curtis@safstor.com; troyrailsback@yahoo.com; Harry Newkirk <harry@newkirk-engineering.com>; Spraker, Steven <Steven.Spraker@ormondbeach.org>; Jonathon Schrader <Jschrader@tellus-partners.com>
Subject: Re: Tymber Creek follow-up site visit

Good morning,

Yesterday, I spent 30-45 minutes exploring the The Tymber Creek Apartments site. I observed the following:

- Three 3-foot high wood stakes with orange ribbons: one with "Building 8" printed on the stake, one with "Building 9" printed on the stake, and one with no printed information on the stake; and

- Fresh orange, yellow and blue/white striped ribbons tied to trees.

What I did not observe is:

- any markings for the apartment road; and

- any poles marking building heights.

Garrison, is the above consistent with the scope of work you requested of the surveyors and the invoice you received from them? It is certainly possible that I inadvertently missed seeing other markings that I was expecting.

Regarding the meeting on the 9th, I am available but wonder if it will allow us to develop a complete understanding of the project's impact.

Best regards,

Gary Von Glinow

Sent from the all new AOL app for iOS

On Thursday, November 3, 2022, 9:53 AM, Regina Epple <Regina.Epple@cobbcole.com> wrote:

> Good morning All,
>
> Mark Watts would like to set a date to set a follow-up site visit. Below is his availability next week:
>
> - Wednesday 11/9 – 10:00, 11:00, 1:00 or 2:00
> - Thursday 11/10 – 1:00, 2:00 or 2:30
>
> Please let me know if any of these work for you.

Thank you,

COBB COLE
Attorneys at Law
Since 1925

Regina R. Epple

Legal Assistant

Cobb Cole DeLand
231 N. Woodland Blvd.

DeLand, FL 32720

(D) 386-736-7700 (F) 386-785-1549

Website

View less

Subject RE: Tymber Creek follow-up site visit

From Regina Epple <Regina.Epple@cobbcole.com>

To: Harry Newkirk <harry@newkirk-engineering.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, Steve Curtis <steve.curtis@safstor.com>

Cc: Gary Von Glinow <gvg50@aol.com>, Jonathon Schrader <Jschrader@tellus-partners.com>, mgentry408@gmail.com <mgentry408@gmail.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>, Mark Watts <Mark.Watts@cobbcole.com>

Date Nov 8 at 1:52 PM

Mark is not available Monday. He is available Tuesday at 2:00 or Wednesday at 10:00 or 2:00.

Thank you,

COBB COLE
Attorneys at Law
Since 1925

Regina R. Epple
Legal Assistant
Cobb Cole DeLand
231 N. Woodland Blvd.
DeLand, FL 32720
(D) 386-736-7700 (F) 386-785-1549
Website

View more

Subject RE: Tymber Creek follow-up site visit

From Harry Newkirk <harry@newkirk-engineering.com>

To: Garrison McMillan <gmcmillan@tellus-partners.com>, Steve Curtis <steve.curtis@safstor.com>

Cc: Gary Von Glinow <gvg50@aol.com>, Regina Epple <Regina.Epple@cobbcole.com>, Jonathon Schrader <Jschrader@tellus-partners.com>, mgentry408@gmail.com <mgentry408@gmail.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>, Mark Watts <Mark.Watts@cobbcole.com>

Date Nov 8 at 1:49 PM

Garrison,

I'm available the following times next week for Monday and Tuesday.

Monday afternoon (1 pm – 5 pm)
Tuesday 9 am to 2:00 pm

Harry Newkirk, PE #62971
President of Newkirk Engineering, Inc.

1230 N US Highway 1, Suite 3
Ormond Beach, FL 32174
Phone: (386) 872-7794
Cell: (386) 290-7599

View more

Subject RE: Tymber Creek follow-up site visit

From Regina Epple <Regina.Epple@cobbcole.com>

To: Harry Newkirk <harry@newkirk-engineering.com>, Garrison McMillan <gmcmillan@tellus-partners.com>, Steve Curtis <steve.curtis@safstor.com>

Cc: Gary Von Glinow <gvg50@aol.com>, Jonathon Schrader <Jschrader@tellus-partners.com>, mgentry408@gmail.com <mgentry408@gmail.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Spraker, Steven <Steven.Spraker@ormondbeach.org>, Mark Watts <Mark.Watts@cobbcole.com>

Date Nov 8 at 1:52 PM

Mark is not available Monday. He is available Tuesday at 2:00 or Wednesday at 10:00 or 2:00.

Thank you,

COBB COLE
Attorneys at Law
Since 1925

Regina R. Epple
Legal Assistant
Cobb Cole DeLand
231 N. Woodland Blvd.
DeLand, FL 32720
(D) 386-736-7700 (F) 386-785-1549
Website

View more

Subject RE: Tymber Creek follow-up site visit

From Regina Epple <Regina.Epple@cobbcole.com>

To: mgentry408@gmail.com <mgentry408@gmail.com>, 'Garrison McMillan' <gmcmillan@tellus-partners.com>, 'Gary Von Glinow' <gvg50@aol.com>, 'Jonathon Schrader' <Jschrader@tellus-partners.com>, steve.curtis@safstor.com <steve.curtis@safstor.com>, troyrailsback@yahoo.com <troyrailsback@yahoo.com>, Harry Newkirk <harry@newkirk-engineering.com>, 'Spraker, Steven' <Steven.Spraker@ormondbeach.org>

Cc: Mark Watts <Mark.Watts@cobbcole.com>

Date Nov 8 at 4:32 PM

All,

I believe Michael's email is the last that I've received. There was several overlapping, so I wanted to clarify on the dates for the reschedule. Here is what I received:

Michael Gentry – Tuesday at 2:00 or Wed. at 10:00 or 2:00
Steve Curtis – Monday after 1:30 or Tuesday
Gary Von Glinow – Monday or Tuesday

Mark Watt has changed since I sent my email earlier today. Unfortunately, he is now only available Wednesday at 10:00.

Please let me know if this would work for you.

Thank you,

COBB COLE
Attorneys at Law
Since 1925

Regina R. Epple
Legal Assistant
Cobb Cole DeLand
231 N. Woodland Blvd.
DeLand, FL 32720
(D) 386-736-7700 (F) 386-785-1549
Website

View more

From:	Troy Railsback
To:	Spraker, Steven
Cc:	Michael Gentry; Steve Curtis; Gary Von Glinow
Subject:	Letter from IS HOA to City re Tymber Creek Apartments
Date:	Saturday, November 26, 2022 10:14:50 PM
Attachments:	Letter from IS HOA to City re Tymber Creek Apartments.pdf

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Steven,
Hope all is well. The Indian Springs of Ormond Homeowners' Association, Inc. (IS HOA) respectfully submits the attached letter for Planning Board and City Commission review/action when considering the Tymber Creek Apartments Planned Development and Rezone submittal.

Please confirm receipt and that it will be part of the review documentation/packet(s).

Thank you sir!

Troy Railsback
Southern States Management Group | SSMGFL.com
Southern States Realty Services | SSRealT.com

Indian Springs of Ormond Homeowners' Association, Inc.

27 Indian Springs Drive | Ormond Beach, FL 32137

November 26, 2022

Planning Department
Attn: Steven Spraker, AICP
22 South Beach Street, Room 104
Ormond Beach, FL 32174

Re: Tymber Creek Apartments (PZ-22-008)

Dear. Mr. Spraker,
As you are aware, The Indian Springs of Ormond Homeowners' Association, Inc. (IS HOA) is immediately adjacent to the northern west side of the subject property that is being considered for a Planned Development and Rezoning to significantly increase allowable density on that parcel.

The IS HOA is respectfully submitting the below requests to the Planning Board and City Commission as requirements should the project be considered for approval:

1. Building 8 and Building 9 be eliminated completely due to compatibility concerns, the visual impacts and proximity to IS HOA.
2. The Residential Block Retaining Wall on northern west side of subject property:
    a. Starting in line with the extended property line of 412600000061 (Coquina Presbyterian Church) and 412607000110 (Gary C & Catherine Von Glinow) and extending around the retaining wall radius and ending as shown on the proposed plans.
    b. Be a minimum of 10' tall.

The IS HOA would like to state and document their lack of support for the required traffic adjustments to State Road 40 (SR 40), as required by FDOT, due to significant safety concerns.

The IS HOA appreciates the opportunity to provide this input and is confident that the Planning Board and City Commission will incorporate the above adjustments to the Planned Development when considering such a significant change in density. Please do not hesitate to contact me with any further clarification or information regarding these requests.

Sincerely,

Troy Railsback
Board President/Secretary
Indian Springs of Ormond Homeowners' Association, Inc.

From: Steve Curtis
To: Spraker, Steven
Subject: Tymber Creek Apartments
Date: Saturday, November 26, 2022 8:33:40 AM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Steven,

I do support the position of the Indian Springs Homeowner Association as provided via separate correspondence. Regardless, I'm reaching out personally as a Citizen of Ormond Beach and Indian Springs homeowner. After the first public meeting, a group of residents met with Jaffee Corp., at Indian Springs (IS), and requested the developer modify the site plan geometry to increase the apartment building separation from IS in the NW corner of the project. Jaffee Corp. did nothing. Since that time, and on a couple of occasions, the current Developer met with IS residents to further address homeowner concerns. Although the developer made good faith efforts to alleviate the concerns, the reality is that the apartment buildings are separated from the IS boundary by less than the width of a typical IS lot. Aside from separation, my concerns are:

- Building scale relative to IS
- Multiple balconies facing the back of resident's homes
- Building and site lighting bleed into the neighborhood
- Traffic and apartment resident noise
- Vehicle headlights beaming into homes

Although the Traffic Study does contemplate the following movements and the project has FDOT approval, of additional safety concern is that 100% of the proposed apartment traffic will exit on West Bound SR40 creating a U-Turn condition for eastbound apartment traffic at either the Riverbend roadway cut, or, if the Riverbend cut is backed-up, at the next available option which is immediately West of IS. Notwithstanding, with no deceleration lanes, making a right turn into Indian Springs or IL Villaggio is challenging. Speeding SR40 westbound traffic requires relief in the south lane to avoid our right turn movements. Additional south lane congestion created by these U-Turn movements across from the subdivision entrance is dangerous. As a practical matter, the distance from the apartment exit on SR40 to the beginning radius of the deceleration lane into Riverbend is less than 150 feet, not a lot of distance to navigate across 2 lanes of traffic to a backed-up deceleration lane. This condition will only worsen as Riverbend expands.

I respectfully offer the foregoing for consideration as you contemplate approval of the Tymber Creek Apartment project.

Steve Curtis

From: mwill9274@aol.com
To: Spraker, Steven
Subject: Proposed Apartment Development at Tymber Creek Road and Granada Blvd.
Date: Tuesday, November 22, 2022 3:54:16 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear City of Ormond Beach Planning Department,

I'm writing this email to document my concern and objection to increasing the existing unit per acre guidelines concerning the proposed Apartment Development project located at the corner of Tymber Creek Road and Granada Blvd. in Ormond Beach. My family and I have lived in the Moss Point Drive subdivision off Tymber Creek Road for approximately 13 years, and some of the things we value the most living in this small development is the privacy it offers and the preservation of the surrounding natural habitat. The natural beauty, flora and fauna of the strip of land bordered by Tymber Creek and Granada Blvd. should be preserved and protected, with managed development consistent with the preexisting neighborhoods off Tymber Creek Road.

Over the years we have seen how growth and development along Airport Road to the north of us has impacted the traffic along Tymber Creek Road. As traffic and congestion escalates at the Tymber Creek Road and Granada intersection, the difficulty driving out of Moss Point increases and the safety decreases in the area. This is especially evident in the mornings during the work week, where it can be quite hazardous pulling out of Moss Point and crossing Tymber Creek Road to head north, or even just pulling onto Tymber Creek Road heading south during the 7 am to 9 am rush hour time period. The risk is compounded by the increase in number of cars over the years attempting to make a U-turn on Tymber Creek Road at the Moss Point turn lane, intending to pull into the Walgreens parking lot. Making matters worse, it is very common during morning rush hour to see traffic backed up well beyond the eastbound turn lanes along southbound Tymber Creek Road at the intersection with Granada Blvd. To increase the number of units per acre at the Tymber Creek Apartment project would only put more cars and pedestrians on the road, exacerbating the congestion and safety issues in the area.

In conclusion, we have enjoyed living in this area and the quality of life it affords us. Amending current guidelines pertaining to the number of units permitted to be built on this small tract of land will proportionally and dramatically increase the population and number of cars in the area, negatively impacting the quality of life for the homeowners living in the existing subdivisions off Tymber Creek Road. Please do not increase the units per acre ordnance that is currently in place to manage our growth properly.
Thank you,
Mike Willard
Moss Point Drive

From: Mike Lambert
To: Spraker, Steven
Subject: Tymber Creek Apartments
Date: Monday, November 14, 2022 7:05:07 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Planning Department Ormond Beach:
We have lived at 20 Moss Point Drive since the Development sold lots and houses built, going on 33 years. We purchased and built because of the development's uniqueness, privacy, and roaming wildlife. We bought and built because of the zoning and restrictions on the surrounding properties. We have just completed an election cycle during which those seeking our vote assured us that beauty of our city would be preserved. That development would be managed and controlled. We look now for those words not to become hallow or manicured but upheld.
I am a resident of this area for 73 years , having been born at Halifax Hospital , raised near Our Lady of Lourdes Church and school, which I attended, then Father Lopez High School, then out of state for college and law school, knowing I would always return "home".
When the Jaffee group held the property, they sought to, and succeeded at, annexing a connected piece of property into the city. Later, we met with many of the city commissioners, showed them our neighborhood and walked to the project, pointing out our concerns. Instead of meeting with us, the mayor suggested that we meet directly with the attorney for, and a representative of, the proposed project. Dr. and Maureen Weiss graciously opened their home for the meeting. Concessions were pitched back and forth, each side conceding, compromising. Though we all left with the belief the project would go forward, with the concessions each pledged- to be put in writing once they got to presenting the project to the mayor and commissioners.
Waiting for the final project to be presented, we learned that the property had been sold, from the local consortium to an out of state group. Next, we were notified that the new group would be seeking the city grant an expansion from the original 10 unit per acre allowance to18 units per acre.
As a native of this area, I am horrified driving down N Clyde Morris Blvd. from Granada into Daytona. Worse is Williamson from Granada to Mason Avenue. No doubt these never-ending apartment complexes generate increased revenue for each's respective cities or the county. But at what cost? I have not spoken with one person who believes they aesthetically add to the community. I fear our elected public servants look at the tax base revenue generator and succumb, rarely foreseeing or admitting the loss, the strain on water supply, the increased traffic congestion, let alone "preserving our community".
Moss Point still has many of the original land purchasers who built their dream home at their dream location, based upon an original pledge that the surrounding areas were restricted to certain growth.
Sometimes I get concerned, as the farthest west developments that will be severely impacted by any extension of this project, we are out of sight, out of mind!
Those of us who remain in these exterior developments have demonstrated we are here for the long haul and because our land, with its attributes of peace, tranquility, and an abundance of wildlife I now get to show my grandchildren, having done the same with their now mom and dads, deeply means something to us.

Respectfully , Michael Lambert
20 Moss Point Drive
Ormond Beach, Fl.

From: richard weiss
To: Spraker, Steven
Subject: TYMBER CREEK APARTMENTS
Date: Sunday, November 13, 2022 1:49:26 PM
Attachments: letter concerning Tymber Creek.docx

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am enclosing the letter that I want to share with the Planning Committee. Thank you for your help and please let me know that you have received this email and it can be shared as is.
Sincerely,
Richard Weiss, MD

From Richard Weiss, MD
12 Moss Point Drive, Ormond Beach, Florida 11/13/2022

To Planning Department Ormond Beach
Concerning Tymber Creek Apartments

This letter is written regarding the request to expand the Tymber Creek apartment project from 10 units per acre to 18 units per acre allowing for an 80 % increase in the population density as well as allowing for a similar increase in the total number of residents. The builder is entitled to build 10 units per acre as the land was zoned for this number. Building more than this would require an exception to the current zoning and will result in a major impact on the residents of this area. It is the ***exception*** we object to. The reasons are the following:

1: I am a hematologist and oncologist who has practiced for 37 years in this area. Our emergency rooms are filled, hospital beds are not always available and access to physicians in a timely manner is increasingly difficult. This is not just an inconvenience but can potentially be life threatening. You need to make sure that the growth in the population is accompanied by a commensurate growth in the medical community as well. Please do not increase the number of residents in the area without an adequate infrastructure as it is not safe.

2: Most of us moved here to live in a small community and avoid the high population densities of the larger cities. Bringing in large numbers of new residents in Ormond Beach will undermine this and is supported primarily by the few who will make profit and generally opposed by the vast majority who want to live in a more open space. Allowing this to happen is not planning but acquiescence. Please help find a happy medium.

3: The animals: they cannot speak for themselves, yet they gift us their presence. I do not see deer, turkey, turtles and the myriad of other species in our large cities. Let us avoid this becoming our legacy.

If we do not limit the population growth in Ormond Beach now, we will not be able to undo the consequences in the future.

Thanks for listening and sincerely,

Richard Weiss

From:	John Dietz
To:	Spraker, Steven
Cc:	Dietz Cheryl
Subject:	Opposition to Proposed Tymber Creek Apartment Project
Date:	Sunday, November 13, 2022 11:54:30 AM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Mr. Spraker,

The purpose of this letter is to express our concern and opposition to the proposed Apartment Development project at the NW corner of Tymber Creek and Granada Blvd. in Ormond Beach, Fl.

As longtime residents of Ormond Beach, living in the Moss Point SubDivision, we have enjoyed a very nice quality of life including privacy, reasonable traffic, safety and abundant wildlife in our surrounding acreages. Additionally, we have benefitted from the local commerce and controlled / managed growth that has occurred during the last 10+ years.

We are not against managed growth! **We are are very concerned that there is consideration to raise the existing unit per acre guidelines** and potentially grant exemptions to the developer. The developers in Ormond Beach and nearby Daytona have a right to build within existing guidelines, and they are currently adding thousands of units in the surrounding area. Please don't increase the number of Units per acre allowed.

To increase the number of units per acre at the Tymber Creek Apartment project would be in direct conflict with the controlled / managed growth program that has been successfully in place for years. Although there are many negatives to increasing the units per acre we will just cite one, **traffic flow and safety near the Tymber Creek and Granada intersection, and subsequent eastbound Granada traffic congestion.**

This is already a known problem during rush hours, particularly in the mornings. It is difficult to drive out of our housing development onto Tymber Creek southbound in the mornings because traffic is frequently backed up from Granada northward all of the way to the lights at the entrance to Break Away Trails. Frequently southbound cars on Tymber Creek that want to turn left onto Granada and head eastbound are instead driving through the intersection and cutting through the neighboring strip mall and skipping the Tymber Creek turn lane altogether! What would several hundred additional cars do to this already congested intersection?

We have pictures of the traffic backed up to the Break Away trails intersection that we will be glad to share with you. Please do not increase the 'units per acre ordnance' that currently is in place to manage our growth properly.

Kind regards, John and Cheryl Dietz

From: Julie and Ken Sipes <cando2ormond@gmail.com>
Sent time: 11/09/2022 01:28:21 PM
To: Spraker, Steven
Cc: Persis, Susan
Subject: Tymber Creek Apartments SPRC Comment

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please include these in the Planning Board packet:

This project is not compatible with the neighboring subdivisions.

The land development code allows for only 164 units, and any increase in density will be detrimental to the quality-of-life for the surrounding area's residents.

The traffic issue will become horrendous with people racing through the Walgreen's parking lot, making U-Turns in all directions on Granada Blvd., especially with the heavy school traffic in this area (from Riverbend, Calvary, Pathways, Pine Trails).

With the creeks and rivers, flooding concerns also remain an issue for this area.

This is not the right project for this area. We ask that it be rejected.

Ken and Julie Sipes

From:	Deb W <debweinbergfl@gmail.com>
Sent time:	11/07/2022 04:36:36 PM
To:	Spraker, Steven
Subject:	RE: Tymber Creek Apartments (PZ-22-008) - Include in Submission

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Planning Board Members:
We are writing as we will be out of town on 12/8/22 when this meeting will take place.

We are asking the OB Planning Board members to deny this apartment project in its current form. Before granting variances to a developer please remember the current residents who live in the area and how this will affect their lives. Evaluate all new projects to ensure our last remaining green spaces are not over built, our roads & schools are not overloaded, and that infrastructure is in place before allowing a project to begin.

As you are all aware the traffic @ Tymber Creek and Granada is already problematic during school and rush hours. There are multiple new approved housing projects that will use this road. Many are ongoing and some (Marshside) have not started & are not part of the Traffic study (and will not be for years.) Aside from the traffic, the wear & tear on our roads, schools, water usage, flooding & the many issues that result in a project of this scale being built on this lot.

Adjacent to Ormond are thousands of new apartments that have been built. Large apartment complexes on Williamson, LPGA, Clyde Morris. All indirectly putting pressure on the resources that we who live in Ormond Beach are affected by daily.

We understand the need to allow new projects, but this is the type of project that should NOT be approved. This land should be bought back by either Ormond Beach or the State of Florida.
In our opinion, in order for Ormond beach to continue to be a desirable place to live not every project needs to be approved or every piece of land be developed. An Apartment complex of this size in this location does not benefit any resident that currently lives in this area.

Please take these concerns in your decision before you allow this project to move forward.
Please ask yourselves this simple question: Will this project enhance the quality of life for existing residents?

Debra & Matt Weinberg
2341 Lipizzan Trail
Ormond Beach
386-405-0866

Received 11.07.2022 – From Ron Hoopper

Planning Board

Tymber Creek Apartments

The property now is zoned for 164 units per acre. The density of which should not be increased.

What is best for residences of Ormond Beach especially West of I-95?

If the City's Land Development Code allows for 164 now, then why would and increase be of any value to the residence of Ormond Beach? Greater density is NOT what residence want nor need. This policy decision to increase the density should not be approved. Density has been discussed many times concerning Ormond Beach and it is something few people want.

The owner of the property knew what the Ormond Beach zoning is for this area. There should be NO expectations that the number of units/density should be approved.

This area on the north side of Rt.40 and west along nearby Tymber Creek Rd. have defined established neighborhoods. Residence bought their homes knowing of the present zoning of the property in question. They did not expect that a developer would ever want to increase the density more than doubled the allowed units.

Although these apartments have been referred to by the developer as "luxury apartments", they are no difference then any of the apartments that have been going up in Daytona Beach near Ormond. You can put lipstick on a pig, it's still a pig.

Ingress and egress for the proposed apartments are the same for Walgreen's, off of Rt 40. When people leave this area, they go west onto Rt 40 then, if they need to go into Ormond Beach/I-95 they must make a U turn on Rt 40 approx. 1/10th of a mile from Walgreens. The U turn is in front of Riverbend Academy which has approximately 310 students from preschool to 12th grade. With the continuing

increase in traffic now and especially future traffic from Avalon Park, it makes no sense to approve greater density in this area and create more traffic congestion.

There are traffic issues from Tymber Creek Rd to I-95. Study By FDOT recognized another needed traffic light.

The present design of Rt 40 is not prepared for this increase of density and would need considerable upgrades/redesign first and foremost.

Although there is no proposed ingress/egress onto Tymber Creek Rd all one has to do is travel through Walgreens parking lot to use Walgreen's ingress/egress. That is planning at its worst.

Obviously, the design shown on the site plan leaves little distance between 3 story unit buildings and Indian Springs community.

I believe Ormond Beach can and should do better then to approve more density, greater traffic congestion, possible loss of home values near the area and start to become and extension of Daytona Beach. Requests do not always have to be approved when in good conscience it is in the best interest of Ormond Beach and residence in the area not to approve this request.

From:	Lauren Campbell <laurann06@gmail.com>
Sent time:	11/07/2022 11:40:58 PM
To:	Spraker, Steven
Subject:	IMPORTANT- Quality of life in Ormond Beach

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. Spraker,

I ask you to take this email seriously. As I am not the only person with the same concern. Ormond Beach cannot handle anymore traffic or people moving in. We need to keep our community "Ormond Beach" not a destination for people moving from other states. It is with great concern that I write to you because, as a native, I've seen so much change within the last 20 year.s And I have 35 years within this beautiful place. Granada cannot handle the traffic. Please stop with more apartments. Keep our wetlands and wild animals safe from new construction. WHERE ARE THE ANIMALS SUPPOSED TO LIVE? Growing the town larger will not do us justice, nor the animals, and the population will turn into a mini Miami. Or worse, a Daytona Beach city corner.

My true message is as follows. PLEASE CONSIDER THIS AS A GREAT CONCERN TO ALL ORMOND BEACH RESIDENCE!

My most sincere gratitude,

Lauren Campbell
29 Oak Ave, Ormond Beach

Planning Board Tymber Creek Apartments The property now is zoned for 164 units per acre. The density of which should not be increased.
What is best for residences of Ormond Beach especially West of I-95? If the City's Land Development Code allows for 164 now, then why would and increase be of any value to the residence of Ormond Beach? Greater density is NOT what residence want nor need. This policy decision to increase the density should not be approved. Density has been discussed many times concerning Ormond Beach and it is something few people want.
The owner of the property knew what the Ormond Beach zoning is for this area. There should be NO expectations that the number of units/density should be approved.
This area on the north side of Rt.40 and west along nearby Tymber Creek Rd. have defined established neighborhoods. Residence bought their homes knowing of the present zoning of the property in question. They did not expect that a developer would ever want to increase the density more than doubled the allowed units. Although these apartments have been referred to by the developer as "luxury apartments", they are no difference then any of the apartments that have been going up in Daytona Beach near Ormond. You can put lipstick on a pig, it's still a pig.
Ingress and egress for the proposed apartments are the same for Walgreen's, off of Rt 40. When people leave this area, they go west onto Rt 40 then, if they need to go into Ormond Beach/I-95 they must make a U turn on Rt 40 approx. 1/10th of a mile from Walgreens. The U turn is in front of Riverbend Academy which has approximately 310 students from preschool to 12th grade. With the continuing increase in traffic now and especially future traffic from Avalon Park, it makes no sense to approve greater density in this area and create more traffic congestion. There are traffic issues from Tymber Creek Rd to I-95. Study By FDOT

recognized another needed traffic light.
The present design of Rt 40 is not prepared for this increase of density and would need considerable upgrades/redesign first and foremost. Although there is no proposed ingress/egress onto Tymber Creek Rd all one has to do is travel through Walgreens parking lot to use Walgreen's ingress/egress. That is planning at its worst.
Obviously, the design shown on the site plan leaves little distance between 3 story unit buildings and Indian Springs community.
I believe Ormond Beach can and should do better then to approve more density, greater traffic congestion, possible loss of home values near the area and start to become and extension of Daytona Beach. Requests do not always have to be approved when in good conscience it is in the best interest of Ormond Beach and residence in the area not to approve this request.

From:	Renata Rosander <realtorrenata1@gmail.com>
Sent time:	11/03/2022 01:44:01 PM
To:	Spraker, Steven
Subject:	Tymber Creek Apartments

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Planning Board & City of Ormond Beach:

Please please please do not allow these apartment buildings in our backyard. We are homeowners in Tymber Crossings and our quality of life is already taxed with all the development in Hunters Ridge. Now City Council approved nother 129 homes on Airport Road and Tymber Creek. If anyone on the planning board lives off Tymber Creek road you would see that it takes 30 min to go 2 miles to get to 95 in the morning. There is just no way the intersection of Granada and Tymber Creek can safely handle more traffic. We all bought west of 95 purposely to stay away from rental apartments.

Here are some of the issues

1. Building on the wetlands (yes the out of town developers mitigated the wetlands), right on the little tomoka river, we just had significant flooding, not to mention the chemical runoff from the landscaping straight into the river. Keep those wetlands clear to protect our homes from flooding, wildlife and water quality.
2. Horrible location planning for apartments. They are proposing the apartments share an exit with Walgreens. The renters will need to go west on Granada and make a U-Turn right at the Riverbend church/school exit (which is busy in the mornings), in order to access 95, town and shopping. There will be accidents as approximately 800 cars will be making U-Turns in the morning right where the school's exit is with hundreds of cars as well. Sunday is also extremely busy for Riverbend Church exit.
3. The people in the apartments will naturally become frustrated waiting to cross Granada to make a U-Turn on their way to work and will cut through the Walgreens parking lot to use Tymber Creek to turn left. This will make road rage as residents off Tymber Creek road that back up waiting 20 min + to make that turn will not want to let people cut in from the Walgreens parking lot. It just makes for an angry start to the day and an unhappy community all around.
4. We are a Single Family Home community! Our area is already stressed and there are more single family homes already approved (Tattersall/Avalon/HuntersRidge) that will significantly strain our clean water availability and the Traffic will be horrendous. We do not need or want apartments!

As a Realtor, I understand the owners from St Augustines have rights but not for apartments. Please do not approve this! If they want to use the land for a strip mall/businesses that makes a little more sense as long as it's not on wetlands and a much smaller footprint. Along the river there should be protected.. Our property taxes just went up and now developers want to also take away our quality of life and create guaranteed dangerous driving for all of us including the prospective tenants. Leave the apartments west of 95. I'm on our HOA board and neighbors are seriously discussing moving as a result of the apartment buildings. Look at Port Orange as an example and trust your gut and please vote no.

Thank you,

Renata Rosander and Geraldine DiRodio
Realty Pros Assured
Mobile:386-316-8041
https://www.renataongranada.com/

From:	Kelly Filasky <homedrawsplus@yahoo.com>
Sent time:	11/02/2022 02:24:37 PM
To:	Spraker, Steven
Subject:	Tymber Creek Apts

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Mr. Spraker,
I am writing in regards to the proposed apartments off 40 and Tymber creek road. I am resident of Tymber Creek and find the traffic Already horrible. I cannot fathom what this road will look like when more apartments go in. Sometimes (no kidding) it has taken me 15 minutes just to go 2 miles during school hours. I would like to voice my concern and ask that this complex be axed. I feel like I have been hearing about these apartments for years now?
Thanks for listening,
Kelly Filasky
Sent from Mail for Windows

From:	mary newsome <bloodymaryjn@yahoo.com>
Sent time:	11/02/2022 11:27:53 AM
To:	Spraker, Steven
Subject:	Tymber creek apartments

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am a definately NO vote on this. Our traffic is already horrendous Can’t see 600 more cars getting in the mix (assuming 300 units with 2 cars each) Can’t they build north off US 1?

Sent from Yahoo Mail for iPhone

From: Troy Railsback <troyrailsback@yahoo.com>
Sent time: 10/02/2022 09:57:47 PM
To: mark.watts@cobbcole.com; Garrison McMillan <gmcmillan@tellus-partners.com>; Harry Newkirk <harry@newkirk-engineering.com>; Gary Von Glinow <gvg50@aol.com>
Cc: Spraker, Steven; Michael Gentry <mgentry408@gmail.com>; Steve Curtis <steve.curtis@safstor.com>; Jonathon Schrader <jschrader@tellus-partners.com>
Subject: Re: Tymber Creek Apartments

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Michael,
Thank you for passing along the information and keeping the group input/feedback/responses regarding Indian Springs HOA and more specifically a few of our Indian Springs Property Owners who will be adjacent to the development.

Garrison/Harry/Mark,
Thank you for your gracious efforts in incorporating the Indian Springs HOA's input/requests into this iteration of your site/development(s) plans.

The main focus and open item for me is the traffic impact to the current HWY 40 layout just west of the ingress/egress of your development, and more specifically the lack of turn lanes into our development (Indian Springs) as well as the Coquina Presbyterian Church (just west of your property and the Jaffee parcel on HWY 40) and Il Villaggio (just west of Indian Springs). I will continue to highlight this flaw in the current HWY 40 layout, that will become dangerously/fatally more evident with the traffic impacts of you parcel's requested use at a significantly higher density than zoned/planned. Walgreens has a turn lane (as will you in conjunction with the ingress into your parcel). Breakaway Trails has a turn lane and so does Hunter's Ridge. If having turn lane to ingress into the Tymber Creek Apartments is important and vital to traffic flow into the apartments, then the same should apply for mitigating egress traffic from a significantly higher density use than zoned/planned. Yes it has been mentioned that a longer turn lane(s) (for U turns) will very likely be part of the upgrades to HWY 40, but the weaving drivers and traffic congestion of the egress traffic from Tymber Creek Apartments mixed with Traffic Flow coming west on HWY 40 from the light at Tymber Creek Road will result in distracted, speeding, annoyed drivers (at speeds of 50+ mph) significantly more opportune to be stalled in focus of vehicles slowing down to less than 20 mph to exit HWY 40 to ingress into those above mentioned entrances without turn lanes. So my ask is that you are an advocate/good steward/supporter (vocally and financially?) of the City and State making these suggested improvements (turn lanes into those above mentioned entrances without turn lanes). Please know that Indian Springs did have a turn lane in the past, however traffic into our development and more importantly traffic on HWY 40 has significantly increased.

Steve (Spraker),
The previous paragraph is something that I would like to discuss with you further when the opportunity presents itself in the very near future. I also would like for it to be part of the note(s) reviewed by the Planning Board/Commission/Other Reviewers.

All,
Please do not hesitate to call me on my cellphone (321-663-7301) to discuss further. More later…

Troy Railsback
Southern States Management Group | SSMGFL.com
Southern States Realty Services | SSRealT.com

On Monday, September 26, 2022 at 02:04:57 PM EDT, Gary Von Glinow <gvg50@aol.com> wrote:

Garrison,

I agree that you and your team have delivered a plan concept that we all hope mitigates the concerns neighbors voiced in August. By staking the buildings and road, a proof of concept will be established.

It is my individual opinion that you have exhibited a best practice approach to interfacing with my little piece of the community impacted by your apartment development. You traveled to meet with us on our turf and walked the site with us. You and your team have proposed potential solutions to most of our concerns that on-site staking and observation could validate.

My family and I bought our house in order to spend most of our time outside surrounded by an idyllic Florida tropical forest. Any development will alter that. I sincerely appreciate your efforts to reduce the negative impact on Indian Springs. I also recognize that you will undoubtedly incur incremental costs in order to implement the revisions proposed to the original site plan. To date, my wife and I acknowledge and appreciate your willingness to work with us.

Best regards,

Gary

Sent from the all new AOL app for iOS

On Monday, September 26, 2022, 11:09 AM, Garrison McMillan <gmcmillan@tellus-partners.com> wrote:

> Harry – do we have a schedule for the field work contemplated for the surveyor? I'm happy to try and mark that wall contemplated in the site plan in addition to the bldg. corners.
> Gary – I'm not sure that balloons would give you a good representation of the height of the building elevations or not. You would have to do so on a VERY still day with no wind pollution to get the desired outcome. Let us get the staking down in the field first and discuss via an online meeting. Please keep in mind that the existing natural buffer (between the contemplated screening wall and the property line) almost all of that existing vegetation will stay and not be disturbed. We will in addition to what is already there add more rather mature (10-12 foot) EVERGREEN trees that grow upwards of 70ft to additionally screen beyond the existing vegetation that is inside that vegetation buffer. I think you will find that in no time the apartment elevations are going to be totally screened. We also have pivoted the bldgs to adjust the line of sight from the balconies with this revised site plan & added the full fence enclosure of the apartments to make sure that no trespassing is easily contemplated between the apartment tract and the Indian Springs neighborhood without scaling a fence. I hope you can see that our efforts are doing our very best to address your concerns.
> Kind Regards,
> Garrison McMillan
> 4983 New Peachtree Rd | Suite B | Chamblee, GA 30341
> d: 404.798.5974 | f: 404.393.5439
> gmcmillan@tellus-partners.com | www.tellus-partners.com
>
> **From:** Gary Von Glinow <gvg50@aol.com>
> **Sent:** Friday, September 23, 2022 3:52 PM
> **To:** mark.watts@cobbcole.com
> **Cc:** Garrison McMillan <gmcmillan@tellus-partners.com>; Harry Newkirk <harry@newkirk-engineering.com>; Steven Spraker <steven.spraker@ormondbeach.org>; Michael Gentry <mgentry408@gmail.com>; Steve Curtis <steve.curtis@safstor.com>; Troy Railsback <troyrailsback@yahoo.com>
> **Subject:** Tymber Creek Apartments
> Mark,
> I agree with Michael Gentry's email to you on September 19 regarding the latest site plan for the Tymber Creek Apartment development. Unfortunately, I didn't submit my comments to Michael regarding the site plan until the afternoon of September 19. The purpose of this email is to convey my site plan comments and requests, which I believe are consistent with Michael's.
> First, thank you, Garrison and Harry for meeting with us on August 15 at the development site and my backyard. All three of you listened to our issues and concerns and have now proposed revisions to your site plan that appear to be consistent with what we discussed. As Garrison noted in his August 18 letter to me, staking Buildings 8 and 9 will allow us "to know exactly what we are dealing with from a buffer perspective."
> Regarding the staking, I also ask that balloons or some other form of staking be used to show the actual elevation of Buildings 8 and 9. In addition, the close proximity of the Apartment road to our pool house and outdoor swimming pool, may pose significant headlight and noise (motorcycle) intrusion on us and our neighbors. Therefore, I also request that you stake the west side of the Apartment road/wall that runs parallel with Indian Springs Drive and Circle. I also wonder if the construction and materials of the proposed wall have noise reduction qualities.
> Thank you once again for listening to us and making what I hope will prove to be a significant reduction in our buffer and privacy intrusion concerns. I very much look forward to discussing the revised site plan once the above staking has been completed.
> Best regards,
> Gary Von Glinow
> 39 Indian Springs Drive
> 847-624-0619

Sent from the all new AOL app for iOS

From:	Marian Marrese <m41257@yahoo.com>
Sent time:	08/18/2022 12:01:19 PM
To:	Spraker, Steven
Subject:	Tymber Creek Apartment Complex

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

August 17, 2022

Mr. Spraker,

First, I would like to thank you for your service to our community and your consideration of this letter. I know it takes time and responsibility in achieving your goals for our community.

Secondly, I am writing this letter regarding the projected Tymber Creek Apartment complex to be located next to and behind the Walgreens on the corner of Granada Blvd and Tymber Creek Rd. I believe that this development will have a significant negative impact on the community that I and my family have lived in for over 40 years. Many of our local residents, including myself, attended the meeting at Coquina Church in June regarding this proposed complex. This development in its location and size will make our community much less safe and the traffic volume and traffic pattern will make this area dangerous, especially for school and public transportation as it was discussed at the meeting. As a result, this will make our Ormond Beach area much less desirable.

There is a saying: "**Less is More**" Regarding this development and location, I believe, **less** development results in **more** safety, **more** beauty, and a **more** eco-friendly environment. In my opinion, negating or significantly limiting this development would be the **more** responsible decision.

Please consider this when voting on the advancement of this development. Again, I would like to thank you for your time, your service and your consideration.

Sincerely,

Dr. Roxy Marrese Jr., M.D.
6 Moss Point Drive
Ormond Beach, FL 32174

From:	jimbaro2@aol.com
Sent time:	08/14/2022 12:54:12 PM
To:	Spraker, Steven
Subject:	Tymber Creek Apartment Complex

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. Spraker,

My wife and I live in the Moss Point Subdivision. I attended the June meeting at the Coquina Church pertaining to the projected Tymber Creek apartment development. There are several items that were discussed at the meeting that are concerning, not the least of which is the impact to the existing residents in the area of the planned development. Most of the people have significant investments in their properties and enjoy the lifestyle we have become accustomed to over the years, which made Ormond Beach the place we decided to live and raise our families.

Another concern is the desire of the developer to increase the overall size of the project. Allowing an increased size will negatively impact the density of our area and worsen the existing traffic problems on Route 40 and Tymber Creek Road. Currently trying to make a left turn from Tymber Creek Road on to route 40 takes several traffic lights due to the back-up of traffic already existing on route 40 going east. The delays will only get worse due to the residents wanting to exit the apartment complex and go east into Ormond Beach. To do this they must attempt to cross two lanes of west bound traffic on route 40 and then attempt to make a U-turn into east bound traffic. The likely hood of accidents, injuries or worse and further back-ups is heightened.

Another person at the meeting asked the developer if they are going to manage the complex after the project is completed and for how long. The response was they would build it, manage it, and in a year sell it. That attitude does not bode well for our community. This project appears to be nothing more than a money-making proposition for the developer and a detriment to the citizens and the city of Ormond Beach.

My wife and I hope the planning board and commissioners will seriously consider studying existing options in the codes that mitigate the impact to the subdivisions that will be negatively impacted by this development. We are all caring residents of Ormond Beach and are concerned about the future of our properties, the lifestyle we have all come to love and the wellbeing of our city.

Thank you for the opportunity to express some of the concerns that we have about the proposed development.

James and Sylvia Barocas
16 Moss Point Drive

From: Gary Von Glinow <gvg50@aol.com>

Sent time: 08/11/2022 11:06:11 AM

To: scurtis@charleswayne.com; mgentry408@gmail.com; troyrailsback@yahoo.com; mark.watts@cobbcole.com; gmcmillan@tellus-partners.com; harry@newkirk-engineering.com; regina.epple@cobbcole.com; nika.hosseini@cobbcole.com; mimivon@aol.com; Spraker, Steven; Allen, David; Culliver, Cara

Subject: Fwd: Tymber Creek Apartments

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

* CORRECTED COPY*

This corrected copy replaces the one I sent last night and includes the removal of the sentence fragment between Sections B and C, and placing it where it belonged as highlighted in A.8. This is the only change. Sorry for any inconvenience; and thank you for taking the time to read this.

Gary

-----Original Message-----
From: Gary Von Glinow <gvg50@aol.com>
To: steven.spraker@ormondbeach.org <steven.spraker@ormondbeach.org>; david.allen@ormondbeach.org <david.allen@ormondbeach.org>
Cc: scurtis@charleswayne.com <scurtis@charleswayne.com>; mgentry408@gmail.com <mgentry408@gmail.com>; troyrailsback@yahoo.com <troyrailsback@yahoo.com>; mark.watts@cobbcole.com <mark.watts@cobbcole.com>; gmcmillan@tellus-partners.com <gmcmillan@tellus-partners.com>; harry@newkirk-engineering.com <harry@newkirk-engineering.com>; regina.epple@cobbcole.com <regina.epple@cobbcole.com>; nika.hosseini@cobbcole.com <nika.hosseini@cobbcole.com>; cara.culliver@ormondbeach.org <cara.culliver@ormondbeach.org>; mimivon@aol.com <mimivon@aol.com>
Sent: Wed, Aug 10, 2022 6:21 pm
Subject: Tymber Creek Apartments

Dear Steven and David,

First and importantly, thank you for the time you spent meeting with Steve Curtis, Michael Gentry and me at the north cul de sac of the Indian Springs subdivision. Both of you listened very attentively to our comments and concerns and then viewed the developer's property from our backyard and property line.

From a sight line and privacy perspective, my house at 39 Indian Springs Drive is, by far, the most directly impacted, in any subdivision, bordering the proposed apartment development.

Steven, you met with my wife and I several times in your office when the Jaffe Corporation proposed development of the Tymber Creek property. Our questions and potential concerns at that time remain the same regarding the impact on our property, since the current proposal appears identical to the Jaffe proposal regarding location and configuration of the proposed apartment buildings.

The purpose of this letter is to provide some information about my wife and I, and how we came to buy 39 Indian Springs Drive, to express general support for the use of the land behind us, and to list questions, concerns, and immediate requests regarding certain features of the proposed development.

Relevant Background

My wife and I are retired. We will celebrate our 40th wedding anniversary later this year.

For many years, we spent our vacations in or around the Cocoa Beach area. In January 2017, we started our search for a VRBO rental and found everything was booked and, at the last minute, a house on Halifax Avenue in Ormond Beach had a cancellation, and we rented it for 2 months. We had never heard of Ormond Beach.

We fell in love with everything about Ormond Beach. When our lease expired, we rented a condo on the river, began our search for a permanent home, and bought 39 Indian Springs Drive on 6/30/17. We moved in with no furniture...nothing. Later in the year, we sold our house in Lake Forest, IL and physically moved our household. Like many others, our only regret is that we didn't find Ormond Beach sooner.

We have two grown daughters, both are married, both own businesses with their husbands that allow them to work at home, and both have 2 children under the age of 4. One lives in Chicago, and the other in Brooklyn.

We bought 39 Indian Springs Drive specifically because it was configured to easily house our daughters and their families for weeks at a time. As parents and grandparents, we wanted to entice them and our grandchildren to visit often. Last month, both girls and their families spent nearly two weeks with us and one family is returning on August 22nd for a weeks' stay.

Our House

The developer's plans show the corner of our main house, but not the pool and enclosure immediately behind our main house, nor the pool house immediately behind our pool enclosure. Our pool house is the closest structure to our property line and, therefore, closest to the proposed apartment buildings. I have mentioned correcting the misleading depiction of our structures on the developer's plans to both developers or their agents, with no response.

The builder of several homes in Indian Springs, built our house for himself and his family in 2008. They lived here for many years. Naturally, he positioned the house on its property and designed the rear of the house, pool, and pool house to have optimal views of the forest and vegetation now occupying the developer's land behind us. For example, our master bedroom is located at the rear of our house, with sliding doors to the lanai and pool, and a 9' x 7.5' single pane window that faces the developer's property and is the closest portion of our main house to the developer's property.

The Proposed Development

While we had been told by our realtor that the forested land behind us "could never be built on," we also agree that ignorance is no excuse for objecting to the proposed development. In fact, we support the land use for this development and the proposed number of rental units. And, we think the illustration of the proposed buildings are attractive.

Compatibility Concerns and Requests

First, I have no experience in contracting to build a structure of any kind. I don't know how to read the plans that the developer is required to provide us. On the other hand, I challenge any experienced builder, or even a registered surveyor, to use the plans provided to us and, without a GPS or other CAD/CAM aid, to walk out into the forested land to be developed and stake the corners of Buildings 8 and 9.

A. Privacy - We want the impact on our privacy (sight lines, sound, etc.) to be mitigated. The specifics of that mitigation request can be provided only once the following actions are completed:

1. The location of building 8 and 9 are staked with materials that are visible from our property line. The stakes should show buildings directly behind the entire width of our property line.
2. Poles or other identifying objects are positioned to show the height of the 2nd and 3rd floor balconies directly behind the entire width of our property line. Please note: the land on which Buildings 8 and 9 are to be built is significantly higher than our property.
3. New, bright-colored ribbons are placed and visible on all trees that will be removed behind the entire width of our property line. Ribbons originally placed years ago by the Jaffe Corporation have faded or are not visible today.
4. Landscaping - Steven, you mentioned that a landscape designer employed by the city could meet with us to examine and assess current and planned vegetation. I would appreciate it if you would provide me the name and contact information for this landscape designer, or alternately provide my contact information to that person. Landscaping mitigation is particularly crucial to us since much of the current vegetation on the developer's land between our property line and the approximate location of Buildings 8 and 9 is quite short (a few feet high) compared to other areas of the developer's land.
5. Stakes or other objects are placed such that can be seen from our property line along the apartment road beginning prior to the curve around the corner of Building 9 and continuing for the width of our property line. In addition to sound intrusions, we are interested in assessing the impact of vehicle headlights on our property.
6. Parking - Stakes or other objects are placed on all parking spaces, planned and approved (including those not being built by this developer) that face our property line.
7. Configuration of Buildings - The current developer purchased the land and decided to propose the same configuration of buildings as the Jaffe Corporation. I ask that the developer consider positioning Building 8 in a manner that would significantly reduce its undesirable intrusion on our privacy.
8. Urgency - We requested most of the above in person with an employee of the Jaffe Corporation. On June 8, 2022, I made a similar request (primarily focused on 1 and 2 above to an agent of the current developer. My concern is that any delays by the developer in fulfilling our request might prevent us or anyone else from intelligently and thoroughly assessing the impact of this development on the community and its residents and

making that assessment and related mitigation requests known to the developer and those officials who are responsible for reviewing and approving/revising the developer's proposal. In other words, delay or non-compliance with our requests helps the developer and harms impacted Ormond Beach residents. And worse, may prevent approving authorities and commissions from making fully informed decisions.

9. Photoshop technology exists and is available to the developer and, perhaps the City's landscape designer, to provide us with a best effort picture of the impact of the proposed development with and without mitigation. As the owner of the house that is significantly impacted by privacy concerns resulting from the developer's current proposal, I request this support to be provided to us well in advance of any official meeting to review or approve the developer's proposal.

B. Security and Sound - While we view 600+ tenants in 300 units as validation of our decision to decide to live west of Interstate 95, common sense also suggests that density increases the need for increased security. Indian Springs homeowners have suffered break-ins and burglaries in the past. The HOA took steps to increase our security by causing our subdivision to be gated 24/7. The developer's land has provided a natural barrier on our East side.

The construction of a wall or other barrier between the proposed apartment buildings and Indian Springs would strengthen security for all homeowners and tenants and could also provide a sound buffer. My wife and I strongly endorse and support the requests of Steve Curtis and Michael Gentry regarding the need for an effective wall barrier.

C. Traffic Safety - It appears to me that the current developer purchased the land and is proceeding with basically the building plan as was proposed by the Jaffe Corporation. On June 8, 2022 at the meeting at the Coquina Church, I was shocked to learn that the only significant change to the Jaffe plan was to eliminate access to the apartments by tenants from Tymber Creek Road and to require all ingress and egress of tenants to occur west of the Walgreens access on Granada.

I do not understand the reason or benefit of this change or what problem it is attempting to solve. As a reasonable person, causing some large portion of 600+ cars from the apartments to join 100+ parents delivering their children to the Little Blessings School, and hundreds of other parents delivering their children to River Bend Academy within a few hundred linear feet while semi-trucks and other vehicles are joining this same linear space at high speed on Granada through the Tymber Creek intersection is a recipe for disaster. Obviously, FDOT has the expertise to evaluate this and if they approve this without some serious changes to the roadway, I must accept their decision.

What I am requesting now is a written or oral presentation by the developer that describes the reasons and rationale for this dramatic change to the Jaffe proposal.

As I look over the length of the above, one could conclude that my wife and I are strongly opposed to this development. That conclusion would be wrong.

We are generally supportive of growth and development west of I95, and we are specifically in favor of the 300 unit apartment complex that is proposed. Once our requests are met in A and B above, I expect that reasonable mitigation requests arising from a more transparent assessment of the developer's proposal can be agreed upon by all parties.

Finally, I have found this process very frustrating and ineffective due to communication requirements to which developers must comply. A sheet slightly larger than 8.5” x 11”, depicting the location of proposed buildings on forested land covering multiple acres, is not very informative or user friendly for a typical resident. In this situation, knowledge and information equates to power. The information requirements placed on a developer seem to tilt the power equation strongly in favor of the developer. The resident is left largely in the dark, in my opinion. Most of my requests above are my attempt to achieve transparency, a balance of power, and shared facts and information as a basis for reaching agreement on reasonable mitigation solutions.
****

Steven please forward this to whomever you feel is appropriate. I apologize for the length of this note, but felt it was necessary to err on wordiness for those that have never been to our house.

Best regards,

Gary C. Von Glinow
39 Indian Springs Drive
Ormond Beach, FL 32174
phone: 847-624-0619

From: mgentry408@gmail.com
Sent time: 08/08/2022 10:00:45 AM
To: Spraker, Steven
Cc: scurtis <scurtis@charleswayne.com>; Gary Von Glinow <gvg50@aol.com>; Troy Railsback <troyrailsback@yahoo.com>
Subject: Tymber Creek Apartment Complex Proposal

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Spraker,
Upon review of the latest submittal of the Tymber Creek Apartment complex, I was surprised and disappointed. I attended the Neighborhood meeting at Coquina Church in early June which crystalized the concept of the project. Most of the comments were concerning traffic, safety, security, aesthetics of the area and the footprint of the Complex. After the meeting I spoke with both Marc Watts, Attorney for the developer and Garrison McMillan, the developer. I expressed safety concerns with the property being within a few feet of two homes in our development and my desire for a non-penetrable wall, preferably some type of block, brick at least 8' tall. I also invited Garrison to come walk through our development and see firsthand the next time he was in town. It may be he has not been back to Ormond Beach since the meeting, but I have not heard from him or any member of his team. While I felt he understood my concerns about separation and he indicated he would talk to his team about a fortified wall, the concept of a 6' vinyl white fence is egregious to me and erodes any confidence in addressing other concerns voiced by residents during the meeting.
It is interesting the desire to be "good neighbors" was mentioned multiple times. Yet, when Mr. McMillan was asked his company's intentions, he replied they intend to build it, get it leased, operate it for one year and sell it. This leads me to conclude being a good neighbor only applies to getting approval in a manner which is beneficial for Tellus Partners to sell for an acceptable profit and leave the balance of the "good neighbors" to deal with traffic, safety, security and aesthetics beyond a couple of years.
At this point after reviewing the plans, I feel at a minimum the developer should construct a wall of block or brick at least eight foot high on top of the retention wall they show in the schematic around the property and in all other areas along the property line as required to provide an adequate barrier. This would at least provide a level of separation and security from Indian Springs and the Little Blessings School and Coquina Church which also is adjacent to the property. Additionally, I would require the Developer to reposition Building Nine and arrange the balconies to the woods rather than the homes in Indian Springs and the Little Blessings School.
While I recognize the rights of the developers to build what is allowed within regulations and codes, they should not be entitled to ignore what may be more expensive, inconvenient and a significant change in the surrounding neighborhoods.
I thank you for the opportunity to submit my primary concerns and suggestions on this project.
Sincerely,
Michael Gentry
10 Indian Springs Drive
Ormond Beach, FL 32174
Michael Gentry
Email mgentry408@gmail.com
Cell 386-405-8632

From: Spraker, Steven
To: City Clerk
Subject: Re: I concur with this Ormond Beach Taxpayer/Resident/Voter
Date: Monday, June 13, 2022 9:58:31 AM
Attachments: image003.png
image003.png

Thank you

Sent from my iPad

> On Jun 13, 2022, at 9:53 AM, City Clerk <cityclerk@ormondbeach.org> wrote:
>
> I believe this gets sent to you.
>
> <!--[if !vml]--><!--[endif]-->
> **Ashley McLoughlin**
> **Administrative Assistant, City of Ormond Beach**
> 22 South Beach Street, Ormond Beach, FL 32174
> Main: (386) 677-0311 | Direct: (386) 676-3331 | Fax: (386) 676-3330
> Ashley.McLoughlin@ormondbeach.org
> www.ormondbeach.org
>
> **From:** Amy Sandler <amysandler72@yahoo.com>
> **Sent:** Sunday, June 12, 2022 9:47 AM
> **To:** City Clerk <cityclerk@ormondbeach.org>
> **Subject:** I concur with this Ormond Beach Taxpayer/Resident/Voter
> **[External Email-Use Caution] - OB/IT Helpdesk**
>
> "Regarding the pending Tymber Creek Apartments project, please do not approve the developer's request for an increase from 10 units to 18 units per acre.
>
> The absolutely ridiculous and extremely dangerous traffic pattern the developer has planned for the approximately 500 - 600 cars exiting the apartments, going west on 40 and making a U-turn to come back east, combining that with the heavy traffic issues we presently have is a disaster waiting to happen. Our neighborhoods west of 95 are made up of single family homes.
>
> A three story, 300 unit apartment building is not compatible with the area. Please vote nay and represent the citizens of Ormond Beach rather than an out-of-town developer who could care less about the residents living here or the mess he will leave after cramming as many units and people and cars he can into a piece of property smack dab in the middle of our community. Thank you
>
> Sent from my iPad

From: Partington, Bill
To: Shanahan, Joyce; Whitley, Claire; Hayes, Randy; Spraker, Steven
Subject: Fwd: Tymber Creek Apartmets
Date: Sunday, June 12, 2022 10:13:30 AM

Bill Partington
Sent from my iPhone

Begin forwarded message:

From: V Kester <kester41@gmail.com>
Date: June 12, 2022 at 9:55:33 AM EDT
To: "Partington, Bill" <Bill.Partington@ormondbeach.org>
Subject: Tymber Creek Apartmets

[External Email-Use Caution] - OB/IT Helpdesk

Regarding the pending Tymber Creek Apartments project, please do not approve the developer's request for an increase from 10 units to 18 units per acre. The absolutely ridiculous and extremely dangerous traffic pattern the developer has planned for the approximately 500 - 600 cars exiting the apartments, going west on 40 and making a U-turn to come back east, combining that with the heavy traffic issues we presently have is a disaster waiting to happen. Our neighborhoods west of 95 are made up of single family homes. A three story, 300 unit apartment building is not compatible with the area. Please vote nay and represent the citizens of Ormond Beach rather than an out-of-town developer who could care less about the residents living here or the mess he will leave after cramming as many units and people and cars he can into a piece of property smack dab in the middle of our community. Thank you.
Victoria Kester
Breakaway Trails resident
Sent from Mail for Windows

From: Partington, Bill
To: Shanahan, Joyce; Whitley, Claire; Hayes, Randy; Spraker, Steven
Subject: Fwd: Apartments:
Date: Friday, June 10, 2022 10:57:11 AM

Sent from my iPad

Begin forwarded message:

> **From:** Barry Miller <millerpsu66@icloud.com>
> **Date:** June 10, 2022 at 10:12:01 AM EDT
> **To:** "Partington, Bill" <Bill.Partington@ormondbeach.org>
> **Subject: Apartments:**
>
> [External Email-Use Caution] - OB/IT Helpdesk
>
> Let’s not start building more apartment complexes in Ormond. Traffic is awful already. Putting apartments on Tymber Creek will only add to the congestion that’s already bad. Have the courage to say no to more building in the Tymber Creek area. Thank you. Barry Miller
>
> Sent from my iPhone

From: Partington, Bill
To: Shanahan, Joyce; Whitley, Claire; Hayes, Randy; Spraker, Steven
Subject: Fwd: Tymber Creek Apartments
Date: Friday, June 10, 2022 3:48:50 PM

Sent from my iPad

Begin forwarded message:

From: mclarnanrio316@cs.com
Date: June 10, 2022 at 3:47:43 PM EDT
To: "Partington, Bill" <Bill.Partington@ormondbeach.org>
Subject: Tymber Creek Apartments
Reply-To: mclarnanrio316@cs.com

[External Email-Use Caution] - OB/IT Helpdesk

Hello Mayor Partington

Regarding the pending Tymber Creek Apartments project, please do not approve the developer's request for an increase from 10 units to 18 units per acre. The absolutely ridiculous and extremely dangerous traffic pattern the developer has planned for the approximately 500 - 600 cars exiting the apartments, going west on 40 and making a U-turn to come back east, combining that with the heavy traffic issues we presently have is a disaster waiting to happen. Our neighborhoods west of 95 are made up of single family homes. A three story, 300 unit apartment building is not compatible with the area. Please vote nay and represent the citizens of Ormond Beach rather than an out-of-town developer who could care less about the residents living here or the mess he will leave after cramming as many units and people and cars he can into a piece of property smack dab in the middle of our community. Thank you.
Mike & Mindy McLarnan
Tymber Creek
Ormond Beach FL

From: Partington, Bill
To: Shanahan, Joyce; Hayes, Randy; Spraker, Steven; Whitley, Claire
Subject: Fwd: Tymber Creek Apartments
Date: Friday, June 10, 2022 10:56:57 AM

Sent from my iPad

Begin forwarded message:

> **From:** Patricia Lang <outlook_58AC308E4BA1F9B1@outlook.com>
> **Date:** June 10, 2022 at 10:49:06 AM EDT
> **To:** "Partington, Bill" <Bill.Partington@ormondbeach.org>
> **Subject: Tymber Creek Apartments**
>
> **[External Email-Use Caution] - OB/IT Helpdesk**
> Pleas, please, NO MORE APARTMENTS! THIS IS SO UNNECESSARY. And both Route #40 and Tymber Creek are already overloaded with vehicles.
> Please save us from further distruction.
> Patricia and Stephen Lang
> 19 Deep Woods Way
> Sent from Mail for Windows

From: Partington, Bill
To: Spraker, Steven; Shanahan, Joyce; Hayes, Randy
Subject: Fwd: Tymber Creek Apts
Date: Thursday, June 9, 2022 9:00:10 AM

Just FYI…..

Sent from my iPad

Begin forwarded message:

> **From:** Anna Hannon <anna_hannon@yahoo.com>
> **Date:** June 9, 2022 at 8:58:25 AM EDT
> **To:** "Partington, Bill" <Bill.Partington@ormondbeach.org>
> **Subject: Tymber Creek Apts**
>
> [External Email-Use Caution] - OB/IT Helpdesk
>
> Hi Bill,
>
> I've met your dad a few times at RCOBA lunches. Nice man!
>
> We need your help going to bat for Ormond Beach residents please. Apartments are just not what we expected when we bought here west of 95. I understand the investor has the right to use it as commercial including multi family apts. But I really urge our city council to stay strong on the 10 units per acres vs the 18 they want. I think people assumed by commercial that it would be restaurants or stores that would bring convenience to our residents like the strip mall by 7-11. Hopefully they listen to your input.
>
> Cobb Cole presented the increase to 18 units per acre like it was a done deal and only when I questioned did he explain that it has not been approved yet. The city doesn't owe special preference to this out of town guy. If he bought it with 10 per acre, that's what it needs to stay at. There's no logical advantage to Ormond Beach residents to increase it. We can't make this change just to bring in more tax money. The long time residents of upscale communities deserve better consideration.
>
> Also can you find out what other properties in Ormond are at risk for apartment development so residents can be more proactive in requesting zoning changes?
>
> It doesn't seem that small town Ormond can take an uptick in density and keep Ormond as the pleasant area that it is. The expansion needs to move west rather than more density where we're already established. Our infrastructure can't take it.
>
> Not looking forward to the Regal turning into apartments either. You can hardly turn out of Publix during rush hour without significant backup on Williams. I think the consensus tonight was that the apartments being built on Clyde Morris

and Williamson makes more sense because we already think of that as commercial. It's east of 95 and it was always a known that it would be developed by commercial. The preference is always condos or townhomes over apartments.

Anna Hannon
386-383-0707

From:	mclarnanrio316@cs.com
To:	Partington, Bill; dwight.selby@ormondbeach.org; troy.kent@ormondbeach.org; Persis, Susan; rob.littleton@ormondbeach.org
Cc:	Shanahan, Joyce; Spraker, Steven
Subject:	Proposed Apartments on Tymber Creek Road
Date:	Friday, February 12, 2021 1:22:32 PM

[External Email-Use Caution] - OB/IT Helpdesk

Please protect neighboring communities west of I-95 and deny the Jaffe Corporation's proposed plan to build a three story, ten building, 300

unit apartment complex on Tymber Creek Road at the busy intersection with State Road 40. The City Commission considering such a large,

incompatible project in a wonderful long-established community of single family homes is questionable at best. The resulting

over-development will negatively impact traffic, the environment, water/sewer use, stormwater runoff into the Tomoka River, and compatibility

with neighboring properties adjacent to the proposed "best use of property luxury apartments" which will be exponentially worse than the

Marshside application that the city commission rejected for the same potential impacts on a much lesser scale. Thank you for denying this

proposed project.

Mindy McLarnan
Tymber Creek

From: Darla, Chipper
To: Spraker, Steven
Subject: Planned Apartments
Date: Monday, July 27, 2020 1:47:30 PM

[External Email-Use Caution] - OB/IT Helpdesk

Live in Tymber subdivision on Tymber Creek Road 0.5 miles from Granada and Tymber Creek Road intersection.

Mr Spraker,

I am speaking about the planned apartment building behind Wal HGreens on Tymber Creek. The planning board, in my opinion, has gone nuts with allowing unbridled growth plans all over Ormond Beach. Obviously, and sadly, palms are getting greased. Guess this must be remedied at the voting booth. I am against this apartment complex build.

Sincerely,

Darla Wickham
352 Hickory Hill Pl
Ormond Beach

Sent from Mail for Windows 10

Virus-free. www.avast.com

From: Betty Lou Geis
To: Spraker, Steven
Subject: Timber creek apartments
Date: Friday, July 17, 2020 1:00:13 PM

[External Email-Use Caution] - OB/IT Helpdesk

I can’t even imagine the city thinking about allowing a 300 multi family apartment complex on the corner of timber Creek and West Granada when we all know what’s going to happen two blocks down to the west with Avalon Park. What are we thinking? Granada Boulevard will become a parking lot ! Does anybody care about the quality of life in Ormond Beach anymore? I hope it comes under considerable scrutiny. Betty Lou Geis.

Betty Lou-
from my iPhone

From: Mail-service
To: Spraker, Steven
Subject: Proposed Apartments On Tymber Creek Road
Date: Monday, June 29, 2020 6:45:47 PM

[External Email-Use Caution] - OB/IT Helpdesk

Mr. Spraker

I ask that you do not approve the proposal for apartments at the corner of Tymber Creek Rd and Granada. The area is already overbuilt and this will do nothing to help the situation. There is no housing shortage in Ormond, but there is now an overabundance of traffic. Adding 296 apartments will likely result in an additional 500 cars on the road in this area. From the stoplight on that corner (Tymber Creek / Granada) to the east end of Granada (Rte 1) is 7 miles and there are already 17 traffic lights! That's right, 17 traffic lights! Enough is enough. It's time to come to grips with the overbuilding in Ormond and this would be a great start.

Thank you
Ron and Karen Iseman

ATTACHMENT 4

Environmental information

- St. Johns River Water Management District permit 95674-3
- Landscape analysis
- Listed Species Report
- Environmental Support Document

St. Johns River
Water Management District
Michael A. Register, P.E., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

September 16, 2022

Garrison McMillan
VCP Ormond Beach II, LLC
2120 S Highway A1A
Vero Beach, FL 32963-3119

SUBJECT: 95674-3
Tymber Creek Apartments

Dear Sir/Madam:

Enclosed is your individual permit issued by the St. Johns River Water Management District on September 16, 2022. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:
If you wish to review a copy of the Technical Staff Report (TSR) that provides the District's staff analysis of your permit application, you may view the TSR by going to the Permitting section of the District's website at www.sjrwmd.com/permitting. Using the "search applications and permits" feature, you can use your permit number or project name to find information about the permit. When you see the results of your search, click on the permit number and then on the TSR folder.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at www.sjrwmd.com/permitting. Under the "Apply for a permit or submit compliance data" section, click to sign-in to your existing account or to create a new account. Select the "Compliance Submittal" tab, enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at www.sjrwmd.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and

GOVERNING BOARD

Rob Bradley, CHAIR FLEMING ISLAND
Maryam H. Ghyabi-White, VICE CHAIR ORMOND BEACH
J. Chris Peterson, SECRETARY WINTER PARK
Ron Howse, TREASURER COCOA
Ryan Atwood MOUNT DORA
Doug Bournique VERO BEACH
Douglas Burnett ST. AUGUSTINE
Cole Oliver MERRITT ISLAND
Janet Price FERNANDINA BEACH

select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Bureau of Regulatory Support at (386) 329-4570.

Transferring Your Permit:
Your permit requires you to notify the District within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit," available at http://www.sjrwmd.com/permitting/permitforms.html.

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,

Michelle Reiber

Michelle Reiber, Bureau Chief
Division of Regulatory Services
St. Johns River Water Management District
525 Community College Parkway, S.E.
Palm Bay, FL 32909
(321) 409-2129

Enclosures: Permit
Notice of Rights
List of Newspapers for Publication

cc: District Permit File

Harry H Newkirk
Newkirk Engineering
1230 N US Highway 1
Ste 3
Ormond Beach, FL 32174-6636

Bill Griffy
Ecological Consulting Solutions, Inc.
235 Hunt Club Ct
Ste 202
Longwood, FL 32779

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 95674-3 **DATE ISSUED:** September 16, 2022

PROJECT NAME: Tymber Creek Apartments

A PERMIT AUTHORIZING:
The District authorizes, as limited by the attached permit conditions, the construction and operation of a Stormwater Management System for a 13.537-acre project known as Tymber Creek Apartments as per plans received by the District on August 31, 2022 and the Wetland Impact / Preservation Plan (Sheet 85) received by the District on April 12, 2022.

LOCATION:
Section(s): 25 Township(s): 14S Range(s): 31E
Volusia County

Receiving Water Body:

Name	Class
Little Tomoka River	III Fresh, OFW, IW

ISSUED TO:
VCP Ormond Beach II, LLC
2120 S Highway A1A
Vero Beach, FL 32963-3119

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

PERMIT IS CONDITIONED UPON:

See conditions on attached “Exhibit A”, dated September 16, 2022

AUTHORIZED BY: St. Johns River Water Management District
Division of Regulatory Services

By: Michelle Reiber

Michelle Reiber
Bureau Chief

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 95674-3
Tymber Creek Apartments
DATED September 16, 2022

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013) (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

    b. For all other activities — "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].

c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

   b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

   a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

   b. Convey to the permittee or create in the permittee any interest in real property;

   c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

   d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    a. Immediately if any previously submitted information is discovered to be inaccurate; and

    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall

request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850) 245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit for construction will expire five years from the date of issuance.

20. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.

21. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.

22. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

23. Deed of Conservation Easement

    This permit requires the recording of a conservation easement. Within 30 days of recording, the permittee shall provide the District with: (a) the original recorded easement (including exhibits) showing the date it was recorded and the official records book and page number, (b) a copy of the recorded plat (if applicable), (c) a surveyor's sketch of the easement area plotted on the appropriate USGS topographic map, and (d) the original recorded consent and joinder(s) of mortgagee (if applicable). Before recording them, the permittee shall ensure that these documents are acceptable to the District as described below.

    Description of Conservation Easement Area.
    The permittee shall provide to the District for review and written approval a copy of: (a) the preliminary plat showing the area to be encumbered by the conservation easement, or (b) a surveyor's sketch and legal description of the area to be placed under the conservation easement, per the approved mitigation plan, at least 45 days before (1) dredging, filling, or clearing any wetland or surface water for which mitigation is required; (2) clearing any upland within a Riparian Habitat Protection Zone for which mitigation is required; (3) the sale of any lot or parcel; (4) the recording of the subdivision plat; or (5) use of the infrastructure for its intended use, whichever occurs first.

    If the impacts to an upland within a Riparian Habitat Protection Zone or to a wetland or surface water for which mitigation is required will occur in discrete phases, the areas to be preserved to offset such impacts may be placed under conservation easement in phases such that impacts are offset during each phase. Such phasing of preservation shall only occur if it has been proposed in the mitigation plan and approved by the permit, or if it is approved in writing by the District. A surveyor's sketch and legal description of the area to be placed under conservation easement during each phase must be submitted in accordance with the previous paragraph.

    Recording of Conservation Easement.
    Before (1) dredging, filling, or clearing any wetland or surface water for which mitigation is required, (2) clearing any upland within a Riparian Habitat Protection Zone for which mitigation is required, (3) the sale of any lot or parcel, (4) the recording of the subdivision plat, or (5) use of the infrastructure for its intended use, whichever occurs first, the permittee shall record a conservation easement. The conservation easement shall include restrictions on the real property pursuant to section 704.06, Florida Statutes, and be consistent with section 10.3.8, ERP Applicant's Handbook, Volume I(October 1, 2013) and Fla. Admin. Code R. 62-330.301(6).

    The conservation easement shall be in the form approved in writing by the District and, if no plat has been submitted, the easement shall include the approved legal description and surveyor's sketch. If the District does not provide written comments on the preliminary plat or surveyor's sketch and legal description within 45 days of receipt, then the permittee may record the conservation easement with the legal description and surveyor's sketch or plat

reference previously submitted. If the District provides written disapproval of the preliminary plat or surveyor's sketch and legal description, the permittee shall, within ten (10) days of receipt of the disapproval, correct all errors with the conservation easement, including the preliminary plat or legal description and surveyor's sketch, and record the conservation easement. Pursuant to section 704.06, Florida Statutes, the conservation easement shall prohibit all construction, including clearing, dredging, or filling, except that which is specifically authorized by this permit, within the mitigation areas delineated on the final plans and/or mitigation proposal approved by the District.

The easement may not be amended without written District approval.

Additional Documents Required.
The permittee shall ensure that the conservation easement identifies, and is executed by, the correct grantor, who must hold sufficient record title to the land encumbered by the easement. If the easement's grantor is a partnership, the partnership shall provide to the District a partnership affidavit stating that the person executing the conservation easement has the legal authority to convey an interest in the partnership land. If there exist any mortgages on the land, the permittee shall also have each mortgagee execute a consent and joinder of mortgagee subordinating the mortgage to the conservation easement. The consent and joinder of the mortgagee shall be recorded simultaneously with the conservation easement in the public records of the county where the land is located. Within 30 days of recording, the permittee shall provide the District with: (a) the original recorded easement (including exhibits) showing the date it was recorded and the official records book and page number, (b) a copy of the recorded plat (if applicable), (c) a surveyor's sketch of the easement area plotted on the appropriate USGS topographic map, and (d) the original recorded consent and joinder(s) of mortgagee (if applicable).

24. The operation and maintenance entity shall submit inspection reports to the District one year after the operation phase of the permit becomes effective and every two years thereafter on form 62-330.311(1), "Operation and Maintenance Inspection Certification". The inspection form must be signed and sealed by an appropriate registered professional.

25. The proposed project must be constructed and operated as per plans received by the District on August 31, 2022 and the Wetland Impact / Preservation Plan (Sheet 85) received by the District on April 12, 2022.

26. Proposed impacts to wetlands and upland Riparian Habitat Protection Zone (RHPZ) must be in accordance with the environmental plans received by the District on December 1, 2020.

27. The proposed mitigation plan, which includes preservation of 2.264 acres of wetlands and 2.778 acres of adjacent uplands onsite per Drawing 85 of the plans received by the District on April 12, 2022 and the purchase of 1.89 forested freshwater UMAM credits from Tiger Bay Mitigation Bank per the letter of reservation received by the District on April 12, 2022, is incorporated as a condition of this permit.

28. Before the start of any construction, the permittee must provide the District with documentation demonstrating that 1.89 forested freshwater UMAM mitigation credits have been debited from Basin 17 of the Tiger Bay Mitigation Bank ledger.

29. In the event that the permittee does not successfully complete the transaction to obtain 1.89 forested freshwater UMAM mitigation credits from Basin 17 of Tiger Bay Mitigation Bank, the permittee must obtain a permit modification to provide alternative mitigation.

30. Prior to the sale of any lot or parcel, or use of the infrastructure for its intended use, whichever comes first, the permittee must erect signs on the landward side of the areas

bound by the conservation easement (as depicted on Drawing 85 received by the District on April 12, 2022) that state:

“CONSERVATION AREA: No dumping, land clearing, or other disturbance to vegetation will be permitted beyond this point.”

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.

2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.

3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at *sjrwmd.com*. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.

5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).

6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.

7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.

9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001
Revised 12.7.11

NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to *compliancesupport@sjrwmd.com* (preferred method) **or** send a copy of the original affidavit to:

Office of Records and Regulatory Support
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Records and Regulatory Support at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://www.sjrwmd.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Office of Records and Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

NEWSPAPER ADVERTISING

ALACHUA
The Alachua County Record, Legal Advertising
P. O. Box 806
Gainesville, FL 32602
352-377-2444/ fax 352-338-1986

BAKER
Baker County Press, Legal Advertising
P. O. Box 598
Macclenny, FL 32063
904-259-2400/ fax 904-259-6502

BRADFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

BREVARD
Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

CLAY
Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

DUVAL
Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

FLAGLER
Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386- 681-2322

INDIAN RIVER
Treasure Coast News
760 NW Enterprise Dr.
Port St. Lucie, FL 34986
772-283-5252

LAKE
Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

MARION
Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

NASSAU
News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

OKEECHOBEE
Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

ORANGE
Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

OSCEOLA
Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM
Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

ST. JOHNS
St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3439

SEMINOLE
Sanford Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

VOLUSIA
News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322

CITY OF ORMOND BEACH

22 South Beach Street
Ormond Beach, Florida 32174
TEL: (386) 676-3288
FAX: (386) 676-3304
E-mail: cara.culliver@ormondbeach.org

Memorandum

To: Steven Spraker **Date:** November 4, 2022

Re: **Tymber Creek Apartments – Landscape Analysis**

From: Cara Culliver **CC:**

Steven,

The purpose of this memorandum is to provide tree information for this proposed apartment project which includes landscape buffers, specimen/historic trees, tree mitigation and requirements for natural preservation areas.
The landscape buffers required for this project are 20' foot landscape buffers for the north, west & east sides of this parcel. The north landscape buffer proposed along the Moss Point subdivision in the north western portion varies from 195' to 130' and narrows to 70' in the north eastern portion of the buffer. The proposed west landscape buffer varies from 140' to 57' feet. The proposed east landscape buffer along Tymber Creek Road is 20' feet. The south landscape buffer that abuts the future commercial parcel requires a 6' foot landscape buffer and a 10' buffer is being proposed. The landscape buffers around the Walgreens pond to the north requires a 6' foot which is shown, the west landscape buffer requires a 6' foot and a 10' foot is being proposed. The landscape buffers around the Volusia County pond to the north, west and south sides require a 6' foot buffer and a 11'-6" foot is being proposed.

The site is required to save 78 specimen trees and 207 specimen trees are retained. There are also 7 historic trees (4 Bald Cypress & 3 Live Oaks) all of which are being saved. In addition to specimen/historic trees the site requires that fifteen percent of the site is designated for tree preservation. Fifteen percent of the total gross area is 2.94 acres. The project provides 4.99 acres of proposed tree preservation which includes the north and west areas of the site.

All items concerning, landscape buffers, specimen/historic tree preservation, tree minimum site requirements and protected/specimen tree mitigation have been addressed by the design team.
Sincerely,

Cara L. Culliver

Cara Culliver, R.L.A.

March 30th, 2020

Garrison McMillan
Tellus Partners
6753 Jones Mill Court Suite A
Norcross, GA 30092

RE: Tymber Creek Apartments
Volusia County, Florida
Listed Species Report
ECS Project No. 801.01.20

Dear Mr. McMillan:

On March 16th, 2020, a listed species survey was conducted on the Tymber Creek Apartments property. The subject property is located north of W Granada Boulevard, south of Moss Point Road, and west of N Tymber Creek Avenue in Ormond Beach, Florida. More specifically, the subject property is located in Section 25 Township 14 South and Range 31 East of Volusia County, Florida.

The subject property contains a large wetland along the northern and western boundary as well as a reservoir in the eastern portion of the project site. The rest of the property is pine dominated uplands.

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), 2020, 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). Five (05) land-use type was determined for the project site (Figure 2). A brief description of the FLUCFCS community is provided below.

411 – Pine Flatwoods

Located in the southern portion of the project as well as an area in the northeast. The canopy is dominated by longleaf pine (*Pinus palustris*) with some slash pine (*Pinus elliotii*). The understory is dominated by saw palmetto (*Serenoa repens*). Groundcover consists of bahia grass (*Paspalum notatum*) and grapevine (*Vitis spp*.).

436 – Upland Scrub, Pine and Hardwoods

Located in the center of the property, this habitat was heavily vegetated with some open sandy areas. Vegetation observed includes sweetgum (*Liquidambar styraciflua*), loblolly bay (*Gordonia lasianthus*), sand live oak (*Quercus geminata*), live oak (*Quercus virginianna*), crepe myrtle (*Lagerstroemia spp.*), runner oak (*Quercus pumila*), cogon grass (*Imperata cylindrica*), fetter bush (*Lyonia lucida.*), stagger bush (*Lyonia spp.*), galberry (*Ilex glabra*),

530 – Reservoir

This habitat is located on the eastern side of the property. The edge of the habitat is mowed and maintained. Juvenile red maples (*Acer rubrum*) and bald cypress (*Taxodium distichum*) appear to have been planted along the bank. Aquatic vegetation is sparse, some cattail (*Typha spp*.) and algae were observed.

615 – Stream and Lake Swamps (Bottomland)

Found along the northern and western boundary this habitat is defined by low lying areas with a natural creek running through it. Canopy species consist of bald cypress, pond pine (*Pinus serotina*), laurel oak (*Quercus laurifolia*), red maple, and water oak (*Qyercus nigra*). Other vegetation observed includes dogwood (*Cornus florida*), maiden cane (*Panicum hemitomon*), yellow eyed grass (*Xyris spp.*), and spoon flower (*Peltandra sagittifolia*).

617 – Mixed Wetland Hardwoods

Found in the areas that surround the creek habitat. The canopy here is a mixture of species including slash pine, southern magnolia (*Magnolia grandiflora*), pig nut hickory (*Carya glabra*), cabbage palm (*Sabal palmetto*), sweetgum, laurel oak, Carolina laurel cherry (*Prunus caroliniana*), water oak, and turkey oak (*Quercus laevis*). Ground cover was minimal and consists of bahia grass, blackberry, and some cogon grass.

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.

Birds

Approximately 35 species (and sub-species) of birds found in Florida are protected by the FWC and/or the USFWS. Overall, about fifteen (15) are expected to occur in central Florida.

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. Only about fifteen (15) are expected to occur in central Florida. 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 not contain scrub habitat. There were no open sandy patches of groundcover. 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 or adjacent to known occupied habitat or potential habitat. The scrub habitat onsite is a wetland scrub and not considered habitat for scrub jays.

Red-cockaded woodpeckers (*Picoides borealis*) are listed as endangered (USFWS) and endangered (FWC). No red-cockaded woodpeckers were observed and the upland habitat type is suitable. There was 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. The onsite wetlands do provide wading bird habitat. No wading birds or 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 to determine if any documented bald eagle nests are within 660 feet of the project site. There is one reported bald eagle nest in close proximity to the project site located over 1,000ft from the property boundary. 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.

The sand skink (*Neoseps reynoldsi*) is listed as threatened by both FWS and FWC. The sand skink is primarily found in rosemary scrub, sand pine and oak scrub. Sand skinks require loose sand with large area of no groundcover or canopy cover. The property is not within the sand skink consultation area.

Gopher Tortoise

A cursory survey was conducted throughout the property for gopher tortoises (*Gopherus polyphemus)*, a species listed by the FWC as a Threatened. During the cursory survey, five (05) active and inactive gopher tortoise burrows were observed within the project site. 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.

Currently, there are 4 suitable options to conduct activities that may adversely impact tortoises. The options are to:

1. Avoid developing the area occupied by the tortoises.

2. Avoid individual burrow entrances to ensure the protection of the entire burrow, usually a distance of 50 feet.

3. Capture and relocate the tortoises to a separate onsite location.

4. Capture and relocate the tortoises to an offsite FWC-approved recipient site.

Tortoises may be relocated to an on-site preserve at a density of up to 4 tortoises per acre of suitable upland habitat. Onsite recipient sites must be suitable set-aside areas that are not disturbed by construction activities, that provide a safe environment, and that exclude (through temporary fencing or other means) tortoises from development areas until such development activities have been completed.

Gopher tortoises need access to the following: 1) sufficient areas of forage (herbaceous and low-growing plants including native broadleaf grasses, legumes [bean/pea family], asters, blackberries and other fruits, prickly pear cactus, and a variety of other non-native grasses, except cogon grass); 2) sandy, well-drained, open (uncanopied), sunny sites for burrows and basking; 3) protection from dogs, cats, other exotic predators, human harassment, and busy roads. Such general conditions must remain after development, outside the built footprint on the site.

Small sites typically have gopher tortoises that normally "roam" between adjoining neighboring parcels to forage or burrow, so this should be considered as well. The herbaceous vegetation must be maintained (mowing, burning, etc.), and pesticides/herbicides should not be used in the recipient area.

A permanent FWC-approved easement must also be placed over the onsite recipient area to be maintained in perpetuity.

If the project site does not have a dedicated onsite preserve for tortoises, then offsite relocation will be necessary. In this event, tortoises can be relocated by biologists to an FWC approved recipient site. ECS biologists are authorized by the FWC to relocate gopher tortoises by various means including backhoe extraction. ECS also manages five (5) gopher tortoise recipient sites which are long-term protected sites.

The tasks associated with conducting an offsite relocation of tortoises would include reserving as yet to be determined number of acres at the recipient site, submitting an application to the FWC for the relocation, removing the tortoises from the donor site to the recipient site and reporting the results of the relocation to the FWC. It typically takes 14 to 30 days to obtain the permit to relocate the onsite gopher tortoise population to an approved recipient site. Once the relocation permit is received, ECS can complete the relocation using either the backhoe or bucket trapping extraction methods.

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.

The mitigation fee is $7,500 for 50 acres which equates to $150 per acre of habitat. Therefore, the acreage determined to be eastern indigo snake habitat can be multiplied by $150 to determine the mitigation fee.

The USFWS has established a fund that a developer can pay into for mitigation.

A developer can pay up front and then no surveys for the eastern indigo snakes are required. The survey is a minimum 5-day survey. To save time and monies associated with the surveys, the developer can pay a fee and expedite the permitting process.

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 fox squirrels (*Sciurus niger shermani*) and the Florida mouse (*Podomys floridanus)* and their possible den or nest sites. The presence of gopher tortoise burrows increases 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, one listed species the gopher tortoise was observed within the project site. A 100% gopher tortoise survey will be necessary to determine the onsite gopher tortoise population. Once the survey is complete, a cost estimate can be prepared to relocate the onsite gopher tortoise population.

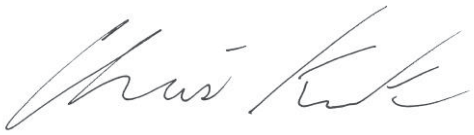
There wetlands and a stormwater ponds present on site.

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



Wetland habitat located on site.



Upland habitat on site.

FIGURES



LEGEND

Project Boundary (± 30.11 Acres)

www.ecologicalcs.com

Ecological Consulting Solutions, Inc.

TYMBER CREEK APARTMENTS
VOLUSIA COUNTY, FLORIDA
LOCATION MAP

PROJECT #: 801.01.20 **DATE: 03/13/20** **FIGURE #: 1**

0 2,500 5,000 Feet

N

235 N. Hunt Club Blvd. Suite 202
Longwood, Florida 32779
Office: (407) 869-9434 Fax: (407) 869-9436
CKrack@ecsfl.cc



LEGEND

- Project Boundary (± 30.11 Acres)
- 411 Pine Flatwoods
- 436 Upland Scrub, Pine and Hardwoods
- 530 Reservoirs
- 615 Stream and Lake Swamps (Bottomland)
- 617 Mixed Wetland Hardwoods

www.ecologicalcs.com

Ecological Consulting Solutions, Inc.

TYMBER CREEK APARTMENTS
VOLUSIA COUNTY, FLORIDA
FLUCFCS MAP

PROJECT #: 801.01.20 **DATE: 03/13/20** **FIGURE #: 2**

0 225 450 Feet

N

235 N. Hunt Club Blvd. Suite 202
Longwood, Florida 32779
Office: (407) 869-9434 Fax: (407) 869-9436
CKrack@ecsfl.cc



LEGEND

- Project Boundary (± 30.11 Acres)
- Five (05) Potentially Occupied Gopher Tortoise Burrows

www.ecologicalcs.com
Ecological Consulting Solutions, Inc.

TYMBER CREEK APARTMENTS
VOLUSIA COUNTY, FLORIDA
BURROW MAP

PROJECT #: 801.01.20 DATE: 03/13/20 FIGURE #: 3

0 225 450 Feet

N

235 N. Hunt Club Blvd. Suite 202
Longwood, Florida 32779
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 TYMBER CREEK APARTMENTS 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	Medium: some habitat available, gopher tortoise burrows observed
Gopherus polyphemus Gopher tortoise	SSC	_	Well drained soil; xeric pine-oak hammocks and scrub; pine flatwoods	High: habitat available, 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: some habitat present, none 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 not available, gopher tortoise burrows observed
BIRDS				
Aphelocoma coerulescens Florida scrub jay	T	T	Level, sterile, white sand with low, xeric oak scrub	Low: scrub habitat available on site, none sighted
Aramus guarauna Limpkin	SSC	_	Densely vegetated swamps, lakeshores and slow streams	Low: open water habitat unavailable on site, none sighted
Egretta caerulea Little blue heron	SSC	_	Lake littorus; shallow ponds and marshes	Low: foraging habitat available, no birds sighted
Egretta thula Snowy egret	SSC	_	Lake littorus; shallow ponds and marshes	Low: foraging habitat available, no birds sighted

TABLE 1: PROTECTED FAUNA FOUND IN VOLUSIA COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE TYMBER CREEK APARTMENTS 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 available, none sighted
Eudocimus albus White ibis	SSC	-	Beaches, mudflats, wet fields and prairies, forested wetlands and marshes	Low: foraging habitat available, none sighted
Falco peregrinus tundrius Peregrine falcon	E	_	Coastal beaches, prairies, and marshes	Low: no habitat available, 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 not available, 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 not available, 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 limited, none sighted
Sciurus niger shermani Sherman's fox squirrel	SSC	_	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 not available, 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 TYMBER CREEK APARTMENTS 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 available, 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 TYMBER CREEK APARTMENTS 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: no habitat available, 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 not available, 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 available, none found
Spiranthes laciniata Lace-tip ladies' tresses	T	_	Marshes and cypress swamps; road banks and ditches	Low: habitat available, none found
Spiranthes longilabris Long-tip ladies' tresses	T	_	Marshes and wet prairies	Low: habitat available, none found
Stenorrhynchos lanceolatus var. lanceolatus Leafless beaked orchid	T	_	Vacant lots, open pastures, pine flatwoods and mowed roadsides	Low: habitat available, none found
Tillandsia fasciculata Common wild pine	E	_	Cypress swamps and hammocks	Low: habitat available, none found
Tillandsia utriculata Giant wild pine	E	_	Hammocks and cypress swamps	Low: habitat 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.

TYMBER CREEK APARTMENTS

VOLUSIA COUNTY, FLORIDA

Environmental Support Document

Prepared For:

St. Johns River Water Management District
Maitland Service Center
601 South Lake Destiny Road, Suite 200
Maitland, FL 32751

Prepared By:

235 Hunt Club Blvd.
Suite 202
Longwood, FL 32779

July 2020

TABLE OF CONTENTS

1.0 INTRODUCTION 3

2.0 SITE CHARACTERISTICS 4

2.1 TOPOGRAPHY 4

2.2 SOILS 4

2.3 VEGETATIVE COMMUNITY ANALYSIS 4

3.0 THREATENED AND ENDANGERED SPECIES 5

3.1 METHODOLOGY 5

3.2 FAUNA 5

3.3 FLORA 7

3.4 REGULATORY REVIEW 8

4.0 WETLAND ANALYSIS 9

4.1 IMPACT AVOIDANCE AND MINIMIZATION ANALYSIS: ALTERNATIVE ANALYSIS 9

4.1.1 Wetland Impacts 10

4.2 SECONDARY AND CUMULATIVE IMPACTS 10

5.0 UNIFORM MITIGATION ASSESSMENT METHOD 11

5.1 QUALITATIVE DESCRIPTION OF IMPACT AREA 11

5.2 QUANTIFICATION OF IMPACT ASSESSMENT AREA 11

5.3 SECONDARY IMPACTS 12

6.0 PROPOSED MITIGATION 12

7.0 SUMMARY 13

LIST OF FIGURES

Figure 1: Site Location Map
Figure 2: Overall Site Plan
Figure 3: Florida Land Use, Cover and Forms Classification (FLUCFCS) Map
Figure 4: Topo Map
Figure 5: Soils Map
Figure 6: Secondary Impact Map

APPENDICES

Appendix A: Conservation Area Wetland Tables:

Table 1: Project Wetland (WL) and Other Surface Water (SW) Summary

Table 2: Project On-Site Mitigation Summary

Table 3: Project Off-Site Mitigation Summary

Appendix B: Part I - Qualitative Description of Assessment / Part II – Quantification of Assessment Areas

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

ENVIRONMENTAL SUPPORT DOCUMENT

TYMBER CREEK APARTMENTS
VOLUSIA COUNTY, FLORIDA

1.0 INTRODUCTION

The 19.62-acre Tymber Creek Apartments project site is located north of W Granada Boulevard, south of Moss Point Road, and west of N Tymber Creek Avenue in Ormond Beach, Florida. More specifically, the subject property is located in Section 25 Township 14 South and Range 31 East of Volusia County, Florida (Figure 1).

The subject property contains a large wetland along the northern and western boundary, a small isolated wetland on the east side of the property as well as a reservoir in the eastern portion of the project site. The rest of the property is pine dominated uplands.

The purpose of this application is to obtain a permit for wetland impacts associated with a proposed apartment complex (Figure 2). The site plan proposes a 300-unit apartment complex consisting of 10 apartment buildings, clubhouse with pool, maintenance building, trash compactor and dog park.

This application is based on the attached site plan (Figure 2). The total project area is $\pm$ 19.62 acres, with wetlands totaling 2.401 acres. ECS did not delineate the onsite wetlands. Two wetlands are present within the project boundaries.

Proposed wetland impacts total 0.137 acres (5,957 s.f.) of onsite wetlands. These impacts consist of six separate impact areas. Impacts to the isolated wetland on the east side of the property is proposed as well as five very small impacts to the western wetland. As compensation, the applicant proposes to provide onsite wetland preservation. Figure 2 depicts the proposed wetland impacts.

This project site is within the Halifax River hydrologic basin.

The project site was reviewed to determine the geological features of the landscape (e.g. soils and topography), to identify the remaining vegetative communities that occur within the project boundary, and to determine the occurrence of threatened and endangered flora and fauna within the parcel. The findings and conclusions of these studies are presented within this document.

2.0 SITE CHARACTERISTICS

2.1 TOPOGRAPHY

According to the U.S.G.S. 7.5 Minute Topographic Map, the project site elevations range from 5 feet to 20 feet above sea level. The highest elevations are found on the central and south sides of the property. The elevations decrease towards the large onsite wetland strand located on the north and west portions of the property. The wetland strand is associated with the Tomoka River. The isolated wetland is not depicted. Overall, the property appeared well drained. The upland portion of the property appeared relatively flat.

2.2 SOILS

Soil composition information for the subject site was obtained from the *Soils Survey of Volusia County, Florida*, United States Department of Agriculture; Soil Conservation Service. Six (6) soil type lies within the subject site of which, one (1) soil type (Pomona-St. Johns complex) is considered hydric.

2.3 VEGETATIVE COMMUNITY ANALYSIS

Pedestrian surveys of the project site were conducted in order to qualitatively document the existing vegetation and to assess the present land use patterns according to th*e Florida Land Use, Cover and Forms Classification System, Department of Transportation* (FLUCFCS; DOT 1999). Five (5) land-use types were determined for the project site. A brief description of each FLUCFCS community is provided below (Figure 3).

411 – Pine Flatwoods

Located in the southern portion of the project as well as an area in the northeast. The canopy is dominated by longleaf pine (*Pinus palustris*) with some slash pine (*Pinus elliotii*). The understory is dominated by saw palmetto (*Serenoa repens*). Groundcover consists of bahia grass (*Paspalum notatum*) and grapevine (*Vitis spp*.).

436 – Upland Scrub, Pine and Hardwoods

Located in the center of the property, this habitat was heavily vegetated with some open sandy areas. Vegetation observed includes sweetgum (*Liquidambar styraciflua*), loblolly bay (*Gordonia lasianthus*), sand live oak (*Quercus geminata*), live oak (*Quercus virginiana*), crepe myrtle (*Lagerstroemia spp.*), runner oak (*Quercus pumila*), cogon grass (*Imperata cylindrica*), fetter bush (*Lyonia lucida.*), stagger bush (*Lyonia spp.*) and gallberry (*Ilex glabra*).

530 – Reservoir

This habitat is located on the eastern side of the property. The edge of the habitat is mowed and maintained. Juvenile red maples (*Acer rubrum*) and bald cypress (*Taxodium distichum*) appear to have been planted along the bank. Aquatic vegetation is sparse, some cattail (*Typha spp*.) and algae were observed.

615 – Stream and Lake Swamps (Bottomland)

Found along the northern and western boundary this habitat is defined by low lying areas with a natural creek running through it. Canopy species consist of bald cypress, pond pine (*Pinus serotina*), laurel oak (*Quercus laurifolia*), red maple, and water oak (*Quercus nigra*). Other vegetation observed includes dogwood (*Cornus florida*), maiden cane (*Panicum hemitomon*), yellow eyed grass (*Xyris spp.*), and spoon flower (*Peltandra sagittifolia*).

617 – Mixed Wetland Hardwoods

Found in the areas that surround the creek habitat. The canopy here is a mixture of species including slash pine, southern magnolia (*Magnolia grandiflora*), pig nut hickory (*Carya glabra*), cabbage palm (*Sabal palmetto*), sweetgum, laurel oak, Carolina laurel cherry (*Prunus caroliniana*), water oak, and turkey oak (*Quercus laevis*). Ground cover was minimal and consists of bahia grass, blackberry, and some cogon grass

3.0 THREATENED AND ENDANGERED SPECIES

3.1 METHODOLOGY

Pedestrian and vehicular transects were conducted throughout 100% of the site to assess the occurrence, or potential for occurrence, of flora and fauna listed as threatened, endangered, or as species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) and the U. S. Fish and Wildlife Services (USFWS). Various resources were employed to assist with the survey. These resources included ArcGIS aerial maps; Florida Natural Areas Inventory and Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida (FWC).

3.2 Fauna

Approximately 35 species (and sub-species) of birds found in Florida are protected by the FWC and/or the USFWS. Overall, about fifteen (15) are expected to occur in central Florida. For Volusia County, the USFWS federally lists five bird species. No listed bird species 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 onsite upland habitat does contain scrub habitat. The guidelines outlined in the *Ecology & Development-Related Habitat Requirements of the Florida Scrub Jay (April 1991)* were reviewed prior to the site visit. 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 or adjacent to known occupied habitat or potential habitat. The scrub habitat onsite is a wetland scrub and not considered habitat for scrub jays.

Red-cockaded woodpeckers (*Picoides borealis*) are listed as endangered (USFWS) and endangered (FWC). No red-cockaded woodpeckers were observed and the upland habitat type is suitable. There was 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. The large onsite wetland does provide wading bird habitat. No wading birds or 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 to determine if any documented bald eagle nests are within 660 feet of the project site. There is one reported bald eagle nest in close proximity to the project site and is located over 1,000ft from the property boundary. 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 little foraging habitat for kestrels. No birds were observed on or offsite at the time of the survey.

Amphibians and Reptiles

About thirty (30) species of Florida's amphibians and reptiles are protected. For Volusia County, the USFWS federally lists seven reptile species. Only a few could occur on this site. No listed reptile or amphibian species were observed within the project boundaries.

A cursory survey was conducted throughout the property for gopher tortoises (*Gopherus polyphemus)*, a species listed by the FWC as a Threatened. During the cursory survey, five (05) active and inactive gopher tortoise burrows were observed within the project site. 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. A permit will be obtained from the FWC to relocate the onsite gopher tortoise population.

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 period of October 01st through April 30th. There were little suitable refugia for the eastern indigo snake onsite. No eastern indigo snakes were observed.

On August 1, 2017, the USFWS has revised their programmatic key for the eastern indigo snake. The changes allow the USFWS to ask for mitigation for impacts to eastern indigo snake habitat if 25 or more acres of suitable habitat will be impacted for development. The USFWS has established a fund that a developer can pay into for mitigation. This change is only for south Florida and does not include Volusia County.

Mammals

Thirty-three (33) mammals are currently protected in Florida. For Volusia County, the USFWS federally lists one mammal species. An estimated two (2) State listed mammal species occur within Volusia County. None were observed on this site.

ECS focused our search on fox squirrels (*Sciurus niger shermani*) and the Florida mouse (*Podomys floridanus)* and their possible den or nest sites. We did not observe any listed mammals or their potential den sites. The presence of gopher tortoise burrows increases the probability of the Florida mouse occurring onsite.

3.3 Flora

There were no protected plant species found on the project site. Currently, there are no technical reports available by the state or federal agencies, mentioned in this report, for the survey of 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.

3.4 REGULATORY REVIEW

U. S. Fish and Wildlife Service

The U.S. Fish and Wildlife Service (USFWS) is the federal agency responsible for protecting the nation's fish and wildlife resources through implementation of the Endangered Species Act of 1973, as amended ("ESA"), 16 U.S.G. 1531-1543. The USFWS has responsibility for terrestrial and fresh water species. In Florida, 104 species are federally listed as threatened and endangered.

Florida Fish and Wildlife Conservation Commission

Article IV, Section 9 of the Florida Constitution authorizes the Florida Fish and Wildlife Conservation Commission (FWC) to "exercise the regulatory and executive powers in the state with regard to the wild animal life and fresh water aquatic life..." The FWC regulates the taking of individuals listed as endangered, threatened, or of special concern and their nests. The FWC also provides technical assistance to other agencies that have regulatory authority over activities, which may affect fish and wildlife and their habitat. The regulatory role of the FWC is currently restricted to protecting animals, not their habitats. However, current FWC policies allow for habitat protection as compensation for the "taking" of individuals of the species. The FWC Office of Environmental Services (OES) provides technical assistance to other agencies that regulate development activities. These agencies include the Department of Community Affairs, the Department of Environmental Protection, the U.S. Army Corps of Engineers, water management districts, regional planning councils and local governments. Currently, the FWC lists 106 species of animals.

Florida Department of Agriculture and Consumer Services

In Section 581.185, F. S., the Florida Legislature delegated to the Department of Agriculture and Consumer Services (FDA) authority to designate and regulate plants listed as "endangered", "commercially exploited" and "threatened". There is no statutory prohibition against a landowner from harvesting an endangered or threatened plant from its own property. It is unlawful for an individual to harvest from the private land of another or any public land without first obtaining written permission of the landowner and a permit from FDA. Harvesting three or more commercially exploited plants will also require a FDA permit.

4.0 WETLAND ANALYSIS

The wetland strand located on the west and north sides of the property is part of a larger wetland system associated with the Tomoka River. The wetland portion along the northern property boundary is characterized by sudden decrease in elevation, standing water with a forested edge adjacent to the standing water and visible flow. Overall, the wetland is considered good quality. The uplands are forested with a dense saw palmetto understory. There were no signs of historic cattle grazing or disturbance of this wetland other than small amounts of trash which may have floating into the property under high water conditions.

The wetland located along the western property boundary is much narrower than the north wetland. It is more of a wetland strand in appearance. The side slopes are not as steep and standing water was only present in small pools on the northwest portion of the property. Single family homes border this strand to the west. This wetland also exhibited minimal signs of disturbance. The wetland groundcover is mostly pine duff with some scattered fern species.

The isolated wetland located on the east side of the property is forested. It has previously been impacted by the construction of Tymber Creek Road. The east side of this wetland has a heavy shrub component. This wetland is less than 0.5 acres in size and has no connections with offsite wetlands. Only a portion of this wetland is onsite. The previous consultant delineated the entirety of this wetland.

Overall, the lack of management has played an important role in eliminating natural processes such as fire and natural regeneration. There were no observed ditches present.

4.1 IMPACT AVOIDANCE AND MINIMIZATION ANALYSIS

Complete avoidance and minimization (reduction of wetland impacts) to the onsite wetlands cannot be achieved due to the shape of the property combined with the location of the onsite wetland habitats. Wetland impacts are unavoidable. The proposed wetland impacts are necessary for pad construction and stormwater pond construction.

The site has been designed to impact the isolated wetland while limiting impacts to five small areas along the western strand wetland. No impacts are proposed to the wetland along the north property boundary. Development is proposed to the upland habitats, maximizing usage of the available upland habitat.

Impact Areas 1,2,3,4 and 5 are necessary for sloping from the proposed parking area. As the edge of the parking area slopes from the construction grade, down towards the wetland, five small impacts are necessary.

The proposed wetland preservation will continue to provide habitat for wildlife

species. The proposed impact to wildlife and fish is considered minimal. The applicant does propose mitigation that provides regional ecological value.

4.1.1 Wetland Impacts

The wetland impacts associated with the proposed development is shown in Figure 2. Approximately 0.137 acres of impacts are proposed. The individual wetland impacts are detailed below.

Wetland Impact Area 1 – 0.005 acres (220 sf.)
Wetland Impact Area 2 – 0.006 acres (287 sf.)
Wetland Impact Area 3 – 0.001 acres (27 sf.)
Wetland Impact Area 4 – 0.001 acres (28 sf.)
Wetland Impact Area 5 – 0.002 acres (87 sf.)
Wetland Impact Area 6 – 0.122 acres (5,308 sf.)

Wetland Impact Areas 1 through 5 are to the narrow wetland strand located on the west side of the property. The impacts are to the extreme wetland perimeter and are necessary for a uniform curvature of the parking for the apartments. The impact areas are forested.

Impact Area 6 is to an isolated wetland, less than 0.5 acres in size with no connection to offsite wetlands.

The higher quality wetland habitat with standing water, water flow, will be preserved.

Mitigation is proposed for the 0.015 acres of wetland impacts (Wetland Impact Areas 1 through 5). These impacts will be compensated for by onsite wetland preservation.

4.2 SECONDARY AND CUMULATIVE IMPACTS

The criteria within Sections 4.2.7 and 4.2.8 of the SFWMD Applicants Handbook could be reviewed to provide reasonable assurances that any proposed wetland impacts would not result in adverse secondary or cumulative impacts to the water resources associated with this project.

Secondary impacts were assessed for the proposed 0.015 acres of wetland impacts. The distance of each impact area and a depth of 100 feet was used to determine the limits of secondary impacts and is discussed under Section 5.3.

No listed species were identified within or adjacent to the project area. Impacts to the upland-nesting habitat of listed species that are aquatic or wetland dependent are not expected to occur.

Upland buffers as well as additional upland preservation will also be provided.

The proposed mitigation offsets the project's adverse impacts and it is in the same drainage basin; therefore, the project complies with 12.2.8, ERP A.H.

5.0 UNIFORM MITIGATION ASSESSMENT METHOD

Per subsection 373.414(18), F.S., a uniform mitigation assessment method (UMAM) was employed to determine the amount of mitigation needed to offset adverse impacts to wetlands and other surface waters and\or to award and deduct mitigation bank credits.

The standardized procedures for assessing the functions provided by wetlands and other surface waters, the amount that those functions are reduced by a proposed impact and the amount of mitigation necessary to offset wetland and surface water loss, were adhered to as outlined in Chapter 62-345.

A qualitative description, per Section 62-345.00.400, F.A.C. (referred to as Part I) and quantification of assessment areas, per Sections 62-345.500 and .600, F.A.C. (referred to as Part II) was conducted for the onsite wetland. Reasonable scientific judgment was used when applying this method.

5.1 Part I – Qualitative Description of Impact Area

The information provided on the data sheets (Appendix B) has been previously discussed in this document. Please refer to the vegetative descriptions under Section 2.3 “Vegetative Community Analysis” and Section 3.3 “Listed Species Survey Results” for detailed information as summarized on the data sheet.

5.2 Part II – Quantification of Impact Assessment Area

The five (5) impact areas were assessed as a single impact area since they are so small, all to the same wetland and identical in habitat type. The assessment areas were analyzed to determine the degree to which the assessment area provides the functions identified in Part I and the amount of function lost or gained by the project for the impacted jurisdictional onsite wetlands. The areas chosen represent wetland vegetation, soils and hydrology of the onsite wetland and upland buffer, and also include existing sub-canopy and groundcover vegetative species. The assessment area represents current conditions of the existing onsite wetland and upland buffer. Three categories of indicators of wetland function were scored to the extent that they affect the ecological value of the assessment areas. These indicators include: 1) location and landscape support, 2) water environment and 3) community structure.

Wetland Assessment Area is the five impact areas on the west side of the property, totaling 0.115 acres. The current condition of the impact area was

assessed and a delta of 0.7 was determined. Multiplying the delta (0.7) with the impact acreage (0.015) yielded a functional loss (FL) of 0.0105. Please see the data sheet for the individual information determined for the three indicators of wetland function (Appendix B).

5.3 Secondary Impacts

Secondary impacts were assessed for the five impact areas. Please see the attached secondary impact map.

More specifically, secondary impacts were assessed along the boundary of each wetland impact area. The linear feet by an average depth of 100 feet was assessed for secondary impacts or 0.115 acres.

The secondary impact areas are as follows;

Wetland Impact Area 1 – 0.016 acres
Wetland Impact Area 2 – 0.034 acres
Wetland Impact Area 3 – 0.015 acres
Wetland Impact Area 4 – 0.014 acres
Wetland Impact Area 5 – 0.036 acres

The current condition of the secondary impact area was assessed and a score of 0.63 was determined. A score of 0.7 was determined for the without condition. The difference is a delta of 0.07. Multiplying the delta (0.07) with the impact secondary acreage (0.115) yielded a functional loss (FL) of 0.008. Please see the data sheet for the individual information determined for the three indicators of wetland function (Appendix B).

The combined functional loss is 0.019.

6.0 PROPOSED MITIGATION

The loss of wetland function due to the proposed impacts can be sufficiently mitigated with onsite wetland preservation. The proposed mitigation plan will more than compensate for the loss of the aforementioned wetlands. The total functional loss (direct impacts and secondary impacts) is 0.019.

Wetland Preservation Areas 1 and 2 is the 1.797 acres of the northern onsite wetland.

The current condition of the preservation area was assessed and a delta of 0.03 was determined. A preservation adjustment factor of 0.6 was determined. This preservation adjustment factor was based on a proposed management plan, the ecological and hydrological relationship to the onsite preservation area and to the offsite wetlands associated with the Tomoka River and the floodplain habitat the

onsite wetlands provide. Multiplying the adjusted mitigation delta (0.018) with the preservation acreage (1.797) yielded a regional functional gain (RFG) of 0.032. Please see the data sheet for the individual information determined for the three indicators of wetland function (Appendix B).

Wetland Preservation Area 3 is the 0.467 acres of the northern onsite wetland.

The current condition of the preservation area was assessed and a delta of 0.03 was determined. A preservation adjustment factor of 0.5 was determined. This preservation adjustment factor was based on a proposed management plan, the ecological and hydrological relationship to the onsite preservation area and to the offsite wetlands associated with the Tomoka River. Multiplying the adjusted mitigation delta (0.015) with the preservation acreage (0.467) yielded a regional functional gain (RFG) of 0.007. Please see the data sheet for the individual information determined for the three indicators of wetland function (Appendix B).

The combined regional functional gain for the onsite preservation areas is 0.039.

Subtracting the regional functional gain score from the total functional loss score (0.019 – 0.039) results in surplus of 0.02. Upland buffers will also be provided as well as additional upland preservation. The eight (8) upland preservation areas are labeled on the site plan. The upland preservation areas were not assessed with UMAM as they were not necessary to offset the proposed wetland impacts.

7.0 SUMMARY

As previously discussed, approximately 0.137 acres of wetland impacts are proposed. Mitigation is proposed for 0.115 acres of proposed wetland impacts. Secondary impacts were estimated. A combined functional loss of 0.019 was determined for the direct impacts and the anticipated secondary impacts to onsite wetlands.

Mitigation will be provided through 2.264 acres of onsite wetland preservation. Upland preservation will consist of 2.599 acres.

FIGURES



LEGEND

Project Boundary (± 30.11 Acres)

www.ecologicalcs.com

Ecological Consulting Solutions, Inc.

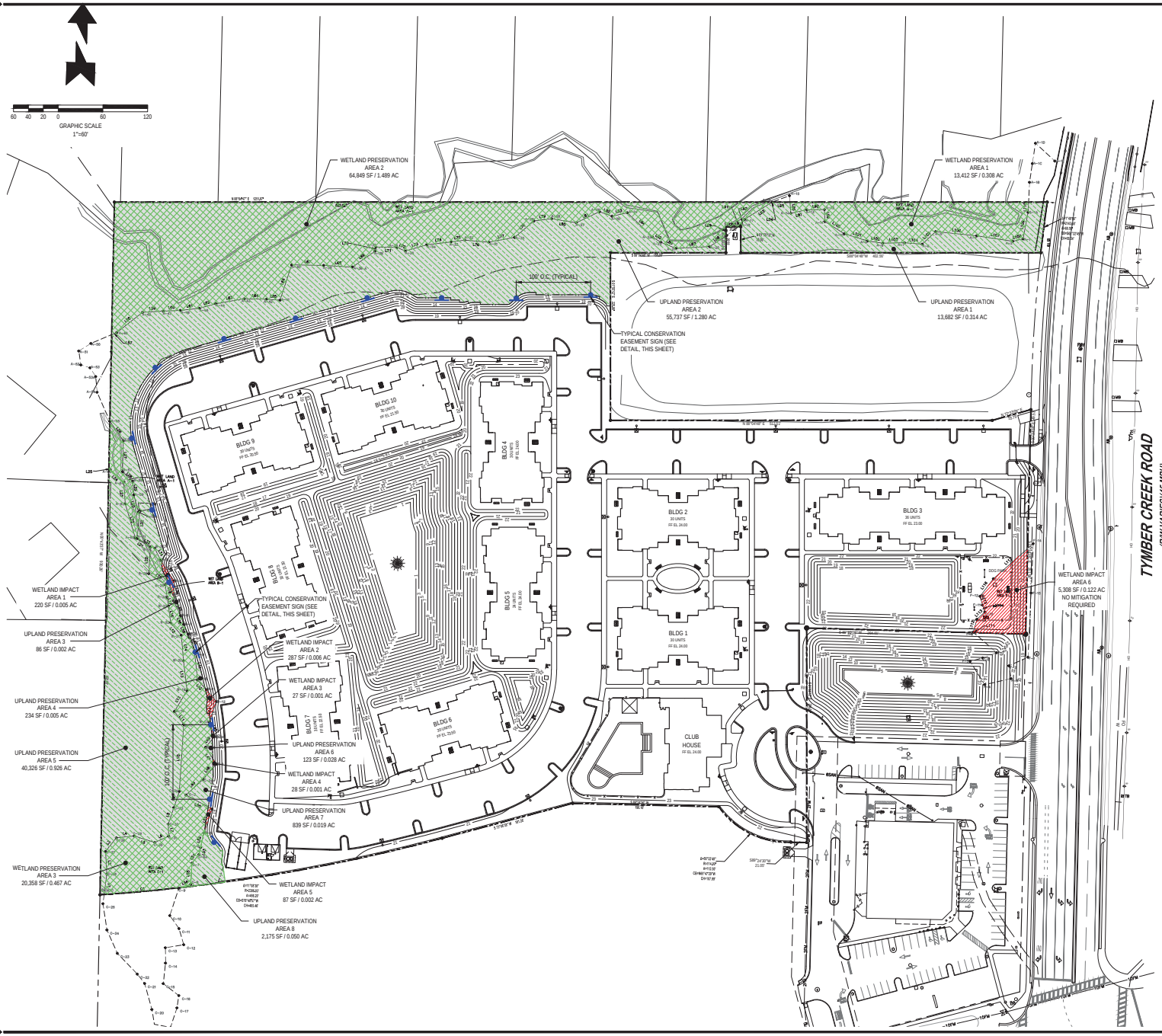
TYMBER CREEK APARTMENTS
VOLUSIA COUNTY, FLORIDA
LOCATION MAP

PROJECT #: 801.01.20 **DATE: 03/13/20** **FIGURE #: 1**

0 2,500 5,000 Feet

N

235 N. Hunt Club Blvd. Suite 202
Longwood, Florida 32779
Office: (407) 869-9434 Fax: (407) 869-9436
CKrack@ecsfl.cc



WETLAND AREAS SUMMARY CHART

1. WETLAND / UPLAND AREAS:	SQ. FT.	ACRE	%
TOTAL WETLAND AREAS	104,588	2.401	12.2
TOTAL UPLAND AREAS	750,047	17.219	87.8
TOTAL PROJECT AREA	854,635	19.620	100.0

LEGEND

- WETLAND IMPACT AREA
  5,957 SF / 0.137 AC (TOTAL)
  IMPACT AREAS REQUIRING MITIGATION = 649 SF / 0.015 AC
- WETLAND PRESERVATION AREA
  98,619 SF / 2.264 AC (TOTAL)
- UPLAND PRESERVATION AREA
  113,202 SF / 2.599 AC (TOTAL)
- CONSERVATION EASEMENT AREA
  211,821 SF / 4.863 AC (TOTAL)
- CONSERVATION EASEMENT SIGN
  (SEE DETAIL, THIS SHEET)

CONSERVATION AREA

NO DUMPING, LAND CLEARING OR OTHER DISTURBANCE TO SOILS OR VEGETATION PERMITTED BEYOND THIS POINT

FOR MORE INFORMATION, CONTACT THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (321) 984-4940

12" x 12"

SEE PLAN FOR LOCATIONS, SPACE AT 100' O.C.

CONSERVATION EASEMENT SIGN

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.Newkirk Engineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

WETLAND IMPACT / PRESERVATION PLAN
TYMBER CREEK APARTMENTS

36 N TYMBER CREEK ROAD
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 2019 ALL RIGHTS RESERVED

HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	JUNE 2020
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 60'

DRAWING NUMBER

62



LEGEND

- Project Boundary (± 30.11 Acres)
- 411 Pine Flatwoods
- 436 Upland Scrub, Pine and Hardwoods
- 530 Reservoirs
- 615 Stream and Lake Swamps (Bottomland)
- 617 Mixed Wetland Hardwoods

www.ecologicalcs.com

Ecological Consulting Solutions, Inc.

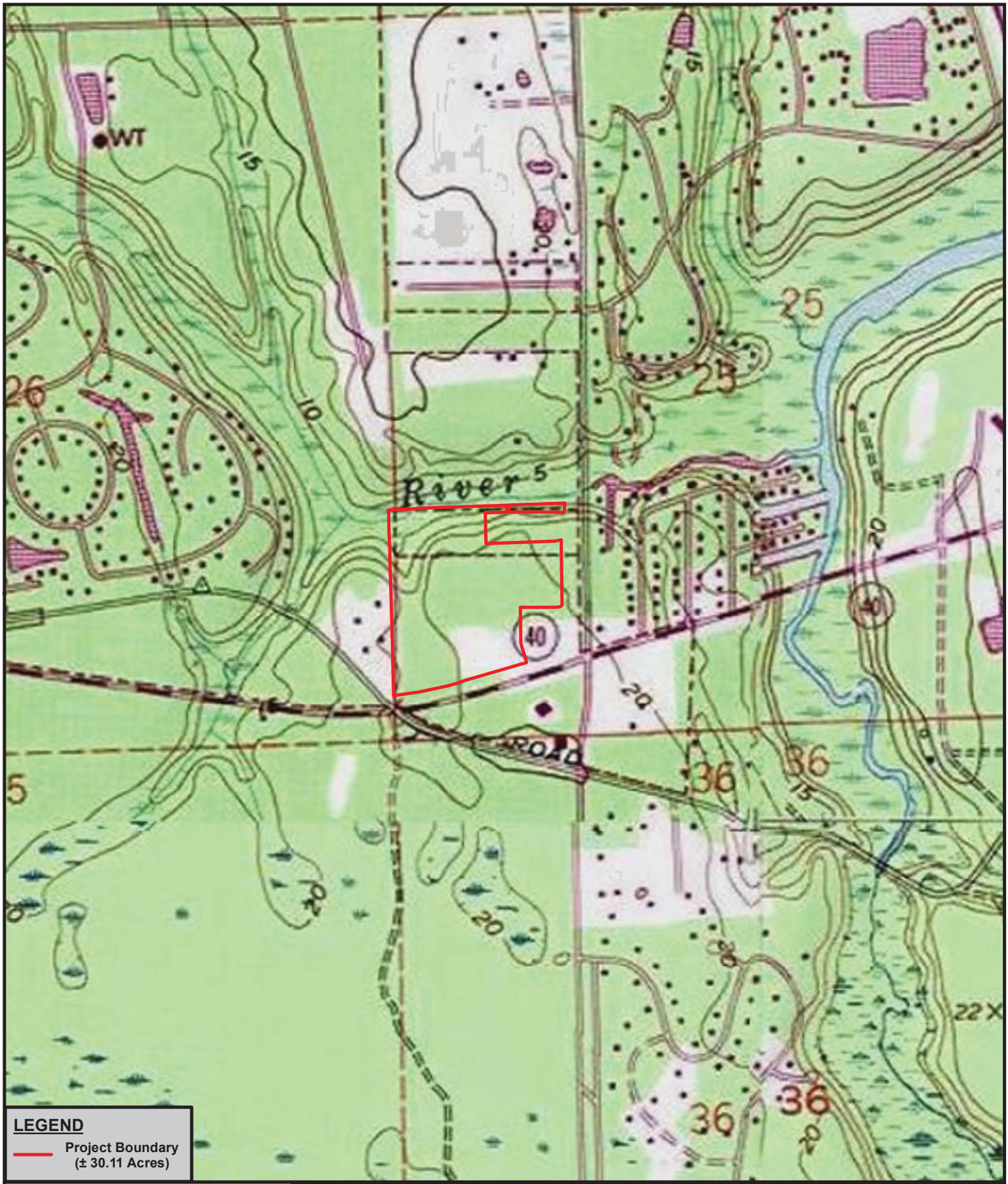
TYMBER CREEK APARTMENTS
VOLUSIA COUNTY, FLORIDA
FLUCFCS MAP

PROJECT #: 801.01.20 **DATE: 03/13/20** **FIGURE #:3**

0 225 450 Feet

N

235 N. Hunt Club Blvd. Suite 202
Longwood, Florida 32779
Office: (407) 869-9434 Fax: (407) 869-9436
CKrack@ecsfl.cc



www.ecologicalcs.com

Ecological Consulting Solutions, Inc.

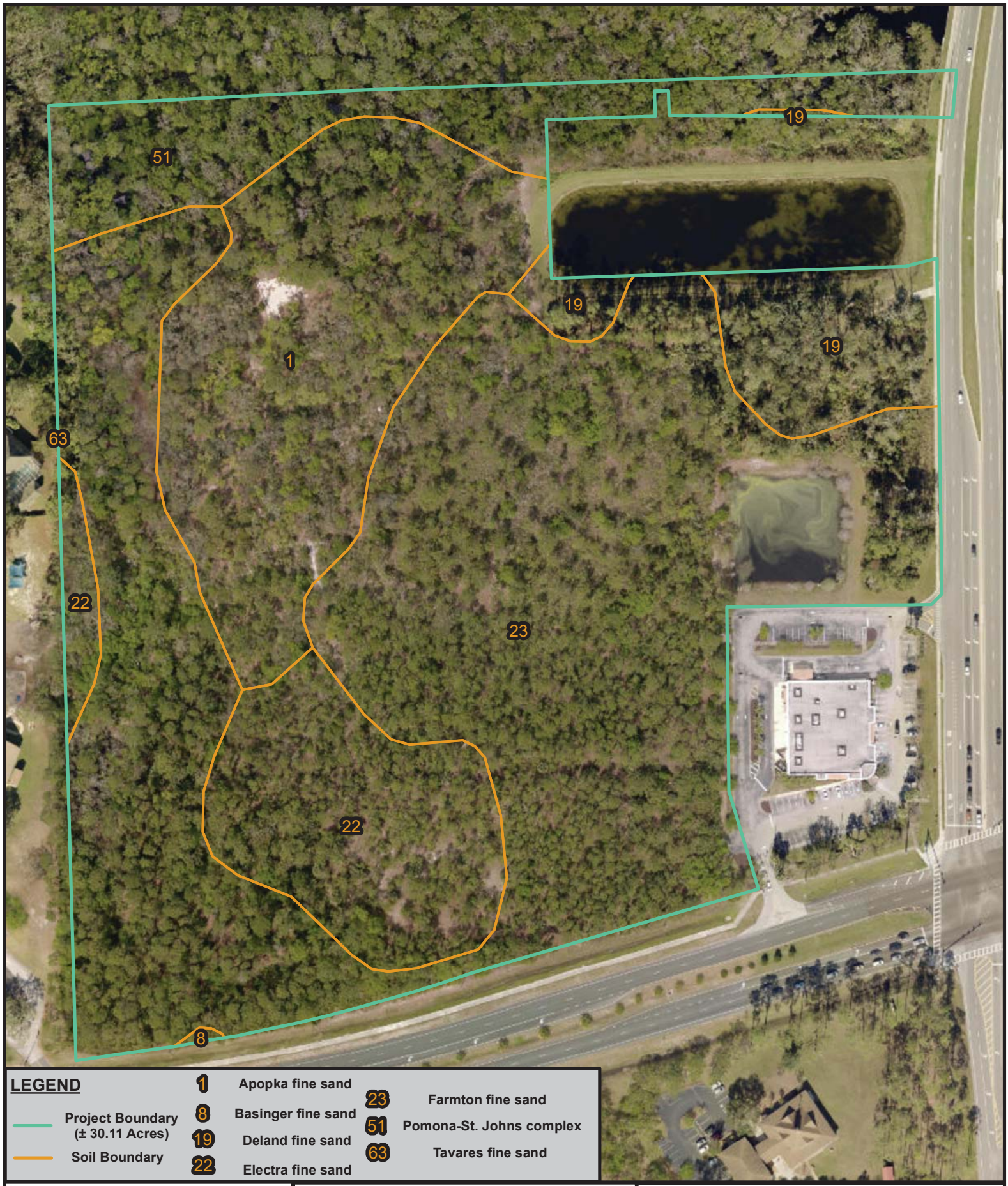
TYMBER CREEK APARTMENTS
VOLUSIA COUNTY, FLORIDA
TOPO MAP

PROJECT #: 801.01.20 DATE: 03/13/20 FIGURE #:4

0 1,000 2,000 Feet

N

235 N. Hunt Club Blvd. Suite 202
Longwood, Florida 32779
Office: (407) 869-9434 Fax: (407) 869-9436
CKrack@ecsfl.cc



LEGEND

Project Boundary (± 30.11 Acres)

Soil Boundary

1	Apopka fine sand
8	Basinger fine sand
19	Deland fine sand
22	Electra fine sand
23	Farmton fine sand
51	Pomona-St. Johns complex
63	Tavares fine sand

www.ecologicalcs.com

Ecological Consulting Solutions, Inc.

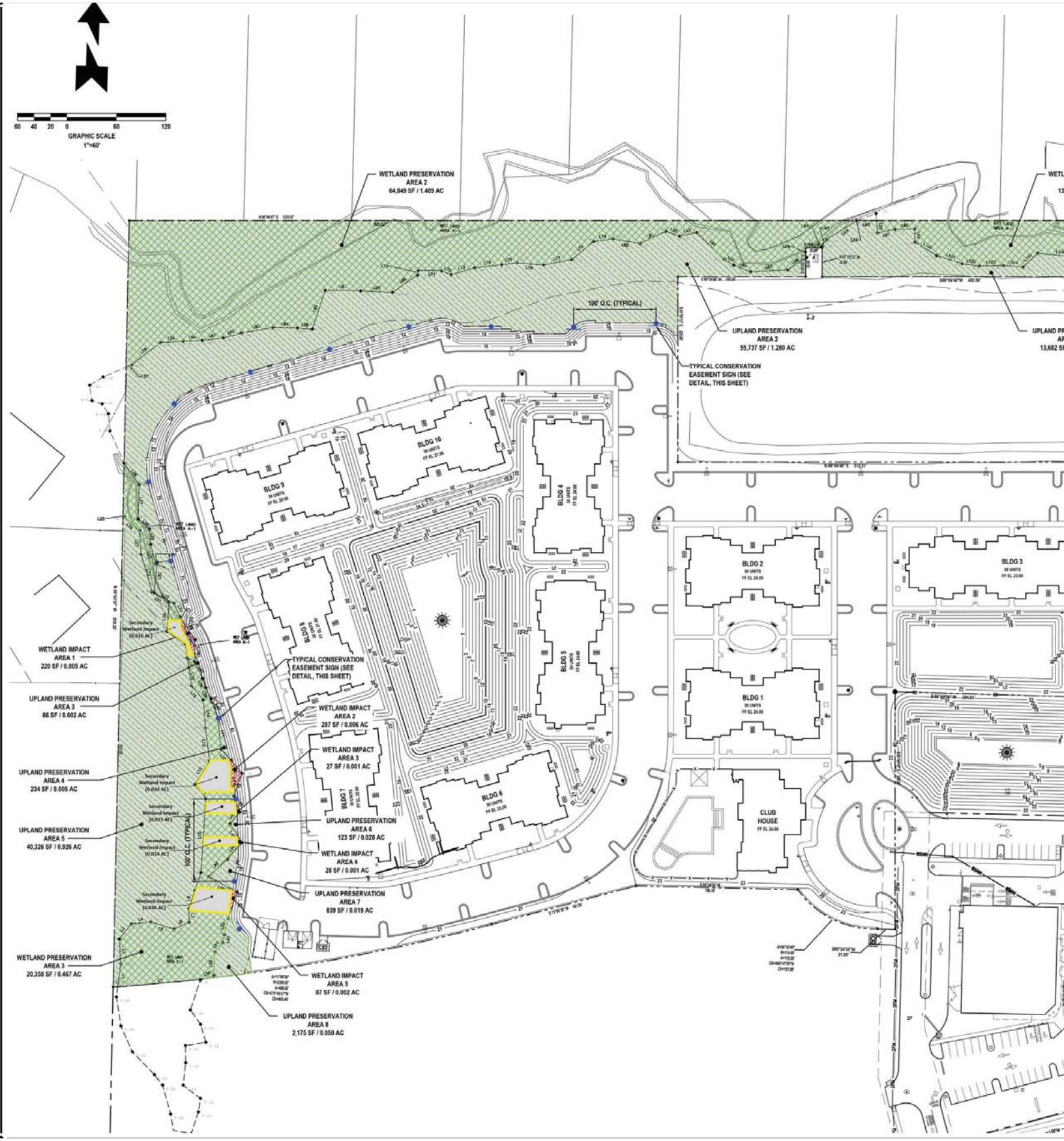
TYMBER CREEK APARTMENTS
VOLUSIA COUNTY, FLORIDA
NRCS SOILS MAP

PROJECT #: 801.01.20 **DATE: 03/13/20** **FIGURE #:5**

0 225 450 Feet

N

235 N. Hunt Club Blvd. Suite 202
Longwood, Florida 32779
Office: (407) 869-9434 Fax: (407) 869-9436
CKrack@ecsfl.cc


GRAPHIC SCALE
1"=60'
WETLAND PRESERVATION AREA 2
64,849 SF / 1.489 AC
100' O.C. (TYPICAL)
UPLAND PRESERVATION AREA 2
55,737 SF / 1.280 AC
TYPICAL CONSERVATION EASEMENT SIGN (SEE DETAIL, THIS SHEET)
BLDG 10
BLDG 9
BLDG 4
BLDG 8
BLDG 5
BLDG 2
BLDG 3
BLDG 1
BLDG 6
BLDG 7
CLUB HOUSE
WETLAND IMPACT AREA 1
220 SF / 0.005 AC
UPLAND PRESERVATION AREA 3
86 SF / 0.002 AC
TYPICAL CONSERVATION EASEMENT SIGN (SEE DETAIL, THIS SHEET)
WETLAND IMPACT AREA 2
287 SF / 0.006 AC
WETLAND IMPACT AREA 3
27 SF / 0.001 AC
UPLAND PRESERVATION AREA 4
234 SF / 0.005 AC
UPLAND PRESERVATION AREA 6
123 SF / 0.028 AC
UPLAND PRESERVATION AREA 5
40,326 SF / 0.926 AC
WETLAND IMPACT AREA 4
28 SF / 0.001 AC
UPLAND PRESERVATION AREA 7
839 SF / 0.019 AC
WETLAND PRESERVATION AREA 3
20,358 SF / 0.467 AC
WETLAND IMPACT AREA 5
87 SF / 0.002 AC
UPLAND PRESERVATION AREA 8
2,175 SF / 0.050 AC

APPENDIX A

Appendix B

Table 1: PROJECT WETLAND (WL) AND OTHER SURFACE WATER (SW) SUMMARY

WL & SW ID	WL & SW TYPE (FLUCFCS)	WL & SW SIZE (acres)	WL& SW NOT IMPACTED	TEMPORARY WL & SW IMPACTS			PERMANENT WL & SW IMPACTS			MITIGATION ID
				WL & SW TYPE	IMPACT SIZE	IMPACT CODE	WL & SW TYPE (FLUCFCS)	IMPACT SIZE	IMPACT CODE	
Wetland 1	615, 617	2.279	2.264				617	0.015	F	Preservation
Wetland 2	530	0.122	0.00				530	0.122		None
PROJECT TOTALS:		2.401	2.264					0.137		

Comments:
CODES (multiple entries per cell not allowed):
Wetland Type: from an established wetland classification system (see Section E, 111b.)
Impact Type: D=Dredge; F=Fill; H=change hydrology; S=shading; C=clearing; O=other
FROM NUMBER 40C-4.900(1) Pg 8 of 12

Table 2: PROJECT ON-SITE MITIGATION SUMMARY

MITIGATION ID	CREATION		RESTORATION		ENHANCEMENT		WETLAND PRESERVE		UPLAND PRESERVE		OTHER	
	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TYPE	AREA	TYPE	AREA	TYPE
Preservation Area 1 & 2							1.797	615,617				
Preservation Area 3							0.467	615,617				
PROJECT TOTALS							2.264					

CODES (multiple entries per cell not allowed):
Target Type or Type=target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

Reviewer:_____

FROM NUMBER 40C-4.900(1) Pg 9 of 1

Table 3: PROJECT OFF-SITE MITIGATION SUMMARY

MITIGATION ID	CREATION		RESTORATION		ENHANCEMENT		WETLAND PRESERVE		UPLAND PRESERVE		OTHER	
	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TYPE	AREA	TYPE	AREA	TYPE
N/A												
PROJECT TOTALS												

CODES (multiple entries per cell not allowed):
Target Type or Type=target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

Reviewer:_____

FROM NUMBER 40C-4.900(1) Pg 9 of 1

APPENDIX B

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tymber Creek Apartments		Wetland Impact Area 1,2,3,4,5

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
FLUCFCS 611		Impact	0.015 acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
.....	Class I	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The subject property is 19.62 acres located north of W Granada Boulevard, south of Moss Point Road, and west of N Tymber Creek Avenue in Ormond Beach, Florida. More specifically, the subject property is located in Section 25 Township 14 South and Range 31 East of Volusia County, Florida. The subject property contains a large wetland along the northern and western boundary as well as a reservoir in the eastern portion of the project site. The total amount of wetlands on site totals 2.401 acres. The rest of the property is pine dominated uplands.

Assessment area description

The assessment area consists of an impact to a mixed wetland hardwoods located on the eastern part of the property. The canopy consists of predominately slash pines (Pinus elliottii), sweet bay (Magnolia virginiana with red maple (Acer rubrum) and sweetgum (Liquidambar styraciflua). Understory species include dahoon holly and wax myrtle (Myrica cerifera). The groundcover consists of Virginia chain fern (Woodwardia virginica), cinnamon fern (Osmunda cinnamomea), dog fennel (Eupatorium capillifolium), royal fern (Osmunda regalis) and redroot (Lachnanthes caroliana). Standing water is not present.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
the Tomoka River is due north of the project site	This impact area (wetland habitat) not unique or rare in relation to the regional landscape.

Functions	Mitigation for previous permit/other historic use
Provides wildlife habitat for local species, water quality from runoff	none

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
amphibians, reptiles, songbirds and mammals	none found in Volusia County

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

none

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Bill Griffy	7/13/20

Form 62-345.900(1), F.A.C. [effective date 02-04-2004]

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tymber Creek Apartment		Wetland Impact Area 1,2,3,4,5
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Wetland Impact - 0.015 acres	Bill Griffy	7/13/20

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 7	with: 0
Support for wildlife species outside of Assessment Area is moderate. Provides some benefits, adverse impacts from upland land uses outside of Assessment Area, natural connection to offsite wetlands, upland provides protection, uplands to be developed.		
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 7	with: 0
Standing water is not present in the AA, uplands undeveloped, no evidence of flow rates, no ditching observed, no evidence of fire, nuisance and some exotic species in low numbers, no wading birds observed in Assessment Area, some native desirable wetland plant species. Light penetration is sufficient for herbaceous species.		
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 7	with: 0
Canopy cover dominated by red maple, slash pine, some shrub cover, some desirable wetland species. Adjacent uplands are undeveloped pine and scrub, some snags, low lying topographic area. no evident land management practices. Encourages recruitment of invasive exotics.		

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres: 0.7	with: 0

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.7 X 0.015=0.0105

Delta = [with-current]
0.7

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

Form 62-345.900(2), F.A.C. [effective date 02-04-2004]

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tymber Creek Apartments		Secondary Impact Areas 1,2,3,4,5

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
FLUCFCS 611		Impact	0.115 acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
.....	Class I	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The subject property is 19.62 acres located north of W Granada Boulevard, south of Moss Point Road, and west of N Tymber Creek Avenue in Ormond Beach, Florida. More specifically, the subject property is located in Section 25 Township 14 South and Range 31 East of Volusia County, Florida. The subject property contains a large wetland along the northern and western boundary as well as a reservoir in the eastern portion of the project site. The total amount of wetlands on site totals 2.401 acres. The rest of the property is pine dominated uplands.

Assessment area description

The assessment area consists of anticipated secondary impacts to a mixed wetland hardwoods located on the eastern part of the property. The canopy consists of predominately slash pines (Pinus elliottii), sweet bay (Magnolia virginiana with red maple (Acer rubrum) and sweetgum (Liquidambar styraciflua). Understory species include dahoon holly and wax myrtle (Myrica cerifera). The groundcover consists of Virginia chain fern (Woodwardia virginica), cinnamon fern (Osmunda cinnamomea), dog fennel (Eupatorium capillifolium), royal fern (Osmunda regalis) and redroot (Lachnanthes caroliana). Standing water is not present.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
the Tomoka River is due north of the project site	This impact area (wetland habitat) not unique or rare in relation to the regional landscape.

Functions	Mitigation for previous permit/other historic use
Provides wildlife habitat for local species, water quality from runoff	none

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
amphibians, reptiles, songbirds and mammals	none found in Volusia County

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

none

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Bill Griffy	7/13/20

Form 62-345.900(1), F.A.C. [effective date 02-04-2004]

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tymber Creek Apartment		Secondary Impact Area 1,2,3,4,5
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Secondary Wetland Impact - 0.115 acres	Bill Griffy	7/13/20

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current: 7 with: 6	Support for wildlife species outside of Assessment Area is moderate. Provides some benefits, adverse impacts from upland land uses outside of Assessment Area, natural connection to offsite wetlands, upland provides protection, uplands to be developed.	
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current: 7 with: 7	Standing water is not present in the AA, uplands undeveloped, no evidence of flow rates, no ditching observed, no evidence of fire, nuisance and some exotic species in low numbers, no wading birds observed in Assessment Area, some native desirable wetland plant species. Light penetration is sufficient for herbaceous species.	
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current: 7 with: 6	Canopy cover dominated by red maple, slash pine, some shrub cover, some desirable wetland species. Adjacent uplands are undeveloped pine and scrub, some snags, low lying topographic area. no evident land management practices. Encourages recruitment of invasive exotics.	

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres: 0.7	with: 0.63

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.07 X 0.115=0.008

Delta = [with-current]
0.07

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

Form 62-345.900(2), F.A.C. [effective date 02-04-2004]

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tymber Creek Apartments		Wetland Preservation Areas 1 and 2

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
FLUCFCS 615 / 617		Mitigation	1.797acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
.....	Class I	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The subject property is 19.62 acres located north of W Granada Boulevard, south of Moss Point Road, and west of N Tymber Creek Avenue in Ormond Beach, Florida. More specifically, the subject property is located in Section 25 Township 14 South and Range 31 East of Volusia County, Florida. The subject property contains a large wetland along the northern and western boundary as well as a reservoir in the eastern portion of the project site. The total amount of wetlands on site totals 2.401 acres. The rest of the property is pine dominated uplands.

Assessment area description

Found along the northern boundary this habitat is defined by low lying areas with a natural creek running through it. Canopy species consist of bald cypress, pond pine (Pinus serotina), laurel oak (Quercus laurifolia), red maple, and water oak (Qyercus nigra). Other vegetation observed includes dogwood (Cornus florida), maiden cane (Panicum hemitomon), yellow eyed grass (Xyris spp.), and spoon flower (Peltandra sagittifolia). The upper banks consist of slash pine, southern magnolia (Magnolia grandiflora), pig nut hickory (Carya glabra), cabbage palm (Sabal palmetto), sweetgum, laurel oak, Carolina laurel cherry (Prunus caroliniana), water oak, and turkey oak (Quercus laevis). Ground cover was minimal and consists of bahia grass, blackberry, and some cogon grass. Water flows through this area.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
the Tomoka River is due north of the project site	This impact area (wetland habitat) not unique or rare in relation to the regional landscape.

Functions	Mitigation for previous permit/other historic use
Provides wildlife habitat for local species, water quality from runoff	none

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
fish, amphibians, reptiles, songbirds and mammals	none found in Volusia County

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

raccoon and white-tailed deer tracks

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Bill Griffy	7/13/20

Form 62-345.900(1), F.A.C. [effective date 02-04-2004]

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tymber Creek Apartment		Wetland Preservation 1 and 2
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Mitigation - 1.797 acres	Bill Griffy	7/13/20

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	7	7	Support for wildlife species outside of Assessment Area is moderate. Provides some benefits, adverse impacts from upland land uses outside of Assessment Area, natural connection to offsite wetlands, upland provides protection, uplands to be developed. Large area of upland buffer will remain on the south side of the wetland.
.500(6)(b)Water Environment (n/a for uplands)	7	7	Standing water is not present in the AA, uplands undeveloped, no evidence of flow rates, no ditching observed, no evidence of fire, nuisance and some exotic species in low numbers, no wading birds observed in Assessment Area, some native desirable wetland plant species. Light penetration is sufficient for herbaceous species. Master stormwater management system will maintain water discharge into the wetland.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	7	8	Canopy cover dominated by red maple, slash pine, some shrub cover, some desirable wetland species. Adjacent uplands are undeveloped pine and scrub, some snags, low lying topographic area. no evident land management practices. Encourages recruitment of invasive exotics. Management Plan part of the mitigation plan.

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.7	0.73

If preservation as mitigation,	
Preservation adjustment factor =	0.6
Adjusted mitigation delta =	0.018

For impact assessment areas
FL = delta x acres =

Delta = [with-current]
0.03

If mitigation	
Time lag (t-factor) =	1
Risk factor =	1

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.032

Form 62-345.900(2), F.A.C. [effective date 02-04-2004]

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tymber Creek Apartments		Wetland Preservation Area 3

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
FLUCFCS 615 / 617		Mitigation	0.467 acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
.....	Class I	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The subject property is 19.62 acres located north of W Granada Boulevard, south of Moss Point Road, and west of N Tymber Creek Avenue in Ormond Beach, Florida. More specifically, the subject property is located in Section 25 Township 14 South and Range 31 East of Volusia County, Florida. The subject property contains a large wetland along the northern and western boundary as well as a reservoir in the eastern portion of the project site. The total amount of wetlands on site totals 2.401 acres. The rest of the property is pine dominated uplands.

Assessment area description

Found along the western boundary this habitat is a narrow "finger" wetland. Canopy species consist of laurel oak (Quercus laurifolia), red maple, sweetgum, cabbage palm and water oak (Qyercus nigra). Other vegetation observed includes domaiden cane (Panicum hemitomon), yellow eyed grass (Xyris spp.). The groundcover contains a large amount of duff.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
the Tomoka River is due north of the project site	This impact area (wetland habitat) not unique or rare in relation to the regional landscape.

Functions	Mitigation for previous permit/other historic use
Provides wildlife habitat for local species, water quality from runoff	none

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
reptiles, songbirds and mammals	none found in Volusia County

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

none

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Bill Griffy	7/13/20

Form 62-345.900(1), F.A.C. [effective date 02-04-2004]

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tymber Creek Apartment		Wetland Preservation 3
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Mitigation - 0.467 acres	Bill Griffy	7/13/20

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	7	7	Support for wildlife species outside of Assessment Area is moderate. Provides some benefits, adverse impacts from upland land uses outside of Assessment Area, natural connection to offsite wetlands, upland provides protection, uplands to be developed. Large area of upland buffer will remain on the east and west sides of the wetland.
.500(6)(b)Water Environment (n/a for uplands)	7	7	Standing water is not present in the AA, uplands undeveloped, no evidence of flow rates, no ditching observed, no evidence of fire, nuisance and some exotic species in low numbers, no wading birds observed in Assessment Area, some native desirable wetland plant species. Light penetration is sufficient for herbaceous species. Master stormwater management system will maintain water discharge into the wetland.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	7	8	Canopy cover dominated by red maple, slash pine, some shrub cover, some desirable wetland species. Adjacent uplands are undeveloped pine and scrub, some snags, low lying topographic area. no evident land management practices. Encourages recruitment of invasive exotics. Management Plan part of the mitigation plan.

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.7	0.73

If preservation as mitigation,	
Preservation adjustment factor =	0.5
Adjusted mitigation delta =	0.015

For impact assessment areas
FL = delta x acres =

Delta = [with-current]
0.03

If mitigation	
Time lag (t-factor) =	1
Risk factor =	1

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.007

Form 62-345.900(2), F.A.C. [effective date 02-04-2004]

ATTACHMENT 5

Traffic Information

A. Florida Department of Transportation driveway and drainage permits for the project.

B. Volusia County November 10, 2020 Traffic Impact Analysis approval

C. Traffic Engineering Data Solutions, Inc., Site Access Analysis Review

D. Lassiter Transportation Group, August 30, 2022 – site access analysis

E. Lassiter Transportation Group, October 1, 2021 –access analysis

F. Lassiter Transportation Group, October 2020 – Traffic Impact Analysis

Additional attachments available at:
https://www.ormondbeach.org/1015/Tymber-Creek-Apartments

DRIVEWAY CONNECTION PERMIT FOR ALL CATEGORIES

PART 1: PERMIT INFORMATION

APPLICATION NUMBER: 2021-A-591-00078

Permit Category: C - 601 to 1,200 VTPD Access Classification: 3

Project: TIMBER CREEK APARTMENT ORMOND

Permittee: SHAMUS SCHROEDER

Section/Mile Post: 79100 / 25.437 State Road: 40

Section/Mile Post: / State Road:

PART 2: PERMITTEE INFORMATION

Permittee Name: SHAMUS SCHROEDER

Permittee Mailing Address: 1230 N US Hwy 1, Suite 3

City, State, Zip: Ormond Beach, Florida 32174

Telephone: (386) 872-7794 ext. _____

Engineer/Consultant/or Project Manager: HARRY NEWKIRK

Engineer responsible for construction inspection: HARRY NEWKIRK (NAME) 62971 (P.E. #)

Mailing Address: 1230 North US Highway 1, Suite 3

City, State, Zip: ORMOND BEACH, Florida 32174

Telephone: (386) 872-7794 ext. _____ FAX, Mobile Phone, etc. Fax: / Mobile:

PART 3: PERMIT APPROVAL

The above application has been reviewed and is hereby approved subject to all Provisions as attached.

Permit Number: 2021-A-591-00078
Department of Transportation

Signature: Scott Kirts Title: OPERATIONS PROGRAM ENGINEER

Department Representative's Printed Name Scott Kirts

Temporary Permit ☐ YES ☑ NO (If temporary, this permit is only valid for 6 months)

Special provisions attached ☐ YES ☑ NO

Date of Issuance: 7/19/2022

If this is a normal (non-temporary) permit it authorizes construction for one year from the date of issuance. This can only be extended by the Department as specified in 14-96.007(6).

Approved
2021-A-591-00078
Scott Kirts
7/19/2022

See following pages for General and Special Provisions

PART 4: GENERAL PROVISIONS

1. Notify the Department of Transportation Maintenance Office at least 48 hours in advance of starting proposed work.
   Phone: 3867403420 , Attention: Christopher Engels
2. A copy of the approved permit must be displayed in a prominent location in the immediate vicinity of the connection construction.
3. Comply with Rule 14-96.008(1), F.A.C., Disruption of Traffic.
4. Comply with Rule 14-96.008(7), F.A.C., on Utility Notification Requirements.
5. All work performed in the Department's right of way shall be done in accordance with the most current Department standards, specifications and the permit provisions.
6. The permittee shall not commence use of the connection prior to a final inspection and acceptance by the Department.
7. Comply with Rule 14-96.003(3)(a), F.A.C., Cost of Construction.
8. If a Significant Change of the permittee's land use, as defined in Section 335.182, Florida Statutes, occurs, the Permittee must contact the Department.
9. Medians may be added and median openings may be changed by the Department as part of a Construction Project or Safety Project. The provision for a median might change the operation of the connection to be for right turns only.
10. All conditions in NOTICE OF INTENT WILL APPLY unless specifically changed by the Department.
11. All approved connection(s) and turning movements are subject to the Department's continuing authority to modify such connection(s) or turning movements in order to protect safety and traffic operations on the state highway or State Highway System.
12. **Transportation Control Features and Devices in the State Right of Way.** Transportation control features and devices in the Department's right of way, including, but not limited to, traffic signals, medians, median openings, or any other transportation control features or devices in the state right of way, are operational and safety characteristics of the State Highway and are not means of access. The Department may install, remove or modify any present or future transportation control feature or device in the state right of way to make changes to promote safety in the right of way or efficient traffic operations on the highway.
13. The Permittee for him/herself, his/her heirs, his/her assigns and successors in interest, binds and is bound and obligated to save and hold the State of Florida, and the Department, its agents and employees harmless from any and all damages, claims, expense, or injuries arising out of any act, neglect, or omission by the applicant, his/her heirs, assigns and successors in interest that may occur by reason of this facility design, construction, maintenance, or continuing existence of the connection facility,except that the applicant shall not be liable under this provision for damages arising from the sole negligence of the Department.
14. The Permittee shall be responsible for determining and notify all other users of the right of way.
15. Starting work on the State Right of Way means that I am accepting all conditions on the Permit.

Approved
2021-A-591-00078
Scott Kirts
7/19/2022

PART 5: SPECIAL PROVISIONS

NON-CONFORMING CONNECTIONS: ☐ YES ☑ NO

If this is a non-conforming connection permit, as defined in Rule Chapters 14-96 and 14-97, then the following shall be a part of this permit.

1. The non-conforming connection(s) described in this permit is (are) not permitted for traffic volumes exceeding the Permit Category on page 1 of this permit, or as specified in "Other Special Provisions" below.

2. All non-conforming connections will be subject to closure or relocation when reasonable access becomes available in the future.

OTHER SPECIAL PROVISIONS:

PART 6: APPEAL PROCEDURES

You may petition for an administrative hearing pursuant to sections 120.569 and 120.57, Florida Statutes. If you dispute the facts stated in the foregoing Notice of Intended Department Action (hereinafter Notice), you may petition for a formal administrative hearing pursuant to section 120.57 (1), Florida Statutes. If you agree with the facts stated in the Notice, you may petition for an informal administrative hearing pursuant to section 120.57(2), Florida Statutes. You must file the petition with:

Clerk of Agency Proceedings
Department of Transportation
Haydon Burns Building
605 Suwannee Street, M.S. 58
Tallahassee, Florida 32399-0458

The petition for an administrative hearing must conform to the requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code, and be filed with the Clerk of Agency Proceedings by 5:00 p.m. no later than 21 days after you received the Notice. The petition must include a copy of the Notice, be legible, on 8 1/2 by 11 inch white paper, and contain:

1. Your name, address, telephone number, any Department of Transportation identifying number on the Notice, if known, the name and identification number of each agency affected, if known, and the name, address, and telephone number of your representative, if any, which shall be the address for service purposes during the course of the proceeding.
2. An explanation of how your substantial interests will be affected by the action described in the Notice;
3. A statement of when and how you received the Notice;
4. A statement of all disputed issues of material fact. If there are none, you must so indicate;
5. A concise statement of the ultimate facts alleged, including the specific facts you contend warrant reversal or modification of the agency's proposed action, as well as an explanation of how the alleged facts relate to the specific rules and statutes you contend require reversal or modification of the agency's proposed action;
6. A statement of the relief sought, stating precisely the desired action you wish the agency to take in respect to the agency's proposed action.

If there are disputed issues of material fact a formal hearing will be held, where you may present evidence and argument on all issues involved and conduct cross-examination. If there are no disputed issues of material fact an informal hearing will be held, where you may present evidence or a written statement for consideration by the Department.

Mediation, pursuant to section 120.573, Florida Statutes, may be available if agreed to by all parties, and on such terms as may be agreed upon by all parties. The right to an adminstrative hearing is not affected when mediation does not result in a settlement.

Your petition for an administrative hearing shall be dismissed if it is not in substantial compliance with the above requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code. If you fail to timely file your petition in accordance with the above requirements, you will have waived your right to have the intended action reviewed pursuant to chapter 120, Florida Statutes, and the action set forth in the Notice shall be conclusive and final.

Approved
Scott Kirts
7/19/2022

Letter of Authorization

I, Garrison McMillan, Manager of VCP Ormond Beach LLC, the undersigned, owner(s) of the property located at:

2011 W. Granada Blvd, Ormond Beach, FL 32174
Parcel ID #'s:
412500000221 & 412500000230

Authorize Newkirk Engineering, Inc. to act as my (our) agent to obtain permits required from the Florida Department of Transportation for the Tymber Creek Apartments.

Signed _____

Printed Name Garrison McMillan
Address 4983 New Peachtree Rd
Chamblee, GA

Signed _____

Printed Name _____
Address _____

Sworn to and subscribed before me, this 7 day of December, 2021.

C. LEIGH RICHARDSON NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires 04-12-2025

_____
Notary Public, State of Florida
My Commission Expires: 4/12/2025

Approved
2021-A-391-00078
Scott Kirts
7/19/2022

Prepared by and return to:
Byron B. Howell, P.A.
10332 Green Links Dr.
Tampa, FL 33626

Accommodation recording only;
document not reviewed and
no insurance provided

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 29th day of October, 2021, between VCP ORMOND BEACH, LLC, a Florida limited liability company, whose post office address is 2120 S HWY A1A, Vero Beach, FL 32963, ("Grantor") and VCP ORMOND BEACH II, LLC, whose post office address is 2120 S HWY A1A, Vero Beach, FL 32963 ("Grantee");

(Whenever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument, the singular and plural, and the heirs, legal representatives, successors and assigns of each.)

WITNESSETH: That Grantor, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, by these presents does irrevocably grant, convey, release, remise, convey and confirm to the said Grantee and Grantee's heirs and assigns forever, an undivided 10.255% tenant in common interest the following described land (the "Property"), situate, lying and being in the County of Volusia, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO: Those matters listed on **EXHIBIT "B"** Attached.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with the Grantee that Grantor will warrant and forever defend the right and title to the Property unto Grantee against only the claims of those persons claiming by, through or under Grantor, but no others.

Grantor represents and covenants that no part of the Property, or of any adjacent land, constitutes its homestead under the constitution or statutes of the State of Florida.

(SIGNATURES ON FOLLOWING PAGES)

When Recorded Return To: TR-B
First American Title Insurance Company
National Commercial Services
401 E. Pratt St., Ste. 323
Baltimore, MD 21202
File No: NCS 1095682

Approved
2021-A-591-00078
Scott Kirts
7/19/2022

GRANTOR:

Signed, sealed and delivered in our presence:

limited

Emily Barows

Print Name: Emily Barows

Kathryn Moody

Print Name: Kathryn Moody

VCP ORMOND BEACH, LLC, a Florida limited liability company

By: VCP Manager, LLC, a Georgia limited liability company, its Manager

By: _____

Print Name: Trace McCreary

Title: Manager

STATE OF Georgia

COUNTY OF Cobb

The foregoing instrument was acknowledged before me this 27th day of October, 2021, by Trace McCreary, as Manager of VCP Manager, LLC, the Manager of Grantor VCP ORMOND BEACH, LLC, who is (Choose One) X personally known to me or produced _____ as identification.

_____

Name: Meilyn Cabrera

Notary Public

My Commission Expires: May 11, 2025

Commission No.: _____

MEILYN CABRERA NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA May 11 2025

Approved
2021-A-591-00078
Scott Kirts
7/19/2022

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25 WITH THE WESTERLY RIGHT OF WAY LINE OF N. TYMBER CREEK ROAD AS NOW LAID OUT AND IN USE; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY LINE S00°34'36"E, [redacted] THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S89°41'08"W, 294.01 FEET; THENCE S01°55'12"E, 288.06 FEET; THENCE S89°24'30"W, 21.05 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 114.00 FEET AND CENTRAL ANGLE OF 56°32'40"; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 112.50 FEET; THENCE S89°24'30"W, 196.16 FEET; THENCE S73°06'38"W, 181.26 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2396.93 FEET AND CENTRAL ANGLE OF 11°08'38"; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 466.20 FEET TO THE WEST LINE OF SAID SECTION 25; THENCE N00°43'37"W ALONG SAID WEST LINE, 930.26 FEET TO THE SOUTH LINE OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE N88°04'47"E ALONG SAID SOUTH LINE, 1251.97 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID N. TYMBER CREEK ROAD AND THE BEGINNING OF A NON TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2143.48 FEET, A CENTRAL ANGLE OF 01°49'56" AND A CHORD BEARING S05°22'45"W; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 68.55 FEET TO A POINT ON THE BOUNDARY OF THAT PROPERTY DESCRIBED AS PARCEL NUMBER: 103-POND 1, IN OFFICIAL RECORDS BOOK 6966, PAGE 0009, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) CALLS: S88°04'48"W, 402.56 FEET; THENCE N01°55'12"W, 35.00 FEET; THENCE S88°04'48"W, 20.00 FEET; THENCE S01°55'12"E, 35.00 FEET; THENCE S88°04'48"W, 155.00 FEET; THENCE S01°55'12"E, 225.00 FEET; THENCE N88°04'48"E, 512.51 FEET; THENCE N72°33'09"E, 53.79 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID N. TYMBER CREEK ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S00°34'36"E, 49.53 FEET TO THE POINT OF BEGINNING.

Approved
2021-A-591-00078
Scott Kirts
7/19/2022

LESS the following (which comprises the northerly 6.7 acres of the above legal description):

The South 10.2 Acres of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 14 South, Range 31 East, Volusia County, Florida.

Subject to a right of way twenty-five feet (25') in width over, upon and across the easternmost side of the within-described tract

Together with any and all riparian rights thereto belonging or in anywise pertaining

Less that portion commencing at the Southeast corner of the North 3/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 25; thence run South 88°04'48 West along the South line of said North 3/4 a distance of 25.01 feet to the Point-Of-Beginning said point being situated on the existing Westerly Right of Way line of Tymber Creek Road (Right of Way varies) as recorded and described in Deed Book 539 Page 336 of said Public Records; thence run South 00°34'36" East along said Right of Way line a distance of 337.01 feet; thence departing said Right of Way line, run the following courses and distances; South 88°01'33" West a distance of 65.02 feet; North 00°34'36" West a distance of 59.15 feet; South 72°33'09" West a distance of 53.79 feet; South 88°04'48" West a distance of 512.51 feet; North 01°55'12" West a distance of 225.00 feet; North 88°04'48" East a distance of 155.00 feet; North 01°55'12" West a distance of 35.00 feet; North 88°04'48" East a distance of 20 feet; South 01°55'12" East a distance of 35.00 feet; North 88°04'48" East a distance of 402 57 feet to a point of curvature of a non-tangent curve concave easterly having a radius of 2143.48 feet, a chord bearing of North 05°22'08" East, a chord distance of 67.79 feet; thence run Northeasterly along the arc of said curve through central angle of 01°48'43" for an arc distance of 67.79 feet; thence run North 88°04'48" East a distance of 49.71 feet to the Point-Of-Beginning.

AND PARCEL 2:

The South 10.2 Acres of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 14 South, Range 31 East, Volusia County, Florida.

Subject to a right of way twenty-five feet (25') in width over, upon and across the easternmost side of the within-described tract

Together with any and all riparian rights thereto belonging or in anywise pertaining

Less that portion commencing at the Southeast corner of the North 3/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 25; thence run South 88°04'48 West along the South line of said North 3/4 a distance of 25.01 feet to the Point-Of-Beginning said point being situated on the existing Westerly Right of Way line of Tymber Creek Road (Right of Way varies) as recorded and described in Deed Book 539 Page 336 of said Public Records; thence run South 00°34'36" East along said Right of Way line a distance of 337.01 feet; thence departing said Right of Way line, run the following courses and distances; South 88°01'33" West a distance of 65.02 feet; North 00°34'36" West a distance of 59.15 feet; South 72°33'09" West a distance of 53.79 feet; South 88°04'48" West a distance of 512.51 feet; North 01°55'12" West a distance of 225.00 feet; North 88°04'48" East a distance of 155.00 feet; North 01°55'12" West a distance of 35.00 feet; North 88°04'48" East a distance of 20 feet; South 01°55'12" East a distance of 35.00 feet; North 88°04'48" East a distance of 402 57 feet to a point of curvature of a non-tangent curve concave easterly having a radius of 2143.48 feet, a chord bearing of North 05°22'08" East, a chord distance of 67.79 feet; thence run Northeasterly along the arc of said curve through central angle of 01°48'43" for an arc distance of 67.79 feet; thence run North 88°04'48" East a distance of 49.71 feet to the Point-Of-Beginning.

Which comprises the northerly 6.7 acres of the following legal description:

Approved
2021-A-591-00078
Scott Kirts
7/19/2022

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25 WITH THE WESTERLY RIGHT OF WAY LINE OF N. TYMBER CREEK ROAD AS NOW LAID OUT AND IN USE; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY LINE S00°34'36"E, 251.98 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S89°41'08"W, 294.01 FEET; THENCE S01°55'12"E, 288.06 FEET; THENCE S89°24'30"W, 21.05 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 114.00 FEET AND CENTRAL ANGLE OF 56°32'40"; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 112.50 FEET; THENCE S89°24'30"W, 196.16 FEET; THENCE S73°06'38"W, 181.26 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2396.93 FEET AND CENTRAL ANGLE OF 11°08'38"; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 466.20 FEET TO THE WEST LINE OF SAID SECTION 25; THENCE N00°43'37"W ALONG SAID WEST LINE, 930.26 FEET TO THE SOUTH LINE OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE N88°04'47"E ALONG SAID SOUTH LINE, 1251.97 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID N. TYMBER CREEK ROAD AND THE BEGINNING OF A NON TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2143.48 FEET, A CENTRAL ANGLE OF 01°49'56" AND A CHORD BEARING S05°22'45"W; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 68.55 FEET TO A POINT ON THE BOUNDARY OF THAT PROPERTY DESCRIBED AS PARCEL NUMBER: 103-POND 1, IN OFFICIAL RECORDS BOOK 6966, PAGE 0009, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) CALLS: S88°04'48"W, 402.56 FEET; THENCE N01°55'12"W, 35.00 FEET; THENCE S88°04'48"W, 20.00 FEET; THENCE S01°55'12"E, 35.00 FEET; THENCE S88°04'48"W, 155.00 FEET; THENCE S01°55'12"E, 225.00 FEET; THENCE N88°04'48"E, 512.51 FEET; THENCE N72°33'09"E, 53.79 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID N. TYMBER CREEK ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S00°34'36"E, 49.53 FEET TO THE POINT OF BEGINNING.

Approved
2021-A-591-00078
Scott Kirts
7/19/2022

EXHIBIT "B"
PERMITTED EXCEPTIONS FOR PARCEL 1

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

2. Subject to easements and rights-of-way conveyed and taken by the County of Volusia, a political subdivision of the State of Florida, contained in that certain Right of Way Deed recorded September 30, 1955 in Deed Book 539, Page 336 affected by Order Denying Motion to Determine Property Boundary recorded February 7, 2013 in Book 6815, Page 4097, and Stipulated Final Judgment as to Parcel No. 112 recorded May 8, 2013 in Book 6854, Page 4484; and Stipulated Amended Order of Taking and Final Judgment for Parcel Nos. 102, 716, 103/Pond 1, 703/803 recorded March 7, 2014 in Book 6966, Page 9; and, Stipulated Final Judgment as to Walgreen Co. and Agreed Order of Apportionment for Parcel Nos. 102 and 716 recorded May 20, Page 2014 in Book 6991, Page 934. (All Parcels)

3. Interlocal Wholesale Water and Wastewater Service Agreement by and between The City of Daytona Beach and The City of Ormond Beach recorded November 8, 2006 in Book 5949, Page 4142. (All Parcels)

4. Easement Agreement for Ingress, Egress and Access, Surface Water and Underground Drainage, and Storm-Water Retention and Utilities by and between J-4 Land Partners Ltd., a Florida limited partnership and J-4 Land Partners Ltd., a Florida limited partnership recorded July 23, 2007 in Book 6098, Page 1230. (J-10 Parcel)

5. Administrative Order by the City of Ormond Beach Land Development Code recorded September 24, 2007 in Book 6129, Page 3637. (J-10 Parcel)

6. Declaration of Easements, Covenants, Conditions and Restrictions and Easements, recorded November 19, 2007 in Book 6156, Page 1945, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (J-10 Parcel)

7. Survey prepared by Sliger & Associates, Inc., dated March 27, 2020, under Job No. 20-0211, shows the following: (a) Encroachment of concrete pads, lift station, lift station wet well and 6-foot chain link fence onto southernmost east boundary line and over Easement recorded in OR [redacted] (b) 4-foot wood fence and 4-foot hogwire fence encroach west boundary line; (c) Concrete pad/driveway apron located in northeast corner and encroaches adjacent Tymber Creek Rd. (south of County 103-Pond Parcel).

Approved
2021-A-591-00078
Scott Kirts
7/19/2022

EXHIBIT "B"
PERMITTED EXCEPTIONS FOR PARCEL 2

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

2. Subject to easements and rights-of-way conveyed and taken by the County of Volusia, a political subdivision of the State of Florida, contained in that certain Right of Way Deed recorded September 30, 1955 in Deed Book 539, Page 336 affected by Order Denying Motion to Determine Property Boundary recorded February 7, 2013 in Book 6815, Page 4097; and Stipulated Final Judgment as to Parcel No. 112 recorded May 8, 2013 in Book 6854, Page 4484; and Stipulated Amended Order of Taking and Final Judgment for Parcel Nos. 102, 716, 103/Pond 1, 703/803 recorded March 7, 2014 in Book 6966, Page 9; and, Stipulated Final Judgment as to Walgreen Co. and Agreed Order of Apportionment for Parcel Nos. 102 and 716 recorded May 20, Page 2014 in Book 6991, Page 934. (All Parcels)

3. Easement granted to Florida Power & Light Company recorded September 28, 1983 in Book 2493, Page 1275, as affected by Subordination of Utility Interests by and between the County of Volusia and Florida Power & Light Company recorded April 14, 2010 in Book 6465, Page 2587. (Foy Parcel)

4. Interlocal Wholesale Water and Wastewater Service Agreement by and between The City of Daytona Beach and The City of Ormond Beach recorded November 8, 2006 in Book 5949, Page 4142. (All Parcels)

5. This Policy does not insure title to any part of the land lying below the ordinary high water mark of any abutting body of water. (Foy Parcel)

6. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Tomoka River. (Foy Parcel)

7. Riparian and/or littoral rights are not insured. (Foy Parcel)

8. Terms and provisions for Ordinance No. 2020-17 to annex real property into the City of Ormond Beach recorded June 1, 2020 in Book 7858, Page 2224. (Foy Parcel)

9. Survey prepared by Sliger & Associates, Inc., dated March 27, 2020, under Job No. 20-0211, shows the following: (a) Encroachment of concrete pads, lift station, lift station wet well and 6-foot chain link fence onto southernmost east boundary line and over Easement recorded in OR [redacted] (b) 4-foot wood fence and 4-foot hogwire fence encroach west boundary line; (c) Concrete pad/driveway apron located in northeast corner and encroaches adjacent Tymber Creek Rd. (south of County 103-Pond Parcel).

Approved
2021-A-591-00078
Scott Kirts
7/19/2022

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

RECEIPT OF CONNECTION APPLICATION AND FEE (OR WAIVER OF FEE)

IMPORTANT NOTE: Even though your application has been accepted, it may not be complete. We will contact you if more information is needed.

(1) APPLICATION NUMBER: 2021-A-591-00078

APPLICANT:

(2) Name/Address: SHAMUS SCHROEDER
1230 N US Hwy 1, Suite 3
Ormond Beach, Florida 32174

(3) Project Name:

(4) Fee

		VEHICLES PER DAY	FEE
☐	Category A	1-20	$50.00
☐	Category B	21-600	$250.00
☑	Category C	601-1,200	$1,000.00
☐	Category D	1,201-4,000	$2,000.00
☐	Category E	4,001-10,000	$3,000.00
☐	Category F	10,001-30,000	$4,000.00
☐	Category G	30,001 +	$5,000.00
☐	Temporary		$250.00
☐	Safety		NO FEE
☐	Government Entity		NO FEE

(5) Application Fee Collected $ 1000.0

Payment Type:

- ☐ Money Order
- ☐ Check (check number _____)
- ☐ Cash
- ☑ Credit Card (online only)

(6) Fee Collected By

Name One-Stop Permitting

Signature One-Stop Permitting

Date 12/7/2021 District _____ Unit _____

(7) Receipt Given Back to Applicant Via

☐ Hand Delivery ☐ Mail ☐ Courier Service ☐ Other ☑ Electronically

Applicant (or Agent) Signature (if available) SHAMUS SCHROEDER

This form bears your application number and serves as your receipt.

(8) If fee is waived, give justification below or on separate sheet.

FOR AGENCY USE ONLY – ATTACH COPY OF CHECK ON THE NEXT PAGE

Make Checks payable to: State of Florida Department of Transportation

Approved
2021-A-591-00078
Scott Kirts
7/19/2022

To be completed by DOT

Drainage Connection Permit No. 2021-D-591-00042 Date 12/7/2021
Received By One-Stop Permitting System Maintenance Unit 591 Driveway to Tymber Creek Apts
State Road No. SR 40 Work Program Project No. None
Section No. 100 Construction Project No. None
Milepost 25.22 3/4 mile west of I-95 Station NEC N. Tymber Creek Rd at Walgreens

Instructions for Drainage Connection Permit

Pursuant to 14-86.004(5), F.A.C. Once approved by the Department, the drainage connection application and supporting documents become the Drainage Connection Permit."

Each completed Drainage Connection Permit package shall include the following items. If an item does not apply to your project, indicate "Not Applicable" or "N/A."

Included	Part	Title	Completed by:	Special Instructions
✓	1	Permit Information Sheet	Applicant	
✓	2	Certification by a Licensed Professional	Licensed Professional	Signed and Sealed
✓	3	Certification	Applicant	Signature
✓	4	Owner's Authorization of a Representative	Owner	Signature
✓	5	Affidavit of Ownership or Control and Statement of Contiguous Interest	Owner	Signature
✓	6	Permit General Conditions	FDOT	
	7	Permit Special Conditions	FDOT	
	8	As-Built Certification	Licensed Professional	Signed and Sealed – Submit within 15 working days of completion of construction
✓	Attachment	Legal Description		
	Attachment	Photographs of Existing Conditions		
✓	Attachment	Location Map		
✓	Attachment	Grading Plan	Licensed Professional	Signed and Sealed
✓	Attachment	Soil Borings		
✓	Attachment	Water Table / Percolation		
✓	Attachment	Calculations		
	Attachment	CD with Electronic Files of all Submittal Items		Scanned Images in pdf format

Note: Different Licensed Professionals may complete parts of the permit package. For example, the Licensed Professional signing and sealing the as-built certification may be different from the Licensed Professional who signed and sealed the calculations for the permit package.

EXCEPTIONS: Activities that qualify for an Exception are listed in Rule 14-86, F.A.C. A permit application to the Department is NOT required. However, if you desire verification whether the work qualifies for an exception, send a completed copy of this permit package with its requested information to the applicable FDOT District Office.

Approved
2021-D-591-00042
Scott Kirts
7/19/2022

PART 1 – Permit Information Sheet

Select one: ☐ **Permit** ☑ **Exception**

Pursuant to 14-86.002(2), F.A.C. "Applicant means the owner of the adjacent property or the owner's authorized representative."

Applicant

Select one: ☐ Property Owner ☑ Owner's Representative (Complete Part 4)

Name: Garrison McMillan

Title and Company: Manager, VCP Ormond Beach, LLC

Address: 2110 Powers Ferry Rd Suite 150

City: Atlanta State: Georgia Zip: 30339

Telephone: (404) 798-5974 ext. _____ FAX: _____ Email: gmcmillan@tellus-partners.com

Property Owner (If not applicant)

Name: Garrison Mcmillan

Title and Company: Manager, VCP Ormon

Address: 211, Suite

City: Atlanta State: Georgia Zip: 32174

Telephone: (404) 798-5974 ext. _____ FAX: _____ Email: GMCMCMILLAN@TELLUS-PARTNERS.COM

Applicant's Licensed Professional

Name: Harry Newkirk Florida License Number: 62971

Title and Company: President / CEO, Newkirk Engineering, Inc.

Address: 1230 N US Highway 1, Suite 3

City: Ormond Beach State: Florida Zip: 32174

Telephone: (386) 872-7794 ext. _____ FAX: _____ Email: harry@newkirk-engineering.com

Project Information:

Project Name: Driveway to Tymber Creek Apartments SR 40 at Tymber Creek Ormond

Location: SR 40
STREET SR. NO. US HWY NO. CITY

Volusia 100
COUNTY SECTION(S) TOWNSHIP(S) RANGE(S)

*Geographic Coordinates: Latitude (DMS.SSS): 29.2529600349693 Longitude (DMS.SSS): -81.1305990427022

Benchmark Horizontal Datum: (/ _____.)

* State Plane Coordinates: Northing 0 Easting: 0

Projection Zone: ☐ Florida North ☐ Florida East ☐ Florida West

Coordinate shall be the center of the driveway intersection with FDOT R/W, or, if there is no driveway connection, near the center of the property line nearest the state highway.

**Check with the FDOT Office for requirement.*

Approved
2021-D-591-00042
Scott Kirts
7/19/2022

Brief description of facility and proposed connection:
Stormwater management facility for a proposed apartment complex access road. Access road basin is 0.426 acres with 0.313 acres proposed impervious. System discharges to an existing roadside ditch along the north side of the SR 40 ROW.

Briefly describe why this activity requires a Drainage Connection Permit (Include where the stormwater will discharge to FDOT right of way):
Site drains to the FDOT ROW in the pre & post-development condition.

Approved
2021-D-591-00042
Scott Kirts
7/19/2022

PART 2 – Certification by a Licensed Professional

In accordance with Rule 14-86, Florida Administrative Code (F.A.C.), I hereby certify that the following requirements are and/or will be met.

This project has been designed in compliance with all applicable water quality design standards as required by state governmental agencies.

14-86.004(3)(f) (F.A.C.): Certification by a Licensed Professional that the complete set of plans and computations complies with one of the following Rules Sections:

☑ 14-86.003(2)(a) (F.A.C.), or ☐ 14-86.003(2)(b) (F.A.C). (check one)

I further certify that a National Pollutant Discharge Elimination System (NPDES) permit for stormwater discharges associated with industrial activity from construction sites

☑ is required ☐ is not required. (check one)

I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment.

This certification shall remain valid for any subsequent revision or submittal of plans, computation or other project documents by me.

Name of Licensed Professional: Harry Newkirk

Florida License Number: 62971

Company Name (if applicable): Newkirk Engineering, Inc.

Certificate of Authorization Number (if applicable): _____

Address: 1230 N US Highway 1, Suite 3

City: Ormond Beach State: Florida Zip: 32174

Telephone: (386) 872-7794 ext. _____ Fax: _____ Email: harry@newkirk-engineering.com

HARRY H. NEWKIRK,
P.E. FL. REG. NO. 62971

PROFESSIONAL ENGINEER
HARRY NEWKIRK
LICENSE
STATE OF FLORIDA
NO. 62971

Signature of Licensed Professional

Date

(Affix Seal)

Approved
2021-D-591-00042
Scott Kirts
7/19/2022

PART 3 – Certification by Applicant

I hereby certify that the information in this submittal is complete and accurate to the best of my knowledge.

Applicant's Signature: Shamus Schroeder Date: 12-7-2021

Name (Printed): Shamus Schroeder

Title and Company: Newkirk Engineering, Inc.

Address: 1230 N US Highway 1, Suite 3 Ormond Beach, Florida 32174

Phone Number: (386) 872-7794 ext. _____ E-mail address: shamus@newkirk-engineering.com

PART 4 – Owner's Authorization of a Representative

I (we), the owner, Garrison McMillan, Manager of VCP Ormond Beach LLC , do hereby authorize the following person, or entity, as my representative:

Name (Printed): Shamus Schroeder

Title and Company: Newkirk Engineering, Inc.

Address: 1230 N US Highway 1, Suite 3 Ormond Beach, Florida 32174

Phone Number: (386) 872-7794 ext. _____ E-mail address: shamus@newkirk-engineering.com

Part 5 – Affidavit of Property Ownership or Control and Statement of Contiguous Interest

I, Garrison McMillan, Manager of VCP Ormond Beach LLC, certify that I own or lawfully control the following described property:

A portion of the southwest 1/4 of Section 25, Township 14 South, Range 31 East. Please see survey for full legal description

Does the property owner own or have any interests in any adjacent property?

☐ No ☑ Yes If yes, please describe.

Property owner owns the adjacent parcel to the north, Property ID No. 41250000230

Owner's Signature required for Parts 4 and/or 5

We will not begin on the drainage connection until I receive the Permit and I understand all the conditions of the Permit. When work begins on the connection, I am accepting all conditions listed in the Permit.

Name (Printed): Garrison McMillan, Manager of VCP Ormond Beach LLC

Address: 2110 Powers Ferry Rd, Suite 150 Atlanta, Georgia

Phone Number: 404-798-5974

Signature: _____ Date: 12/7/2021

Approved
2021-D-591-00042
Scott Kirts
7/19/2022

PART 6 – Permit General Conditions

1. This permit is a license for permissive use only and does not convey any property rights either in real estate or material, or any exclusive privilege and it does not authorize any injury to private property or invasion of private rights, or any infringement of Federal, State or local laws, rules or regulations; nor does it obviate the necessity of obtaining any required state or local approvals.

2. The drainage connection as authorized herein shall be constructed and thereafter maintained in accordance with the documents attached hereto and incorporated by reference herein. All work performed in the Department's right of way shall be done in accordance with the most current Department standards, specifications and the permit provisions. Such construction shall be subject to the inspection and approval of the Department, and the Department may at any time make such inspections as it deems necessary to assure that the drainage connection is in compliance with this permit.

3. The entire expense of construction within the Department right of way, including replacement of existing pavement or other existing features, shall be borne by the permittee.

4. The permittee shall maintain that portion of the drainage connection authorized herein located on permittee's property in good condition. The Department shall maintain that portion of the drainage connection authorized herein located within its right of way.

5. If the drainage connection is not constructed, operated or maintained in accordance with this permit, the permit may be suspended or revoked. In this event modification or removal of any portion of the drainage connection from the Department's right of way shall be at the permittee's expense.

6. The Department reserves the right to modify or remove the drainage connection to prevent damage or in conjunction with road improvements.

7. It is understood and agreed that the rights and privileges herein set out are granted only to the extent of the Department's right, title, and interest in the land to be entered upon and used by the permittee, and the permittee will, at all times, assume all risk of and indemnify, defend and save harmless the Department from and against any and all loss, damage, cost or expense arising in any manner on account of the exercise or attempted exercises by said permittee of these rights and privileges, regardless of the respective degrees of fault of the parties.

8. Utilities, including gas lines, may exist within the right of way. Prior to beginning work the permittee shall contact Sunshine State One Call of Florida, Inc at 811 or 800-432-4770, who will notify all utility owners near the scheduled project. The utility owners have two (2) full business days to provide locations of their respective facilities. The permittee shall be solely responsible for any damage to or conflicts with gas lines, utilities and/or third persons.

9. The permittee shall notify the Department of Transportation Maintenance Office located at Kepler [DeLand] Operations
Phone (386) 740-3422 ext. _____ 48 hours in advance of starting any work on the drainage connection authorized by this permit and also 24 hours prior to any work within the Department's right of way. Construction of any work on the right of way shall be completed within 30 days after such notification. If such construction is not completed within 2 days after such notification, the permittee shall notify the Department of the anticipated completion date.

10. This permit shall expire if construction on the drainage connection is not begun within one year from the date of approval and if construction on the drainage connection is not completed by (Date) 7/19/2023.

11. A permittee may request an extension of the Drainage Connection Permit expiration date by filing a written request for a permit time extension. All requests for time extensions must be received by the Department 15 working days prior to the expiration date.

12. All the provisions of this permit shall be binding on any assignee or successor in interest of the permittee.

Approved
2021-D-591-00042
Scott Kirts
7/19/2022

PART 7 – Permit Special Conditions – To be completed by FDOT

The above request has been reviewed and has been found to meet the regulations as prescribed in Rule 14-86, F.A.C., and is hereby approved, subject to the following special conditions:

None

Department of Transportation:

Signature Scott Kirts

Title OPERATIONS PROGRAM ENGINEER Date 7/19/2022

Approved
2021-D-591-00042
Scott Kirts
7/19/2022

PART 8 – As-Built Certification

Within 15 working days of completion of construction, you must send this certification to the Department office in which you filed your DOT Drainage Permit.

1. STORMWATER FACILITY INFORMATION

Permit No.: _____

Source (Project) Name: _____

Source Location: Street _____

City: _____ County: _____

Source Owner: _____

Owner Address: _____

2. AS-BUILT CERTIFICATION

I hereby certify that this stormwater facility has been built substantially in accordance with the certified design plans, and that any substantial deviations (noted below) will not prevent the facility from functioning in compliance with the requirements of Chapter 14-86 F.A.C. when properly maintained and operated. These determinations have been based upon on-site observation of construction, scheduled and conducted by me or by a project representative under my direct supervision.

Name of Licensed Professional: _____

Florida License Number: _____

Company Name (if applicable): _____

Certificate of Authorization Number (if applicable): _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____ Email: _____

_____
Signature of Licensed Professional

_____
Date

(Affix Seal)

Substantial deviations from the approved plans and specifications (attach additional sheets if required).

_____

2021-ED-031-00042
Scott Kirts
7/19/2022

PART 3 – Certification by Applicant

I hereby certify that the information in this submittal is complete and accurate to the best of my knowledge.

Applicant's Signature: Shamus Schroeder Date: 3-30-2022

Name (Printed): Shamus Schroeder

Title and Company: Newkirk Engineering, Inc.

Address: 1230 N US Highway 1, Suite 3 Ormond Beach, Florida 32174

Phone Number: (386) 872-7794 ext. _____ E-mail address: shamus@newkirk-engineering.com

PART 4 – Owner's Authorization of a Representative

I (we), the owner, Richard Jaffe, J-11 Land Partners LLLP , do hereby authorize the following person, or entity, as my representative:

Name (Printed): Shamus Schroeder

Title and Company: Newkirk Engineering, Inc.

Address: 1230 N US Highway 1, Suite 3 Ormond Beach, Florida 32174

Phone Number: (386) 872-7794 ext. _____ E-mail address: shamus@newkirk-engineering.com

Part 5 – Affidavit of Property Ownership or Control and Statement of Contiguous Interest

I, Richard Jaffe, J-11 Land Partners LLLP, certify that I own or lawfully control the following described property:

A portion of the southwest 1/4 of Section 25, Township 14 South, Range 31 East. Please see survey for full legal description

Does the property owner own or have any interests in any adjacent property?

☐ No ☑ Yes If yes, please describe.

Property owner owns the adjacent parcel to the north, Property ID No. 41250000230

Owner's Signature required for Parts 4 and/or 5

We will not begin on the drainage connection until I receive the Permit and I understand all the conditions of the Permit. When work begins on the connection, I am accepting all conditions listed in the Permit.

Name (Printed): Richard Jaffee

Address: 300 N Nova Rd, Ormond Beach, FL 32174

Phone Number: 386-673-4403

Signature: David R. Jaffee Date: 3-30-2022

Approved
2021-D-591-00042
Scott Kirts
7/19/2022

Traffic Engineering Data Solutions, Inc.

Ref: 11472-3

TECHNICAL MEMORANDUM

To: Mr. Steve Spraker, AICP

From: Chris Walsh, P.E.

Subject: Site Access Analysis Review – Tymber Creek Apartments
Ormond Beach, Florida

Date: November 10, 2022

We have reviewed the Site Access Analysis Memorandum (dated August 30, 2022) as prepared by Lassiter Transportation Group, Inc. for the Tymber Creek Apartments development in Ormond Beach, Florida. We also reviewed the supplemental information provided in response to our comments from October 7, 2022. We find the analysis to be sufficient and have no comments. Should you have any questions, please contact me at (386) 753-0558.

80 Spring Vista Drive ● DeBary, Fl 32713 ● Phone 386.753.0558 ● Fax 386.753.0778
www.teds-fl.com

Volusia County
Traffic Engineering

Traffic Impact Analysis (TIA) Approval*

TIA Title:	Tymber Creek Apartments (Ormond Beach)
Applicant Name:	Tellus Partners
Date of Approval:	November 10, 2020
Conditions:	The TIA (including the Proportionate Fair Share (PFS) amount if applicable) is approved by the county provided the developer agrees to complete mitigation/pay PFS. If all or a portion of the PFS is to be paid to Volusia County in exchange for impact fees, an executed PFS agreement with the city *or* city and county is required within one year of the date of TIA approval. If the PFS agreement is executed past one year, recalculation of the PFS amount will be required.

Disclaimer:

**Volusia County reviewed the TIA to ensure it conformed to/complied with the River to Sea TPO TIA Guidelines and Florida Statutes. It should be noted that Volusia County approval of the TIA and any associated mitigation agreement, of which the county is a party, should not be misconstrued as county support for the project, rezoning, or land use amendment. Rather, TIA approval should be considered confirmation that the county has determined all necessary criteria have been satisfied with regard to evaluation/identification of project-related traffic impacts and, to the extent the county is a party of a mitigation agreement, that project-related mitigation meets the necessary criteria/standards. Where roadway segment and/or intersection deficiencies have been identified, the city is ultimately the responsible agency that approves concurrency and ensures mitigation of project impacts will be adequately addressed through associated mitigation agreements (proportionate-fair share agreement, construction improvement(s), etc.).*

The conceptual plans used as exhibits in TIA methodologies and TIAs are considered supplemental information. Conceptual plans' driveway locations, design, access improvements, etc. are also considered conceptual and are not approved with the TIA's approval or TIA methodology's approval. Coordination of the TIA and site plan review does not constitute final driveway approval. Any access control will occur independent of the TIA review and will be determined only through the actual plans review process.

Approval Signature: 

Melissa Winsett (Print) Transportation Planner III (Title)

LTG Engineering & Planning

Ref: 5003.08

TECHNICAL MEMORANDUM

To: Steven Spraker, AICP
Planning Director
City of Ormond Beach

From: George A. Galan, P.E.

Subject: Tymber Creek Apartments – Site Access Analysis

Date: August 30, 2022

INTRODUCTION

LTG, Inc. (LTG) has been retained by Tellus Partners to prepare an Access Analysis for the proposed Tymber Creek Apartments, consisting of 300 mid-rise multifamily dwelling units, located in the northwest quadrant of the SR 40/Granada Boulevard and Tymber Creek Road in the City of Ormond Beach, Florida. **Figure 1** graphically depicts the location of the study area within the surrounding network. Build-out is anticipated by year 2024.

A Traffic Impact Analysis (TIA) was previously conducted and approved in October 2020, followed by supplemental access analysis in May of 2021. The proposed access via the existing right-in/right-out driveway at the Walgreens on SR 40 has since been approved by Florida Department of Transportation (FDOT). The intent of this additional supplemental analysis is to reflect the evaluation of the approved driveway and adjacent intersections using the most current 2022 data and information. Due to the delayed timing of the proposed development, the anticipated build-out year has also been moved from 2023 to 2024 for the purpose of this analysis update. Additionally, only the residential component of the total development analyzed in the approved 2020 TIA is included in this update as proposed for build-out by the year 2024.

The intersections and road segments included for analyses are as follows:

Intersections:

- Tymber Creek Road at SR 40/Granada Boulevard
- SR 40/Granada Boulevard at Coquina Presbyterian Church Driveway
- SR 40/Granada Boulevard at Monte Salvo Boulevard
- SR 40/Granada Boulevard at Walgreens Right-in/Right-out Driveway (future conditions only)

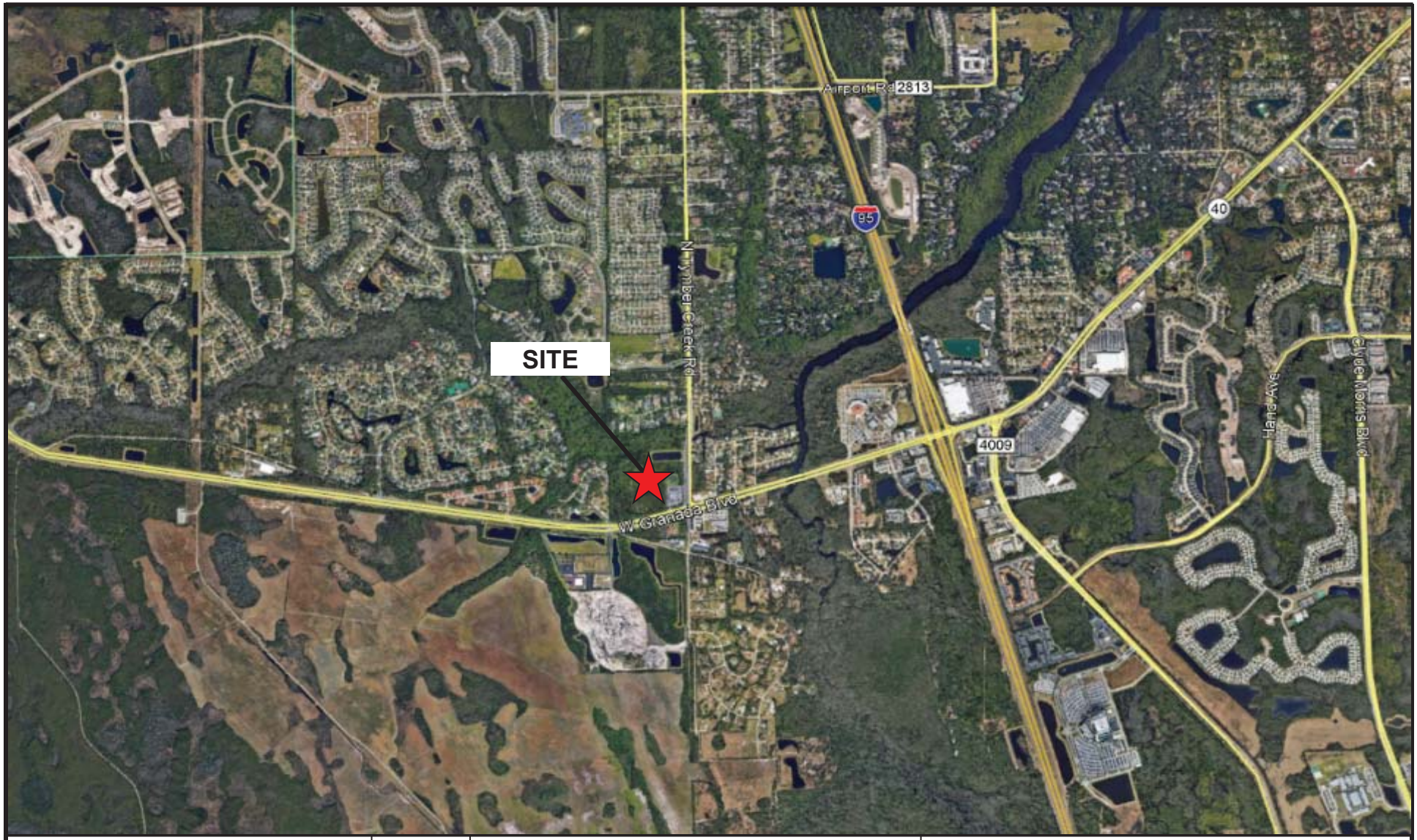
Segments:

- SR 40/Granada Boulevard from Rima Ridge Road to Tymber Creek Road
- Tymber Creek Road from Tymber Run to SR 40

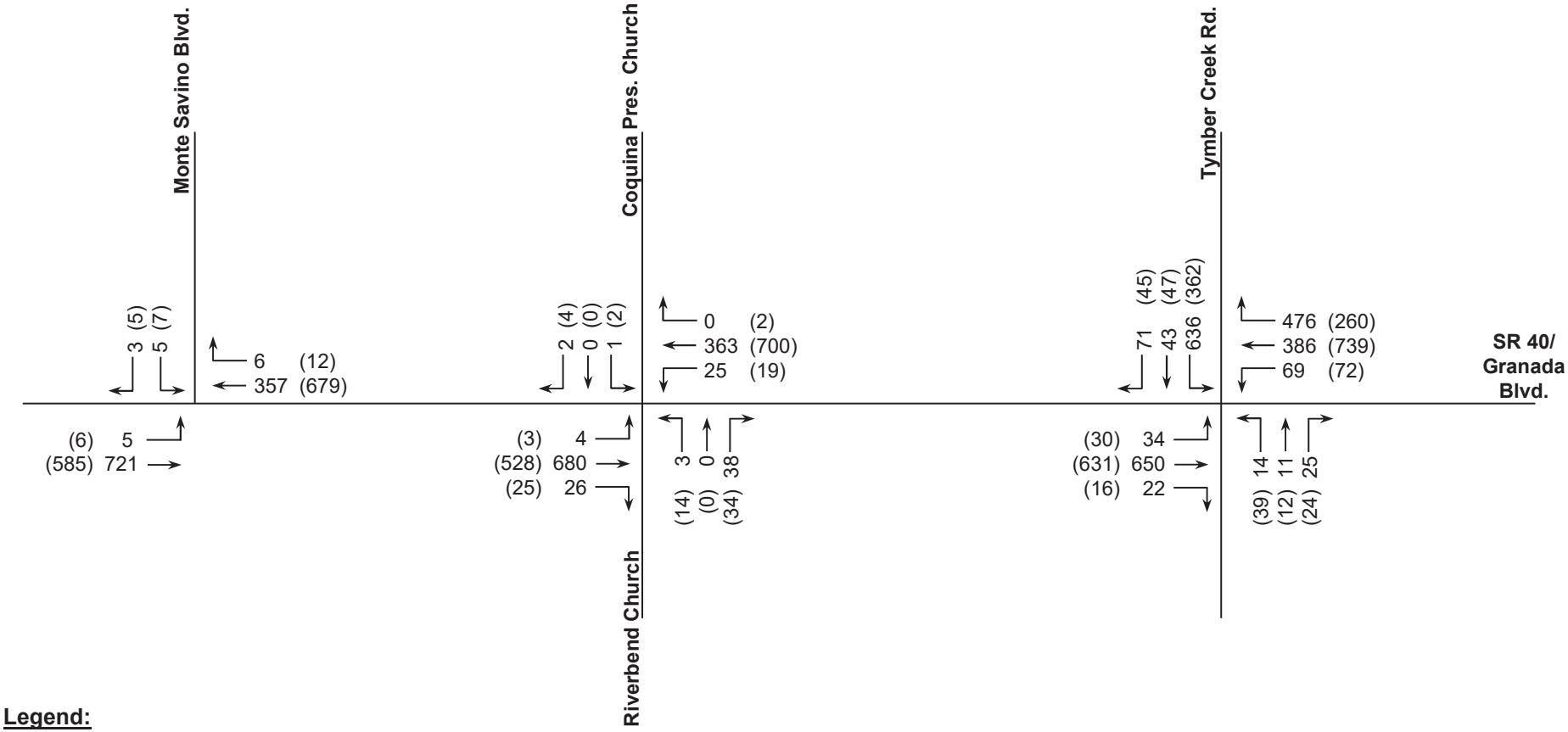
A concept plan is attached as **Exhibit A**.

EXISTING CONDITIONS

Turning movement counts (TMCs) were originally conducted during the a.m. and p.m. peak-hours on September 12th, 2019, and February 23, 2020 at the study area intersections. Additional turning movement counts were conducted at the subject intersections on August 2, 2022, for the purpose of comparing 2022 post-pandemic traffic to those original values. A comparison of these values indicated that area traffic has generally grown at a rate consistent with the historical annual growth rate along the adjacent segment of SR 40. Therefore, to remain conservative, the 2019 turning movement counts were projected to 2022 conditions via application of the historical growth rate. The referenced count data is attached as **Exhibit B**. The seasonally adjusted and projected 2022 a.m. and p.m. peak-hour traffic volumes used in the analysis are presented in **Figure 2**.



Tymber Creek Apartments	N NTS	**Location Map**	LTG Engineering & Planning
		Project No.: 5003.08 / Figure: 1	1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227



Legend:

XX = A.M. Peak-Hour
(XX) = P.M. Peak-Hour

Tymber Creek Apartments	N NTS	**2022 Adjusted Existing A.M. & P.M. Peak-Hour Volumes**	LTG Engineering & Planning
		Project No.: 5003.08 / Figure: 2	1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

UNSIGNALIZED INTERSECTION ANALYSIS – EXISITING CONDITIONS

The existing operating conditions at the unsignalized intersections were analyzed using the *Highway Capacity Software, Version 2022* (HCS). This software utilizes the procedures outlined in Chapter 20 of the *Highway Capacity Manual (6th Edition)* titled, "Two-Way Stop-Controlled Intersections". **Table 1** shows the existing a.m. and p.m. peak-hour level of service (LOS) at the study area intersections. The HCS summary sheets are attached as **Exhibit C**. As indicated, the unsignalized intersections currently operate within the adopted LOS.

Table 1
2022 Existing A.M. and P.M. Peak-Hour LOS – Unsignalized Intersections
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Critical Approach	Delay	LOS	Critical Approach	Delay	LOS
SR 40 at Coquina Presbyterian/ Riverbend Community Church	D	NB	11.9	B	SB	13.5	B
SR 40 at Monte Savino Blvd	D	SB	12.3	B	SB	15.2	C

SIGNALIZED INTERSECTION ANALYSIS – EXISITING CONDITIONS

The LOS at a signalized intersection is based on the average control delay per vehicle for the various movements within the intersection. The operating conditions at the signalized intersection was analyzed using Synchro 10 which utilizes the procedures outlined in Chapter 19 of the *Highway Capacity Manual (6th Edition)*, titled "Signalized Intersections". **Table 2** shows the existing LOS and volume to capacity ratio (v/c) at the study area intersections. The signal timings are provided in **Exhibit D** and the Synchro summary sheets are provided in **Exhibit E**.

Table 2
2022 Existing A.M. and P.M. Peak-Hour LOS - Signalized Intersection
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
SR 40 at Tymber Creek Rd.	D	38.3	D	No	35.8	D	No

As indicated in **Table 2**, the signalized study area intersection currently operates within the adopted LOS.

Roadway LOS describes the operating condition determined from the number of vehicles passing over a given section of roadway during a specified time period. It is a qualitative measure of several factors which include speed, travel time, traffic interruptions, freedom to maneuver, driver comfort, convenience, safety, and vehicle operating costs. Six LOS categories have been established as standards by which to gauge roadway performance, designated by the letters A through F. The LOS categories are defined as follows:

Level of Service A: *Free flow, individual users virtually unaffected by the presence of others*
Level of Service B: *Stable flow with a high degree of freedom to select operating conditions*
Level of Service C: *Flow remains stable, but with significant interactions with others*
Level of Service D: *High-density stable flow in which the freedom to maneuver is severely restricted*
Level of Service E: *This condition represents the capacity level of the road*
Level of Service F: *Forced flow in which the traffic exceeds the amount that can be served*

The existing LOS for the study area road segment during the p.m. peak-hour is shown in **Table 3**.

Table 3
Existing P.M. Peak-Hour LOS - Roadway Segments
Tymber Creek Apartments

Roadway	Limits		No. of Lanes	Adopted LOS*	Peak-Hour Two-Way Capacity at Adopted LOS	2021 AADT	Existing P.M. Peak-Hour Two-Way Volume	Existing Volume Exceed Adopted LOS?
	From	To						
SR 40/Granada Blvd.	Rima Ridge Rd.	Tymber Creek Rd.	4	D	3,580	13,300	1,197**	No
Tymber Creek Rd.	SR 40/Granada Blvd.	Tymber Run	4	E	3,410	10,940	940	No

**Adopted LOS and existing AADT obtained from the Volusia County 2021 Historical AADT Spreadsheet*
***Existing PM Peak-Hour Two-Way Volume determined using K-factor*

As indicated in **Table 3**, the study area roadway segments are currently operating within the adopted LOS.

PROJECT TRIP GENERATION

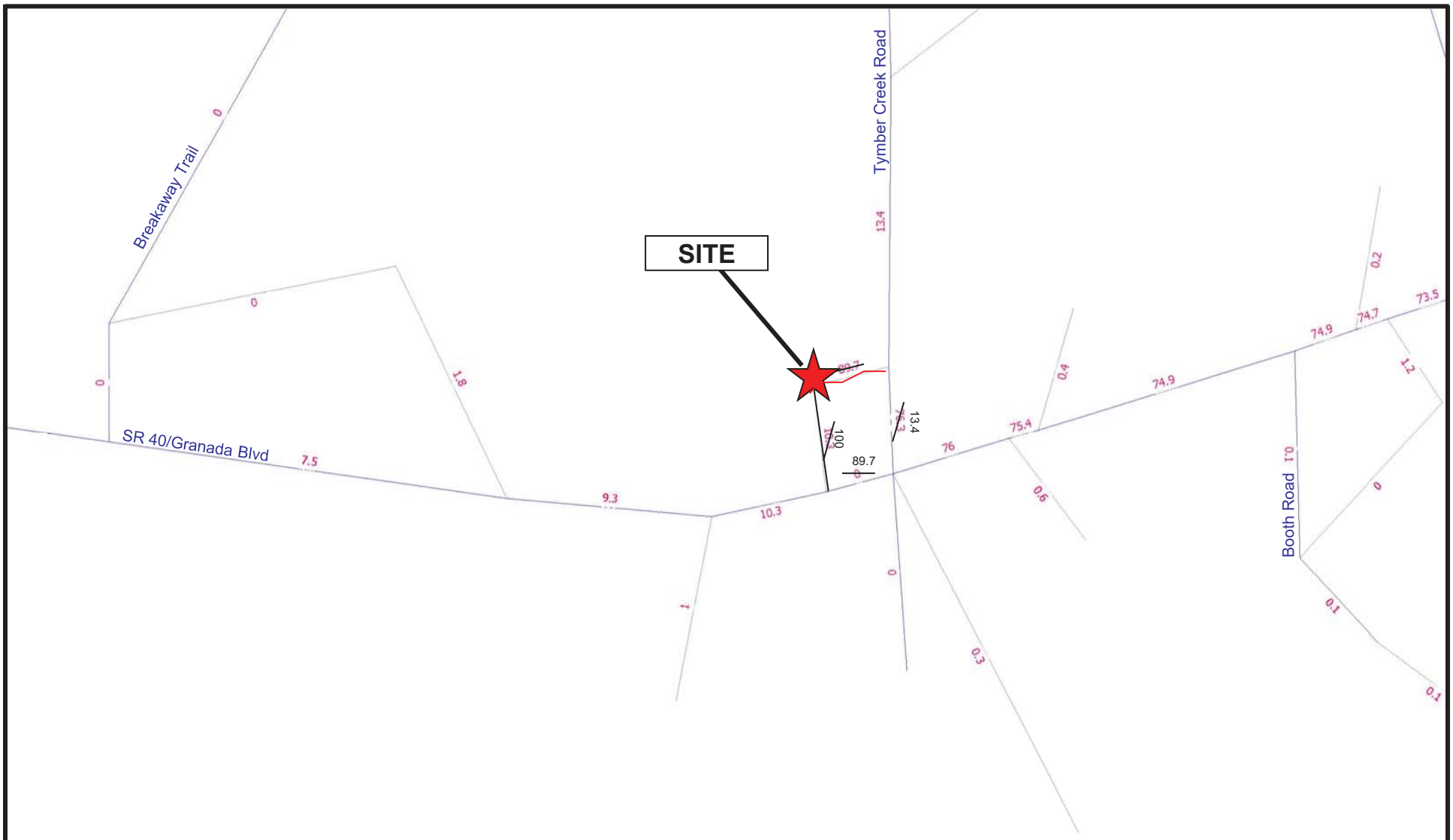
The daily, a.m. and p.m. project trip generation for the proposed development was determined using the Institute of Transportation Engineers (ITE), *Trip Generation Manual, 11th Edition*. The project trip generation is presented in **Table 4**.

Table 4
Project Trip Generation
Tymber Creek Apartments

Time Period	Land Use	ITE LUC	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Mid-Rise Multifamily	221	T=4.77(X)-46.46	300	DU	50%	50%	693	693	1,386
A.M. Peak-Hour			T=0.44(X)-11.61			23%	77%	28	92	120
P.M. Peak-Hour			T=0.39(X)+0.34			61%	39%	71	46	117

PROJECT TRIP DISTRIBUTION

The process of determining the directional flow of traffic associated with a new development is called trip distribution. The Central Florida Regional Planning Model (CFRPM), version 6.1 was used to determine the primary project trip distribution. Using the trip distribution, the a.m. and p.m. peak-hour project trips were assigned to the study area roadway network. Due to the elimination of access on Tymber Creek Road that was included in the original model run, the model distribution was manually modified to reflect the removal of trips accessing the site via Tymber Creek Road. The manually modified distribution is shown in **Figure 3**.



Tymber Creek Apartments	N NTS	**Project Trip Distribution**		LTG Engineering & Planning
		Project No.: 5003.08	Figure: 3	1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

2024 BACKGROUND GROWTH

Traffic in the area is expected to grow due to local government approvals. The following section documents the methods used to project future 2024 traffic conditions by using either historical growth rates and/or vested trip information and anticipated project traffic. The growth rates for each study area roadway segment were determined using the following method:

- Historic growth trends calculated based upon the last five years of historic count data to determine a roadway segment's applicable trend growth rate using the best fitted regression analysis.
- If the R^2 value is less than 0.70, then ten (10) years of historical traffic data will be used to determine the trends growth rate using the best fitted regressions analysis.
- If the R^2 is still less than 0.70, the R^2 for the adjoining northbound and southbound segments will be analyzed to determine the average growth rate of adjoining segments can be utilized.
- Then the growth rate shall be determined by the trend fitted curve. If the overall trend fitted curve is positive, 2% shall be used. If the overall trend fitted curve is negative, then a 1% growth rate will be applied.
- In no case shall the growth rate be negative.
- Vested trips will be applied in addition to growth rates where applicable.
- If the R^2 value is greater than 70%, and the growth rate is greater than 3%, the background growth will be determined using either vested trips or the growth rate, whichever is more conservative.
- If the R^2 value is greater than 70%, and the growth rate is greater than 3%, and there is a high number of vested trips to be applied by multiple vested projects with various land uses, a request may be made to reduce vested traffic by 30% if the vested traffic is 30% of the total background growth.
- At the request of Volusia County, Exponential Regression will not be used to determine the growth of a roadway segment.

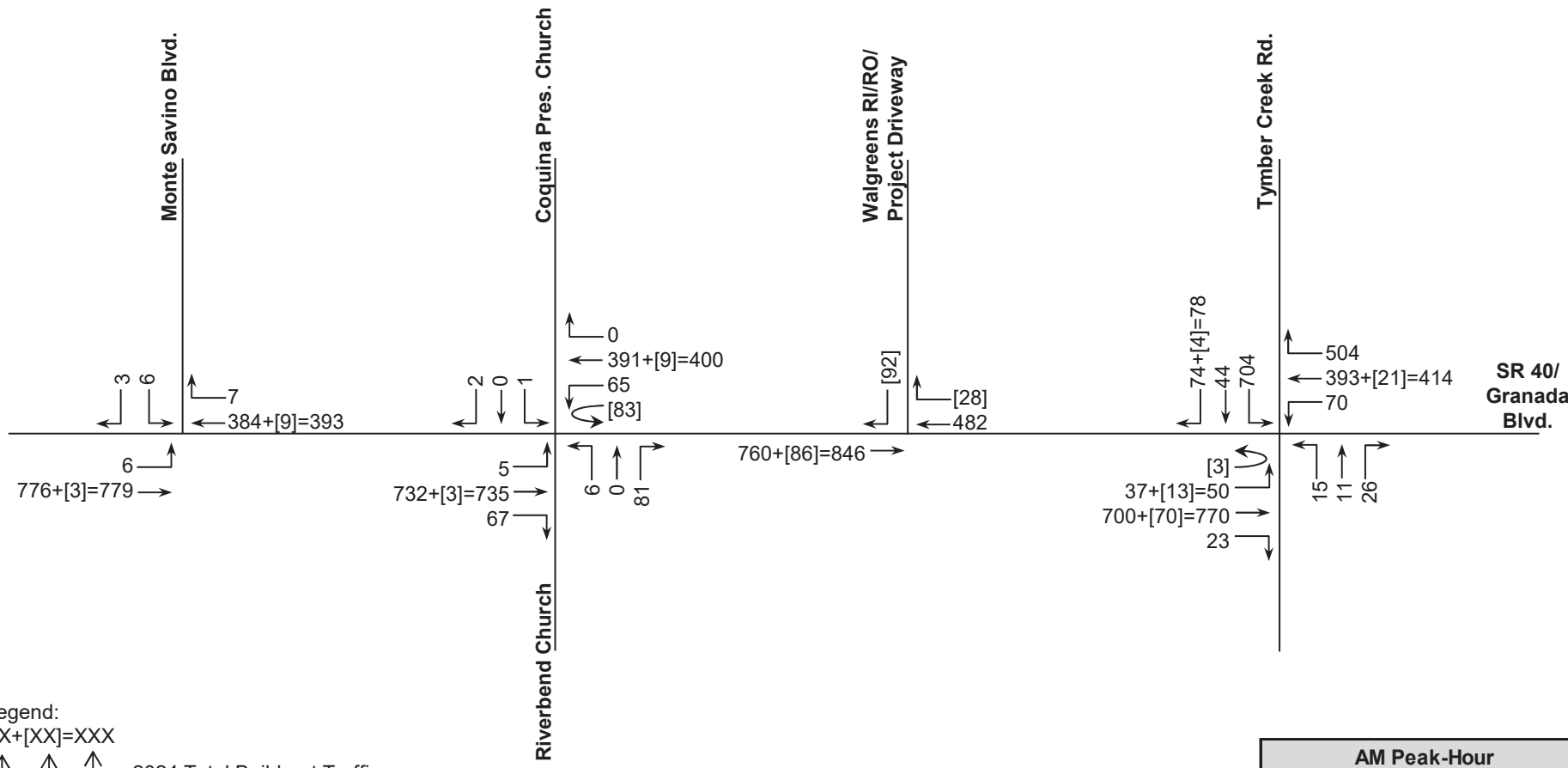
The growth comparison and applied growth used in the analysis are provided in **Table 5**. The Traffic Trends analysis worksheets are contained in **Exhibit F**. As requested by the City of Ormond Beach, anticipated additional student traffic from the Riverbend Academy (private School connected to Riverbend Church) expansion was included in the a.m. peak-hour analysis, using estimated trip generation for an additional 140 students, totaling 450 students. It should be noted that any additional growth of the Riverbend Academy would be reflected in future background growth.

PROJECT TRIP ASSIGNMENT

Using the project trip distribution and trip generation, the a.m. and p.m. peak-hour project trips were assigned to the study area roadway network. **Figures 4A and 4B** graphically depict the 2024 background and project trips assigned to the study area intersections.

Table 5
Applied Annual Growth Rates
Tymber Creek Apartments

Roadway	Limits		5-Year			10-Year			Applied Growth Rate	High Growth? Y/N	Vested Trips	Existing Peak-Hour Volume	Existing AADT Year	Build-Out Year	Growth (# of Trips)	Growth Method Applied
	From	To	Best Fit Regression	R^2 Value	Historical Growth Rate	Best Fit Regression	R^2 Value	Historical Growth Rate								
SR 40	Rima Ridge Rd	Tymber Creek Rd	Decaying Exp.	63.8%	0.97%	Linear	92.5%	3.86%	3.86%	Y	0	1,197	2021	2024	139	Historical Growth
Tymber Creek Rd	Tymber Run	SR 40	Decaying Exp.	80.9%	-3.30%	-	-	-	1.00%	N	164	940	2021	2024	28	Historical + Vested



Legend:
XX+[XX]=XXX
- 2024 Total Build-out Traffic
- Project Trips
- 2024 Background Traffic

AM Peak-Hour		
Enter	Exit	Total
28	92	120

Tymber Creek Apartments

N

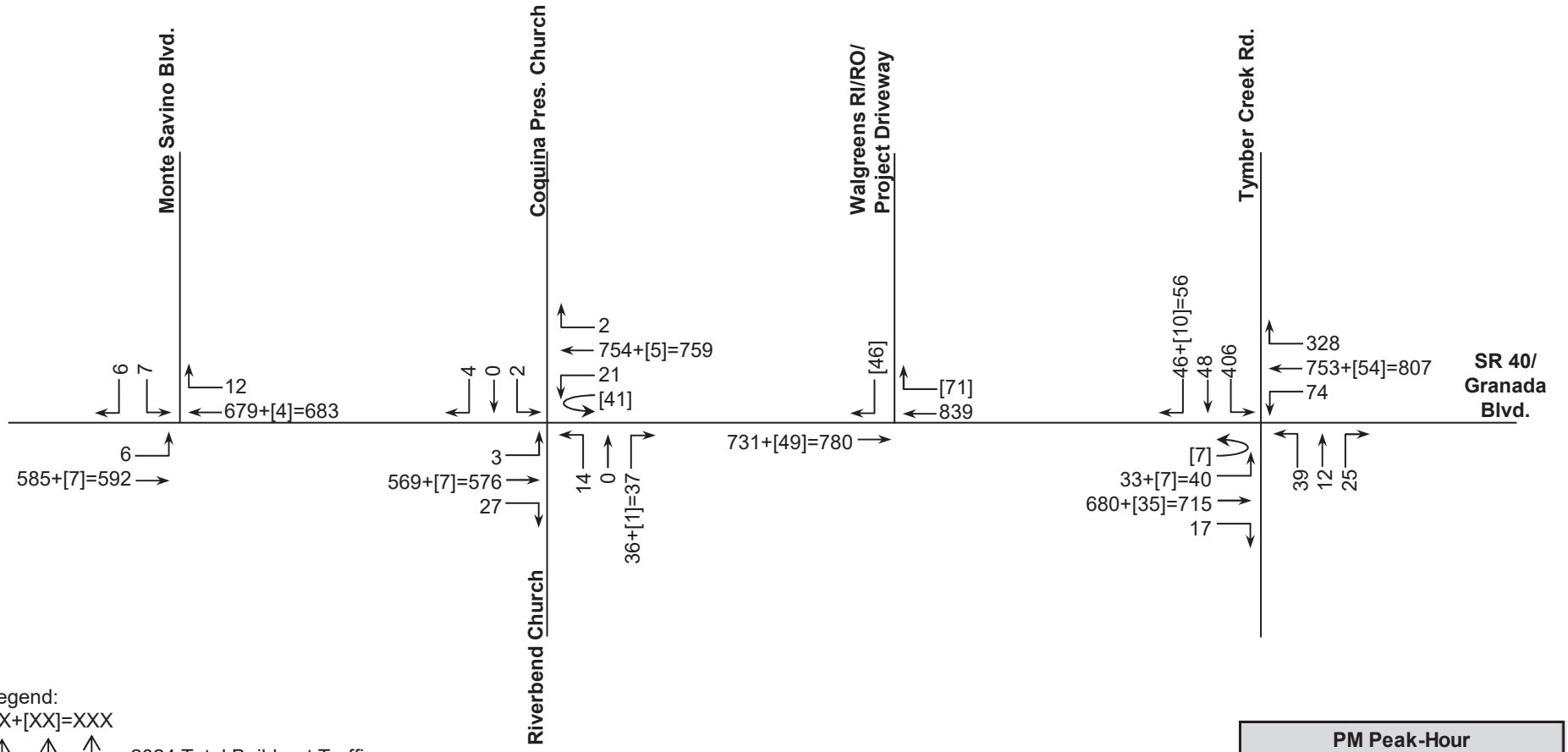
NTS

2024 A.M. Peak-Hour Build-Out Volumes

Project No.: 5003.08

Figure: 4A

LTG Engineering & Planning
1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174
Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227



Legend:
XX+[XX]=XXX
2024 Total Build-out Traffic
Project Trips
2024 Background Traffic

PM Peak-Hour		
Enter	Exit	Total
71	46	117

Tymber Creek Apartments

N

NTS

2024 P.M. Peak-Hour Build-Out Volumes

Project No.: 5003.08

Figure: 4B

LTG Engineering & Planning
1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174
Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

UNSIGNALIZED INTERSECTION ANALYSIS – BUILD-OUT CONDITIONS

The study area intersections were analyzed to determine the operational LOS during the a.m. and p.m. peak-hours under 2024 build-out conditions. The results of the build-out conditions analysis are summarized in **Table 6**. The HCS summary sheets are attached as **Exhibit G**.

As indicated in **Table 6**, the study area intersections are anticipated to operate within the adopted LOS under build-out conditions.

Table 6
2024 Build-Out A.M. and P.M. Peak-Hour LOS - Unsignalized Intersections
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Critical Approach	Delay	LOS	Critical Approach	Delay	LOS
SR 40 at Coquina Presbyterian/ Riverbend Community Church	D	SB	15.0	C	SB	15.4	C
SR 40 at Monte Savino Blvd	D	SB	13.0	B	SB	15.0	C
SR 40 at Walgreens/Project Driveway RI/RO	D	SB	10.6	B	SB	12.0	B

SIGNALIZED INTERSECTION ANALYSIS – BUILD-OUT CONDITIONS

The signalized intersection was analyzed to determine the operational LOS under build-out conditions and the results are presented in **Table 7**. The Synchro summary sheets are also contained in **Exhibit H**.

As indicated in **Table 7**, the signalized study area intersection is anticipated to operate within the adopted LOS under build-out conditions. It is noted that, although build-out intersection analysis indicates that the subject signalized intersection is anticipated to operate acceptably with no adverse impacts due to project traffic from the proposed development, the Developer intends to improve the geometry of the existing eastbound approach by extending the eastbound left-turn lane by 25 feet (See **Exhibit A**).

Table 7
2024 Build-Out A.M. and P.M. Peak-Hour LOS - Signalized Intersection
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
SR 40 at Tymber Creek Rd.	D	40.2	D	No	37.1	D	No

ROADWAY SEGMENT ANALYSIS – BUILD-OUT CONDITIONS

The traffic analysis for the roadway segments involves the comparison of the future peak-hour two-way volumes to available capacity. **Table 8** presents the results of the p.m. peak-hour two-way road segment analyses for the study area roadway segment under 2024 build-out conditions. As indicated in the table, the study area roadway segments are anticipated to operate within the adopted LOS.

Table 8
2024 Build-Out PM Peak-Hour Two-Way LOS – Roadway Segments
Tymber Creek Apartments

Roadway	Segment		No. of Lanes	Adopted LOS	Peak-Hour Two-Way Capacity at Adopted LOS	2021 Existing PM Peak-Hour Two-Way Volume	2024 Applied Growth Rate	Vested Trips	2024 Background Traffic	Background PM Volume Exceed Adopted LOS?	Project Distribution	Project Trips	2024 Build-Out Traffic	2024 Build-Out Traffic Exceed Adopted LOS?
SR 40	Rima Ridge Road	Tymber Creek Road	4	D	3,580	1,197	3.86%	0	1,336	No	100%	117	1,453	No
Tymber Creek Road	Tymber Run	SR 40	4	E	3,410	940	1.00%	164	1,132	No	13.4%	16	1,148	No

ACCESS ANALYSIS

SR 40 adjacent to the proposed development is a four-lane divided urban arterial with a posted speed limit of 50 miles per hour (mph). The FDOT access management class of SR 40 is Access Class 3. Access Class 3 allows full median openings, including traffic signals, every 2,640-ft. (1/2-mile), directional median openings every 1,320-ft. (1/4-mile), and driveway connections every 660-ft.

An analysis was conducted using National Cooperative Highway Research Program Report 457 (NCHRP 457) standards to determine if turn lanes are warranted at the right-in/right-out project driveway under build-out conditions. The NCHRP 457 summary sheets are included in **Exhibit I**. Based on the NCHRP 457 reports, the 2022-2023 FDOT FDM Exhibit 212-1 and the posted speed limit of 50-mph, a 350-foot westbound right-turn lane (includes taper) is warranted, however, there is an existing 150-foot (includes taper) westbound right-turn lane at the driveway, which is constrained because of its proximity to the signalized intersection of SR 40/Granada Boulevard at Tymber Creek Road. It is noted that this project access has been approved by FDOT at the time of this analysis update.

CONCLUSION

A full TIA was conducted for Tymber Creek Apartments in October 2020. Since the submittal and approval of that analysis by the City of Ormond Beach in 2020, the proposed access has been reduced to SR 40 only via the existing right-in/right-out Walgreen's driveway and only the residential component of the previously analyzed development is being proposed for build-out in 2024. The intent of this traffic assessment is to provide update of the analyses that reflects the current proposed access, development program, and traffic data. The results of the analysis are summarized below:

Existing Conditions

- The unsignalized study area intersections currently operate within the adopted LOS.
- The signalized study area intersection currently operates within the adopted LOS.
- The study area roadway segments are currently operating within the adopted LOS.

Build-out Conditions

- The unsignalized study area intersections will continue to operate with the adopted LOS.
- The signalized study area intersection will continue to operate within the adopted LOS.
- The study area roadway segments will continue to operate within the adopted LOS.
- Based on the NCHRP 457 reports, the 2022-2023 FDOT FDM Exhibit 212-1 and the posted speed limit of 50-mph, a 350-foot westbound right-turn lane (includes taper) is warranted at the project driveway, however, there is an existing 150-foot (includes taper) westbound right-turn lane at the driveway, which is constrained because of its proximity to the signalized intersection of SR 40/Granada Boulevard at Tymber Creek Road. It is noted that this project access has been approved by FDOT at the time of this analysis update.

There have been no adverse changes to the results of the previously approved TIA due to updates reflected in these analyses.

Attachments: Exhibit A – Preliminary Site Plan
Exhibit B – Turning Movement Counts
Exhibit C – Unsignalized Intersections Existing Conditions - HCS Summary Sheets

Exhibit D – Signal Timings
Exhibit E – Signalized Intersection Existing Conditions – Synchro Summary Sheets
Exhibit F – FDOT Traffic Trends
Exhibit G – Unsignalized Intersections Build-out Conditions
Exhibit H – Signalized Intersection Build-out Conditions
Exhibit I – NCHRP 457 Reports

I affirm, by affixing my signature and seal below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional engineering.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL

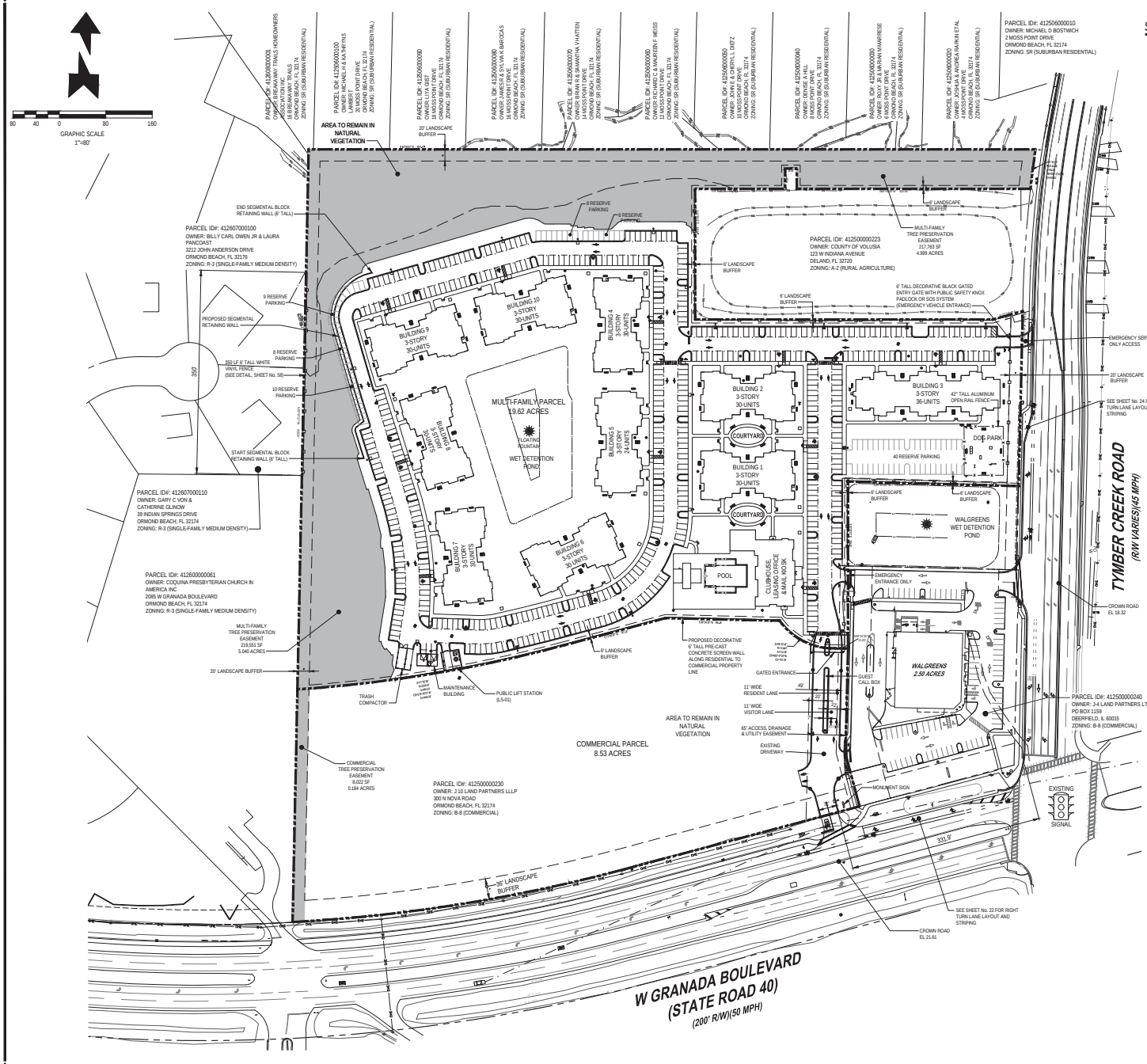
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LTG, INC.
1450 W. GRANADA BLVD, SUITE 2
ORMOND BEACH, FL 32174
REGISTRATION No. 9227
George A. Galan, P.E. NO. 60080

LTG Engineering & Planning

EXHIBIT A
Preliminary Site Plan

LTG Engineering & Planning



SITE DEVELOPMENT USAGE

1. SETBACK:

	BUILDING	LANDSCAPE
FRONT (TYMBER CREEK)	25 FEET	20 FEET
REAR (NORTH)	20 FEET	20 FEET
SIDE (WEST)	10 FEET	20 FEET
SIDE (INTERIOR)	10 FEET	6 FEET
SIDE (CORNER)	20 FEET	6 FEET
MAXIMUM BUILDING HEIGHT		45 FEET

* SECTION 2-36(d) STATES, "HEIGHT LIMITS MAY EXCEED THAT ALLOWED BY DISTRICT REGULATIONS BY A MAXIMUM FIFTEEN FEET (15'), PROVIDED THAT THE STRUCTURE IS LOCATED AS TO NOT HAVE AN ADVERSE IMPACT ON ADJOINING PROPERTIES, PARTICULARLY SINGLE-FAMILY HOMES. THIS ADDITIONAL HEIGHT ALLOWANCE WILL NOT BE AWARDED FOR ANY PORTION OF A STRUCTURE LOCATED WITHIN FIFTY FEET (50') OF A SINGLE FAMILY HOME OR FOR A VACANT SITE IN A ZONING DISTRICT DESIGNED PRIMARILY FOR SUCH USE. IN NO CASE SHALL ANY BUILDING HEIGHT EXCEED SEVENTY-FIVE FEET (75') WHEN MEASURED FROM THE AVERAGE MEDIAN LOT ELEVATION TO THE HIGHEST POINT OF ANY STRUCTURE AND/OR ATTACHED SERVICES."

MAXIMUM BUILDING COVERAGE	35%
MAXIMUM IMPERVIOUS LOT COVERAGE	75%

THE B-8 ZONING DISTRICT ALLOWS 10 UNITS PER ACRE. THE LAND USE CATEGORIES ALLOW:
(1) "OPEN SPACE/CONSERVATION" (3.2 ACRES) - 0 UNITS
(2) "RESIDENTIAL, OFFICE RETAIL" (3.2 ACRES) - 48 UNITS
(3) "GENERAL COMMERCIAL" (13.22 ACRES) - 423 UNITS

THE PROPERTY'S LAND USES ALLOW A TOTAL OF 471 UNITS (300 UNITS PROPOSED).
THE UNITS PER ACRE NEED TO BE BASED UPON 16.42 ACRES OR
300 UNITS / 16.42 = 18.27 UNITS PER ACRE

NO STRUCTURE SHALL EXCEED 180 LINEAR FEET IN LENGTH PER LDC SECTION 2-57(22)(f).

2. PROPOSED SITE COVERAGE:

	SQ. FT	ACRE	%
BUILDINGS	127,446	2.926	14.9
PAVEMENT	164,109	3.767	19.2
CONCRETE SIDEWALKS / PADS/ POOL DECK	46,260	1.062	5.4
RESERVED PARKING	18,810	0.432	2.2
EXTERIOR LANDSCAPE	67,254	1.544	7.9
INTERIOR LANDSCAPE	325,816	7.479	38.1
WET DETENTION PONDS	19,162	0.440	2.2
WETLANDS	104,588	2.402	12.3
TOTAL SITE	854,635	19.620	100.0
TOTAL IMPERVIOUS	337,815	7.755	39.5
TOTAL PERVIOUS	516,820	11.865	60.5

3. PARKING REQUIREMENTS

UNIT MIX

1.5 SPACES PER 1 BEDROOM x 168	= 252 SPACES
0.5 SPACES RESERVE PER 2 BEDROOM x 120	= 84 SPACES
2.0 SPACES PER 2 BEDROOM x 120	= 240 SPACES
2.0 SPACES PER 3 BEDROOM x 12	= 24 SPACES
TOTAL REQUIRED PARKING	= 600 SPACES

4. PARKING PROVIDED

		%
HANDICAP	11	1.9
STANDARD	506	84.3
RESERVE	83	13.8
TOTAL PARKING PROVIDED	600	100.0

5. BICYCLE PARKING REQUIRED

10% OF TOTAL PARKING = 0.10 x 600 = 60
REQUIRED BICYCLE PARKING = 60 SPACES

6. BICYCLE PARKING PROVIDED

71 BICYCLE SPACES PROVIDED

REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS

1230 North I-10, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
NEWKIRK ENGINEERING INC.
Civil Engineering, Transportation, CEI & Landscape Architecture

OVERALL DEVELOPMENT PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING INC. AND SHALL NOT BE USED 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 80'

DRAWING NUMBER

15

EXHIBIT B
Raw Turning Movement Counts

DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019

Groups Printed- Automobiles - Commercial

	Tymber Creek Rd Southbound					SR 40 Westbound					Tymber Creek Rd Northbound					SR 40 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
07:00 AM	78	9	10	0	97	9	55	72	0	136	2	5	7	0	14	6	114	1	0	121	368
07:15 AM	101	10	9	0	120	15	63	83	0	161	2	2	5	0	9	5	137	4	0	146	436
07:30 AM	144	8	11	0	163	16	77	104	0	197	4	1	7	0	12	10	158	5	0	173	545
07:45 AM	135	10	17	0	162	18	66	108	0	192	3	2	5	0	10	6	120	3	0	129	493
Total	458	37	47	0	542	58	261	367	0	686	11	10	24	0	45	27	529	13	0	569	1842
08:00 AM	126	9	17	0	152	12	80	100	0	192	2	3	2	0	7	4	140	4	0	148	499
08:15 AM	123	9	14	0	146	11	97	83	0	191	3	3	7	0	13	8	121	6	0	135	485
08:30 AM	107	7	13	0	127	18	80	69	0	167	4	4	7	0	15	7	111	2	0	120	429
08:45 AM	112	9	11	0	132	10	66	56	0	132	6	3	6	0	15	7	101	3	0	111	390
Total	468	34	55	0	557	51	323	308	0	682	15	13	22	0	50	26	473	15	0	514	1803
04:00 PM	45	6	10	0	61	11	145	73	0	229	7	3	10	0	20	10	119	3	0	132	442
04:15 PM	64	4	11	0	79	16	165	67	0	248	4	1	4	0	9	5	134	4	0	143	479
04:30 PM	76	9	9	0	94	18	126	46	0	190	9	1	6	0	16	6	152	4	0	162	462
04:45 PM	82	11	9	0	102	16	154	56	0	226	10	3	5	0	18	8	108	3	0	119	465
Total	267	30	39	0	336	61	590	242	0	893	30	8	25	0	63	29	513	14	0	556	1848
05:00 PM	78	15	8	0	101	10	168	47	0	225	9	5	5	0	19	6	130	2	0	138	483
05:15 PM	63	13	9	0	85	16	156	83	0	255	4	2	8	0	14	5	111	4	0	120	474
05:30 PM	58	10	10	0	78	18	146	80	0	244	8	2	6	0	16	6	117	3	0	126	464
05:45 PM	46	9	8	0	63	16	138	86	0	240	9	1	4	0	14	6	88	2	0	96	413
Total	245	47	35	0	327	60	608	296	0	964	30	10	23	0	63	23	446	11	0	480	1834
Grand Total	1438	148	176	0	1762	230	1782	1213	0	3225	86	41	94	0	221	105	1961	53	0	2119	7327
Apprch %	81.6	8.4	10	0		7.1	55.3	37.6	0		38.9	18.6	42.5	0		5	92.5	2.5	0		
Total %	19.6	2	2.4	0	24	3.1	24.3	16.6	0	44	1.2	0.6	1.3	0	3	1.4	26.8	0.7	0	28.9	

DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 2

Groups Printed- Automobiles - Commercial

	Tymber Creek Rd Southbound					SR 40 Westbound					Tymber Creek Rd Northbound					SR 40 Eastbound					
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
Automobiles	1422	141	164	0	1727	223	1743	1167	0	3133	74	34	81	0	189	91	1917	44	0	2052	7101
% Automobiles	98.9	95.3	93.2	0	98	97	97.8	96.2	0	97.1	86	82.9	86.2	0	85.5	86.7	97.8	83	0	96.8	96.9
Commercial	16	7	12	0	35	7	39	46	0	92	12	7	13	0	32	14	44	9	0	67	226
% Commercial	1.1	4.7	6.8	0	2	3	2.2	3.8	0	2.9	14	17.1	13.8	0	14.5	13.3	2.2	17	0	3.2	3.1

DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

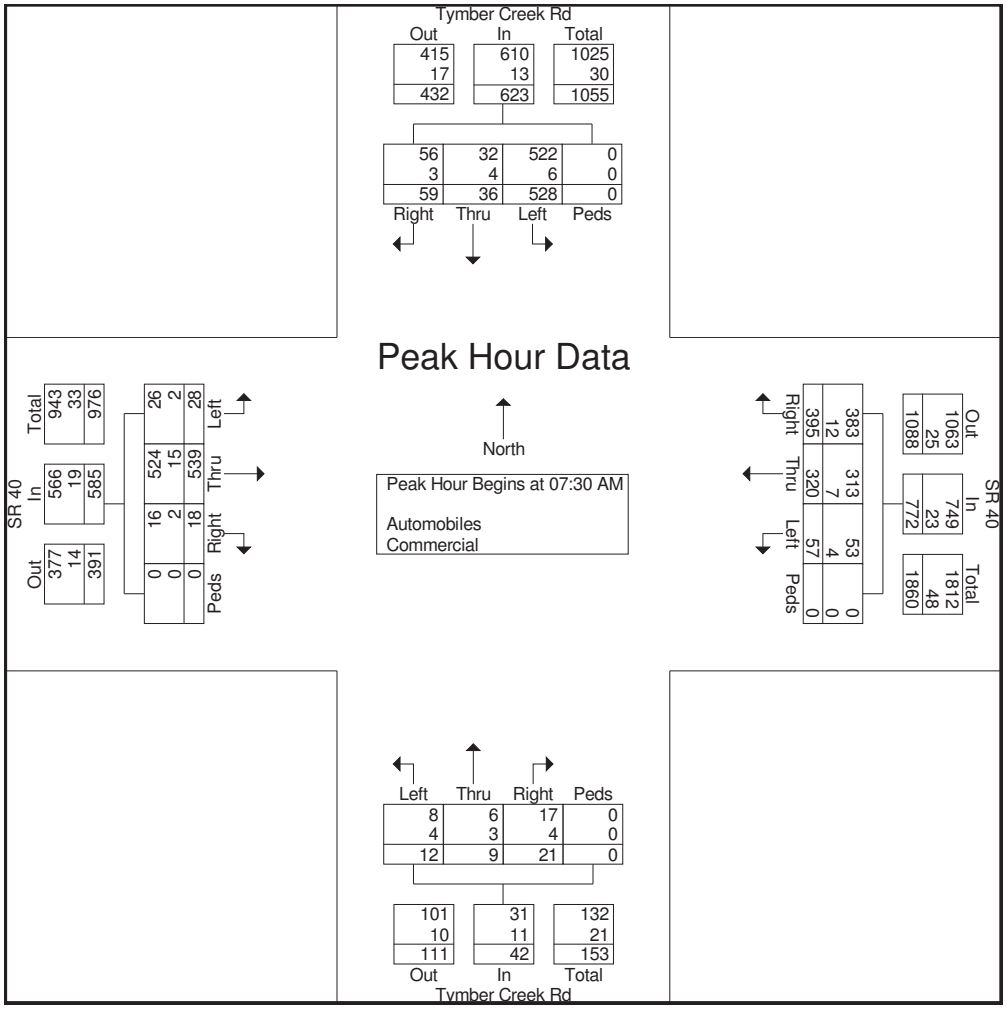
File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 3

	Tymber Creek Rd Southbound					SR 40 Westbound					Tymber Creek Rd Northbound					SR 40 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	144	8	11	0	163	16	77	104	0	197	4	1	7	0	12	10	158	5	0	173	545
07:45 AM	135	10	17	0	162	18	66	108	0	192	3	2	5	0	10	6	120	3	0	129	493
08:00 AM	126	9	17	0	152	12	80	100	0	192	2	3	2	0	7	4	140	4	0	148	499
08:15 AM	123	9	14	0	146	11	97	83	0	191	3	3	7	0	13	8	121	6	0	135	485
Total Volume	528	36	59	0	623	57	320	395	0	772	12	9	21	0	42	28	539	18	0	585	2022
% App. Total	84.8	5.8	9.5	0		7.4	41.5	51.2	0		28.6	21.4	50	0		4.8	92.1	3.1	0		
PHF	.917	.900	.868	.000	.956	.792	.825	.914	.000	.980	.750	.750	.750	.000	.808	.700	.853	.750	.000	.845	.928
Automobiles	522	32	56	0	610	53	313	383	0	749	8	6	17	0	31	26	524	16	0	566	1956
% Automobiles	98.9	88.9	94.9	0	97.9	93.0	97.8	97.0	0	97.0	66.7	66.7	81.0	0	73.8	92.9	97.2	88.9	0	96.8	96.7
Commercial	6	4	3	0	13	4	7	12	0	23	4	3	4	0	11	2	15	2	0	19	66
% Commercial	1.1	11.1	5.1	0	2.1	7.0	2.2	3.0	0	3.0	33.3	33.3	19.0	0	26.2	7.1	2.8	11.1	0	3.2	3.3

DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 4



DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

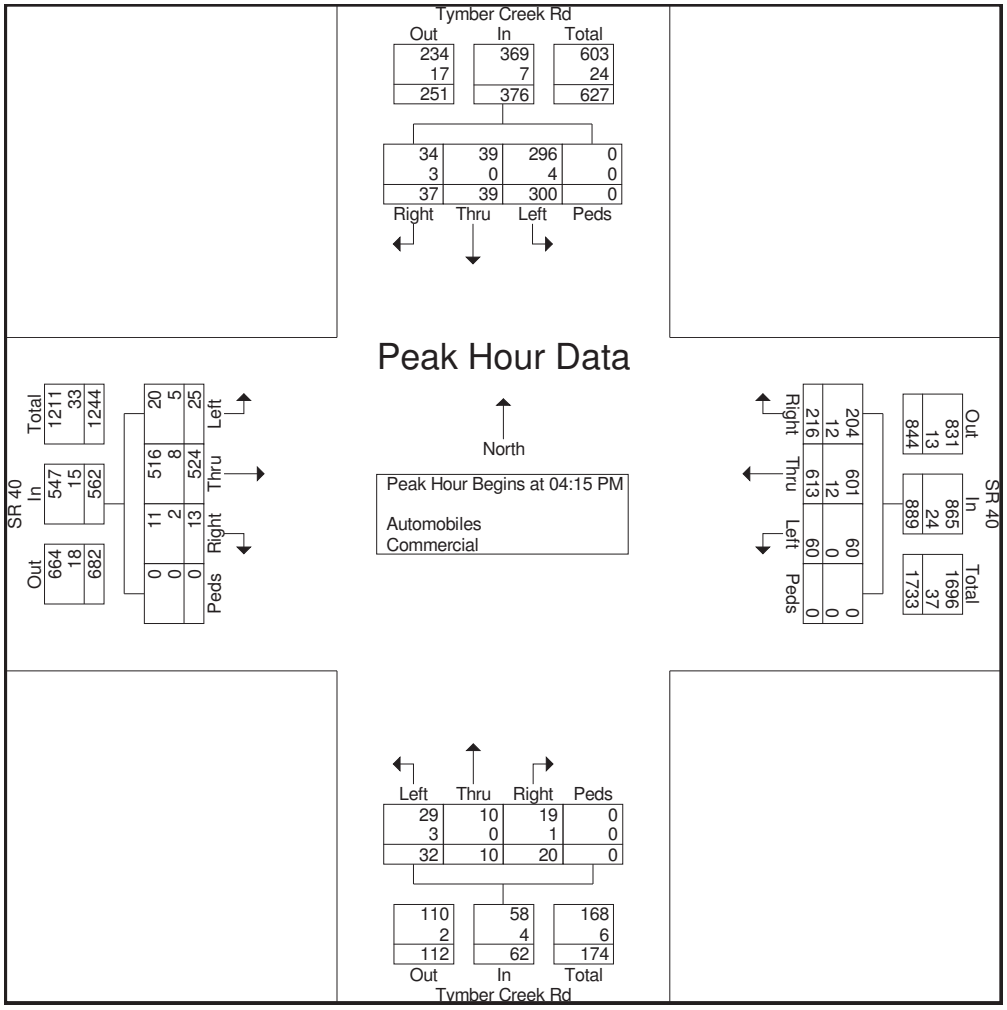
File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 5

	Tymber Creek Rd Southbound					SR 40 Westbound					Tymber Creek Rd Northbound					SR 40 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	64	4	11	0	79	16	165	67	0	248	4	1	4	0	9	5	134	4	0	143	479
04:30 PM	76	9	9	0	94	18	126	46	0	190	9	1	6	0	16	6	152	4	0	162	462
04:45 PM	82	11	9	0	102	16	154	56	0	226	10	3	5	0	18	8	108	3	0	119	465
05:00 PM	78	15	8	0	101	10	168	47	0	225	9	5	5	0	19	6	130	2	0	138	483
Total Volume	300	39	37	0	376	60	613	216	0	889	32	10	20	0	62	25	524	13	0	562	1889
% App. Total	79.8	10.4	9.8	0		6.7	69	24.3	0		51.6	16.1	32.3	0		4.4	93.2	2.3	0		
PHF	.915	.650	.841	.000	.922	.833	.912	.806	.000	.896	.800	.500	.833	.000	.816	.781	.862	.813	.000	.867	.978
Automobiles	296	39	34	0	369	60	601	204	0	865	29	10	19	0	58	20	516	11	0	547	1839
% Automobiles	98.7	100	91.9	0	98.1	100	98.0	94.4	0	97.3	90.6	100	95.0	0	93.5	80.0	98.5	84.6	0	97.3	97.4
Commercial	4	0	3	0	7	0	12	12	0	24	3	0	1	0	4	5	8	2	0	15	50
% Commercial	1.3	0	8.1	0	1.9	0	2.0	5.6	0	2.7	9.4	0	5.0	0	6.5	20.0	1.5	15.4	0	2.7	2.6

DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 6



DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

File Name : 02 Tymber at SR 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 7

Groups Printed- Peds

	Tymber Creek Rd Southbound					SR 40 Westbound					Tymber Creek Rd Northbound					SR 40 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
04:45 PM	0	0	0	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2
Total	0	0	0	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
05:15 PM	0	0	0	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	3
05:30 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Total	0	0	0	1	1	0	0	0	2	2	0	0	0	0	0	0	0	0	3	3	6
Grand Total	0	0	0	2	2	0	0	0	3	3	0	0	0	1	1	0	0	0	3	3	9
Apprch %	0	0	0	100		0	0	0	100		0	0	0	100		0	0	0	100		
Total %	0	0	0	22.2	22.2	0	0	0	33.3	33.3	0	0	0	11.1	11.1	0	0	0	33.3	33.3	

DE TRAFFIC

386-341-4186
Monte Savino Blvd at SR 40
Volusia County, FL

File Name : monte 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 1

Groups Printed- Automobiles - Commercial

	Monte Savino Blvd Southbound				SR 40 Westbound				N/A Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	2	0	0	2	0	54	1	55	0	0	0	0	1	142	0	143	200
07:15 AM	1	0	1	2	0	54	2	56	0	0	0	0	0	165	0	165	223
07:30 AM	1	0	1	2	0	63	0	63	0	0	0	0	0	155	0	155	220
07:45 AM	3	0	1	4	0	76	3	79	0	0	0	0	1	181	0	182	265
Total	7	0	3	10	0	247	6	253	0	0	0	0	2	643	0	645	908
08:00 AM	0	0	0	0	0	84	0	84	0	0	0	0	1	170	0	171	255
08:15 AM	0	0	1	1	0	83	2	85	0	0	0	0	2	170	0	172	258
08:30 AM	2	0	1	3	0	88	3	91	0	0	0	0	1	148	0	149	243
08:45 AM	1	0	0	1	0	80	1	81	0	0	0	0	0	127	0	127	209
Total	3	0	2	5	0	335	6	341	0	0	0	0	4	615	0	619	965
04:00 PM	0	0	0	0	0	140	0	140	0	0	0	0	0	140	0	140	280
04:15 PM	1	0	1	2	0	147	2	149	0	0	0	0	1	131	0	132	283
04:30 PM	1	0	0	1	0	142	1	143	0	0	0	0	1	147	0	148	292
04:45 PM	1	0	2	3	0	173	4	177	0	0	0	0	2	141	0	143	323
Total	3	0	3	6	0	602	7	609	0	0	0	0	4	559	0	563	1178
05:00 PM	2	0	0	2	0	153	2	155	0	0	0	0	1	138	0	139	296
05:15 PM	3	0	3	6	0	162	4	166	0	0	0	0	2	117	0	119	291
05:30 PM	1	0	1	2	0	175	1	176	0	0	0	0	0	112	0	112	290
05:45 PM	1	0	0	1	0	156	1	157	0	0	0	0	1	105	0	106	264
Total	7	0	4	11	0	646	8	654	0	0	0	0	4	472	0	476	1141
Grand Total	20	0	12	32	0	1830	27	1857	0	0	0	0	14	2289	0	2303	4192
Apprch %	62.5	0	37.5		0	98.5	1.5		0	0	0		0.6	99.4	0		
Total %	0.5	0	0.3	0.8	0	43.7	0.6	44.3	0	0	0	0	0.3	54.6	0	54.9	
Automobiles	19	0	11	30	0	1750	27	1777	0	0	0	0	12	2186	0	2198	4005
% Automobiles	95	0	91.7	93.8	0	95.6	100	95.7	0	0	0	0	85.7	95.5	0	95.4	95.5
Commercial	1	0	1	2	0	80	0	80	0	0	0	0	2	103	0	105	187
% Commercial	5	0	8.3	6.2	0	4.4	0	4.3	0	0	0	0	14.3	4.5	0	4.6	4.5

DE TRAFFIC

386-341-4186
Monte Savino Blvd at SR 40
Volusia County, FL

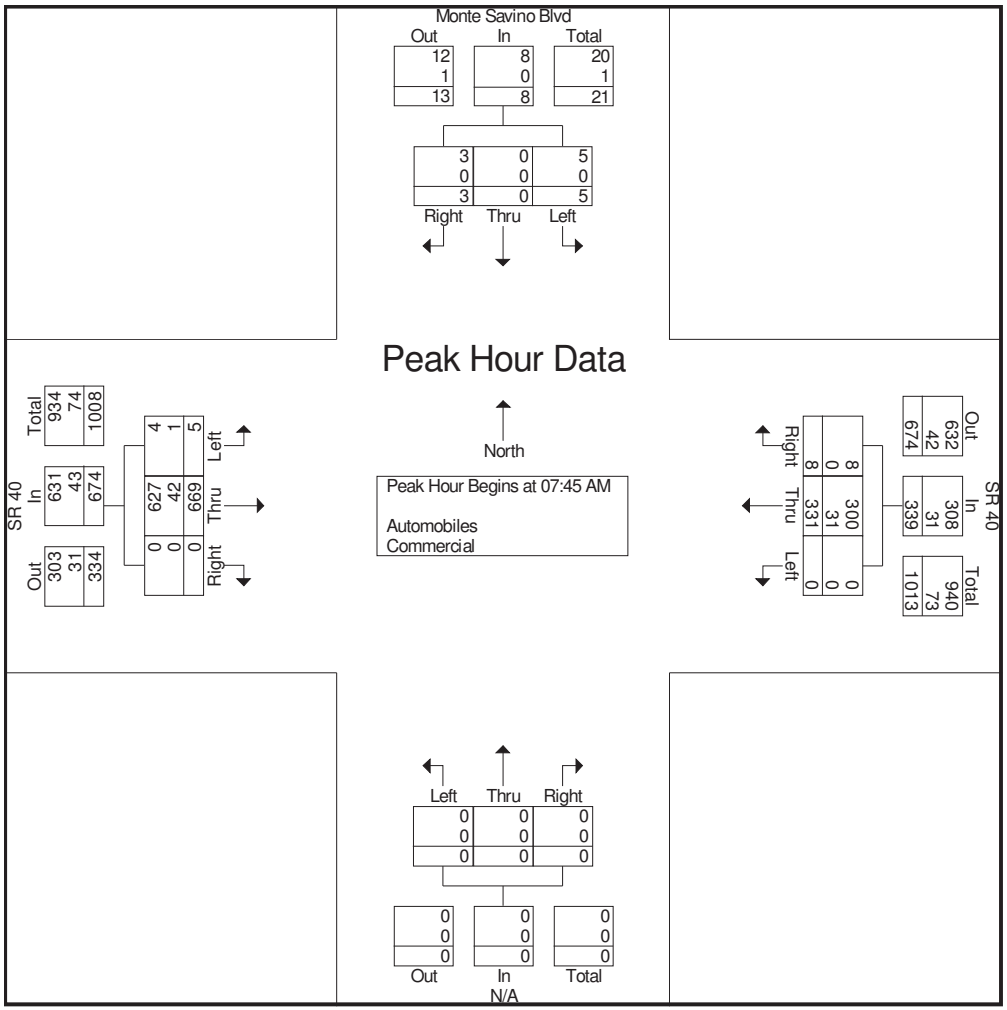
File Name : monte 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 2

	Monte Savino Blvd Southbound				SR 40 Westbound				N/A Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	3	0	1	4	0	76	3	79	0	0	0	0	1	181	0	182	265
08:00 AM	0	0	0	0	0	84	0	84	0	0	0	0	1	170	0	171	255
08:15 AM	0	0	1	1	0	83	2	85	0	0	0	0	2	170	0	172	258
08:30 AM	2	0	1	3	0	88	3	91	0	0	0	0	1	148	0	149	243
Total Volume	5	0	3	8	0	331	8	339	0	0	0	0	5	669	0	674	1021
% App. Total	62.5	0	37.5		0	97.6	2.4		0	0	0		0.7	99.3	0		
PHF	.417	.000	.750	.500	.000	.940	.667	.931	.000	.000	.000	.000	.625	.924	.000	.926	.963
Automobiles	5	0	3	8	0	300	8	308	0	0	0	0	4	627	0	631	947
% Automobiles	100	0	100	100	0	90.6	100	90.9	0	0	0	0	80.0	93.7	0	93.6	92.8
Commercial	0	0	0	0	0	31	0	31	0	0	0	0	1	42	0	43	74
% Commercial	0	0	0	0	0	9.4	0	9.1	0	0	0	0	20.0	6.3	0	6.4	7.2

DE TRAFFIC

386-341-4186
Monte Savino Blvd at SR 40
Volusia County, FL

File Name : monte 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 3



DE TRAFFIC

386-341-4186
Monte Savino Blvd at SR 40
Volusia County, FL

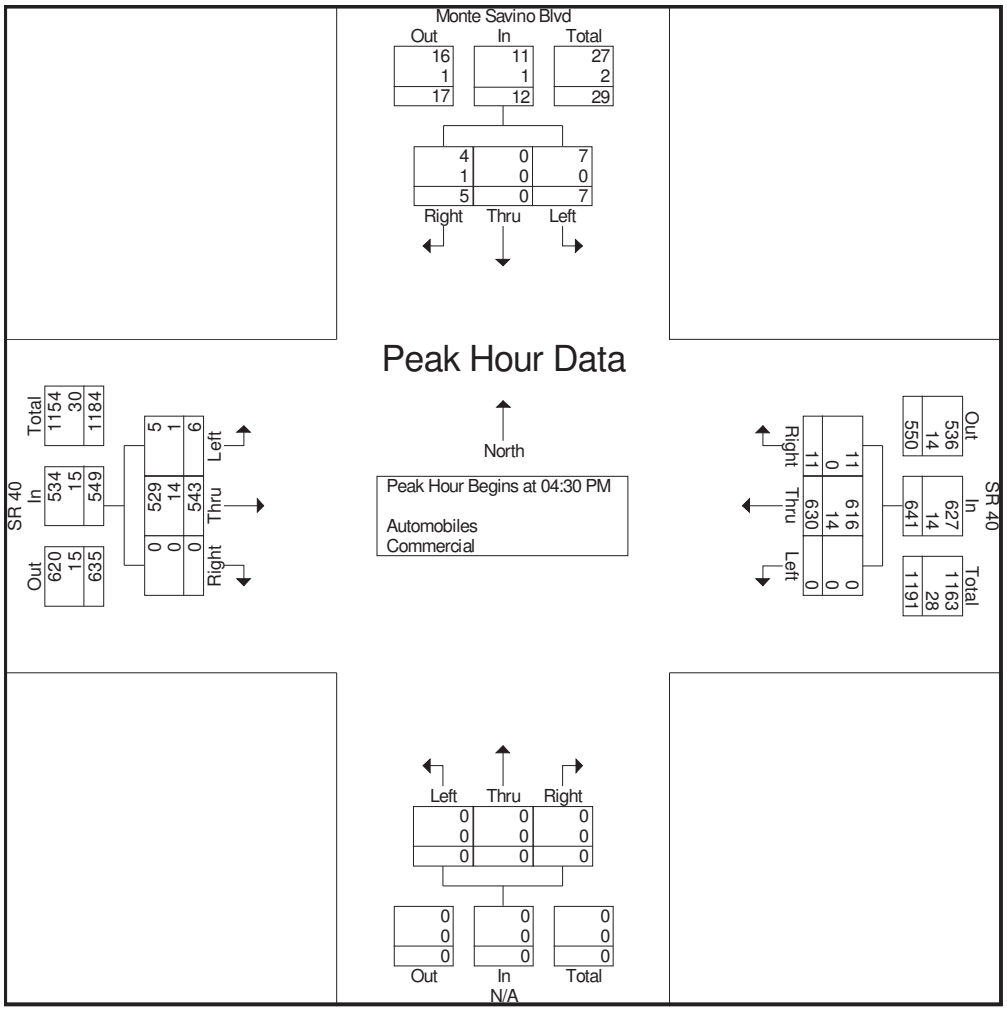
File Name : monte 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 4

	Monte Savino Blvd Southbound				SR 40 Westbound				N/A Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	1	0	0	1	0	142	1	143	0	0	0	0	1	147	0	148	292
04:45 PM	1	0	2	3	0	173	4	177	0	0	0	0	2	141	0	143	323
05:00 PM	2	0	0	2	0	153	2	155	0	0	0	0	1	138	0	139	296
05:15 PM	3	0	3	6	0	162	4	166	0	0	0	0	2	117	0	119	291
Total Volume	7	0	5	12	0	630	11	641	0	0	0	0	6	543	0	549	1202
% App. Total	58.3	0	41.7		0	98.3	1.7		0	0	0		1.1	98.9	0		
PHF	.583	.000	.417	.500	.000	.910	.688	.905	.000	.000	.000	.000	.750	.923	.000	.927	.930
Automobiles	7	0	4	11	0	616	11	627	0	0	0	0	5	529	0	534	1172
% Automobiles	100	0	80.0	91.7	0	97.8	100	97.8	0	0	0	0	83.3	97.4	0	97.3	97.5
Commercial	0	0	1	1	0	14	0	14	0	0	0	0	1	14	0	15	30
% Commercial	0	0	20.0	8.3	0	2.2	0	2.2	0	0	0	0	16.7	2.6	0	2.7	2.5

DE TRAFFIC

386-341-4186
Monte Savino Blvd at SR 40
Volusia County, FL

File Name : monte 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 5



DE TRAFFIC

386-341-4186
Monte Savino Blvd at SR 40
Volusia County, FL

File Name : monte 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 6

Groups Printed- Peds

	Monte Savino Blvd Southbound				SR 40 Westbound				N/A Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0		0	0	0		0	0	0		0	0	0		
Total %																	

DE TRAFFIC

386-341-4186
Riverbend at SR 40
Volusia County, FL

File Name : Riverbend at 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 1

Groups Printed- Automobiles - Commercial

	Riverbend Southbound				SR 40 Westbound				RiverBend Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	0	0	0	2	59	0	61	0	0	1	1	0	142	4	146	208
07:15 AM	0	0	0	0	1	55	0	56	0	0	3	3	0	158	9	167	226
07:30 AM	0	0	1	1	5	69	0	74	0	0	5	5	0	149	9	158	238
07:45 AM	0	0	0	0	7	81	0	88	1	0	8	9	1	170	11	182	279
Total	0	0	1	1	15	264	0	279	1	0	17	18	1	619	33	653	951
08:00 AM	1	0	0	1	6	82	0	88	0	0	10	10	0	155	6	161	260
08:15 AM	0	0	2	2	7	85	0	92	1	0	7	8	1	164	3	168	270
08:30 AM	0	0	0	0	3	89	0	92	1	0	10	11	2	142	4	148	251
08:45 AM	0	0	0	0	2	83	0	85	0	0	10	10	3	125	2	130	225
Total	1	0	2	3	18	339	0	357	2	0	37	39	6	586	15	607	1006
04:00 PM	0	0	0	0	2	140	1	143	3	0	9	12	0	139	3	142	297
04:15 PM	0	0	0	0	3	145	0	148	2	0	9	11	1	132	2	135	294
04:30 PM	0	0	0	0	4	138	0	142	2	0	8	10	1	144	1	146	298
04:45 PM	1	0	2	3	6	169	0	175	3	0	7	10	0	143	2	145	333
Total	1	0	2	3	15	592	1	608	10	0	33	43	2	558	8	568	1222
05:00 PM	0	0	1	1	5	147	1	153	4	0	9	13	0	133	6	139	306
05:15 PM	1	0	0	1	4	160	0	164	5	0	9	14	1	111	5	117	296
05:30 PM	0	0	1	1	3	174	1	178	1	0	8	9	2	103	10	115	303
05:45 PM	0	0	0	0	2	144	0	146	2	0	8	10	0	100	3	103	259
Total	1	0	2	3	14	625	2	641	12	0	34	46	3	447	24	474	1164
Grand Total	3	0	7	10	62	1820	3	1885	25	0	121	146	12	2210	80	2302	4343
Apprch %	30	0	70		3.3	96.6	0.2		17.1	0	82.9		0.5	96	3.5		
Total %	0.1	0	0.2	0.2	1.4	41.9	0.1	43.4	0.6	0	2.8	3.4	0.3	50.9	1.8	53	
Automobiles	3	0	7	10	58	1730	3	1791	24	0	117	141	11	2106	74	2191	4133
% Automobiles	100	0	100	100	93.5	95.1	100	95	96	0	96.7	96.6	91.7	95.3	92.5	95.2	95.2
Commercial	0	0	0	0	4	90	0	94	1	0	4	5	1	104	6	111	210
% Commercial	0	0	0	0	6.5	4.9	0	5	4	0	3.3	3.4	8.3	4.7	7.5	4.8	4.8

DE TRAFFIC

386-341-4186
Riverbend at SR 40
Volusia County, FL

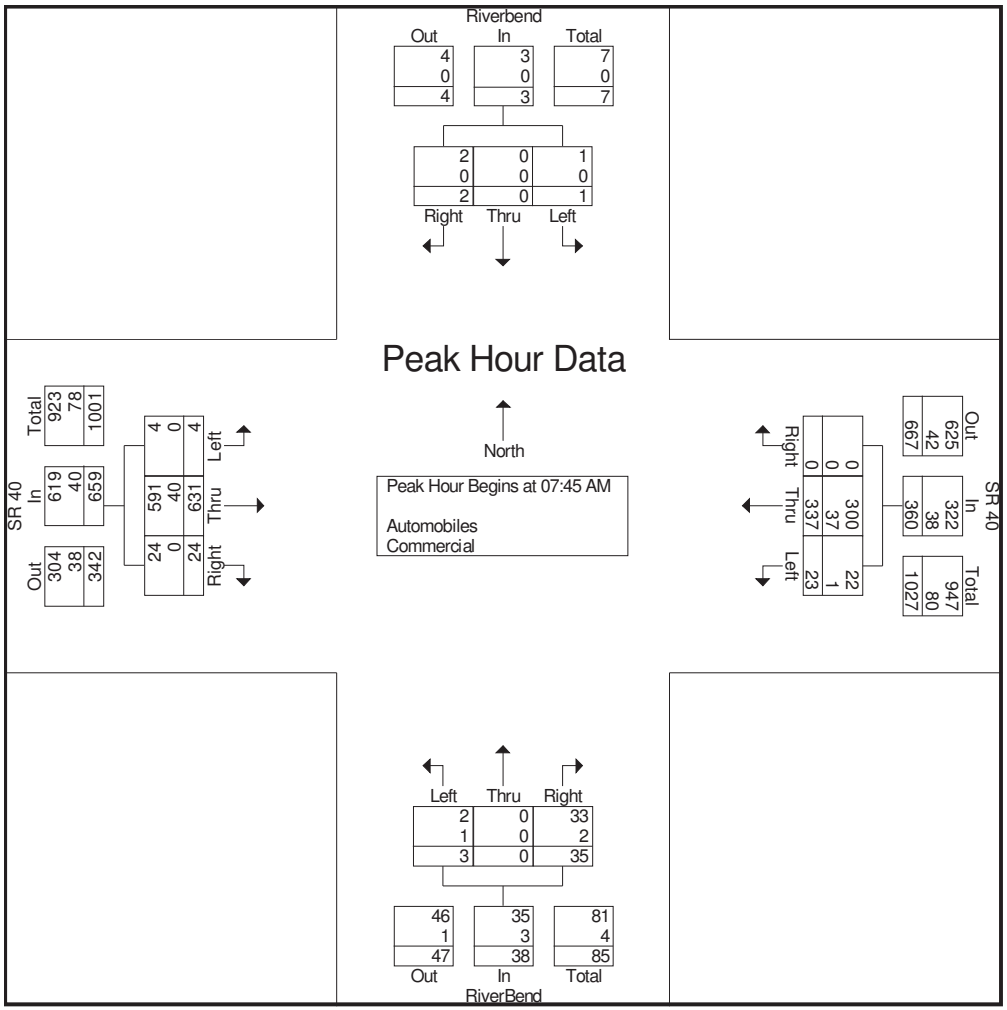
File Name : Riverbend at 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 2

	Riverbend Southbound				SR 40 Westbound				RiverBend Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	0	0	0	7	81	0	88	1	0	8	9	1	170	11	182	279
08:00 AM	1	0	0	1	6	82	0	88	0	0	10	10	0	155	6	161	260
08:15 AM	0	0	2	2	7	85	0	92	1	0	7	8	1	164	3	168	270
08:30 AM	0	0	0	0	3	89	0	92	1	0	10	11	2	142	4	148	251
Total Volume	1	0	2	3	23	337	0	360	3	0	35	38	4	631	24	659	1060
% App. Total	33.3	0	66.7		6.4	93.6	0		7.9	0	92.1		0.6	95.8	3.6		
PHF	.250	.000	.250	.375	.821	.947	.000	.978	.750	.000	.875	.864	.500	.928	.545	.905	.950
Automobiles	1	0	2	3	22	300	0	322	2	0	33	35	4	591	24	619	979
% Automobiles	100	0	100	100	95.7	89.0	0	89.4	66.7	0	94.3	92.1	100	93.7	100	93.9	92.4
Commercial	0	0	0	0	1	37	0	38	1	0	2	3	0	40	0	40	81
% Commercial	0	0	0	0	4.3	11.0	0	10.6	33.3	0	5.7	7.9	0	6.3	0	6.1	7.6

DE TRAFFIC

386-341-4186
Riverbend at SR 40
Volusia County, FL

File Name : Riverbend at 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 3



DE TRAFFIC

386-341-4186
Riverbend at SR 40
Volusia County, FL

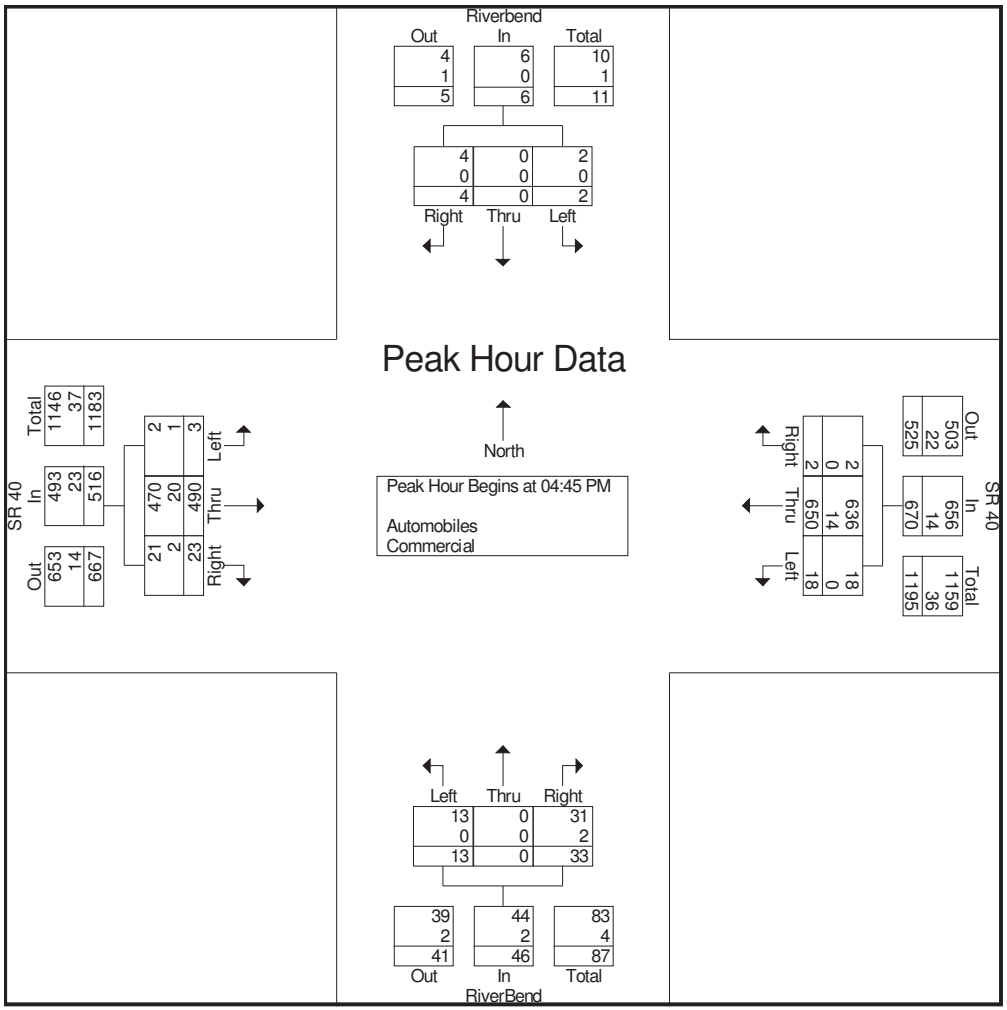
File Name : Riverbend at 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 4

	Riverbend Southbound				SR 40 Westbound				RiverBend Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	1	0	2	3	6	169	0	175	3	0	7	10	0	143	2	145	333
05:00 PM	0	0	1	1	5	147	1	153	4	0	9	13	0	133	6	139	306
05:15 PM	1	0	0	1	4	160	0	164	5	0	9	14	1	111	5	117	296
05:30 PM	0	0	1	1	3	174	1	178	1	0	8	9	2	103	10	115	303
Total Volume	2	0	4	6	18	650	2	670	13	0	33	46	3	490	23	516	1238
% App. Total	33.3	0	66.7		2.7	97	0.3		28.3	0	71.7		0.6	95	4.5		
PHF	.500	.000	.500	.500	.750	.934	.500	.941	.650	.000	.917	.821	.375	.857	.575	.890	.929
Automobiles	2	0	4	6	18	636	2	656	13	0	31	44	2	470	21	493	1199
% Automobiles	100	0	100	100	100	97.8	100	97.9	100	0	93.9	95.7	66.7	95.9	91.3	95.5	96.8
Commercial	0	0	0	0	0	14	0	14	0	0	2	2	1	20	2	23	39
% Commercial	0	0	0	0	0	2.2	0	2.1	0	0	6.1	4.3	33.3	4.1	8.7	4.5	3.2

DE TRAFFIC

386-341-4186
Riverbend at SR 40
Volusia County, FL

File Name : Riverbend at 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 5





SB Approach



EB Approach



WB Approach

de traffic	Monte Savino Blvd at SR 40	Volusia County
	www.de-traffic.com	Project Number: L21-06 / Sheet Number: 1
	299 McGregor Rd. DeLand Fl. 32720	



NB Approach



SB Approach



EB Approach



WB Approach

de traffic	RiverBend Community Church at SR 40	Volusia County
	www.de-traffic.com	Project Number: L21-06 / Sheet Number: 2
	299 McGregor Rd. DeLand Fl. 32720	

DE TRAFFIC

detraffic.com
(386) 341-4186
Tymber Creek Rd at SR 40
Volusia County, Fl

File Name : Tymber at 40
Site Code : 00000003
Start Date : 8/2/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	Tymber Creek Rd Southbound				SR 40 Westbound				Tymber Creek Rd Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	61	3	12	76	6	45	61	112	2	1	7	10	6	105	5	116	314
07:15 AM	75	6	17	98	11	57	71	139	4	2	4	10	4	155	7	166	413
07:30 AM	94	4	18	116	13	53	85	151	6	3	6	15	8	181	8	197	479
07:45 AM	112	6	11	129	16	50	78	144	5	2	10	17	8	186	9	203	493
Total	342	19	58	419	46	205	295	546	17	8	27	52	26	627	29	682	1699
08:00 AM	107	4	18	129	20	67	83	170	4	3	12	19	7	153	10	170	488
08:15 AM	105	5	18	128	18	61	73	152	7	3	18	28	8	141	7	156	464
08:30 AM	99	6	24	129	21	56	63	140	4	2	17	23	7	146	8	161	453
08:45 AM	78	7	20	105	14	60	44	118	6	4	10	20	9	162	10	181	424
Total	389	22	80	491	73	244	263	580	21	12	57	90	31	602	35	668	1829
04:00 PM	42	9	11	62	19	127	64	210	10	6	19	35	6	95	3	104	411
04:15 PM	53	8	17	78	18	157	51	226	9	4	19	32	6	104	3	113	449
04:30 PM	55	11	18	84	18	177	66	261	11	5	25	41	6	100	3	109	495
04:45 PM	76	9	16	101	26	173	43	242	7	7	19	33	4	104	6	114	490
Total	226	37	62	325	81	634	224	939	37	22	82	141	22	403	15	440	1845
05:00 PM	62	6	13	81	19	156	54	229	10	5	19	34	6	120	3	129	473
05:15 PM	71	6	8	85	19	165	43	227	16	4	20	40	7	106	2	115	467
05:30 PM	55	5	9	69	13	216	77	306	13	5	20	38	5	91	4	100	513
05:45 PM	46	6	9	61	10	168	41	219	10	5	24	39	6	100	4	110	429
Total	234	23	39	296	61	705	215	981	49	19	83	151	24	417	13	454	1882
Grand Total	1191	101	239	1531	261	1788	997	3046	124	61	249	434	103	2049	92	2244	7255
Apprch %	77.8	6.6	15.6		8.6	58.7	32.7		28.6	14.1	57.4		4.6	91.3	4.1		
Total %	16.4	1.4	3.3	21.1	3.6	24.6	13.7	42	1.7	0.8	3.4	6	1.4	28.2	1.3	30.9	
Automobiles	1179	91	233	1503	249	1747	981	2977	113	59	236	408	97	1986	79	2162	7050
% Automobiles	99	90.1	97.5	98.2	95.4	97.7	98.4	97.7	91.1	96.7	94.8	94	94.2	96.9	85.9	96.3	97.2
Commercial	12	10	6	28	12	41	16	69	11	2	13	26	6	63	13	82	205
% Commercial	1	9.9	2.5	1.8	4.6	2.3	1.6	2.3	8.9	3.3	5.2	6	5.8	3.1	14.1	3.7	2.8

DE TRAFFIC

detraffic.com
(386) 341-4186
Tymber Creek Rd at SR 40
Volusia County, Fl

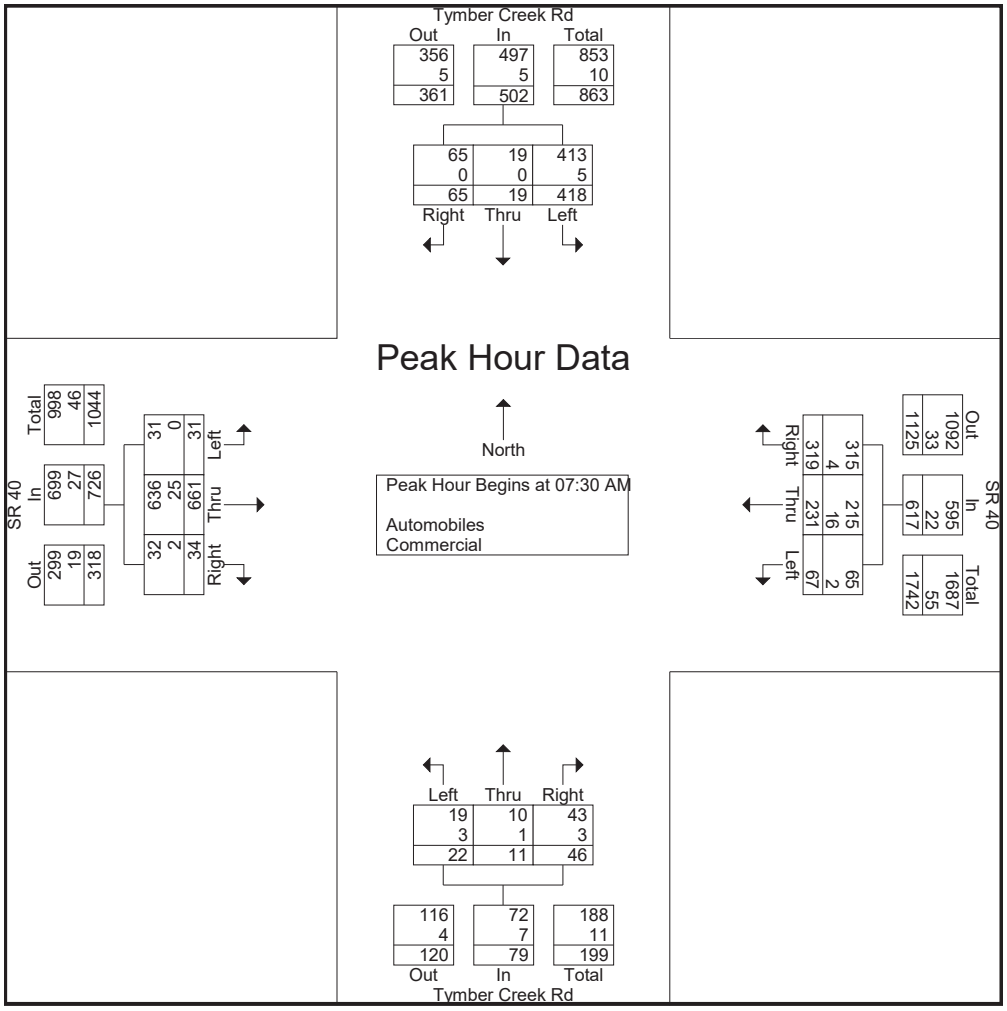
File Name : Tymber at 40
Site Code : 00000003
Start Date : 8/2/2022
Page No : 2

	Tymber Creek Rd Southbound				SR 40 Westbound				Tymber Creek Rd Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	94	4	18	116	13	53	85	151	6	3	6	15	8	181	8	197	479
07:45 AM	112	6	11	129	16	50	78	144	5	2	10	17	8	186	9	203	493
08:00 AM	107	4	18	129	20	67	83	170	4	3	12	19	7	153	10	170	488
08:15 AM	105	5	18	128	18	61	73	152	7	3	18	28	8	141	7	156	464
Total Volume	418	19	65	502	67	231	319	617	22	11	46	79	31	661	34	726	1924
% App. Total	83.3	3.8	12.9		10.9	37.4	51.7		27.8	13.9	58.2		4.3	91	4.7		
PHF	.933	.792	.903	.973	.838	.862	.938	.907	.786	.917	.639	.705	.969	.888	.850	.894	.976
Automobiles	413	19	65	497	65	215	315	595	19	10	43	72	31	636	32	699	1863
% Automobiles	98.8	100	100	99.0	97.0	93.1	98.7	96.4	86.4	90.9	93.5	91.1	100	96.2	94.1	96.3	96.8
Commercial	5	0	0	5	2	16	4	22	3	1	3	7	0	25	2	27	61
% Commercial	1.2	0	0	1.0	3.0	6.9	1.3	3.6	13.6	9.1	6.5	8.9	0	3.8	5.9	3.7	3.2

DE TRAFFIC

detraffic.com
(386) 341-4186
Tymber Creek Rd at SR 40
Volusia County, Fl

File Name : Tymber at 40
Site Code : 00000003
Start Date : 8/2/2022
Page No : 3



DE TRAFFIC

detraffic.com
(386) 341-4186
Tymber Creek Rd at SR 40
Volusia County, Fl

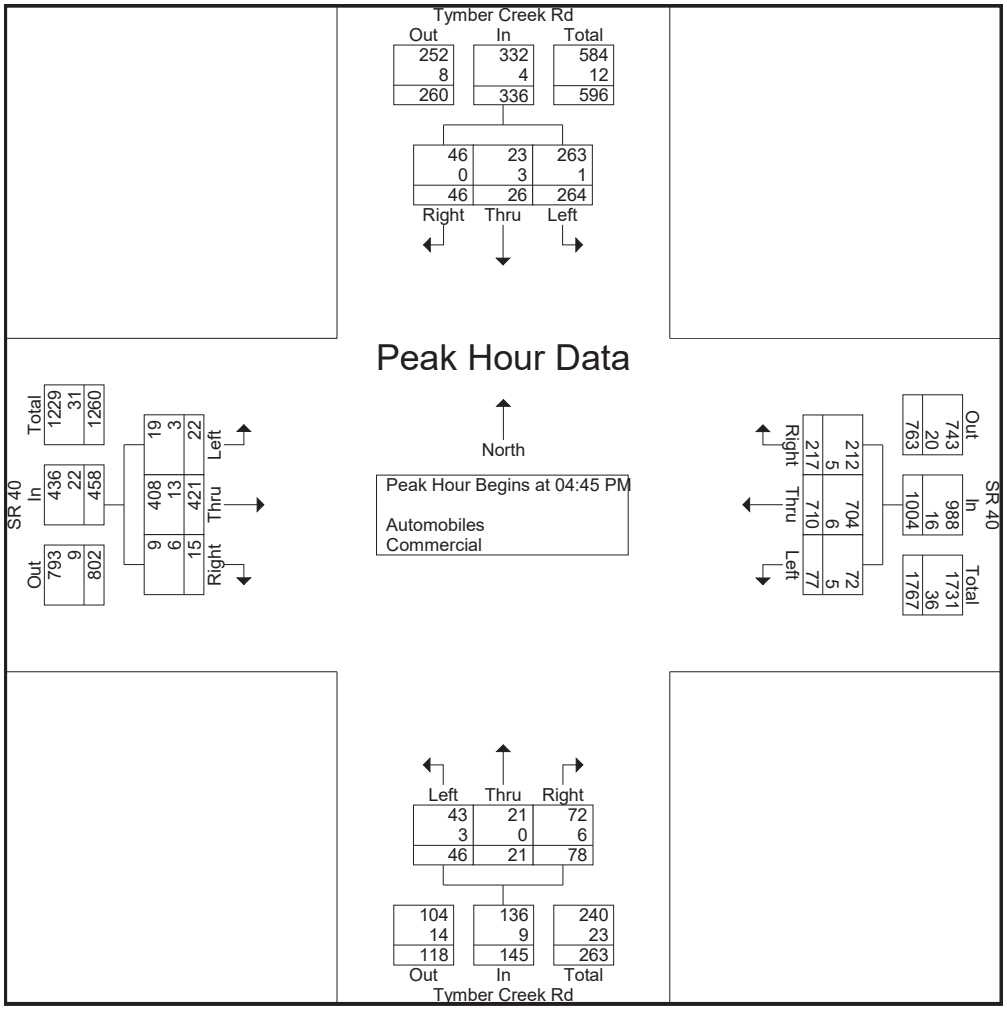
File Name : Tymber at 40
Site Code : 00000003
Start Date : 8/2/2022
Page No : 4

	Tymber Creek Rd Southbound				SR 40 Westbound				Tymber Creek Rd Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	76	9	16	101	26	173	43	242	7	7	19	33	4	104	6	114	490
05:00 PM	62	6	13	81	19	156	54	229	10	5	19	34	6	120	3	129	473
05:15 PM	71	6	8	85	19	165	43	227	16	4	20	40	7	106	2	115	467
05:30 PM	55	5	9	69	13	216	77	306	13	5	20	38	5	91	4	100	513
Total Volume	264	26	46	336	77	710	217	1004	46	21	78	145	22	421	15	458	1943
% App. Total	78.6	7.7	13.7		7.7	70.7	21.6		31.7	14.5	53.8		4.8	91.9	3.3		
PHF	.868	.722	.719	.832	.740	.822	.705	.820	.719	.750	.975	.906	.786	.877	.625	.888	.947
Automobiles	263	23	46	332	72	704	212	988	43	21	72	136	19	408	9	436	1892
% Automobiles	99.6	88.5	100	98.8	93.5	99.2	97.7	98.4	93.5	100	92.3	93.8	86.4	96.9	60.0	95.2	97.4
Commercial	1	3	0	4	5	6	5	16	3	0	6	9	3	13	6	22	51
% Commercial	0.4	11.5	0	1.2	6.5	0.8	2.3	1.6	6.5	0	7.7	6.2	13.6	3.1	40.0	4.8	2.6

DE TRAFFIC

detraffic.com
(386) 341-4186
Tymber Creek Rd at SR 40
Volusia County, Fl

File Name : Tymber at 40
Site Code : 00000003
Start Date : 8/2/2022
Page No : 5



DE TRAFFIC

detraffic.com
(386) 341-4186
Tymber Creek Rd at SR 40
Volusia County, Fl

File Name : Tymber at 40
Site Code : 00000003
Start Date : 8/2/2022
Page No : 6

Groups Printed- Peds

	Tymber Creek Rd Southbound				SR 40 Westbound				Tymber Creek Rd Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0		0	0	0		0	0	0		0	0	0		
Total %																	

DE TRAFFIC

detraffic.com
(386) 341-4186
Riverbend Community Church at SR 40
Volusia County, Fl

File Name : Church at 40
Site Code : 00000002
Start Date : 8/2/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	Coquina Presbyterian Church Drwy Southbound				SR 40 Westbound				Riverbend Community Church Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	0	0	0	3	47	0	50	0	0	0	0	1	113	0	114	164
07:15 AM	0	0	0	0	1	72	0	73	0	0	0	0	0	174	0	174	247
07:30 AM	0	0	0	0	5	63	0	68	0	0	0	0	0	201	0	201	269
07:45 AM	0	0	0	0	8	78	1	87	0	0	0	0	0	197	1	198	285
Total	0	0	0	0	17	260	1	278	0	0	0	0	1	685	1	687	965
08:00 AM	0	0	0	0	4	74	0	78	0	0	0	0	0	169	1	170	248
08:15 AM	0	0	0	0	5	86	0	91	0	0	1	1	2	156	0	158	250
08:30 AM	0	0	0	0	3	88	2	93	0	0	0	0	4	153	0	157	250
08:45 AM	0	0	0	0	2	84	9	95	0	0	0	0	1	175	0	176	271
Total	0	0	0	0	14	332	11	357	0	0	1	1	7	653	1	661	1019
04:00 PM	0	0	0	0	1	149	0	150	1	0	3	4	0	109	0	109	263
04:15 PM	0	0	0	0	1	176	0	177	1	0	2	3	0	109	0	109	289
04:30 PM	0	0	0	0	1	198	0	199	0	0	1	1	0	110	0	110	310
04:45 PM	0	0	0	0	1	186	0	187	0	0	3	3	0	100	0	100	290
Total	0	0	0	0	4	709	0	713	2	0	9	11	0	428	0	428	1152
05:00 PM	0	0	0	0	1	164	0	165	0	0	1	1	0	132	0	132	298
05:15 PM	0	0	0	0	2	195	0	197	0	0	3	3	0	121	1	122	322
05:30 PM	0	0	0	0	4	241	0	245	1	0	4	5	0	95	0	95	345
05:45 PM	0	0	0	0	3	182	0	185	1	0	2	3	0	112	0	112	300
Total	0	0	0	0	10	782	0	792	2	0	10	12	0	460	1	461	1265
Grand Total	0	0	0	0	45	2083	12	2140	4	0	20	24	8	2226	3	2237	4401
Apprch %	0	0	0		2.1	97.3	0.6		16.7	0	83.3		0.4	99.5	0.1		
Total %	0	0	0	0	1	47.3	0.3	48.6	0.1	0	0.5	0.5	0.2	50.6	0.1	50.8	
Automobiles	0	0	0	0	45	2040	12	2097	4	0	20	24	8	2152	3	2163	4284
% Automobiles	0	0	0	0	100	97.9	100	98	100	0	100	100	100	96.7	100	96.7	97.3
Commercial	0	0	0	0	0	43	0	43	0	0	0	0	0	74	0	74	117
% Commercial	0	0	0	0	0	2.1	0	2	0	0	0	0	0	3.3	0	3.3	2.7

DE TRAFFIC

detraffic.com
(386) 341-4186
Riverbend Community Church at SR 40
Volusia County, Fl

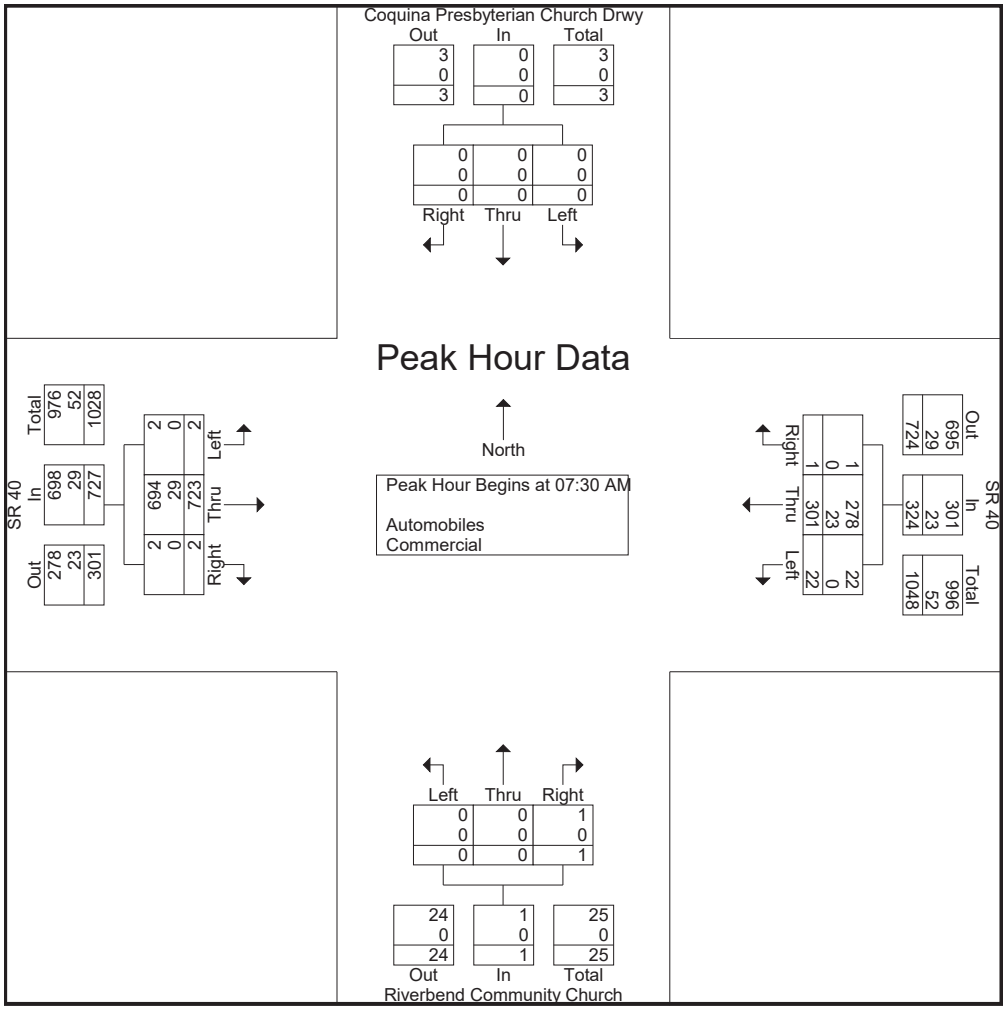
File Name : Church at 40
Site Code : 00000002
Start Date : 8/2/2022
Page No : 2

	Coquina Presbyterian Church Drwy Southbound				SR 40 Westbound				Riverbend Community Church Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	0	0	0	0	5	63	0	68	0	0	0	0	0	201	0	201	269
07:45 AM	0	0	0	0	8	78	1	87	0	0	0	0	0	197	1	198	285
08:00 AM	0	0	0	0	4	74	0	78	0	0	0	0	0	169	1	170	248
08:15 AM	0	0	0	0	5	86	0	91	0	0	1	1	2	156	0	158	250
Total Volume	0	0	0	0	22	301	1	324	0	0	1	1	2	723	2	727	1052
% App. Total	0	0	0		6.8	92.9	0.3		0	0	100		0.3	99.4	0.3		
PHF	.000	.000	.000	.000	.688	.875	.250	.890	.000	.000	.250	.250	.250	.899	.500	.904	.923
Automobiles	0	0	0	0	22	278	1	301	0	0	1	1	2	694	2	698	1000
% Automobiles	0	0	0	0	100	92.4	100	92.9	0	0	100	100	100	96.0	100	96.0	95.1
Commercial	0	0	0	0	0	23	0	23	0	0	0	0	0	29	0	29	52
% Commercial	0	0	0	0	0	7.6	0	7.1	0	0	0	0	0	4.0	0	4.0	4.9

DE TRAFFIC

detraffic.com
(386) 341-4186
Riverbend Community Church at SR 40
Volusia County, Fl

File Name : Church at 40
Site Code : 00000002
Start Date : 8/2/2022
Page No : 3



DE TRAFFIC

detraffic.com
(386) 341-4186
Riverbend Community Church at SR 40
Volusia County, Fl

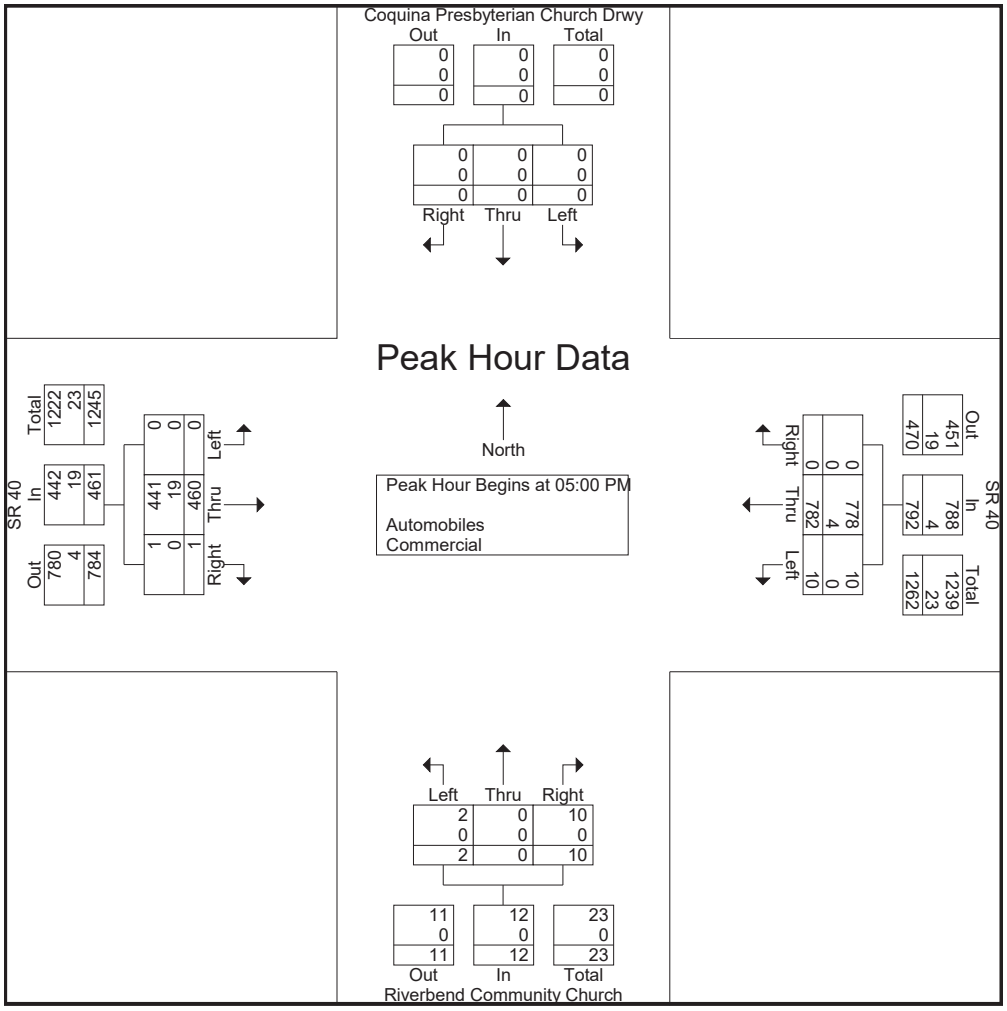
File Name : Church at 40
Site Code : 00000002
Start Date : 8/2/2022
Page No : 4

	Coquina Presbyterian Church Drwy Southbound				SR 40 Westbound				Riverbend Community Church Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	0	0	0	0	1	164	0	165	0	0	1	1	0	132	0	132	298
05:15 PM	0	0	0	0	2	195	0	197	0	0	3	3	0	121	1	122	322
05:30 PM	0	0	0	0	4	241	0	245	1	0	4	5	0	95	0	95	345
05:45 PM	0	0	0	0	3	182	0	185	1	0	2	3	0	112	0	112	300
Total Volume	0	0	0	0	10	782	0	792	2	0	10	12	0	460	1	461	1265
% App. Total	0	0	0		1.3	98.7	0		16.7	0	83.3		0	99.8	0.2		
PHF	.000	.000	.000	.000	.625	.811	.000	.808	.500	.000	.625	.600	.000	.871	.250	.873	.917
Automobiles	0	0	0	0	10	778	0	788	2	0	10	12	0	441	1	442	1242
% Automobiles	0	0	0	0	100	99.5	0	99.5	100	0	100	100	0	95.9	100	95.9	98.2
Commercial	0	0	0	0	0	4	0	4	0	0	0	0	0	19	0	19	23
% Commercial	0	0	0	0	0	0.5	0	0.5	0	0	0	0	0	4.1	0	4.1	1.8

DE TRAFFIC

detraffic.com
(386) 341-4186
Riverbend Community Church at SR 40
Volusia County, Fl

File Name : Church at 40
Site Code : 00000002
Start Date : 8/2/2022
Page No : 5



DE TRAFFIC

detraffic.com
(386) 341-4186
Riverbend Community Church at SR 40
Volusia County, Fl

File Name : Church at 40
Site Code : 00000002
Start Date : 8/2/2022
Page No : 6

Groups Printed- Peds

	Coquina Presbyterian Church Drwy Southbound				SR 40 Westbound				Riverbend Community Church Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0		0	0	0		0	0	0		0	0	0		
Total %																	

DE TRAFFIC

detraffic.com
(386) 341-4186
Monte Savino Blvd at SR 40
Volusia County, Fl

File Name : monte savinoat 40
Site Code : 00000001
Start Date : 8/2/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	Monte Savino Blvd Southbound				SR 40 Westbound				N/A Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	3	0	0	3	0	55	0	55	0	0	0	0	0	130	0	130	188
07:15 AM	1	0	0	1	0	74	0	74	0	0	0	0	0	180	0	180	255
07:30 AM	0	0	0	0	0	55	2	57	0	0	0	0	0	205	0	205	262
07:45 AM	2	0	2	4	0	81	1	82	0	0	0	0	0	186	0	186	272
Total	6	0	2	8	0	265	3	268	0	0	0	0	0	701	0	701	977
08:00 AM	1	0	0	1	0	70	0	70	0	0	0	0	0	164	0	164	235
08:15 AM	2	0	0	2	0	89	1	90	0	0	0	0	1	142	0	143	235
08:30 AM	1	0	0	1	0	85	1	86	0	0	0	0	0	182	0	182	269
08:45 AM	3	0	0	3	0	78	0	78	0	0	0	0	0	149	0	149	230
Total	7	0	0	7	0	322	2	324	0	0	0	0	1	637	0	638	969
04:00 PM	2	0	0	2	0	143	2	145	0	0	0	0	0	110	0	110	257
04:15 PM	0	0	0	0	0	198	2	200	0	0	0	0	0	102	0	102	302
04:30 PM	2	0	0	2	0	178	3	181	0	0	0	0	0	107	0	107	290
04:45 PM	2	0	0	2	0	176	4	180	0	0	0	0	1	99	0	100	282
Total	6	0	0	6	0	695	11	706	0	0	0	0	1	418	0	419	1131
05:00 PM	5	0	0	5	0	181	2	183	0	0	0	0	0	122	0	122	310
05:15 PM	1	0	0	1	0	198	3	201	0	0	0	0	0	106	0	106	308
05:30 PM	1	0	1	2	0	219	2	221	0	0	0	0	0	105	0	105	328
05:45 PM	0	0	0	0	0	202	2	204	0	0	0	0	0	99	0	99	303
Total	7	0	1	8	0	800	9	809	0	0	0	0	0	432	0	432	1249
Grand Total	26	0	3	29	0	2082	25	2107	0	0	0	0	2	2188	0	2190	4326
Apprch %	89.7	0	10.3		0	98.8	1.2		0	0	0		0.1	99.9	0		
Total %	0.6	0	0.1	0.7	0	48.1	0.6	48.7	0	0	0	0	0	50.6	0	50.6	
Automobiles	26	0	3	29	0	2044	25	2069	0	0	0	0	2	2130	0	2132	4230
% Automobiles	100	0	100	100	0	98.2	100	98.2	0	0	0	0	100	97.3	0	97.4	97.8
Commercial	0	0	0	0	0	38	0	38	0	0	0	0	0	58	0	58	96
% Commercial	0	0	0	0	0	1.8	0	1.8	0	0	0	0	0	2.7	0	2.6	2.2

DE TRAFFIC

detraffic.com
(386) 341-4186
Monte Savino Blvd at SR 40
Volusia County, Fl

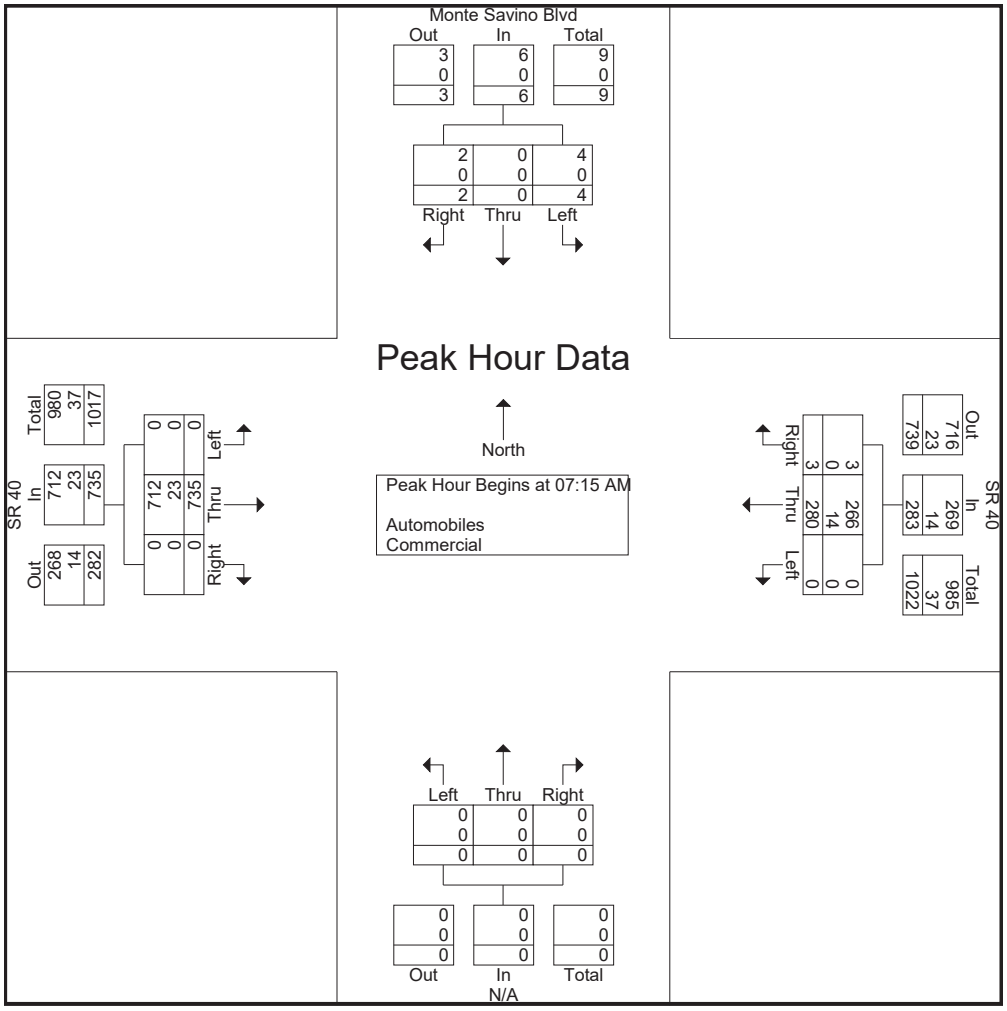
File Name : monte savinoat 40
Site Code : 00000001
Start Date : 8/2/2022
Page No : 2

	Monte Savino Blvd Southbound				SR 40 Westbound				N/A Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	1	0	0	1	0	74	0	74	0	0	0	0	0	180	0	180	255
07:30 AM	0	0	0	0	0	55	2	57	0	0	0	0	0	205	0	205	262
07:45 AM	2	0	2	4	0	81	1	82	0	0	0	0	0	186	0	186	272
08:00 AM	1	0	0	1	0	70	0	70	0	0	0	0	0	164	0	164	235
Total Volume	4	0	2	6	0	280	3	283	0	0	0	0	0	735	0	735	1024
% App. Total	66.7	0	33.3		0	98.9	1.1		0	0	0		0	100	0		
PHF	.500	.000	.250	.375	.000	.864	.375	.863	.000	.000	.000	.000	.000	.896	.000	.896	.941
Automobiles	4	0	2	6	0	266	3	269	0	0	0	0	0	712	0	712	987
% Automobiles	100	0	100	100	0	95.0	100	95.1	0	0	0	0	0	96.9	0	96.9	96.4
Commercial	0	0	0	0	0	14	0	14	0	0	0	0	0	23	0	23	37
% Commercial	0	0	0	0	0	5.0	0	4.9	0	0	0	0	0	3.1	0	3.1	3.6

DE TRAFFIC

detraffic.com
(386) 341-4186
Monte Savino Blvd at SR 40
Volusia County, Fl

File Name : monte savinoat 40
Site Code : 00000001
Start Date : 8/2/2022
Page No : 3



DE TRAFFIC

detraffic.com
(386) 341-4186
Monte Savino Blvd at SR 40
Volusia County, Fl

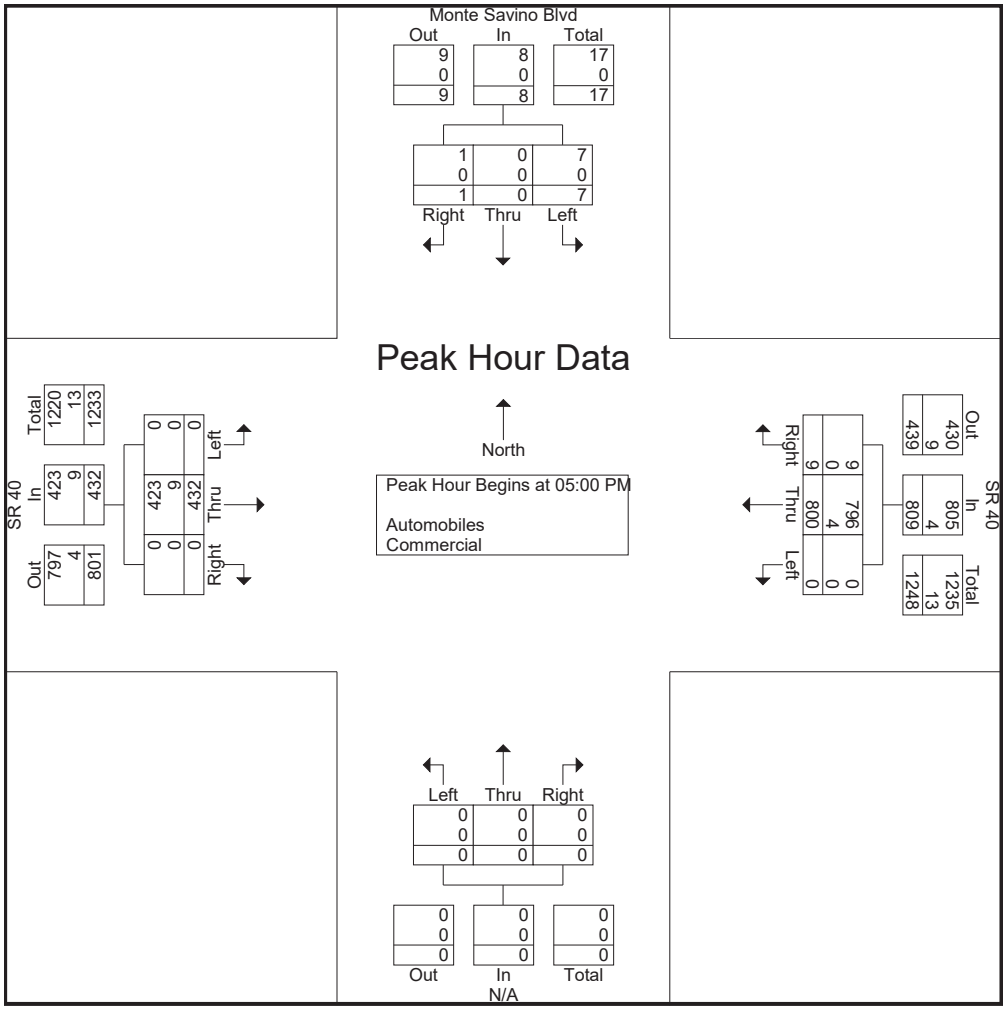
File Name : monte savinoat 40
Site Code : 00000001
Start Date : 8/2/2022
Page No : 4

	Monte Savino Blvd Southbound				SR 40 Westbound				N/A Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	5	0	0	5	0	181	2	183	0	0	0	0	0	122	0	122	310
05:15 PM	1	0	0	1	0	198	3	201	0	0	0	0	0	106	0	106	308
05:30 PM	1	0	1	2	0	219	2	221	0	0	0	0	0	105	0	105	328
05:45 PM	0	0	0	0	0	202	2	204	0	0	0	0	0	99	0	99	303
Total Volume	7	0	1	8	0	800	9	809	0	0	0	0	0	432	0	432	1249
% App. Total	87.5	0	12.5		0	98.9	1.1		0	0	0		0	100	0		
PHF	.350	.000	.250	.400	.000	.913	.750	.915	.000	.000	.000	.000	.000	.885	.000	.885	.952
Automobiles	7	0	1	8	0	796	9	805	0	0	0	0	0	423	0	423	1236
% Automobiles	100	0	100	100	0	99.5	100	99.5	0	0	0	0	0	97.9	0	97.9	99.0
Commercial	0	0	0	0	0	4	0	4	0	0	0	0	0	9	0	9	13
% Commercial	0	0	0	0	0	0.5	0	0.5	0	0	0	0	0	2.1	0	2.1	1.0

DE TRAFFIC

detraffic.com
(386) 341-4186
Monte Savino Blvd at SR 40
Volusia County, Fl

File Name : monte savinoat 40
Site Code : 00000001
Start Date : 8/2/2022
Page No : 5



DE TRAFFIC

detraffic.com
(386) 341-4186
Monte Savino Blvd at SR 40
Volusia County, Fl

File Name : monte savinoat 40
Site Code : 00000001
Start Date : 8/2/2022
Page No : 6

Groups Printed- Peds

	Monte Savino Blvd Southbound				SR 40 Westbound				N/A Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0		0	0	0		0	0	0		0	0	0		
Total %																	



NB Approach



SB Approach



EB Approach



WB Approach

de traffic	Tymber Creek Rd at SR 40	Volusia County	
	www.de-traffic.com	Project Number: L22-60	Sheet Number: 1
	299 McGregor Rd. DeLand Fl. 32720		



NB Approach



SB Approach



EB Approach



WB Approach

de traffic	Coquina Presbyterian Church at SR 40	Volusia County
	www.de-traffic.com	Project Number: L22-60 / Sheet Number: 3
	299 McGregor Rd. DeLand Fl. 32720	



SB Approach



EB Approach



WB Approach

de traffic	Monte Salvo Blvd at SR 40	Volusia County
	www.de-traffic.com	Project Number: L22-60 / Sheet Number: 4
	299 McGregor Rd. DeLand Fl. 32720	

EXHIBIT C
Unsignalized Intersections
Existing Conditions
HCS Summary Sheets

LTG Engineering & Planning

HCS Two-Way Stop-Control Report

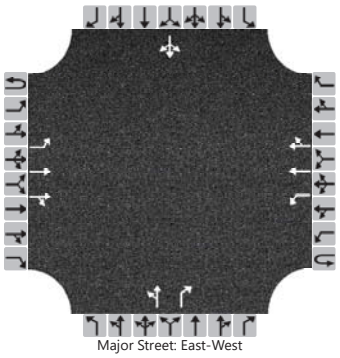
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	8/16/2022
Analysis Year	2022
Time Analyzed	AM Existing
Intersection Orientation	East-West
Project Description	5003 TCR Apts

Site Information

Intersection	Church Med Open on SR 40
Jurisdiction	Volusia
East/West Street	SR 40
North/South Street	Church Med Opening
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	1		0	1	0
Configuration		L	T	TR		L	T	TR		LT		R			LTR	
Volume (veh/h)	0	4	680	26	0	25	363	0		3	0	38		1	0	2
Percent Heavy Vehicles (%)	2	2			2	4				33	2	6		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized										No						
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.14				4.18				8.16	6.54	7.02		7.54	6.54	6.94
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.24				3.83	4.02	3.36		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				26				3		40			3	
Capacity, c (veh/h)		1173				847				250		614			580	
v/c Ratio		0.00				0.03				0.01		0.07			0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.1				0.0		0.2			0.0	
Control Delay (s/veh)		8.1				9.4				19.6		11.3			11.2	
Level of Service (LOS)		A				A				C		B			B	
Approach Delay (s/veh)	0.0				0.6				11.9				11.2			
Approach LOS	A				A				B				B			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

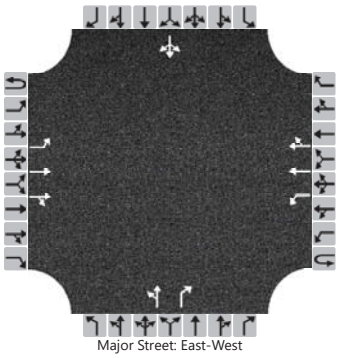
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	8/16/2022
Analysis Year	2022
Time Analyzed	PM Existing
Intersection Orientation	East-West
Project Description	5003 TCR Apts

Site Information

Intersection	Church Med Open on SR 40
Jurisdiction	Volusia
East/West Street	SR 40
North/South Street	Church Median Opening
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	1		0	1	0
Configuration		L	T	TR		L	T	TR		LT		R			LTR	
Volume (veh/h)	0	3	528	25	0	19	700	2		14	0	34		2	0	4
Percent Heavy Vehicles (%)	2	33			2	2				2	2	6		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized										No						
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.76				4.14				7.54	6.54	7.02		7.54	6.54	6.94
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.53				2.22				3.52	4.02	3.36		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		3				20				15		37			6	
Capacity, c (veh/h)		676				978				316		687			428	
v/c Ratio		0.00				0.02				0.05		0.05			0.02	
95% Queue Length, Q_{95} (veh)		0.0				0.1				0.1		0.2			0.0	
Control Delay (s/veh)		10.4				8.8				16.9		10.5			13.5	
Level of Service (LOS)		B				A				C		B			B	
Approach Delay (s/veh)		0.1				0.2				12.4				13.5		
Approach LOS		A				A				B				B		

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

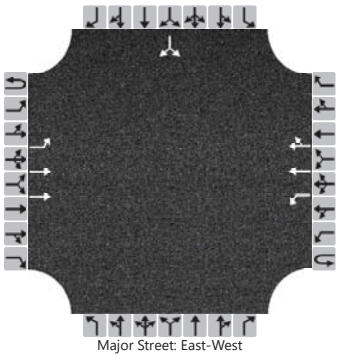
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	8/16/2022
Analysis Year	2022
Time Analyzed	AM Existing
Intersection Orientation	East-West
Project Description	5003 TCR

Site Information

Intersection	Monte Savino at SR 40
Jurisdiction	Volusia/FDOT
East/West Street	SR 40
North/South Street	Monte Savino Blvd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	0	0		0	1	0
Configuration		L	T			L	T	TR							LR	
Volume (veh/h)	0	5	721		0	0	357	6						5		3
Percent Heavy Vehicles (%)	2	20			2	2								2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1								7.5		6.9
Critical Headway (sec)		4.50				4.14								7.54		6.94
Base Follow-Up Headway (sec)		2.2				2.2								3.5		3.3
Follow-Up Headway (sec)		2.40				2.22								3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		5				0									8	
Capacity, c (veh/h)		1054				848									504	
v/c Ratio		0.00				0.00									0.02	
95% Queue Length, Q_{95} (veh)		0.0				0.0									0.1	
Control Delay (s/veh)		8.4				9.2									12.3	
Level of Service (LOS)		A				A									B	
Approach Delay (s/veh)	0.1				0.0								12.3			
Approach LOS	A				A								B			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

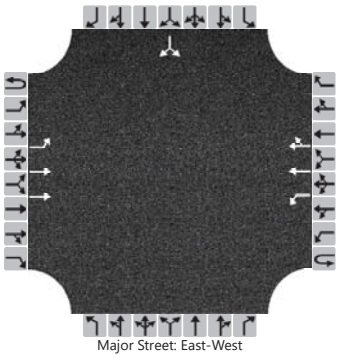
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	8/16/2022
Analysis Year	2022
Time Analyzed	PM Existing
Intersection Orientation	East-West
Project Description	5003 TCR

Site Information

Intersection	Monte Savino at SR 40
Jurisdiction	Volusia/FDOT
East/West Street	SR 40
North/South Street	Monte Savino Blvd
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	0	0		0	1	0
Configuration		L	T			L	T	TR							LR	
Volume (veh/h)	0	6	585		0	0	679	12						7		5
Percent Heavy Vehicles (%)	2	17			2	3								2		20
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1								7.5		6.9
Critical Headway (sec)		4.44				4.16								7.54		7.30
Base Follow-Up Headway (sec)		2.2				2.2								3.5		3.3
Follow-Up Headway (sec)		2.37				2.23								3.52		3.50

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		6				0									13	
Capacity, c (veh/h)		768				942									365	
v/c Ratio		0.01				0.00									0.04	
95% Queue Length, Q_{95} (veh)		0.0				0.0									0.1	
Control Delay (s/veh)		9.7				8.8									15.2	
Level of Service (LOS)		A				A									C	
Approach Delay (s/veh)	0.1				0.0								15.2			
Approach LOS	A				A								C			

Copyright © 2022 University of Florida. All Rights Reserved.

EXHIBIT D
Signal Timings

LTG Engineering & Planning

Time of Day Plan

Designed By:	J.M.
Date:	1/7/2019
Checked By:	R. A. A
Date:	1/7/2019

Section:	79150000
Corridor:	SR 40
From:	US 1
To:	SR A-1-A

TIME OF DAY

Day	Plan	Time		Pattern	Cycle Length
Monday Thru Friday	FREE	0:00	6:30	-	FREE
	AM	6:30	9:00	1	160
	MIDDAY	9:00	15:00	2	150
	PM	15:00	21:30	3	170
	FREE	21:30	0:00	-	FREE
Saturday	FREE	0:00	8:00	-	FREE
	NIGHT**	8:00	9:30	4	110
	MIDDAY	9:30	21:30	2	150
	FREE	21:30	0:00	-	FREE
Sunday	FREE	0:00	8:00	-	FREE
	NIGHT**	8:00	9:00	4	110
	MIDDAY	9:00	20:00	2	150
	FREE	20:00	0:00	-	FREE

1) ** NT Plan: Maintain existing NT plan
2) At SR 40 & SR A1A, the interection goes into FREE at 19:00 Monday-Saturday and 18:00 on Sunday

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION - DISTRICT FIVE
SR 40 - TSMO Signal Retiming
Volusia County
FIN 440412-1-32-02

Designed By:	J.M.
Date:	1/7/2019
Checked By:	R.A.A
Date:	1/7/2019

Section	79100	Mile Post	25.565	Node	1
Sig ID	257	Controller	Econolite ASC/3-2100	System ID	17
Maj. Street	SR 40	Orientation	E-W	SOP	9
Min. Street	Tymber Creek Rd.	Orientation	N-S		

Pedestrians

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	EBL	WB	SB	NB	WBL	EB			
Speed Limit (mph)	50	50	40	30	50	50			
Vehicle Traversed Width	181	162	170	188	163	163			
Approach Grades	-0.4%	0.1%	0.2%	-0.8%	0.1%	-0.4%			
Ped-X (curb to curb)		112	140	136		101			
Crossing Time		32	40	39		29			
Ped-X (button to curb)		14	18	18		13			
Ped-X (button to far curb)		126	158	154		114			
Crossing Time (to far curb)		42	53	52		38			

Controller Timings (seconds)

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	EBL	WB	SB	NB	WBL	EB			
Turn Type	Prot		Split	Split	Prot				
Min Green	5	16	6	6	5	16			
Ext	4.0	4.0	4.0	4.0	4.0	4.0			
Yellow Change Interval	5.2	5.2	4.4	3.7	5.1	5.2			
Red Clearance Interval	4.5	2.0	4.2	4.7	4.0	2.0			
Max I	25	50	40	20	25	50			
Max II (Timing Plan 1)	12	80	42	14	14	80			
Walk		7	7	7		7			
Flashing Don't Walk		32	40	39		29			
Min Splits	15.0	47.0	56.0	55.0	15.0	44.0			
Detector Memory		ON				ON			
Det. Cross Switch.									
Recall		Min				Min			
CNA									
Coord Phase		YES				YES			

Coordination Timings (seconds)

Plan	Pattern	C-O-S	Splits								Cycle Length	Offset	Seq
AM	1		18	72	50	20	20	70	-	-	160	11	4
MIDDAY	2		18	67	45	20	23	62	-	-	150	26	3
PM	3		18	87	45	20	20	85	-	-	170	40	3

Notes

1. Offset referenced to end of first through movement 2 & 6
2. Phases 3 lags for all patterns
3. Program Max II (Timing Plan 1) during coordination
4. Program fixed force-off's
5. PED recall on coord phases. Program to rest in walk

Pattern 1

Ring-1	2	1	4	3
Ring-2	5	6		

Patterns 2 & 3

Ring-1	1	2	4	3
Ring-2	5	6		

EXHIBIT E
Signalized Intersections
Existing Conditions
Synchro Summary Sheets

LTG Engineering & Planning



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	34	650	22	69	386	476	14	11	25	636	43	71
Future Volume (vph)	34	650	22	69	386	476	14	11	25	636	43	71
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	380		0	380		380	185		0	560		0
Storage Lanes	1		0	1		1	1		0	2		1
Taper Length (ft)	100			60			40			80		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		50			50			30			45	
Link Distance (ft)		1346			6066			1067			1538	
Travel Time (s)		18.4			82.7			24.3			23.3	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	7%	3%	11%	7%	2%	3%	33%	33%	19%	2%	11%	5%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	37	723	0	74	415	512	15	39	0	684	46	76
Turn Type	Prot	NA		Prot	NA	Perm	Split	NA		Split	NA	Perm
Protected Phases	1	6		5	2		4	4		3	3	
Permitted Phases						2						3
Detector Phase	1	6		5	2	2	4	4		3	3	3
Switch Phase												
Minimum Initial (s)	5.0	16.0		5.0	16.0	16.0	6.0	6.0		6.0	6.0	6.0
Minimum Split (s)	15.0	44.0		15.1	47.0	47.0	20.0	20.0		50.0	50.0	50.0
Total Split (s)	18.0	70.0		20.0	72.0	72.0	20.0	20.0		50.0	50.0	50.0
Total Split (%)	11.3%	43.8%		12.5%	45.0%	45.0%	12.5%	12.5%		31.3%	31.3%	31.3%
Yellow Time (s)	5.2	5.2		6.1	5.1	5.1	3.7	3.7		4.4	4.4	4.4
All-Red Time (s)	4.5	2.0		4.0	2.0	2.0	4.7	4.7		4.2	4.2	4.2
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	9.7	7.2		10.1	7.1	7.1	8.4	8.4		8.6	8.6	8.6
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lead		Lag	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Recall Mode	None	Min		None	C-Min	C-Min	None	None		None	None	None
Act Effct Green (s)	9.8	67.0		12.9	73.9	73.9	8.7	8.7		40.0	40.0	40.0
Actuated g/C Ratio	0.06	0.42		0.08	0.46	0.46	0.05	0.05		0.25	0.25	0.25
v/c Ratio	0.36	0.50		0.54	0.25	0.51	0.20	0.39		0.80	0.11	0.15
Control Delay	81.0	38.2		85.3	30.7	4.8	77.6	43.9		63.3	44.6	0.6
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay	81.0	38.2		85.3	30.7	4.8	77.6	43.9		63.3	44.6	0.6
LOS	F	D		F	C	A	E	D		E	D	A
Approach Delay		40.3			21.5			53.2			56.4	
Approach LOS		D			C			D			E	
Queue Length 50th (ft)	38	300		75	147	0	15	12		348	37	0
Queue Length 95th (ft)	78	416		133	223	90	42	53		393	69	0
Internal Link Dist (ft)		1266			5986			987			1458	
Turn Bay Length (ft)	380			380		380	185			560		
Base Capacity (vph)	106	1536		138	1702	1020	99	126		927	462	526
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	0
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.35	0.47		0.54	0.24	0.50	0.15	0.31		0.74	0.10	0.14

Intersection Summary		
Area Type:	Other	
Cycle Length: 160		
Actuated Cycle Length: 160		
Offset: 91 (57%), Referenced to phase 2:WBT, Start of Yellow		
Natural Cycle: 135		
Control Type: Actuated-Coordinated		
Maximum v/c Ratio: 0.80		
Intersection Signal Delay: 38.3	Intersection LOS: D	
Intersection Capacity Utilization 69.2%	ICU Level of Service C	
Analysis Period (min) 15		

Splits and Phases: 42: Tymber Creek Rd & Granada Blvd





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	30	631	16	72	739	260	39	12	24	362	47	45
Future Volume (vph)	30	631	16	72	739	260	39	12	24	362	47	45
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	380		0	380		380	185		0	560		0
Storage Lanes	1		0	1		1	1		0	2		1
Taper Length (ft)	100			60			40			80		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		50			50			30			45	
Link Distance (ft)		1346			2152			1067			1538	
Travel Time (s)		18.4			29.3			24.3			23.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	20%	2%	15%	2%	2%	6%	9%	2%	5%	2%	2%	8%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	32	681	0	76	778	274	41	38	0	381	49	47
Turn Type	Prot	NA		Prot	NA	Perm	Split	NA		Split	NA	Perm
Protected Phases	1	6		5	2		4	4		3	3	
Permitted Phases						2						3
Detector Phase	1	6		5	2	2	4	4		3	3	3
Switch Phase												
Minimum Initial (s)	5.0	16.0		5.0	16.0	16.0	6.0	6.0		6.0	6.0	6.0
Minimum Split (s)	15.0	44.0		15.1	47.0	47.0	20.0	20.0		45.0	45.0	45.0
Total Split (s)	18.0	85.0		20.0	87.0	87.0	20.0	20.0		45.0	45.0	45.0
Total Split (%)	10.6%	50.0%		11.8%	51.2%	51.2%	11.8%	11.8%		26.5%	26.5%	26.5%
Yellow Time (s)	5.2	5.2		6.1	5.1	5.1	3.7	3.7		4.4	4.4	4.4
All-Red Time (s)	4.5	2.0		4.0	2.0	2.0	4.7	4.7		4.2	4.2	4.2
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	9.7	7.2		10.1	7.1	7.1	8.4	8.4		8.6	8.6	8.6
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lead		Lag	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Recall Mode	None	Min		None	C-Min	C-Min	None	None		None	None	None
Act Effct Green (s)	10.0	88.4		14.0	96.2	96.2	10.6	10.6		25.7	25.7	25.7
Actuated g/C Ratio	0.06	0.52		0.08	0.57	0.57	0.06	0.06		0.15	0.15	0.15
v/c Ratio	0.36	0.37		0.52	0.39	0.28	0.40	0.30		0.73	0.17	0.14
Control Delay	87.3	27.4		86.9	24.6	3.4	86.9	41.2		77.2	62.6	0.8
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay	87.3	27.4		86.9	24.6	3.4	86.9	41.2		77.2	62.6	0.8
LOS	F	C		F	C	A	F	D		E	E	A
Approach Delay		30.0			23.6			64.9			68.2	
Approach LOS		C			C			E			E	
Queue Length 50th (ft)	35	243		83	271	0	45	14		211	48	0
Queue Length 95th (ft)	74	347		140	383	55	87	56		260	89	0
Internal Link Dist (ft)		1266			2072			987			1458	
Turn Bay Length (ft)	380			380		380	185			560		
Base Capacity (vph)	91	1857		147	2018	986	119	141		735	398	432
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	0
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.35	0.37		0.52	0.39	0.28	0.34	0.27		0.52	0.12	0.11

Intersection Summary		
Area Type:	Other	
Cycle Length: 170		
Actuated Cycle Length: 170		
Offset: 40 (24%), Referenced to phase 2:WBT, Start of Yellow		
Natural Cycle: 130		
Control Type: Actuated-Coordinated		
Maximum v/c Ratio: 0.73		
Intersection Signal Delay: 35.8	Intersection LOS: D	
Intersection Capacity Utilization 62.8%	ICU Level of Service B	
Analysis Period (min) 15		

Splits and Phases: 42: Tymber Creek Rd & Granada Blvd

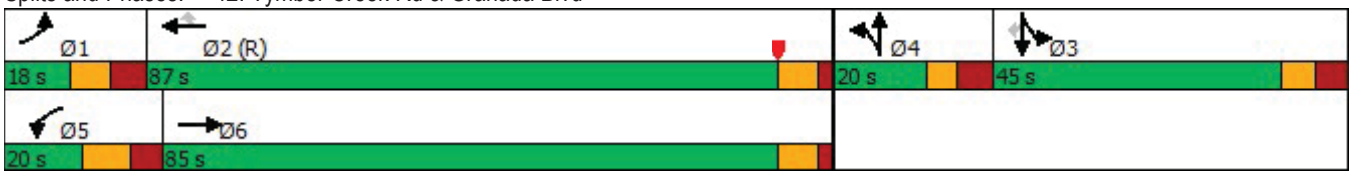


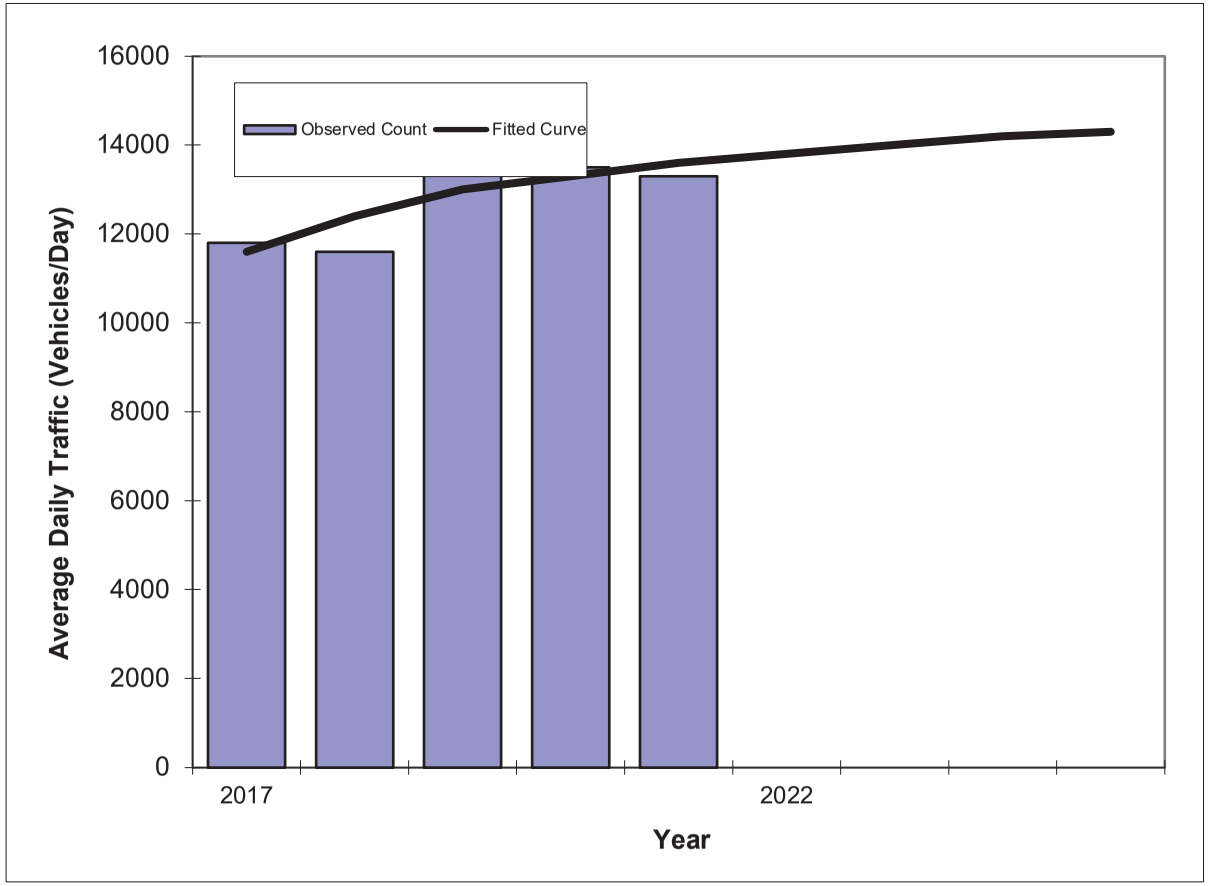
EXHIBIT F
FDOT Traffic Trends

LTG Engineering & Planning

TRAFFIC TRENDS

SR 40/Granada Blvd -- Rima Ridge Rd to Tymber Creek Rd

County:	Volusia
Station #:	499
Highway:	SR 40/Granada Blvd



Year	Traffic (ADT/AADT) Count*	Trend**
2017	11800	11600
2018	11600	12400
2019	13700	13000
2020	13500	13300
2021	13300	13600
2022 Opening Year Trend		
2022	N/A	13800
2023 Mid-Year Trend		
2023	N/A	14000
2024 Design Year Trend		
2024	N/A	14200
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

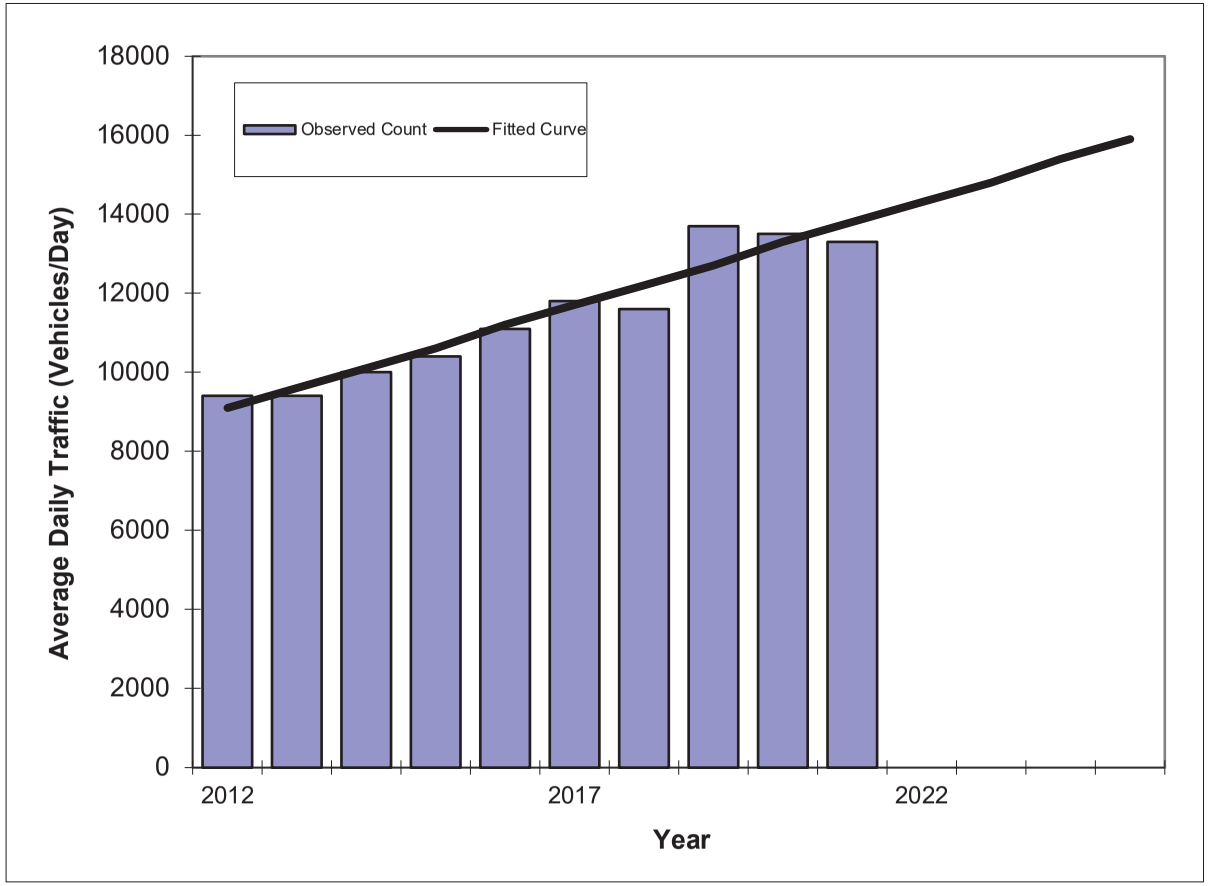
Trend R-squared:	63.8%
Compounded Annual Historic Growth Rate:	3.99%
Compounded Growth Rate (2021 to Design Year):	0.97%
Printed:	16-Aug-22

Decaying Exponential Growth Option

TRAFFIC TRENDS

SR 40/Granada Blvd -- Rima Ridge Rd to Tymber Creek Rd

County:	Volusia
Station #:	499
Highway:	SR 40/Granada Blvd



Year	Traffic (ADT/AADT) Count*	Trend**
2012	9400	9100
2013	9400	9600
2014	10000	10100
2015	10400	10600
2016	11100	11200
2017	11800	11700
2018	11600	12200
2019	13700	12700
2020	13500	13300
2021	13300	13800
2022 Opening Year Trend		
2022	N/A	14300
2023 Mid-Year Trend		
2023	N/A	14800
2024 Design Year Trend		
2024	N/A	15400
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

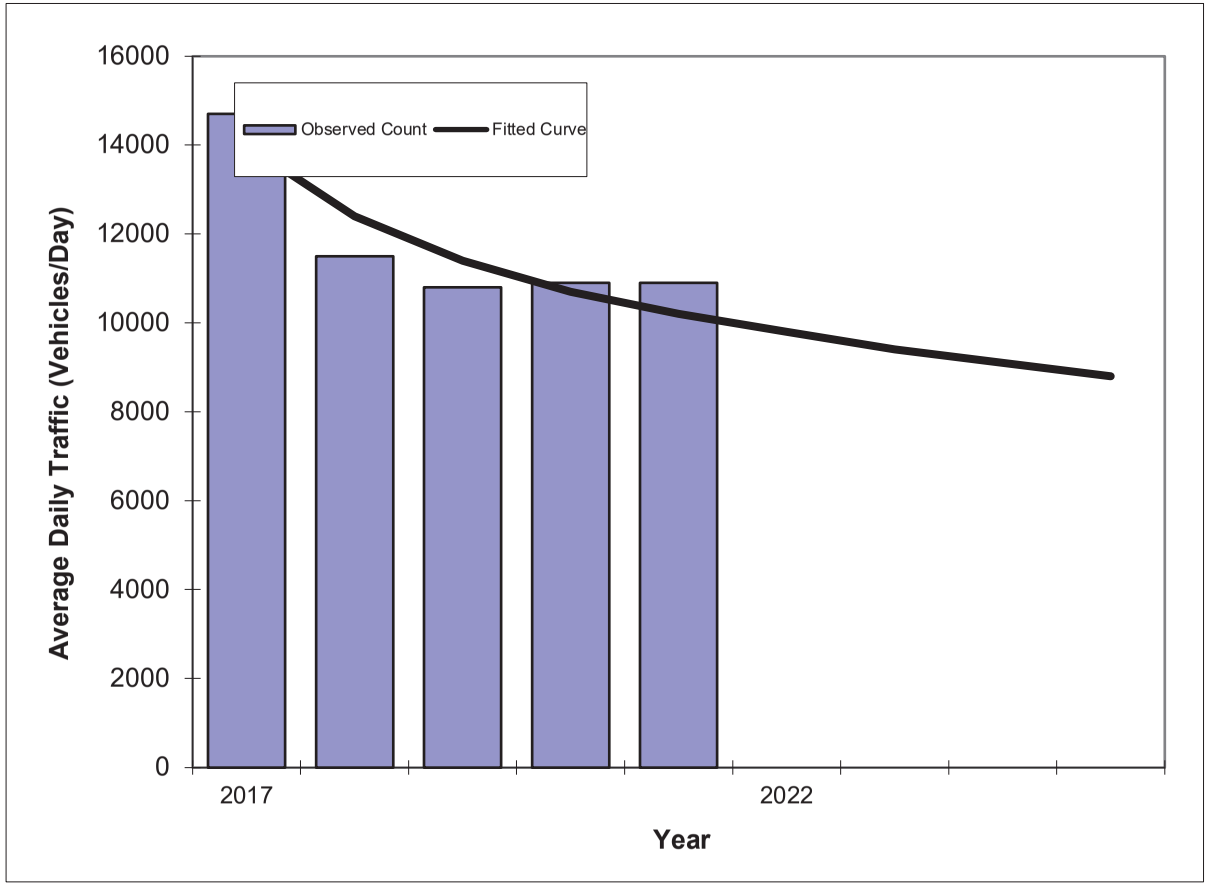
** Annual Trend Increase:	525
Trend R-squared:	92.5%
Trend Annual Historic Growth Rate:	5.74%
Trend Growth Rate (2021 to Design Year):	3.86%
Printed:	16-Aug-22

Straight Line Growth Option

TRAFFIC TRENDS

Tymber Creek Rd -- SR 40 to Tymber Run

County:	Volusia
Station #:	1881
Highway:	Tymber Creek Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2017	14700	14000
2018	11500	12400
2019	10800	11400
2020	10900	10700
2021	10900	10200
2022 Opening Year Trend		
2022	N/A	9800
2023 Mid-Year Trend		
2023	N/A	9400
2024 Design Year Trend		
2024	N/A	9100
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

Trend R-squared:	80.9%
Compounded Annual Historic Growth Rate:	-6.82%
Compounded Growth Rate (2021 to Design Year):	-3.30%
Printed:	17-Aug-22

Decaying Exponential Growth Option

EXHIBIT G
Unsignalized Intersections
Build-out Conditions

LTG Engineering & Planning

HCS Two-Way Stop-Control Report

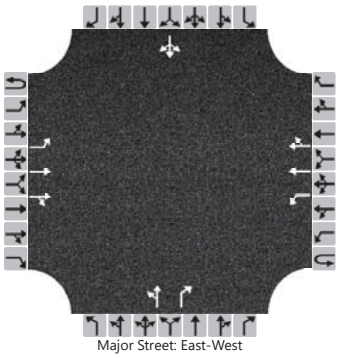
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	8/16/2022
Analysis Year	2024
Time Analyzed	AM BO
Intersection Orientation	East-West
Project Description	5003 TCR Apts

Site Information

Intersection	Church Med Open on SR 40
Jurisdiction	Volusia
East/West Street	SR 40
North/South Street	Church Med Opening
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	1		0	1	0
Configuration		L	T	TR		L	T	TR		LT		R			LTR	
Volume (veh/h)	0	5	735	67	83	65	400	0		6	0	81		1	0	2
Percent Heavy Vehicles (%)	2	2			2	4				33	2	6		2	2	2
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized									No							
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1			6.4	4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.14			6.44	4.18				8.16	6.54	7.02		7.54	6.54	6.94
Base Follow-Up Headway (sec)		2.2			2.5	2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22			2.52	2.24				3.83	4.02	3.36		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		5				156				6		85			3	
Capacity, c (veh/h)		1135				466				153		569			362	
v/c Ratio		0.00				0.33				0.04		0.15			0.01	
95% Queue Length, Q_{95} (veh)		0.0				1.5				0.1		0.5			0.0	
Control Delay (s/veh)		8.2				16.5				29.6		12.4			15.0	
Level of Service (LOS)		A				C				D		B			C	
Approach Delay (s/veh)	0.1				4.5				13.6				15.0			
Approach LOS	A				A				B				C			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

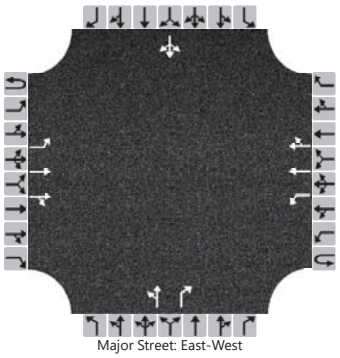
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	8/16/2022
Analysis Year	2024
Time Analyzed	PM Bo
Intersection Orientation	East-West
Project Description	5003 TCR Apts

Site Information

Intersection	Church Med Open on SR 40
Jurisdiction	Volusia
East/West Street	SR 40
North/South Street	Church Median Opening
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	1		0	1	0
Configuration		L	T	TR		L	T	TR		LT		R			LTR	
Volume (veh/h)	0	3	576	27	41	21	759	2		14	0	37		2	0	4
Percent Heavy Vehicles (%)	2	33			2	2				2	2	6		2	2	2
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized									No							
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1			6.4	4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.76			6.44	4.14				7.54	6.54	7.02		7.54	6.54	6.94
Base Follow-Up Headway (sec)		2.2			2.5	2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.53			2.52	2.22				3.52	4.02	3.36		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		3				67				15		40			6	
Capacity, c (veh/h)		634				615				255		660			353	
v/c Ratio		0.01				0.11				0.06		0.06			0.02	
95% Queue Length, Q_{95} (veh)		0.0				0.4				0.2		0.2			0.1	
Control Delay (s/veh)		10.7				11.6				20.0		10.8			15.4	
Level of Service (LOS)		B				B				C		B			C	
Approach Delay (s/veh)	0.1				0.9				13.3				15.4			
Approach LOS	A				A				B				C			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

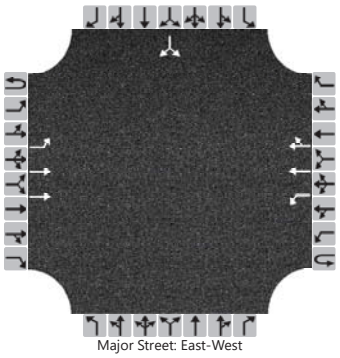
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	8/16/2022
Analysis Year	2024
Time Analyzed	AM BO
Intersection Orientation	East-West
Project Description	5003 TCR

Site Information

Intersection	Monte Savino at SR 40
Jurisdiction	Volusia/FDOT
East/West Street	SR 40
North/South Street	Monte Savino Blvd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	0	0		0	1	0
Configuration		L	T			L	T	TR							LR	
Volume (veh/h)	0	6	779		0	0	393	7						6		3
Percent Heavy Vehicles (%)	2	20			2	2								2		2
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1								7.5		6.9
Critical Headway (sec)		4.50				4.14								7.54		6.94
Base Follow-Up Headway (sec)		2.2				2.2								3.5		3.3
Follow-Up Headway (sec)		2.40				2.22								3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		6				0									9	
Capacity, c (veh/h)		1016				805									462	
v/c Ratio		0.01				0.00									0.02	
95% Queue Length, Q_{95} (veh)		0.0				0.0									0.1	
Control Delay (s/veh)		8.6				9.5									13.0	
Level of Service (LOS)		A				A									B	
Approach Delay (s/veh)	0.1				0.0								13.0			
Approach LOS	A				A								B			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

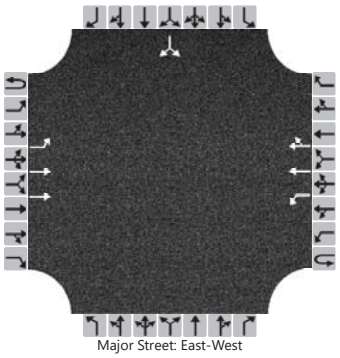
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	8/16/2022
Analysis Year	2024
Time Analyzed	PM Bo
Intersection Orientation	East-West
Project Description	5003 TCR

Site Information

Intersection	Monte Savino at SR 40
Jurisdiction	Volusia/FDOT
East/West Street	SR 40
North/South Street	Monte Savino Blvd
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	0	0		0	1	0
Configuration		L	T			L	T	TR							LR	
Volume (veh/h)	0	6	592		0	0	683	12						7		6
Percent Heavy Vehicles (%)	2	17			2	3								2		20
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1								7.5		6.9
Critical Headway (sec)		4.44				4.16								7.54		7.30
Base Follow-Up Headway (sec)		2.2				2.2								3.5		3.3
Follow-Up Headway (sec)		2.37				2.23								3.52		3.50

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		6				0									14	
Capacity, c (veh/h)		765				936									374	
v/c Ratio		0.01				0.00									0.04	
95% Queue Length, Q_{95} (veh)		0.0				0.0									0.1	
Control Delay (s/veh)		9.7				8.8									15.0	
Level of Service (LOS)		A				A									C	
Approach Delay (s/veh)	0.1				0.0								15.0			
Approach LOS	A				A								C			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

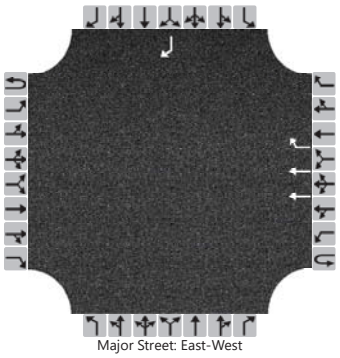
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	8/16/2022
Analysis Year	2024
Time Analyzed	AM BO 2
Intersection Orientation	East-West
Project Description	5003 TCR Apts

Site Information

Intersection	SR 40 at Project Driveway
Jurisdiction	Volusia/FDOT
East/West Street	SR 40
North/South Street	Project Driveway
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	0	0	0	0	2	1		0	0	0		0	0	1
Configuration							T	R								R
Volume (veh/h)							482	28								92
Percent Heavy Vehicles (%)																2
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized							No						No			
Median Type | Storage							Undivided									

Critical and Follow-up Headways

Base Critical Headway (sec)																6.9
Critical Headway (sec)																6.94
Base Follow-Up Headway (sec)																3.3
Follow-Up Headway (sec)																3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																99
Capacity, c (veh/h)																740
v/c Ratio																0.13
95% Queue Length, Q_{95} (veh)																0.5
Control Delay (s/veh)																10.6
Level of Service (LOS)																B
Approach Delay (s/veh)													10.6			
Approach LOS													B			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

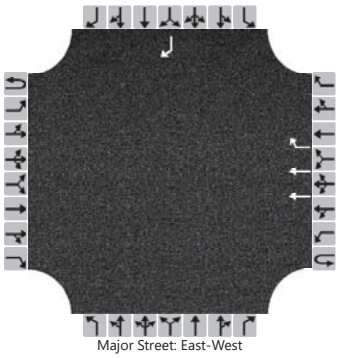
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	8/16/2022
Analysis Year	2024
Time Analyzed	PM BO 2
Intersection Orientation	East-West
Project Description	5003 TCR Apts

Site Information

Intersection	SR 40 at Project Driveway
Jurisdiction	Volusia/FDOT
East/West Street	SR 40
North/South Street	Project Driveway
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	0	0	0	0	2	1		0	0	0		0	0	1
Configuration							T	R								R
Volume (veh/h)							839	71								46
Percent Heavy Vehicles (%)																2
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																6.9
Critical Headway (sec)																6.94
Base Follow-Up Headway (sec)																3.3
Follow-Up Headway (sec)																3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																48
Capacity, c (veh/h)																564
v/c Ratio																0.09
95% Queue Length, Q_{95} (veh)																0.3
Control Delay (s/veh)																12.0
Level of Service (LOS)																B
Approach Delay (s/veh)													12.0			
Approach LOS													B			

Copyright © 2022 University of Florida. All Rights Reserved.

EXHIBIT H
Signalized Intersections
Build-out Conditions
Synchro Summary Sheets

LTG Engineering & Planning



Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	3	50	770	23	70	414	504	15	11	26	704	44
Future Volume (vph)	3	50	770	23	70	414	504	15	11	26	704	44
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		380		0	380		380	185		0	560	
Storage Lanes		1		0	1		1	1		0	2	
Taper Length (ft)		100			60			40			80	
Right Turn on Red				Yes			Yes			Yes		
Link Speed (mph)			50			50			30			45
Link Distance (ft)			1346			2042			1067			1538
Travel Time (s)			18.4			27.8			24.3			23.3
Peak Hour Factor	0.95	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	2%	7%	3%	11%	7%	2%	3%	33%	33%	19%	2%	11%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	57	853	0	75	445	542	16	40	0	757	47
Turn Type	Prot	Prot	NA		Prot	NA	Perm	Split	NA		Split	NA
Protected Phases	1	1	6		5	2		4	4		3	3
Permitted Phases							2					
Detector Phase	1	1	6		5	2	2	4	4		3	3
Switch Phase												
Minimum Initial (s)	5.0	5.0	16.0		5.0	16.0	16.0	6.0	6.0		6.0	6.0
Minimum Split (s)	15.0	15.0	44.0		15.1	47.0	47.0	20.0	20.0		50.0	50.0
Total Split (s)	18.0	18.0	70.0		20.0	72.0	72.0	20.0	20.0		50.0	50.0
Total Split (%)	11.3%	11.3%	43.8%		12.5%	45.0%	45.0%	12.5%	12.5%		31.3%	31.3%
Yellow Time (s)	5.2	5.2	5.2		6.1	5.1	5.1	3.7	3.7		4.4	4.4
All-Red Time (s)	4.5	4.5	2.0		4.0	2.0	2.0	4.7	4.7		4.2	4.2
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)		9.7	7.2		10.1	7.1	7.1	8.4	8.4		8.6	8.6
Lead/Lag	Lead	Lead	Lag		Lead	Lag	Lag	Lead	Lead		Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	None	Min		None	C-Min	C-Min	None	None		None	None
Act Effct Green (s)		10.5	64.9		12.2	70.6	70.6	8.8	8.8		42.8	42.8
Actuated g/C Ratio		0.07	0.41		0.08	0.44	0.44	0.06	0.06		0.27	0.27
v/c Ratio		0.52	0.60		0.59	0.29	0.55	0.22	0.40		0.82	0.10
Control Delay		88.1	41.7		88.8	32.5	4.8	78.0	43.3		63.1	43.2
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay		88.1	41.7		88.8	32.5	4.8	78.0	43.3		63.1	43.2
LOS		F	D		F	C	A	E	D		E	D
Approach Delay			44.7			22.4			53.2			56.2
Approach LOS			D			C			D			E
Queue Length 50th (ft)		58	390		76	172	0	16	12		381	37
Queue Length 95th (ft)		#130	476		#167	224	85	43	53		452	71
Internal Link Dist (ft)			1266			1962			987			1458
Turn Bay Length (ft)		380			380		380	185			560	
Base Capacity (vph)		111	1498		130	1643	1018	99	127		947	472
Starvation Cap Reductn		0	0		0	0	0	0	0		0	0
Spillback Cap Reductn		0	0		0	0	0	0	0		0	0
Storage Cap Reductn		0	0		0	0	0	0	0		0	0
Reduced v/c Ratio		0.51	0.57		0.58	0.27	0.53	0.16	0.31		0.80	0.10



Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	78
Future Volume (vph)	78
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Right Turn on Red	Yes
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.93
Heavy Vehicles (%)	5%
Shared Lane Traffic (%)	
Lane Group Flow (vph)	84
Turn Type	Perm
Protected Phases	
Permitted Phases	3
Detector Phase	3
Switch Phase	
Minimum Initial (s)	6.0
Minimum Split (s)	50.0
Total Split (s)	50.0
Total Split (%)	31.3%
Yellow Time (s)	4.4
All-Red Time (s)	4.2
Lost Time Adjust (s)	0.0
Total Lost Time (s)	8.6
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	None
Act Effct Green (s)	42.8
Actuated g/C Ratio	0.27
v/c Ratio	0.16
Control Delay	0.7
Queue Delay	0.0
Total Delay	0.7
LOS	A
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	0
Queue Length 95th (ft)	0
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	534
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.16

Intersection Summary	
Area Type:	Other
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 11 (7%), Referenced to phase 2:WBT, Start of Yellow	
Natural Cycle: 135	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay: 40.2	Intersection LOS: D
Intersection Capacity Utilization 74.5%	ICU Level of Service D
Analysis Period (min) 15	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 42: Tymber Creek Rd & Granada Blvd





Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	7	40	715	17	74	807	328	39	12	25	406	48
Future Volume (vph)	7	40	715	17	74	807	328	39	12	25	406	48
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		380		0	380		380	185		0	560	
Storage Lanes		1		0	1		1	1		0	2	
Taper Length (ft)		100			60			40			80	
Right Turn on Red				Yes			Yes			Yes		
Link Speed (mph)			50			50			30			45
Link Distance (ft)			1346			2009			1067			1538
Travel Time (s)			18.4			27.4			24.3			23.3
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	20%	2%	15%	2%	2%	6%	9%	2%	5%	2%	2%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	49	771	0	78	849	345	41	39	0	427	51
Turn Type	Prot	Prot	NA		Prot	NA	Perm	Split	NA		Split	NA
Protected Phases	1	1	6		5	2		4	4		3	3
Permitted Phases							2					
Detector Phase	1	1	6		5	2	2	4	4		3	3
Switch Phase												
Minimum Initial (s)	5.0	5.0	16.0		5.0	16.0	16.0	6.0	6.0		6.0	6.0
Minimum Split (s)	15.0	15.0	44.0		15.1	47.0	47.0	20.0	20.0		45.0	45.0
Total Split (s)	18.0	18.0	85.0		20.0	87.0	87.0	20.0	20.0		45.0	45.0
Total Split (%)	10.6%	10.6%	50.0%		11.8%	51.2%	51.2%	11.8%	11.8%		26.5%	26.5%
Yellow Time (s)	5.2	5.2	5.2		6.1	5.1	5.1	3.7	3.7		4.4	4.4
All-Red Time (s)	4.5	4.5	2.0		4.0	2.0	2.0	4.7	4.7		4.2	4.2
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)		9.7	7.2		10.1	7.1	7.1	8.4	8.4		8.6	8.6
Lead/Lag	Lead	Lead	Lag		Lead	Lag	Lag	Lead	Lead		Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	None	Min		None	C-Min	C-Min	None	None		None	None
Act Effct Green (s)		12.1	85.6		14.3	91.8	91.8	10.6	10.6		28.2	28.2
Actuated g/C Ratio		0.07	0.50		0.08	0.54	0.54	0.06	0.06		0.17	0.17
v/c Ratio		0.45	0.44		0.53	0.44	0.35	0.40	0.31		0.75	0.17
Control Delay		87.9	30.4		86.6	28.4	3.7	86.9	40.8		75.7	60.1
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay		87.9	30.4		86.6	28.4	3.7	86.9	40.8		75.7	60.1
LOS		F	C		F	C	A	F	D		E	E
Approach Delay			33.8			25.3			64.4			66.0
Approach LOS			C			C			E			E
Queue Length 50th (ft)		53	293		85	321	0	45	14		237	49
Queue Length 95th (ft)		100	416		143	453	64	87	55		285	89
Internal Link Dist (ft)			1266			1929			987			1458
Turn Bay Length (ft)		380			380		380	185			560	
Base Capacity (vph)		110	1822		149	1956	997	119	142		735	398
Starvation Cap Reductn		0	0		0	0	0	0	0		0	0
Spillback Cap Reductn		0	0		0	0	0	0	0		0	0
Storage Cap Reductn		0	0		0	0	0	0	0		0	0
Reduced v/c Ratio		0.45	0.42		0.52	0.43	0.35	0.34	0.27		0.58	0.13



Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	56
Future Volume (vph)	56
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Right Turn on Red	Yes
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.95
Heavy Vehicles (%)	8%
Shared Lane Traffic (%)	
Lane Group Flow (vph)	59
Turn Type	Perm
Protected Phases	
Permitted Phases	3
Detector Phase	3
Switch Phase	
Minimum Initial (s)	6.0
Minimum Split (s)	45.0
Total Split (s)	45.0
Total Split (%)	26.5%
Yellow Time (s)	4.4
All-Red Time (s)	4.2
Lost Time Adjust (s)	0.0
Total Lost Time (s)	8.6
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	None
Act Effct Green (s)	28.2
Actuated g/C Ratio	0.17
v/c Ratio	0.16
Control Delay	0.9
Queue Delay	0.0
Total Delay	0.9
LOS	A
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	0
Queue Length 95th (ft)	0
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	432
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.14

Intersection Summary		
Area Type:	Other	
Cycle Length: 170		
Actuated Cycle Length: 170		
Offset: 40 (24%), Referenced to phase 2:WBT, Start of Yellow		
Natural Cycle: 130		
Control Type: Actuated-Coordinated		
Maximum v/c Ratio: 0.75		
Intersection Signal Delay: 37.1	Intersection LOS: D	
Intersection Capacity Utilization 65.9%	ICU Level of Service C	
Analysis Period (min) 15		

Splits and Phases: 42: Tymber Creek Rd & Granada Blvd

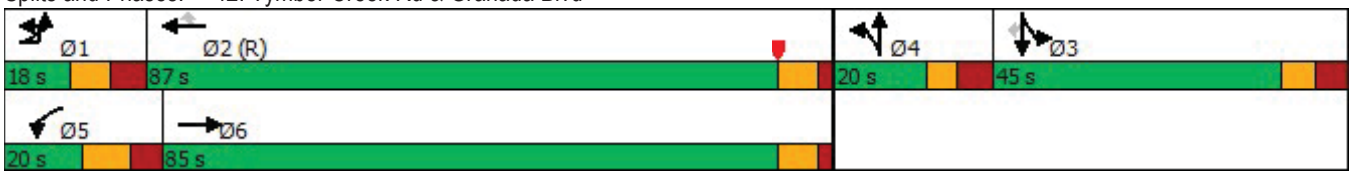


EXHIBIT I
NCHRP 457 Reports

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	4-lane roadw ay
Variable	Value
Major-road speed, mph:	50
Major-road volume (one direction), veh/h:	510
Right-turn volume, veh/h:	28

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	51
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	
Do NOT add right-turn bay.	

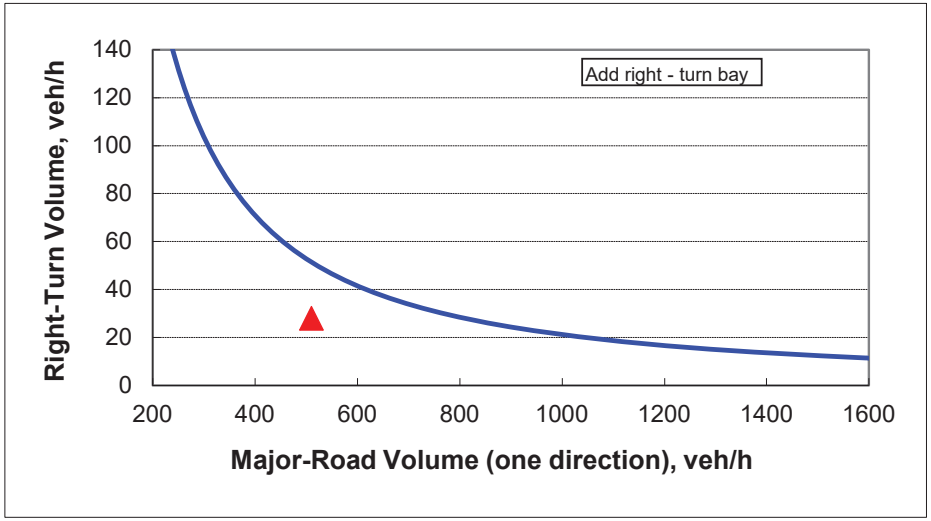


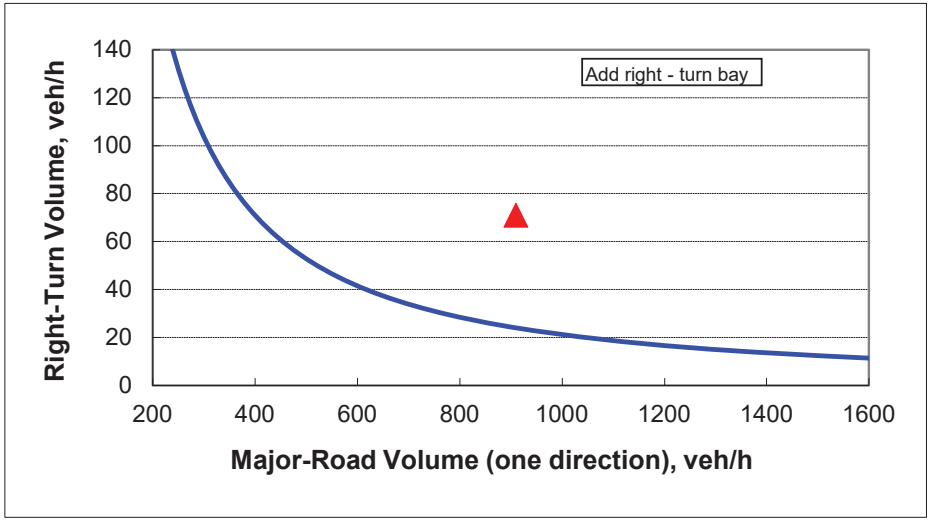
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	4-lane roadw ay
Variable	Value
Major-road speed, mph:	50
Major-road volume (one direction), veh/h:	910
Right-turn volume, veh/h:	71

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	24
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	
Add right-turn bay.	



PM Peak-Hour Factored Volumes

Intersection	Approach	Mvmn't.	2019 Existing Traffic					2022 Existing Volume				2024 Background Traffic				2024 Build-Out				Peak-Hour Factor
			Raw Count	Raw Truck Count	% Heavy Vehicles	Seasonal Factor	TMC Volume	Approach Growth Rate	Est. Count	Est. Truck Count	% Heavy Vehicles	AADT Historical Growth: Approach Growth Rate	Background w/o Vested	ted Trip Me: Vested Traffic	Total Background Volume	% Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	
SR 40/Granada Blvd at Tymber Creek Rd	Eastbound	U-Turn			0%	1.08	0	3.86%	0	0	0%	3.86%	0	0	0	10.3%	in	7	7	0.98
		Left	25	5	20%		27		30	6	20%		32	1	33	13.4%	out	7	40	
		Through	524	8	2%		566		631	10	2%		680	0	680	76.0%	out	35	715	
		Right	13	2	15%		14		16	2	15%		17	0	17	0.3%	out	0	17	
	Westbound	U-Turn			0%		0	3.86%	0	0	0%	1.00%	0	0	0	0.0%	0	0	0	
		Left	60	0	0%		65		72	0	0%		74	0	74	0.0%	0	0	74	
		Through	613	12	2%		662		739	14	2%		753	0	753	76.0%	in	54	807	
		Right	216	12	6%		233		260	14	6%		265	63	328	0.0%	0	0	328	
	Northbound	U-Turn			0%		0	3.86%	0	0	0%	1.00%	0	0	0	0.0%	0	0	0	
		Left	32	3	9%		35		39	4	9%		39	0	39	0.3%	in	0	39	
		Through	10	0	0%		11		12	0	0%		12	0	12	0.0%	0	0	12	
		Right	20	1	5%		22		24	1	5%		25	0	25	0.0%	0	0	25	
	Southbound	U-Turn			0%		0	3.86%	0	0	0%	1.00%	0	0	0	0.0%	0	0	0	
		Left	300	4	1%		324		362	5	1%		369	37	406	0.0%	0	0	406	
		Through	39	0	0%		42		47	0	0%		48	0	48	0.0%	0	0	48	
		Right	37	3	8%		40		45	4	8%		45	1	46	13.4%	in	10	56	

Intersection	Approach	Mvmn't.	2020 Existing Traffic					2022 Existing Volume				2024 Background Traffic				2024 Build-Out				Peak-Hour Factor
			Raw Count	Raw Truck Count	% Heavy Vehicles	Seasonal Factor	TMC Volume	Approach Growth Rate	Est. Count	Est. Truck Count	% Heavy Vehicles	AADT Historical Growth: Approach Growth Rate	Background w/o Vested	ted Trip Me: Vested Traffic	Total Background Volume	% Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	
SR 40 at Coquina Presbyterian/Riverbend Community Church	Eastbound	U-Turn			0%	1.00	0	3.86%	0	0	0%	3.86%	0	0	0	0.0%	0	0	0	0.93
		Left	3	1	33%		3		3	1	33%		3	0	3	0.0%	0	0	3	
		Through	490	20	4%		490		528	22	4%		569	0	569	9.3%	in	7	576	
		Right	23	2	9%		23		25	2	9%		27	0	27	0.0%	0	0	27	
	Westbound	U-Turn			0%		0	3.86%	0	0	0%	3.86%	0	0	0	89.7%	out	41	41	
		Left	18	0	0%		18		19	0	0%		21	0	21	1.0%	out	0	21	
		Through	650	14	2%		650		700	15	2%		754	0	754	9.3%	out	5	759	
		Right	2	0	0%		2		2	0	0%		2	0	2	0.0%	0	0	2	
	Northbound	U-Turn			0%		0	2.00%	0	0	0%	2.00%	0	0	0	0.0%	0	0	0	
		Left	13	0	0%		13		14	0	0%		14	0	14	0.0%	0	0	14	
		Through	0	0	0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
		Right	33	2	6%		33		34	2	6%		36	0	36	1.0%	in	1	37	
	Southbound	U-Turn			0%		0	2.00%	0	0	0%	2.00%	0	0	0	0.0%	0	0	0	
		Left	2	0	0%		2		2	0	0%		2	0	2	0.0%	0	0	2	
		Through	0	0	0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
		Right	4	0	0%		4		4	0	0%		4	0	4	0.0%	0	0	4	

Intersection	Approach	Mvmn't.	2020 Existing Traffic					2022 Existing Volume				2024 Background Traffic				2024 Build-Out				Peak-Hour Factor
			Raw Count	Raw Truck Count	% Heavy Vehicles	Seasonal Factor	TMC Volume	Approach Growth Rate	Est. Count	Est. Truck Count	% Heavy Vehicles	AADT Historical Growth: Approach Growth Rate	Background w/o Vested	ted Trip Me: Vested Traffic	Total Background Volume	% Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	
SR 40 at Monte Savino Blvd	Eastbound	U-Turn			0%	1.00	0	3.86%	0	0	0%	3.86%	0	0	0	0.0%	0	0	0	0.93
		Left	6	1	17%		6		6	1	17%		6	0	6	0.0%	0	0	6	
		Through	543	14	3%		543		585	15	3%		585	0	585	9.3%	in	7	592	
		Right			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
	Westbound	U-Turn			0%		0	3.86%	0	0	0%	3.86%	0	0	0	0.0%	0	0	0	
		Left			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
		Through	630	14	2%		630		679	15	2%		679	0	679	9.3%	out	4	683	
		Right	11	0	0%		11		12	0	0%		12	0	12	0.0%	0	0	12	
	Northbound	U-Turn			0%		0	2.00%	0	0	0%	2.00%	0	0	0	0.0%	0	0	0	
		Left			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
		Through			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
		Right			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
	Southbound	U-Turn			0%		0	2.00%	0	0	0%	2.00%	0	0	0	0.0%	0	0	0	
		Left	7	0	0%		7		7	0	0%		7	0	7	0.0%	0	0	7	
		Through			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
		Right	5	1	20%		5		5	1	20%		5	0	5	0.0%	0	0	6	

Intersection	Approach	Mvmn't.	Existing Traffic					Existing Volume				2024 Background Traffic				2024 Build-Out				Peak-Hour Factor
			Raw Count	Raw Truck Count	% Heavy Vehicles	Seasonal Factor	TMC Volume	Approach Growth Rate	Est. Count	Est. Truck Count	% Heavy Vehicles	AADT Historical Growth: Approach Growth Rate	Background w/o Vested	ted Trip Me: Vested Traffic	Total Background Volume	% Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	
SR 40 at Walgreens Drwy	Eastbound	U-Turn			0%	0.00	0	3.86%	0	0	0%	3.86%	0	0	0			0	0	0.98
		Left			0%		0		0	0	0%		0	0	0			0	0	
		Through			0%		0		0	0	0%		0	0	731			49	780	
		Right			0%		0		0	0	0%		0	0	0			0	0	
	Westbound	U-Turn			0%		0	3.86%	0	0	0%	3.86%	0	0	0	0.0%	0	0	0	
		Left			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
		Through			0%		0		0	0	0%		0	0	839	0.0%	0	0	839	
		Right			0%		0		0	0	0%		0	0	0	100.0%	in	71	71	
	Northbound	U-Turn			0%		0	2.00%	0	0	0%	2.00%	0	0	0	0.0%	0	0	0	
		Left			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
		Through			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
		Right			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
	Southbound	U-Turn			0%		0	2.00%	0	0	0%	2.00%	0	0	0	0.0%	0	0	0	
		Left			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
		Through			0%		0		0	0	0%		0	0	0	0.0%	0	0	0	
		Right			0%		0		0	0	0%		0	0	0	100.0%	out	46	46	

AM Peak-Hour Factored Volumes

Intersection	Approach	Mvmn't.	2019 Existing Traffic: Raw Count	Raw Truck Count	% Heavy Vehicles	Seasonal Factor	TMC Volume	2022 Existing Volume: Adjustment Growth Rate	Est. Count	Est. Truck Count	% Heavy Vehicles	2024 Background Traffic: AADT Historical Growth Approach Growth Rate	Background w/o Vested	Vested Trip Traffic	Total Background Volume	2024 Build-Out: % Model Distribution	Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
SR 40/Granada Blvd at Tymber Creek Rd	Eastbound	U-Turn			0%	1.08	0	3.86%	0	0	0%	3.86%	0	0	0	10.3%	in	3	3	0.93
		Left	28	2	7%		30		34	2	7%		36	1	37	13.4%	out	13	50	
		Through	539	15	3%		582		650	18	3%		700	0	700	76.0%	out	70	770	
		Right	18	2	11%		19		22	2	11%		23	0	23	0.3%	out	0	23	
	Westbound	U-Turn			0%		0	3.86%	0	0	0%	1.00%	0	0	0			0	0	
		Left	57	4	7%		62		69	5	7%		70	0	70			0	70	
		Through	320	7	2%		346		386	8	2%		393	0	393	76.0%	in	21	414	
		Right	395	12	3%		427		476	14	3%		486	18	504			0	504	
	Northbound	U-Turn			0%		0	3.86%	0	0	0%	1.00%	0	0	0			0	0	
		Left	12	4	33%		13		14	5	33%		15	0	15	0.3%	in	0	15	
		Through	9	3	33%		10		11	4	33%		11	0	11			0	11	
		Right	21	4	19%		23		25	5	19%		26	0	26			0	26	
	Southbound	U-Turn			0%		0	3.86%	0	0	0%	1.00%	0	0	0			0	0	
		Left	528	6	1%		570		636	7	1%		649	55	704			0	704	
		Through	36	4	11%		39		43	5	11%		44	0	44			0	44	
		Right	59	3	5%		64		71	4	5%		73	1	74	13.4%	in	4	78	

Intersection	Approach	Mvmn't.	2020 Existing Traffic: Raw Count	Raw Truck Count	% Heavy Vehicles	Seasonal Factor	TMC Volume	2022 Existing Volume: Adjustment Growth Rate	Est. Count	Est. Truck Count	% Heavy Vehicles	2024 Background Traffic: AADT Historical Growth Approach Growth Rate	Background w/o Vested	Vested Trip Traffic	Total Background Volume	2024 Build-Out: % Model Distribution	Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
SR 40 at Coquina Presbyterian/Riverbend Community Church	Eastbound	U-Turn			0%	1.00	0	3.86%	0	0	0%	3.86%	0	0	0			0	0	0.95
		Left	4	0	0%		4		4	0	0%		5	0	5			0	5	
		Through	631	40	6%		631		680	43	6%		732	0	732	9.3%	in	3	735	
		Right	24	0	0%		24		26	0	0%		28	39	67			0	67	
	Westbound	U-Turn			0%		0	3.86%	0	0	0%	3.86%	0	0	0	89.7%	out	83	83	
		Left	23	1	4%		23		25	1	4%		27	38	65	1.0%	out	0	65	
		Through	337	37	11%		337		363	40	11%		391	0	391	9.3%	out	9	400	
		Right	0	0	0%		0		0	0	0%		0	0	0			0	0	
	Northbound	U-Turn			0%		0	3.86%	0	0	0%	2.00%	0	0	0			0	0	
		Left	3	1	33%		3		3	1	33%		3	3	6			0	6	
		Through	0	0	0%		0		0	0	0%		0	0	0			0	0	
		Right	35	2	6%		35		38	2	6%		39	42	81	1.0%	in	0	81	
	Southbound	U-Turn			0%		0	3.86%	0	0	0%	2.00%	0	0	0			0	0	
		Left	1	0	0%		1		1	0	0%		1	0	1			0	1	
		Through	0	0	0%		0		0	0	0%		0	0	0			0	0	
		Right	2	0	0%		2		2	0	0%		2	0	2			0	2	

Intersection	Approach	Mvmn't.	2020 Existing Traffic: Raw Count	Raw Truck Count	% Heavy Vehicles	Seasonal Factor	TMC Volume	2022 Existing Volume: Adjustment Growth Rate	Est. Count	Est. Truck Count	% Heavy Vehicles	2024 Background Traffic: AADT Historical Growth Approach Growth Rate	Background w/o Vested	Vested Trip Traffic	Total Background Volume	2024 Build-Out: % Model Distribution	Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
SR 40 at Monte Savino Blvd	Eastbound	U-Turn			0%	1.00	0	3.86%	0	0	0%	3.86%	0	0	0			0	0	0.96
		Left	5	1	20%		5		5	1	20%		6	0	6			0	6	
		Through	669	42	6%		669		721	45	6%		776	0	776	9.3%	in	3	779	
		Right			0%		0		0	0	0%		0	0	0			0	0	
	Westbound	U-Turn			0%		0	3.86%	0	0	0%	3.86%	0	0	0			0	0	
		Left			0%		0		0	0	0%		0	0	0			0	0	
		Through	331	31	9%		331		357	33	9%		384	0	384	9.3%	out	9	393	
		Right	6	0	0%		6		6	0	0%		7	0	7			0	7	
	Northbound	U-Turn			0%		0	3.86%	0	0	0%	2.00%	0	0	0			0	0	
		Left			0%		0		0	0	0%		0	0	0			0	0	
		Through			0%		0		0	0	0%		0	0	0			0	0	
		Right			0%		0		0	0	0%		0	0	0			0	0	
	Southbound	U-Turn			0%		0	3.86%	0	0	0%	2.00%	0	0	0			0	0	
		Left	5	0	0%		5		5	0	0%		6	0	6			0	6	
		Through			0%		0		0	0	0%		0	0	0			0	0	
		Right	3	0	0%		3		3	0	0%		3	0	3			0	3	

Intersection	Approach	Mvmn't.	Existing Traffic: Raw Count	Raw Truck Count	% Heavy Vehicles	Seasonal Factor	TMC Volume	Existing Volume: Approach Growth Rate	Est. Count	Est. Truck Count	% Heavy Vehicles	2024 Background Traffic: AADT Historical Growth Approach Growth Rate	Background w/o Vested	Vested Trip Traffic	Total Background Volume	2024 Build-Out: % Model Distribution	Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
SR 40 at Walgreens Drwy	Eastbound	U-Turn			0%	0.00	0	3.86%	0	0	0%	3.86%	0	0	0			0	0	0.93
		Left			0%		0		0	0	0%		0	0	0			0	0	
		Through			0%		0		0	0	0%		0	0	760			86	846	
		Right			0%		0		0	0	0%		0	0	0			0	0	
	Westbound	U-Turn			0%		0	3.86%	0	0	0%	3.86%	0	0	0			0	0	
		Left			0%		0		0	0	0%		0	0	0			0	0	
		Through			0%		0		0	0	0%		0	0	482			0	482	
		Right			0%		0		0	0	0%		0	0	0	100.0%	in	28	28	
	Northbound	U-Turn			0%		0	2.00%	0	0	0%	2.00%	0	0	0			0	0	
		Left			0%		0		0	0	0%		0	0	0			0	0	
		Through			0%		0		0	0	0%		0	0	0			0	0	
		Right			0%		0		0	0	0%		0	0	0			0	0	
	Southbound	U-Turn			0%		0	2.00%	0	0	0%	2.00%	0	0	0			0	0	
		Left			0%		0		0	0	0%		0	0	0			0	0	
		Through			0%		0		0	0	0%		0	0	0			0	0	
		Right			0%		0		0	0	0%		0	0	0	100.0%	out	92	92	

LTG Engineering & Planning

Via Email: (thomas.russ@dot.state.fl.us)

Ref: 5003.03

TECHNICAL MEMORANDUM

To: Thomas Russ, FDOT D5 Contracts/Permits Coordinator

From: George A. Galan, P.E.

Subject: Tymber Creek Apartments – Access Analysis

Date: October 1, 2021

INTRODUCTION

LTG, Inc. (LTG) has been retained by Tellus Partners to prepare an Access Analysis for the proposed Tymber Creek Apartments, consisting of 300 mid-rise multifamily dwelling units and a 90,000 square-foot (sq.ft.) commercial development, located in the northwest quadrant of the Granada Boulevard (SR 40) and Tymber Creek Road in the City of Ormond Beach, Florida. Figure 1 graphically depicts the location of the study area within the surrounding network. Build-out is anticipated by year 2023. Access to the development will be provided via one right-in/right-out driveway along SR 40, approximately 300 ft. west of the SR 40/Tymber Creek Road intersection. This driveway will be shared with the existing Walgreens development, which is currently served by its own driveway that will be closed upon construction of the new driveway. The reconfigured driveway plan is attached as Exhibit A.

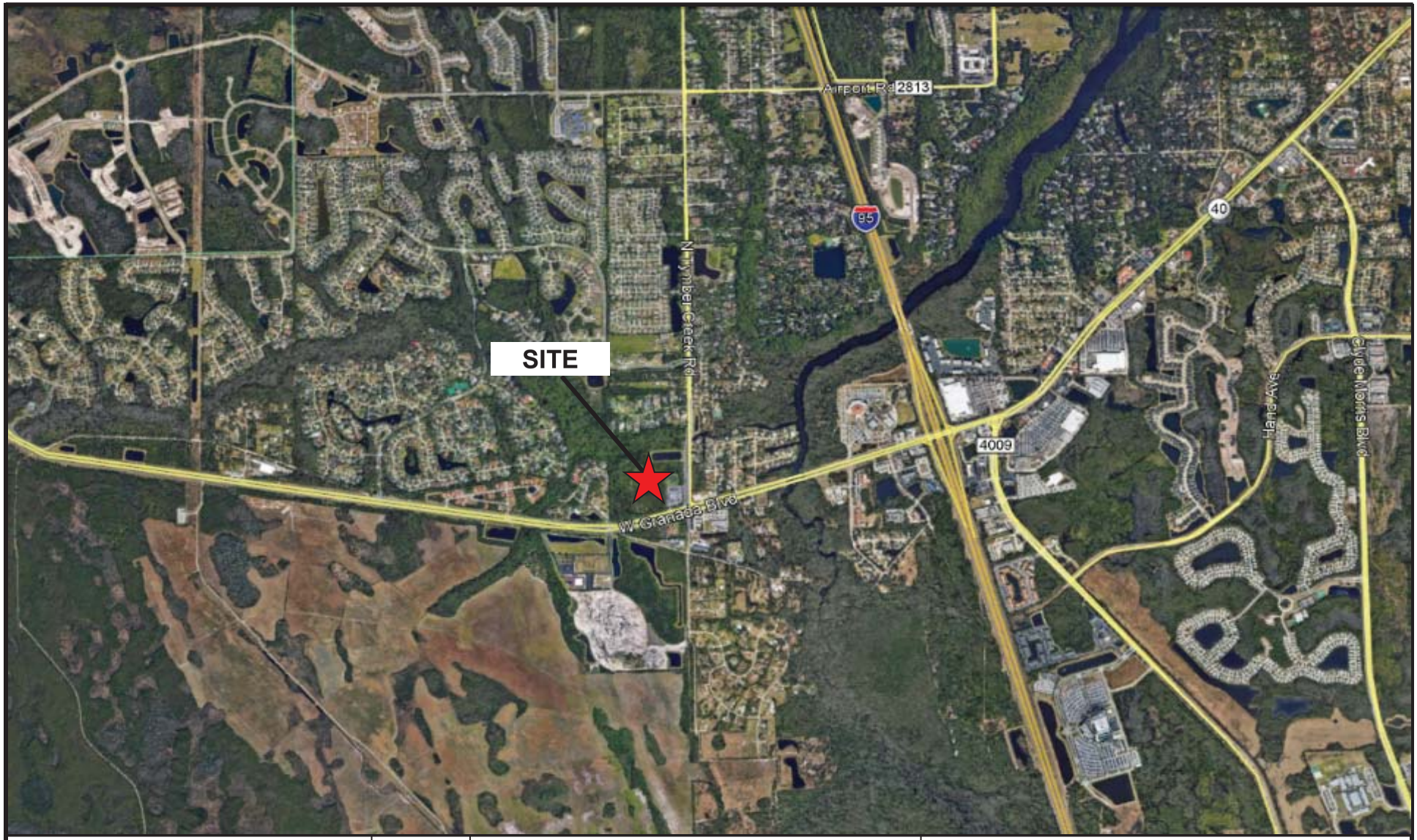
This analysis is subsequent to approval of an October 2020 Traffic Impact Analysis (TIA) also prepared by LTG for Tymber Creek Apartments, which reflected a full project access on Tymber Creek Road and a right-in/right-out access via the existing Walgreens Driveway on SR 40. The intent of this memorandum is to evaluate the adequacy of existing turn-lane lengths at SR 40 at Coquina Presbyterian Church Driveway to the west and the intersection of SR 40/Tymber Creek Road to the east where project trips will make U-turn maneuvers. The analyses in this report will reflect 2023 build-out future conditions only (see October 2020 TIA for analyses of existing conditions).

Study Area

The study area includes the following two intersections that will accommodate U-turn maneuvers from project trips:

Intersections

- SR 40 at Coquina Presbyterian Church Driveway
- SR 40 at Tymber Creek Road



Tymber Creek Apartments	N NTS	**Location Map**	LTG Engineering & Planning
		Project No.: 5003.03 / Figure: 1	1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

2023 BUILD-OUT FUTURE ROADWAY ANALYSIS

The following documents the procedures used to determine the future traffic.

2023 Background Growth

Based on methodology outlined in the October 2020 TIA, background traffic growth was projected using a growth rate of two percent per year.

Project Trip Generation

The net external trip generation for the development was determined using the trip generation rates published by the Institute of Transportation Engineers (ITE) in the document *Trip Generation Manual, 10th Edition* , and procedures outlined in the National Cooperative Highway Research Program (NCHRP) Report 684 worksheet and the ITE Trip Generation Handbook, 3rd Edition. The net external trip generation, as included in the October 2020 TIA, is shown in Table 1 below.

Table 1
Net Trip Generation
Tymber Creek Apartments

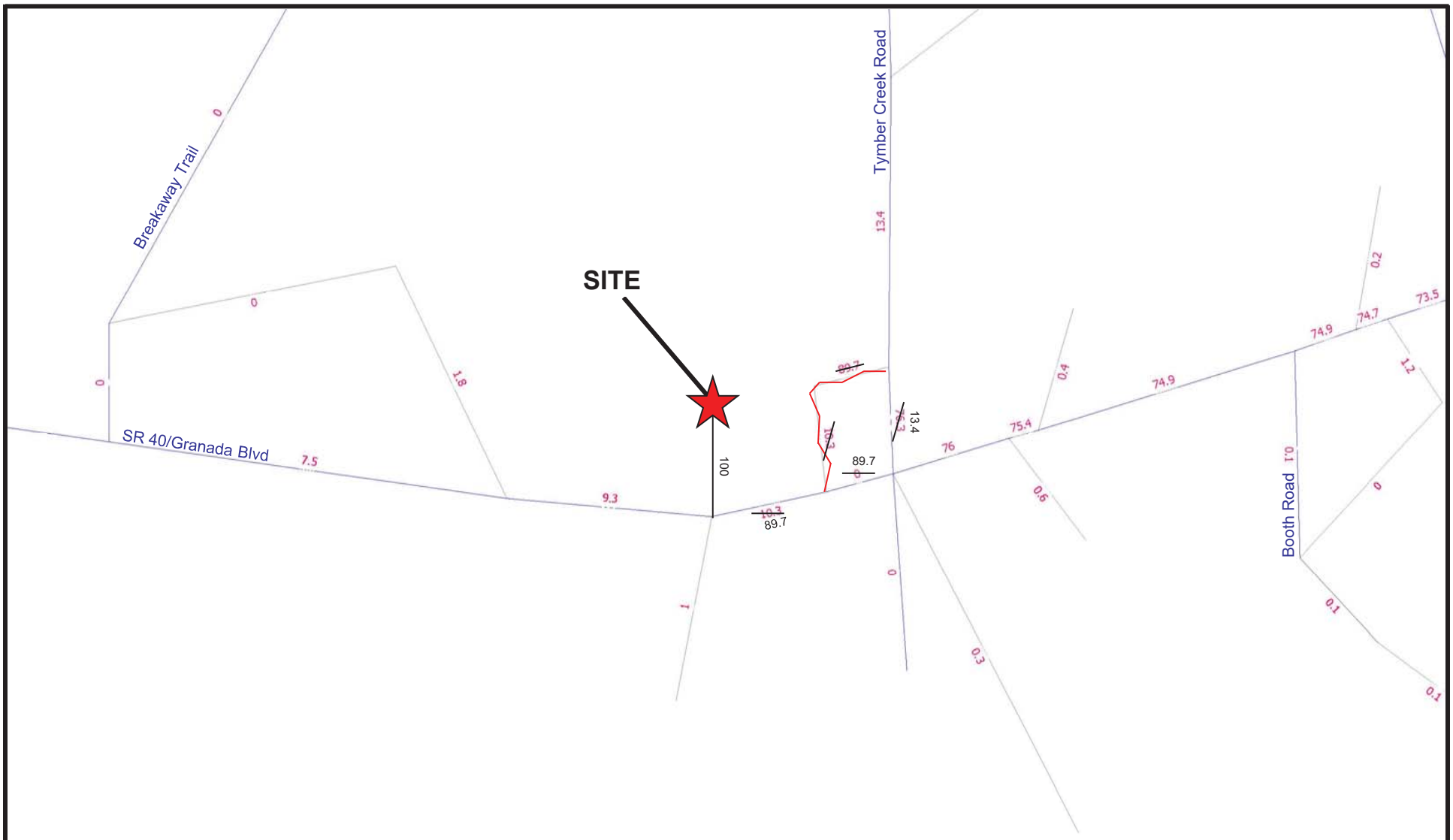
Time Period	Land Use	Total Trips			Internal Capture Trips			Pass-by Capture Trips			New External Trips		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
A.M. Peak-Hour	Mid-Rise Multifamily	28	80	108	1	1	2	0	0	0	27	79	106
	Shopping Center	122	75	197	1	1	2	0	0	0	121	74	195
Totals:		**150**	**155**	**305**	**2**	**2**	**4**	**0**	**0**	**0**	**148**	**153**	**300**
Time Period	**Land Use**	**Total Trips**			**Internal Capture Trips**			**Pass-by Capture Trips**			**New External Trips**		
		Enter	**Exit**	**Total**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**
P.M. Peak-Hour	Mid-Rise Multifamily	81	51	132	37	21	57	0	0	0	44	30	74
	Shopping Center	241	262	503	21	37	59	74	77	151	146	148	294
Totals:		**322**	**313**	**635**	**58**	**58**	**116**	**74**	**77**	**151**	**190**	**178**	**368**

Project Trip Distribution & Trip Assignment

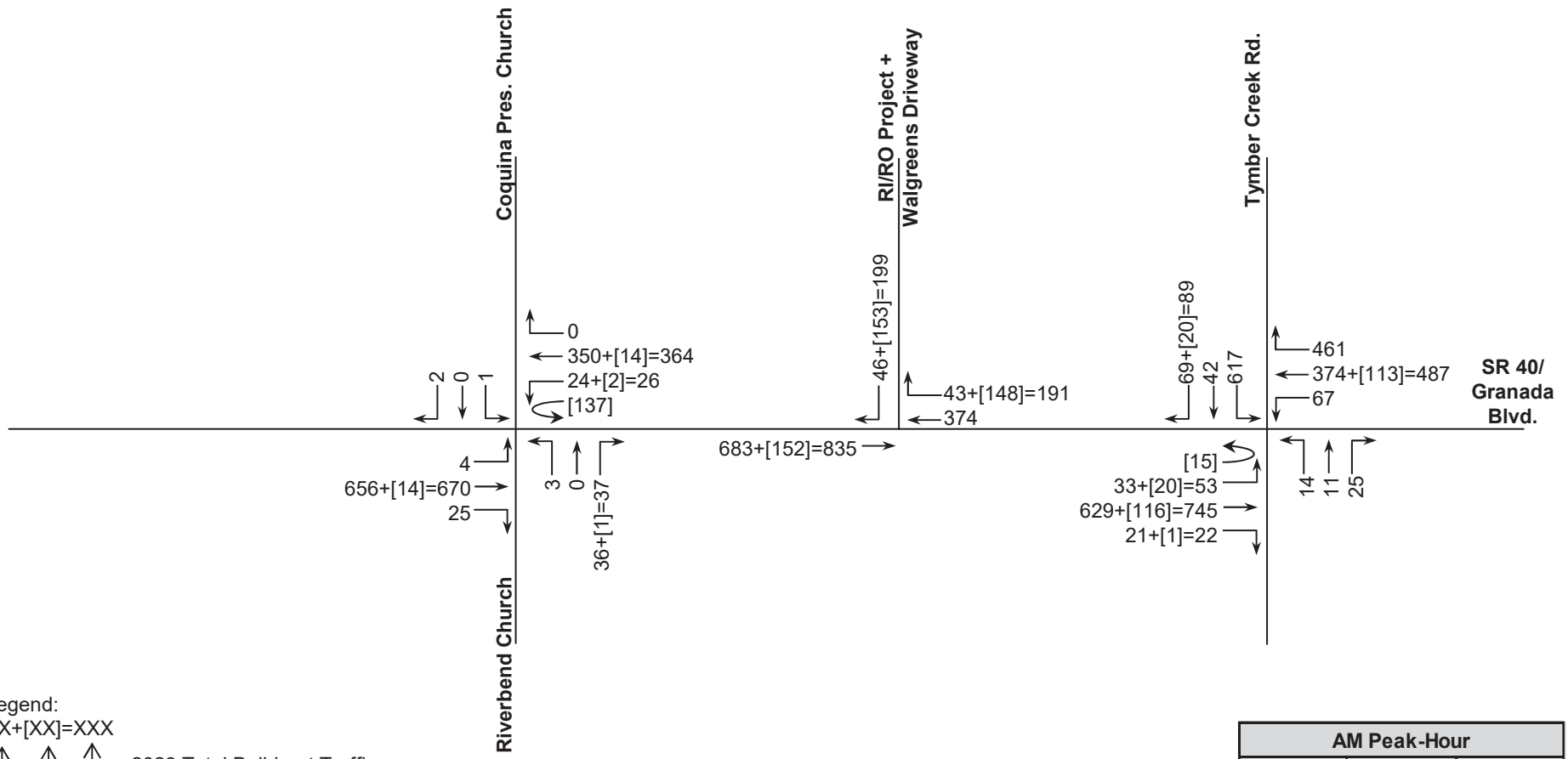
The original project distribution, which was determined using the Central Florida Regional Planning Model, version 6.1 (CFRPM) was obtained from the October 2020 TIA. Manual modifications were made to the model output to account for the modified access being proposed. The manually modified distribution is shown in Figure 2.

Trip Assignment

Using the trip distribution, the a.m. and p.m. peak-hour project trips were assigned to the study area intersections. Figures 3A and 3B graphically depict the 2023 background traffic, peak-hour project trips, and resulting 2023 build-out traffic during the a.m. and p.m. peak-hours. The existing turning movement counts for these intersections are included in Exhibit B.



Tymber Creek Apartments	N NTS	**Project Distribution**		LTG Engineering & Planning
		Project No.: 5003.03	Figure: 2	1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227



Legend:
XX+[XX]=XXX
- 2023 Total Build-out Traffic
- Project Trips
- 2023 Background Traffic

AM Peak-Hour		
Enter	Exit	Total
148	153	301

Tymber Creek Apartments

N

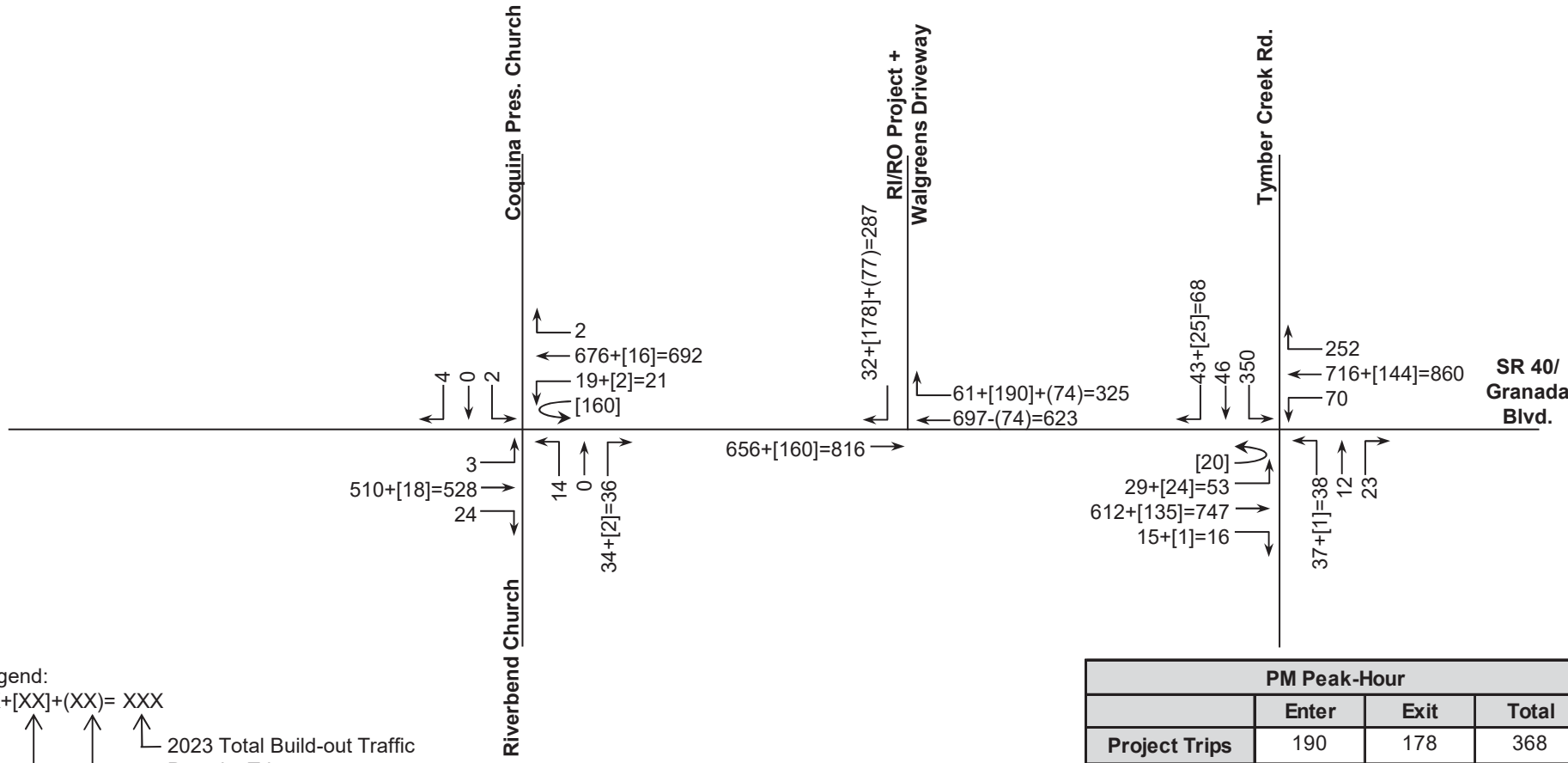
NTS

2023 A.M. Peak-Hour Build-Out Volumes

Project No.: 5003.03

Figure: 3A

LTG Engineering & Planning
1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174
Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227



Legend:
XX+[XX]+(XX)= XXX
- 2023 Total Build-out Traffic
- Pass-by Trips
- Project Trips
- 2023 Background Traffic

PM Peak-Hour			
	Enter	Exit	Total
Project Trips	190	178	368
Pass-by	74	77	151
Total	264	255	519

Tymber Creek Apartments

N

NTS

2023 P.M. Peak-Hour Build-Out Volumes

Project No.: 5003.03

Figure: 3B

LTG Engineering & Planning
1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174
Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

Unsignalized Intersection Analysis – Build-Out

The operating conditions at the unsignalized intersection was analyzed using the Highway Capacity Software, Version 7.9.5 (HCS). This software utilizes the procedures outlined in Chapter 20 of the Highway Capacity Manual (6th Edition) titled, "Two-Way Stop-Controlled Intersections". Table 2 shows the 2023 build-out level of service (LOS) at the study area intersection. The HCS summary sheets are attached as Exhibit C. As indicated in Table 2, the unsignalized intersection is anticipated to operate within the adopted LOS at build-out.

Table 2
2023 Build-Out A.M. and P.M. Peak-Hour LOS – Unsignalized Intersection
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Critical Approach	Delay	LOS	Critical Approach	Delay	LOS
SR 40 at Coquina Presbyterian Church Dr.	D	SB	14.4	B	SB	19.2	C

Signalized Intersections Analysis – Build-Out

The operating conditions at the signalized intersection was analyzed using *Synchro 10*, which utilizes the procedures outlined in Chapter 19 of the *Highway Capacity Manual 6th Edition*, titled "Signalized Intersections". Table 3 shows the 2023 build-out LOS and volume to capacity ratios (v/c) at the signalized intersection. The Synchro summary sheets are provided in Exhibit D. As indicated in Table 3, the signalized intersection is anticipated to operate within the adopted LOS at build-out.

Table 3
2023 Build-Out A.M. and P.M. Peak-Hour LOS – Signalized Intersection
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
SR 40 at Tymber Creek Rd.	D	42.7	D	No	35.5	D	No

SITE ACCESS & QUEUE LENGTH ANALYSIS

SR 40 adjacent to the proposed development driveway is a four-lane divided urban arterial with a posted speed limit of 50 miles per hour (mph).

Under existing conditions, a westbound left-turn lane is provided at SR 40 at Coquina Presbyterian Church Driveway and an eastbound left-turn lane is in place at SR 40 at Tymber Creek Road. These existing turn lanes were evaluated against the anticipated build-out queue demand based on the 95th percentile queues obtained from the p.m. peak-hour intersection analyses. It should be noted that the HCS signalized intersection results for the a.m. peak-hour reflect timings that have been optimized within the 160 second cycle length currently in use.

The queue length needs, and provisions are summarized in Table 4 below. As indicated in Table 4 , the storage provided under existing conditions is adequate to serve projected future demand at SR 40 at Coquina Presbyterian Church Drive and deficient by approximately five ft. at SR 40 at Tymber Creek Road. Therefore, it is recommended that the eastbound let-turn lane at SR 40/Tymber Creek Road be extended by 25 ft. (one standard vehicle length).

Table 4
Turn Lane Length
Tymber Creek Apartments

Intersection	Turn Lane	95th Percentile Queue Length (ft.)	No. of Vehicles	Storage Needed (ft.)	Required Deceleration (ft.)*	Total Turn-Lane Length Needed	Total Turn-Lane Length Provided (ft.)*	Lane Length Deficiency (ft.)
SR 40/Coquina Presbyterian Church Dr.	WB left	50	2	50	350	400	790	0
SR 40/Tymber Creek Road	EB left	141	6	150	350	500	495	5

**Includes 50-ft. taper*

CONCLUSION

The intent of this traffic assessment is to evaluate the adequacy of existing turn-lane lengths at SR 40 at Coquina Presbyterian Church Driveway to the west and the intersection of SR 40/Tymber Creek Road to the east where project trips will make U-turn maneuvers. The results of these analyses are summarized below:

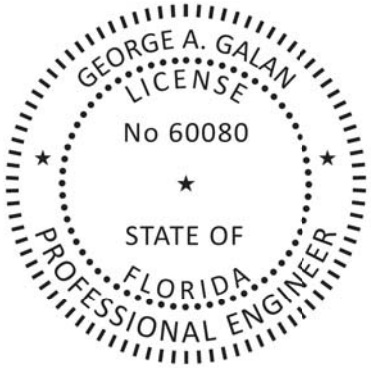
- Under build-out conditions, the unsignalized intersection of SR 40 at Coquina Presbyterian Church Driveway will continue to operate with the adopted LOS.
- Under build-out conditions, the signalized intersection of SR 40 at Tymber Creek Road will continue to operate within the adopted LOS.
- The build-out intersection analyses results indicate a 95th percentile queue demand of two vehicles for the westbound left-turn lane at SR 40/Coquina Presbyterian Church Driveway and six vehicles for the eastbound left-turn lane at SR 40/Tymber Creek Road. The storage provided under existing conditions is adequate to serve projected future demand at SR 40 at Coquina Presbyterian Church Drive and deficient by approximately five ft. at SR 40 at Tymber Creek Road. Therefore, it is recommended that the eastbound let-turn lane at SR 40/Tymber Creek Road be extended by 25 ft. (one standard vehicle length).

Attachments:

Exhibit A- Preliminary Site Plan
Exhibit B- Existing Turning Movement Counts
Exhibit C- Unsignalized Intersection HCS Printouts – Build-out Conditions
Exhibit D- Signalized Intersection Synchro Worksheets – Build-out Conditions

---

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.



Prepared by:
LTG, Inc.
1450 W. Granada Blvd, Suite 2
Ormond Beach, FL 32174
Registration Number 9227
386/257-2571

EXHIBIT A

Site Plan

GRAPHIC SCALE
20 10 0 20 40
1"=20'

STRIPING KEYNOTES: (PER FDOT INDEX No. 711-001, ONLY THERMOPLASTIC IN R/W)

1. 6" SOLID WHITE LINE
2. 24" WHITE STOP BAR
3. WHITE DIRECTIONAL ARROW
4. STANDARD CROSSWALK
5. 6" WHITE SKIP LINE (2' - 4')
6. 18" WHITE LINE @ 45° SPACED 20' ON CENTER
7. 24" DETECTABLE WARNING MAT (PER FDOT INDEX No. 522-002)
8. 6" SOLID DOUBLE YELLOW LINE
9. WHITE DIRECTIONAL ARROW, WHITE HELMETED BICYCLIST SYMBOL PER FDOT INDEX No. 711-002

SEE SHEET No. 45 FOR FDOT INDEX No. 711-001

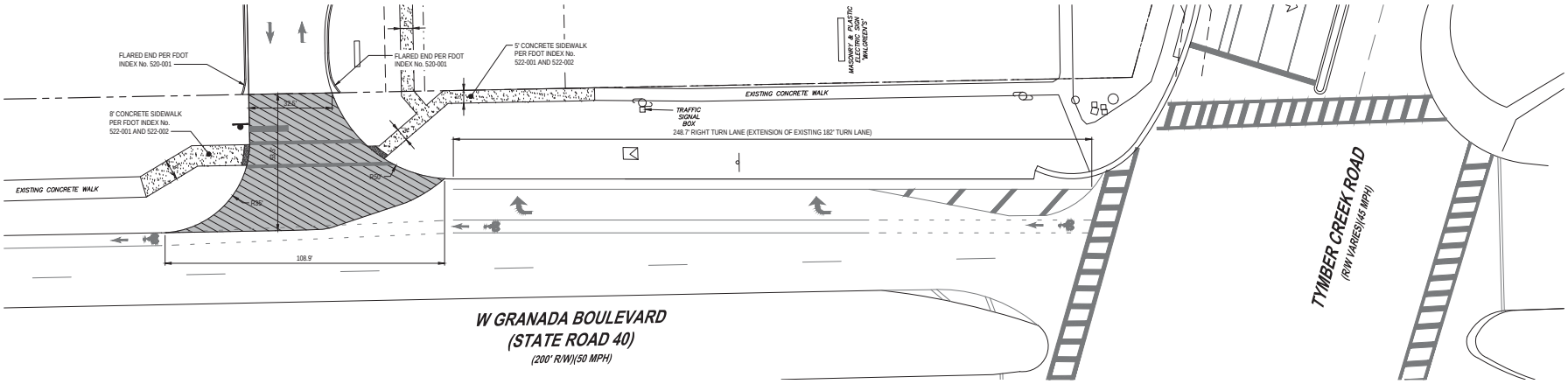
NOTE:
1. RPM'S SHALL BE PROVIDED FOR ALL CONSTRUCTION WITH PUBLIC RIGHTS-OF-WAY OF ALL THOROUGHFARES AND SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX No. 706-001.
2. ALL STRIPING WITHIN PUBLIC RIGHT OF WAY SHALL BE THERMOPLASTIC AND INSTALLED IN ACCORDANCE TO FDOT INDEX No. 711-001.

FDOT GENERAL NOTES:

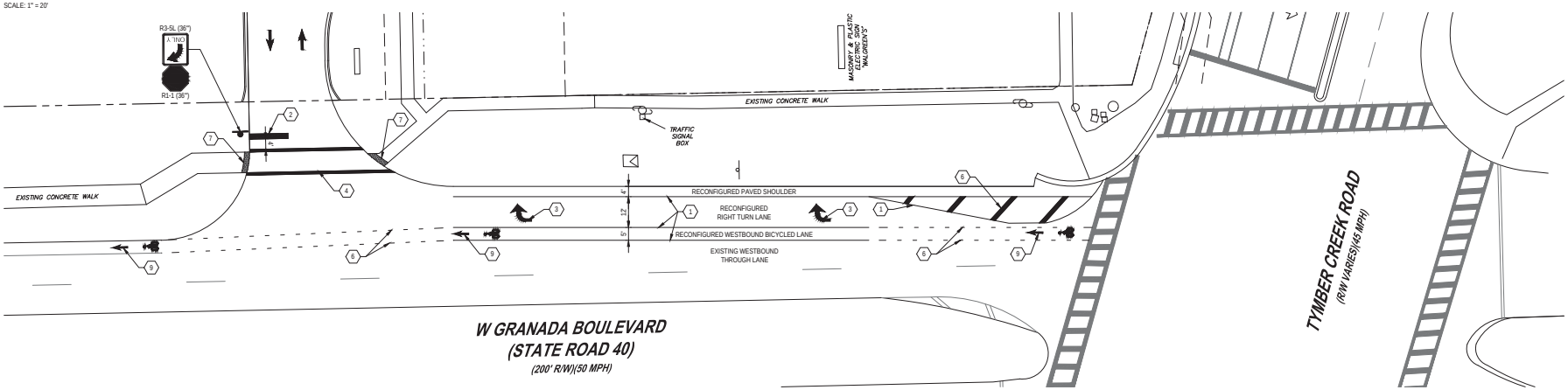
1. MAINTENANCE OF TRAFFIC TO BE SUPERVISED BY A CERTIFIED PERSON (ON SITE).
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK WITH IN THE FDOT R/W.
3. ALL WORK PERFORMED WITH IN THE FDOT R/W SHALL BE IN ACCORDANCE WITH THE 2019 EDITION OF THE FDOT DESIGN STANDARDS & SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, 2017 EDITION OF THE FDOT UTILITY ACCOMMODATION MANUAL AND FDOT STANDARD PLANS FY 2019-20.
4. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR ANY DAMAGE TO FDOT FACILITIES CAUSED BY THE CONSTRUCTION OF THIS PROJECT.
5. ANY TEST RESULTS TAKEN DURING CONSTRUCTION OF THE PERMITTED WORK SHALL BE PROVIDED TO THE DEPARTMENT UPON REQUEST.
6. ALL CONCRETE TO BE REMOVED SHALL BE SAW CUT TO NEAREST JOINT IN GOOD CONDITION, SO A CONNECTION THAT IS FREE OF CRACKS, DEFORMITIES OR VOIDS & IRREGULARITIES ARE NOT DEFECTIVE.
7. ALL STRIPING WITHIN THE FDOT RIGHT-OF-WAY SHALL BE PREFORMED THERMOPLASTIC.
8. ALL CONCRETE SHALL BE AN APPROVED FDOT MIX DESIGN OF 3,000 PSI.
9. ALL MATERIALS INSTALLED INSIDE FDOT R/W SHALL BE ON THE QUALIFIED PRODUCTS LIST OR APPROVED PRODUCTS LIST.
10. ALL CONSTRUCTION SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR'S RISK.
11. THE CONTRACTOR SHALL SUBMIT A MAINTENANCE OF TRAFFIC AND BARRICADE PLAN TO THE ENGINEER FOR APPROVAL WITH THE BID. INCLUDE THE MOT PLAN AT THE PRECONSTRUCTION MEETING.
12. ALL TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND THE FDOT INSPECTOR NOTIFIED FOR APPROVAL.
13. ALL BARRICADES AND POSTED SIGNAGE SHALL REMAIN IN PLACE UNTIL PAVING WORK IS COMPLETE. ALL BARRICADES SHALL BE VERIFIED IN PLACE BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
14. SOD ALL DISTURBED AREAS IN RIGHT-OF-WAY WITH BAHIA.
15. THE CONTRACTOR SHALL ENSURE THAT ALL SIDEWALKS AND CROSSWALKS CONFORM TO THE CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITY ACT (ADA).
16. ALL SIGNS AND PAVEMENT MARKINGS THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE TO BE REPLACED TO THEIR PRECONSTRUCTION CONDITIONS.
17. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO FDOT STANDARD INDEX No. 711-001.
18. IN THE EVENT PERMANENT VEHICLE DETECTION IS DISRUPTED, PROVIDE AN ALTERNATIVE MEANS OF DETECTION TO ALL LANES APPROACHING THE INTERSECTION, SEPARATING EACH MOVEMENT WHICH PREVIOUSLY HAD DETECTION. THE TYPE OF DETECTOR SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. EQUIPMENT SHALL ONLY DETECT THE INTENDED MOVEMENT.
19. THERE SHALL BE NO SR 44 LANE CLOSURES DURING 7 A.M. TO 7 P.M. MONDAY TO SUNDAY.
20. THERE SHALL BE NO WORK WITHIN THE VICINITY OF THE SIGNALIZED INTERSECTION DURING 7 A.M. TO 7 P.M. MONDAY TO SUNDAY.
21. CONTRACTOR TO PROVIDE TEMPORARY VIDEO DETECTION FOR SIGNAL WHILE LOOPS ARE DISTURBED DURING MILLING AND RESURFACING.

PAVING LEGEND (STATE ROAD 40)

S.R. 40 ASPHALT PAVEMENT (TURN LANE) (SN = X.XX)	3/4" FC-5 OPEN GRADED FRICTION COURSE 2" SP-12.5 TL-C ASPHALT (FDOT SPECS) 8" RECYCLED CONCRETE AGGREGATE, LBR 150 12" STABILIZED SUB-GRADE (LBR-40) (SEE DETAIL, SHEET XX)
S.R. 40 STABILIZED SHOULDER	12" STABILIZED SUB-GRADE (LBR-40)
CONCRETE SIDEWALK	CONCRETE SIDEWALK PER FDOT INDEX No. 522-001
SOD	BAHIA SOD (SEE DETAIL, SHEET No. X)



S.R. 40 LAYOUT AND PAVEMENT PLAN
SCALE: 1" = 20'



S.R. 40 GEOMETRY, STRIPING AND SIGNAGE PLAN
SCALE: 1" = 20'

REVISIONS

DATE	DESCRIPTION
8/9/20	CITY COMMENTS
9/17/20	COUNTY COMMENTS
11/18/20	COUNTY COMMENTS
12/14/20	COUNTY COMMENTS
3/3/21	CITY COMMENTS

1230 North I-(S), 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.

S.R. 40 RIGHT TURN LANE
RIGHT-OF-WAY IMPROVEMENTS
TYMBER CREEK APARTMENTS
2011 W GRANADA 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

HARRY H. NEWKIRK LICENSED PROFESSIONAL ENGINEER NO. 62971 STATE OF FLORIDA
HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	JUNE 2020
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER
13.1

EXHIBIT B

Existing Turning Movement Counts

DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019

Groups Printed- Automobiles - Commercial

	Tymber Creek Rd Southbound					SR 40 Westbound					Tymber Creek Rd Northbound					SR 40 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
07:00 AM	78	9	10	0	97	9	55	72	0	136	2	5	7	0	14	6	114	1	0	121	368
07:15 AM	101	10	9	0	120	15	63	83	0	161	2	2	5	0	9	5	137	4	0	146	436
07:30 AM	144	8	11	0	163	16	77	104	0	197	4	1	7	0	12	10	158	5	0	173	545
07:45 AM	135	10	17	0	162	18	66	108	0	192	3	2	5	0	10	6	120	3	0	129	493
Total	458	37	47	0	542	58	261	367	0	686	11	10	24	0	45	27	529	13	0	569	1842
08:00 AM	126	9	17	0	152	12	80	100	0	192	2	3	2	0	7	4	140	4	0	148	499
08:15 AM	123	9	14	0	146	11	97	83	0	191	3	3	7	0	13	8	121	6	0	135	485
08:30 AM	107	7	13	0	127	18	80	69	0	167	4	4	7	0	15	7	111	2	0	120	429
08:45 AM	112	9	11	0	132	10	66	56	0	132	6	3	6	0	15	7	101	3	0	111	390
Total	468	34	55	0	557	51	323	308	0	682	15	13	22	0	50	26	473	15	0	514	1803
04:00 PM	45	6	10	0	61	11	145	73	0	229	7	3	10	0	20	10	119	3	0	132	442
04:15 PM	64	4	11	0	79	16	165	67	0	248	4	1	4	0	9	5	134	4	0	143	479
04:30 PM	76	9	9	0	94	18	126	46	0	190	9	1	6	0	16	6	152	4	0	162	462
04:45 PM	82	11	9	0	102	16	154	56	0	226	10	3	5	0	18	8	108	3	0	119	465
Total	267	30	39	0	336	61	590	242	0	893	30	8	25	0	63	29	513	14	0	556	1848
05:00 PM	78	15	8	0	101	10	168	47	0	225	9	5	5	0	19	6	130	2	0	138	483
05:15 PM	63	13	9	0	85	16	156	83	0	255	4	2	8	0	14	5	111	4	0	120	474
05:30 PM	58	10	10	0	78	18	146	80	0	244	8	2	6	0	16	6	117	3	0	126	464
05:45 PM	46	9	8	0	63	16	138	86	0	240	9	1	4	0	14	6	88	2	0	96	413
Total	245	47	35	0	327	60	608	296	0	964	30	10	23	0	63	23	446	11	0	480	1834
Grand Total	1438	148	176	0	1762	230	1782	1213	0	3225	86	41	94	0	221	105	1961	53	0	2119	7327
Apprch %	81.6	8.4	10	0		7.1	55.3	37.6	0		38.9	18.6	42.5	0		5	92.5	2.5	0		
Total %	19.6	2	2.4	0	24	3.1	24.3	16.6	0	44	1.2	0.6	1.3	0	3	1.4	26.8	0.7	0	28.9	

DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 2

Groups Printed- Automobiles - Commercial

	Tymber Creek Rd Southbound					SR 40 Westbound					Tymber Creek Rd Northbound					SR 40 Eastbound					
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
Automobiles	1422	141	164	0	1727	223	1743	1167	0	3133	74	34	81	0	189	91	1917	44	0	2052	7101
% Automobiles	98.9	95.3	93.2	0	98	97	97.8	96.2	0	97.1	86	82.9	86.2	0	85.5	86.7	97.8	83	0	96.8	96.9
Commercial	16	7	12	0	35	7	39	46	0	92	12	7	13	0	32	14	44	9	0	67	226
% Commercial	1.1	4.7	6.8	0	2	3	2.2	3.8	0	2.9	14	17.1	13.8	0	14.5	13.3	2.2	17	0	3.2	3.1

DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

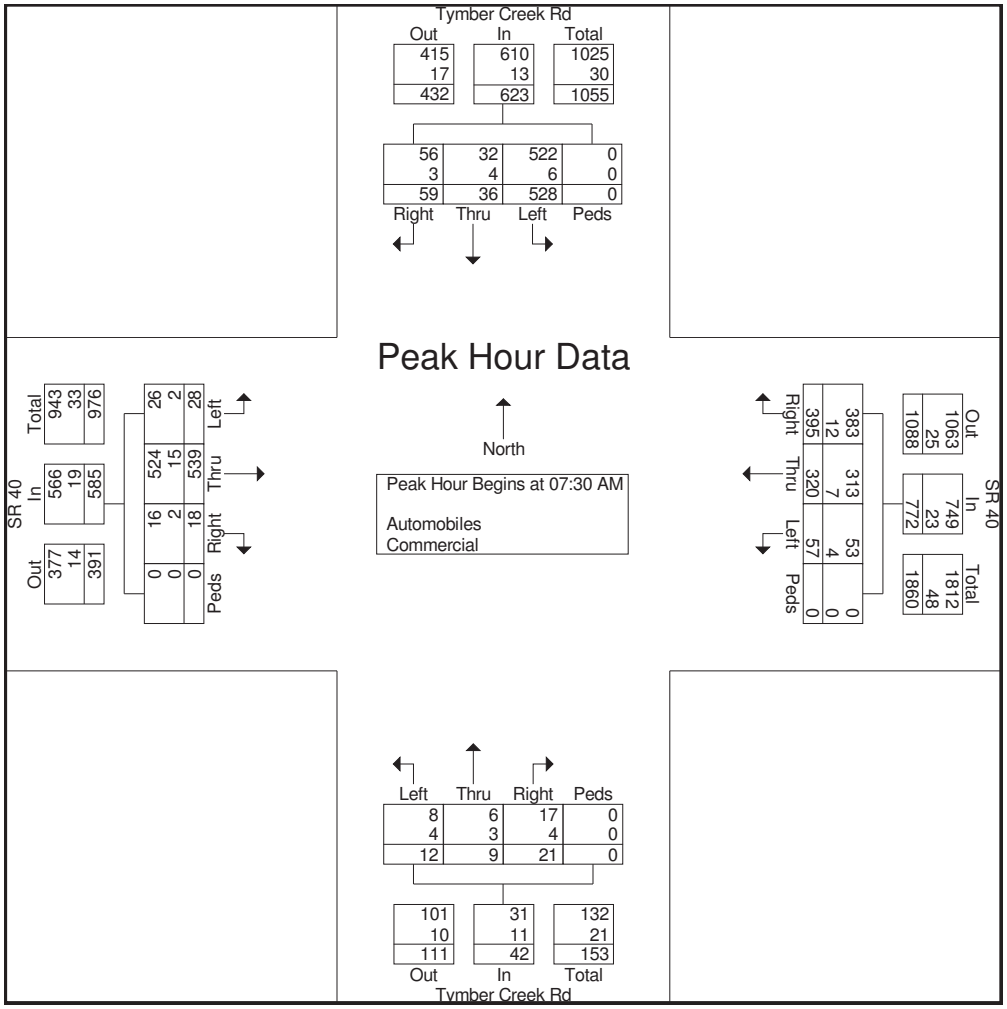
File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 3

	Tymber Creek Rd Southbound					SR 40 Westbound					Tymber Creek Rd Northbound					SR 40 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	144	8	11	0	163	16	77	104	0	197	4	1	7	0	12	10	158	5	0	173	545
07:45 AM	135	10	17	0	162	18	66	108	0	192	3	2	5	0	10	6	120	3	0	129	493
08:00 AM	126	9	17	0	152	12	80	100	0	192	2	3	2	0	7	4	140	4	0	148	499
08:15 AM	123	9	14	0	146	11	97	83	0	191	3	3	7	0	13	8	121	6	0	135	485
Total Volume	528	36	59	0	623	57	320	395	0	772	12	9	21	0	42	28	539	18	0	585	2022
% App. Total	84.8	5.8	9.5	0		7.4	41.5	51.2	0		28.6	21.4	50	0		4.8	92.1	3.1	0		
PHF	.917	.900	.868	.000	.956	.792	.825	.914	.000	.980	.750	.750	.750	.000	.808	.700	.853	.750	.000	.845	.928
Automobiles	522	32	56	0	610	53	313	383	0	749	8	6	17	0	31	26	524	16	0	566	1956
% Automobiles	98.9	88.9	94.9	0	97.9	93.0	97.8	97.0	0	97.0	66.7	66.7	81.0	0	73.8	92.9	97.2	88.9	0	96.8	96.7
Commercial	6	4	3	0	13	4	7	12	0	23	4	3	4	0	11	2	15	2	0	19	66
% Commercial	1.1	11.1	5.1	0	2.1	7.0	2.2	3.0	0	3.0	33.3	33.3	19.0	0	26.2	7.1	2.8	11.1	0	3.2	3.3

DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 4



DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

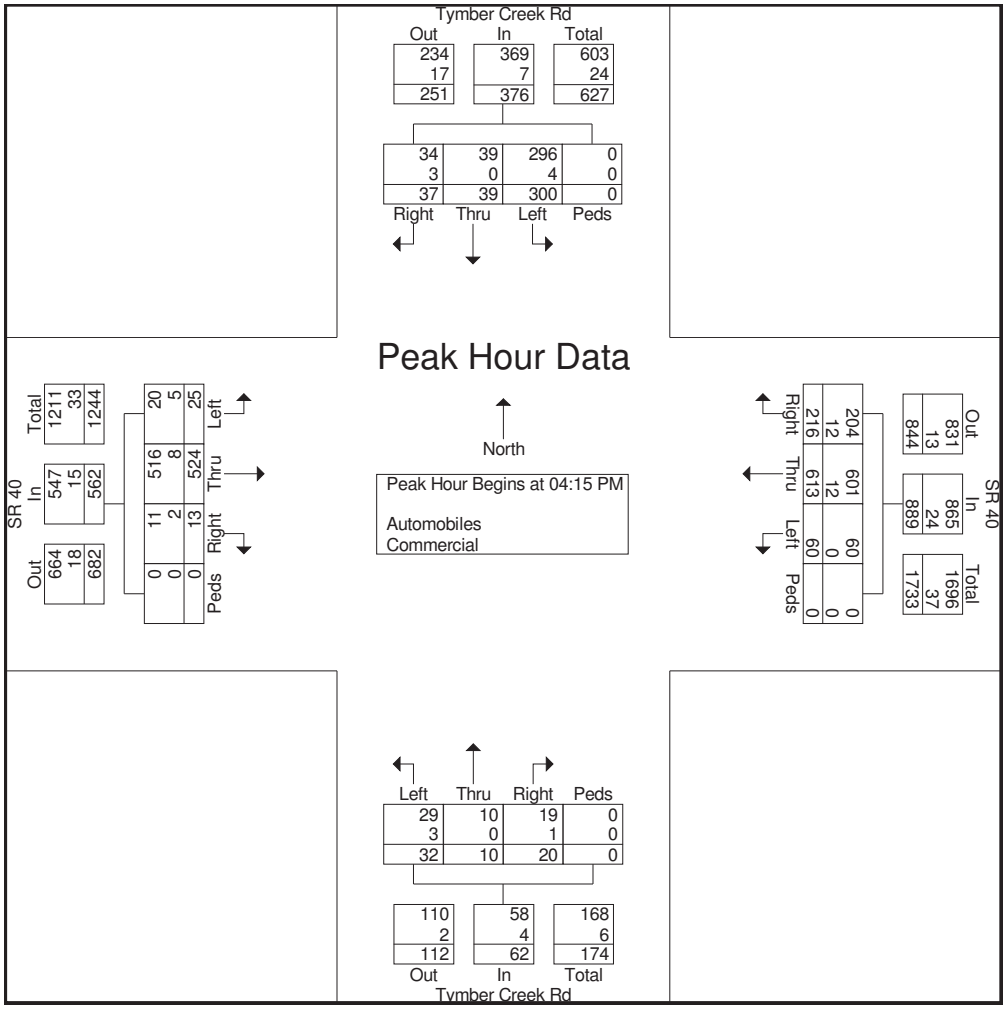
File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 5

	Tymber Creek Rd Southbound					SR 40 Westbound					Tymber Creek Rd Northbound					SR 40 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	64	4	11	0	79	16	165	67	0	248	4	1	4	0	9	5	134	4	0	143	479
04:30 PM	76	9	9	0	94	18	126	46	0	190	9	1	6	0	16	6	152	4	0	162	462
04:45 PM	82	11	9	0	102	16	154	56	0	226	10	3	5	0	18	8	108	3	0	119	465
05:00 PM	78	15	8	0	101	10	168	47	0	225	9	5	5	0	19	6	130	2	0	138	483
Total Volume	300	39	37	0	376	60	613	216	0	889	32	10	20	0	62	25	524	13	0	562	1889
% App. Total	79.8	10.4	9.8	0		6.7	69	24.3	0		51.6	16.1	32.3	0		4.4	93.2	2.3	0		
PHF	.915	.650	.841	.000	.922	.833	.912	.806	.000	.896	.800	.500	.833	.000	.816	.781	.862	.813	.000	.867	.978
Automobiles	296	39	34	0	369	60	601	204	0	865	29	10	19	0	58	20	516	11	0	547	1839
% Automobiles	98.7	100	91.9	0	98.1	100	98.0	94.4	0	97.3	90.6	100	95.0	0	93.5	80.0	98.5	84.6	0	97.3	97.4
Commercial	4	0	3	0	7	0	12	12	0	24	3	0	1	0	4	5	8	2	0	15	50
% Commercial	1.3	0	8.1	0	1.9	0	2.0	5.6	0	2.7	9.4	0	5.0	0	6.5	20.0	1.5	15.4	0	2.7	2.6

DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

File Name : 02 tymber at sr 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 6



DE TRAFFIC

http:de-traffic.com
Tymber Creek Rd at SR 40
Volusia County, FL

File Name : 02 Tymber at SR 40
Site Code : 00000002
Start Date : 9/12/2019
Page No : 7

Groups Printed- Peds

	Tymber Creek Rd Southbound					SR 40 Westbound					Tymber Creek Rd Northbound					SR 40 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
04:45 PM	0	0	0	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2
Total	0	0	0	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
05:15 PM	0	0	0	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	3
05:30 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Total	0	0	0	1	1	0	0	0	2	2	0	0	0	0	0	0	0	0	3	3	6
Grand Total	0	0	0	2	2	0	0	0	3	3	0	0	0	1	1	0	0	0	3	3	9
Apprch %	0	0	0	100		0	0	0	100		0	0	0	100		0	0	0	100		
Total %	0	0	0	22.2	22.2	0	0	0	33.3	33.3	0	0	0	11.1	11.1	0	0	0	33.3	33.3	

DE TRAFFIC

386-341-4186
Riverbend at SR 40
Volusia County, FL

File Name : Riverbend at 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 1

Groups Printed- Automobiles - Commercial

	Riverbend Southbound				SR 40 Westbound				RiverBend Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	0	0	0	2	59	0	61	0	0	1	1	0	142	4	146	208
07:15 AM	0	0	0	0	1	55	0	56	0	0	3	3	0	158	9	167	226
07:30 AM	0	0	1	1	5	69	0	74	0	0	5	5	0	149	9	158	238
07:45 AM	0	0	0	0	7	81	0	88	1	0	8	9	1	170	11	182	279
Total	0	0	1	1	15	264	0	279	1	0	17	18	1	619	33	653	951
08:00 AM	1	0	0	1	6	82	0	88	0	0	10	10	0	155	6	161	260
08:15 AM	0	0	2	2	7	85	0	92	1	0	7	8	1	164	3	168	270
08:30 AM	0	0	0	0	3	89	0	92	1	0	10	11	2	142	4	148	251
08:45 AM	0	0	0	0	2	83	0	85	0	0	10	10	3	125	2	130	225
Total	1	0	2	3	18	339	0	357	2	0	37	39	6	586	15	607	1006
04:00 PM	0	0	0	0	2	140	1	143	3	0	9	12	0	139	3	142	297
04:15 PM	0	0	0	0	3	145	0	148	2	0	9	11	1	132	2	135	294
04:30 PM	0	0	0	0	4	138	0	142	2	0	8	10	1	144	1	146	298
04:45 PM	1	0	2	3	6	169	0	175	3	0	7	10	0	143	2	145	333
Total	1	0	2	3	15	592	1	608	10	0	33	43	2	558	8	568	1222
05:00 PM	0	0	1	1	5	147	1	153	4	0	9	13	0	133	6	139	306
05:15 PM	1	0	0	1	4	160	0	164	5	0	9	14	1	111	5	117	296
05:30 PM	0	0	1	1	3	174	1	178	1	0	8	9	2	103	10	115	303
05:45 PM	0	0	0	0	2	144	0	146	2	0	8	10	0	100	3	103	259
Total	1	0	2	3	14	625	2	641	12	0	34	46	3	447	24	474	1164
Grand Total	3	0	7	10	62	1820	3	1885	25	0	121	146	12	2210	80	2302	4343
Apprch %	30	0	70		3.3	96.6	0.2		17.1	0	82.9		0.5	96	3.5		
Total %	0.1	0	0.2	0.2	1.4	41.9	0.1	43.4	0.6	0	2.8	3.4	0.3	50.9	1.8	53	
Automobiles	3	0	7	10	58	1730	3	1791	24	0	117	141	11	2106	74	2191	4133
% Automobiles	100	0	100	100	93.5	95.1	100	95	96	0	96.7	96.6	91.7	95.3	92.5	95.2	95.2
Commercial	0	0	0	0	4	90	0	94	1	0	4	5	1	104	6	111	210
% Commercial	0	0	0	0	6.5	4.9	0	5	4	0	3.3	3.4	8.3	4.7	7.5	4.8	4.8

DE TRAFFIC

386-341-4186
Riverbend at SR 40
Volusia County, FL

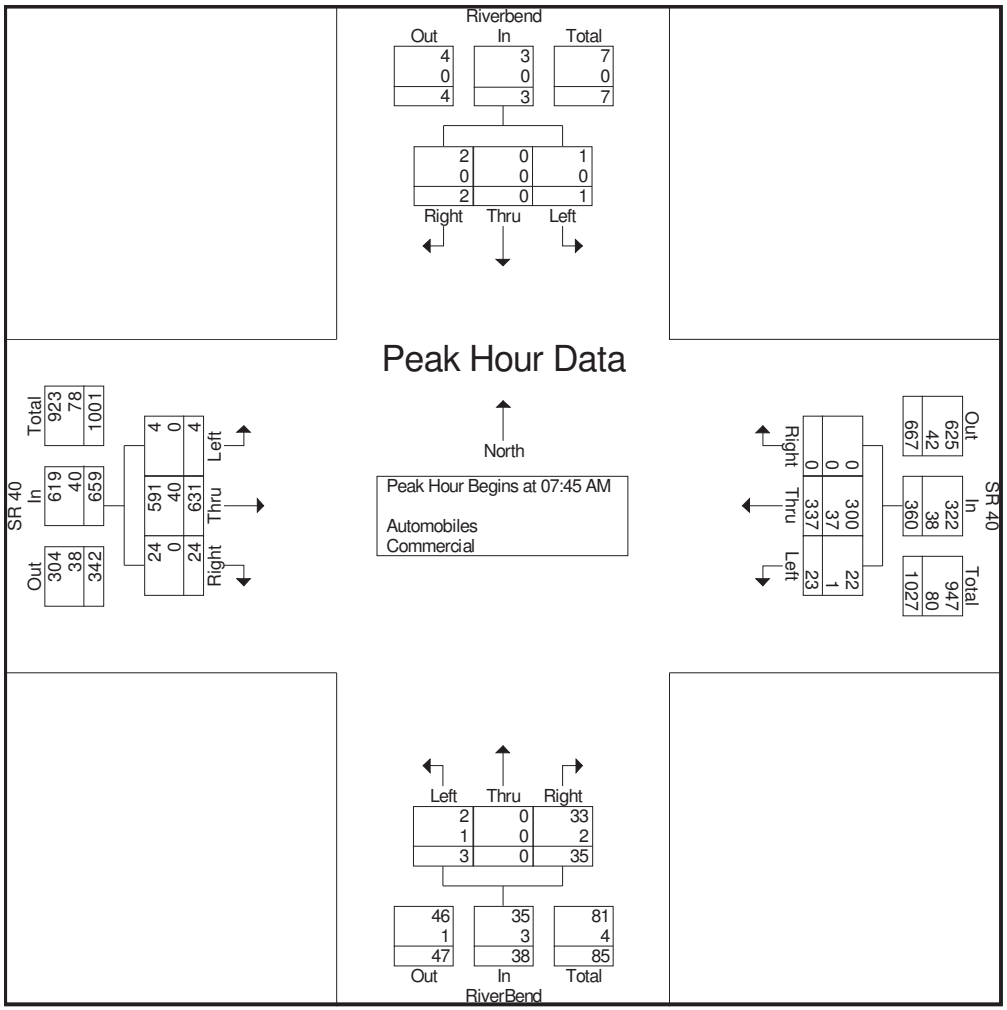
File Name : Riverbend at 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 2

	Riverbend Southbound				SR 40 Westbound				RiverBend Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	0	0	0	7	81	0	88	1	0	8	9	1	170	11	182	279
08:00 AM	1	0	0	1	6	82	0	88	0	0	10	10	0	155	6	161	260
08:15 AM	0	0	2	2	7	85	0	92	1	0	7	8	1	164	3	168	270
08:30 AM	0	0	0	0	3	89	0	92	1	0	10	11	2	142	4	148	251
Total Volume	1	0	2	3	23	337	0	360	3	0	35	38	4	631	24	659	1060
% App. Total	33.3	0	66.7		6.4	93.6	0		7.9	0	92.1		0.6	95.8	3.6		
PHF	.250	.000	.250	.375	.821	.947	.000	.978	.750	.000	.875	.864	.500	.928	.545	.905	.950
Automobiles	1	0	2	3	22	300	0	322	2	0	33	35	4	591	24	619	979
% Automobiles	100	0	100	100	95.7	89.0	0	89.4	66.7	0	94.3	92.1	100	93.7	100	93.9	92.4
Commercial	0	0	0	0	1	37	0	38	1	0	2	3	0	40	0	40	81
% Commercial	0	0	0	0	4.3	11.0	0	10.6	33.3	0	5.7	7.9	0	6.3	0	6.1	7.6

DE TRAFFIC

386-341-4186
Riverbend at SR 40
Volusia County, FL

File Name : Riverbend at 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 3



DE TRAFFIC

386-341-4186
Riverbend at SR 40
Volusia County, FL

File Name : Riverbend at 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 4

	Riverbend Southbound				SR 40 Westbound				RiverBend Northbound				SR 40 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	1	0	2	3	6	169	0	175	3	0	7	10	0	143	2	145	333
05:00 PM	0	0	1	1	5	147	1	153	4	0	9	13	0	133	6	139	306
05:15 PM	1	0	0	1	4	160	0	164	5	0	9	14	1	111	5	117	296
05:30 PM	0	0	1	1	3	174	1	178	1	0	8	9	2	103	10	115	303
Total Volume	2	0	4	6	18	650	2	670	13	0	33	46	3	490	23	516	1238
% App. Total	33.3	0	66.7		2.7	97	0.3		28.3	0	71.7		0.6	95	4.5		
PHF	.500	.000	.500	.500	.750	.934	.500	.941	.650	.000	.917	.821	.375	.857	.575	.890	.929
Automobiles	2	0	4	6	18	636	2	656	13	0	31	44	2	470	21	493	1199
% Automobiles	100	0	100	100	100	97.8	100	97.9	100	0	93.9	95.7	66.7	95.9	91.3	95.5	96.8
Commercial	0	0	0	0	0	14	0	14	0	0	2	2	1	20	2	23	39
% Commercial	0	0	0	0	0	2.2	0	2.1	0	0	6.1	4.3	33.3	4.1	8.7	4.5	3.2

DE TRAFFIC

386-341-4186
Riverbend at SR 40
Volusia County, FL

File Name : Riverbend at 40
Site Code : 00000001
Start Date : 2/23/2020
Page No : 5

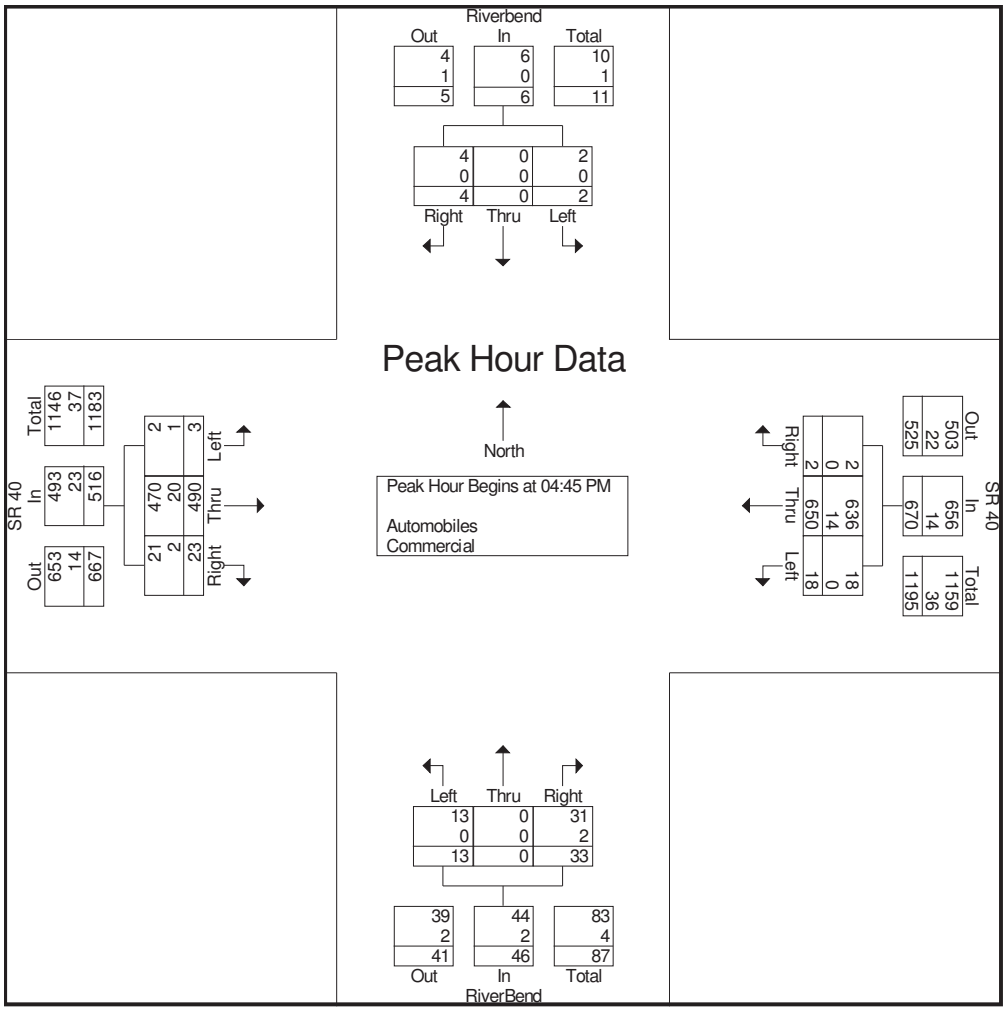


EXHIBIT C

Unsignalized Intersection HCS Print-Outs – 2023 Build-Out

HCS7 Two-Way Stop-Control Report

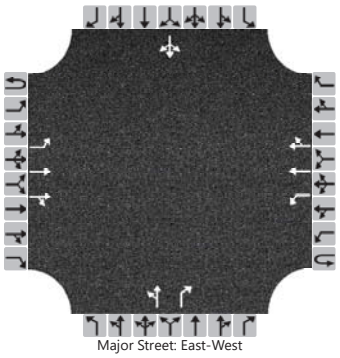
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	5/8/2021
Analysis Year	2023
Time Analyzed	AM BO 1
Intersection Orientation	East-West
Project Description	5003 TCR Apts

Site Information

Intersection	Church Med Open on SR 40
Jurisdiction	Volusia
East/West Street	SR 40
North/South Street	Church Med Opening
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	1		0	1	0
Configuration		L	T	TR		L	T	TR		LT		R			LTR	
Volume (veh/h)	0	4	670	25	137	26	364	0		3	0	37		1	0	2
Percent Heavy Vehicles (%)	2	2			2	4				33	2	6		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized										No						
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1			6.4	4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.14			6.44	4.18				8.16	6.54	7.02		7.54	6.54	6.94
Base Follow-Up Headway (sec)		2.2			2.5	2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22			2.52	2.24				3.83	4.02	3.36		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				172				3		39			3	
Capacity, c (veh/h)		1172				499				167		620			390	
v/c Ratio		0.00				0.34				0.02		0.06			0.01	
95% Queue Length, Q_{95} (veh)		0.0				1.5				0.1		0.2			0.0	
Control Delay (s/veh)		8.1				16.0				27.0		11.2			14.3	
Level of Service (LOS)		A				C				D		B			B	
Approach Delay (s/veh)	0.0				4.9				12.4				14.3			
Approach LOS									B				B			

Copyright © 2021 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

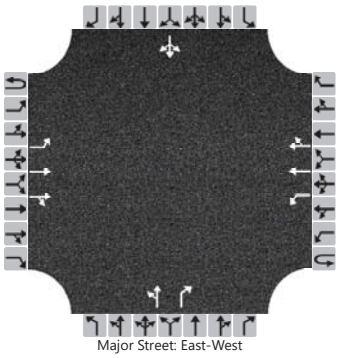
General Information

Analyst	KAF
Agency/Co.	LTG
Date Performed	5/8/2021
Analysis Year	2023
Time Analyzed	PM BO 1
Intersection Orientation	East-West
Project Description	5003 TCR Apts

Site Information

Intersection	Church Med Open on SR 40
Jurisdiction	Volusia
East/West Street	SR 40
North/South Street	Church Median Opening
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	1		0	1	0
Configuration		L	T	TR		L	T	TR		LT		R			LTR	
Volume (veh/h)	0	3	528	24	160	21	692	2		14	0	36		2	0	4
Percent Heavy Vehicles (%)	2	33			2	2				2	2	6		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized										No						
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1			6.4	4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.76			6.44	4.14				7.54	6.54	7.02		7.54	6.54	6.94
Base Follow-Up Headway (sec)		2.2			2.5	2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.53			2.52	2.22				3.52	4.02	3.36		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		3				195				15		39			6	
Capacity, c (veh/h)		682				599				176		688			261	
v/c Ratio		0.00				0.33				0.09		0.06			0.02	
95% Queue Length, Q_{95} (veh)		0.0				1.4				0.3		0.2			0.1	
Control Delay (s/veh)		10.3				13.9				27.3		10.5			19.1	
Level of Service (LOS)		B				B				D		B			C	
Approach Delay (s/veh)		0.1				2.9				15.2				19.1		
Approach LOS										C				C		

Copyright © 2021 University of Florida. All Rights Reserved.

EXHIBIT D

Signalized Intersection HCS Print-Outs – 2023 Build-Out

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	15	53	745	22	67	487	461	14	11	25	617	42
Future Volume (vph)	15	53	745	22	67	487	461	14	11	25	617	42
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		380		0	380		380	185		0	560	
Storage Lanes		1		0	1		1	1		0	2	
Taper Length (ft)		100			60			40			80	
Lane Util. Factor	0.95	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	0.97	1.00
Frt			0.996				0.850		0.896			
Flt Protected		0.950			0.950			0.950			0.950	
Satd. Flow (prot)	0	1704	3483	0	1687	3539	1568	1357	1381	0	3433	1712
Flt Permitted		0.950			0.950			0.950			0.950	
Satd. Flow (perm)	0	1704	3483	0	1687	3539	1568	1357	1381	0	3433	1712
Right Turn on Red				Yes			Yes			Yes		
Satd. Flow (RTOR)			2				496		27			
Link Speed (mph)			50			50			30			45
Link Distance (ft)			1346			2834			1067			2648
Travel Time (s)			18.4			38.6			24.3			40.1
Peak Hour Factor	0.95	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	2%	7%	3%	11%	7%	2%	3%	33%	33%	19%	2%	11%
Adj. Flow (vph)	16	57	801	24	72	524	496	15	12	27	663	45
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	73	825	0	72	524	496	15	39	0	663	45
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	R NA	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left
Median Width(ft)			36			36			24			36
Link Offset(ft)			0			0			0			0
Crosswalk Width(ft)			16			16			16			16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	9	15		9	15		9	15		9	15	
Number of Detectors	1	1	2		1	2	1	1	2		1	2
Detector Template	Left	Left	Thru		Left	Thru	Right	Left	Thru		Left	Thru
Leading Detector (ft)	20	20	100		20	100	20	20	100		20	100
Trailing Detector (ft)	0	0	0		0	0	0	0	0		0	0
Detector 1 Position(ft)	0	0	0		0	0	0	0	0		0	0
Detector 1 Size(ft)	20	20	6		20	6	20	20	6		20	6
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 2 Position(ft)			94			94			94			94
Detector 2 Size(ft)			6			6			6			6
Detector 2 Type			Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex
Detector 2 Channel												
Detector 2 Extend (s)			0.0			0.0			0.0			0.0
Turn Type	Prot	Prot	NA		Prot	NA	Perm	Split	NA		Split	NA
Protected Phases	1	1	6		5	2		4	4		3	3



Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	89
Future Volume (vph)	89
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1538
Flt Permitted	
Satd. Flow (perm)	1538
Right Turn on Red	Yes
Satd. Flow (RTOR)	155
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.93
Heavy Vehicles (%)	5%
Adj. Flow (vph)	96
Shared Lane Traffic (%)	
Lane Group Flow (vph)	96
Enter Blocked Intersection	No
Lane Alignment	Right
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	1.00
Turning Speed (mph)	9
Number of Detectors	1
Detector Template	Right
Leading Detector (ft)	20
Trailing Detector (ft)	0
Detector 1 Position(ft)	0
Detector 1 Size(ft)	20
Detector 1 Type	Cl+Ex
Detector 1 Channel	
Detector 1 Extend (s)	0.0
Detector 1 Queue (s)	0.0
Detector 1 Delay (s)	0.0
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	Perm
Protected Phases	



Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Permitted Phases							2					
Detector Phase	1	1	6		5	2	2	4	4		3	3
Switch Phase												
Minimum Initial (s)	5.0	5.0	16.0		4.9	16.0	16.0	6.0	6.0		6.0	6.0
Minimum Split (s)	15.0	15.0	44.0		15.0	47.0	47.0	20.0	20.0		50.0	50.0
Total Split (s)	23.0	23.0	63.0		23.0	63.0	63.0	20.0	20.0		54.0	54.0
Total Split (%)	14.4%	14.4%	39.4%		14.4%	39.4%	39.4%	12.5%	12.5%		33.8%	33.8%
Maximum Green (s)	13.3	13.3	55.8		12.9	55.9	55.9	11.6	11.6		45.4	45.4
Yellow Time (s)	5.2	5.2	5.2		6.1	5.1	5.1	3.7	3.7		4.4	4.4
All-Red Time (s)	4.5	4.5	2.0		4.0	2.0	2.0	4.7	4.7		4.2	4.2
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)		9.7	7.2		10.1	7.1	7.1	8.4	8.4		8.6	8.6
Lead/Lag	Lead	Lead	Lag		Lead	Lag	Lag	Lead	Lead		Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes
Vehicle Extension (s)	4.0	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0
Recall Mode	None	None	Min		None	C-Min	C-Min	None	None		None	None
Walk Time (s)			7.0			7.0	7.0					
Flash Dont Walk (s)			29.0			32.0	32.0					
Pedestrian Calls (#/hr)			0			0	0					
Act Effct Green (s)		12.2	68.9		12.1	69.3	69.3	8.7	8.7		38.9	38.9
Actuated g/C Ratio		0.08	0.43		0.08	0.43	0.43	0.05	0.05		0.24	0.24
v/c Ratio		0.56	0.55		0.57	0.34	0.52	0.20	0.39		0.79	0.11
Control Delay		87.7	38.2		83.8	38.4	10.9	77.6	43.9		64.0	45.5
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay		87.7	38.2		83.8	38.4	10.9	77.6	43.9		64.0	45.5
LOS		F	D		F	D	B	E	D		E	D
Approach Delay			42.2			28.9			53.2			55.5
Approach LOS			D			C			D			E
90th %ile Green (s)	13.3	13.3	54.9		12.9	55.0	55.0	12.2	12.2		45.7	45.7
90th %ile Term Code	Max	Max	Coord		Max	Coord	Coord	Gap	Gap		Max	Max
70th %ile Green (s)	15.1	15.1	58.1		15.0	58.5	58.5	9.7	9.7		42.9	42.9
70th %ile Term Code	Gap	Gap	Coord		Gap	Coord	Coord	Gap	Gap		Gap	Gap
50th %ile Green (s)	13.1	13.1	65.0		13.1	65.5	65.5	8.2	8.2		39.4	39.4
50th %ile Term Code	Gap	Gap	Coord		Gap	Coord	Coord	Gap	Gap		Gap	Gap
30th %ile Green (s)	11.2	11.2	71.7		11.2	72.2	72.2	7.0	7.0		35.8	35.8
30th %ile Term Code	Gap	Gap	Coord		Gap	Coord	Coord	Gap	Gap		Gap	Gap
10th %ile Green (s)	8.4	8.4	95.0		8.3	95.4	95.4	0.0	0.0		30.8	30.8
10th %ile Term Code	Gap	Gap	Coord		Gap	Coord	Coord	Skip	Skip		Gap	Gap
Queue Length 50th (ft)		75	351		75	198	7	15	12		337	37
Queue Length 95th (ft)		133	467		131	317	213	42	53		390	69
Internal Link Dist (ft)			1266			2754			987			2568
Turn Bay Length (ft)		380			380		380	185			560	
Base Capacity (vph)		145	1505		141	1537	961	99	126		975	486
Starvation Cap Reductn		0	0		0	0	0	0	0		0	0
Spillback Cap Reductn		0	0		0	0	0	0	0		0	0
Storage Cap Reductn		0	0		0	0	0	0	0		0	0
Reduced v/c Ratio		0.50	0.55		0.51	0.34	0.52	0.15	0.31		0.68	0.09

Intersection Summary

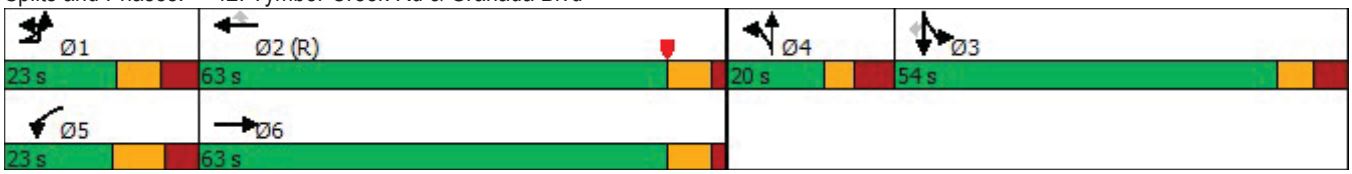


Lane Group	SBR
Permitted Phases	3
Detector Phase	3
Switch Phase	
Minimum Initial (s)	6.0
Minimum Split (s)	50.0
Total Split (s)	54.0
Total Split (%)	33.8%
Maximum Green (s)	45.4
Yellow Time (s)	4.4
All-Red Time (s)	4.2
Lost Time Adjust (s)	0.0
Total Lost Time (s)	8.6
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	4.0
Recall Mode	None
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	38.9
Actuated g/C Ratio	0.24
v/c Ratio	0.20
Control Delay	1.0
Queue Delay	0.0
Total Delay	1.0
LOS	A
Approach Delay	
Approach LOS	
90th %ile Green (s)	45.7
90th %ile Term Code	Max
70th %ile Green (s)	42.9
70th %ile Term Code	Gap
50th %ile Green (s)	39.4
50th %ile Term Code	Gap
30th %ile Green (s)	35.8
30th %ile Term Code	Gap
10th %ile Green (s)	30.8
10th %ile Term Code	Gap
Queue Length 50th (ft)	0
Queue Length 95th (ft)	0
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	548
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.18

Intersection Summary

Area Type:	Other		
Cycle Length: 160			
Actuated Cycle Length: 160			
Offset: 91 (57%), Referenced to phase 2:WBT, Start of Yellow			
Natural Cycle: 135			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.79			
Intersection Signal Delay: 41.1		Intersection LOS: D	
Intersection Capacity Utilization 71.2%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 42: Tymber Creek Rd & Granada Blvd





Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	20	53	747	16	70	860	252	38	12	23	350	46
Future Volume (vph)	20	53	747	16	70	860	252	38	12	23	350	46
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		380		0	380		380	185		0	560	
Storage Lanes		1		0	1		1	1		0	2	
Taper Length (ft)		100			60			40			80	
Lane Util. Factor	0.95	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	0.97	1.00
Frt			0.997				0.850		0.903			
Flt Protected		0.950			0.950			0.950			0.950	
Satd. Flow (prot)	0	1568	3519	0	1770	3539	1524	1656	1651	0	3433	1863
Flt Permitted		0.950			0.950			0.950			0.950	
Satd. Flow (perm)	0	1568	3519	0	1770	3539	1524	1656	1651	0	3433	1863
Right Turn on Red				Yes			Yes			Yes		
Satd. Flow (RTOR)			2				265		24			
Link Speed (mph)			50			50			30			45
Link Distance (ft)			1346			2834			1067			2648
Travel Time (s)			18.4			38.6			24.3			40.1
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	20%	2%	15%	2%	2%	6%	9%	2%	5%	2%	2%
Adj. Flow (vph)	21	56	786	17	74	905	265	40	13	24	368	48
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	77	803	0	74	905	265	40	37	0	368	48
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	R NA	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left
Median Width(ft)			36			36			24			36
Link Offset(ft)			0			0			0			0
Crosswalk Width(ft)			16			16			16			16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	9	15		9	15		9	15		9	15	
Number of Detectors	1	1	2		1	2	1	1	2		1	2
Detector Template	Left	Left	Thru		Left	Thru	Right	Left	Thru		Left	Thru
Leading Detector (ft)	20	20	100		20	100	20	20	100		20	100
Trailing Detector (ft)	0	0	0		0	0	0	0	0		0	0
Detector 1 Position(ft)	0	0	0		0	0	0	0	0		0	0
Detector 1 Size(ft)	20	20	6		20	6	20	20	6		20	6
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 2 Position(ft)			94			94			94			94
Detector 2 Size(ft)			6			6			6			6
Detector 2 Type			Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex
Detector 2 Channel												
Detector 2 Extend (s)			0.0			0.0			0.0			0.0
Turn Type	Prot	Prot	NA		Prot	NA	Perm	Split	NA		Split	NA
Protected Phases	1	1	6		5	2		4	4		3	3



Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	68
Future Volume (vph)	68
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1495
Flt Permitted	
Satd. Flow (perm)	1495
Right Turn on Red	Yes
Satd. Flow (RTOR)	143
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.95
Heavy Vehicles (%)	8%
Adj. Flow (vph)	72
Shared Lane Traffic (%)	
Lane Group Flow (vph)	72
Enter Blocked Intersection	No
Lane Alignment	Right
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	1.00
Turning Speed (mph)	9
Number of Detectors	1
Detector Template	Right
Leading Detector (ft)	20
Trailing Detector (ft)	0
Detector 1 Position(ft)	0
Detector 1 Size(ft)	20
Detector 1 Type	Cl+Ex
Detector 1 Channel	
Detector 1 Extend (s)	0.0
Detector 1 Queue (s)	0.0
Detector 1 Delay (s)	0.0
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	Perm
Protected Phases	



Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Permitted Phases							2					
Detector Phase	1	1	6		5	2	2	4	4		3	3
Switch Phase												
Minimum Initial (s)	5.0	5.0	16.0		4.9	16.0	16.0	6.0	6.0		6.0	6.0
Minimum Split (s)	15.0	15.0	44.0		15.0	47.0	47.0	20.0	20.0		45.0	45.0
Total Split (s)	18.0	18.0	85.0		20.0	87.0	87.0	20.0	20.0		45.0	45.0
Total Split (%)	10.6%	10.6%	50.0%		11.8%	51.2%	51.2%	11.8%	11.8%		26.5%	26.5%
Maximum Green (s)	8.3	8.3	77.8		9.9	79.9	79.9	11.6	11.6		36.4	36.4
Yellow Time (s)	5.2	5.2	5.2		6.1	5.1	5.1	3.7	3.7		4.4	4.4
All-Red Time (s)	4.5	4.5	2.0		4.0	2.0	2.0	4.7	4.7		4.2	4.2
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)		9.7	7.2		10.1	7.1	7.1	8.4	8.4		8.6	8.6
Lead/Lag	Lead	Lead	Lag		Lead	Lag	Lag	Lead	Lead		Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes
Vehicle Extension (s)	4.0	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0
Recall Mode	None	None	Min		None	C-Min	C-Min	None	None		None	None
Walk Time (s)			7.0			7.0	7.0					
Flash Dont Walk (s)			29.0			32.0	32.0					
Pedestrian Calls (#/hr)			0			0	0					
Act Effct Green (s)		17.4	89.4		13.8	86.2	86.2	10.5	10.5		25.1	25.1
Actuated g/C Ratio		0.10	0.53		0.08	0.51	0.51	0.06	0.06		0.15	0.15
v/c Ratio		0.48	0.43		0.52	0.50	0.29	0.39	0.30		0.73	0.17
Control Delay		82.0	28.0		77.2	24.0	9.6	86.9	42.1		77.5	63.1
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay		82.0	28.0		77.2	24.0	9.6	86.9	42.1		77.5	63.1
LOS		F	C		E	C	A	F	D		E	E
Approach Delay			32.8			24.1			65.4			64.8
Approach LOS			C			C			E			E
90th %ile Green (s)	20.0	20.0	71.8		18.1	70.4	70.4	14.2	14.2		31.6	31.6
90th %ile Term Code	Gap	Gap	Coord		Gap	Coord	Coord	Gap	Gap		Gap	Gap
70th %ile Green (s)	18.2	18.2	80.3		15.9	78.5	78.5	12.0	12.0		27.5	27.5
70th %ile Term Code	Gap	Gap	Coord		Gap	Coord	Coord	Gap	Gap		Gap	Gap
50th %ile Green (s)	17.3	17.3	86.0		13.9	83.1	83.1	10.5	10.5		25.3	25.3
50th %ile Term Code	Gap	Gap	Coord		Gap	Coord	Coord	Gap	Gap		Gap	Gap
30th %ile Green (s)	16.5	16.5	92.6		11.9	88.5	88.5	9.0	9.0		22.2	22.2
30th %ile Term Code	Gap	Gap	Coord		Gap	Coord	Coord	Gap	Gap		Gap	Gap
10th %ile Green (s)	15.2	15.2	116.1		9.1	110.5	110.5	0.0	0.0		18.9	18.9
10th %ile Term Code	Gap	Gap	Coord		Gap	Coord	Coord	Skip	Skip		Gap	Gap
Queue Length 50th (ft)		82	295		75	363	75	44	14		204	47
Queue Length 95th (ft)		141	416		120	495	165	86	55		253	87
Internal Link Dist (ft)			1266			2754			987			2568
Turn Bay Length (ft)		380			380		380	185			560	
Base Capacity (vph)		160	1875		145	1839	919	118	140		735	398
Starvation Cap Reductn		0	0		0	0	0	0	0		0	0
Spillback Cap Reductn		0	0		0	0	0	0	0		0	0
Storage Cap Reductn		0	0		0	0	0	0	0		0	0
Reduced v/c Ratio		0.48	0.43		0.51	0.49	0.29	0.34	0.26		0.50	0.12

Intersection Summary

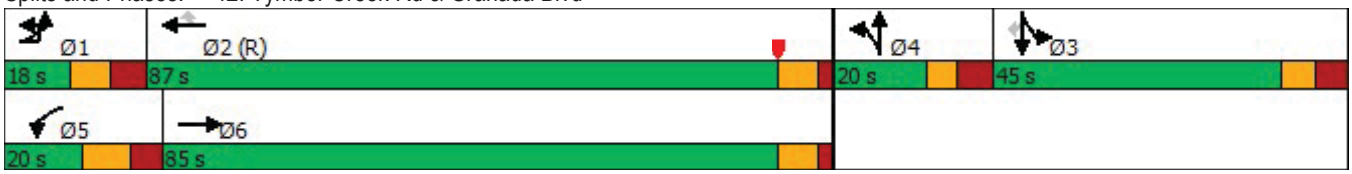


Lane Group	SBR
Permitted Phases	3
Detector Phase	3
Switch Phase	
Minimum Initial (s)	6.0
Minimum Split (s)	45.0
Total Split (s)	45.0
Total Split (%)	26.5%
Maximum Green (s)	36.4
Yellow Time (s)	4.4
All-Red Time (s)	4.2
Lost Time Adjust (s)	0.0
Total Lost Time (s)	8.6
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	4.0
Recall Mode	None
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	25.1
Actuated g/C Ratio	0.15
v/c Ratio	0.21
Control Delay	1.4
Queue Delay	0.0
Total Delay	1.4
LOS	A
Approach Delay	
Approach LOS	
90th %ile Green (s)	31.6
90th %ile Term Code	Gap
70th %ile Green (s)	27.5
70th %ile Term Code	Gap
50th %ile Green (s)	25.3
50th %ile Term Code	Gap
30th %ile Green (s)	22.2
30th %ile Term Code	Gap
10th %ile Green (s)	18.9
10th %ile Term Code	Gap
Queue Length 50th (ft)	0
Queue Length 95th (ft)	0
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	432
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.17

Intersection Summary

Area Type:	Other		
Cycle Length: 170			
Actuated Cycle Length: 170			
Offset: 62 (36%), Referenced to phase 2:WBT, Start of Yellow			
Natural Cycle: 130			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.73			
Intersection Signal Delay: 35.5		Intersection LOS: D	
Intersection Capacity Utilization 66.1%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 42: Tymber Creek Rd & Granada Blvd



Tymber Creek Apartments
Ormond Beach, Florida

Traffic Impact Analysis

Tellus Partners
By: LTG, Inc.
***Revised* October 2020**

LTG Engineering & Planning

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with LTG, Inc., a corporation authorized to operate as an engineering business, EB 0009227, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Tymber Creek Apartments – Traffic Impact Analysis
LOCATION: Daytona Beach, Florida
CLIENT: Tellus Partners
JOB #: 5003.02

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

Prepared by:
LTG, Inc.
1450 W. Granada Blvd, Suite 2
Ormond Beach, FL 32174
Certificate of Authorization 9227
386/257-2571



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

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.

LTG, INC.
1450 W. GRANADA BLVD, SUITE 2
ORMOND BEACH, FL 32174
REGISTRATION NUMBER 9227
GEORGE A. GALAN, P.E. NO. 60080

TABLE OF CONTENTS

LIST OF FIGURES iii
LIST OF TABLES iii
INTRODUCTION 2
Study Procedures 2
Study Area 2
Planned Roadway Improvements 3
EXISTING ROADWAY ANALYSIS 4
Unsignalized Intersection Analysis 4
Signalized Intersection Analysis 4
Roadway Segment Analysis 6
2023 FUTURE TRAFFIC CONDITIONS 8
2023 Background Traffic 8
2023 BACKGROUND - FUTURE ROADWAY ANALYSIS 9
2023 Background – Unsignalized Intersection Analysis 9
2023 Background – Signalized Intersection Analysis 9
Project Trip Generation 11
Project Trip Distribution 11
2023 BUILD-OUT - FUTURE ROADWAY ANALYSIS 17
2023 Build-Out – Unsignalized Intersection Analysis 17
2023 Build-Out – Signalized Intersection Analysis 17
2023 Build-Out – Roadway Segment Analysis 18
Queue Length and Turn Lane Analysis 20
Alternate Mode Analysis 22
Site Access Analysis 22
Proportionate Share 22
CONCLUSIONS 23

LIST OF FIGURES

Figure 1: Site Location Map....3
Figure 2A: 2020 Factored AM and PM Peak-Hour Traffic Volumes....5
Figure 2B: 2020 Factored AM and PM Peak-Hour Traffic Volumes....6
Figure 3: 2023 Build-Out Project Trip Distribution....12
Figure 4A: Build-Out AM Peak-Hour Traffic Volumes....13
Figure 4B: Build-Out AM Peak-Hour Traffic Volumes....14
Figure 4C: Build-Out PM Peak-Hour Traffic Volumes....15
Figure 4D: Build-Out PM Peak-Hour Traffic Volumes....16

LIST OF TABLES

Table 1: Existing AM and PM Peak-Hour LOS – Unsignalized Intersections....4
Table 2: Existing AM and PM Peak-Hour LOS – Signalized Intersections....4
Table 3: Existing PM Peak-Hour LOS – Roadway Segments....7
Table 4: 2023 Growth Comparison....8
Table 5: 2023 Background AM and PM Peak-Hour LOS – Unsignalized Intersections....9
Table 6: 2023 Background AM and PM Peak-Hour LOS – Unsignalized Intersections - Improved....9
Table 7: 2023 Background AM and PM Peak-Hour LOS – Signalized Intersections....10
Table 8: 2023 Background AM and PM Peak-Hour LOS – Signalized Intersections - Improved....10
Table 9: Build-Out Gross Trip Generation....11
Table 10: Build-Out Net Trip Generation....11
Table 11: Build-Out AM and PM Peak-Hour LOS – Unsignalized Intersections....17
Table 12: Build-Out AM and PM Peak-Hour LOS – Signalized Intersections....17
Table 13: Build-Out AM and PM Peak-Hour LOS – Signalized Intersections - Improved....18
Table 14: Build-Out PM Peak-Hour Two-Way LOS – Roadway Segments....19
Table 15: Build-Out AM and PM Peak-Hour - Queue Length and Turn Lane Recommendations....21
Table 16: Recommended Improvements – Roadway Segments....23
Table 17: Recommended Improvements – Intersections....23

LIST OF APPENDICES

Appendix A- Preliminary Site Plan
Appendix B- Methodology
Appendix C- Turning Movement Count Data
Appendix D- Unsignalized Intersections HCS Summary Sheets – Existing Conditions
Appendix E- Signal Timings
Appendix F- Signalized Intersections Synchro Summary Sheets – Existing Conditions
Appendix G- Traffics Trends Analysis Sheets
Appendix H- Vested Traffic
Appendix I- Unsignalized Intersections HCS Summary Sheets – 2023 Background Conditions
Appendix J- Unsignalized Intersections HCS Summary Sheets – 2023 Background Conditions - Improved
Appendix K- Signalized Intersections Synchro Summary Sheets – 2023 Background Conditions
Appendix L- Signalized Intersections Synchro Summary Sheets – 2023 Background Conditions - Improved
Appendix M- Unsignalized Intersections HCS Summary Sheets – 2023 Build-Out Conditions
Appendix N- Signalized Intersections Synchro Summary Sheets – 2023 Build-Out Conditions
Appendix O- Signalized Intersections Synchro Summary Sheets – 2023 Build-Out Conditions - Improved

1

INTRODUCTION

LTG, Inc. (LTG) has been retained by Tellus Partners to prepare a Traffic Impact Analysis (TIA) for the proposed development known as Tymber Creek Apartments. The 300-apartment unit development, which is a part of a parent tract that will ultimately include 90,000 square feet (sq. ft.) of commercial use, is located at the northwest quadrant of the Granada Boulevard (SR 40) and Tymber Creek Road intersection in the City of Ormond Beach.

Access is proposed on SR 40 via an existing right-in/right-out driveway at the adjacent Walgreens, and an existing right-in/right-out driveway on Tymber Creek Road with an additional proposed right-out northern driveway on Tymber Creek Road. Build-out of the proposed development is anticipated by 2023. Figure 1 shows the location of the project relative to the surrounding road network. This analysis is being completed as a Parent-Tract analysis. A preliminary site plan is attached in Appendix A.

Study Procedures

Standard engineering and planning procedures were used to determine the impacts of the proposed project. Reference data was obtained from the Florida Department of Transportation (FDOT), the Volusia County Traffic Engineering Department, the City of Ormond Beach Public Works, the Institute of Transportation Engineers (ITE), and the River to Sea Transportation Planning Organization (R2CTPO).

Study Area

The study area includes those roadway segments that provide direct access to the project, are within a 3-mile radius, and/or impacted by the project to within three percent or greater of the peak-hour two-way adopted level of service (LOS) capacity. Major intersections along the significant segments, and roadway segments that have been designated as "critical" or "near critical" within a three-mile travel distance of the site have also been included. The approved methodology identifying the study parameters is attached as Appendix B. The following roadway segments and intersections are included in the analysis:

Roadway Segments:

- SR 40 from Tymber Creek Road to Clyde Morris Boulevard
- Tymber Creek Road from Tymber Run to SR 40
- Williamson Boulevard from Hand Avenue to Strickland Range Road
- Hand Avenue from Clyde Morris Boulevard to Nova Road (Critical)
- SR 40 from I-95 to Clyde Morris Boulevard (Near-Critical)
- Williamson Boulevard from Hand Avenue to Strickland Boulevard (Vested Critical)
- LPGA Boulevard from Tymber Creek Rd. to Clyde Morris Boulevard (Vested Critical)

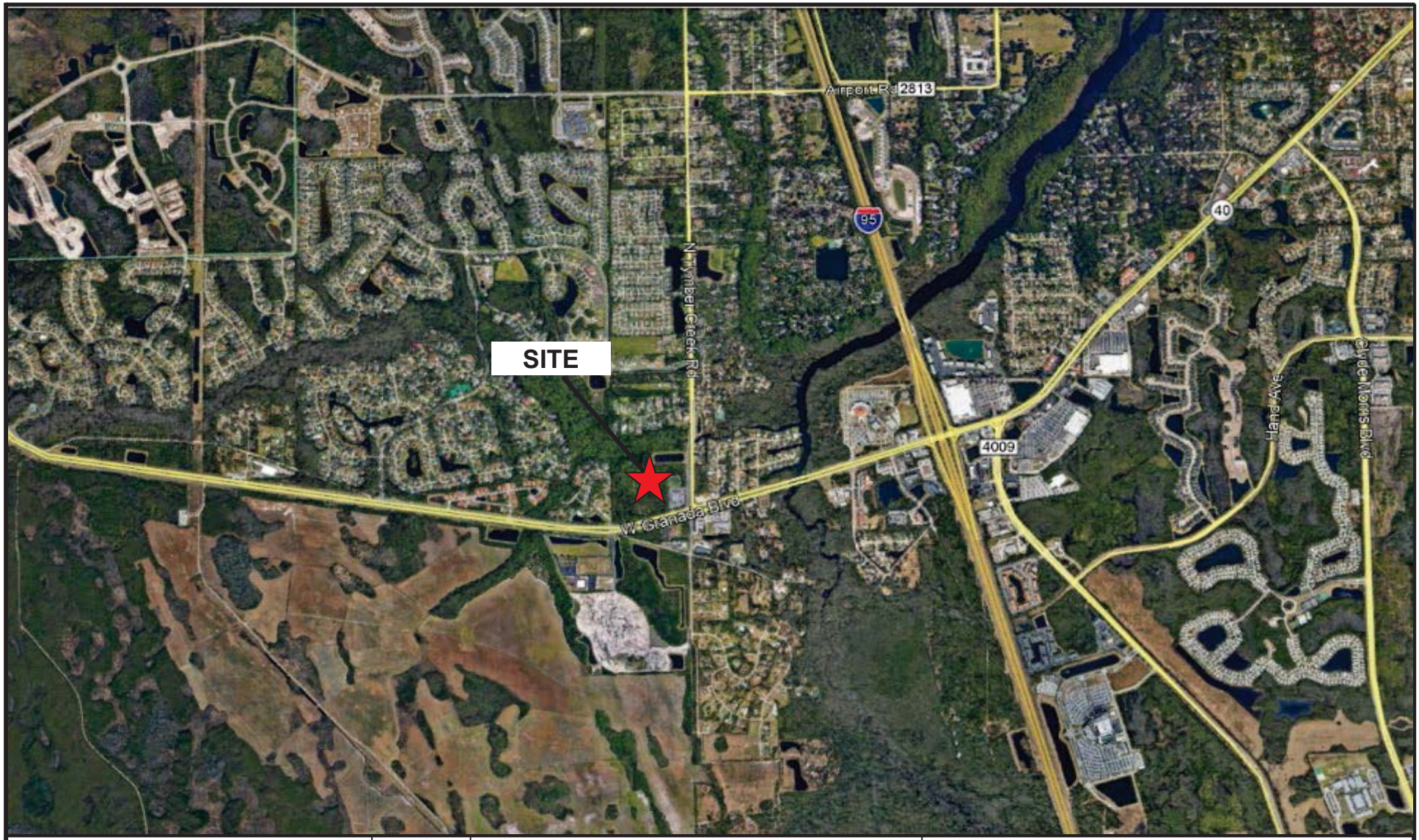
Intersections:

- SR 40 at Tymber Creek Road
- SR 40 at Booth Road
- SR 40 at I-95 Southbound Ramps
- SR 40 at I-95 Northbound Ramps
- SR 40 at Williamson Boulevard
- SR 40 at Clyde Morris Boulevard
- Tymber Creek Road at Project Driveway (Future Conditions)
- SR 40 at Project Driveway (Future Conditions)
- Tymber Creek Road at Tymber Run
- Williamson Boulevard at Hand Avenue
- Williamson Boulevard at Strickland Range Road
- Williamson Boulevard at LPGA Boulevard

Planned Roadway Improvements

Information on programmed or planned roadway improvements in the area of interest were obtained from the FDOT Five-Year Work Program, Volusia County, the River to Sea Transportation Planning Organization (TPO) Long Range Transportation Plan, and previously approved projects. These improvements are considered to be in place by this development's future build-out year of 2023. The planned roadway improvements to be included in the future condition analyses are listed below and are projected to be implemented by 2019:

- Williamson Boulevard widening from Strickland Range Road to LPGA Boulevard (2 to 4 lanes)
    - Please note, the assumption was made that the widening project will taper from 4 lanes to 2 lanes south of Strickland Range Road.
- LPGA Boulevard widening from I-95 Southbound Off-Ramp to Williamson Boulevard (4 to 6 lanes)



Tymber Creek Apartments	N NTS	**Location Map**	LTG Engineering & Planning
		Project No.: 5003.03 / Figure: 1	1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

2

EXISTING ROADWAY ANALYSIS

Turning movement counts (TMCs) were conducted during the a.m. and p.m. peak-hours on April 4th, September 10th, September 11th, and September 12th of 2019 at the study area intersections (see Appendix C). The FDOT's 2019 Seasonal Factor (SF) for the time the TMCs were collected dictates SF values ranging from 0.95-1.02. For a more conservative analysis, the SF was not applied to the existing counts when less than 1.0. The existing a.m. and p.m. volumes were projected to 2020 using the growth rates for each intersection. The seasonally adjusted and projected 2020 a.m. and p.m. peak-hour traffic volumes used in the analysis are presented in Figures 2A and 2B.

Unsignalized Intersection Analysis

The existing operating conditions at the unsignalized intersection were analyzed using the *Highway Capacity Software 2010, Version 7.85* (HCS). This software utilizes the procedures outlined in Chapter 20 of the Highway Capacity Manual (6th Edition) titled, "Two-Way Stop-Controlled Intersections." Table 1 shows the existing a.m. and p.m. peak-hour LOS at the study area intersection. The HCS summary sheets are attached as Appendix D.

Table 1
Existing A.M. and P.M. Peak-Hour LOS – Unsignalized Intersection
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Critical Approach	Delay	LOS	Critical Approach	Delay	LOS
Williamson Blvd. at Strickland Range Rd.	E	WB	46.3	E	WB	53.5	F

As indicated in Table 1, the study area intersection currently does not operate within the adopted LOS during the p.m. peak-hour.

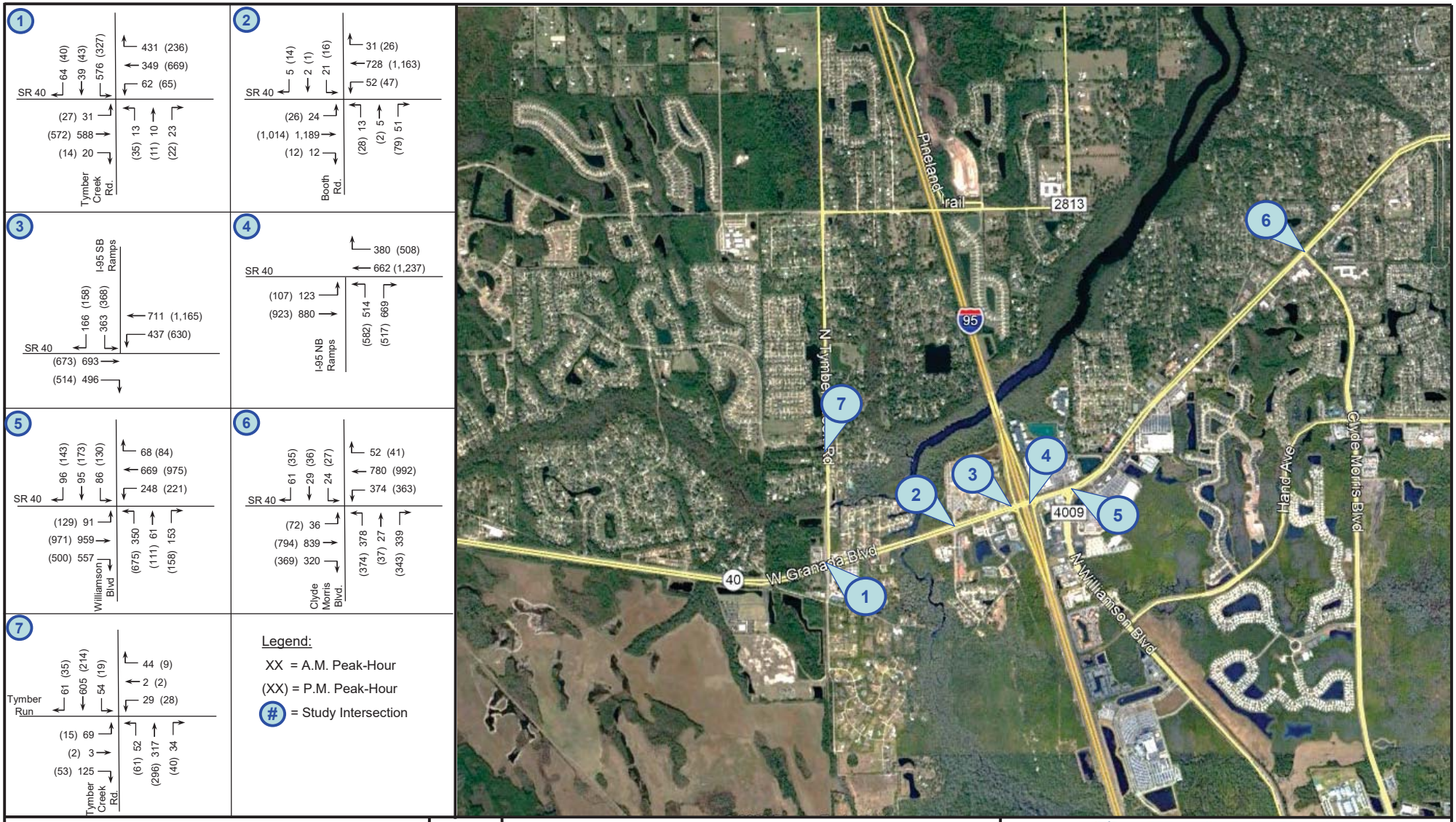
Signalized Intersection Analysis

The LOS at a signalized intersection is based on the average stop delay per vehicle for the various movements within the intersection. The operating conditions at the signalized intersections were analyzed using *Synchro 10* which utilizes the procedures outlined in Chapter 19 of the *Highway Capacity Manual 6th Edition*, titled "Signalized Intersections". Table 2 shows the existing LOS and volume to capacity ratio (v/c) at the study area intersections. The signal timings are provided in Appendix E and the Synchro summary sheets are provided in Appendix F.

Table 2
Existing A.M. and P.M. Peak-Hour LOS - Signalized Intersections
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
SR 40 at Tymber Creek Rd.	D	42.1	D	No	32.0	C	No
SR 40 at Booth Rd.	D	8.0	A	No	8.5	A	No
SR 40 at I-95 SB Ramps	D	33.5	C	No	52.2	D	No
SR 40 at I-95 NB Ramps	D	24.8	C	No	26.3	C	No
SR 40 at Williamson Blvd.	D	55.7	E	Yes	56.0	E	Yes
SR 40 at Clyde Morris Blvd.	D	52.3	D	No	65.0	E	Yes
Tymber Creek Rd. at Tymber Run	E	11.2	B	No	7.4	A	No
Williamson Blvd. at Hand Ave.	E	12.1	B	No	14	B	No
Williamson Blvd. at LPGA Blvd.	E	70.7	E	Yes	68.1	E	No

As indicated, the intersections of SR 40 at Williamson Boulevard, SR 40 at Clyde Morris Boulevard and Williamson Boulevard at LPGA Boulevard currently operate with a v/c ratio greater than 1.0.



Tymber Creek Apartments

N

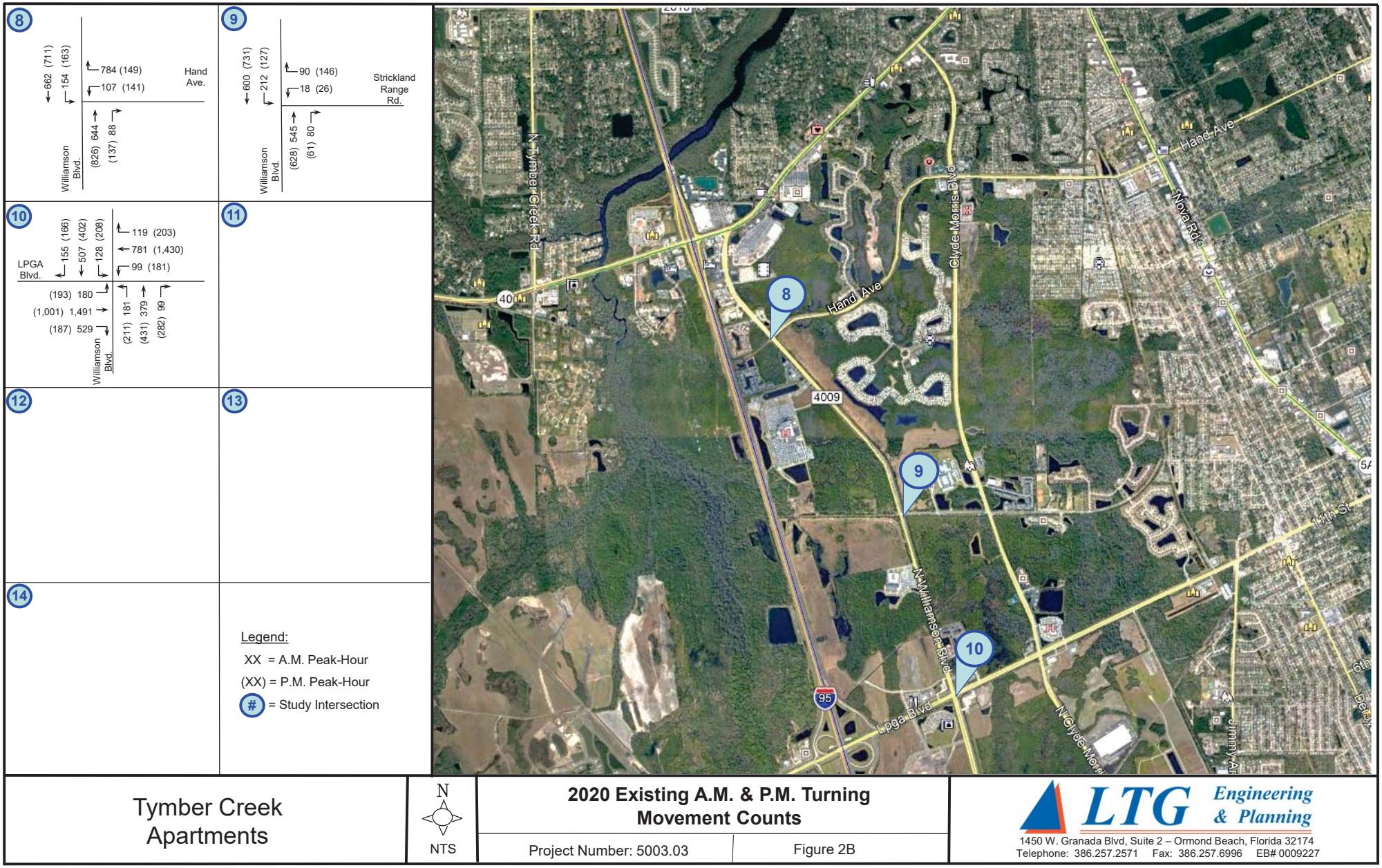
NTS

2020 Existing A.M. & P.M. Turning Movement Counts

Project Number: 5003.03

Figure 2A

LTG Engineering & Planning
1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174
Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227



Tymber Creek Apartments

N

NTS

2020 Existing A.M. & P.M. Turning Movement Counts

Project Number: 5003.03 | Figure 2B

LTG Engineering & Planning
1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174
Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

Roadway Segment Analysis

Roadway LOS describes the operating condition determined from the number of vehicles passing over a given section of roadway during a specified time period. It is a qualitative measure of several factors which include speed, travel time, traffic interruptions, freedom to maneuver, driver comfort, convenience, safety and vehicle operating costs. Six LOS categories have been established as standards by which to gauge roadway performance, designated by the letters A through F. The LOS categories are defined as follows:

Level of Service A: *Free flow, individual users virtually unaffected by the presence of others*
Level of Service B: *Stable flow with a high degree of freedom to select operating conditions*
Level of Service C: *Flow remains stable, but with significant interactions with others*
Level of Service D: *High-density stable flow in which the freedom to maneuver is severely restricted*
Level of Service E: *This condition represents the capacity level of the road*
Level of Service F: *Forced flow in which the traffic exceeds the amount that can be served*

The existing LOS for the study area road segments during the p.m. peak-hour are shown in Table 3.

Table 3
Existing P.M. Peak-Hour LOS - Roadway Segments
Tymber Creek Apartments

Roadway	Limits		No. of Lanes	Adopted LOS	Peak-Hour Two-Way Capacity at Adopted LOS	2018 AADT	Existing P.M. Peak-Hour Two-Way Volume	Existing Volume Exceed Adopted LOS?
	From	To						
SR 40	Tymber Creek Rd. Ext.	I 95	4	D	3,580	31,500	2,470	No
	I 95	Clyde Morris Blvd.	4	D	3,580	34,500	3,100	No
Tymber Creek Rd.	Tymber Run	SR 40	4	E	1,540	11,520	950	No
Hand Ave.	Clyde Morris Blvd.	Shangri La Dr.	2	E	1,540	17,010	1,380	No
	Shangri La Dr.	Nova Rd.	4	E	3,410	18,250	1,490	No
Williamson Blvd.	Hand Ave.	Strickland Range Rd.	2	E	1,540	18,020	1,480	No
LPGA Blvd.	Tymber Creek Rd.	Tomoka Farms Rd.	2	E	1,540	13,730	1,110	No
	Tomoka Farms Rd.	I-95	4	E	3,410	30,500	2,060	No
	I-95	Williamson Blvd.	4	E	3,410	38,400	2,060	No
	Williamson Blvd.	Clyde Morris Blvd.	4	E	3,410	26,740	2,190	No

As indicated, all roadway segments currently operate within the adopted LOS.

3

FUTURE TRAFFIC CONDITIONS

2023 Background Traffic

Traffic growth rates from historic Volusia County's 2018 Average Annual Daily Traffic (AADT) counts from the past five years were determined for each study area roadway segment using FDOT's *Traffic Trends* software. Table 4 presents the average annual growth rates and the growth rate applied to the factored existing traffic volumes to project background traffic to the year 2023. When the Trends Analysis provided an R^2 value less than 70%, the Trends Analysis was revised using 10 years of historical data. If the revised trends analysis still provides a R^2 value less than 70%, then the growth rate was determined by the fitted curve. If the overall fitted curve is positive, a minimum average annual growth rate of 2.00% percent was used. The Traffic Trends analysis worksheets are contained in Appendix G.

Table 4
2023 Growth Comparison
Tymber Creek Apartments

Roadway	Segment		Historical Growth		
			Average Annual Rate (%)	R^2 Value	Applied Average Annual Rate (%)
SR 40	Tymber Creek Rd. Ext	I-95	1.90%	45.30%	2.00%
	I-95	Clyde Morris Blvd.	0.17%	2.00%	2.00%
Tymber Creek Rd.	Tymber Run	SR 40	0.00%	0.00%	2.00%
Hand Ave.	Clyde Morris Blvd.	Shangri La Dr.	4.53%	97.20%	4.53%
	Shangri La Dr.	Nova Rd.	4.20%	86.80%	4.20%
Williamson Blvd.	Hand Ave.	Strickland Range Rd.	6.94%	79.20%	6.94%
LPGA Blvd.	Tymber Creek Rd.	Tomoka Farms Rd.	8.36%	95.00%	8.36%
	Tomoka Farms Rd.	I-95 SB Ramps	5.41%	87.40%	5.41%
	I-95 SB Ramps	I-95 NB Ramps	5.41%	87.40%	5.41%
	I-95 NB Ramps	Outlet Blvd.	9.06%	88.30%	9.06%
	Outlet Blvd.	Williamson Blvd.	9.06%	88.30%	9.06%
	Williamson Blvd.	Clyde Morris Blvd.	5.00%	83.50%	5.00%

Vested Traffic

Due to approvals previously issued for developments within the immediate study area, the vested traffic within the study are was included in the background traffic. Vested traffic information for intersections and segments used in the study are located in Appendix H. Note that where TIAs or traffic statement data was available for each project, the vested trips were applied to the associated intersections and roadway segments. For those projects without data available, the Volusia County spreadsheet of vested projects was used to apply vested trips to the associated roadway segments only.

Please note, background growth at the intersection of Williamson Boulevard and LPGA Boulevard has been determined via the application of vested trips only, due to the significant growth represented at this intersection by vested trips. Application of vested trips and growth at this location is believed to double count actual anticipated future growth.

4

2023 BACKGROUND - FUTURE ROADWAY ANALYSIS

The study area intersections were analyzed based on the future roadway conditions to determine potential impacts and to investigate mitigation requirements. The study area roadway segments were analyzed under 2023 background and build-out conditions. The 2023 background results of the analysis are presented below.

2023 Background Unsignalized Intersection Analysis

The unsignalized study area intersection was analyzed to determine the operating conditions under 2023 background conditions and the results are presented in Table 5. The HCS summary sheets are attached as Appendix I.

Table 5
Background A.M. and P.M. Peak-Hour LOS – Unsignalized Intersection
Tymber Creek Apartments

Intersection	Adopted LOS	Background Conditions					
		A.M. Peak-Hour			P.M. Peak-Hour		
		Critical Approach	Delay (sec.)	LOS	Critical Approach	Delay (sec.)	LOS
Williamson Blvd. at Strickland Range Rd.	E	WB	75.1	F	WB	110.8	F

As indicated in Table 5, the intersection of Williamson Boulevard at Strickland Range Road is expected to operate outside of the adopted LOS and/or with a v/c ratio greater than 1.0. The following improvements are recommended to achieve acceptable levels of service and a v/c ratio less than 1.0 at all intersections:

- Williamson Boulevard at Strickland Range Road:
  - Add exclusive westbound right-turn lane

The analysis of the intersections with the proposed improvements is provided in Table 6. Please note that the improvements listed above are not funded by the County at this time. The HCS summary sheets are located in Appendix J.

Table 6
Background A.M. and P.M. Peak-Hour LOS – Unsignalized Intersection - Improved
Tymber Creek Apartments

Intersection	Adopted LOS	Background Conditions					
		A.M. Peak-Hour			P.M. Peak-Hour		
		Critical Approach	Delay (sec.)	LOS	Critical Approach	Delay (sec.)	LOS
Williamson Blvd. at Strickland Range Rd.	E	WB	39.1	E	WB	37.5	E

2023 Background Signalized Intersection Analysis

The signalized intersections were analyzed to determine the operating conditions under 2023 background conditions and the results are presented in Table 7. The Synchro summary sheets are included in Appendix K.

Table 7
2023 Background A.M. and P.M. Peak-Hour LOS - Signalized Intersections
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
SR 40 at Tymber Creek Rd.	D	43.0	D	No	32.9	C	No
SR 40 at Booth Rd.	D	8.5	A	No	8.8	A	No
SR 40 at I-95 SB Ramps	D	33.8	C	No	52.9	D	No
SR 40 at I-95 NB Ramps	D	25.8	C	No	26.9	C	No
SR 40 at Williamson Blvd.	D	63.9	E	Yes	60.7	E	Yes
SR 40 at Clyde Morris Blvd.	D	57.2	E	No	74.8	E	Yes
Tymber Creek Rd. at Tymber Run	E	12.4	B	No	7.7	A	No
Williamson Blvd. at Hand Ave.	E	12.7	B	No	17.2	B	No
Williamson Blvd. at LPGA Blvd.	E	98.0	F	Yes	126.3	F	Yes

As indicated, under background conditions, the intersections of SR 40 at Williamson Boulevard, SR 40 at Clyde Morris Boulevard, and Williamson Boulevard at LPGA Boulevard are anticipated to operate outside the adopted LOS and/or with v/c ratio greater than 1.0.

The following improvements are recommended to achieve acceptable levels of service and a v/c ratio less than 1.0 at all intersections:

- SR 40 at Williamson Boulevard:
  - Optimize signal timing splits
- SR 40 at Clyde Morris Boulevard:
  - Add northbound right-turn overlap phase;
  - Optimize signal timing splits
- Williamson Boulevard at LPGA Boulevard:
  - Add exclusive northbound right-turn lane with overlap phase;
  - Add exclusive southbound right-turn lane with overlap phase;
  - Add additional westbound through lane;
  - Add eastbound right-turn overlap phase;
  - Optimize signal timing splits

The analysis of the intersections with the proposed improvements is provided in Table 8. Please note that the improvements listed above are not funded by the County at this time. The Synchro summary sheets are located in Appendix L.

Table 8
2023 Background A.M. and P.M. Peak-Hour LOS - Signalized Intersection - Improved
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
SR 40 at Williamson Blvd.	D	30.7	D	No	24.7	C	No
SR 40 at Clyde Morris Blvd.	D	48.4	D	No	50.9	D	No
Williamson Blvd. at LPGA Blvd.	E	41.2	D	No	60.3	E	No

Project Trip Generation

The trip generation for the development was determined using the Institute of Transportation Engineers (ITE) 10th Edition of the *Trip Generation Manual* and is presented in Table 9.

Table 9
Gross Trip Generation
Tymber Creek Apartments

Time Period	Land Use	ITE LUC	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Mid-Rise Multifamily	221	T=5.45(X)-1.75	300	DU	50%	50%	817	817	1,634
	Shopping Center	820	Ln(T)=0.68Ln(X)+5.57	90	KSF	50%	50%	2,799	2,799	5,598
							Totals:	3,616	3,616	7,232
A.M. Peak-Hour	Mid-Rise Multifamily	221	T=0.36(X)	300	DU	26%	74%	28	80	108
	Shopping Center	820	T = 0.50(X)+151.78	90	KSF	62%	38%	122	75	197
							Totals:	150	155	305
P.M. Peak-Hour	Mid-Rise Multifamily	221	T=0.44(X)	300	DU	61%	39%	81	51	132
	Shopping Center	820	Ln(T)=0.74Ln(X)+2.89	90	KSF	48%	52%	241	262	503
							Totals:	322	313	635

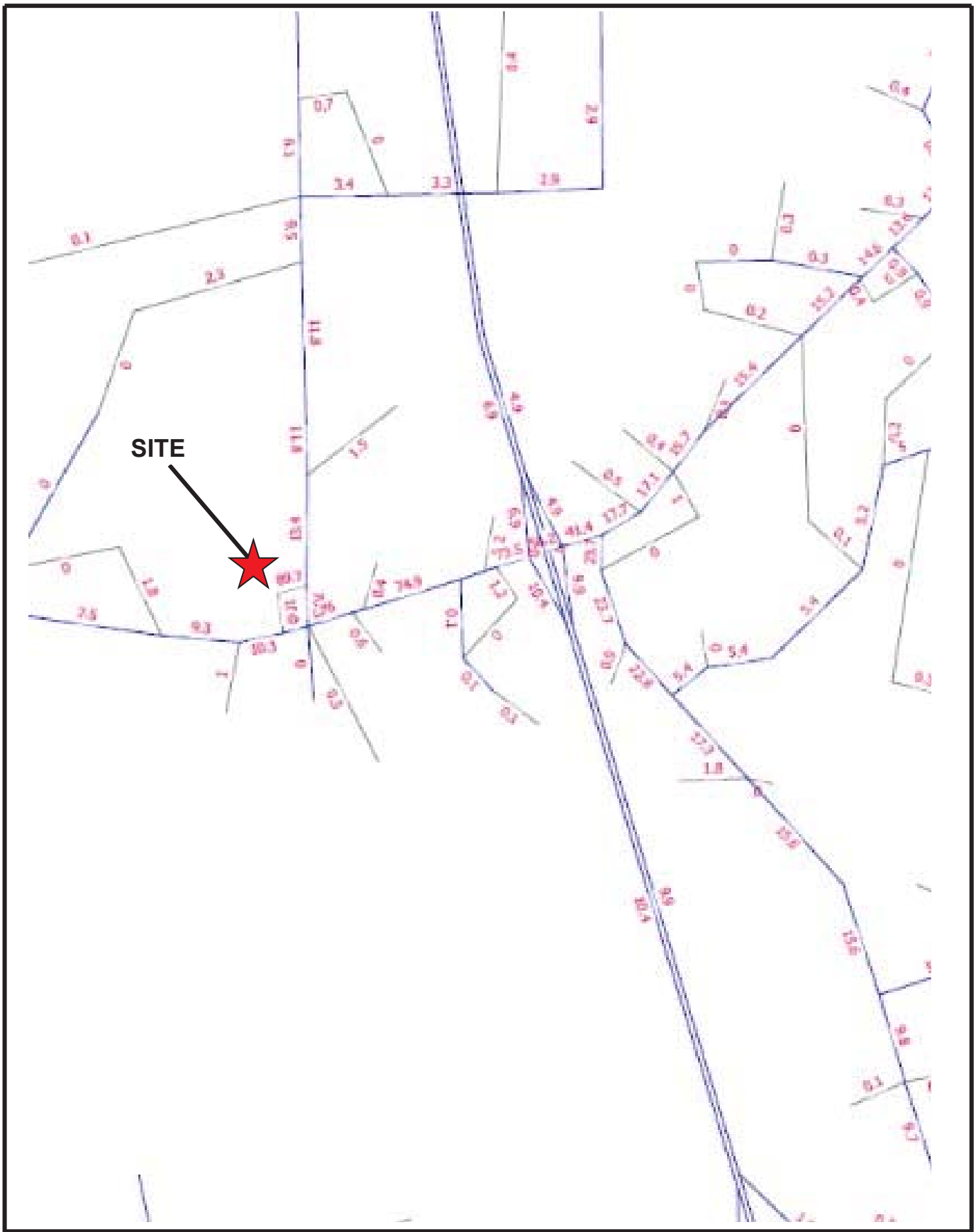
Due to the mixed-use nature of the development, a certain portion of the trips generated is expected to remain internal to the site, known as internal trips. Additionally, a portion of the trips known as pass-by trips (limited to 14% of the adjacent roadway traffic volume for County facilities, and 10% on State facilities) will be attracted to the development from existing traffic on the adjacent roadways. These internal trips were calculated using The National Cooperative Highway Research Program (NCHRP) Report 684 worksheet while pass-by trips were calculated using procedures outlined in the ITE Trip Generation Handbook, 3rd Edition. Internal and pass-by trips were deducted from the gross trip generation and the resulting net new external a.m. and p.m. peak-hour trips are provided in Table 10.

Table 10
Net Trip Generation
Tymber Creek Apartments

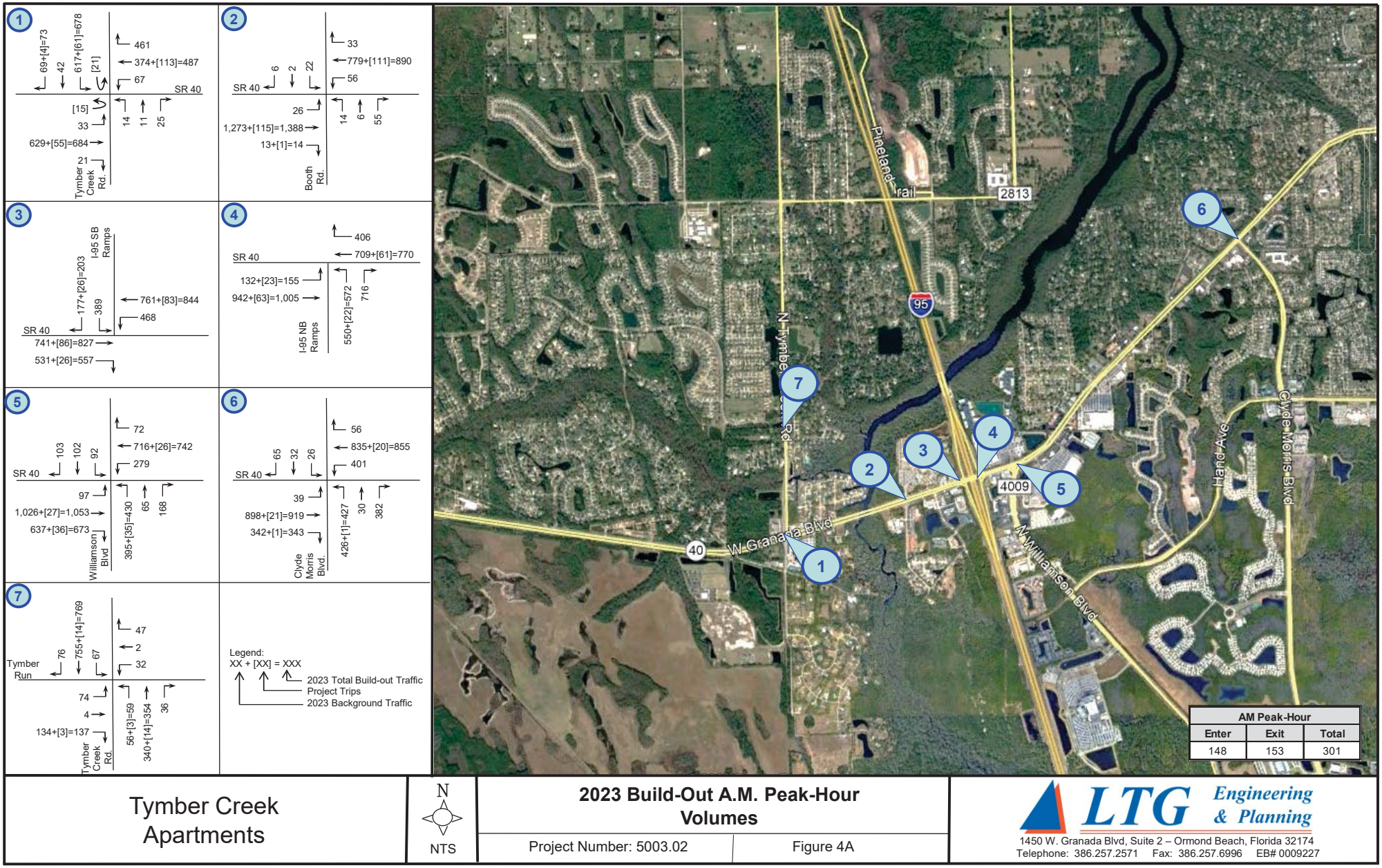
Time Period	Land Use	Total Trips			Internal Capture Trips			Pass-by Capture Trips			New External Trips		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
A.M. Peak-Hour	Mid-Rise Multifamily	28	80	108	1	1	2	0	0	0	27	78	105
	Shopping Center	122	75	197	1	1	2	0	0	0	121	74	195
	Totals:	**150**	**155**	**305**	**2**	**2**	**4**	**0**	**0**	**0**	**148**	**152**	**300**
Time Period	**Land Use**	**Total Trips**			**Internal Capture Trips**			**Pass-by Capture Trips**			**New External Trips**		
		Enter	**Exit**	**Total**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**
P.M. Peak-Hour	Mid-Rise Multifamily	81	51	132	37	21	57	0	0	0	44	30	74
	Shopping Center	241	262	503	21	37	59	74	77	151	146	148	294
	Totals:	**322**	**313**	**635**	**58**	**58**	**116**	**74**	**77**	**151**	**190**	**178**	**368**

Project Trip Distribution

The process of determining the directional flow of traffic associated with a new development is called trip distribution. The Central Florida Regional Planning Model (CFRPM), version 6.1 was used to determine the primary project trip distribution and is presented in Figure 3. Using the trip distribution, the a.m. and p.m. peak-hour project trips were assigned to the study area roadway network. Figures 4A, 4B, 4C, and 4D graphically depicts the 2023 total background traffic and 2023 a.m. and p.m. build-out peak-hour project trips at the study area intersections.



Tymber Creek Apartments	N NTS	**Project Distribution**		LTG Engineering & Planning
		Project No.: 5003.03	Figure 3	1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227



Tymber Creek Apartments

N

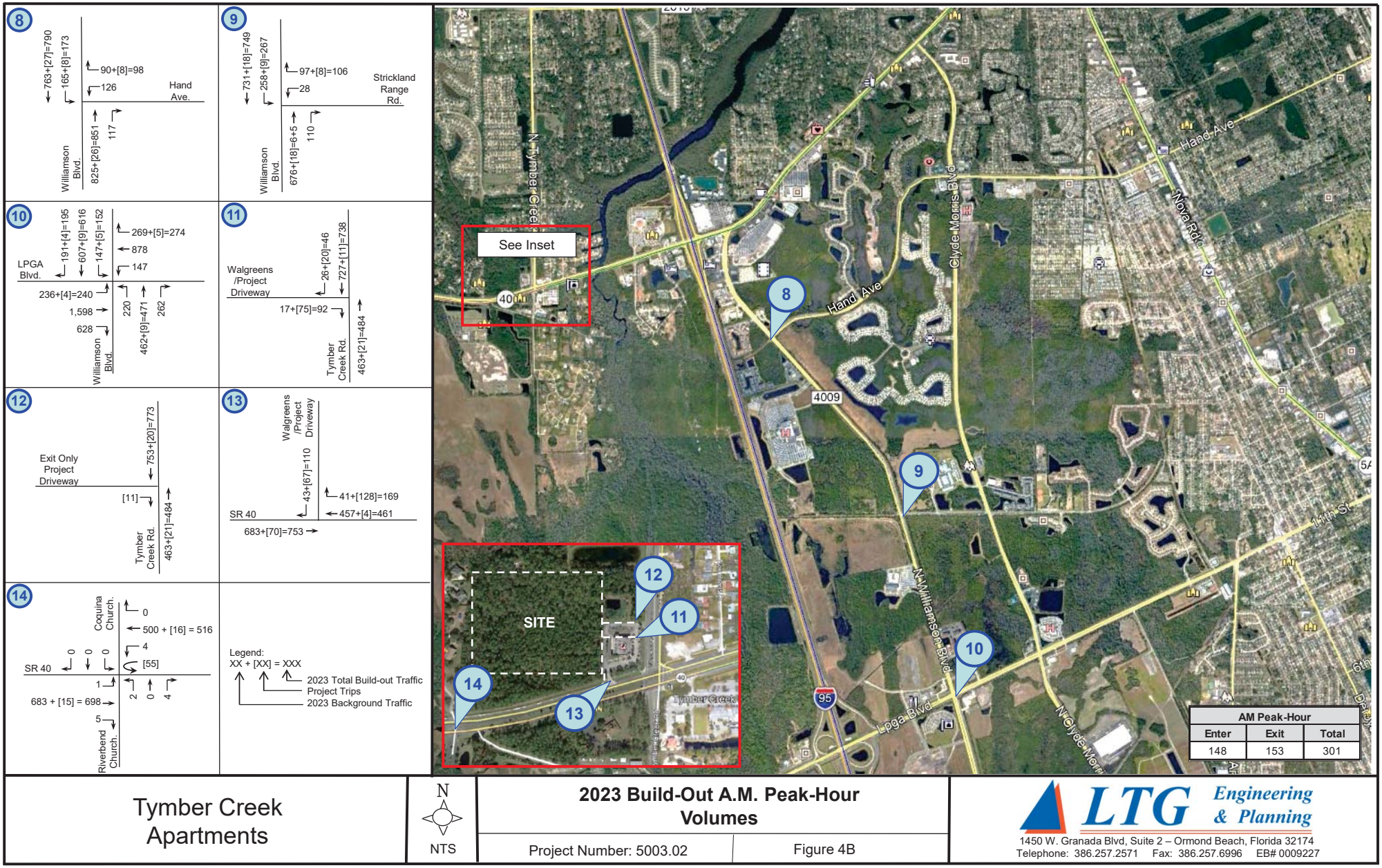
NTS

2023 Build-Out A.M. Peak-Hour Volumes

Project Number: 5003.02

Figure 4A

LTG Engineering & Planning
1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174
Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227



Tymber Creek Apartments

N

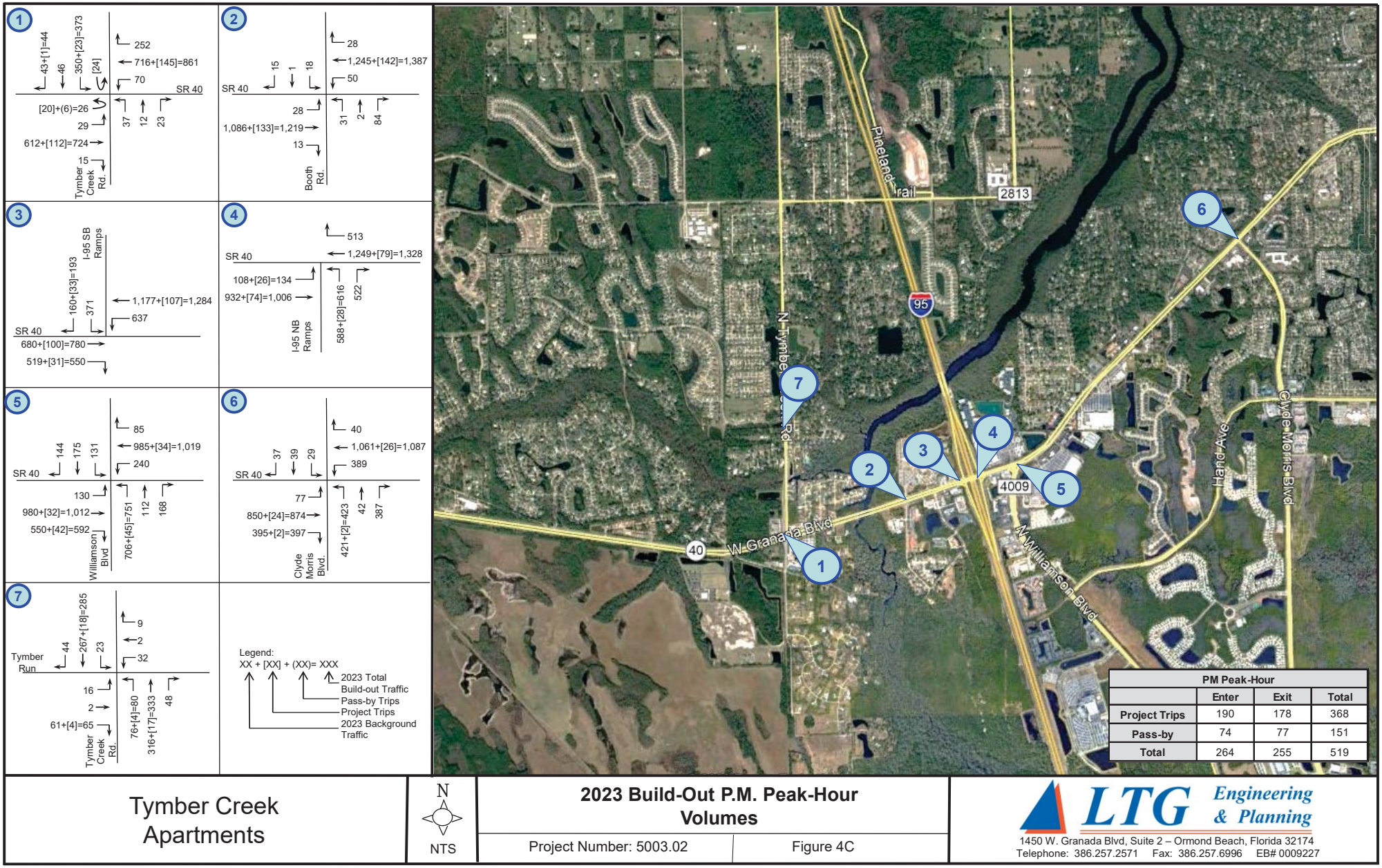
NTS

2023 Build-Out A.M. Peak-Hour Volumes

Project Number: 5003.02

Figure 4B

LTG Engineering & Planning
1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174
Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227



Tymber Creek Apartments

N

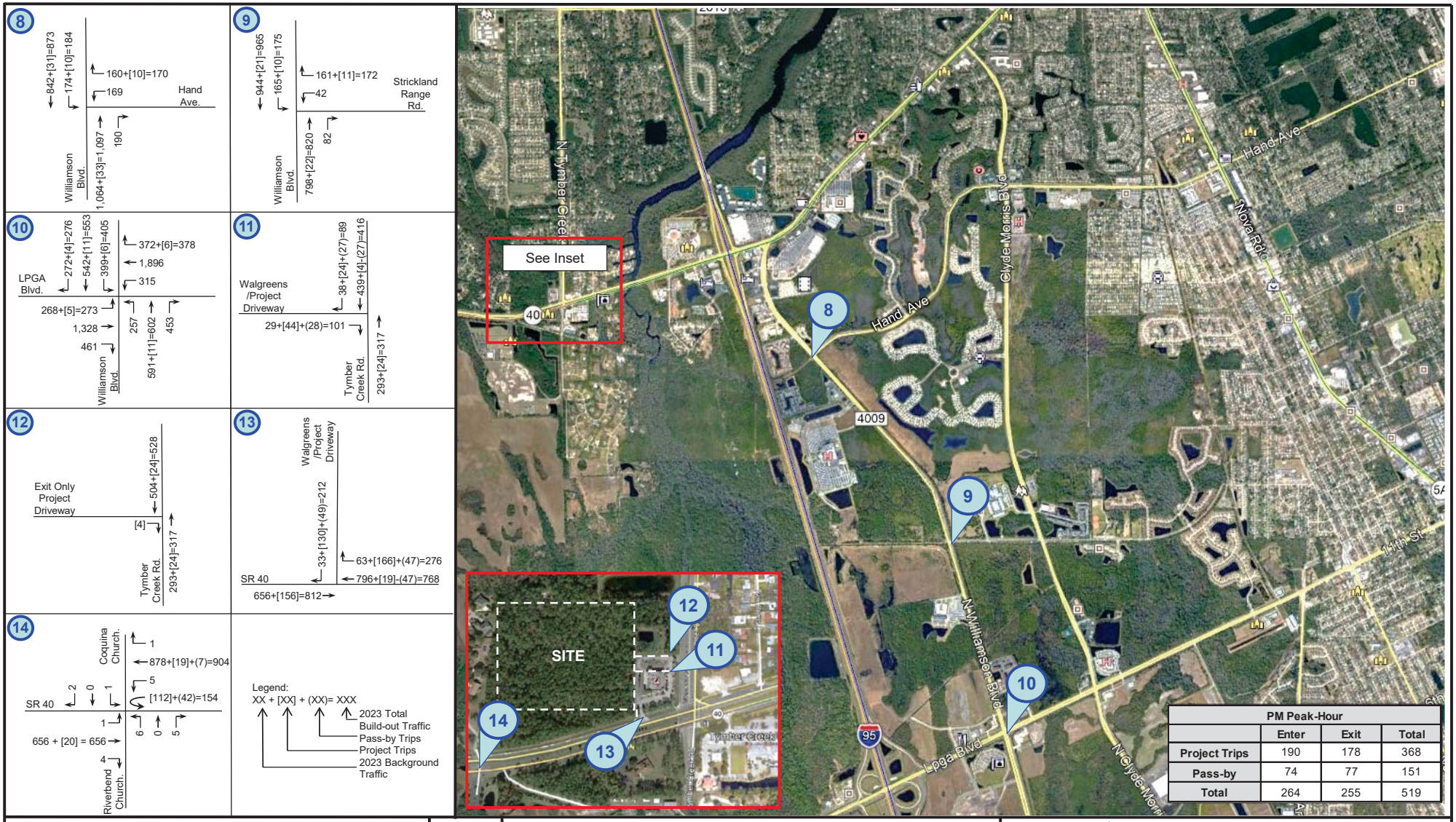
NTS

2023 Build-Out P.M. Peak-Hour Volumes

Project Number: 5003.02

Figure 4C

LTG Engineering & Planning
1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174
Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227



Tymber Creek Apartments

N

NTS

2023 Build-Out P.M. Peak-Hour Volumes

Project Number: 5003.02

Figure 4D

LTG Engineering & Planning
1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174
Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

5

BUILD-OUT - FUTURE ROADWAY ANALYSIS

The study area intersections and roadway segments were analyzed based on the roadway conditions at the time of project build-out to determine potential impacts of project-generated trips and investigate mitigation requirements. The improvements recommended in background conditions have been included in the 2023 build-out analysis for those applicable intersections and roadway segments.

2023 Build-Out Unsignalized Intersection Analysis

The unsignalized intersections were analyzed to determine the operational LOS under build-out conditions, including the improvements identified during 2023 background conditions, and the results are presented in Table 11. The HCS summary sheets are also contained in Appendix M.

Table 11
2023 Build-Out A.M. and P.M. Peak-Hour LOS – Unsignalized Intersections
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Critical Approach	Delay	LOS	Critical Approach	Delay	LOS
Williamson Blvd. at Strickland Range Rd.	E	WB	18.8	C	WB	19.3	C
Tymber Creek Rd. at RIRO Project Driveway	E	EB	12.1	B	EB	10.3	A
Tymber Creek Rd. at Exit Only Project Driveway	E	EB	11.3	B	EB	10.0	B
SR 40 at Project Driveway	D	SB	10.7	B	SB	14.6	B
SR 40 at Full Median Opening	D	NB	13.7	B	SB	22.1	C

As indicated in the table, the unsignalized intersections are anticipated to operate within the adopted LOS with the proposed improvements.

2023 Build-Out Signalized Intersections

The signalized intersections were analyzed to determine the operational LOS under build-out conditions, including the improvements identified during 2023 background conditions, and the results are presented in Table 12. The Synchro summary sheets are also contained in Appendix N.

Table 12
2023 Build-Out A.M. and P.M. Peak-Hour LOS - Signalized Intersections
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
SR 40 at Tymber Creek Rd.	D	47.0	D	No	38.4	D	No
SR 40 at Booth Rd.	D	8.4	A	No	8.7	A	No
SR 40 at I-95 SB Ramps	D	33.5	C	No	51.0	D	No
SR 40 at I-95 NB Ramps	D	27.8	C	No	27.9	C	No
SR 40 at Williamson Blvd.	D	51.8	D	No	54.2	D	Yes
SR 40 at Clyde Morris Blvd.	D	48.5	D	No	51.1	D	No
Tymber Creek Rd. at Tymber Run	E	12.6	B	No	7.8	A	No
Williamson Blvd. at Hand Ave.	E	12.9	B	No	18.2	B	No
Williamson Blvd. at LPGA Blvd.	E	41.6	D	No	61.0	E	No

As indicated in Table 9, all of the study area intersections are expected to operate within the adopted LOS and with a v/c ratio less than 1.0 under 2023 build-out conditions, with the exception of SR 40 at Williamson Boulevard. The following improvements are recommended to achieve acceptable levels of service and a v/c ratio less than 1.0 at all intersections:

- SR 40 at Williamson Boulevard:
  - Optimize signal timing splits in the p.m. peak-hour

The analysis of the intersections with the proposed improvements is provided in Table 13. The Synchro summary sheets are located in Appendix O.

Table 13
2023 Build-Out A.M. and P.M. Peak-Hour LOS - Signalized Intersections - Improved
Tymber Creek Apartments

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
SR 40 at Williamson Blvd.	D	-	-	-	52.6	D	No

2023 Build-out Roadway Segment Analysis

The study area roadway segments were analyzed under 2023 build-out conditions to determine the expected LOS and the results are shown in Table 14. As indicated, six roadway segments will not operate within an acceptable LOS. The following improvements are recommended in order to achieve acceptable levels of service at the deficient roadway segments:

- SR 40 from I-95 to Clyde Morris Boulevard:
  - Widen from 4-lanes to 6-lanes
- Hand Avenue from Clyde Morris Boulevard to Shangri La Drive:
  - Widen from 2-lanes to 4-lanes
- Williamson Boulevard from Hand Avenue to Strickland Range Road:
  - Widen from 2-lanes to 4-lanes
- LPGA Boulevard from Tymber Creek Road to Tomoka Farms Road:
  - Widen from 2-lanes to 4-lanes
- LPGA Boulevard from Tomoka Farms Road to I-95 Southbound Ramps:
  - Widen from 4-lanes to 8-lanes
- LPGA Boulevard from I-95 Southbound Ramps to Williamson Boulevard:
  - Widen from 6-lanes to 8-lanes
- LPGA Boulevard from Williamson Boulevard to Clyde Morris Boulevard:
  - Widen from 4-lanes to 6-lanes

The roadway segments were evaluated with the above mentioned improvements and the results are presented at the lower part of Table 14. Please note that these improvements are not yet funded for construction. As indicated by Table 14, LPGA Boulevard from I-95 Northbound ramps to Outlet Boulevard continues to operate over the improved capacity during the p.m. peak-hour even after implementing an 8-lane improvement. Additional analysis is recommended to determine whether the future background vested traffic is overstated, or to determine additional feasible improvements.

Table 14
2023 Background PM Peak-Hour LOS - Roadway Segments*
Tymber Creek Apartments

Roadway	Segment		No. of Lanes	Adopted LOS	Peak-Hour Two-Way Capacity	Existing PM Peak-Hour Two-Way Volume	2023 Growth Factor	Vested Trips	2023 Background Traffic	Background PM Volume Exceed Adopted LOS?	Project Distribution	Project Trips	2023 Build-Out Traffic	2023 Build-Out Traffic Exceed Adopted LOS?
SR 40	Tymber Creek Rd Ext	I 95	4	D	3,580	2,470	1.10	322	3,049	No	76.0%	279	3,328	No
	I 95	Clyde Morris Blvd	4	D	3,580	3,100	1.10	62	3,485	No	41.4%	152	3,637	Yes
Tymber Creek Rd	Tymber Run	SR 40	4	E	1,540	950	1.10	0	1,049	No	76.3%	280	1,329	No
Hand Ave	Clyde Morris Blvd	Shangri La Dr	2	E	1,540	1,380	1.25	0	1,722	Yes	4.4%	16	1,738	Yes
	Shangri La Dr	Nova Rd	4	E	3,410	1,490	1.23	463	2,293	No	3.8%	14	2,307	No
Williamson Blvd	Hand Ave	Strickland Range Rd	2	E	1,540	1,480	1.40	597	2,667	Yes	17.3%	63	2,730	Yes
LPGA Blvd.	Tymber Creek Rd.	Tomoka Farms Rd.	2	E	1,540	1,110	1.49	2,276	3,934	Yes	2.4%	9	3,943	Yes
	Tomoka Farms Rd.	I-95 SB Ramps	4	E	3,410	2,060	1.30	2,815	5,496	Yes	2.9%	11	5,507	Yes
	I-95 SB Ramps	I-95 NB Ramps	6	E	5,120	2,060	1.30	2,815	5,496	Yes	2.1%	8	5,504	Yes
	I-95 NB Ramps	Outlet Blvd.	6	E	5,120	2,060	1.54	3,886	7,064	Yes	3.0%	11	7,075	Yes
	Outlet Blvd.	Williamson Blvd.	6	E	5,120	2,060	1.54	2,768	5,946	Yes	2.6%	10	5,956	Yes
	Williamson Blvd.	Clyde Morris Blvd.	4	E	3,410	2,190	1.28	2,004	4,799	Yes	3.4%	12	4,812	Yes
Improved**														
Roadway	**Segment**		**No. of Lanes**	**Adopted LOS**	**Peak-Hour Two-Way Capacity**	**Existing PM Peak-Hour Two-Way Volume**	**Growth Factor**	**Vested Trips**	**Background Traffic**	**Background PM Volume Exceed Adopted LOS?**	**Project Distribution**	**Project Trips**	**Build-Out Traffic**	**Build-Out Traffic Exceed Adopted LOS?**
SR 40	I 95	Clyde Morris Blvd	6	D	5,390	3,100	1.10	62	3,485	No	41.4%	152	3,637	No
Hand Ave	Clyde Morris Blvd	Shangri La Dr	4	E	3,410	1,380	1.25	0	1,722	No	4.4%	16	1,738	No
Williamson Blvd.	Hand Ave	Strickland Range Rd	4	E	3,410	1,480	1.40	597	2,667	No	17.3%	63	2,730	No
LPGA Blvd	Tymber Creek Rd.	Tomoka Farms Rd.	4	E	5,120	1,110	1.49	2,276	3,934	No	2.4%	9	3,943	No
	Tomoka Farms Rd.	I-95 SB Ramps	8	E	6,489	2,060	1.30	2,815	5,496	No	2.9%	11	5,507	No
	I-95 SB Ramps	I-95 NB Ramps	8	E	6,489	2,060	1.30	2,815	5,496	No	2.1%	8	5,504	No
	I-95 NB Ramps	Outlet Blvd.	8	E	6,489	2,060	1.54	3,886	7,064	Yes	3.0%	11	7,075	Yes
	Outlet Blvd.	Williamson Blvd.	8	E	6,489	2,060	1.54	2,768	5,946	No	2.6%	10	5,956	No
	Williamson Blvd.	Clyde Morris Blvd.	6	E	5,120	2,190	1.28	2,004	4,799	No	3.4%	12	4,812	No

**Includes improvements funded for construction within the next three years*
***Improved 4-Lane capacity based upon capacity of comparable roadway segments reported in Volusia County's AADT Table.*
****All recommended improvements are not currently funded for construction.*

Please note, the recommended improvements for LPGA Boulevard from Tomoka Farms Road to Williamson Boulevard and SR 40 from I-95 to Clyde Morris Boulevard in Table 14 are not shown in the 2025 Future Number of Lanes Map found in the transportation element of Volusia County's Comprehensive Plan. Per Volusia County request, the project impacts from the segment of LPGA Boulevard have been reassigned to the future Dunn Avenue Extension, and the project impacts from the segment of SR 40 have been reassigned to Hand Avenue. The cost for the improvement will be reflected in the proportionate share calculation.

Queue Length and Turn Lane Analysis

A queue length analysis was conducted to determine recommended storage lengths for existing turn lanes at the study area intersections. The background and build-out Synchro/HCS results were used to obtain the 95th percentile queue lengths anticipated for each exclusive turn lane during the a.m. and p.m. peak-hours that were affected by project trips. Turn lane requirements were evaluated using the Volusia County LDC Section 72-619, Table VI and FDOT Design Manual Exhibit 212-1. The resulting recommended turn lane lengths for the intersections are provided in Table 15. As indicated in the table, the following turn-lane extensions are recommended:

- SR 40 at Tymber Creek Road
  - Extend southbound left-turn lanes by 100-feet
- SR 40 at I-95 Northbound Ramps
  - Extend eastbound left-turn lane by 100-feet
- SR 40 at Williamson Boulevard
  - Extend northbound left-turn lanes by 25-feet
- SR 40 at Clyde Morris Boulevard
  - Extend eastbound right-turn lane by 25-feet
- Williamson Boulevard at Hand Avenue
  - Extend southbound left-turn lane by 15-feet
- Williamson Boulevard at LPGA Boulevard
  - Extend westbound right-turn lane by 25-feet

Table 15
2023 Build-Out AM and PM Peak-Hour - Queue Length and Turn Lane Recommendations
Tymber Creek Apartments

Intersection	Turn Lane	Posted Speed Limit (mph)	Existing Lane Length (ft)	Required Deceleration (ft)*	Existing				Background				Build-Out					
					# of Lanes	95th Percentile Queue Length (veh x 25 ft)	Total Required Turn Lane Length (ft)	Lane Length Deficiency (ft)	# of Lanes	95th Percentile Queue Length (veh x 25 ft)	Total Required Turn Lane Length (ft)	Lane Length Deficiency (ft)	# of Lanes	95th Percentile Queue Length (veh x 25 ft)	Total Required Turn Lane Length (ft)	Lane Length Deficiency (ft)	Lane Length Deficiency Difference from Background to Build-Out (ft)	Project Trips
AM																		
SR 40 at Tymber Creek Rd.	EBL	50	495	350	1	75	425	0	1	75	425	0	1	125	475	0	0	15
	SBL	45	640	385	2	375	760	120	2	400	785	145	2	500	885	245	100	82
SR 40 at I-95 SB Ramps	EBR	45	550	290	1	125	415	0	1	125	415	0	1	125	415	0	0	26
	SBR	35	425	155	1	50	205	0	1	50	205	0	1	50	205	0	0	26
SR 40 at I-95 NB Ramps	EBL	45	175	290	1	225	515	340	1	225	515	340	1	250	540	365	25	23
SR 40 at Williamson Blvd.	NBL	40	395	240	2	350	590	195	2	350	590	195	2	375	615	220	25	35
SR 40 at Clyde Morris Blvd.	EBR	45	205	240	1	400	640	435	1	425	665	460	1	450	690	485	25	1
	NBL	35	430	185	2	300	485	55	2	325	510	80	2	325	510	80	0	1
Tymber Creek Rd. at Tymber Run	NBL	45	225	385	1	25	410	185	1	25	410	185	1	25	410	185	0	3
Williamson Blvd. at Hand Ave.	SBL	40	380	320	1	50	370	0	1	50	370	0	1	50	370	0	0	8
Williamson Blvd. at LPGA Blvd.	EBL	45	390	385	2	175	560	170	2	225	610	220	2	225	610	220	0	4
	WBR	45	390	385	1	125	510	120	1	250	635	245	1	250	635	245	0	5
	SBL	50	360	455	2	125	580	220	2	150	605	245	2	150	605	245	0	5
PM																		
SR 40 at Tymber Creek Rd.	EBL	50	495	350	1	75	425	0	1	75	425	0	1	125	475	0	0	6
	SBL	45	640	385	2	250	635	0	2	250	635	0	2	300	685	45	45	47
SR 40 at I-95 SB Ramps	EBR	45	550	290	1	200	490	0	1	225	515	0	1	250	540	0	0	31
	SBR	35	425	155	1	100	255	0	1	225	380	0	1	175	330	0	0	33
SR 40 at I-95 NB Ramps	EBL	45	175	290	1	200	490	315	1	200	490	315	1	300	590	415	100	26
SR 40 at Williamson Blvd.	NBL	40	395	240	2	650	890	495	2	600	840	445	2	625	865	470	25	45
SR 40 at Clyde Morris Blvd.	EBR	45	205	240	1	425	665	460	1	525	765	560	1	525	765	560	0	2
	NBL	35	430	185	2	325	510	80	2	350	535	105	2	350	535	105	0	2
Tymber Creek Rd. at Tymber Run	NBL	45	225	385	1	25	410	185	1	25	410	185	1	25	410	185	0	4
Williamson Blvd. at Hand Ave.	SBL	40	380	320	1	50	370	0	1	50	370	0	1	75	395	15	15	10
Williamson Blvd. at LPGA Blvd.	EBL	45	390	385	2	225	610	220	2	300	685	295	2	300	685	295	0	5
	WBR	45	390	385	1	250	635	245	1	325	710	320	1	350	735	345	25	6
	SBL	50	360	455	2	250	705	345	2	425	880	520	2	425	880	520	0	6

**Based upon Volusia County LDC Section 72-619 Table VI and FDOT Design Manual 212-1*

Alternate Mode Analysis

An alternative mode analysis has been conducted to determine existing and proposed alternate modes of transportation within the immediate project study area.

VOTRAN, Volusia County's public transportation system, provides transportation alternatives to all urban areas of the county via fixed route buses and paratransit vehicles. The frequency of most routes is one hour, with a few operating on the half-hour. Standard daily service is provided from 6 a.m. – 7 p.m., Monday through Saturday, with a limited fixed route service at night and on Sunday. At this time, VOTRAN does not operate a fixed route near the location of the proposed development.

There are 5-foot and 8-foot sidewalks currently along both sides of Tymber Creek Road and adjacent to the proposed development along SR 40. There are bicycle lanes present along SR 40 and Tymber Creek Road adjacent to proposed development. A sidewalk network internal to the development will provide access to the commercial development and connect to the external sidewalk along Tymber Creek Road, providing connectivity for pedestrians. Within the 2-mile walk zone for schools near the development, sidewalks adjacent to the proposed development along Tymber Creek Road continue north, providing continuous access to Pathways Elementary School. For pedestrians to have continuous access to Pine Trails Elementary, sidewalk installation along Airport Road, east of Tymber Creek Road, is required.

Site Access Analysis

Access is proposed on SR 40 via an existing right-in/right-out driveway at the adjacent Walgreens, and an existing right-in/right-out driveway on Tymber Creek Road and an additional proposed right-out northern driveway on Tymber Creek Road. Based on the proposed site plan and number of peak-hour trips anticipated at the Tymber Creek Road driveway, the access point is classified as intermediate driveway. Tymber Creek Road is currently maintained by Volusia County with a speed limit of 45 miles per hour (mph) and is therefore required to meet current driveway criteria provided within Volusia County Land Development Code (LDC).

Section 72-619 states that a right-turn lane shall be required for an intermediate driveway adjacent to a thoroughfare with a speed limit greater than 35 mph. Therefore, a 385-foot (includes 50-foot taper) southbound right-turn lane is required at the southern Tymber Creek Road project driveway. Currently, there is no right turn lane at this driveway for the existing Walgreens development. Since the northern driveway along Tymber Creek Road is an exit only driveway, there are no turn lanes required.

SR 40 is maintained by FDOT as a state facility. There is an existing channelized right-turn lane into the project driveway that services the existing Walgreens driveway.

Proportionate Share (PS)

Based on Florida Statue and procedures outlined in the R2CTPO TIA guidelines, the proportionate Share (PS) shall be calculated using projects trips divided by the change in roadway capacity provided by the recommended improvements providing the projects PS percentage for the improvement. The total estimated construction cost for the improvement is multiplied by the PS percentage to determine the applicant's PS contribution.

The recommended improvements eligible for PS determination, the estimated improvements costs and PS calculation will be provided with the response to agency comments letter.

6

CONCLUSION AND RECOMMENDATIONS

This study was conducted to evaluate the impact the proposed Tymber Creek Apartments development would have on the surrounding roadway network in the City of Ormond Beach. The development will generate 301 new external a.m. peak-hour trips and 368 p.m. new external peak-hour trips. The results of the study are summarized in Tables 16 and 17, below.

Table 16
Recommended Improvements - Roadway Segments
Tymber Creek Apartments

Roadway	Segment		When Improvement Required	
	To	From	2023 Background	2023 Build-Out
SR 40	I-95	Clyde Morris Blvd.		6L
Hand Ave	Clyde Morris Blvd	Shangri La Dr	4L	
Williamson Blvd.	Hand Ave	Strickland Range Rd	4L	
LPGA Blvd	Tymber Creek Rd.	Tomoka Farms Rd.	4L	
	Tomoka Farms Rd.	I-95 SB Ramps	8L	
	I-95 SB Ramps	I-95 NB Ramps	8L	
	I-95 NB Ramps	Outlet Blvd.	8L	
	Outlet Blvd.	Williamson Blvd.	8L	
	Williamson Blvd.	Clyde Morris Blvd.	6L	

Please note, the recommended improvements for LPGA Boulevard from Tomoka Farms Road to Williamson Boulevard and SR 40 from I-95 to Clyde Morris Boulevard in Table 14 are not shown in the 2025 Future Number of Lanes Map found in the transportation element of Volusia County's Comprehensive Plan. Per Volusia County request, for the purpose of proportionate share costs, the project impacts from the segment of LPGA Boulevard have been reassigned to the future Dunn Avenue Extension, and the project impacts from the segment of SR 40 have been reassigned to Hand Avenue. The cost for the improvement will be reflected in the proportionate share calculation.

Table 17
Recommended Improvements - Intersections
Tymber Creek Apartments

Intersection	When Improvement Required	
	2023 Background	2023 Build-Out
Williamson Blvd. at Strickland Range Rd.	• Add exclusive westbound right-turn lane	
SR 40 at Williamson Blvd.	• Optimize timings	• Optimize timings in the p.m. peak-hour
SR 40 at Clyde Morris Blvd.	• Add northbound right-turn overlap phase • Optimize timings	
Williamson Blvd. at LPGA Blvd.	• Add exclusive northbound right-turn lane • Add exclusive southbound right-turn lane • Add additional westbound through-lane • Add eastbound, northbound, and southbound right-turn overlap phases • Optimize timings	

Based on the Volusia County Land Development Code (LDC), a southbound right-turn lane of 385-feet (includes 50-foot taper) is required at the southern Tymber Creek Road project driveway.

Based on the results of the TIA and the recommended improvements, the proposed Tymber Creek Apartments development is recommended for approval.

APPENDICES

ATTACHMENT 6

Applicant Provided Information

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznapstajler
Matthew S. Welch
Robert E. Doan
William A. Rice
Douglas J. Collins
Sar E. Glover
Holly W. Zitzka
Jessica L. Gow
Nika K. Hosseini
Sydney V. Cichon
Brandon T. Byers

COBB COLE
Attorneys at Law
Since 1925

Daytona Beach • DeLand

231 N. Woodland Blvd.
DeLand, Florida 32720
(386) 736-7700
Fax (386) 785-1549
CobbCole.com

OF COUNSEL
Larry D. Marsh
Frederick B. Karl, Jr.

RETIRED
Thomas S. Hart

William M. Cobb
(1881-1939)
Thomas T. Cobb
(1916-2004)
W. Warren Cole, Jr.
(1926-2008)

June 28, 2022

Mr. Steve Spraker
Planning Director
City of Ormond Beach
22 South Beach Street
Ormond Beach, FL 32174

Re: Tymber Creek Apartments
Parcel ID No(s).: 4125-00-00-0243 and 4125-00-00-0221

Dear Steve:

Our office has the pleasure of representing VCP Ormond Beach II, LLC, owner and developer of the above-referenced properties in Ormond Beach, Florida. This proposed project consists of 300 multifamily units within ten buildings and associated amenities. As outlined herein, this project is consistent with the directives contained in the Ormond Beach Comprehensive Plan and the requirements for the Planned Business Development zoning overlay and provides the following:

a. Innovative site design.

The Tymber Creek Apartments project encompasses approximately 19.620 acres of land with a proposed density of 18.27 residential units per acre. As a result, the goal of this development is to provide significant open areas and active recreation areas for the residents of the development to use and enjoy as well as timeless elevations and designs. The PD Plan, attached to the development agreement as Exhibit "B" demonstrates the innovative nature of the project design as a whole, with expansive open and green space, and interconnected street and sidewalk features.

b. Efficient location and utilization of infrastructure.

The Tymber Creek Apartments development provides for unique and thoughtful elevations for the multifamily structures, to provide the residents of Ormond Beach a beautiful residence and community to reside and work in. The development also provides for distinctive and classic entry features and signage, as further detailed in the attached

exhibits. Seventy-one (71) bicycle spaces are provided throughout the development with integrated sidewalks throughout the project connected to courtyards with additional plantings and landscaping. This development is contiguous to an existing commercial development as well as single-family residential development and as a result, provides for a mix of uses and housing types, as encouraged by the comprehensive plan.

The development also includes significant entry features, buffering, and landscape features as specifically innovated for this project by the landscape architects and engineers at Newkirk. The exhibits to the development agreement illustrate the interconnected elements of the cohesive streetscape in addition to connecting sidewalks surrounding the proposed development.

c. Open space, recreation, common areas.

The development offers acres of open space areas, active recreation, and amenity areas for the residents of the development to enjoy as part of an active lifestyle in Ormond Beach. The development also preserves over 2.4 acres of wetlands, and includes almost an acre of beautiful wet ponds throughout the development. The development also includes bicycle parking spaces, courtyards, a clubhouse and pool, and a dog park.

d. Usable and suitable located civic spaces, recreational facilities, open spaces and scenic areas.

The development provides for courtyards for the residents, a dog park for residents to walk their dogs and meet up with their fellow neighbors, and also provides for a gathering place in a club house and pool where residents can come together and enjoy the facilities the club house has to offer.

e. Coherent and visually attractive physical environment.

The enhanced buffers of the project paired with the modern yet subtle design style of the proposed buildings and floating fountains provides for a cohesive and aesthetically pleasing development for all residents and neighbors to enjoy.

f. Ensure compatibility with adjacent neighborhoods.

The project includes large tree preservation areas, landscape buffers, retaining walls and screening around the perimeter of the project boundaries to provide for separation with other uses.

Moreover, the project includes certain parking areas located on the side and rear of the buildings, a combination of retaining walls, screening such as fences, and buffers to define the project perimeter, a trash disposal area that is integrated into the site and aesthetically matches the project as a whole, and outdoor amenities such as courtyards and a dog park. We are also continuing to work with Newkirk on advancing this project and site plan forward based on feedback and comments from City staff and the community.

Based on the responses above, we are excited to move the proposed Tymber Creek Apartments project forward for the residents of Ormond Beach with a request for additional density. As always, should you have any questions, please do not hesitate to contact me.

Sincerely,

Nika K. Hosseini
Nika.Hosseini@CobbCole.com

NKH/lf

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznapstajler
Matthew S. Welch
Robert E. Doan
William A. Rice
Douglas J. Collins
Sar E. Glover
Holly W. Zitzka
Jessica L. Gow
Nika K. Hosseini
Sydney V. Cichon
Brandon T. Byers

COBB COLE
Attorneys at Law
Since 1925

Daytona Beach • DeLand

231 N. Woodland Blvd.
DeLand, Florida 32720
(386) 736-7700
Fax (386) 785-1549
CobbCole.com

OF COUNSEL
Larry D. Marsh
Frederick B. Karl, Jr.

RETIRED
Thomas S. Hart

William M. Cobb
(1881-1939)
Thomas T. Cobb
(1916-2004)
W. Warren Cole, Jr.
(1926-2008)

June 28, 2022

Mr. Steve Spraker
Planning Director
City of Ormond Beach
22 South Beach Street
Ormond Beach, FL 32174

Re: PBD Public Hearing Application - Tymber Creek Apartments
Parcel ID No(s).: 4125-00-00-0243 and 4125-00-00-0221

Dear Steve:

Our office has the pleasure of representing VCP Ormond Beach II, LLC, owner and developer of the above-referenced properties in Ormond Beach, Florida. This proposed project consists of 300 multifamily units within ten buildings and associated amenities. Enclosed please find the following documents for this application.

- PBD Public Hearing application;
- Authorization of Owner;
- Proof of Ownership (property cards);
- Special Warranty Deed;
- Letter regarding description of project, requests & public benefits; and
- PBD Development Order with exhibits.

We are excited to move the proposed Tymber Creek Apartments project forward for the residents of Ormond Beach with a request for additional density. As always, should you have any questions, please do not hesitate to contact me.

Sincerely,

Nika K. Hosseini

Nika K. Hosseini
Nika.Hosseini@CobbCole.com

NKH/lf

BEFORE THE
CITY COMMISSION
OF THE
CITY OF ORMOND BEACH

IN RE: Application of: VCP Ormond Beach II, LLC, owner and developer
Application No: 2022-___
Project Name: Tymber Creek Apartments
Property Address: North Tymber Creek Road, Ormond Beach, FL 32174
Parcel ID Number(s): 4125-00-00-0243 and 4125-00-00-0221

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 _____, 2022 and _____, 2022 and the City Commission having considered those items as required by 1-18(D) of the *Land Development Code*, and having heard testimony and evidence from all affected persons, the City Commission hereby finds that:

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; deprive adjoining properties of adequate light and air; or 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 amended;

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 amended;

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 used of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area; and

10. The testimony provided at public hearings.

Thereupon and in consideration thereof, the City Commission hereby orders that:

A. The application of VCP Ormond Beach II, LLC, a Florida limited liability company, the owner and developer of that property consisting of approximately +/- 19.620 acres located at the intersection of Granada Boulevard and Tymber Creek Road (Volusia County parcel numbers: 4125-00-00-0243 and 4125-00-00-0221) (the "Property"), for a Development Order for a Planned Business Development to be known as "Tymber Creek Apartments", to allow the construction of a residential community consisting of 300 multifamily units, and associated site improvements, on that Property more particularly described and depicted in Exhibit "A" and which plan is illustrated in Exhibit "B", which are respectively 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 by strictly complied with.

2. Incorporate the uses and dimensional standards of the B-8 (Commercial) zoning district, except as otherwise provided in the development order.

3. *Signage.* Signage for the development shall meet Section 2-36(g)(1) of the City of Ormond Beach *Land Development Code*.

4. *Fences.* The developer may implement perimeter fencing on the Property as part of the development.

5. *Phasing.* The development may be built in one or more phases and in any order, in substantial accordance with the phasing plan, attached as

as Exhibit "C". Any revisions to the phasing plan may be processed as a minor amendment to this PBD Development Order.

6. *Lot Layout.* The actual count, location, and layout of the developed areas within the development shall be determined during site plan review and may be modified based on responses from and requirements of applicable permitting agencies and identified environmental conditions.

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 "B".

C. No material changed 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(C)(2) 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 three (3) 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(C)(2) 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. 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 _____, then this Development Order shall automatically become void and shall have no further legal effect per Chapter 1, Article II,

Section 1-14(C)(2), of the *Land Development Code.* If a building permit is issued on or before _____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 VCP Ormond Beach II, LLC, a Florida limited liability company, the owner and developer, and its successors and assigns, and shall run with the real property described in Exhibit "A" attached hereto.

ORDERED this ____day of _____ 2022.

CITY COMMISSION
CITY OF ORMOND BEACH, a Florida municipal corporation

By: _____
BILL PARTINGTON
Mayor

(CITY SEAL)

Attest: _____
JOYCE A. SHANAHAN
City Manager

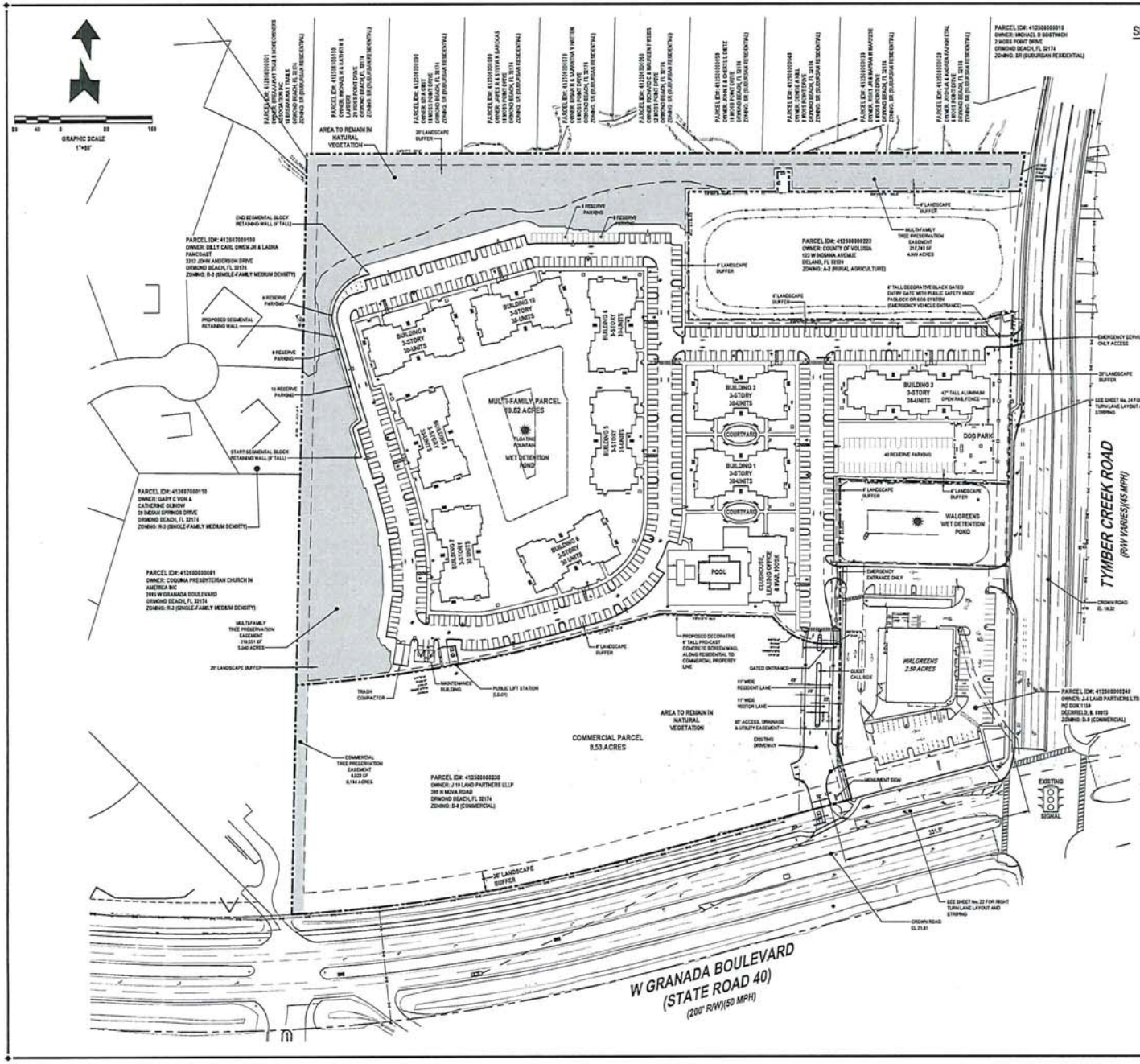
Exhibit A
Legal Description

A PORTION OF THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTWEST ¼ OF SAID SECTION 25 WITH THE WESTERLY RIGHT OF WAY LINE OF N. TYMBER CREEK ROAD AS NOW LAID OUT AND IN USE; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY LINE S00°34'36"E, 251.98 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S89°41'08"W, 294.01 FEET; THENCE S01°55'12"E, 288.06 FEET; THENCE S89°24'30"W, 21.05 FEET TO THE BEGINNING OF A CRUVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 114.00 FEET AND CENTRAL ANGLE OF 56°32'40"; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 112.50 FEET; THENCE S89°24'30"W, 196.16 FEET; THENCE S73°06'38"W, 181.26 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2396.93 FEET AND CENTRAL ANGLE OF 11°08'38"; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 466.20 FEET TO THE WEST LINE OF SAID SECTION 25; THENCE N00°43'37"W ALONG SAID WEST LINE, 930.26 FEET TO THE SOUTH LINE OF THE NORTH ¾ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 25; THENCE N88°04'47"E ALONG SAID SOUTH LINE, 1251.97 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID N. TYMBER CREEK ROAD AND THE BEGINNING OF A NON TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2143.48 FEET, A CENTRAL ANGLE OF 01°49'56" AND A CHORD BEARING S05°22'45'W; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 68.55 FEET TO A POINT ON THE BOUNDARY OF THAT PROPERTY DESCRIBED AS PARCEL NUMBER: 103-POND 1, IN OFFICIAL RECORD BOOK 6966, PAGE 0009, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) CALLS: S88°04'48"W, 402.56 FEET; THENCE N01°55'12"W, 35.00 FEET; THENCE S88°04'48"W, 20.00 FEET; THENCE S01°55'12"E, 35.00 FEET; THENCE S88°04'48"W, 155.00 FEET; THENCE S01°55'12"E, 225.00 FEET; THENCE N88°04'48"E, 512.51 FEET; THENCE N72°33'09"E, 53.79 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID N. TYMBER CREEK ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S00°34'36"E, 49.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.62 ACRES, MORE OR LESS.

Exhibit B
Overall Development Plan



SITE DEVELOPMENT USAGE

1. SETBACK:

	BUILDING	LANDSCAPE
FRONT (TYMBER CREEK)	25 FEET	20 FEET
REAR (NORTH)	20 FEET	20 FEET
SIDE (WEST)	10 FEET	20 FEET
SIDE (INTERIOR)	10 FEET	6 FEET
SIDE (CORNER)	20 FEET	6 FEET
MAXIMUM BUILDING HEIGHT		45 FEET

* SECTION 3-36(d) STATES, "HEIGHT LIMITS MAY EXCEED THAT ALLOWED BY DISTRICT REGULATIONS BY A MAXIMUM FIFTEEN FEET (15'), PROVIDED THAT THE STRUCTURE IS LOCATED AS TO NOT HAVE AN ADVERSE IMPACT ON ADJOINING PROPERTIES, PARTICULARLY SINGLE-FAMILY HOMES. THIS ADDITIONAL HEIGHT ALLOWANCE WILL NOT BE AWARDED FOR ANY PORTION OF A STRUCTURE LOCATED WITHIN FIFTY FEET (50') OF A SINGLE FAMILY HOME OR FOR A VACANT SITE IN A ZONING DISTRICT DESIGNED PRIMARILY FOR SUCH USE. IN NO CASE SHALL ANY BUILDING HEIGHT EXCEED SEVENTY-FIVE FEET (75') WHEN MEASURED FROM THE AVERAGE MEDIAN LOT ELEVATION TO THE HIGHEST POINT OF ANY STRUCTURE AND/OR ATTACHED SERVICES."

MAXIMUM BUILDING COVERAGE	35%
MAXIMUM IMPERVIOUS LOT COVERAGE	75%

THE B-8 ZONING DISTRICT ALLOWS 10 UNITS PER ACRE, THE LAND USE CATEGORIES ALLOW:
(1) "OPEN SPACE/CONSERVATION" (3.2 ACRES) - 0 UNITS
(2) "RESIDENTIAL, OFFICE RETAIL" (3.2 ACRES) - 48 UNITS
(3) "GENERAL COMMERCIAL" (13.22 ACRES) - 423 UNITS

THE PROPERTY'S LAND USES ALLOW A TOTAL OF 471 UNITS (300 UNITS PROPOSED).
THE UNITS PER ACRE NEED TO BE BASED UPON 16.42 ACRES OR
300 UNITS / 16.42 = 18.27 UNITS PER ACRE

NO STRUCTURE SHALL EXCEED 180 LINEAR FEET IN LENGTH PER LDC SECTION 3-57(22)(f).

2. PROPOSED SITE COVERAGE:

	SQ. FT	ACRE	%
BUILDINGS	127,446	2.926	14.9
PAVEMENT	164,109	3.767	19.2
CONCRETE SIDEWALKS / PADS/ POOL DECK	46,260	1.062	5.4
RESERVED PARKING	18,910	0.432	2.2
EXTERIOR LANDSCAPE	67,354	1.544	7.9
INTERIOR LANDSCAPE	312,116	7.165	36.5
WET DETENTION PONDS	32,862	0.754	3.8
WETLANDS	104,588	2.402	12.2
TOTAL SITE	854,635	19.620	100.0
TOTAL IMPERVIOUS	337,915	7.755	39.5
TOTAL PERVIOUS	516,920	11.865	60.5

3. PARKING REQUIREMENTS

UNIT MIX	
1.5 SPACES PER 1 BEDROOM x 168	= 252 SPACES
0.5 SPACES RESERVE PER 2 BEDROOM x 120	= 84 SPACES
2.0 SPACES PER 2 BEDROOM x 120	= 240 SPACES
2.0 SPACES PER 3 BEDROOM x 12	= 24 SPACES
TOTAL REQUIRED PARKING	= 600 SPACES

4. PARKING PROVIDED

		%
HANDICAP	11	1.8
STANDARD	506	84.3
RESERVE	83	13.8
TOTAL PARKING PROVIDED	600	100.0

5. BICYCLE PARKING REQUIRED

10% OF TOTAL PARKING = 0.10 x 600 = 60
REQUIRED BICYCLE PARKING = 60 SPACES

6. BICYCLE PARKING PROVIDED

71 BICYCLE SPACES PROVIDED

REVISIONS		
DATE	DESCRIPTION	
4/7/22	CITY COMMENTS	
5/2/22	CITY COMMENTS	

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672-7744
www.NewkirkEngineering.com
C.A.# 30203
L.C.# 29351
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

OVERALL DEVELOMENT PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING AND USE OR REPRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF NEWKIRK ENGINEERING IS PROHIBITED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

Harry Newkirk

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY NEWKIRK — LICENSE — NO. 62971 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

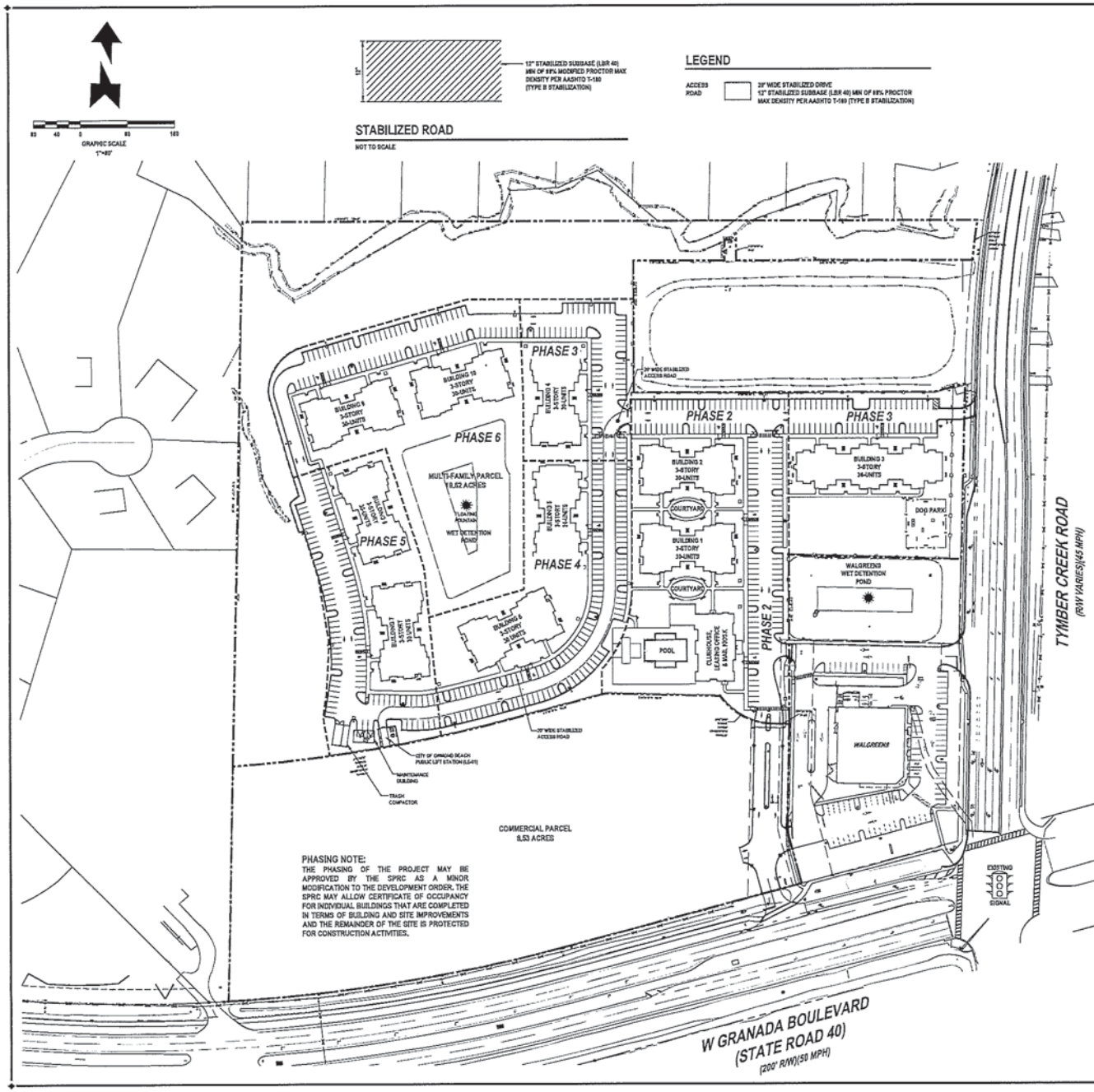
HARRY H. NEWKIRK, P.E. # 62971

PROJECT No.	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	AWS
CHECKED BY:	HHN
SCALE:	1" = 80'

DRAWING NUMBER

15

Exhibit C
Phasing Plan



PHASING NOTE:
THE PHASING OF THE PROJECT MAY BE APPROVED BY THE SPRC AS A MINOR MODIFICATION TO THE DEVELOPMENT ORDER. THE SPRC MAY ALLOW CERTIFICATE OF OCCUPANCY FOR INDIVIDUAL BUILDINGS THAT ARE COMPLETED IN TERMS OF BUILDING AND SITE IMPROVEMENTS AND THE REMAINDER OF THE SITE IS PROTECTED FOR CONSTRUCTION ACTIVITIES.

PHASE 1 (SITE INFRASTRUCTURE CONSTRUCTION)

1. INSTALL ALL SITE FENCE, TREE BARRICADES AND CONSTRUCTION ENTRANCE.
2. CLEARING AND GRUBBING ENTIRE SITE WITHIN LIMITS OF CONSTRUCTION.
3. EARTHWORK IMPROVEMENTS CONSISTING OF SITE GRADING AND STORMWATER PONDS.
4. INSTALL PUBLIC LIFT STATION AND SANITARY SEWER MAIN, MANHOLES AND SERVICES.
5. INSTALL WATER MAIN, FIRE HYDRANTS, WATER SERVICES AND FIRE SERVICES.
6. INSTALL STORMWATER INLETS, DRAINAGE PIPES, CONTROL STRUCTURES, STORM-TECH EXFILTRATION AND MITERED END SECTIONS.
7. INSTALL SEGMENTAL RETAINING WALL.
8. INSTALL 25-FEET WIDE STABILIZED ACCESS ROAD TO LIFT STATION.
9. INSTALL FIRST LIFT OF ASPHALT PAVEMENT CONSISTING OF STABILIZED SUBBASE, BASE, 3/4 INCH OF ASPHALT AND CURBING.
10. TYMBER CREEK ROADWAY IMPROVEMENTS CONSISTING OF RIGHT-TURN LANE AND DUEL LEFT TURN LANE EXPANSION.
11. SURVEYOR TO PREPARE AS-BUILTS FOR WATER AND SEWER IMPROVEMENTS.
12. ENGINEER OF RECORD TO PREPARE FDEP WATER AND WASTEWATER CERTIFICATIONS FOR CITY OF ORMOND BEACH APPROVAL. ENGINEER OF RECORD TO SUBMIT FDEP WATER AND WASTEWATER CERTIFICATIONS TO FDEP FOR FINAL APPROVAL.
13. ENGINEER OF RECORD TO CERTIFY TYMBER CREEK ROAD IMPROVEMENTS WITH VOLUSIA COUNTY.

PHASE 2 (CLUBHOUSE, BUILDING 1 & 2)

1. ALL SITE INFRASTRUCTURE IMPROVEMENTS SHALL BE CONSTRUCTED INCLUDING FIRST LIFT OF ASPHALT FOR THE ENTIRE DEVELOPMENT PRIOR TO REQUESTING ANY BUILDING CLEARING FOR OCCUPANCIES.
2. CONSTRUCT CLUBHOUSE AND POOL, BUILDING 1 AND 2 BUILDING IMPROVEMENTS.
3. INSTALL SECOND LIFT OF ASPHALT (SM') WITHIN BUILDING PHASE.
4. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
5. INSTALL SIDEWALK CONNECTION TO GRANADA BOULEVARD.
6. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
7. INSTALL PRE-CAST SCREEN WALL.
8. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
9. INSTALL LANDSCAPE, IRRIGATION AND FLOATING FOUNTAIN WITHIN WALGREENS.
10. SURVEYOR TO PREPARE AS-BUILTS FOR THIS BUILDING PHASE.
11. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
12. INSTALL TEMPORARY DUMPSTER.
13. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
14. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
15. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 3 (BUILDING 3 & 4)

1. CONSTRUCT BUILDING 3 AND 4 BUILDING IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (SM') WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL SIDEWALK CONNECTION TO TYMBER CREEK ROAD.
5. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
6. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
7. INSTALL TEMPORARY DUMPSTER.
8. SURVEYOR TO PREPARE AS-BUILTS FOR THIS BUILDING PHASE.
9. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
10. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
11. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
12. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS A REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 4 (BUILDING 5 & 6)

1. CONSTRUCT BUILDING 5 AND 6 BUILDING IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (SM') WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
5. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
6. INSTALL TEMPORARY DUMPSTER.
7. SURVEYOR TO PREPARE AS-BUILTS FOR THIS BUILDING PHASE.
8. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
9. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
10. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
11. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 5 (BUILDING 7, 8, MAINTENANCE BLDG. & TRASH COMPACTOR)

1. CONSTRUCT BUILDING 7, 8, MAINTENANCE BUILDING AND TRASH COMPACTOR IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (SM') WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
5. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
6. REMOVE ALL TEMPORARY DUMPSTERS.
7. SURVEYOR TO PREPARE AS-BUILTS FOR THIS PHASE.
8. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
9. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
10. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
11. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 6 (BUILDING 9, 10 & ENTIRE SITE FINAL RE-INSPECTION)

1. CONSTRUCT BUILDING 9, 10 AND WET DETENTION POND IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (SM') WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
5. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
6. SURVEYOR TO PREPARE AS-BUILTS FOR THIS PHASE.
7. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
8. INSTALL FLOATING FOUNTAIN IN WET DETENTION POND.
9. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
10. ENGINEER OF RECORD TO CERTIFY STORMWATER SYSTEM WITH SJRWMD.
11. ENGINEER OF RECORD TO CERTIFY FDEP NOREC NOTICE OF TERMINATION.
12. CITY OF ORMOND BEACH PHASE INSPECTION AND RE-INSPECTION OF ENTIRE SITE WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
13. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS

1535 North US1, Suite 3
Ormond Beach, Florida 32174
(386) 677-2314 www.NewkirkEngineering.com
C.A. # 30039
L.C. # 26002914
C 2613
Civil Engineering
Traffic Engineering CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC

OVERALL PHASING PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING INC. USE OF REPRODUCTION IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF NEWKIRK ENGINEERING INC. COPYRIGHT 2019 ALL RIGHTS RESERVED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 80'

DRAWING NUMBER

16

VOLUSIA COUNTY SCHOOLS

School Board of Volusia County

Mrs. Ida D. Wright, Chairman
Mrs. Linda Cuthbert, Vice-Chairman
Mr. Carl Persis
Mr. Ruben Colón
Ms. Jamie M. Haynes

Dr. Scott Fritz
Superintendent of Schools

July 27, 2020

Newkirk Engineering INC.
Harry Newkirk, PE
1230 N. US HWY 1 Ste. 3
Ormond Beach Fl. 32174

RE: Tymber Creek Apartments – Ormond Beach
School Capacity Review #20-07-27-001-R

School Concurrency Determination
Concurrency Letter

Dear Mr. Newkirk,

The District has reviewed the updated information for the residential project known as Tymber Creek Apartments, associated with 19.62+/- acres of property. The property is located at 2011 W. Granada Boulevard., located within the city limits of Ormond Beach. Information provided within the school concurrency application indicates the development activity will consist of three hundred (300) multifamily units.

The district uses a county wide Student Generation Rate (SGR) of (0.273) per single family and (0.127) per multi-family dwelling unit to calculate projected students[1]. By applying the SGRs to the unit types in Table 1 below, we find the project could generate thirty-four (39) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	.273	0	0
Multi Family Dwelling Unit	.127	300	38.1
Mobile/ Manufactured Home Dwelling Unit	.047	0	0
	Total		39

The schools impacted by this development are Pathways Elementary, David C. Hinson Middle School, and Mainland High School.

[1] Most recent student generation rates are found in the School Impact Fee Update dated February 19, 2019. Study performed by Tindale Oliver.

Tymbe4r Creek Apartments – Ormond Beach
July 27, 2020

The Concurrency Analysis (Table 2) adjusts for impacts to the Concurrency Service Areas (CSAs) by accounting for current school year enrollments, existing reservations at the impacted schools, and the projected students generated by the applicant. These factors give an associated utilization or Level of Service (LOS) percentage for each CSA.

Concurrency Analysis

Table 2

Schools	Adopted LOS	SY 19/20 Enrollment	Active Reservations	Existing LOS w/ Res	Students Generated by Request	Result LOS
Pathways Elementary	115%	761	0	105%	17	107%
David C. Hinson Middle School	115%	1040	70	104%	10	105%
Halifax CSA (Mainland HS)	120%	7326	248	100%	11	100%
Other					1	

The adopted LOS standard at elementary and middle school is (115%) of permanent student stations, and (120%) for high school CSAs. This projected increase in students **will not** exceed the adopted LOS at the any school level; therefore, the school district does not have an objection to the proposed site plan. Minimum planning considerations should include pedestrian and vehicular access, safety, connectivity, and buffering

Please note that the School Board has the right to adjust the attendance boundaries to balance the student enrollment populations at these area schools. Therefore, students generated from this project may not attend the current assigned schools.

If you should have additional questions or require more information, please feel free to contact me at extension 50709.
Sincerely,

Stephanie B. Doster
Coordinator, Planning

Cc: Dr. Scott Fritz, Superintendent of Schools
Steven Grube, Director of Planning and Construction
Steven Sparker, Ormond Beach
Kiersta Hill, VCSB Planning Services Project File

FACILITIES SERVICES
3750 OLSON DRIVE, DAYTONA BEACH, FLORIDA 32124
PHONE: 386/734-7190 · FAX: 386/506-5056

An Equal Opportunity Employer

VOLUSIA COUNTY SCHOOLS

Certificate of School Concurrency

Volusia County School Board

Project Information	
Project Name	Tymber Creek Apartments
VCSB Project #	**20-07-27-001-R**
Jurisdiction Project#	
Parcel ID Numbers:	412500000221,412500000230
Project Location:	2011 W. Granada Blvd
# of residential units:	300
Residential Unit Type:	Multi Family
Property Owner/ Purchaser:	Tymber Creek Apartments LLC
Applicant/Agent Name:	Newkirk Engineering INC. Harry Newkirk

This School Concurrency Certificate shall reserve student stations for the above referenced project and shall confirm that said project meets the School Concurrency requirements of the adopted Interlocal Agreement for Public School Facility Planning.

School Concurrency Analysis					
School Levels:	Elementary	Middle	High	Other	Total Student Stations Reserved
Students Generated	**17**	**10**	**11**	1	**39**
Comments: This certificate is required to be included with the building permit submittal(s) as proof of school concurrency.					

This concurrency reservation shall expire two (2) years from the date of issuance of this certificate.

Stephanie B. Doster
Coordinator, Planning

27 July 2020
Issue Date

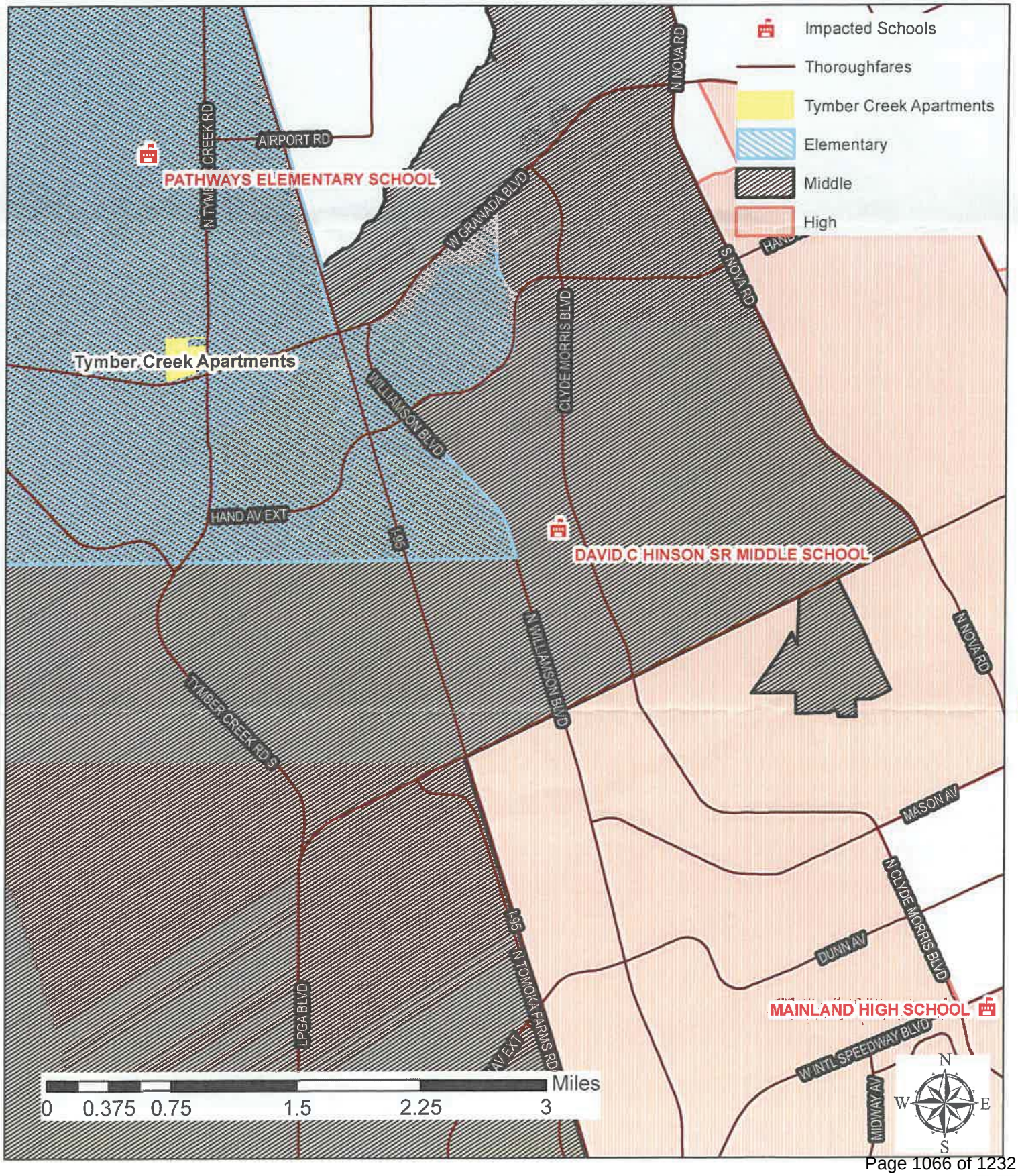
Created: 9/2007
Rev: 1/2018
Owner: Facilities Services

2008-072-VCS
Print Locally

VCSB Schools Impacted by Development

School Concurrency Review
Tymber Creek Apartments

Created by Facilities Services
June 2020



ATTACHMENT 7

Site plans

DWG.NO.	INDEX OF SHEETS DESCRIPTION
1	COVER
2-5	BOUNDARY AND TOPOGRAPHIC SURVEY
6-8	DEVELOPMENT INFORMATION AND CONSTRUCTION NOTES
9-11	DEMOLITION AND SWPPP PLAN
12	STATE ROAD 40 RIGHT-OF-WAY SWPPP
12.1	STATE ROAD 40 RIGHT-OF-WAY SWPPP
13	TYMBER CREEK ROAD RIGHT-OF-WAY SWPPP
14	SWPPP DETAILS AND NOTES
15	OVERALL DEVELOPMENT PLAN
16	OVERALL PHASING PLAN
17-18	SITE LAYOUT PLAN
19-20	STRIPING AND SIGNAGE PLAN
21	S.R. 40 OVERALL TURN LANE IMPROVEMENTS
22	S.R. 40 RIGHT TURN LANE RIGHT-OF-WAY IMPROVEMENTS
23	S.R. 40 RIGHT TURN LANE R-O-W DRAINAGE & GRADING
23.1	S.R. 40 LEFT TURN LANE R-O-W DRAINAGE & GRADING
23.2	S.R. 40 LEFT TURN LANE R-O-W DRAINAGE & GRADING
24	TYMBER CREEK ROAD RIGHT-OF-WAY IMPROVEMENTS
25	TYMBER CREEK ROAD R-O-W DRAINAGE & GRADING
26	DRAINAGE PLAN
27-28	DRAINAGE DETAILS
29	STORMTECH DETAILS
30	POST-DEV WATER TABLE CALCULATION PLAN
31	ACCESS ROAD DRAINAGE PLAN
32	ACCESS ROAD STORMTECH DETAILS
33	WALGREENS DRAINAGE MODIFICATION PLAN
34-35	GRADING PLAN
36-37	RETAINING WALL DETAILS AND NOTES
38-42	CROSS SECTIONS
43-44	UTILITY PLAN
45	PLAN AND PROFILE
46	PLAN AND PROFILE
47	PLAN AND PROFILE
48	PLAN AND PROFILE
49	PLAN AND PROFILE
50	PLAN AND PROFILE
51	UTILITY CONFLICT DETAILS
52	UTILITY DETAILS AND NOTES
53-55	CITY OF ORMOND BEACH LIFT STATION DETAILS
56-57	CITY OF ORMOND BEACH DETAILS
58	MISCELLANEOUS DETAILS AND NOTES
59-64	FDOT STANDARD CONSTRUCTION DETAILS
65-66	MAINTENANCE OF TRAFFIC
67	OVERALL LANDSCAPE PLAN
68-70	LANDSCAPE PLAN
71	LANDSCAPE PLAN (TYPICAL BUILDING TYPE 1, 2, AND 3)
72	LANDSCAPE DETAILS AND NOTES
73	TREE CREDIT CALCULATION PLAN
74-76	TREE REMOVAL PLAN
77	LANDSCAPE DETAILS AND NOTES
78	OVERALL IRRIGATION PLAN
79-81	IRRIGATION PLAN
82	IRRIGATION DETAILS AND NOTES
83	TREE PRESERVATION PLAN
84	OVERALL TREE PRESERVATION PLAN
85	WETLAND IMPACT / PRESERVATION PLAN
86	WETLAND BUFFER EXHIBIT
87	MEAN HIGH WATER MARK BUFFER EXHIBIT
88	BUILDING TO BUILDING SETBACK EXHIBIT
89	AUTOTURN TRUCK PLAN
90	EASEMENT PLAN
91	SITE PHOTOMETRIC PLAN
92	PHOTOMETRIC DETAILS

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.

SITE PLAN DRAWINGS FOR

TYMBER CREEK APARTMENTS

SECTION 25, TOWNSHIP 14 S, RANGE 31 E
412500000221 & 412500000230
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

NOVEMBER 2021
REVISED OCTOBER 2022

LEGAL DESCRIPTION

SEE BOUNDARY AND TOPOGRAPHIC SURVEY, SHEETS 2-5.

PROJECT STATEMENT

PROPOSE A 300-UNIT APARTMENT COMPLEX CONSISTING OF 10 APARTMENT BUILDINGS, CLUBHOUSE WITH POOL, MAINTENANCE BUILDING, TRASH COMPACTOR AND DOG PARK. THE PROJECT CONSISTS OF 19.62 ACRES WITH 7.787 ACRES OF IMPERVIOUS SURFACE.

JURISDICTIONAL AGENCY — PERMIT No.

CITY OF ORMOND BEACH (DEVELOPMENT ORDER)	PZ-22-008
FDEP (WASTEWATER)	.
FDEP (NPDES NOI)	FLR
FDOT (ACCESS)	2021-A-591-00078
FDOT (DRAINAGE)	2021-D-591-00042
FDOT (UTILITY)	.
SJRWMD (STORMWATER)	95674-3
VOLUSIA COUNTY (USE)	2020-P-USE-0578
VOLUSIA COUNTY HEALTH DEPARTMENT (WATER)	.

CONTACT NUMBERS

PLANNING & BUILDING - CITY OF ORMOND BEACH (386) 673-3238
WATER - CITY OF ORMOND BEACH UTILITY DEPARTMENT (386) 676-3220
WASTEWATER - CITY OF ORMOND BEACH UTILITY DEPARTMENT (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 TEAM

PROPERTY OWNER/APPLICANT: VCP ORMOND BEACH II LLC
2120 S HIGHWAY A1A
VERO BEACH, FL 32963
EMAIL: GMCMILLAN@TELLUS-PARTNERS.COM
PHONE: (404) 798-5974

ENGINEER/ LANDSCAPE ARCHITECT/ AGENT: NEWKIRK ENGINEERING, INC.
1230 NORTH US1, SUITE 3
ORMOND BEACH, FL 32174
PHONE: (386) 872-7794
EMAIL: HARRY@NEWKIRK-ENGINEERING.COM

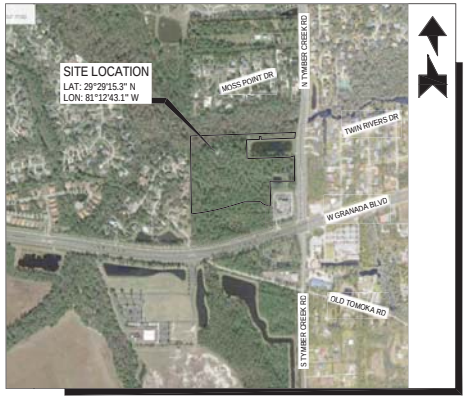
ARCHITECT: ENGLISH ASSOCIATES INC.
3084 MERCER UNIVERSITY DRIVE
ATLANTA, GA 30341
PHONE: (470) 395-6263
EMAIL: DENGLISH@ENGLISHASSOCIATESINC.COM

SURVEYOR: SLIGER & ASSOCIATES, INC.
3921 NOVA ROAD
PORT ORANGE, FL 32127
PHONE: (386) 761-5385
EMAIL: WWW.SLIGERASSOCIATES.COM

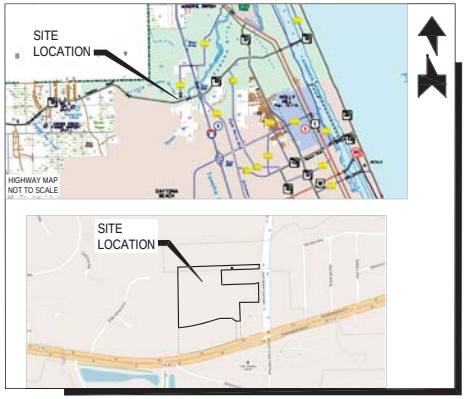
GEOTECHNICAL: UNIVERSAL ENGINEERING SCIENCES
911 BEVILLE ROAD, SUITE 3
SOUTH DAYTONA BEACH, FL 32119
PHONE: (386) 756-1105
EMAIL: BPOHL@UNIVERSALENGINEERING.COM

TRAFFIC: LASSITER TRANSPORTATION GROUP
1450 W GRANADA BOULEVARD, SUITE 2
ORMOND BEACH, FL 32174
PHONE: (386) 257-6996
EMAIL: INFO@LTG-INC.US

ENVIRONMENTAL: ECOLOGICAL CONSULTING SOLUTIONS, INC.
235 HUNT CLUB BOULEVARD, SUITE 202
LONGWOOD, FL 32779
PHONE: (407) 869-9434
EMAIL: BGRIFFY@ECSFL.CC

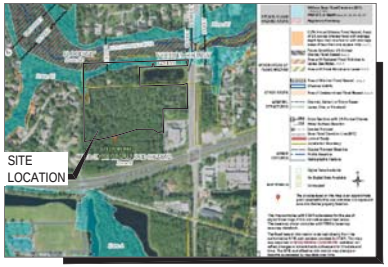


AERIAL MAP
SCALE: 1" = 700'

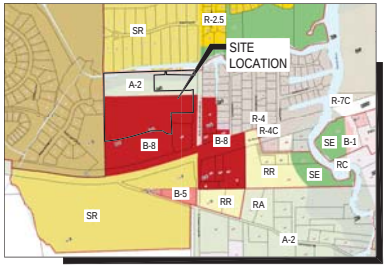


LOCATION MAP
SCALE: 1" = 1,200'





FLOOD ZONE MAP
SCALE: 1" = 700'
PANEL NO. 12127C0194 J
FLOOD ZONE "X" & "AE"



ZONING MAP
SCALE: 1" = 800'
PROJECT ZONING DISTRICT: B-8 (COMMERCIAL)



SOILS MAP
SCALE: 1" = 500'
SOIL TYPES: SEE SITE AND GENERAL INFORMATION SHEET No. 5

PROJECT No. 2020-06

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A.# 30309
LC.# 26000884
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

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.

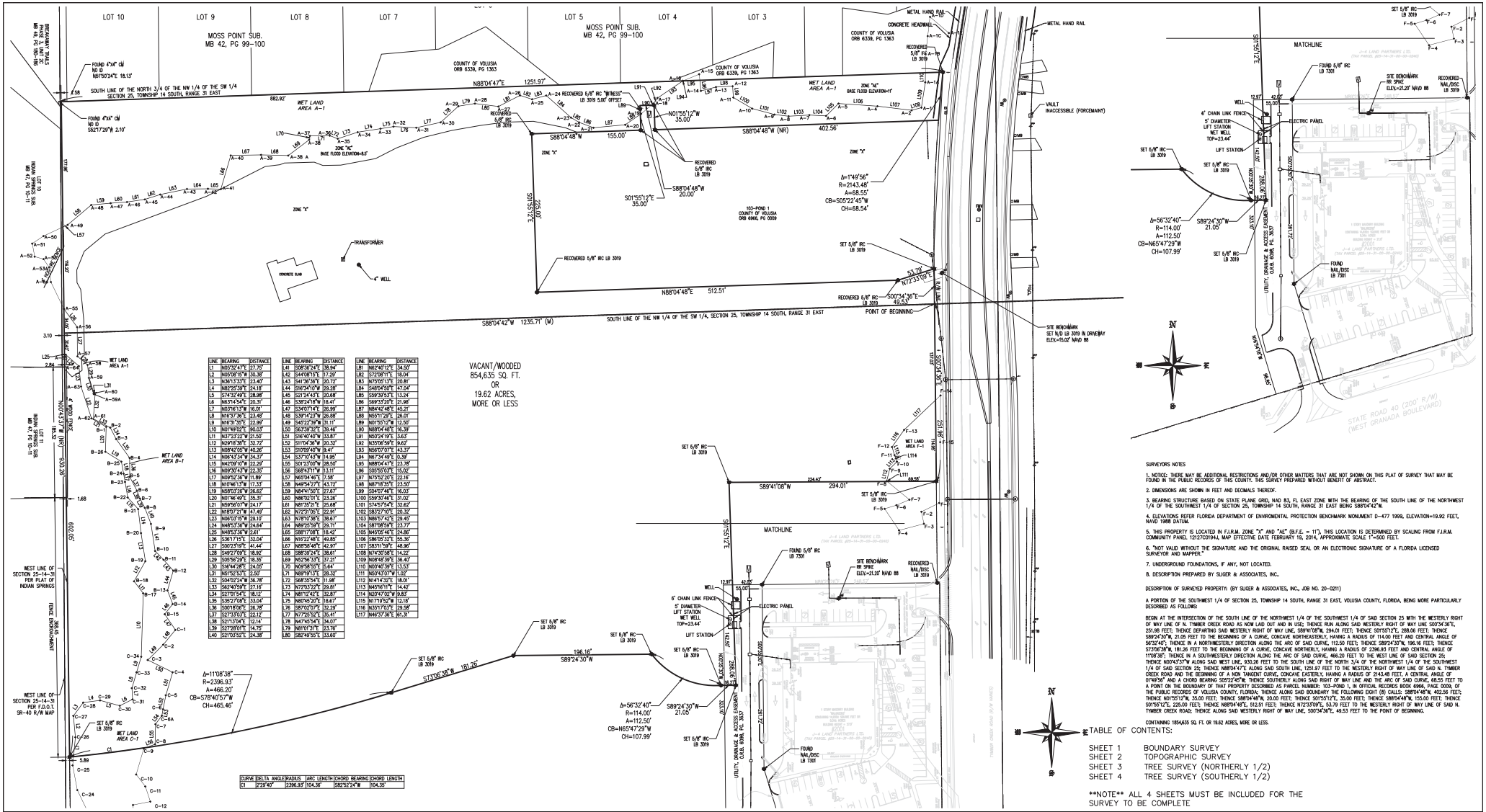
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

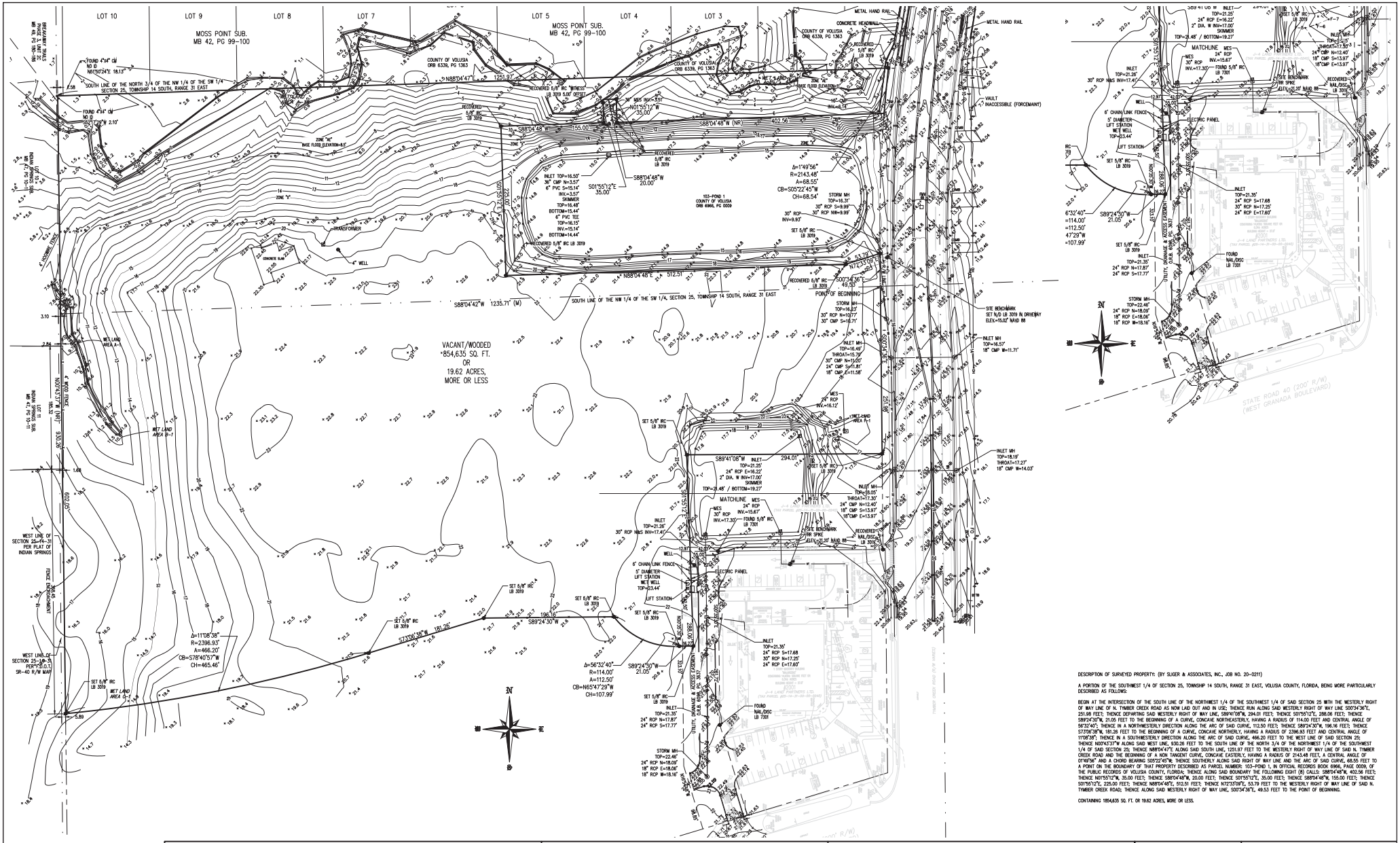
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

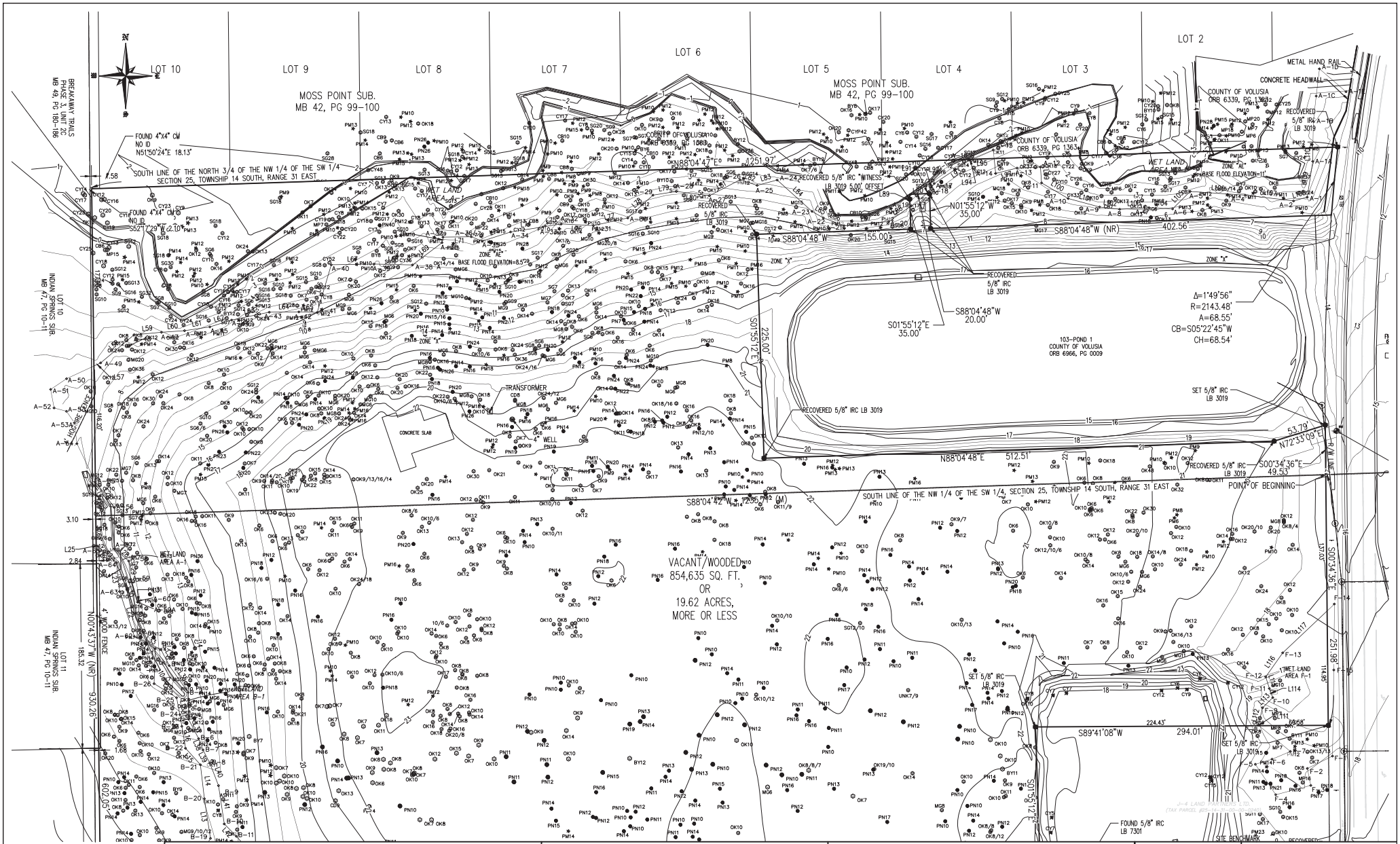
HARRY H. NEWKIRK, P.E. # 62971

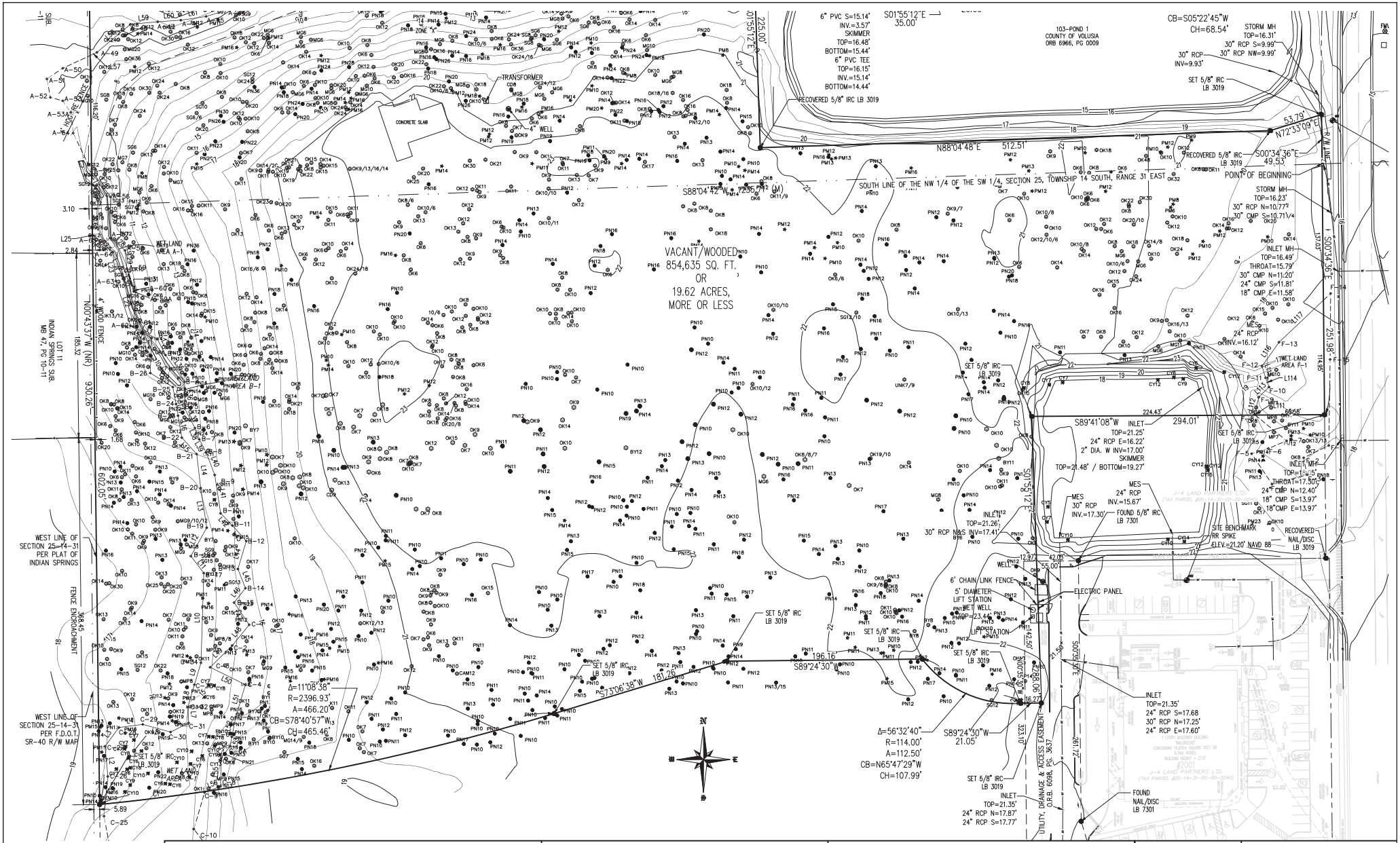
DRAWING NUMBER

1


LOT 10
LOT 9
LOT 8
LOT 7
LOT 5
LOT 4
LOT 3
MOSS POINT SUB.
MB 42, PG 99-100
MOSS POINT SUB.
MB 42, PG 99-100
BROADWAY TRAILS
MB 44, PG 180-186
INDIAN SPRINGS
MB 40, PG 11-15
FOUND 4"x4" C&I
NO ID
N51°03'24"E 18.15'
SOUTH LINE OF THE NORTH 3/4 OF THE NW 1/4 OF THE SW 1/4
SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST
FOUND 4"x4" C&I
NO ID
S52°17'29"W 2.10'
N88°04'47"E 1251.97'
882.92'
COUNTY OF VOLUSIA
ORB 6339, PG 1363
WET LAND
AREA A-1
ZONE "AE"
BASE FLOOD ELEVATION=8.5'
ZONE "X"
S88°04'48"W 155.00'
N01°55'12"W
35.00'
RECOVERED
5/8" IRC
LB 3019
S88°04'48"W (NR) 402.56'
S01°55'12"E
35.00'
S88°04'48"W
20.00'
S01°55'12"E 250.00'
POND 1
COUNTY OF VOLUSIA
ORB 4960, PG 0009
Δ=1°49'56"
R=2143.48'
A=68.55'
CB=S05°22'45"W
CH=68.54'
METAL HAND RAIL
CONCRETE HEADWALL
RECOVERED
5/8" P.K. A-19
LB 3019
VAULT
INACCESSIBLE (FORCEMAINT)
TRANSFORMER
4" WELL
CONCRETE SLAB
RECOVERED 5/8" IRC LB 3019
SET 5/8" IRC
LB 3019
N88°04'48"E 512.51'
S00°34'36"E
49.53'
N72°33'09"E
53.72'
POINT OF BEGINNING
S88°04'42"W 1235.71' (M)
SOUTH LINE OF THE NW 1/4 OF THE SW 1/4, SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST
SITE BENCHMARK
SET N/D LB 3019 IN DRIVEWAY
ELEV.=15.02' NAVD 88
MATCHLINE
SEE SHEET 2
S89°41'08"W
294.01'
224.45'
S89°24'30"W
196.16'
S73°06'38"W 181.26'
Δ=11°08'38"
R=2396.93'
A=466.20'
CB=S78°40'57"W
CH=465.46'
Δ=56°32'40"
R=114.00'
A=112.50'
CB=N65°47'29"W
CH=107.99'
S89°24'30"W
21.05'
S00°34'36"E 330.90'
S00°34'36"E 247.90'
S00°34'36"E 3,471.55'
N00°34'36"W 3,471.55'
WEST LINE OF
SECTION 25-14-31
PER PLAT OF
INDIAN SPRINGS
SR-40 R/W MAP
WEST LINE OF
SECTION 25-14-31
PER F.D.O.T.
SR-40 R/W MAP
WET LAND
AREA A-1
WET LAND
AREA B-1
WET LAND
AREA C-1
WET LAND
AREA F-1
WET LAND
AREA A-4
WET LAND
AREA A-2
WET LAND
AREA A-3
WET LAND
AREA A-5
WET LAND
AREA A-6
WET LAND
AREA A-7
WET LAND
AREA A-8
WET LAND
AREA A-9
WET LAND
AREA A-10
WET LAND
AREA A-11
WET LAND
AREA A-12
WET LAND
AREA A-13
WET LAND
AREA A-14
WET LAND
AREA A-15
WET LAND
AREA A-16
WET LAND
AREA A-17
WET LAND
AREA A-18
WET LAND
AREA A-19
WET LAND
AREA A-20
WET LAND
AREA A-21
WET LAND
AREA A-22
WET LAND
AREA A-23
WET LAND
AREA A-24
WET LAND
AREA A-25
WET LAND
AREA A-26
WET LAND
AREA A-27
WET LAND
AREA A-28
WET LAND
AREA A-29
WET LAND
AREA A-30
WET LAND
AREA A-31
WET LAND
AREA A-32
WET LAND
AREA A-33
WET LAND
AREA A-34
WET LAND
AREA A-35
WET LAND
AREA A-36
WET LAND
AREA A-37
WET LAND
AREA A-38
WET LAND
AREA A-39
WET LAND
AREA A-40
WET LAND
AREA A-41
WET LAND
AREA A-42
WET LAND
AREA A-43
WET LAND
AREA A-44
WET LAND
AREA A-45
WET LAND
AREA A-46
WET LAND
AREA A-47
WET LAND
AREA A-48
WET LAND
AREA A-49
WET LAND
AREA A-50
WET LAND
AREA A-51
WET LAND
AREA A-52
WET LAND
AREA A-53
WET LAND
AREA A-54
WET LAND
AREA A-55
WET LAND
AREA A-56
WET LAND
AREA A-57
WET LAND
AREA A-58
WET LAND
AREA A-59
WET LAND
AREA A-59A
WET LAND
AREA A-60
WET LAND
AREA A-61
WET LAND
AREA A-62
WET LAND
AREA A-63
WET LAND
AREA A-64
WET LAND
AREA B-1
WET LAND
AREA B-2
WET LAND
AREA B-3
WET LAND
AREA B-4
WET LAND
AREA B-5
WET LAND
AREA B-6
WET LAND
AREA B-7
WET LAND
AREA B-8
WET LAND
AREA B-9
WET LAND
AREA B-10
WET LAND
AREA B-11
WET LAND
AREA B-12
WET LAND
AREA B-13
WET LAND
AREA B-14
WET LAND
AREA B-15
WET LAND
AREA B-16
WET LAND
AREA B-17
WET LAND
AREA B-18
WET LAND
AREA B-19
WET LAND
AREA B-20
WET LAND
AREA B-21
WET LAND
AREA B-22
WET LAND
AREA B-23
WET LAND
AREA B-24
WET LAND
AREA B-25
WET LAND
AREA B-26
WET LAND
AREA C-1
WET LAND
AREA C-2
WET LAND
AREA C-3
WET LAND
AREA C-4
WET LAND
AREA C-5
WET LAND
AREA C-6
WET LAND
AREA C-7
WET LAND
AREA C-8
WET LAND
AREA C-9
WET LAND
AREA C-10
WET LAND
AREA C-11
WET LAND
AREA C-12
WET LAND
AREA C-13
WET LAND
AREA C-14
WET LAND
AREA C-15
WET LAND
AREA C-16
WET LAND
AREA C-17
WET LAND
AREA C-18
WET LAND
AREA C-19
WET LAND
AREA C-20
WET LAND
AREA C-21
WET LAND
AREA C-22
WET LAND
AREA C-23
WET LAND
AREA C-24
WET LAND
AREA C-25
WET LAND
AREA C-26
WET LAND
AREA C-27
WET LAND
AREA C-28
WET LAND
AREA C-29
WET LAND
AREA C-30
WET LAND
AREA C-31
WET LAND
AREA C-32
WET LAND
AREA C-33
WET LAND
AREA C-34
WET LAND
AREA D-1
WET LAND
AREA D-2
WET LAND
AREA D-3
WET LAND
AREA D-4
WET LAND
AREA D-5
WET LAND
AREA D-6
WET LAND
AREA D-7
WET LAND
AREA D-8
WET LAND
AREA D-9
WET LAND
AREA D-10
WET LAND
AREA


LOT 10
LOT 9
LOT 8
LOT 7
LOT 5
LOT 4
LOT 3
MOSS POINT SUB.
MB 42, PG 99-100
MOSS POINT SUB.
MB 42, PG 99-100
SOUTH LINE OF THE NORTH 3/4 OF THE NW 1/4 OF THE SW 1/4
SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST
SOUTH LINE OF THE NW 1/4 OF THE SW 1/4, SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST
S88°04'42"W 1235.71' (M)
N88°04'47"E 1251.97'
S88°04'48"W 155.00'
S88°04'48"W (NR) 402.56'
N88°04'48"E 512.51'
S88°04'48"W 20.00'
S01°55'12"E 35.00'
N01°55'12"W 35.00'
N72°33'09"E 53.79'
S00°34'36"E 49.53'
POINT OF BEGINNING
VACANT/WOODED
±854,635 SQ. FT.
OR
19.62 ACRES,
MORE OR LESS
S89°41'08"W 294.01'
S89°24'30"W 196.16'
S89°24'30"W 21.05'
S73°06'38"W 181.26'
Δ=11°08'38"
R=2396.93'
A=466.20'
CB=S78°40'57"W
CH=465.46'
Δ=56°32'40"
R=114.00'
A=112.50'
CB=N65°47'29"W
CH=107.99'
Δ=149°56'
R=2143.48'
A=68.55'
CB=S05°22'45"W
CH=68.54'
S89°24'30"W
21.05'
S01°55'12"E 225.00'
N01°55'12"W 225.00'
S01°55'12"E 225.00'
N01°55'12"W 225.00'
WEST LINE OF SECTION 25-14-31 PER PLAT OF INDIAN SPRINGS
WEST LINE OF SECTION 25-14-31 PER SR-40 R/W MAP
SOUTH LINE OF N. TYMBER CREEK ROAD
N. TYMBER CREEK ROAD
STATE ROAD 40 (200' R/W)
(WEST GRANADA BOULEVARD)
SITE BENCHMARK
SET N/D LB 3019 IN DRIVEWAY
ELEV.=15.02' NAVD 88
SITE BENCHMARK
NAIL SPIKE
ELEV.=21.37' NAVD 88
MATCHLINE
WET LAND AREA A-1
WET LAND AREA B-1
WET LAND AREA C-1
WET LAND AREA D-1
WET LAND AREA E-1
WET LAND AREA F-1
103-POND 1
COUNTY OF VOLUSIA
ORB 6968, PG 0009
COUNTY OF VOLUSIA
ORB 6339, PG 1363
ZONE "AE"
BASE FLOOD ELEVATION=8.0'
ZONE "X"
METAL HAND RAIL
CONCRETE HEADWALL
VAULT
INACCESSIBLE (FORCEMAIN?)
TRANSFORMER
4" WELL
ELECTRIC PANEL
6' CHAIN LINK FENCE
5' DIAMETER LIFT STATION WET WELL
LIFT STATION
UTILITY, DRAINAGE & ACCESS EASEMENT
INLET
MES
STORM MH
INLET MH
SET 5/8" IRC LB 3019
FOUND NAIL/DISC LB 7301
RECOVERED 5/8" IRC LB 3019
RECOVERED 5/8" IRC "WITNESS" LB 3019 0.04' OFFSET
RECOVERED NAIL/DISC LB 3019
FOUND 4"x4" CM NO ID N01°02'24"E 18.15'
FOUND 4"x4" CM NO ID S01°02'24"W 2.10'
BREAKAWAY POLES MB 40, PG 186
INDIAN SPRINGS SUB. MB 41, PG 10-11
FENCE ENCROACHMENT
SET 5/8" IRC LB 3019
SET 5/8" IRC LB 3019
SET 5/8" IRC LB 3019


LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
MOSS POINT SUB.
MB 42, PG 99-100
MOSS POINT SUB.
MB 42, PG 99-100
BREAKAWAY TRAILS PHASE 3, UNIT 2C
MB 49 PG 180-186
INDIAN SPRINGS SUB.
MB 47, PG 10-11
INDIAN SPRINGS SUB.
MB 47, PG 10-11
FOUND 4"X4" CM
NO ID
N51°50'24"E 18.13'
SOUTH LINE OF THE NORTH 3/4 OF THE NW 1/4 OF THE SW 1/4
SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST
FOUND 4"X4" CM
NO ID
S21°17'20"W 2.10'
WET LAND AREA A-1
WET LAND AREA B-1
WET LAND AREA F-1
BASE FLOOD ELEVATION=8.5'
ZONE "AE"
ZONE "X"
TRANSFORMER
CONCRETE SLAB
WELL
4' WOOD FENCE
HOUSE
VACANT/WOODED
854,635 SQ. FT.
OR
19.62 ACRES,
MORE OR LESS
N88°04'48"E 1251.97'
RECOVERED 5/8" IRC "WITNESS"
LB 3019 5.00' OFFSET
N01°55'12"W
35.00'
S88°04'48"W (NR) 402.56'
S88°04'48"W 155.00'
RECOVERED
5/8" IRC
LB 3019
S88°04'48"W
20.00'
S01°55'12"E
35.00'
S01°55'12"E 225.00'
Δ=1°49'56"
R=2143.48'
A=68.55'
CB=S05°22'45"W
CH=68.54'
103-POND 1
COUNTY OF VOLUSIA
ORB 6966, PG 0009
SET 5/8" IRC
LB 3019
RECOVERED 5/8" IRC LB 3019
N88°04'48"E 512.51'
N72°33'09"E 53.79'
S00°34'36"E 49.53'
POINT OF BEGINNING
SOUTH LINE OF THE NW 1/4 OF THE SW 1/4, SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST
S88°04'42"W 1320.25' (M)
S00°34'36"E 1370.03'
S00°34'36"E 2519.18'
N00°43'37"W (NR) 930.26'
N00°43'37"W 602.05'
S89°41'08"W 294.01'
224.43'
SET 5/8" IRC
LB 3019
FOUND 5/8" IRC
LB 7301
SITE BENCHMARK
METAL HAND RAIL
CONCRETE HEADWALL
COUNTY OF VOLUSIA
ORB 6339, PG 1363
COUNTY OF VOLUSIA
ORB 6339, PG 1363
WET LAND AREA M-1
BASE FLOOD ELEVATION=11'
ZONE "AE"
RECOVERED 5/8" IRC
LB 3019
RECOVERED 5/8" IRC
LB 3019
RECOVERED 5/8" IRC LB 3019
RECOVERED 5/8" IRC
LB 3019
RECOVERED 5/8" IRC
LB 3019
RECOVERED 5/8" IRC


VACANT/WOODED
854,635 SQ. FT.
OR
19.62 ACRES,
MORE OR LESS
SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 SECTION 25, TOWNSHIP 14 SOUTH, RANGE 31 EAST
POINT OF BEGINNING
WEST LINE OF SECTION 25-14-31 PER PLAT OF INDIAN SPRINGS
WEST LINE OF SECTION 25-14-31 PER F.D.O.T. SR-40 R/W MAP
INDIAN SPRINGS SUB. MB 47, PG 10-11
LOT 11
TRANSFORMER
CONCRETE SLAB
4" WELL
4' WOOD FENCE
FENCE ENCROACHMENT
WET LAND AREA B-1
WET LAND AREA A-1
WET LAND AREA F-1
ZONE "X"
103-POND 1
COUNTY OF VOLUSIA
ORB 6966, PG 0009
SET 5/8" IRC LB 3019
RECOVERED 5/8" IRC LB 3019
FOUND 5/8" IRC LB 7301
FOUND NAIL/DISC LB 7301
RECOVERED NAIL/DISC LB 3019
SITE BENCHMARK
RR SPIKE
ELEV.=21.20' NAVD 88
ELECTRIC PANEL
6' CHAIN LINK FENCE
5' DIAMETER LIFT STATION WET WELL
LIFT STATION
UTILITY, DRAINAGE & ACCESS EASEMENT O.R.B. 6098, PG. 3637
J-4 LAND PARTNERS LTD. (TAX PARCEL #25-14-31-00-00-0240)
6" PVC S=15.14' INV.=3.57' SKIMMER TOP=16.48' BOTTOM=15.44' 6" PVC TEE TOP=16.15' INV.=15.14' BOTTOM=14.44'
S01°55'12"E 35.00'
CB=S05°22'45"W CH=68.54'
STORM MH TOP=16.31'
30" RCP S=9.99'
30" RCP NW=9.99'
30" RCP INV=9.93'
N72°33'09"E 53.79'
S00°34'36"E 49.53'
N88°04'48"E 512.51'
S88°04'42"W 2285.12' (M)
N00°43'37"W (NR) 930.26'
S00°34'36"E 1370.03'
S89°41'08"W 224.43'
294.01'
S89°24'30"W 196.16'
S89°24'30"W 21.05'
S73°06'38"W 181.26'
Δ=11°08'38" R=2396.93' A=466.20' CB=S78°40'57"W CH=465.46'
Δ=56°32'40" R=114.00' A=112.50' CB=N65°47'29"W CH=107.99'
INLET TOP=21.25' 24" RCP E=16.22' 2" DIA. W INV=17.00' SKIMMER TOP=21.48' / BOTTOM=19.27'
INLET TOP=21.26' 30" RCP N&S INV=17.41'
INLET TOP=21.35' 24" RCP S=17.68 30" RCP N=17.25' 24" RCP E=17.60'
INLET TOP=21.35' 24" RCP N=17.87' 24" RCP S=17.77'
MES 24" RCP INV.=15.67' 30" RCP INV.=17.30'
STORM MH TOP=16.23' 30" RCP N=10.77' 30" CMP S=10.71¼' 24" RCP INV=16.12'
INLET MH TOP=16.49' THROAT=15.79' 30" CMP N=11.20' 24" CMP S=11.81' 18" CMP E=11.58'
INLET MH TOP=16.05' THROAT=17.50' 24" CMP N=12.40' 18" CMP S=13.97' 18"CMP E=13.97'
SET 5/8" IRC LB 3019 SET 5/8" IRC LB 3019 SET 5/8" IRC LB 3019

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 FOOT RIGHT-OF-WAY SHALL CONFORM TO THE 2021 / 2022 EDITION OF THE FDOT DESIGN STANDARD INDEXES, THE 2017 EDITION OF THE FOOT 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'-0" 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-LINE 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 ZONES.
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 MATERIAL IS 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 EROSIONTURBIDITY 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 SEDIMENT 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 REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER. CONTINUOUS 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 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 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 EXISTING, NON-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 REQUIRED 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 LEGGER. 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
OCTOBER 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.

FDOT GENERAL NOTES:

1. MAINTENANCE OF TRAFFIC TO BE SUPERVISED BY A CERTIFIED PERSON (ON SITE).
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK WITH IN THE FDOT R/W.
3. ALL WORK PERFORMED WITH IN THE FDOT R/W SHALL BE IN ACCORDANCE WITH THE 2019 EDITION OF THE FDOT DESIGN STANDARDS & SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, 2017 EDITION OF THE FDOT UTILITY ACCOMMODATION MANUAL AND FOOT STAN

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.

- BENCHMARK ID
- BORING ID
- EXISTING CABLE TV PEDESTAL
- EXISTING CAP OR PLUG
- EXISTING CLEAN OUT
- EXISTING CONDUIT RISER/ MARKER
- EXISTING ELECTRIC METER
- EXISTING ELEVATION (SOFT)
- PROPOSED ELEVATION (SOFT)
- EXISTING ELEVATION (HARD)
- PROPOSED ELEVATION (HARD)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING GUY WIRE & ANCHOR PIN
- EXISTING MAIL BOX
- EXISTING MANHOLE (UNKNOWN)
- PROPOSED MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING ROAD SIGNS AND POSTS
- PROPOSED SIGN AND POST
- EXISTING TEE
- EXISTING UTILITY POLE
- EXISTING VALVE IRRIGATION
- EXISTING VALVE WATER
- PROPOSED WATER VALVE
- EXISTING WATER METER
- EXISTING STORM SEWER WITH INLET
- PROPOSED STORM SEWER WITH INLET
- FOUND 1/2" CAPPED IRON ROD L.B. #3724
- FOUND 1/2" IRON ROD (NO I.D.)
- FOUND 4" BY 4" CONCRETE MONUMENT L.B. #3724
- EXISTING EASEMENT
- EXISTING UNDERGROUND FIBER OPTIC CABLE
- EXISTING FORCE MAIN (# INDICATES SIZE)
- EXISTING GAS MAIN
- EXISTING OVERHEAD ELECTRIC CABLES
- EXISTING OVERHEAD TRAFFIC SIGNAL CABLE
- EXISTING RAW WATER MAIN (# INDICATES SIZE)
- EXISTING RECLAIM WATER MAIN (# INDICATES SIZE)
- PROPOSED SANITARY SEWER (# INDICATES SIZE)
- PROPOSED WATER MAIN (# INDICATES SIZE)
- EXISTING CONTOUR
- PROPOSED CONTOUR (SOFT)
- PROPOSED CONTOUR (HARD)
- EXISTING UNDERGROUND TELEPHONE CABLE
- EXISTING UNDERGROUND TELEVISION CABLE
- EXISTING UNDERGROUND ELECTRICAL POWER CABLE
- JURISDICTIONAL WETLAND LINE
- EXISTING SANITARY SEWER (# INDICATES SIZE)
- EXISTING WATER MAIN (# INDICATES SIZE)
- EXISTING PIPE OR CONDUIT (TYPE SPECIFIED)
- EXISTING SWALE OR CENTER OF DITCH
- PROPOSED SWALE OR CENTER OF DITCH
- EXISTING TOP OF DITCH BANK
- EXISTING BOTTOM OF DITCH BANK
- EXISTING WOOD FENCE
- EXISTING WIRE OR CHAIN LINK FENCE
- PROPOSED WIRE OR CHAIN LINK FENCE
- PROPOSED SILT/SEDIMENT FENCE
- PROPOSED COIR ROLL OR WATTLE
- PROPOSED FLOATING TURBIDITY BARRIER
- PROPOSED TREE PROTECTION

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 - 2020 / 2021 AND QUALIFIED PRODUCTS LIST

INDEX NO.	DESCRIPTION
102	TEMPORARY EROSION AND SEDIMENT CONTROL
425-010	STRUCTURE BOTTOMS - TYPES J AND P
205	PIPE BACKFILL
425-021	CURB INLET TOPS - TYPES 5 & 6
425-024	CURB INLET TOP - TYPE 9
425-052	DITCH BOTTOM INLETS - TYPES C, D, E AND H
430-022	SIDE DRAIN MITERED END SECTION
520-001	CURB & CURB AND GUTTER
522-002	PUBLIC SIDEWALK CURB RAMPS
350-001	CONCRETE PAVEMENT JOINTS
522-001	CONCRETE SIDEWALK
120-001	EMBANKMENT UTILIZATION
514	OPTIONAL BASE GROUP AND STRUCTURAL NUMBERS
330-001	TURNOUTS
546	SIGHT DISTANCE AT INTERSECTIONS
102-600	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES
102-602	TWO-LANE, TWO-WAY, WORK ON SHOULDER
102-603	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY
102-660	PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS
700-101	TYPICAL SECTIONS FOR PLACEMENT OF SINGLE & MULTIPLE-COLUMN SIGNS
711-001	SPECIAL MARKING AREAS

ABBREVIATIONS

AWWA	AMERICAN WATER WORKS ASSOCIATION	H/C	HANDICAP	SAN	SANITARY
CMP	CORRUGATED METAL PIPE	HDPE	HIGH DENSITY POLYETHYLENE	SH	SEASONAL HIGH
CPP	CORRUGATED PLASTIC PIPE	INV	INVERT	SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
CTV	CABLE TELEVISION	K_H	HORIZONTAL PERMEABILITY	SMH	SANITARY MANHOLE
DIP	DUCTILE IRON PIPE	K_V	VERTICAL PERMEABILITY	SS	SANITARY SEWER
ESMT	EASEMENT	KO	KNOCK OUT	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
EXIST	EXISTING	LF	LINEAL FEET	TSB	TEMPORARY SEDIMENT BASIN
FAC	FLORIDA ADMINISTRATIVE CODE	MB	MAP BOOK	TYP	TYPICAL
FACBC	FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION	MES	MITERED END SECTION	UGE	UNDERGROUND ELECTRIC
		MJ	MECHANICAL JOINT	UGT	UNDERGROUND TELEPHONE
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	N/A	NOT APPLICABLE	USACOE	UNITED STATES ARMY CORPP OF ENGINEERS
		NIC	NOT IN CONTRACT	W	WATER (POTABLE)
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	NGVD	NATIONAL GEODETIC VERTICAL DATUM		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	OHE	OVERHEAD ELECTRIC		
		OR	OFFICIAL RECORD		
FH	FIRE HYDRANT	PG	PAGE		
FOC	FIBER OPTIC CABLE	PSI	POUNDS PER SQUARE INCH		
FF EL	FINISH FLOOR ELEVATION	PVC	POLYVINYL CHLORIDE		
FM	FORCE MAIN	PVMT	PAVEMENT		
FPD	FEET PER DAY	R	RADIUS		
G	GAS	RCP	REINFORCED CONCRETE PIPE		
GW	GROUND WATER	RPM	REFLECTIVE PAVEMENT MARKER		
		R/W	RIGHT-OF-WAY		

SITE AND GENERAL INFORMATION

1. THE PROPERTY AREA BOUNDARY CONSISTS OF 854,635 SF OR 19.620 ACRES. FOR BOUNDARY AND TOPOGRAPHIC SURVEY REFER TO THE SURVEY PERFORMED BY SLIGER AND ASSOCIATES (SEE SHEET No. 2.1, 2.2, 2.3 & 2.4 OF THESE PLANS).
2. THE EXISTING ZONING IS B-8 (COMMERCIAL) AND A-2 (RURAL AGRICULTURE). THE PROPOSED ZONING IS PBD (PLANNED BUSINESS DEVELOPMENT).
3. THE FLUM IS (1) OPEN SPACE / CONSERVATION, (2) RESIDENTIAL, OFFICE RETAIL AND (3) GENERAL COMMERCIAL.
4. THE TAX PARCEL NUMBERS ARE 412500000221 AND 412500000230.
6. THE EXISTING SITE CONDITION IS UNDEVELOPED. THE FLUCFCS LAND USE IS (191) UNDEVELOPED LAND WITHIN URBAN AREAS.
7. PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE FOR VOLUSIA COUNTY, THE SCS SOILS MAP INDICATES THE SITE CONSISTS OF (1) APOPKA FINE SAND, 0 TO 5 PERCENT SLOPES, (19) DELAND FINE SAND, 0 TO 5 PERCENT SLOPES, (22) ELECTRA FINE SAND, 0 TO 5 PERCENT SLOPES, (23) FARMTON FINE SAND AND (51) POMONA-ST. JOHNS COMPLEX.
8. THE SITE IS LOCATED WITHIN ZONE "X" & "AE" PER FEMA MAP PANEL No. 12127C0194 J, DATED FEBRUARY 19, 2014.
9. 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.
10. SOLID WASTE WILL BE COLLECTED AND DISPOSED OF BY WASTE PRO, INC.
11. 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.
12. STORMWATER WILL BE PROVIDED BY INTERCONNECTED EXFILTRATION AND DRY RETENTION PRE-TREATMENT TO WET DETENTION POND SYSTEM.
13. POTABLE WATER AND WASTEWATER UTILITIES PROVIDED BY CITY OF ORMOND BEACH.
14. IRRIGATION SERVICE WILL BE PROVIDED BY PRIVATE WELL.
15. ACCESS WILL BE PROVIDED FROM S.R. 40 (GRANADA BOULEVARD) WITH A RIGHT-IN AND RIGHT-OUT DRIVEWAY. EMERGENCY ACCESS WILL BE PROVIDED BY CONNECTION TO WALGREENS.

SITE DEVELOPMENT USAGE

1. SETBACK:

	BUILDING	LANDSCAPE
FRONT (TYMBER CREEK)	25 FEET	20 FEET
REAR (NORTH)	20 FEET	20 FEET
SIDE (WEST)	10 FEET	20 FEET
SIDE (INTERIOR)	10 FEET	6 FEET
SIDE (CORNER)	20 FEET	6 FEET
MAXIMUM BUILDING HEIGHT	45 FEET	

* SECTION 2-36(d) STATES, "HEIGHT LIMITS MAY EXCEED THAT ALLOWED BY DISTRICT REGULATIONS BY A MAXIMUM FIFTEEN FEET (15'), PROVIDED THAT THE STRUCTURE IS LOCATED AS TO NOT HAVE AN ADVERSE IMPACT ON ADJOINING PROPERTIES, PARTICULARLY SINGLE-FAMILY HOMES. THIS ADDITIONAL HEIGHT ALLOWANCE WILL NOT BE AWARDED FOR ANY PORTION OF A STRUCTURE LOCATED WITHIN FIFTY FEET (50') OF A SINGLE FAMILY HOME OR FOR A VACANT SITE IN A ZONING DISTRICT DESIGNED PRIMARILY FOR SUCH USE. IN NO CASE SHALL ANY BUILDING HEIGHT EXCEED SEVENTY-FIVE FEET (75') WHEN MEASURED FROM THE AVERAGE MEDIAN LOT ELEVATION TO THE HIGHEST POINT OF ANY STRUCTURE AND/OR ATTACHED SERVICES."

MAXIMUM BUILDING COVERAGE	35%
MAXIMUM IMPERVIOUS LOT COVERAGE	75%

THE B-8 ZONING DISTRICT ALLOWS 10 UNITS PER ACRE. THE LAND USE CATEGORIES ALLOW:
(1) "OPEN SPACE/CONSERVATION" (3.2 ACRES) - 0 UNITS
(2) "RESIDENTIAL, OFFICE RETAIL" (3.2 ACRES) - 48 UNITS
(3) "GENERAL COMMERCIAL" (13.22 ACRES) - 423 UNITS

THE PROPERTY'S LAND USES ALLOW A TOTAL OF 471 UNITS (300 UNITS PROPOSED).
THE UNITS PER ACRE NEED TO BE BASED UPON 16.42 ACRES OR
300 UNITS / 16.42 = 18.27 UNITS PER ACRE

NO STRUCTURE SHALL EXCEED 180 LINEAR FEET IN LENGTH PER LDC SECTION 2-57(22)(f).

2. PROPOSED SITE COVERAGE:

	SQ. FT	ACRE	%
BUILDINGS	127,446	2.926	14.9
PAVEMENT	164,109	3.767	19.2
CONCRETE SIDEWALKS / PADS/ POOL DECK	46,260	1.062	5.4
RESERVED PARKING	18,810	0.432	2.2
EXTERIOR LANDSCAPE	67,254	1.544	7.9
INTERIOR LANDSCAPE	312,116	7.165	36.5
WET DETENTION PONDS	32,862	0.754	3.8
WETLANDS	104,588	2.402	12.3
TOTAL SITE	854,635	19.620	100.0
TOTAL IMPERVIOUS	337,815	7.755	39.5
TOTAL PERVIOUS	516,820	11.865	60.5

3. PARKING REQUIREMENTS

UNIT MIX
1.5 SPACES PER 1 BEDROOM x 168 = 252 SPACES
0.5 SPACES RESERVE PER 2 BEDROOM x 120 = 84 SPACES
2.0 SPACES PER 2 BEDROOM x 120 = 240 SPACES
2.0 SPACES PER 3 BEDROOM x 12 = 24 SPACES
TOTAL REQUIRED PARKING = 600 SPACES

4. PARKING PROVIDED

		%
HANDICAP	11	1.9
STANDARD	506	84.3
RESERVE	83	13.8
TOTAL PARKING PROVIDED	600	100.0

5. BICYCLE PARKING REQUIRED

10% OF TOTAL PARKING = 0.10 x 600 = 60
REQUIRED BICYCLE PARKING = 60 SPACES

6. BICYCLE PARKING PROVIDED

71 BICYCLE SPACES PROVIDED

REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26010584
NEWKIRK ENGINEERING INC.
Civil Engineering, Transportation, CEI & Landscape Architecture

DEVELOPMENT INFORMATION AND CONSTRUCTION NOTES

TYMBER CREEK APARTMENTS

2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

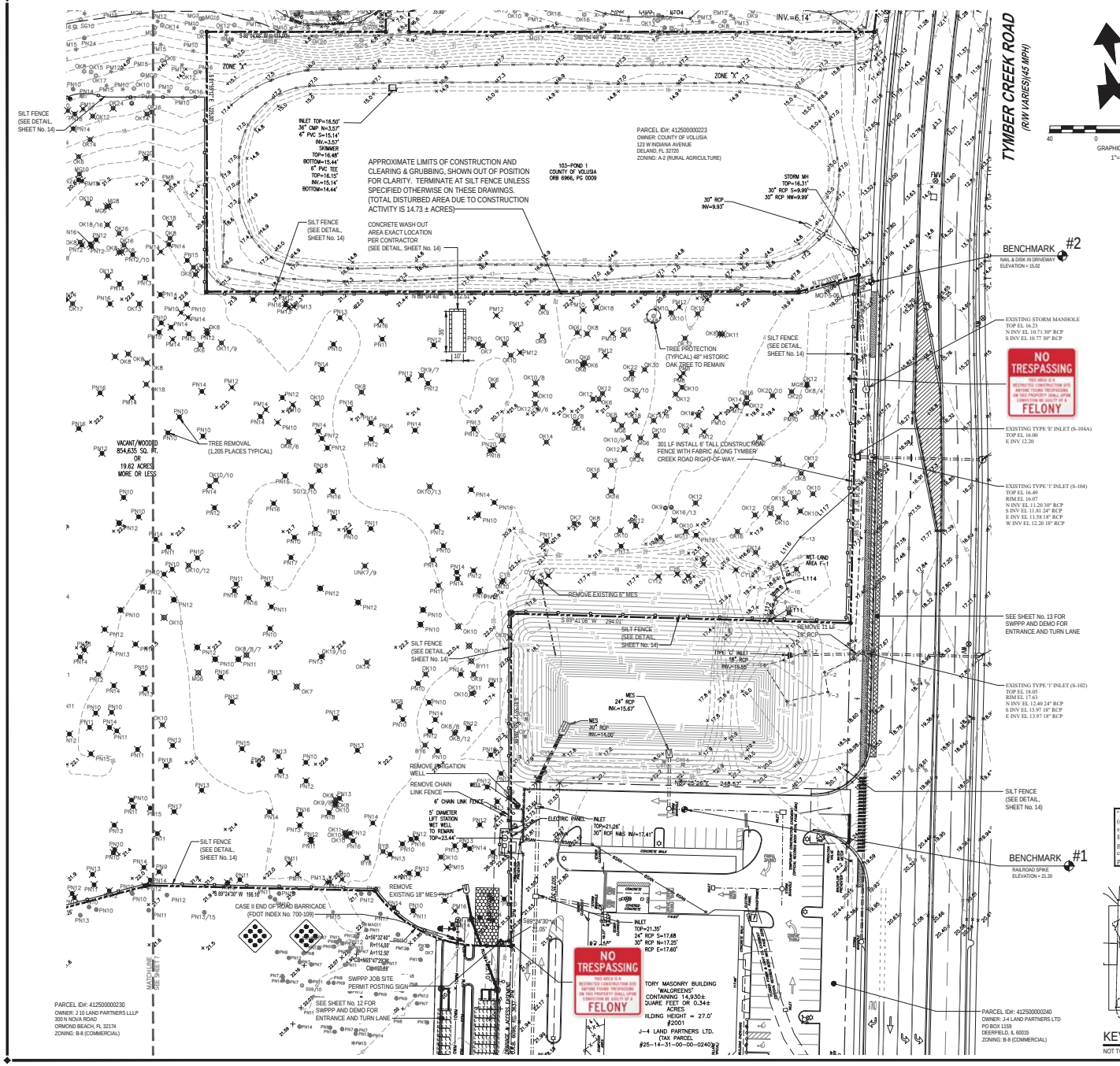
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	

DRAWING NUMBER

8



LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL, SHEET No. 14)
- PROPOSED TREE PROTECTION (SEE DETAIL, SHEET No. 14)
- PROPOSED AGGREGATE
- CONCRETE SIDEWALK REMOVAL
- ASPHALT PAVEMENT REMOVAL
- PAVEMENT PREPARATION AREA
- EXISTING TREE (No. INDICATES SIZE)
- TREE TO BE REMOVED
- INLET PROTECTION

BENCHMARK INFORMATION:

#1 RAILROAD SPIKE
ELEVATION = 21.20

#2 NAIL & DISK IN DRIVEWAY
ELEVATION = 15.02

VERTICAL DATA
ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988. FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988.

SPECIMEN TREE LEGEND :

BAY TREE	BY
CYPRESS TREE	CY
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PINE TREE	PN
SWEETGUM TREE	SG

OVERALL TREE LEGEND :

ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG

HISTORIC TREE LEGEND :

		EXISTING	REMOVED
CYPRESS TREE	CY	4	0
OAK TREE	OK	3	0
		7	0

"I, Harry Newkirk, Florida P.E. No. 62971, certify under penalty of law that this SWPPP plan, SWPPP manual (separate document) and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those 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. These include the possibility of fine and imprisonment for knowing violations."

KEY MAP
NOT TO SCALE

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.

REVISIONS

DATE	DESCRIPTION
4 7 22	CITY COMMENTS
10 22	NEI

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

DEMOLITION, TREE REMOVAL AND SWPPP PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

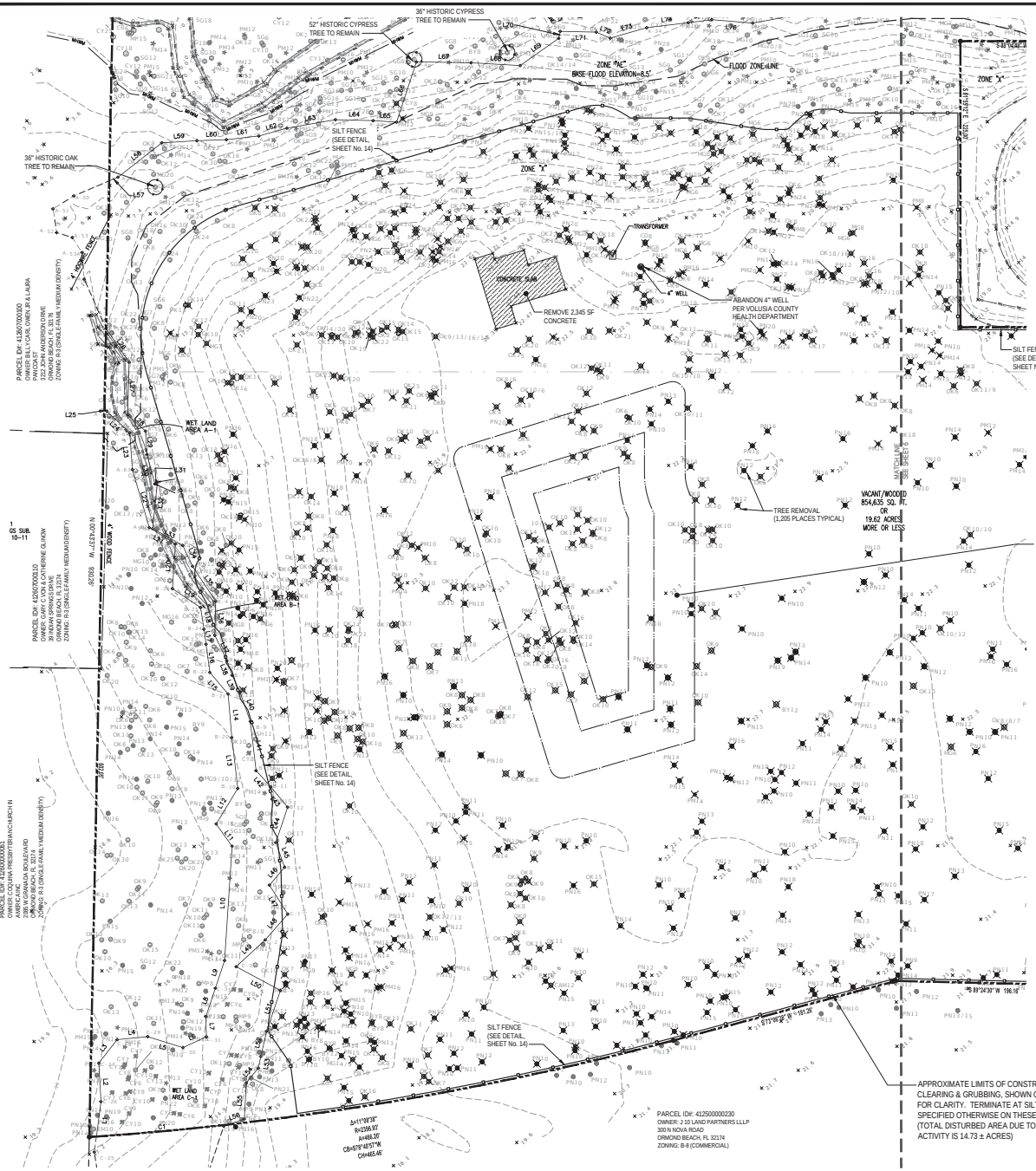
HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

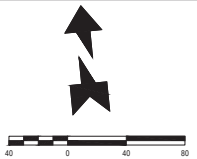
HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

9





LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL, SHEET No. 11)
- PROPOSED TREE PROTECTION (SEE DETAIL, SHEET No. 11)
- PROPOSED AGGREGATE
- CONCRETE SIDEWALK REMOVAL
- ASPHALT PAVEMENT REMOVAL
- PAVEMENT PREPARATION AREA
- EXISTING TREE (No. INDICATES SIZE)
- TREE TO BE REMOVED
- INLET PROTECTION

BENCHMARK INFORMATION:

#1 RAILROAD SPIKE
ELEVATION = 21.20

#2 NAIL & DISK IN DRIVEWAY
ELEVATION = 15.02

VERTICAL DATA
ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988. FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988.

OVERALL TREE LEGEND :

ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	Cd
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG

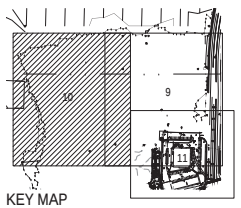
HISTORIC TREE LEGEND :

		EXISTING	REMOVED
CYPRESS TREE	CY	4	0
OAK TREE	Ok	3	0
		7	0

SPECIMEN TREE LEGEND :

BAY TREE	BY
CYPRESS TREE	CY
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	Ok
PINE TREE	PN
SWEETGUM TREE	SG

"I, Harry Newkirk, Florida P.E. No. 62971, certify under penalty of law that this SWPPP plan, SWPPP manual (separate document) and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those 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. These include the possibility of fine and imprisonment for knowing violations."



KEY MAP
NOT TO SCALE

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.

REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

DEMOLITION, TREE REMOVAL AND SWPPP PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING INC. AND SHALL NOT BE USED IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2012 ALL RIGHTS RESERVED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

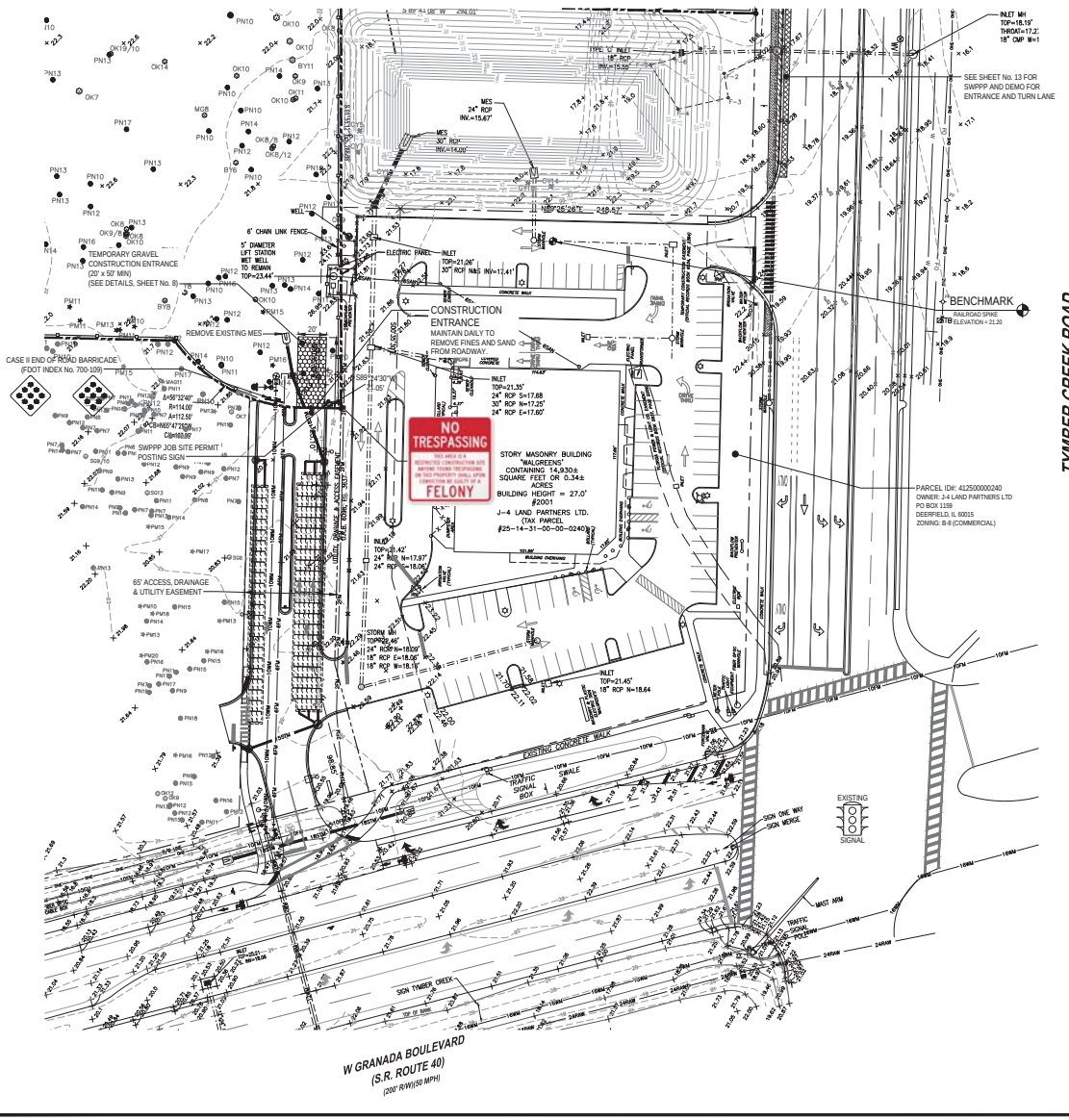
HARRY H. NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

10



GRAPHIC SCALE
1"=40'
40 0 40 80

LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL, SHEET No. 14)
- PROPOSED TREE PROTECTION (SEE DETAIL, SHEET No. 14)
- PROPOSED AGGREGATE
- CONCRETE SIDEWALK REMOVAL
- ASPHALT PAVEMENT REMOVAL
- PAVEMENT PREPARATION AREA
- EXISTING TREE (No. INDICATES SIZE)
- TREE TO BE REMOVED
- INLET PROTECTION

BENCHMARK INFORMATION:

#1 RAILROAD SPIKE ELEVATION = 21.20

#2 NAIL & DISK IN DRIVEWAY ELEVATION = 15.02

VERTICAL DATA
ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988. FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988.

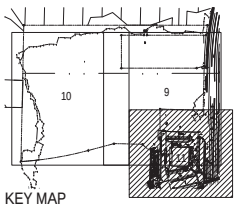
SPECIMEN TREE LEGEND :

BAY TREE	BY
CYPRESS TREE	CY
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PINE TREE	PN
SWEETGUM TREE	SG

OVERALL TREE LEGEND :

ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG

"I, Harry Newkirk, Florida P.E. No. 62971, certify under penalty of law that this SWPPP plan, SWPPP manual (separate document) and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those 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. These include the possibility of fine and imprisonment for knowing violations."



KEY MAP
NOT TO SCALE

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.

REVISIONS

DATE	DESCRIPTION
4 7 22	CITY COMMENTS
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

DEMOLITION, TREE REMOVAL AND SWPPP PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

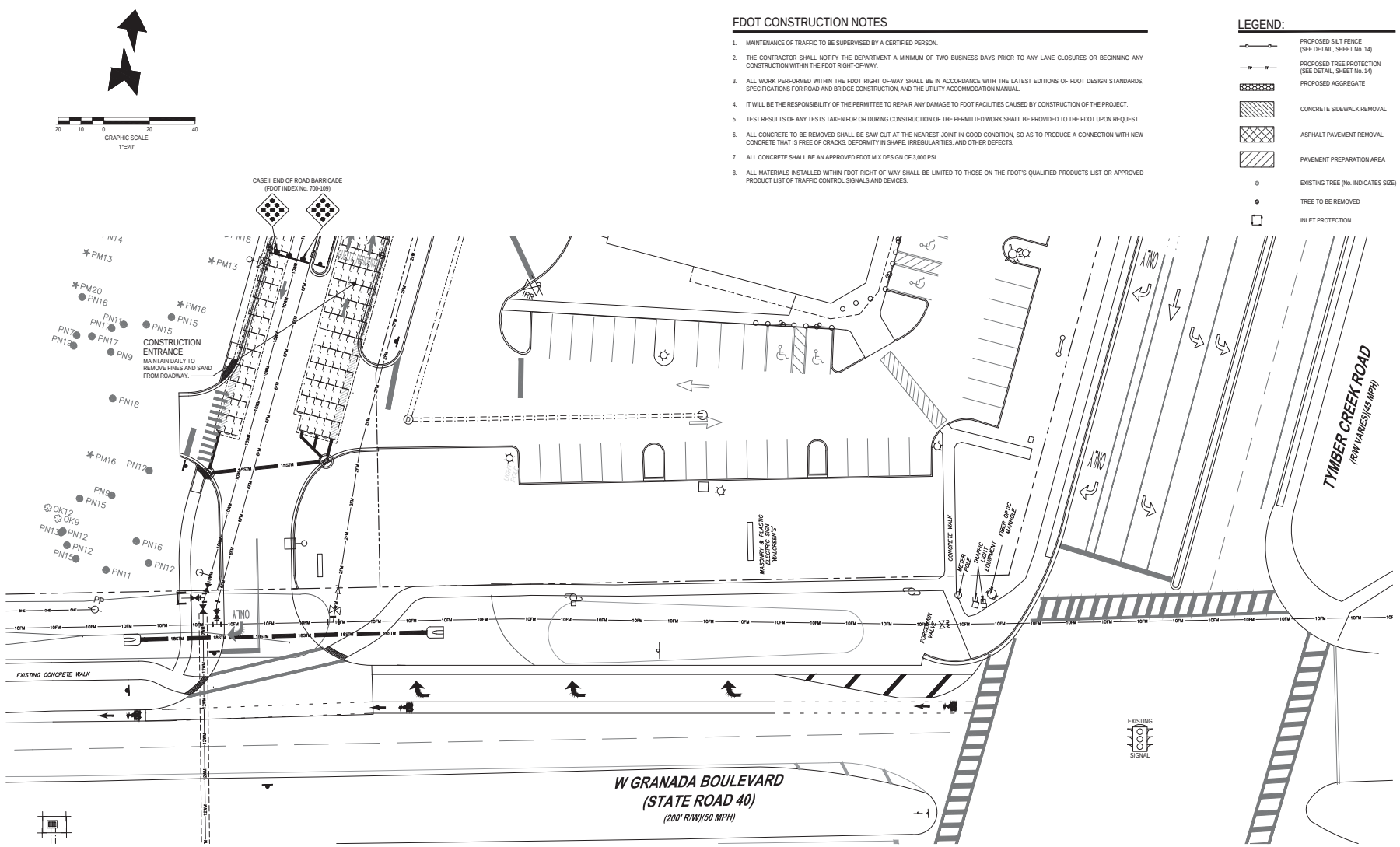
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

11



FDOT CONSTRUCTION NOTES

1. MAINTENANCE OF TRAFFIC TO BE SUPERVISED BY A CERTIFIED PERSON.
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. IT WILL BE THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR ANY DAMAGE TO FDOT FACILITIES CAUSED BY CONSTRUCTION OF THE PROJECT.
5. TEST RESULTS OF ANY TESTS TAKEN FOR OR DURING CONSTRUCTION OF THE PERMITTED WORK SHALL BE PROVIDED TO THE FDOT UPON REQUEST.
6. 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, IRREGULARITIES, AND OTHER DEFECTS.
7. ALL CONCRETE SHALL BE AN APPROVED FDOT MIX DESIGN OF 3,000 PSI.
8. 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.

LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL, SHEET No. 14)
- PROPOSED TREE PROTECTION (SEE DETAIL, SHEET No. 14)
- PROPOSED AGGREGATE
- CONCRETE SIDEWALK REMOVAL
- ASPHALT PAVEMENT REMOVAL
- PAVEMENT PREPARATION AREA
- EXISTING TREE (No. INDICATES SIZE)
- TREE TO BE REMOVED
- INLET PROTECTION

One Nation... One Number... 811 Know what's Below. Call before you dig.

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.

REVISIONS

DATE	DESCRIPTION
4 7 22	CITY COMMENTS
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672- 7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26010584
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

STATE ROAD 40
RIGHT-OF-WAY SWPPP
TYMBER CREEK APARTMENTS

2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

12

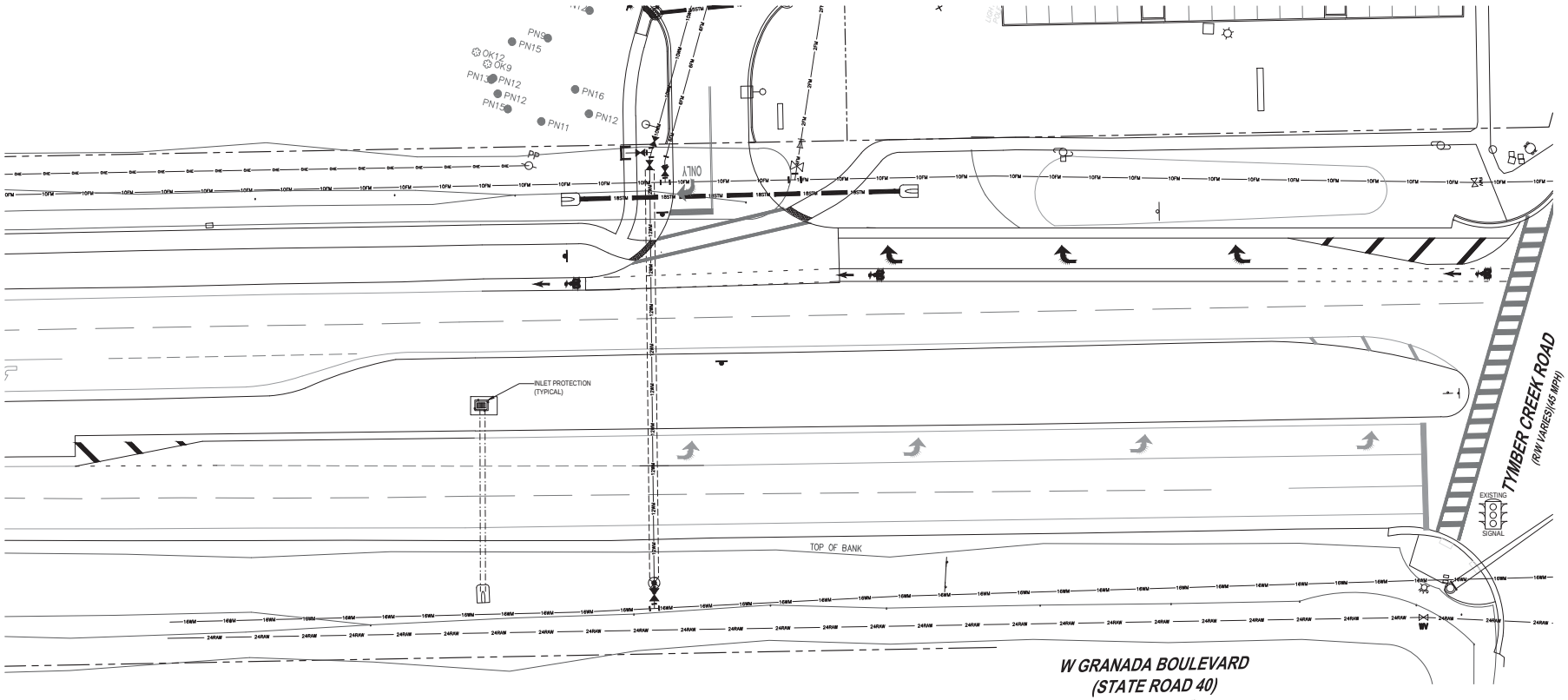
FDOT CONSTRUCTION NOTES

1. MAINTENANCE OF TRAFFIC TO BE SUPERVISED BY A CERTIFIED PERSON.
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. IT WILL BE THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR ANY DAMAGE TO FDOT FACILITIES CAUSED BY CONSTRUCTION OF THE PROJECT.
5. TEST RESULTS OF ANY TESTS TAKEN FOR OR DURING CONSTRUCTION OF THE PERMITTED WORK SHALL BE PROVIDED TO THE FDOT UPON REQUEST.
6. 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, IRREGULARITIES, AND OTHER DEFECTS.
7. ALL CONCRETE SHALL BE AN APPROVED FDOT MIX DESIGN OF 3,000 PSI.
8. 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.

LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL, SHEET No. 14)
- PROPOSED TREE PROTECTION (SEE DETAIL, SHEET No. 14)
- PROPOSED AGGREGATE
- CONCRETE SIDEWALK REMOVAL
- ASPHALT PAVEMENT REMOVAL
- PAVEMENT PREPARATION AREA
- EXISTING TREE (No. INDICATES SIZE)
- TREE TO BE REMOVED
- INLET PROTECTION

GRAPHIC SCALE
20 10 0 20 40
1"=20'



FOR INFORMATION ONLY
(SEPARATE SITE PLAN PERMIT)

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.

REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

STATE ROAD 40
RIGHT-OF-WAY SWPP
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

12.1

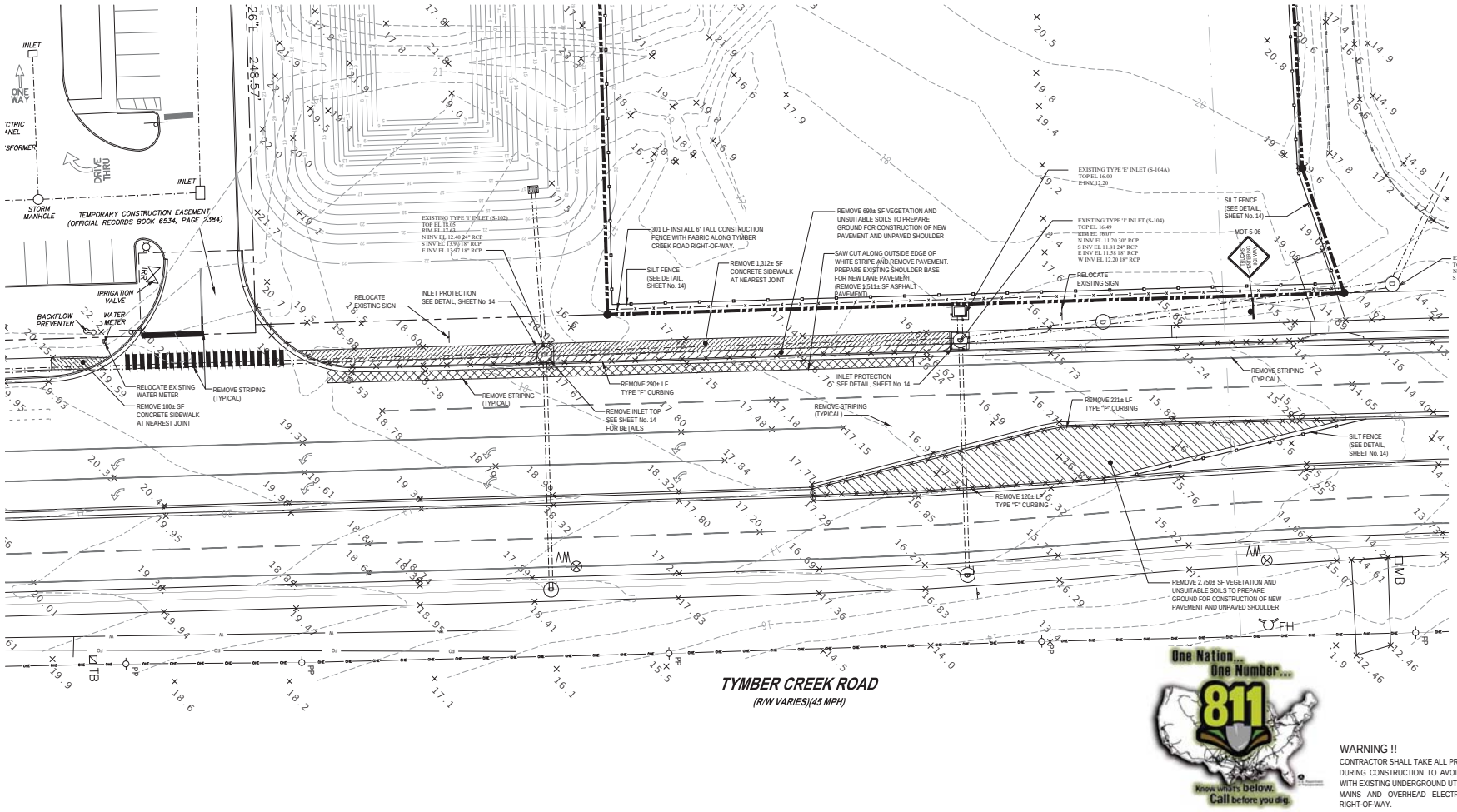
VOLUSIA COUNTY NOTES:

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. 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. 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.

LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL, SHEET No. 14)
- PROPOSED TREE PROTECTION (SEE DETAIL, SHEET No. 14)
- PROPOSED AGGREGATE
- CONCRETE SIDEWALK REMOVAL
- ASPHALT PAVEMENT REMOVAL
- PAVEMENT PREPARATION AREA
- EXISTING TREE (No. INDICATES SIZE)
- TREE TO BE REMOVED
- INLET PROTECTION

GRAPHIC SCALE
20 10 0 20 40
1"=20'



One Nation... One Number... 811
Know what's below. Call before you dig.

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.

REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.Newkirk Engineering.com
C.A. # 30209
LC # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

TYMBER CREEK ROAD RIGHT-OF-WAY SWPP
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING INC. AND SHALL NOT BE USED 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

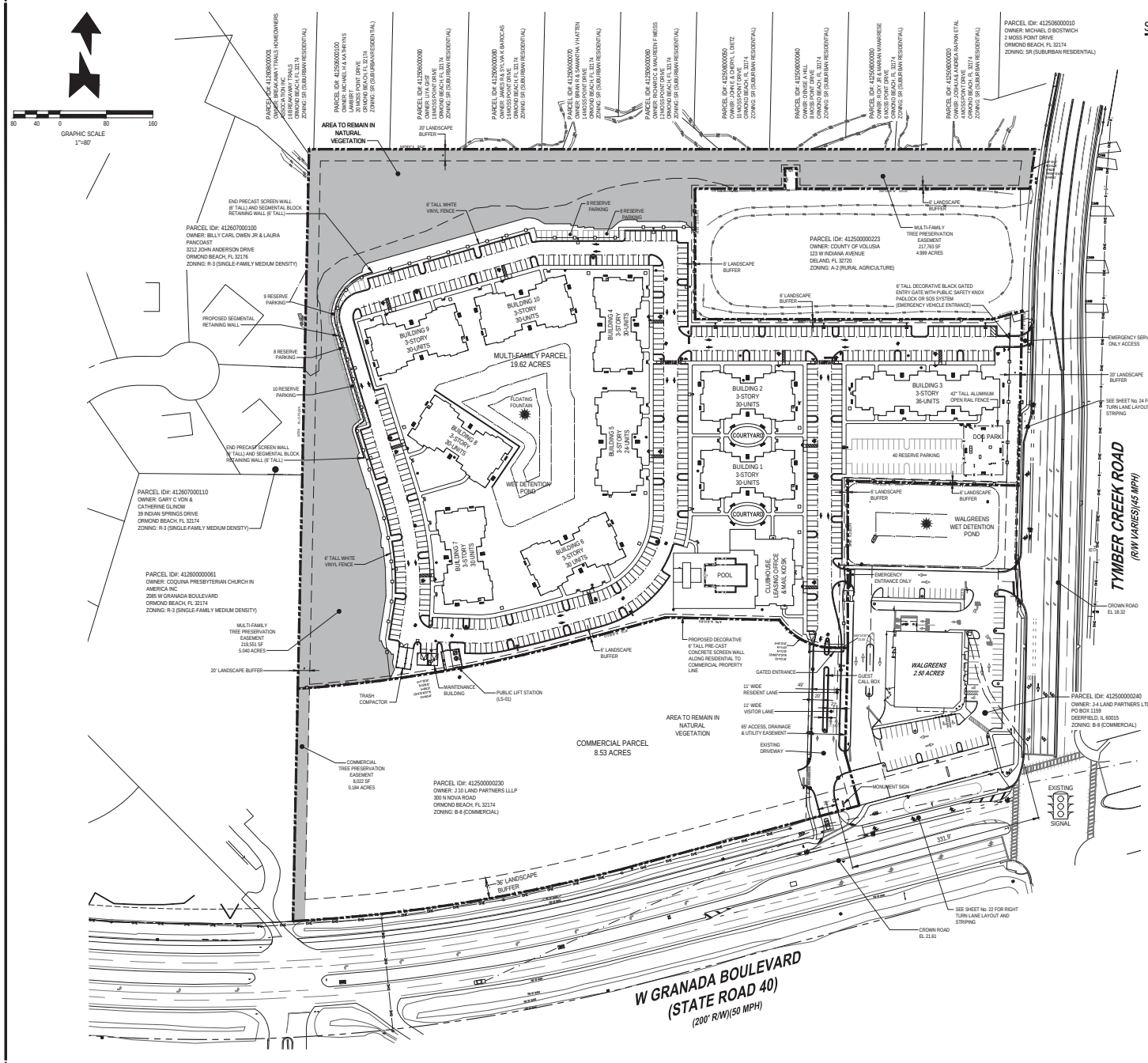
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

13



SITE DEVELOPMENT USAGE

1. SETBACK:

	BUILDING	LANDSCAPE
FRONT (TYMBER CREEK)	25 FEET	20 FEET
REAR (NORTH)	20 FEET	20 FEET
SIDE (WEST)	10 FEET	20 FEET
SIDE (INTERIOR)	10 FEET	6 FEET
SIDE (CORNER)	20 FEET	6 FEET
MAXIMUM BUILDING HEIGHT		45 FEET

* SECTION 2-36(d) STATES, "HEIGHT LIMITS MAY EXCEED THAT ALLOWED BY DISTRICT REGULATIONS BY A MAXIMUM FIFTEEN FEET (15'), PROVIDED THAT THE STRUCTURE IS LOCATED AS TO NOT HAVE AN ADVERSE IMPACT ON ADJOINING PROPERTIES, PARTICULARLY SINGLE-FAMILY HOMES. THIS ADDITIONAL HEIGHT ALLOWANCE WILL NOT BE AWARDED FOR ANY PORTION OF A STRUCTURE LOCATED WITHIN FIFTY FEET (50') OF A SINGLE FAMILY HOME OR FOR A VACANT SITE IN A ZONING DISTRICT DESIGNED PRIMARILY FOR SUCH USE. IN NO CASE SHALL ANY BUILDING HEIGHT EXCEED SEVENTY-FIVE FEET (75') WHEN MEASURED FROM THE AVERAGE MEDIAN LOT ELEVATION TO THE HIGHEST POINT OF ANY STRUCTURE AND/OR ATTACHED SERVICES."

MAXIMUM BUILDING COVERAGE	35%
MAXIMUM IMPERVIOUS LOT COVERAGE	75%

THE B-8 ZONING DISTRICT ALLOWS 10 UNITS PER ACRE. THE LAND USE CATEGORIES ALLOW:
(1) "OPEN SPACE/CONSERVATION" (3.2 ACRES) - 0 UNITS
(2) "RESIDENTIAL, OFFICE RETAIL" (3.2 ACRES) - 48 UNITS
(3) "GENERAL COMMERCIAL" (13.22 ACRES) - 423 UNITS

THE PROPERTY'S LAND USES ALLOW A TOTAL OF 471 UNITS (300 UNITS PROPOSED).
THE UNITS PER ACRE NEED TO BE BASED UPON 16.42 ACRES OR
300 UNITS / 16.42 = 18.27 UNITS PER ACRE

NO STRUCTURE SHALL EXCEED 180 LINEAR FEET IN LENGTH PER LDC SECTION 2-57(22)(f).

2. PROPOSED SITE COVERAGE:

	SQ. FT	ACRE	%
BUILDINGS	127,446	2.926	14.9
PAVEMENT	164,109	3.767	19.2
CONCRETE SIDEWALKS / PADS/ POOL DECK	46,260	1.062	5.4
RESERVED PARKING	18,810	0.432	2.2
EXTERIOR LANDSCAPE	67,254	1.544	7.9
INTERIOR LANDSCAPE	325,816	7.479	38.1
WET DETENTION PONDS	19,162	0.440	2.2
WETLANDS	104,588	2.402	12.3
TOTAL SITE	854,635	19.620	100.0
TOTAL IMPERVIOUS	337,815	7.755	39.5
TOTAL PERVIOUS	516,820	11.865	60.5

3. PARKING REQUIREMENTS

UNIT MIX
1.5 SPACES PER 1 BEDROOM x 168 = 252 SPACES
0.5 SPACES RESERVE PER 2 BEDROOM x 120 = 84 SPACES
2.0 SPACES PER 2 BEDROOM x 120 = 240 SPACES
2.0 SPACES PER 3 BEDROOM x 12 = 24 SPACES
TOTAL REQUIRED PARKING = 600 SPACES

4. PARKING PROVIDED

		%
HANDICAP	11	1.9
STANDARD	506	84.3
RESERVE	83	13.8
TOTAL PARKING PROVIDED	600	100.0

5. BICYCLE PARKING REQUIRED
10% OF TOTAL PARKING = 0.10 x 600 = 60
REQUIRED BICYCLE PARKING = 60 SPACES

6. BICYCLE PARKING PROVIDED
71 BICYCLE SPACES PROVIDED

REVISIONS

DATE	DESCRIPTION
4 7 22	CITY COMMENTS
5 2 22	CITY COMMENTS
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
NEWKIRK ENGINEERING INC.
Civil Engineering, Transportation, CEI & Landscape Architecture

OVERALL DEVELOMENT PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

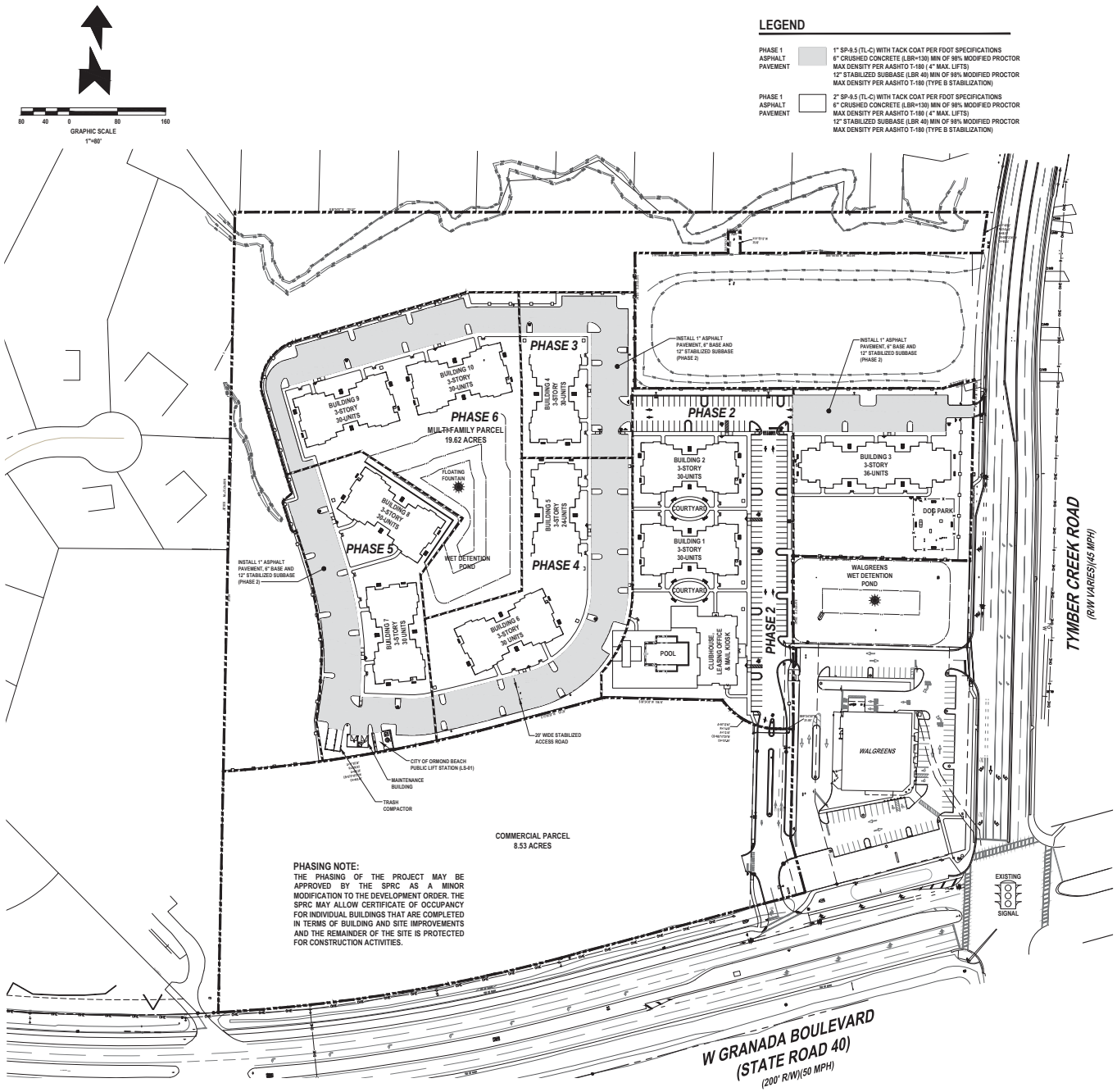
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 0'

DRAWING NUMBER

15



PHASING NOTE:
THE PHASING OF THE PROJECT MAY BE APPROVED BY THE SPRC AS A MINOR MODIFICATION TO THE DEVELOPMENT ORDER. THE SPRC MAY ALLOW CERTIFICATE OF OCCUPANCY FOR INDIVIDUAL BUILDINGS THAT ARE COMPLETED IN TERMS OF BUILDING AND SITE IMPROVEMENTS AND THE REMAINDER OF THE SITE IS PROTECTED FOR CONSTRUCTION ACTIVITIES.

PHASE 1 (SITE INFRASTRUCTURE CONSTRUCTION)

1. INSTALL ALL SITE FENCE, TREE BARRICADES AND CONSTRUCTION ENTRANCE.
2. CLEARING AND GRUBBING ENTIRE SITE WITHIN LIMITS OF CONSTRUCTION.
3. EARTHWORK IMPROVEMENTS CONSISTING OF SITE GRADING AND STORMWATER PONDS.
4. INSTALL PUBLIC LIFT STATION AND SANITARY SEWER MAIN, MANHOLES AND SERVICES.
5. INSTALL WATER MAIN, FIRE HYDRANTS, WATER SERVICES AND FIRE SERVICES.
6. INSTALL STORMWATER INLETS, DRAINAGE PIPES, CONTROL STRUCTURES, STORM-TECH EXFILTRATION AND MITERED END SECTIONS.
7. INSTALL SEGMENTAL RETAINING WALL.
8. INSTALL FIRST LIFT OF ASPHALT PAVEMENT CONSISTING OF STABILIZED SUBBASE, BASE AND1 INCH OF ASPHALT PAVEMENT.
9. TYMBER CREEK ROADWAY IMPROVEMENTS CONSISTING OF RIGHT-TURN LANE AND DUEL LEFT TURN LANE EXPANSION.
10. SURVEYOR TO PREPARE AS-BUILTS FOR WATER AND SEWER IMPROVEMENTS.
11. ENGINEER OF RECORD TO PREPARE FDEP WATER AND WASTEWATER CERTIFICATIONS FOR CITY OF ORMOND BEACH APPROVAL. ENGINEER OF RECORD TO SUBMIT FDEP WATER AND WASTEWATER CERTIFICATIONS TO FDEP FOR FINAL APPROVAL.
12. ENGINEER OF RECORD TO CERTIFY TYMBER CREEK ROAD IMPROVEMENTS WITH VOLUSIA COUNTY.

PHASE 2 (CLUBHOUSE, BUILDING 1 & 2)

1. ALL SITE INFRASTRUCTURE IMPROVEMENTS SHALL BE CONSTRUCTED INCLUDING FIRST LIFT OF ASPHALT FOR THE ENTIRE DEVELOPMENT PRIOR TO REQUESTING ANY BUILDING CLEARING FOR OCCUPANCIES.
2. CONSTRUCT CLUBHOUSE AND POOL, BUILDING 1 AND 2 BUILDING IMPROVEMENTS.
3. INSTALL SECOND LIFT OF ASPHALT (3/4") WITHIN BUILDING PHASE.
4. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
5. INSTALL SIDEWALK CONNECTION TO GRANADA BOULEVARD.
6. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
7. INSTALL PRE-CAST SCREEN WALL.
8. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
9. INSTALL LANDSCAPE, IRRIGATION AND FLOATING FOUNTAIN WITHIN WALGREENS.
10. SURVEYOR TO PREPARE AS-BUILTS FOR THIS BUILDING PHASE.
11. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
12. INSTALL TEMPORARY DUMPSTER.
13. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
14. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
15. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 3 (BUILDING 3 & 4)

1. CONSTRUCT BUILDING 3 AND 4 BUILDING IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (3/4") WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL SIDEWALK CONNECTION TO TYMBER CREEK ROAD.
5. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
6. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
7. INSTALL TEMPORARY DUMPSTER.
8. SURVEYOR TO PREPARE AS-BUILTS FOR THIS BUILDING PHASE.
9. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
10. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
11. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
12. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS A REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 4 (BUILDING 5 & 6)

1. CONSTRUCT BUILDING 5 AND 6 BUILDING IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (3/4") WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
5. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
6. INSTALL TEMPORARY DUMPSTER.
7. SURVEYOR TO PREPARE AS-BUILTS FOR THIS BUILDING PHASE.
8. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
9. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
10. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
11. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 5 (BUILDING 7, 8, MAINTENANCE BLDG. & TRASH COMPACTOR)

1. CONSTRUCT BUILDING 7, 8, MAINTENANCE BUILDING AND TRASH COMPACTOR IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (3/4") WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. INSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
5. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
6. REMOVE ALL TEMPORARY DUMPSTER'S.
7. SURVEYOR TO PREPARE AS-BUILTS FOR THIS PHASE.
8. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
9. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
10. CITY OF ORMOND BEACH PHASE INSPECTION WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
11. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

PHASE 6 (BUILDING 9, 10 & ENTIRE SITE FINAL RE-INSPECTION)

1. CONSTRUCT BUILDING 9, 10 AND WET DETENTION POND IMPROVEMENTS.
2. INSTALL SECOND LIFT OF ASPHALT (3/4") WITHIN BUILDING PHASE.
3. INSTALL SIDEWALKS AND HANDICAP RAMPS WITHIN BUILDING PHASE.
4. IINSTALL STRIPING AND SIGNAGE WITHIN BUILDING PHASE.
5. INSTALL LANDSCAPE AND IRRIGATION WITHIN BUILDING PHASE.
6. SURVEYOR TO PREPARE AS-BUILTS FOR THIS PHASE.
7. LANDSCAPE ARCHITECT TO PREPARE LANDSCAPE AS-BUILTS.
8. INSTALL FLOATING FOUNTAIN IN WET DETENTION POND.
9. ENGINEER OF RECORD TO FINAL INSPECT ALL PHASE IMPROVEMENTS, REVIEW AS-BUILT SURVEYS AND PREPARE FINAL CERTIFICATION SUBMITTAL TO CITY OF ORMOND BEACH FOR FINAL APPROVAL.
10. ENGINEER OF RECORD TO CERTIFY STORMWATER SYSTEM WITH SJRWMD.
11. ENGINEER OF RECORD TO CERTIFY FDEP NPDES NOTICE OF TERMINATION.
12. CITY OF ORMOND BEACH PHASE INSPECTION AND RE-INSPECTION OF ENTIRE SITE WITH GENERAL CONTRACTOR AND NEWKIRK ENGINEERING.
13. CONTRACTOR TO ADDRESS ALL CITY OF ORMOND BEACH CONSTRUCTION PUNCHLIST ITEMS AND REQUEST RE-INSPECTION FOR CLEARED FOR OCCUPANCY.

CITY OF ORMOND BEACH SPRC NOTE:

THE PHASING OF THE PROJECT MAY BE APPROVED BY SPRC AS A MINOR MODIFICATION TO THE DEVELOPMENT ORDER. THE SPRC MAY ALLOW CERTIFICATE OF OCCUPANCY FOR INDIVIDUAL BUILDINGS THAT ARE COMPLETED IN TERMS OF BUILDING AND SITE IMPROVEMENTS AND THE REMAINDER OF THE SITE IS PROTECTED FOR CONSTRUCTION ACTIVITIES.

REVISIONS

DATE	DESCRIPTION
4 7 22	CITY COMMENTS
5 2 22	CITY COMMENTS
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

OVERALL PHASING PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

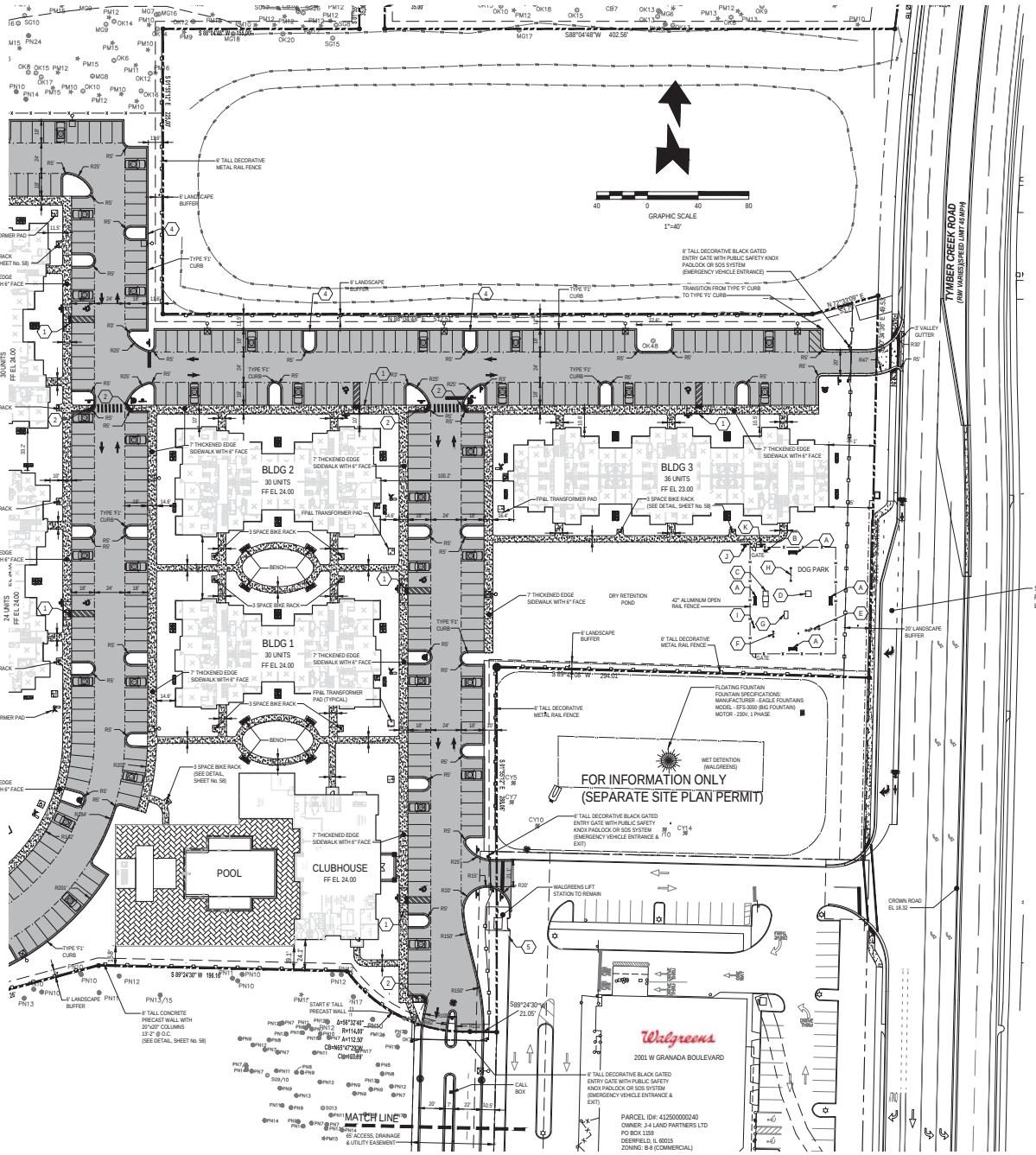
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 0'

DRAWING NUMBER

16



PAVING LEGEND

ASPHALT PAVEMENT	2" 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 (LBR 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) (TYPE B STABILIZATION) *ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT
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) (TYPE B STABILIZATION) (SEE DETAIL, SHEET No. 56 & 58)
CONCRETE SIDEWALK	4" THICK CLASS I CONCRETE (3,000 P.S.I. @ 28 DAYS) PER FDOT INDEX 522-001 (SEE DETAIL, SHEET No. 56, 58, 62-64).
POOL DECK PAVERS	POOL DECK PAVERS

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)
- (J) GYMS FOR DOGS WELCOME SIGN (DL-WELCM-SIGN)
- (K) GYMS FOR DOGS RULES SIGN (DL-RULES-SIGN)

LEGEND

- TYPE 'F' CURB (SEE DETAIL, SHEET No. 56 & 58)
- 'F1' CURB (SEE DETAIL, SHEET No. 58)
- TYPE VALLEY GUTTER (SEE DETAIL, SHEET No. 58)
- TRANSITION FROM TYPE 'F' CURB TO TYPE 'F1' CURB
- 24" DETECTABLE WARNING MAT (SEE DETAIL, SHEET No. 63)
- SITE LIGHTING
  SEE SITE LIGHTING PLAN FOR COMPLETE SPECIFICATIONS (SITE LIGHTING SHALL NOT EMIT MORE THAN 0.5 FOOT-CANDLES AT THE PROPERTY LINE. ADD GLARE GUARDS IF REQUIRED.) (SEE SHEETS, No. 91 & 92)
- 3 SPACE BIKE RACK (SEE DETAIL, SHEET No. 58)
- 6' TALL WHITE VINYL FENCE (SEE DETAIL, SHEET No. 58)
- 6' TALL PRECAST SCREEN WALL (SEE DETAIL, SHEET No. 36)

KEYNOTES:

1. HANDICAP PARKING SPACE RAMP (SEE DETAIL, SHEET No. 19 & 20)
2. SIDEWALK CURB RAMP G (SEE DETAIL, SHEET No. 63)
3. SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 63)
4. 18" GUTTER BYPASS (SEE DETAIL, SHEET No. 58)
5. SIDEWALK CURB RAMP C (SEE DETAIL, SHEET No. 63)

KEY MAP

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS
10/25/22	OWNER
11/18/22	ENGINEER

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

SITE LAYOUT PLAN (SHT. 1 OF 2)

TYMBER CREEK APARTMENTS

2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

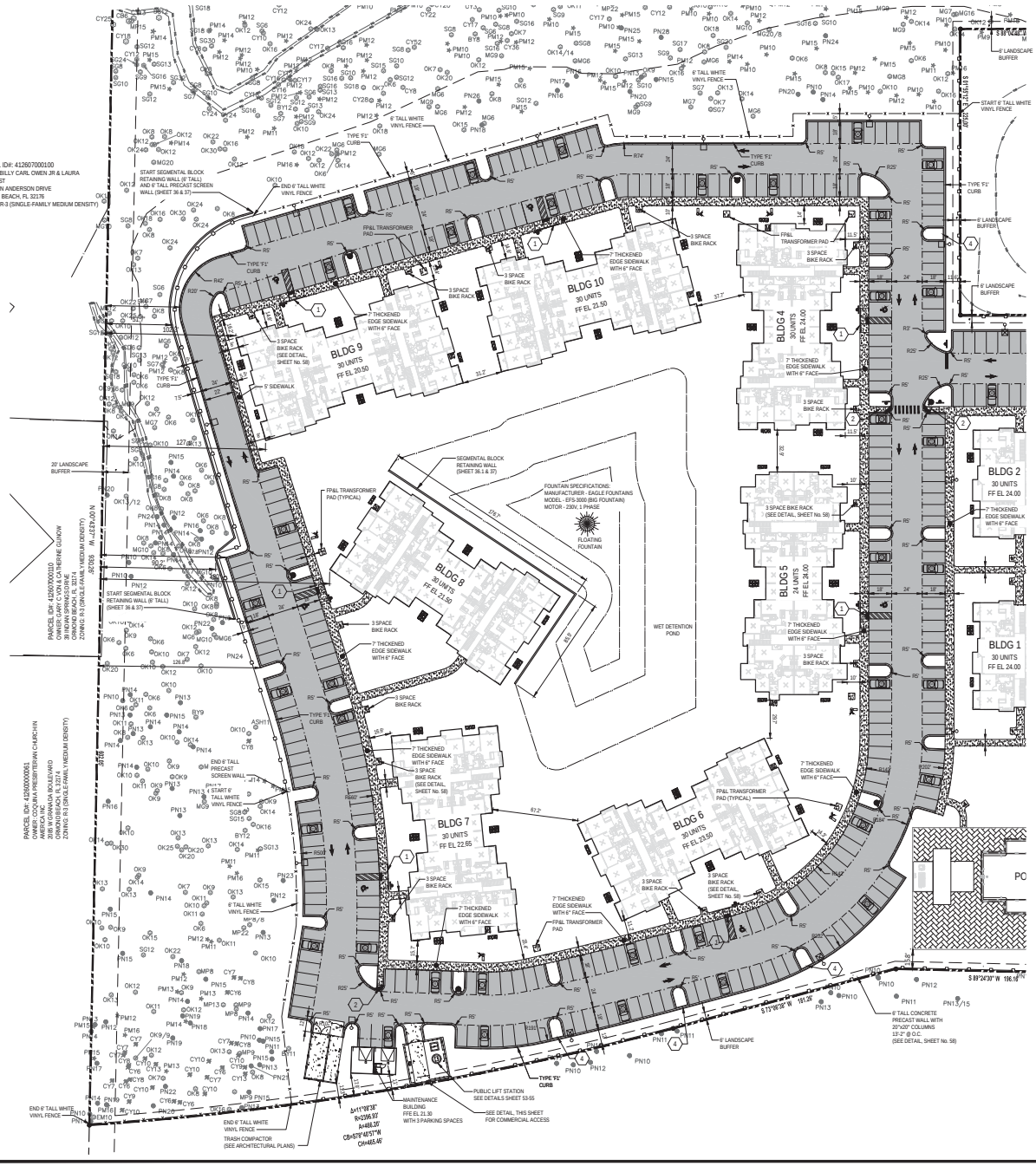
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

17



PAVING LEGEND

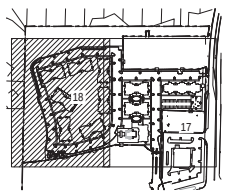
ASPHALT PAVEMENT	2" SP-9.5 (TL-C) WITH TACK COAT PER FDOT SPECIFICATIONS 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS) 12" STABILIZED SUBBASE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION) * ALTERNATE 12" STABILIZED SUBBASE: 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS) (TYPE B STABILIZATION) *ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT
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) (TYPE B STABILIZATION) (SEE DETAIL, SHEET No. 56 & 58)
CONCRETE SIDEWALK	4" THICK CLASS I CONCRETE (3,000 P.S.I. @ 28 DAYS) PER FDOT INDEX 522-001 (SEE DETAIL, SHEET No. 56, 58, 62-64).
POOL DECK PAVERS	POOL DECK PAVERS

LEGEND

- TYPE 'F' CURB (SEE DETAIL, SHEET No. 56 & 58)
- 'F1' CURB (SEE DETAIL, SHEET No. 58)
- TYPE VALLEY GUTTER (SEE DETAIL, SHEET No. 58)
- TRANSITION FROM TYPE 'F' CURB TO TYPE 'F1' CURB
- 24" DETECTABLE WARNING MAT (SEE DETAIL, SHEET No. 63)
- SITE LIGHTING SEE SITE LIGHTING PLAN FOR COMPLETE SPECIFICATIONS (SITE LIGHTING SHALL NOT EMIT MORE THAN 0.5 FOOT-CANDLES AT THE PROPERTY LINE. ADD GLARE GUARDS IF REQUIRED.) (SEE SHEETS, No. 91 & 92)
- 3 SPACE BIKE RACK (SEE DETAIL, SHEET No. 58)
- 6' TALL WHITE VINYL FENCE (SEE DETAIL, SHEET No. 58)
- 6' TALL PRECAST SCREEN WALL (SEE DETAIL, SHEET No. 36)

KEYNOTES:

1. HANDICAP PARKING SPACE RAMP (SEE DETAIL, SHEET No. 19 & 20)
2. SIDEWALK CURB RAMP G (SEE DETAIL, SHEET No. 63)
3. SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 63)
4. 18" GUTTER BYPASS (SEE DETAIL, SHEET No. 58)
5. SIDEWALK CURB RAMP C (SEE DETAIL, SHEET No. 63)



KEY MAP
NOT TO SCALE

REVISIONS	
DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS
10/25/22	OWNER
11/18/22	ENGINEER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

SITE LAYOUT PLAN (SHT. 2 OF 2)
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

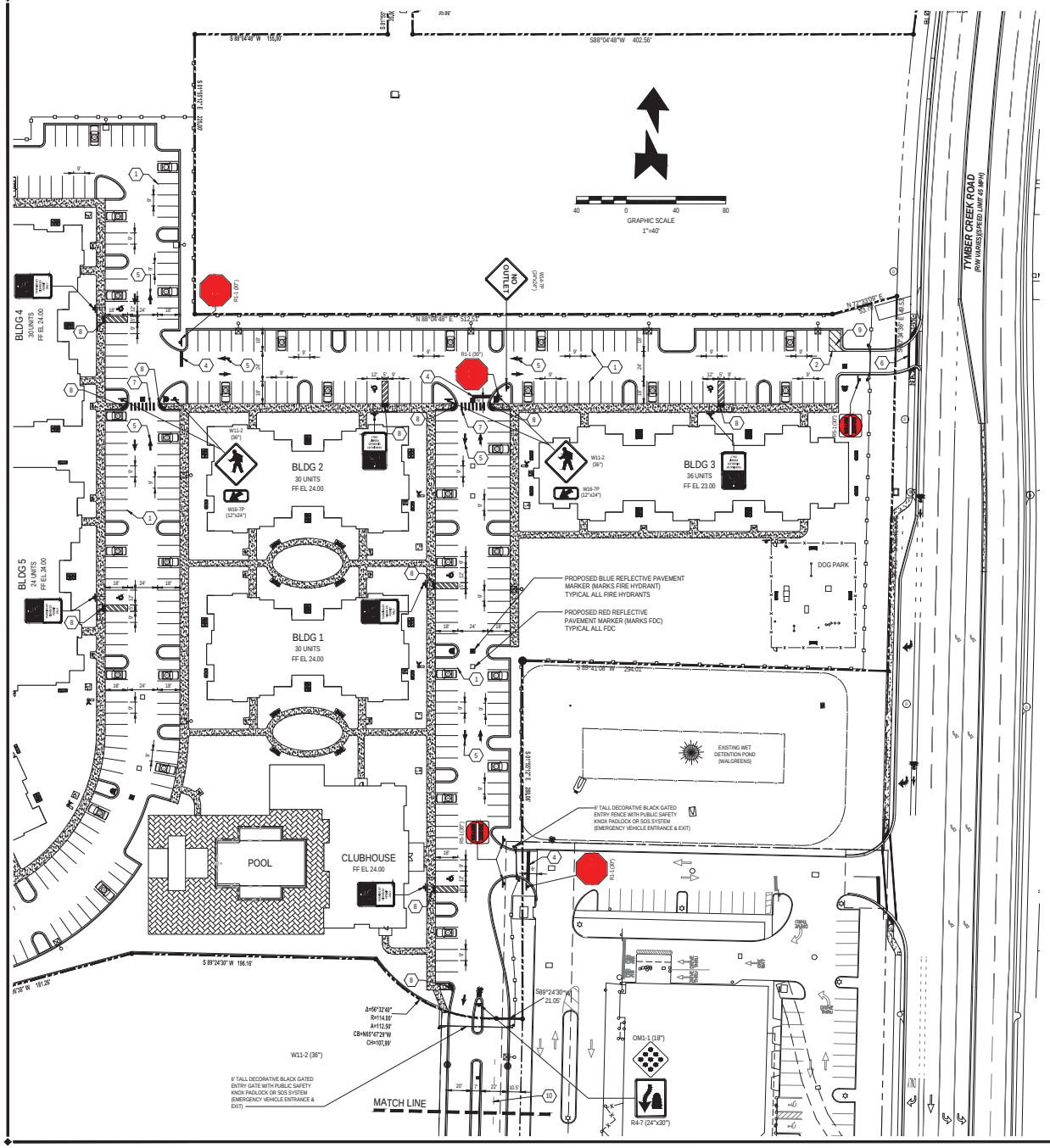
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

18



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 (THERMOPLASTIC)
5. WHITE DIRECTIONAL ARROW
6. STANDARD CROSSWALK
7. SPECIAL EMPHASIS CROSSWALK
8. 24" DETECTABLE WARNING MAT (PER FDOT INDEX No. 522-002)
9. 6" SOLID YELLOW LINE @ 45° SPACED AT 4' ON CENTER
10. 6" WHITE LINE 6' SKIP, 10' GAP

STRIPING LEGEND

- ■ PROPOSED BLUE REFLECTIVE PAVEMENT MARKER (MARKS FIRE HYDRANT)
- □ PROPOSED RED REFLECTIVE PAVEMENT MARKER (MARKS FDC)

PARKING CALCULATIONS

1. PARKING REQUIREMENTS

UNIT MIX

1.5 SPACES PER 1 BEDROOM x 168	= 252 SPACES
0.5 SPACES RESERVE PER 2 BEDROOM x 120	= 84 SPACES
2.0 SPACES PER 2 BEDROOM x 120	= 240 SPACES
2.0 SPACES PER 3 BEDROOM x 12	= 24 SPACES
TOTAL REQUIRED PARKING	= 600 SPACES

2. PARKING PROVIDED

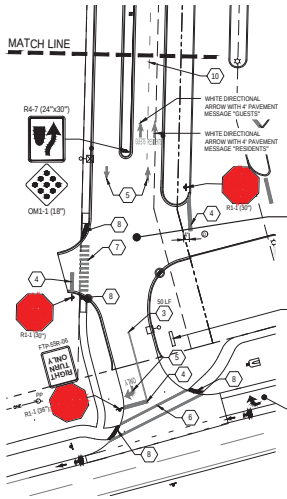
		%
HANDICAP	11	1.9
STANDARD	506	84.3
RESERVE	83	13.8
TOTAL PARKING PROVIDED	600	100.0

3. BICYCLE PARKING REQUIRED

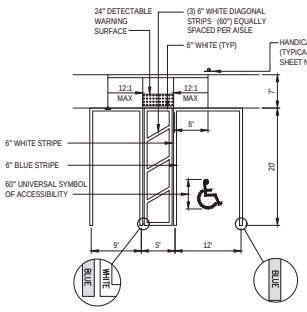
10% OF TOTAL PARKING = 0.10 x 60 = 60
REQUIRED BICYCLE PARKING = 60 SPACES

4. BICYCLE PARKING PROVIDED

71 BICYCLE SPACES PROVIDED

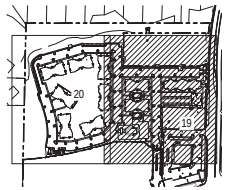


FOR INFORMATION ONLY
(SEPARATE SITE PLAN PERMIT)
CITY PERMIT No. PZ-22-038



HANDICAP PARKING STRIPING
SCALE: 1" = 10'

(UNIVERSAL SPACES PER FLORIDA ADA)



KEY MAP
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
4 7 22	CITY COMMENTS
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

STRIPING AND SIGNAGE PLAN SHT 1 OF 2
TYMBER CREEK APARTMENTS

2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

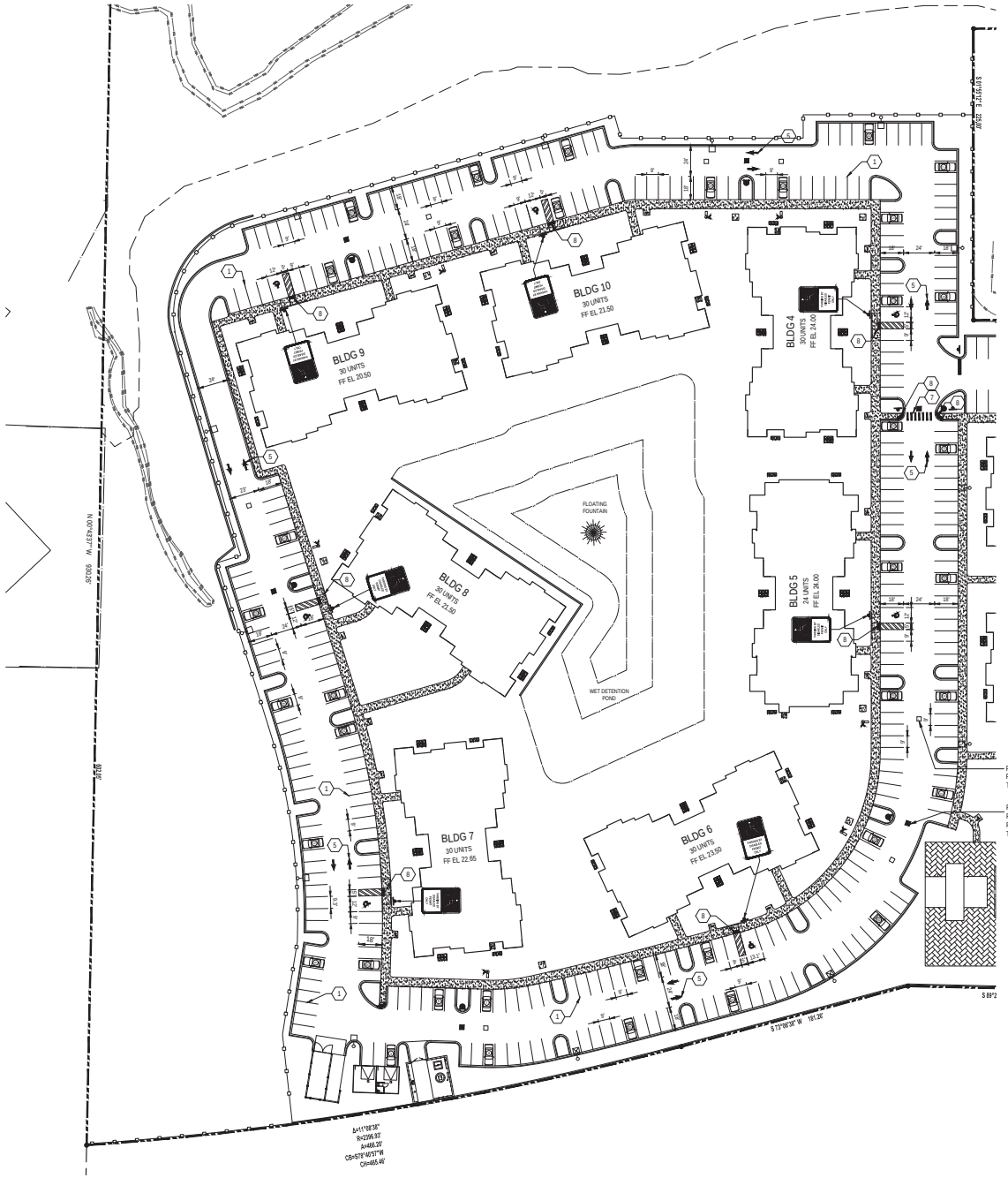
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

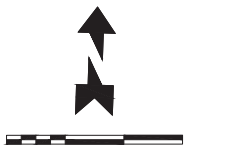
HARRY H. NEWKIRK, P.E. # 62971

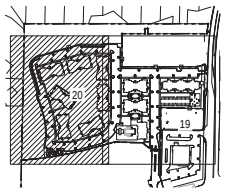
PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

19







KEY MAP
NOT TO SCALE

STRIPING KEYNOTES: (PER FDOT INDEX No. 711-001, ONLY THERMOPLASTIC IN R/W)

1	6" SOLID WHITE LINE	8	24" DETECTABLE WARNING MAT (PER FDOT INDEX No. 522-002)
2	6" SOLID YELLOW LINE	9	6" WHITE SKIP LINE (10' - 30')
3	6" SOLID DOUBLE YELLOW LINE	10	6" WHITE DOTTED LANE DROP LINE (2' - 9')
4	24" WHITE STOP BAR (THERMOPLASTIC)	11	18" YELLOW LINE @ 45° SPACED 5' ON CENTER
5	WHITE DIRECTIONAL ARROW	12	18" YELLOW LINE @ 45° SPACED 10' ON CENTER
6	STANDARD CROSSWALK	13	WHITE "SHARK-TOOTH" YIELD LINE
7	SPECIAL EMPHASIS CROSSWALK	14	6" WHITE SKIP LINE (2' - 4')

PARKING CALCULATIONS

1. PARKING REQUIREMENTS

UNIT MIX

1.5 SPACES PER 1 BEDROOM x 168	= 252 SPACES
0.5 SPACES RESERVE PER 2 BEDROOM x 120	= 84 SPACES
2.0 SPACES PER 2 BEDROOM x 120	= 240 SPACES
2.0 SPACES PER 3 BEDROOM x 12	= 24 SPACES
TOTAL REQUIRED PARKING	= 600 SPACES

2. PARKING PROVIDED

		%
HANDICAP	11	1.9
STANDARD	506	84.3
RESERVE	83	13.8
TOTAL PARKING PROVIDED	600	100.0

3. BICYCLE PARKING REQUIRED

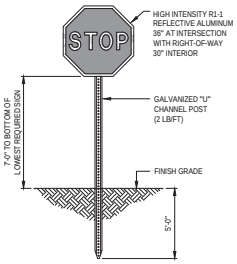
10% OF TOTAL PARKING = 0.10 x 60 = 60
REQUIRED BICYCLE PARKING = 60 SPACES

4. BICYCLE PARKING PROVIDED

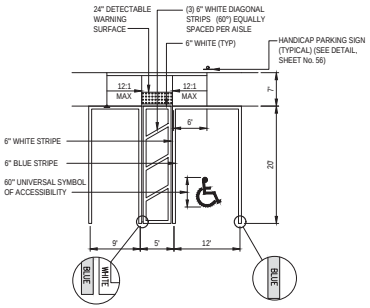
71 BICYCLE SPACES PROVIDED

STRIPING LEGEND

- ■ PROPOSED BLUE REFLECTIVE PAVEMENT MARKER (MARKS FIRE HYDRANT)
- □ PROPOSED RED REFLECTIVE PAVEMENT MARKER (MARKS FDC)



STOP SIGN DETAIL
NOT TO SCALE



HANDICAP PARKING STRIPING (UNIVERSAL SPACES PER FLORIDA ADA)
SCALE: 1" = 10'

REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

STRIPING AND SIGNAGE PLAN SHT 2 OF 2
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

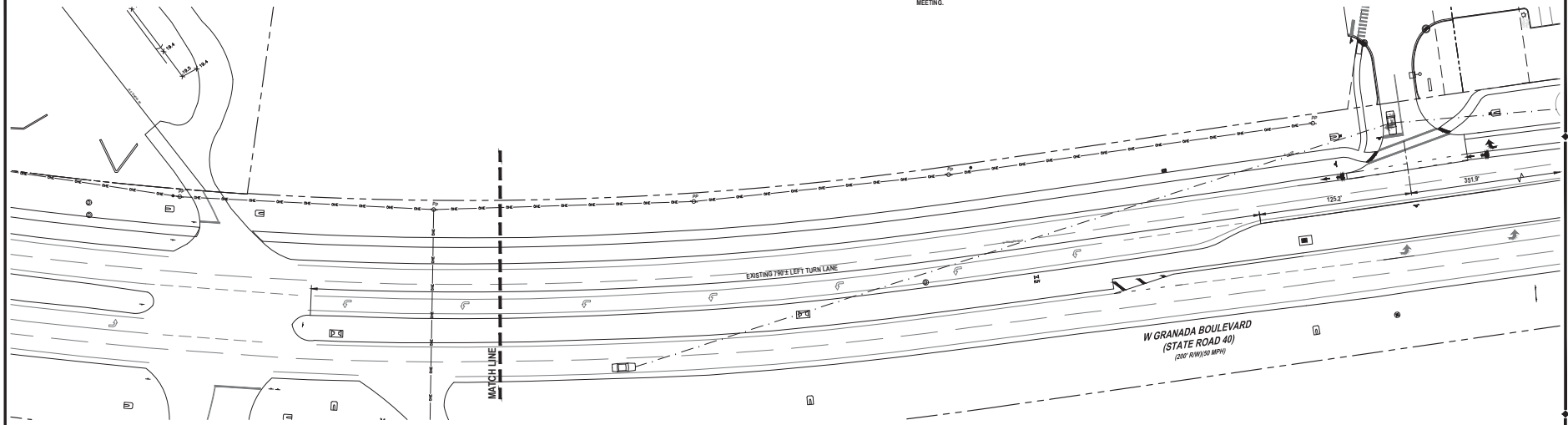
20

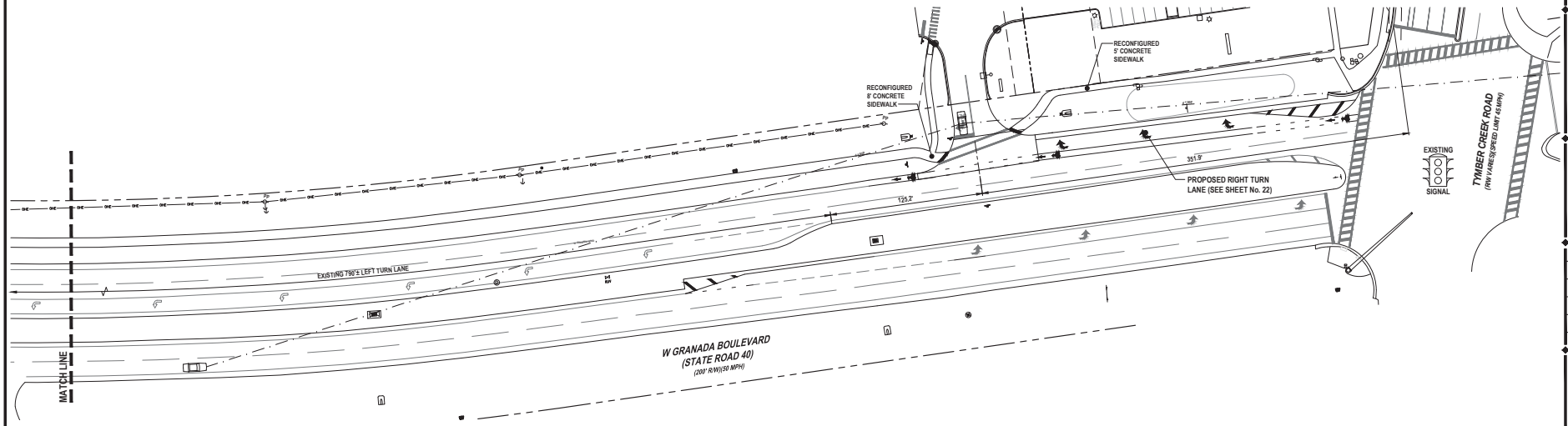
GRAPHIC SCALE
1"=40'

FOR INFORMATION ONLY
(SEPARATE SITE PLAN PERMIT)
CITY PERMIT No. PZ-22-038

FDOT GENERAL NOTES:

1. MAINTENANCE OF TRAFFIC TO BE SUPERVISED BY A CERTIFIED PERSON (ON SITE).
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK WITH IN THE FDOT R/W.
3. ALL WORK PERFORMED WITH IN THE FDOT R/W SHALL BE IN ACCORDANCE WITH THE 2019 EDITION OF THE FDOT DESIGN STANDARDS & SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, 2017 EDITION OF THE FDOT UTILITY ACCOMMODATION MANUAL AND FDOT STANDARD PLANS FY 2021-22.
4. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR ANY DAMAGE TO FDOT FACILITIES CAUSED BY THE CONSTRUCTION OF THIS PROJECT.
5. ANY TEST RESULTS TAKEN DURING CONSTRUCTION OF THE PERMITTED WORK SHALL BE PROVIDED TO THE DEPARTMENT UPON REQUEST.
6. ALL CONCRETE TO BE REMOVED SHALL BE SAW CUT TO NEAREST JOINT IN GOOD CONDITION, SO A CONNECTION THAT IS FREE OF CRACKS, DEFORMITIES OR VOIDS & IRREGULARITIES ARE NOT DEFECTIVE.
7. ALL STRIPING WITHIN THE FDOT RIGHT-OF-WAY SHALL BE PREFORMED THERMOPLASTIC.
8. ALL CONCRETE SHALL BE AN APPROVED FDOT MIX DESIGN OF 3,000 PSI.
9. ALL MATERIALS INSTALLED INSIDE FDOT R/W SHALL BE ON THE QUALIFIED PRODUCTS LIST OR APPROVED PRODUCTS LIST.
10. ALL CONSTRUCTION SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR'S RISK.
11. THE CONTRACTOR SHALL SUBMIT A MAINTENANCE OF TRAFFIC AND BARRICADE PLAN TO THE ENGINEER FOR APPROVAL WITH THE BID. INCLUDE THE MOT PLAN AT THE PRECONSTRUCTION MEETING.
12. ALL TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND THE FDOT INSPECTOR NOTIFIED FOR APPROVAL.
13. ALL BARRICADES AND POSTED SIGNAGE SHALL REMAIN IN PLACE UNTIL PAVING WORK IS COMPLETE. ALL BARRICADES SHALL BE VERIFIED IN PLACE BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
14. SOD ALL DISTURBED AREAS IN RIGHT-OF-WAY WITH BAHIA.
15. THE CONTRACTOR SHALL ENSURE THAT ALL SIDEWALKS AND CROSSWALKS CONFORM TO THE CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITY ACT (ADA).
16. ALL SIGNS AND PAVEMENT MARKINGS THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE TO BE REPLACED TO THEIR PRECONSTRUCTION CONDITIONS.
17. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO FDOT STANDARD INDEX No. 711-001.
18. IN THE EVENT PERMANENT VEHICLE DETECTION IS DISRUPTED, PROVIDE AN ALTERNATIVE MEANS OF DETECTION TO ALL LANES APPROACHING THE INTERSECTION, SEPARATING EACH MOVEMENT WHICH PREVIOUSLY HAD DETECTION. THE TYPE OF DETECTOR SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. EQUIPMENT SHALL ONLY DETECT THE INTENDED MOVEMENT.
19. THERE SHALL BE NO SR 40 (W GRANADA BOULEVARD) CLOSURES DURING 7 A.M. TO 7 P.M. MONDAY TO SUNDAY.
20. THERE SHALL BE NO WORK WITHIN THE VICINITY OF THE SIGNALIZED INTERSECTION DURING 7 A.M. TO 7 P.M. MONDAY TO SUNDAY.
21. CONTRACTOR TO PROVIDE TEMPORARY VIDEO DETECTION FOR SIGNAL WHILE LOOPS ARE DISTURBED DURING MILLING AND RESURFACING.





REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084
NEWKIRK ENGINEERING INC.
Civil Engineering,
Transportation, CEI &
Landscape Architecture

S R 40 OVERALL TURN LANE IMPROVEMENTS
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

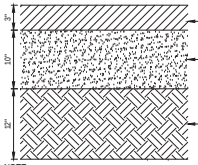
HARRY H. NEWKIRK
LICENSED
NO. 62971
STATE OF FLORIDA
PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

21



NOTE:
ALL ASPHALT MIX DESIGNS MUST BE PREAPPROVED BY FDOT BEFORE PLACEMENT.

FDOT ASPHALT SECTION

NOT TO SCALE

PAVING LEGEND (STATE ROAD 40)

S.R. 40 ASPHALT PAVEMENT (TURN LANE) (SN = 3.72) — 3" SP-12.5 TL-C ASPHALT (FDOT SPECS) 10" LIMEROCK BASE, LBR 100 12" STABILIZED SUB-GRADE (LBR 40)

S.R. 40 STABILIZED SHOULDER — 12" STABILIZED SUB-GRADE (LBR-40)

CONCRETE SIDEWALK — CONCRETE SIDEWALK PER FDOT INDEX No. 522-001 (SEE DETAILS, SHEET 62 AND 63)

GRAPHIC SCALE
20 10 0 20 40
1"=20'

STRIPING KEYNOTES: (PER FDOT INDEX No. 711-001, ONLY THERMOPLASTIC IN R/W)

1. 6" SOLID WHITE LINE
2. 24" WHITE STOP BAR
3. WHITE DIRECTIONAL ARROW
4. STANDARD CROSSWALK
5. 6" WHITE SKIP LINE (2' - 4')
6. 18" WHITE LINE @ 45° SPACED 20' ON CENTER
7. 24" DETECTABLE WARNING MAT (PER FDOT INDEX No. 522-002)
8. 6" SOLID DOUBLE YELLOW LINE
9. WHITE DIRECTIONAL ARROW, WHITE HELMETED BICYCLIST SYMBOL PER FDOT INDEX No. 711-002

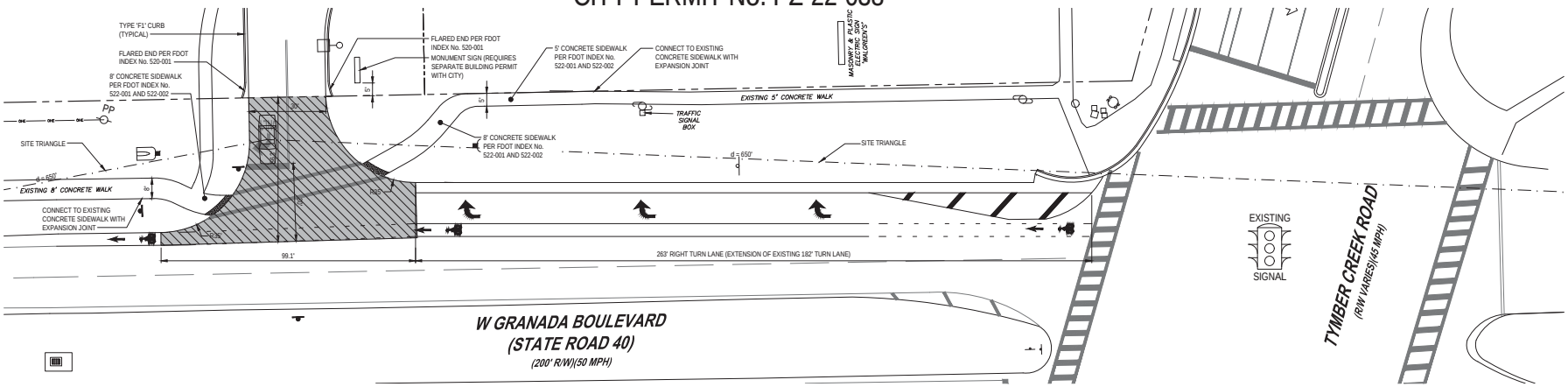
SEE SHEET No. 64 FOR FDOT INDEX No. 711-001

NOTE:
1. RPM'S SHALL BE PROVIDED FOR ALL CONSTRUCTION WITH PUBLIC RIGHTS-OF-WAY OF ALL THOROUGHFARES AND SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX No. 706-001.
2. ALL STRIPING WITHIN PUBLIC RIGHT OF WAY SHALL BE THERMOPLASTIC AND INSTALLED IN ACCORDANCE TO FDOT INDEX No. 711-001.

FDOT GENERAL NOTES:

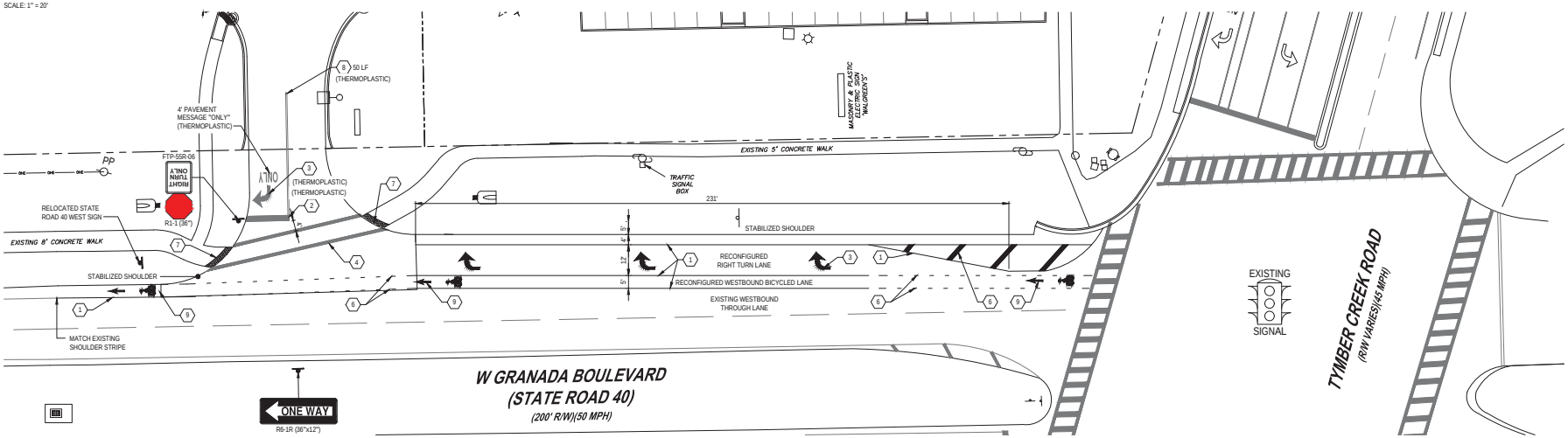
1. MAINTENANCE OF TRAFFIC TO BE SUPERVISED BY A CERTIFIED PERSON (ON SITE).
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK WITH IN THE FDOT R/W.
3. ALL WORK PERFORMED WITH IN THE FDOT R/W SHALL BE IN ACCORDANCE WITH THE 2019 EDITION OF THE FDOT DESIGN STANDARDS & SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, 2017 EDITION OF THE FDOT UTILITY ACCOMMODATION MANUAL AND FDOT STANDARD PLANS FY 2021-22.
4. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR ANY DAMAGE TO FDOT FACILITIES CAUSED BY THE CONSTRUCTION OF THIS PROJECT.
5. ANY TEST RESULTS TAKEN DURING CONSTRUCTION OF THE PERMITTED WORK SHALL BE PROVIDED TO THE DEPARTMENT UPON REQUEST.
6. ALL CONCRETE TO BE REMOVED SHALL BE SAW CUT TO NEAREST JOINT IN GOOD CONDITION, SO A CONNECTION THAT IS FREE OF CRACKS, DEFORMITIES OR VOIDS & IRREGULARITIES ARE NOT DEFECTIVE.
7. ALL STRIPING WITHIN THE FDOT RIGHT-OF-WAY SHALL BE PREFORMED THERMOPLASTIC.
8. ALL CONCRETE SHALL BE AN APPROVED FDOT MIX DESIGN OF 3,000 PSI.
9. ALL MATERIALS INSTALLED INSIDE FDOT R/W SHALL BE ON THE QUALIFIED PRODUCTS LIST OR APPROVED PRODUCTS LIST.
10. ALL CONSTRUCTION SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR'S RISK.
11. THE CONTRACTOR SHALL SUBMIT A MAINTENANCE OF TRAFFIC AND BARRICADE PLAN TO THE ENGINEER FOR APPROVAL WITH THE BID. INCLUDE THE MOT PLAN AT THE PRECONSTRUCTION MEETING.
12. ALL TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND THE FDOT INSPECTOR NOTIFIED FOR APPROVAL.
13. ALL BARRICADES AND POSTED SIGNAGE SHALL REMAIN IN PLACE UNTIL PAVING WORK IS COMPLETE. ALL BARRICADES SHALL BE VERIFIED IN PLACE BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
14. SOD ALL DISTURBED AREAS IN RIGHT-OF-WAY WITH BAHIA.
15. THE CONTRACTOR SHALL ENSURE THAT ALL SIDEWALKS AND CROSSWALKS CONFORM TO THE CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITY ACT (ADA).
16. ALL SIGNS AND PAVEMENT MARKINGS THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE TO BE REPLACED TO THEIR PRECONSTRUCTION CONDITIONS.
17. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO FDOT STANDARD INDEX No. 711-001.
18. IN THE EVENT PERMANENT VEHICLE DETECTION IS DISRUPTED, PROVIDE AN ALTERNATIVE MEANS OF DETECTION TO ALL LANES APPROACHING THE INTERSECTION, SEPARATING EACH MOVEMENT WHICH PREVIOUSLY HAD DETECTION. THE TYPE OF DETECTOR SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. EQUIPMENT SHALL ONLY DETECT THE INTENDED MOVEMENT.
19. THERE SHALL BE NO SR 40 (W GRANADA BOULEVARD) CLOSURES DURING 7 A.M. TO 7 P.M. MONDAY TO SUNDAY.
20. THERE SHALL BE NO WORK WITHIN THE VICINITY OF THE SIGNALIZED INTERSECTION DURING 7 A.M. TO 7 P.M. MONDAY TO SUNDAY.
21. CONTRACTOR TO PROVIDE TEMPORARY VIDEO DETECTION FOR SIGNAL WHILE LOOPS ARE DISTURBED DURING MILLING AND RESURFACING.

FOR INFORMATION ONLY
(SEPARATE SITE PLAN PERMIT)
CITY PERMIT No. PZ-22-038



S.R. 40 LAYOUT AND PAVEMENT PLAN

SCALE: 1" = 20'



S.R. 40 GEOMETRY, STRIPING AND SIGNAGE PLAN

SCALE: 1" = 20'

REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

S R 40 RIGHT TURN LANE
RIGHT-OF-WAY IMPROVEMENTS
TYMBER CREEK APARTMENTS

2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

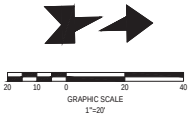
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

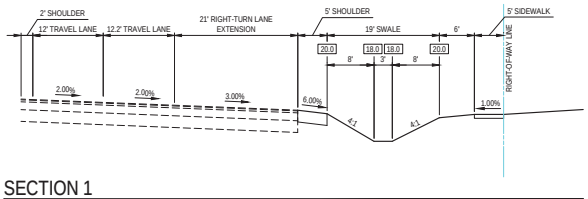
HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

22





SECTION 1

NOT TO SCALE

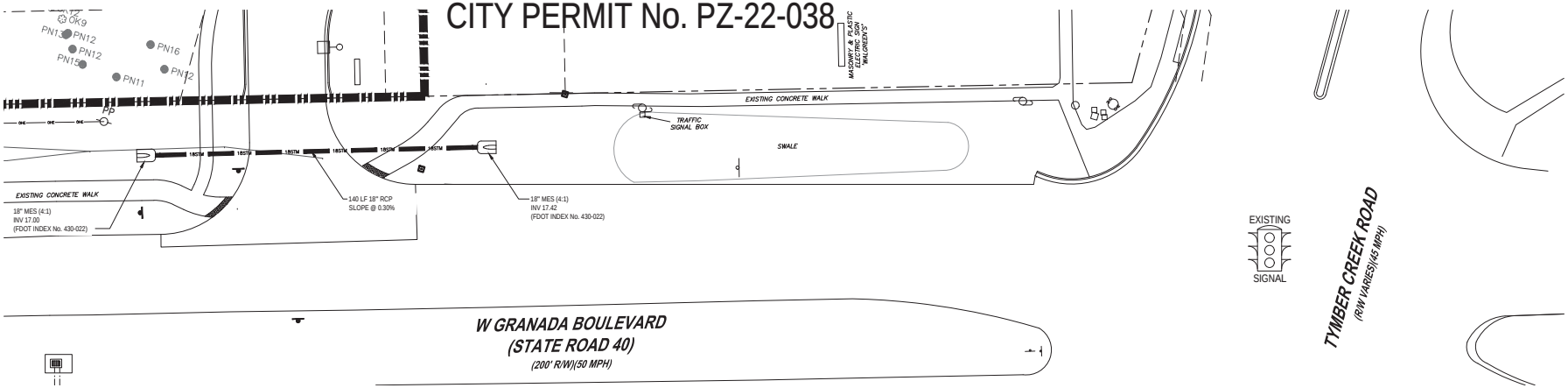
WARNING !!

CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

FDOT GENERAL NOTES:

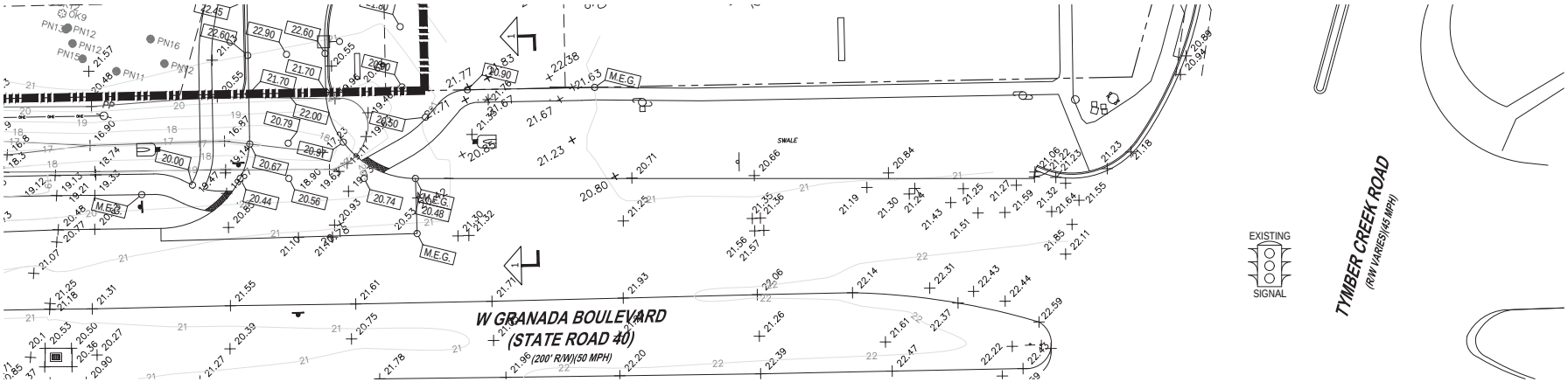
1. MAINTENANCE OF TRAFFIC TO BE SUPERVISED BY A CERTIFIED PERSON (ON SITE).
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK WITH IN THE FDOT R/W.
3. ALL WORK PERFORMED WITH IN THE FDOT R/W SHALL BE IN ACCORDANCE WITH THE 2019 EDITION OF THE FDOT DESIGN STANDARDS & SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, 2017 EDITION OF THE FDOT UTILITY ACCOMMODATION MANUAL AND FDOT STANDARD PLANS FY 2021-22.
4. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR ANY DAMAGE TO FDOT FACILITIES CAUSED BY THE CONSTRUCTION OF THIS PROJECT.
5. ANY TEST RESULTS TAKEN DURING CONSTRUCTION OF THE PERMITTED WORK SHALL BE PROVIDED TO THE DEPARTMENT UPON REQUEST.
6. ALL CONCRETE TO BE REMOVED SHALL BE SAW CUT TO NEAREST JOINT IN GOOD CONDITION, SO A CONNECTION THAT IS FREE OF CRACKS, DEFORMITIES OR VOIDS & IRREGULARITIES ARE NOT DEFECTIVE.
7. ALL STRIPING WITHIN THE FDOT RIGHT-OF-WAY SHALL BE PREFORMED THERMOPLASTIC.
8. ALL CONCRETE SHALL BE AN APPROVED FDOT MIX DESIGN OF 3,000 PSI.
9. ALL MATERIALS INSTALLED INSIDE FDOT R/W SHALL BE ON THE QUALIFIED PRODUCTS LIST OR APPROVED PRODUCTS LIST.
10. ALL CONSTRUCTION SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODDETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR'S RISK.
11. THE CONTRACTOR SHALL SUBMIT A MAINTENANCE OF TRAFFIC AND BARRICADE PLAN TO THE ENGINEER FOR APPROVAL WITH THE BID. INCLUDE THE MOT PLAN AT THE PRECONSTRUCTION MEETING.
12. ALL TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND THE FDOT INSPECTOR NOTIFIED FOR APPROVAL.
13. ALL BARRICADES AND POSTED SIGNAGE SHALL REMAIN IN PLACE UNTIL PAVING WORK IS COMPLETE. ALL BARRICADES SHALL BE VERIFIED IN PLACE BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
14. SOD ALL DISTURBED AREAS IN RIGHT-OF-WAY WITH BAHIA.
15. THE CONTRACTOR SHALL ENSURE THAT ALL SIDEWALKS AND CROSSWALKS CONFORM TO THE CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITY ACT (ADA).
16. ALL SIGNS AND PAVEMENT MARKINGS THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE TO BE REPLACED TO THEIR PRECONSTRUCTION CONDITIONS.
17. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO FDOT STANDARD INDEX No. 711-001.
18. IN THE EVENT PERMANENT VEHICLE DETECTION IS DISRUPTED, PROVIDE AN ALTERNATIVE MEANS OF DETECTION TO ALL LANES APPROACHING THE INTERSECTION, SEPARATING EACH MOVEMENT WHICH PREVIOUSLY HAD DETECTION. THE TYPE OF DETECTOR SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. EQUIPMENT SHALL ONLY DETECT THE INTENDED MOVEMENT.
19. THERE SHALL BE NO SR 40 (W GRANADA BOULEVARD) CLOSURES DURING 7 A.M. TO 7 P.M. MONDAY TO SUNDAY.
20. THERE SHALL BE NO WORK WITHIN THE VICINITY OF THE SIGNALIZED INTERSECTION DURING 7 A.M. TO 7 P.M. MONDAY TO SUNDAY.
21. CONTRACTOR TO PROVIDE TEMPORARY VIDEO DETECTION FOR SIGNAL WHILE LOOPS ARE DISTURBED DURING MILLING AND RESURFACING.

FOR INFORMATION ONLY
(SEPARATE SITE PLAN PERMIT)
CITY PERMIT No. PZ-22-038



TURN LANE DRAINAGE PLAN

SCALE: 1" = 20'



TURN LANE GRADING PLAN

SCALE: 1" = 20'

REVISIONS	
DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084

Civil Engineering,
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING INC.

S R 40 RIGHT TURN LANE
R-O-W DRAINAGE GRADING
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK, P.E. LICENSED PROFESSIONAL ENGINEER NO. 62971 STATE OF FLORIDA

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

23

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) 239-5535 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. 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 FOOT DESIGN STANDARD INDEX NO. 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.

STRIPING KEYNOTES: (PER FDOT INDEX No. 711-001, ONLY THERMOPLASTIC IN R/W)

1. 6" SOLID WHITE LINE
2. 24" WHITE STOP BAR
3. WHITE DIRECTIONAL ARROW
4. STANDARD CROSSWALK
5. 6" WHITE SKIP LINE (3' - 9')
6. 18" WHITE LINE @ 45° SPACED 10' ON CENTER
7. 24" DETECTABLE WARNING MAT (PER FDOT INDEX No. 522-002)

SEE SHEET No. 63 FOR FDOT INDEX No. 711-001

NOTE:
1. RPM'S SHALL BE PROVIDED FOR ALL CONSTRUCTION WITH PUBLIC RIGHTS-OF-WAY OF ALL THOROUGHFARES AND SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX No. 706-001.
2. ALL STRIPING WITHIN PUBLIC RIGHT OF WAY SHALL BE THERMOPLASTIC AND INSTALLED IN ACCORDANCE TO FDOT INDEX No. 711-001.

PAVING LEGEND

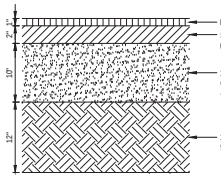
VOLUSIA COUNTY R-O-W ASPHALT PAVEMENT SN = 4.08

1" FDOT FRICTION COURSE TYPE FC-9.5 (TRAFFIC LEVEL C) ASPHALT @ MAX. 20% RECYCLED MATERIALS
2" FDOT SUPERPAVE STRUCTURE COURSE TYPE SP-12.5 (TRAFFIC LEVEL C) ASPHALT @ MAX. 30% RECYCLED MATERIALS
10" LIMEROCK OR OTHER APPROVED BASE GROUP 9 COMPACTED TO A 98% MAXIMUM DRY DENSITY PER AASHTO T-180 AND CONSTRUCTED IN TWO LIFTS
12" STABILIZED SUB-GRADE LBR 40 AND COMPACTED TO A 98% MAXIMUM DRY DENSITY PER AASHTO T-180

CONCRETE SIDEWALK

CONCRETE SIDEWALK PER FDOT INDEX No. 522-001

NOTE:
SHELL-ROCK BASE AND SOIL-CEMENT BASE IS ONLY ALLOWED WITH APPROVAL OF THE COUNTY ENGINEER. ALL MATERIALS, PRODUCTION, TRANSPORTATION, PLACEMENT AND CONSTRUCTION METHODS SHALL BE CONSISTENT WITH FDOT DESIGN STANDARD AND FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN EFFECT AT THE START OF CONSTRUCTION ACTIVITY. ALL TESTING, INSPECTIONS AND VERIFICATIONS SHALL BE PERFORMED CONSISTENT WITH FDOT QUALITY CONTROL CRITERIA IN EFFECT AT THE START OF CONSTRUCTION ACTIVITY.

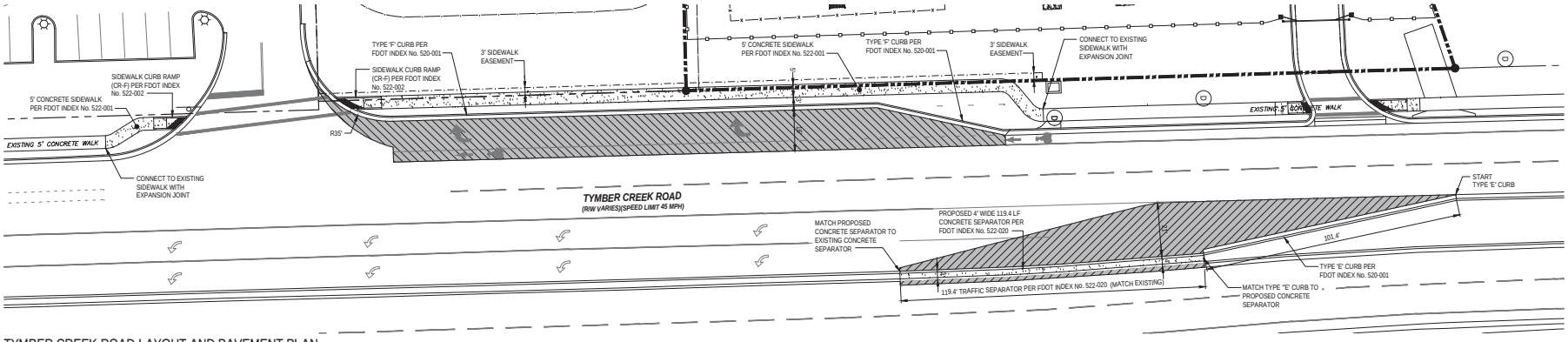


NOTE:
ALL ASPHALT MIX DESIGNS MUST BE PREAPPROVED BY VOLUSIA COUNTY BEFORE PLACEMENT.

VOLUSIA COUNTY ASPHALT SECTION

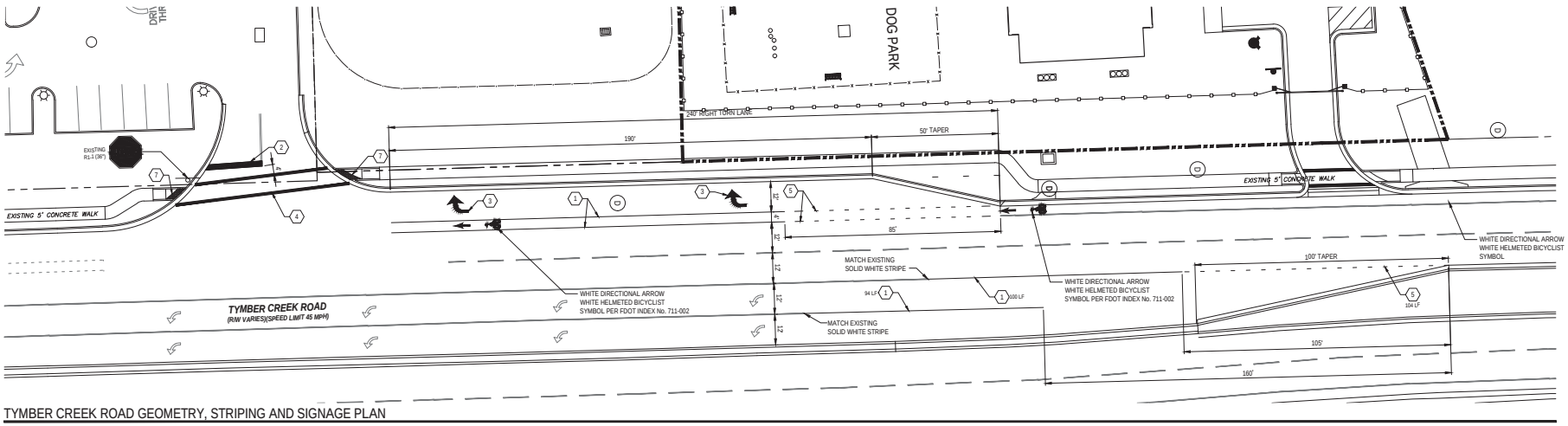
NOT TO SCALE

GRAPHIC SCALE
20 10 0 20 40
1"=20'



TYMBER CREEK ROAD LAYOUT AND PAVEMENT PLAN

SCALE: 1" = 20'



TYMBER CREEK ROAD GEOMETRY, STRIPING AND SIGNAGE PLAN

SCALE: 1" = 20'

REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK

1230 North I-(S), Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.Newkirk Engineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

TYMBER CREEK ROAD
RIGHT-OF-WAY IMPROVEMENTS
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING INC. AND SHALL NOT BE USED 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

24

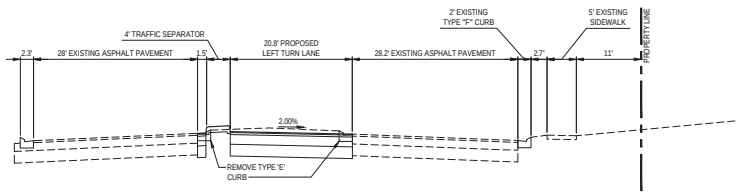
GRAPHIC SCALE
20 10 0 20 40
1"=20'

VOLUSIA COUNTY NOTES:

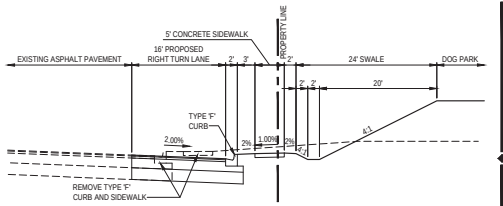
1. NOTIFY VOLUSIA COUNTY DEVELOPMENT ENGINEERING DIVISION AT (386) 736-5926 A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. FAILURE OF THE PERMITTEE TO OBTAIN THE APPROPRIATE INSPECTIONS PRIOR TO PROCEEDING WITH WORK SHALL NOT RELIEVE THE PERMITTEE FROM REEXCAVATION OR OTHER MEASURES NECESSARY 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. 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 FOOT DESIGN STANDARD INDEX NO. 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.

WARNING !!

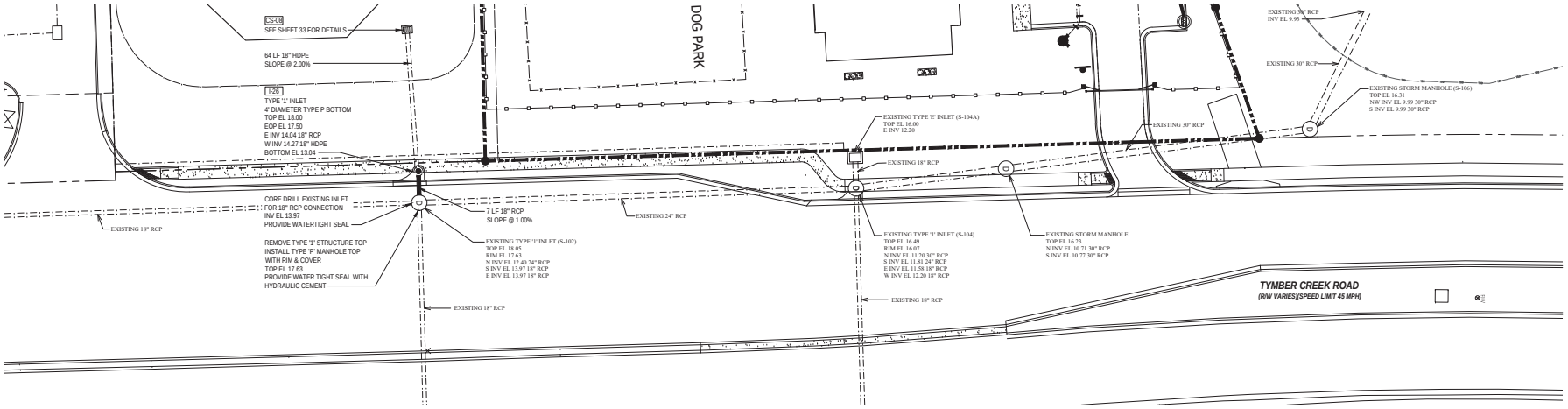
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.



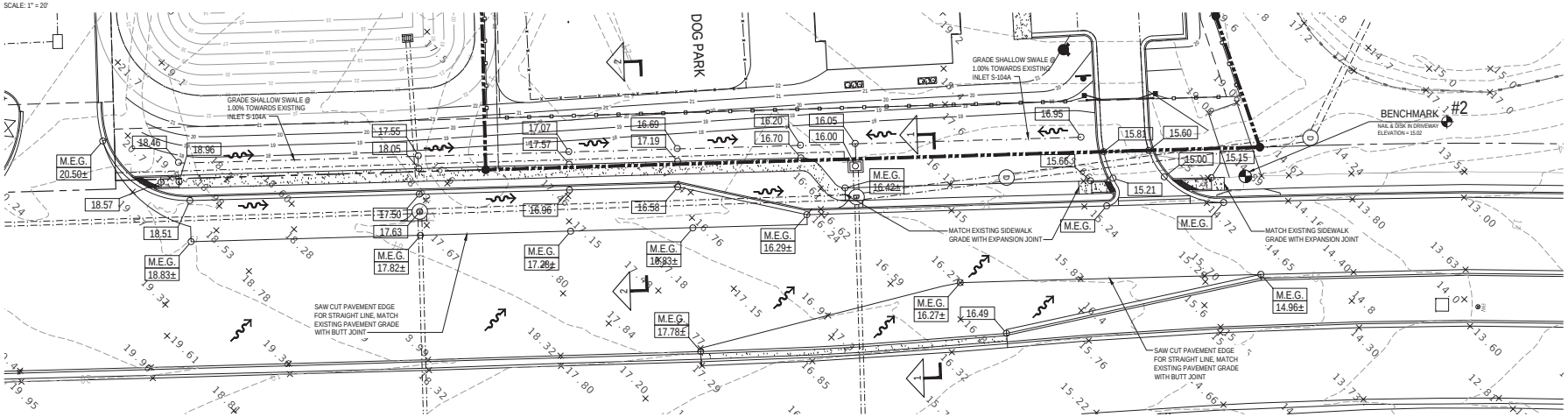
SECTION 1
NOT TO SCALE



SECTION 2
NOT TO SCALE



TYMBER CREEK ROAD DRAINAGE PLAN
SCALE: 1" = 20'



TYMBER CREEK ROAD GRADING PLAN
SCALE: 1" = 20'

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30009
LC. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK

TYMBER CREEK ROAD R-O-W DRAINAGE & GRADING
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING INC. REPRODUCTION OF THE 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 HARRY NEWKIRK, PE # 62971 ON

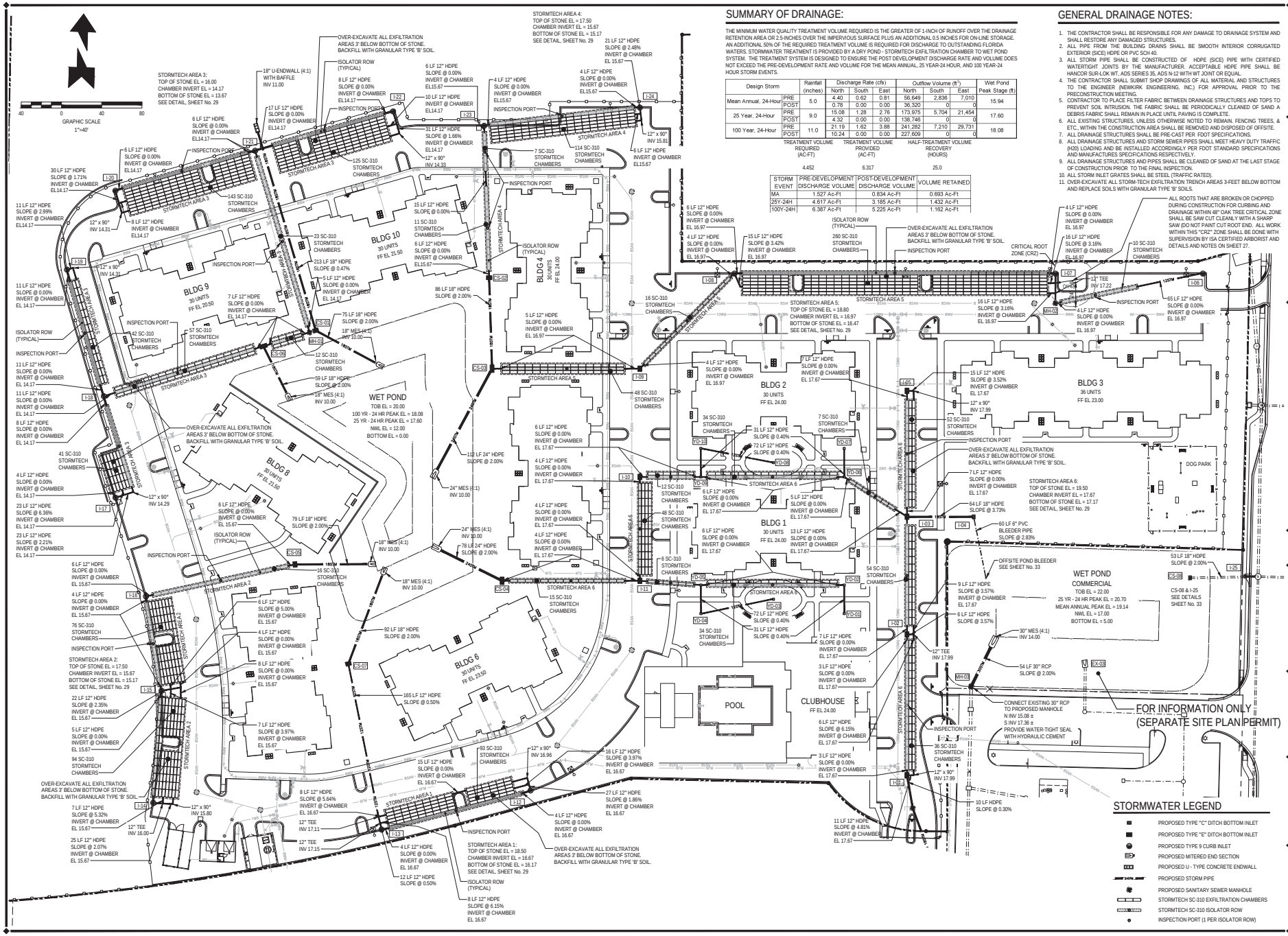
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

25



SUMMARY OF DRAINAGE:

THE MINIMUM WATER QUALITY TREATMENT VOLUME REQUIRED IS THE GREATER OF 1-INCH OF RUNOFF OVER THE DRAINAGE RETENTION AREA OR 2.5-INCHES OVER THE IMPERVIOUS SURFACE PLUS AN ADDITIONAL 0.5 INCHES FOR ON-LINE STORAGE. AN ADDITIONAL 50% OF THE REQUIRED TREATMENT VOLUME IS REQUIRED FOR DISCHARGE TO OUTSTANDING FLORIDA WATERS. STORMWATER TREATMENT IS PROVIDED BY A DRY POND - STORMTECH EXFILTRATION CHAMBER TO WET POND SYSTEM. THE TREATMENT SYSTEM IS DESIGNED TO ENSURE THE POST DEVELOPMENT DISCHARGE RATE AND VOLUME DOES NOT EXCEED THE PRE-DEVELOPMENT RATE AND VOLUME FOR THE MEAN ANNUAL, 25 YEAR-24 HOUR, AND 100 YEAR-24 HOUR STORM EVENTS.

Design Storm	Rainfall (inches)	Discharge Rate (cfs)			Outflow Volume (ft³)			Wet Pond Peak Stage (ft)
		North	South	East	North	South	East	
Mean Annual, 24-Hour PRE	5.0	4.40	0.62	0.81	56,649	2,836	7,010	15.94
Mean Annual, 24-Hour POST		0.78	0.00	0.00	36,320	0	0	
25 Year, 24-Hour PRE	9.0	15.08	1.28	2.76	173,975	5,704	21,454	17.60
25 Year, 24-Hour POST		4.32	0.00	0.00	138,746	0	0	
100 Year, 24-Hour PRE	11.0	21.19	1.62	3.88	241,282	7,210	29,731	18.08
100 Year, 24-Hour POST		10.24	0.00	0.00	227,609	0	0	

TREATMENT VOLUME REQUIRED (AC-FT)	TREATMENT VOLUME PROVIDED (AC-FT)	HALF-TREATMENT VOLUME RECOVERY (HOURS)
4.452	6.317	25.0

STORM EVENT	PRE-DEVELOPMENT DISCHARGE VOLUME	POST-DEVELOPMENT DISCHARGE VOLUME	VOLUME RETAINED
MA	1.527 Ac-Ft	0.834 Ac-Ft	0.693 Ac-Ft
25Y-24H	4.617 Ac-Ft	3.185 Ac-Ft	1.432 Ac-Ft
100Y-24H	6.387 Ac-Ft	5.225 Ac-Ft	1.162 Ac-Ft

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. OVER-EXCAVATE ALL STORM-TECH EXFILTRATION TRENCH AREAS 3-FEET BELOW BOTTOM AND REPLACE SOILS WITH GRANULAR TYPE 'B' SOILS.

ALL ROOTS THAT ARE BROKEN OR CHOPPED DURING CONSTRUCTION FOR CURBING AND DRAINAGE WITHIN 48" OAK TREE CRITICAL ZONE SHALL BE SAW CUT CLEANLY WITH A SHARP SAW (DO NOT PAINT CUT ROOT END. ALL WORK WITHIN THIS "CRZ" ZONE SHALL BE DONE WITH SUPERVISION BY ISA CERTIFIED ARBORIST AND DETAILS AND NOTES ON SHEET 27.

STORMWATER LEGEND

- PROPOSED TYPE "C" DITCH BOTTOM INLET
- PROPOSED TYPE "E" DITCH BOTTOM INLET
- PROPOSED TYPE 9 CURB INLET
- PROPOSED MITERED END SECTION
- PROPOSED U - TYPE CONCRETE ENDWALL
- PROPOSED STORM PIPE
- PROPOSED SANITARY SEWER MANHOLE
- STORMTECH SC-310 EXFILTRATION CHAMBERS
- STORMTECH SC-310 ISOLATOR ROW
- INSPECTION PORT (1 PER ISOLATOR ROW)

REVISIONS

DATE	DESCRIPTION
12 22 21	SJRWMD COMMENTS
4 7 22	TITLE BLOCK
5 2 22	CITY COMMENTS
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC

DRAINAGE PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

© 2022 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

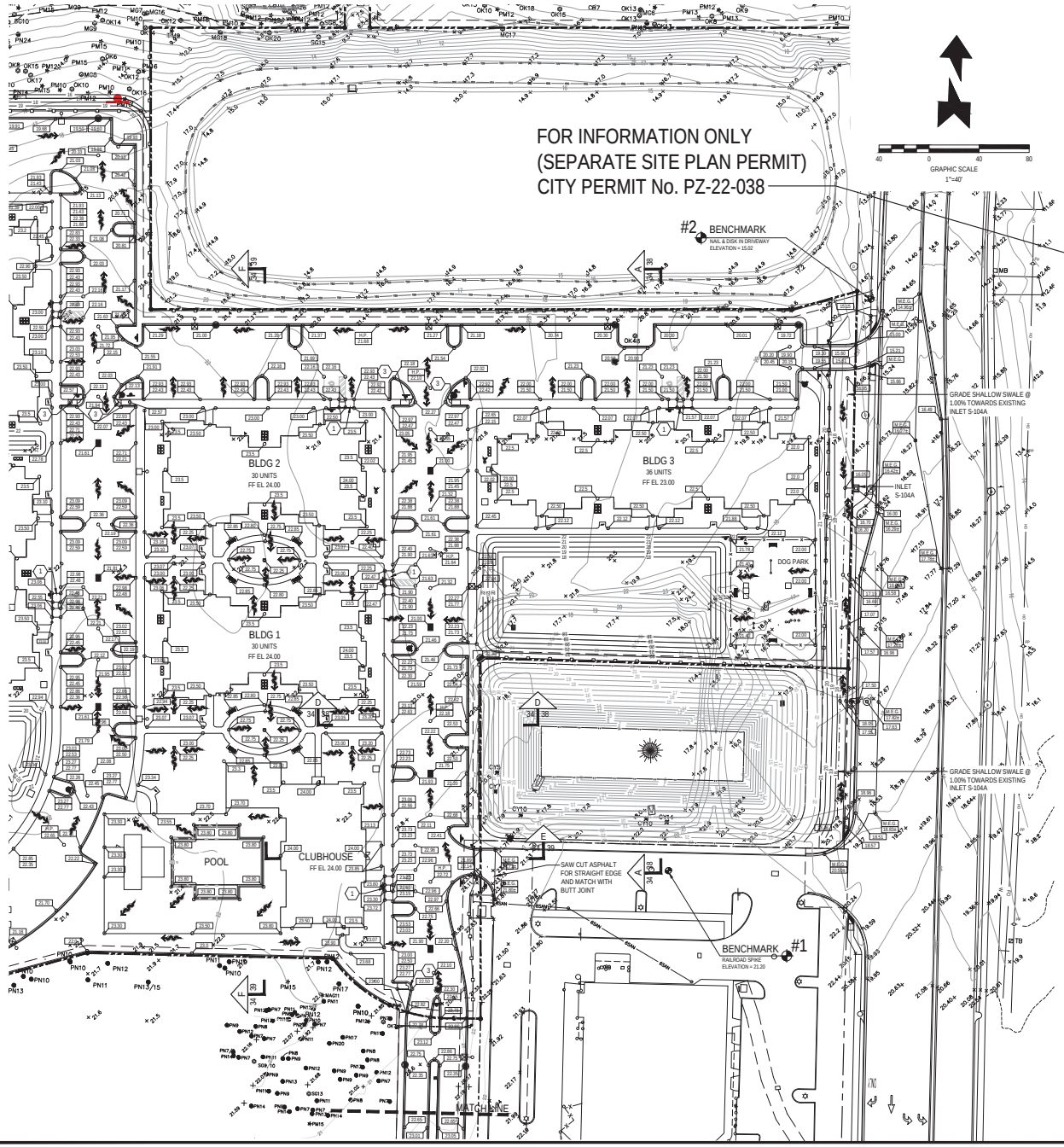
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

26



GENERAL EARTHWORK NOTES:

1. REMOVE ALL ORGANIC OR UNSUITABLE MATERIALS. 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.

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 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (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 1/4 INCH / 1 FOOT IN MANEUVERING SPACES AT ALL DOORWAYS.
4. ALL SIDEWALKS SHALL HAVE A 1.0% CROSS SLOPE (2.0% MAXIMUM).
5. ALL CURB RAMPS SHALL COMPLY WITH SECTION 406 OF FACBC.
6. 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.

BENCHMARK INFORMATION:

#1 RAILROAD SPIKE
ELEVATION = 21.20

#2 NAIL & DISK IN DRIVEWAY
ELEVATION = 15.02

VERTICAL DATA
ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988. FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988.

GRADING LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW ARROW
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MATCH EXISTING GRADE

KEYNOTES:

1. SIDEWALK CURB RAMP C (SEE DETAIL, SHEET No. 63)
2. SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 63)
3. SIDEWALK CURB RAMP G (SEE DETAIL, SHEET No. 63)

KEY MAP
NOT TO SCALE

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.

One Nation... One Number... 811 Know what's below. Call before you dig.

REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30009
LC # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

GRADING PLAN SHT 1 OF 2
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

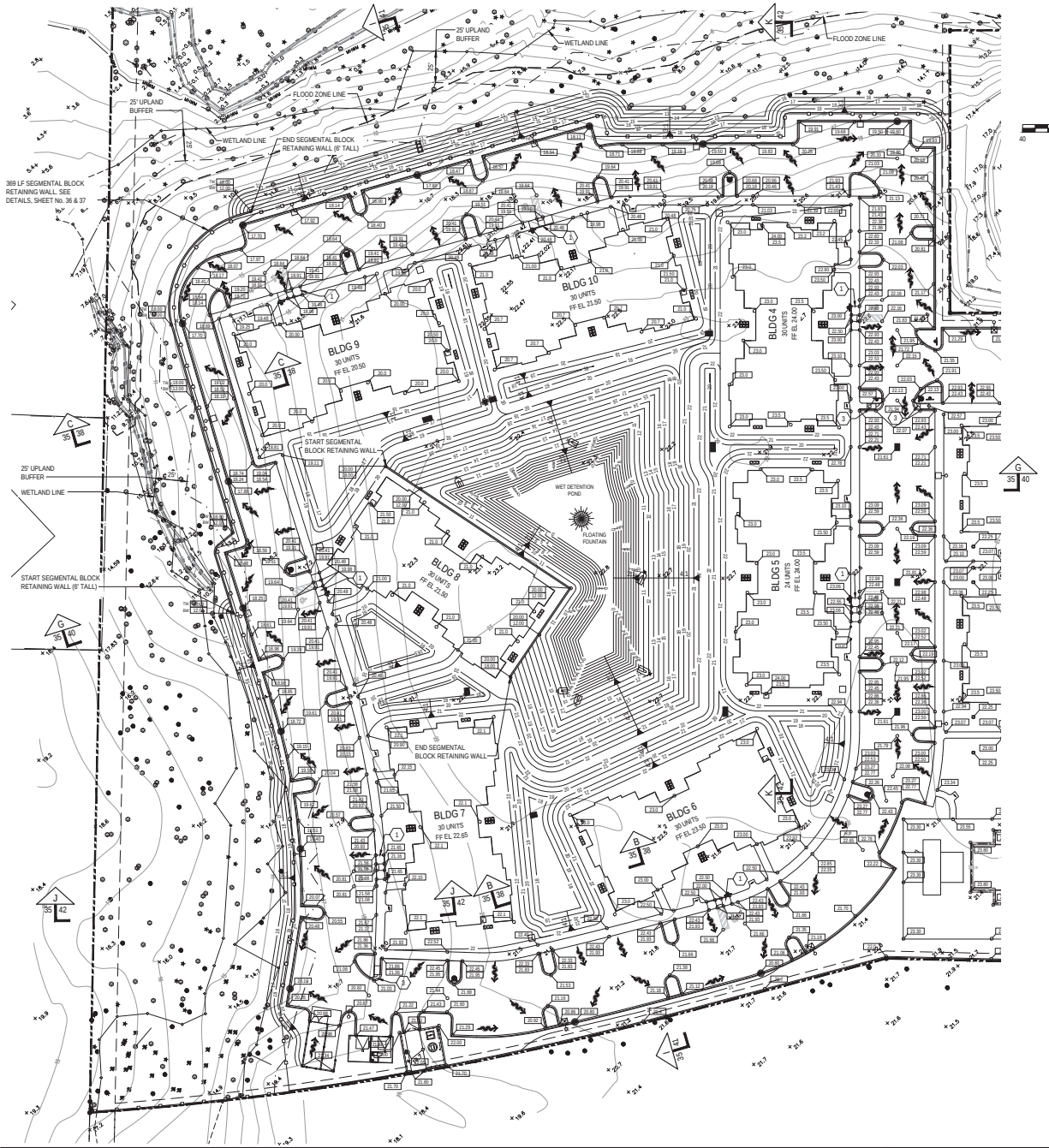
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

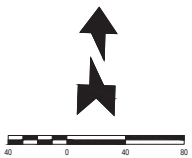
HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

34





GENERAL EARTHWORK NOTES:

1. REMOVE ALL ORGANIC OR UNSUITABLE MATERIALS. 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.

GENERAL GRADING NOTES:

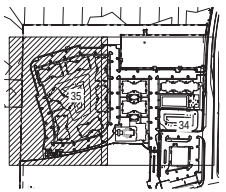
1. CROSS SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL NOT EXCEED 1:48 IN ACCORDANCE WITH SECTION 502.4 OF FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC).
2. THE MAXIMUM ELEVATION CHANGE AT THE ENTRANCE DOOR MAY NOT EXCEED 1/2 INCH.
3. ALL SIDEWALK LANDINGS SHALL HAVE SLOPES NO GREATER THAN 1/4 INCH / 1 FOOT IN MANEUVERING SPACES AT ALL DOORWAYS.
4. ALL SIDEWALKS SHALL HAVE A 1.0% CROSS SLOPE (2.0% MAXIMUM).
5. ALL CURB RAMPS SHALL COMPLY WITH SECTION 406 OF FACBC.
6. 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.

GRADING LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW ARROW
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MATCH EXISTING GRADE

KEYNOTES:

1. SIDEWALK CURB RAMP C (SEE DETAIL, SHEET No. 63)
2. SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 63)
3. SIDEWALK CURB RAMP G (SEE DETAIL, SHEET No. 63)



KEY MAP
NOT TO SCALE



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.

REVISIONS	
DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

GRADING PLAN SHT 2 OF 2
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

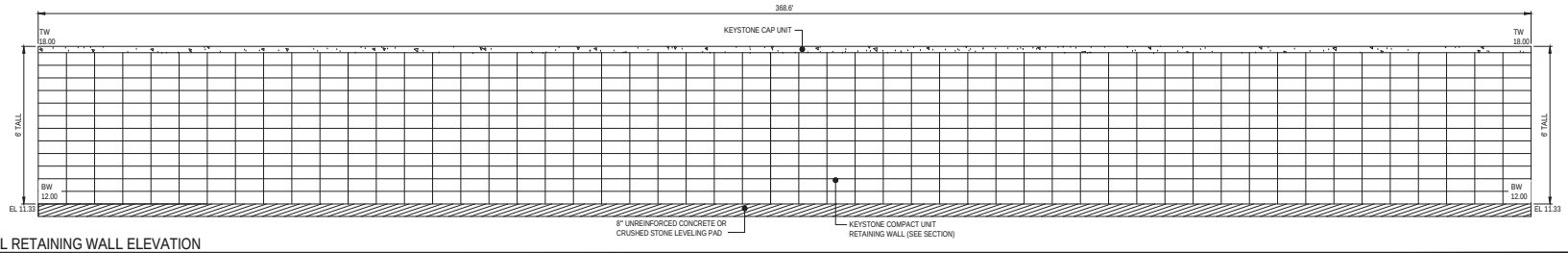
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

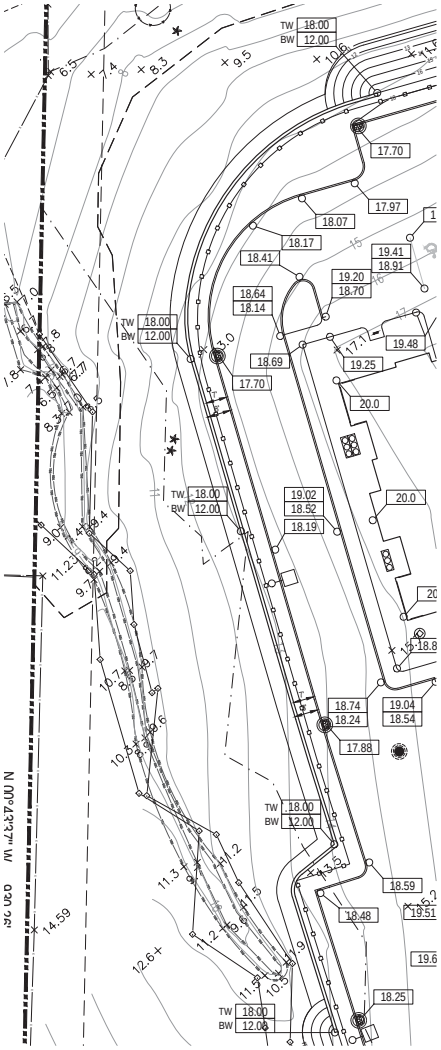
DRAWING NUMBER

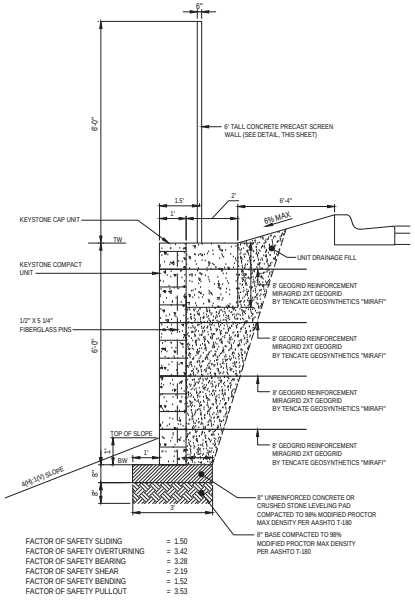
35



TYPICAL RETAINING WALL ELEVATION

NOT TO SCALE





FACTOR OF SAFETY SLIDING	= 1.50
FACTOR OF SAFETY OVERTURNING	= 3.42
FACTOR OF SAFETY BEARING	= 3.28
FACTOR OF SAFETY SHEAR	= 2.19
FACTOR OF SAFETY BENDING	= 1.52
FACTOR OF SAFETY PULLOUT	= 3.53

RETAINING WALL TYPICAL CROSS SECTION

NOT TO SCALE

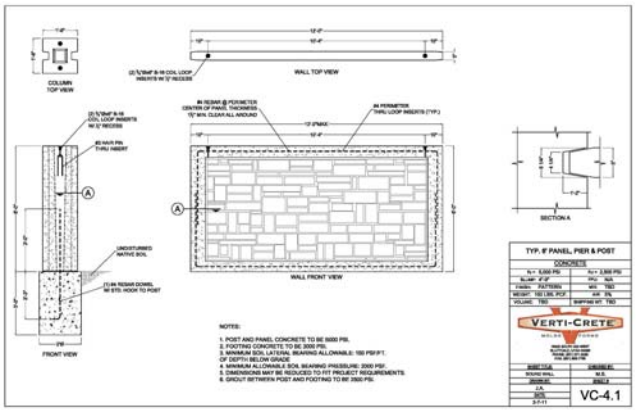
GENERAL NOTES:

1. CITY OF ORMOND BEACH BUILDING PERMITS REQUIRED FOR SEGMENTAL RETAINING WALL. GENERAL CONTRACTOR TO SUBMIT THIS STRUCTURAL PLAN PREPARED BY NEWKIRK ENGINEERING, INC. TO THE BUILDING DEPARTMENT FOR BUILDING PERMIT.
2. THESE PLANS ARE DESIGNED TO CONFORM TO THE STRUCTURAL REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE (6TH EDITION) FOR A ULTIMATE WIND SPEED OF 140 MPH.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION.



TYPICAL SCREEN WALL PHOTO

NOT TO SCALE



SCREEN WALL DETAIL

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 30209
L.C. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

RETAINING WALL DETAILS
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

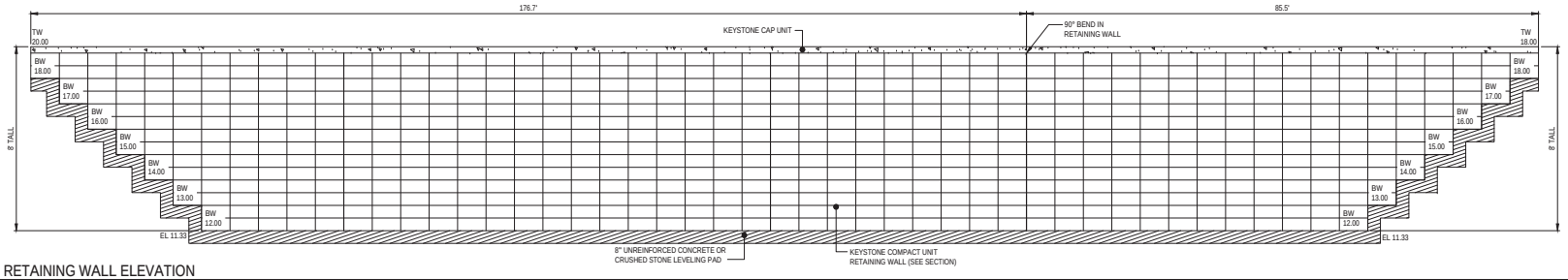
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

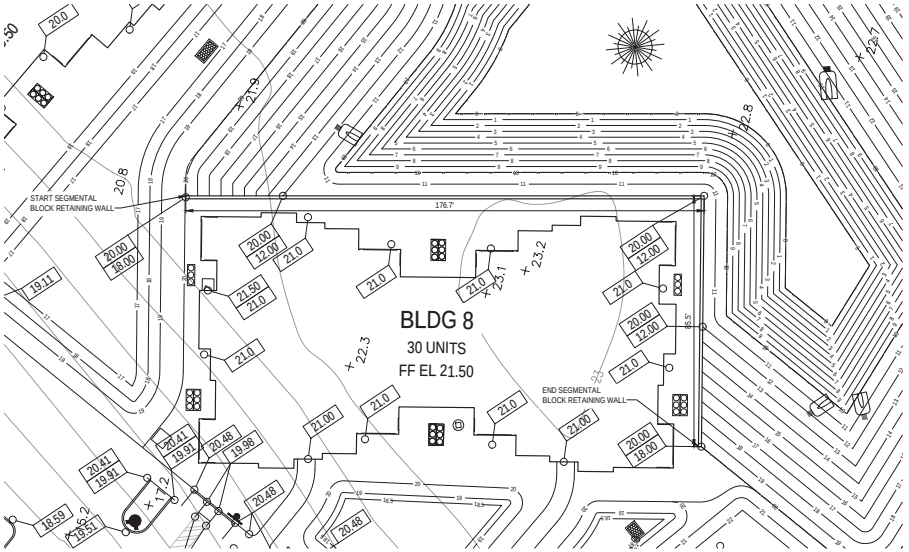
DRAWING NUMBER

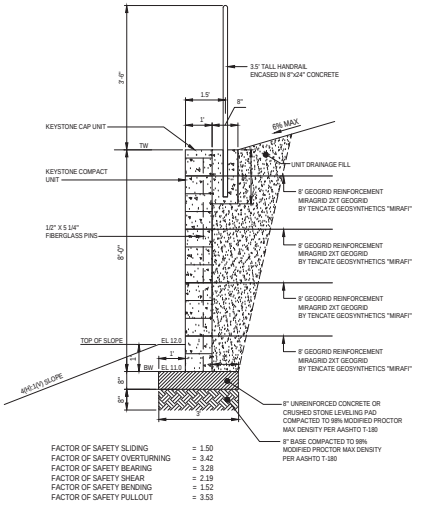
36



TYPICAL RETAINING WALL ELEVATION

NOT TO SCALE





FACTOR OF SAFETY SLIDING	= 1.50
FACTOR OF SAFETY OVERTURNING	= 3.42
FACTOR OF SAFETY BEARING	= 3.28
FACTOR OF SAFETY SHEAR	= 2.19
FACTOR OF SAFETY BENDING	= 1.52
FACTOR OF SAFETY PULLOUT	= 3.53

RETAINING WALL TYPICAL CROSS SECTION

NOT TO SCALE

GENERAL NOTES:

1. CITY OF ORMOND BEACH BUILDING PERMITS REQUIRED FOR SEGMENTAL RETAINING WALL. GENERAL CONTRACTOR TO SUBMIT THIS STRUCTURAL PLAN PREPARED BY NEWKIRK ENGINEERING, INC. TO THE BUILDING DEPARTMENT FOR BUILDING PERMIT.
2. THESE PLANS ARE DESIGNED TO CONFORM TO THE STRUCTURAL REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE (6TH EDITION) FOR A ULTIMATE WIND SPEED OF 140 MPH.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION.

REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

RETAINING WALL DETAILS
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 2017 ALL RIGHTS RESERVED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

36.1

SEGMENTAL RETAINING WALL SPECIFICATIONS:

PART 1: GENERAL

1.01 DESCRIPTION

A. WORK SHALL CONSIST OF FURNISHING AND CONSTRUCTION OF A KEYSTONE COMPAC UNIT RETAINING WALL SYSTEM OR EQUAL IN ACCORDANCE WITH THESE SPECIFICATIONS AND IN REASONABLY CLOSE CONFORMITY WITH THE LINES, GRADES, DESIGN, AND DIMENSIONS SHOWN ON THE PLANS.

B. WORK INCLUDES PREPARING FOUNDATION SOIL, FURNISHING AND INSTALLING LEVELING PAD, UNIT DRAINAGE FILL AND BACKFILL TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS.

C. WORK INCLUDES FURNISHING AND INSTALLING GEOGRID SOIL REINFORCEMENT OF THE TYPE, SIZE, LOCATION, AND LENGTHS DESIGNATED ON THE CONSTRUCTION DRAWINGS.

1.02 RELATED SECTIONS

A. SECTION 02300 (31 00 00) - EARTHWORK

1.03 REFERENCE DOCUMENTS

A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)

1. ASTM C140 SAMPLING AND TESTING CONCRETE MASONRY UNITS
1. ASTM C1372 SPECIFICATION FOR DRY-CAST SEGMENTAL RETAINING WALL UNITS
2. ASTM D422 PARTICLE-SIZE ANALYSIS OF SOILS
3. ASTM D698 LABORATORY COMPACTION CHARACTERISTICS OF SOIL -STANDARD EFFORT
4. ASTM D1557 LABORATORY COMPACTION CHARACTERISTICS OF SOIL -MODIFIED EFFORT
5. ASTM D3034 POLYVINYL CHLORIDE PIPE (PVC)
6. ASTM D4318 LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX OF SOILS
7. ASTM D4475 HORIZONTAL SHEAR STRENGTH OF PULTRUDED REINFORCED PLASTIC RODS
8. ASTM D4476 FLEXURAL PROPERTIES OF FIBER REINFORCED PULTRUDED PLASTIC RODS
9. ASTM D4595 TENSILE PROPERTIES OF GEOTEXTILES - WIDE WIDTH STRIP
10. ASTM D5262 UNCONFINED TENSION CREEP BEHAVIOR OF GEOSYNTHETICS
11. ASTM D5818 EVALUATE INSTALLATION DAMAGE OF GEOSYNTHETICS
12. ASTM D6637 TENSILE PROPERTIES OF GEOGRIDS - SINGLE OR MULTI-RIB
13. ASTM D6638 CONNECTION STRENGTH - REINFORCEMENT/SEGMENTAL UNITS
14. ASTM D6706 GEOSYNTHETIC PULLOUT RESISTANCE IN SOIL
15. ASTM D6916 SHEAR STRENGTH BETWEEN SEGMENTAL CONCRETE UNITS

B. AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO)

1. AASHTO M 252 CORRUGATED POLYETHYLENE DRAINAGE PIPE

C. GEOSYNTHETIC RESEARCH INSTITUTE (GRI)

1. GRI-GG4 DETERMINATION OF LONG TERM DESIGN STRENGTH OF GEOGRIDS
2. GRI-GG5 DETERMINATION OF GEOGRID (SOIL) PULLOUT

D. NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA)

1. NCMA SRWU-1 TEST METHOD FOR DETERMINING CONNECTION STRENGTH OF SRW
2. NCMA SRWU-2 TEST METHOD FOR DETERMINING SHEAR STRENGTH OF SRW

1.04 SUBMITTALS/CERTIFICATION

A. CONTRACTOR SHALL SUBMIT A MANUFACTURER'S CERTIFICATION, PRIOR TO START OF WORK, THAT THE RETAINING WALL SYSTEM COMPONENTS MEET THE REQUIREMENTS OF THIS SPECIFICATION AND THE STRUCTURE DESIGN.

B. CONTRACTOR SHALL SUBMIT CONSTRUCTION DRAWINGS AND DESIGN CALCULATIONS FOR THE RETAINING WALL SYSTEM PREPARED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT. THE ENGINEERING DESIGNS, TECHNIQUES, AND MATERIAL EVALUATIONS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S DESIGN MANUAL, NCMA DESIGN GUIDELINES FOR SEGMENTAL RETAINING WALLS, OR THE AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES (WHICHEVER IS APPLICABLE TO DESIGNER).

C. CONTRACTOR SHALL SUBMIT A TEST REPORT DOCUMENTING STRENGTH OF SPECIFIC MODULAR CONCRETE UNIT AND GEOGRID REINFORCEMENT CONNECTION. THE MAXIMUM DESIGN TENSILE LOAD OF THE GEOGRID SHALL BE EQUAL TO THE LABORATORY TESTED ULTIMATE STRENGTH OF GEOGRID / FACING UNIT CONNECTION AT A MAXIMUM NORMAL FORCE LIMITED BY THE "HINGE HEIGHT" OF THE STRUCTURE DIVIDED BY A SAFETY FACTOR OF 1.5. THE CONNECTION STRENGTH EVALUATION SHALL BE PERFORMED IN ACCORDANCE WITH ASTM D6638 (NCMA SRWU_1).

1.05 QUALITY ASSURANCE

A. CONTRACTOR SHALL SUBMIT CERTIFICATION, PRIOR TO START OF WORK, THAT THE RETAINING WALL SYSTEM (MODULAR CONCRETE UNITS AND SPECIFIC GEOGRID):

1) HAS BEEN SUCCESSFULLY UTILIZED ON A MINIMUM OF FIVE (5) SIMILAR PROJECTS, I.E., HEIGHT, SOIL FILL TYPES, ERECTION TOLERANCES, ETC.; AND

2) HAS BEEN SUCCESSFULLY INSTALLED ON A MINIMUM OF 1 MILLION (1,000,000) SQUARE FEET OF RETAINING WALLS.

B. CONTRACTOR SHALL SUBMIT A LIST OF FIVE (5) PREVIOUSLY CONSTRUCTED PROJECTS OF SIMILAR SIZE AND MAGNITUDE BY THE WALL INSTALLER WHERE THE SPECIFIC RETAINING WALL SYSTEM HAS BEEN CONSTRUCTED SUCCESSFULLY. CONTACT NAMES AND TELEPHONE NUMBERS SHALL BE LISTED FOR EACH PROJECT.

C. CONTRACTOR SHALL PROVIDE EVIDENCE THAT THE DESIGN ENGINEER HAS A MINIMUM OF FIVE YEARS OF DOCUMENTAL EXPERIENCE IN THE DESIGN FOR REINFORCED SOIL STRUCTURES. THE DESIGN ENGINEER SHALL PROVIDE PROOF OF CURRENT PROFESSIONAL LIABILITY INSURANCE WITH AN AGGREGATE COVERAGE LIMIT OF NOT LESS THAN $2,000,000.

D. OWNER SHALLMAY PROVIDE SOIL TESTING AND QUALITY ASSURANCE INSPECTION DURING EARTHWORK AND WALL CONSTRUCTION OPERATIONS. CONTRACTOR SHALL PROVIDE ANY QUALITY CONTROL TESTING OR INSPECTION NOT PROVIDED BY THE OWNER. OWNER'S QUALITY ASSURANCE PROGRAM DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR QUALITY CONTROL AND WALL PERFORMANCE.

1.06 DELIVERY, STORAGE AND HANDLING

A. CONTRACTOR SHALL CHECK ALL MATERIALS UPON DELIVERY TO ASSURE THAT THE PROPER TYPE, GRADE, COLOR, AND CERTIFICATION HAVE BEEN RECEIVED.

B. CONTRACTOR SHALL PROTECT ALL MATERIALS FROM DAMAGE DUE TO JOBSITE CONDITIONS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. DAMAGED MATERIALS SHALL NOT BE INCORPORATED INTO THE WORK.

PART 2: PRODUCTS

2.01 DEFINITIONS

A. MODULAR UNIT _ A CONCRETE RETAINING WALL ELEMENT MACHINE MADE FROM PORTLAND CEMENT, WATER, AND AGGREGATES.

B. STRUCTURAL GEOGRID _ A STRUCTURAL ELEMENT FORMED BY A REGULAR NETWORK OF INTEGRALLY CONNECTED TENSILE ELEMENTS WITH APERTURES OF SUFFICIENT SIZE TO ALLOW INTERLOCKING WITH SURROUNDING SOIL, ROCK, OR EARTH AND FUNCTION PRIMARILY AS REINFORCEMENT.

C. UNIT DRAINAGE FILL _ DRAINAGE AGGREGATE, WHICH IS PLACED WITHIN AND IMMEDIATELY BEHIND THE MODULAR CONCRETE UNITS.

D. REINFORCED BACKFILL _ COMPACTED SOIL, WHICH IS PLACED WITHIN THE REINFORCED SOIL VOLUME AS OUTLINED ON THE PLANS.

2.02 MODULAR CONCRETE RETAINING WALL UNITS

A. MODULAR CONCRETE UNITS SHALL CONFORM TO THE FOLLOWING ARCHITECTURAL REQUIREMENTS:

1. FACE COLOR - CONCRETE GRAY, UNLESS OTHERWISE SPECIFIED. THE OWNER MAY SPECIFY STANDARD MANUFACTURERS' COLOR.
2. FACE FINISH _ SCULPTURED ROCK FACE IN ANGULAR TRI-PLANER CONFIGURATION. OTHER FACE FINISHES WILL NOT BE ALLOWED WITHOUT WRITTEN APPROVAL OF OWNER.
3. BOND CONFIGURATION _ RUNNING WITH BONDS NOMINALLY LOCATED AT MIDPOINT VERTICALLY ADJACENT UNITS, IN BOTH STRAIGHT AND CURVED ALIGNMENTS.
4. EXPOSED SURFACES OF UNITS SHALL BE FREE OF CHIPS, CRACKS OR OTHER IMPERFECTIONS WHEN VIEWED FROM A DISTANCE OF 10 FEET UNDER DIFFUSED LIGHTING.

B. MODULAR CONCRETE MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C1372 - STANDARD SPECIFICATIONS FOR SEGMENTAL RETAINING WALL UNITS.

C. MODULAR CONCRETE UNITS SHALL CONFORM TO THE FOLLOWING STRUCTURAL AND GEOMETRIC REQUIREMENTS MEASURED IN ACCORDANCE WITH ASTM C140 SAMPLING AND TESTING CONCRETE MASONRY UNITS:

1. COMPRESSIVE STRENGTH: 3000 PSI (21 MPA);
2. ABSORPTION: 8 % (6% IN NORTHERN STATES) FOR STANDARD WEIGHT AGGREGATES;
3. DIMENSIONAL TOLERANCES: ± 1/8" (3 MM) FROM NOMINAL UNIT DIMENSIONS NOT INCLUDING ROUGH SPLIT FACE, ±1/16" (1.5 MM) UNIT HEIGHT - TOP AND BOTTOM PLANES;
4. UNIT SIZE: 8" (203 MM) H X 18" (457 MM)W X 12" (304 MM)D MINIMUM;
5. UNIT WEIGHT: 75-LBS/UNIT (35 KG/UNIT) MINIMUM FOR STANDARD WEIGHT AGGREGATES.

D. MODULAR CONCRETE UNITS SHALL CONFORM TO THE FOLLOWING PERFORMANCE TESTING:

1. INTER_UNIT SHEAR STRENGTH IN ACCORDANCE WITH ASTM D6916 (NCMA SRWU-2): 600-PLF (8 KNM) MINIMUM AT 2-PSI (13 KPA) NORMAL PRESSURE;
2. GEOGRID/UNIT PEAK CONNECTION STRENGTH IN ACCORDANCE WITH ASTM D6638 (NCMA SRWU-1): 550-PLF (7 KNM) MINIMUM AT 2-PSI (13 KPA) NORMAL FORCE.

E. MODULAR CONCRETE UNITS SHALL CONFORM TO THE FOLLOWING CONSTRUCTABILITY REQUIREMENTS:

1. VERTICAL SETBACK = 1/8"± (3 MM) PER COURSE (NEAR VERTICAL) OR 1" (25 MM)+ PER COURSE PER THE DESIGN;
2. ALIGNMENT AND GRID POSITIONING MECHANISM _ FIBERGLASS PINS, TWO PER UNIT MINIMUM;
3. MAXIMUM HORIZONTAL GAP BETWEEN ERECTED UNITS SHALL BE 1/2 INCH (13 MM).

2.03 SHEAR CONNECTORS

A. SHEAR CONNECTORS SHALL BE 1/2-INCH (12 MM) DIAMETER THERMOSET ISOPTHALIC POLYESTER RESIN, PULTRUDED FIBERGLASS REINFORCEMENT RODS OR EQUIVALENT TO PROVIDE CONNECTION BETWEEN VERTICALLY AND HORIZONTALLY ADJACENT UNITS WITH THE FOLLOWING REQUIREMENTS:

1. FLEXURAL STRENGTH IN ACCORDANCE WITH ASTM D4476: 128,000 PSI (882 MPA) MINIMUM;
2. SHORT BEAM SHEAR IN ACCORDANCE WITH ASTM D4475: 6,400 PSI (44 MPA) MINIMUM.

B. SHEAR CONNECTORS SHALL BE CAPABLE OF HOLDING THE GEOGRID IN THE PROPER DESIGN POSITION DURING GRID PRE_TENSIONING AND BACKFILLING.

2.04 BASE LEVELING PAD MATERIAL

A. MATERIAL SHALL CONSIST OF A COMPACTED CRUSHED STONE BASE OR NON_REINFORCED CONCRETE AS SHOWN ON THE CONSTRUCTION DRAWINGS.

2.05 UNIT DRAINAGE FILL

A. UNIT DRAINAGE FILL SHALL CONSIST OF CLEAN 1" (25 MM) MINUS CRUSHED STONE OR CRUSHED GRAVEL MEETING THE FOLLOWING GRADATION TESTED IN ACCORDANCE WITH ASTM D-422:

SIEVE SIZE	PERCENT PASSING
1 INCH (25 MM)	100
3/4-INCH (19 MM)	75_100
NO. 4	0 _ 10
NO. 50	0 _ 5

B. ONE CUBIC FOOT (0.028 M3), MINIMUM, OF DRAINAGE FILL SHALL BE USED FOR EACH SQUARE FOOT (0.093 M2) OF WALL FACE. DRAINAGE FILL SHALL BE PLACED WITHIN CORES OF, BETWEEN, AND BEHIND UNITS TO MEET THIS REQUIREMENT.

2.06 REINFORCED BACKFILL

A. REINFORCED BACKFILL SHALL BE FREE OF DEBRIS AND MEET THE FOLLOWING GRADATION TESTED IN ACCORDANCE WITH ASTM D-422:

SIEVE SIZE	PERCENT PASSING
2-INCH (50 MM)	100
3/4-INCH (19 MM)	100_75
NO. 40	0_60
NO. 200	0_35

PLASTICITY INDEX (PI) <15 AND LIQUID LIMIT <40 PER ASTM D-4318.

B. THE MAXIMUM AGGREGATE SIZE SHALL BE LIMITED TO 3/4 INCH (19 MM) UNLESS FIELD TESTS HAVE BEEN PERFORMED TO EVALUATE POTENTIAL STRENGTH REDUCTIONS TO THE GEOGRID DESIGN DUE TO DAMAGE DURING CONSTRUCTION.

C. MATERIAL CAN BE SITE-EXCAVATED SOILS WHERE THE ABOVE REQUIREMENTS CAN BE MET. UNSUITABLE SOILS FOR BACKFILL (HIGH PLASTIC CLAYS OR ORGANIC SOILS) SHALL NOT BE USED IN THE BACKFILL OR IN THE REINFORCED SOIL MASS.

D. CONTRACTOR SHALL SUBMIT REINFORCED FILL SAMPLE AND LABORATORY TEST RESULTS TO THE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO THE USE OF ANY PROPOSED REINFORCED FILL MATERIAL.

2.07 GEOGRID SOIL REINFORCEMENT

A. GEOSYNTHETIC REINFORCEMENT SHALL CONSIST OF GEOGRIDS MANUFACTURED SPECIFICALLY FOR SOIL REINFORCEMENT APPLICATIONS, AND SHALL BE MANUFACTURED FROM HIGH TENACITY POLYESTER YARN OR HIGH-DENSITY POLYETHYLENE. POLYESTER GEOGRID SHALL BE KNITTED FROM HIGH TENACITY POLYESTER FILAMENT YARN WITH A MOLECULAR WEIGHT EXCEEDING 25,000 GM AND A CARBOXYL END GROUP VALUES LESS THAN 30. POLYESTER GEOGRID SHALL BE COATED WITH AN IMPREGNATED PVC COATING THAT RESISTS PEELING, CRACKING, AND STRIPPING.

B. TA, LONG TERM ALLOWABLE TENSILE DESIGN LOAD, OF THE GEOGRID MATERIAL SHALL BE DETERMINED AS FOLLOWS:

TA = TULT / (RFCR*RFDR*RFID*FS)
TA SHALL BE EVALUATED BASED ON A 75-YEAR DESIGN LIFE.

1. TULT, SHORT TERM ULTIMATE TENSILE STRENGTH SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D4595 OR ASTM D6637.
   TULT IS BASED ON THE MINIMUM AVERAGE ROLL VALUES (MARV).
2. RFCR, REDUCTION FACTOR FOR LONG TERM TENSION CREEP
   RFCR SHALL BE DETERMINED FROM 10,000-HOUR CREEP TESTING PERFORMED IN ACCORDANCE WITH ASTM D5262. REDUCTION VALUE = 1.45 MINIMUM.
3. RFD, REDUCTION FACTOR FOR DURABILITY
   RFD SHALL BE DETERMINED FROM POLYMER SPECIFIC DURABILITY TESTING COVERING THE RANGE OF EXPECTED SOIL ENVIRONMENTS. RFD = 1.10 MINIMUM.
4. RFID, REDUCTION FACTOR FOR INSTALLATION DAMAGE
   RFID SHALL BE DETERMINED FROM PRODUCT SPECIFIC CONSTRUCTION DAMAGE TESTING PERFORMED IN ACCORDANCE WITH ASTM D5818 (GRI_GG4). TEST RESULTS SHALL BE PROVIDED FOR EACH PRODUCT TO BE USED WITH PROJECT SPECIFIC OR MORE SEVERE SOIL TYPE. RFID = 1.05 MINIMUM.
5. FS, OVERALL DESIGN FACTOR OF SAFETY
   FS SHALL BE 1.5 UNLESS OTHERWISE NOTED FOR THE MAXIMUM ALLOWABLE WORKING STRESS CALCULATION.

C. THE MAXIMUM DESIGN TENSILE LOAD OF THE GEOGRID SHALL NOT EXCEED THE LABORATORY TESTED ULTIMATE STRENGTH OF THE GEOGRID/FACING UNIT CONNECTION AS LIMITED BY THE "HINGE HEIGHT" DIVIDED BY A FACTOR OF SAFETY OF 1.5. THE CONNECTION STRENGTH TESTING AND COMPUTATION PROCEDURES SHALL BE IN ACCORDANCE WITH ASTM D6638 CONNECTION STRENGTH BETWEEN GEOSYNTHETIC REINFORCEMENT AND SEGMENTAL CONCRETE UNITS (NCMA SRWU-1).

D. SOIL INTERACTION COEFFICIENT, CI
CI VALUES SHALL BE DETERMINED PER ASTM D6706 (GRI:GG5) AT A MAXIMUM 0.75-INCH (19 MM) DISPLACEMENT.

E. MANUFACTURING QUALITY CONTROL
THE GEOGRID MANUFACTURER SHALL HAVE A MANUFACTURING QUALITY CONTROL PROGRAM THAT INCLUDES QC TESTING BY AN INDEPENDENT LABORATORY.
THE QC TESTING SHALL INCLUDE:
TENSILE STRENGTH TESTING
MELT FLOW INDEX (HDPE)
MOLECULAR WEIGHT (POLYESTER)

2.08 DRAINAGE PIPE

A. IF REQUIRED, THE DRAINAGE PIPE SHALL BE PERFORATED OR SLOTTED PVC PIPE MANUFACTURED IN ACCORDANCE WITH ASTM D-3034 OR CORRUGATED HDPE PIPE MANUFACTURED IN ACCORDANCE WITH AASHTO M252.

2.09 GEOTEXTILE FILTER FABRIC

A. WHEN REQUIRED, GEOTEXTILE FILTER FABRIC SHALL BE 4.0 OZ/SY, POLYPROPYLENE, NEEDLEPUNCHED NONWOVEN FABRIC.

PART 3: EXECUTION

3.01 EXCAVATION

A. CONTRACTOR SHALL EXCAVATE TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS. OWNER'S REPRESENTATIVE SHALL INSPECT THE EXCAVATION AND APPROVE PRIOR TO PLACEMENT OF LEVELING MATERIAL OR FILL SOILS. PROOF ROLL FOUNDATION AREA AS DIRECTED TO DETERMINE IF REMEDIAL WORK IS REQUIRED.

B. OVER_EXCAVATION AND REPLACEMENT OF UNSUITABLE FOUNDATION SOILS AND REPLACEMENT WITH APPROVED COMPACTED FILL WILL BE COMPENSATED AS AGREED UPON WITH THE OWNER.

3.02 BASE LEVELING PAD

A. LEVELING PAD MATERIAL SHALL BE PLACED TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS, TO A MINIMUM THICKNESS OF 6 INCHES (150 MM) AND EXTEND LATERALLY A MINIMUM OF 6" (150 MM) IN FRONT AND BEHIND THE MODULAR WALL UNIT.

B. SOIL LEVELING PAD MATERIALS SHALL BE COMPACTED TO A MINIMUM OF 95 % STANDARD PROCTOR DENSITY PER ASTM D-698 OR 92% MODIFIED PROCTOR DENSITY PER ASTM D1557.

C. LEVELING PAD SHALL BE PREPARED TO INSURE FULL CONTACT TO THE BASE SURFACE OF THE CONCRETE UNITS.

3.03 MODULAR UNIT INSTALLATION

A. FIRST COURSE OF UNITS SHALL BE PLACED ON THE LEVELING PAD AT THE APPROPRIATE LINE AND GRADE. ALIGNMENT AND LEVEL SHALL BE CHECKED IN ALL DIRECTIONS AND INSURE THAT ALL UNITS ARE IN FULL CONTACT WITH THE BASE AND PROPERLY SEATED.

B. PLACE THE FRONT OF UNITS SIDE-BY-SIDE. DO NOT LEAVE GAPS BETWEEN ADJACENT UNITS. LAYOUT OF CORNERS AND CURVES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

C. INSTALL SHEAR/CONNECTING DEVICES PER MANUFACTURER'S RECOMMENDATIONS.

D. PLACE AND COMPACT DRAINAGE FILL WITHIN AND BEHIND WALL UNITS. PLACE AND COMPACT BACKFILL SOIL BEHIND DRAINAGE FILL. FOLLOW WALL ERECTION AND DRAINAGE FILL CLOSELY WITH STRUCTURE BACKFILL.

E. MAXIMUM STACKED VERTICAL HEIGHT OF WALL UNITS, PRIOR TO UNIT DRAINAGE FILL AND BACKFILL PLACEMENT AND COMPACTION, SHALL NOT EXCEED TWO COURSES.

3.04 STRUCTURAL GEOGRID INSTALLATION

A. GEOGRID SHALL BE ORIENTED WITH THE HIGHEST STRENGTH AXIS PERPENDICULAR TO THE WALL ALIGNMENT.

B. GEOGRID REINFORCEMENT SHALL BE PLACED AT THE STRENGTHS, LENGTHS, AND ELEVATIONS SHOWN ON THE CONSTRUCTION DESIGN DRAWINGS OR AS DIRECTED BY THE ENGINEER.

C. THE GEOGRID SHALL BE LAID HORIZONTALLY ON COMPACTED BACKFILL AND ATTACHED TO THE MODULAR WALL UNITS. PLACE THE NEXT COURSE OF MODULAR CONCRETE UNITS OVER THE GEOGRID. THE GEOGRID SHALL BE PULLED TAUT, AND ANCHORED PRIOR TO BACKFILL PLACEMENT ON THE GEOGRID.

D. GEOGRID REINFORCEMENTS SHALL BE CONTINUOUS THROUGHOUT THEIR EMBEDMENT LENGTHS AND PLACED SIDE-BY-SIDE TO PROVIDE 100% COVERAGE AT EACH LEVEL. SPLICED CONNECTIONS BETWEEN SHORTER PIECES OF GEOGRID OR GAPS BETWEEN ADJACENT PIECES OF GEOGRID ARE NOT PERMITTED.

3.05 REINFORCED BACKFILL PLACEMENT

A. REINFORCED BACKFILL SHALL BE PLACED, SPREAD, AND COMPACTED IN SUCH A MANNER THAT MINIMIZES THE DEVELOPMENT OF SLACK IN THE GEOGRID AND INSTALLATION DAMAGE.

B. REINFORCED BACKFILL SHALL BE PLACED AND COMPACTED IN LIFTS NOT TO EXCEED 6 INCHES (150 MM) WHERE HAND COMPACTION IS USED, OR 8 - 10 INCHES (200 TO 250 MM) WHERE HEAVY COMPACTION EQUIPMENT IS USED. LIFT THICKNESS SHALL BE DECREASED TO ACHIEVE THE REQUIRED DENSITY AS REQUIRED.

C. REINFORCED BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95 % STANDARD PROCTOR DENSITY PER ASTM D-698 OR 92% MODIFIED PROCTOR DENSITY PER ASTM D1557. THE MOISTURE CONTENT OF THE BACKFILL MATERIAL PRIOR TO AND DURING COMPACTION SHALL BE UNIFORMLY DISTRIBUTED THROUGHOUT EACH LAYER AND SHALL BE DRY OF OPTIMUM, + 0%, - 3%.

D. ONLY LIGHTWEIGHT HAND_OPERATED EQUIPMENT SHALL BE ALLOWED WITHIN 3 FEET (1 M) FROM THE TAIL OF THE MODULAR CONCRETE UNIT.

E. TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY UPON THE GEOGRID REINFORCEMENT. A MINIMUM FILL THICKNESS OF 6 INCHES (150 MM) IS REQUIRED PRIOR TO OPERATION OF TRACKED VEHICLES OVER THE GEOGRID. TRACKED VEHICLE TURNING SHOULD BE KEPT TO A MINIMUM TO PREVENT TRACKS FROM DISPLACING THE FILL AND DAMAGING THE GEOGRID.

F. RUBBER TIRED EQUIPMENT MAY PASS OVER GEOGRID REINFORCEMENT AT SLOW SPEEDS, LESS THAN 10 MPH (15 KPH). SUDDEN BRAKING AND SHARP TURNING SHALL BE AVOIDED.

G. AT THE END OF EACH DAY'S OPERATION, THE CONTRACTOR SHALL SLOPE THE LAST LIFT OF REINFORCED BACKFILL AWAY FROM THE WALL UNITS TO DIRECT RUNOFF AWAY FROM WALL FACE. THE CONTRACTOR SHALL NOT ALLOW SURFACE RUNOFF FROM ADJACENT AREAS TO ENTER THE WALL CONSTRUCTION SITE.

3.06 CAP INSTALLATION

A. CAP UNITS SHALL BE GLUED TO UNDERLYING UNITS WITH AN ALL-WEATHER ADHESIVE RECOMMENDED BY THE MANUFACTURER.

3.07 AS-BUILT CONSTRUCTION TOLERANCES

A. VERTICAL ALIGNMENT: ± 1.5" (40 MM) OVER ANY 10' (3 M) DISTANCE.

B. WALL BATTER: WITHIN 2 DEGREES OF DESIGN BATTER.

C. HORIZONTAL ALIGNMENT: ± 1.5" (40 MM) OVER ANY 10' (3 M) DISTANCE.
CORNERS, BENDS & CURVES: ± 1 FT (300 MM) TO THEORETICAL LOCATION.

D. MAXIMUM HORIZONTAL GAP BETWEEN ERECTED UNITS SHALL BE 1/2 INCH (13 MM).

3.08 FIELD QUALITY CONTROL

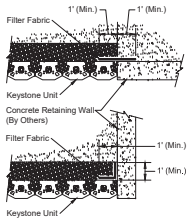
A. QUALITY ASSURANCE - THE OWNER SHALLMAY ENGAGE INSPECTION AND TESTING SERVICES, INCLUDING INDEPENDENT LABORATORIES, TO PROVIDE QUALITY ASSURANCE AND TESTING SERVICES DURING CONSTRUCTION. THIS DOES NOT RELIEVE THE CONTRACTOR FROM SECURING THE NECESSARY CONSTRUCTION QUALITY CONTROL TESTING.

B. QUALITY ASSURANCE SHOULD INCLUDE FOUNDATION SOIL INSPECTION, VERIFICATION OF GEOTECHNICAL DESIGN PARAMETERS, AND VERIFICATION THAT THE CONTRACTOR'S QUALITY CONTROL TESTING IS ADEQUATE AS A MINIMUM. QUALITY ASSURANCE SHALL ALSO INCLUDE OBSERVATION OF CONSTRUCTION FOR GENERAL COMPLIANCE WITH DESIGN DRAWINGS AND PROJECT SPECIFICATIONS. (QUALITY ASSURANCE IS USUALLY BEST PERFORMED BY THE SITE GEOTECHNICAL ENGINEER.)

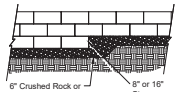
C. QUALITY CONTROL - THE CONTRACTOR SHALL ENGAGE INSPECTION AND TESTING SERVICES TO PERFORM THE MINIMUM QUALITY CONTROL TESTING DESCRIBED IN THE RETAINING WALL DESIGN PLANS AND SPECIFICATIONS. ONLY QUALIFIED AND EXPERIENCED TECHNICIANS AND ENGINEERS SHALL PERFORM TESTING AND INSPECTION SERVICES.

D. QUALITY CONTROL TESTING SHALL INCLUDE SOIL AND BACKFILL TESTING TO VERIFY SOIL TYPES AND COMPACTION AND VERIFICATION THAT THE RETAINING WALL IS BEING CONSTRUCTED IN ACCORDANCE WITH THE DESIGN PLANS AND PROJECT SPECIFICATIONS.

KEYSTONE
A CONTECH COMPANY
4444 W 78th Street
Minneapolis, MN 55435
952-897-1040

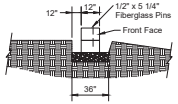


Connection Details
Compac Unit - Shown



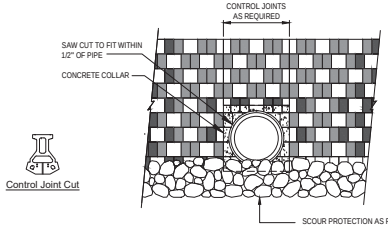
Elevation

Note:
1. The leveling pad is to be constructed of crushed stone or 2000 psi unreinforced concrete.

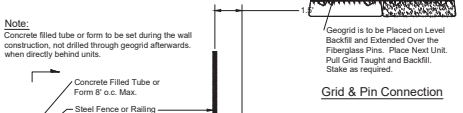


Section

Leveling Pad Detail



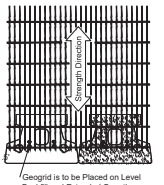
Control Joint Cut



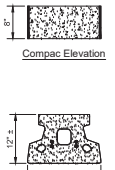
Fence Plan Detail

Note:
Concrete filled tube or form to be set during the wall construction, not drilled through geogrid afterwards. when directly behind units.

Fence Section & Plan Detail
Compact Unit - Near Vertical Setback



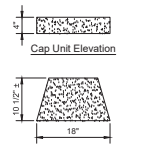
Grid & Pin Connection



Compac Elevation

Compac Plan

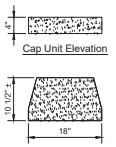
Compac Unit
* Dimensions May Vary by Region



Cap Unit Elevation

Cap Unit Plan

Universal Cap Unit Option
* Dimensions & Availability Will Vary by Region



Cap Unit Elevation

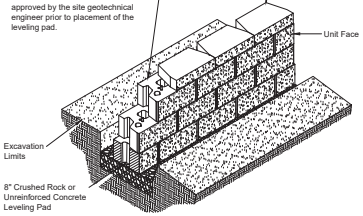
Cap Unit Plan

Straight Split Cap Unit Option
* Dimensions & Availability Will Vary by Region

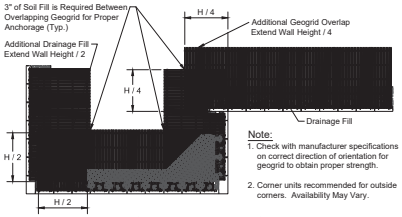
Base Leveling Pad Notes:
1. The leveling pad is to be constructed of crushed stone or 2,000 psi unreinforced concrete
2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

Compac Unit	
Width:	18"
*Depth:	12"
Height:	8"
*Weight:	90 lbs

Cap Unit	
Width:	18"
*Depth:	10 1/2"
Height:	4"
*Weight:	50 lbs



Compac Unit/Base Pad Isometric Section View
* Dimensions & Weight May Vary by Region



Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.
2. Corner units recommended for outside corners. Availability May Vary.

Geogrid Installation at Corners

REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
L.C. # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

RETAINING WALL NOTES
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING INC. REPRODUCTION OF THIS DRAWING IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2012 ALL RIGHTS RESERVED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

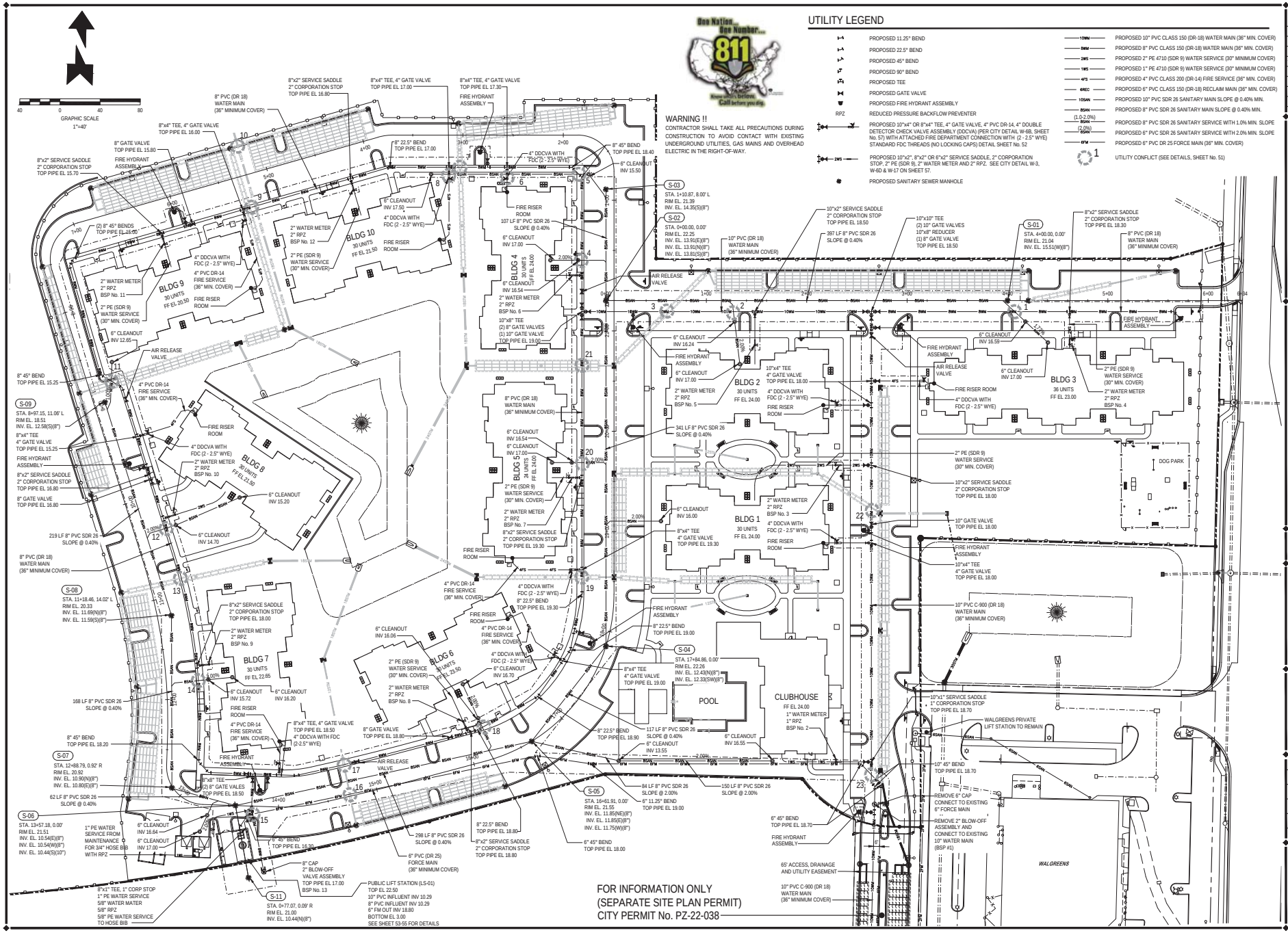
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	

DRAWING NUMBER

37



REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
5 2 22	CITY COMMENTS
10 25 22	OWNER

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.

UTILITY PLAN SHT 1 OF 2
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

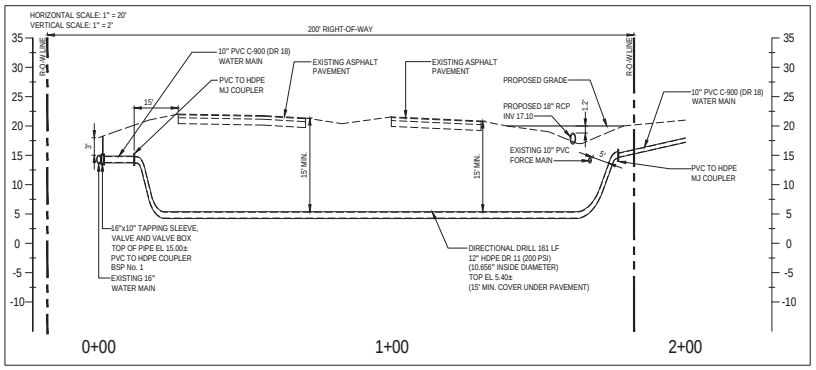
HARRY H. NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

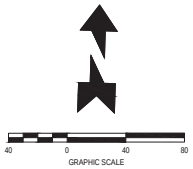
43

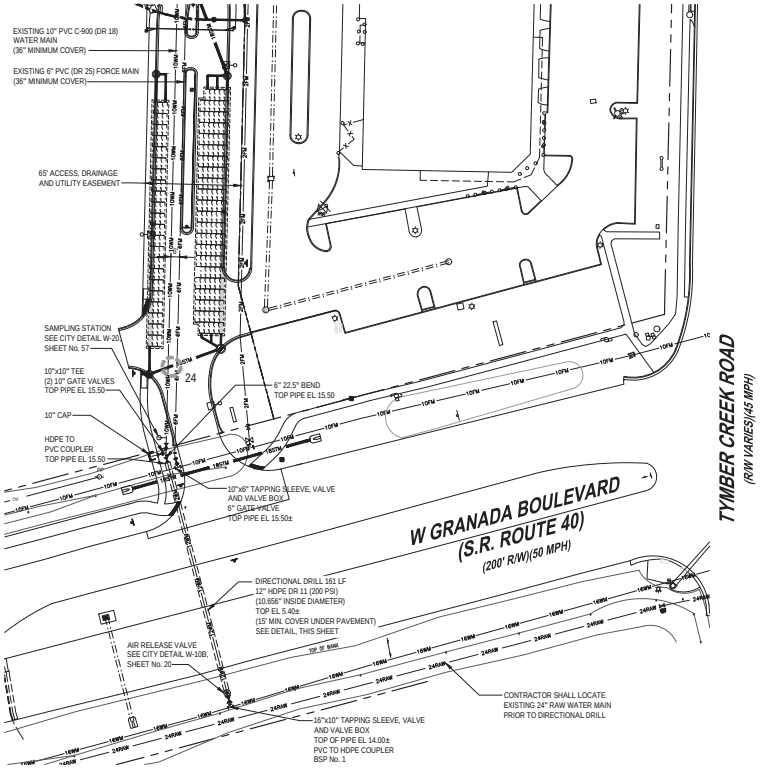


NOTE:

1. CONTRACTOR SHALL LOCATE THE EXISTING 24" RAW WATER MAIN IN THE RIGHT-OF-WAY OF S.R. 40. THIS SHALL BE DONE PRIOR TO THE DIRECTIONAL DRILL/BORE PIT EXCAVATION.
2. CONTRACTOR TO HAND DIG TO VERIFY WHICH MAIN IS WHICH BEFORE SETTING UP A DIRECTIONAL DRILL.

FOR INFORMATION ONLY (SEPARATE SITE PLAN PERMIT) CITY PERMIT No. PZ-22-038





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. CITY DETAIL W-6D SHEET No. 38.
- PROPOSED 10"x4" OR 8"x4" TEE, 4" GATE VALVE, 4" PVC DR-14, 4" DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCVA) (PER CITY DETAIL W-6B, SHEET No. 57) WITH ATTACHED FIRE DEPARTMENT CONNECTION WITH (2 - 2.5" WYE) STANDARD FDC THREADS (NO LOCKING CAPS) DETAIL SHEET No. 52
- 2WS — PROPOSED 10"x2", 8"x2" OR 6"x2" SERVICE SADDLE, 2" CORPORATION STOP, 2" PE (SDR 9), 2" WATER METER AND 2" RPZ. SEE CITY DETAIL W-3, W-6D & W-17 ON SHEET 57.
- PROPOSED SANITARY SEWER MANHOLE
- 10WM — PROPOSED 10" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
- 8WM — PROPOSED 8" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
- 6WM — PROPOSED 6" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
- 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" PVC CLASS 200 (DR-14) FIRE SERVICE (36" MIN. COVER)
- 6REC — PROPOSED 6" PVC CLASS 150 (DR-18) RECLAIM MAIN (36" MIN. COVER)
- 10SAN — PROPOSED 10" PVC SDR 26 SANITARY MAIN SLOPE @ 0.40% MIN.
- 8SAN — PROPOSED 8" PVC SDR 26 SANITARY MAIN SLOPE @ 0.40% MIN.
- 8SAN (1.0-2.0%) — PROPOSED 8" PVC SDR 26 SANITARY SERVICE WITH 1.0% MIN. SLOPE
- 8SAN (2.0%) — PROPOSED 6" PVC SDR 26 SANITARY SERVICE WITH 2.0% MIN. SLOPE
- 6FM — PROPOSED 6" PVC DR 25 FORCE MAIN (36" MIN. COVER)
- 1 — UTILITY CONFLICT (SEE DETAILS, SHEET No. 51)

REQUIRED FIRE FLOW:

"SITE DESIGNED IN ACCORDANCE TO THE NEW FIRE PREVENTION CODE AND NFPA EFFECTIVE JANUARY 1, 2015.

FLORIDA BUILDING CODE CONSTRUCTION TYPE:	VA - PROTECTED
FIRE AREA:	45,195 SF
REQUIRED FIRE FLOW:	3,750 GPM @ 3 HOURS
FIRE SPRINKLER SYSTEM REDUCTION (75%)	2,812 GPM
REQUIRED FIRE FLOW (3,750 - 2,812)	938 GPM @ 3 HOURS
	USE 1,200 GPM @ 3 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.

PROVIDED FIRE FLOW:

THE PROPOSED WATER MAIN SYSTEM WAS MODELED AND TESTED WITH THE REQUIRED 1,200 GPM FIRE FLOW IN ADDITION TO THE MAXIMUM DAILY FLOW DEMAND TO ENSURE MINIMUM 20 PSI UNDER FIRE FLOW CONDITIONS. SIMULATIONS WERE RUN WITH FIRE DEMAND AT THE CENTER AND OUTERMOST BUILDINGS IN THE SYSTEM.

	FIRE LOCATION	PSI
SCENARIO 2	BUILDING 8	48.15 PSI
SCENARIO 3	BUILDING 3	53.28 PSI

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.

REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

UTILITY PLAN SHT 2 OF 2
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

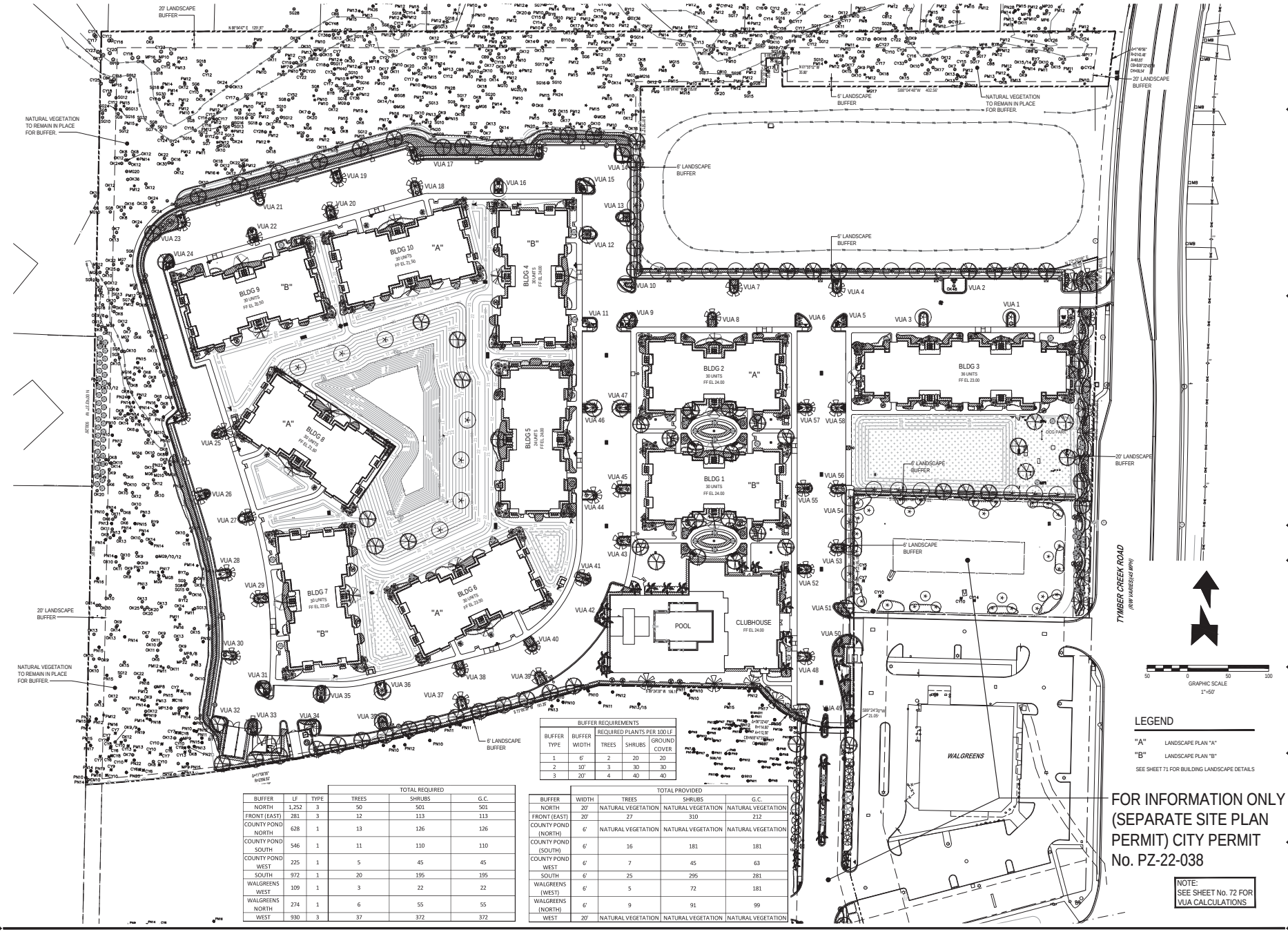
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

44



BUFFER REQUIREMENTS				
BUFFER TYPE	BUFFER WIDTH	REQUIRED PLANTS PER 100 LF		
		TREES	SHRUBS	GROUND COVER
1	6'	2	20	20
2	10'	3	30	30
3	20'	4	40	40

			TOTAL REQUIRED		
BUFFER	LF	TYPE	TREES	SHRUBS	G.C.
NORTH	1,252	3	50	501	501
FRONT (EAST)	281	3	12	113	113
COUNTY POND NORTH	628	1	13	126	126
COUNTY POND SOUTH	546	1	11	110	110
COUNTY POND WEST	225	1	5	45	45
SOUTH	972	1	20	195	195
WALGREENS WEST	109	1	3	22	22
WALGREENS NORTH	274	1	6	55	55
WEST	930	3	37	372	372

		TOTAL PROVIDED		
BUFFER	WIDTH	TREES	SHRUBS	G.C.
NORTH	20'	NATURAL VEGETATION	NATURAL VEGETATION	NATURAL VEGETATION
FRONT (EAST)	20'	27	310	212
COUNTY POND (NORTH)	6'	NATURAL VEGETATION	NATURAL VEGETATION	NATURAL VEGETATION
COUNTY POND (SOUTH)	6'	16	181	181
COUNTY POND WEST	6'	7	45	63
SOUTH	6'	25	295	281
WALGREENS (WEST)	6'	5	72	181
WALGREENS (NORTH)	6'	9	91	99
WEST	20'	NATURAL VEGETATION	NATURAL VEGETATION	NATURAL VEGETATION

REVISIONS	
DATE	DESCRIPTION
4 7 22	CITY COMMENTS
5 2 22	CITY COMMENTS
6 30 22	CITY COMMENTS
7 2 22	CITY COMMENTS
10 25 22	OWNER

1230 North ASL Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

OVERALL LANDSCAPE PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA 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, RLA # 6667278 ON

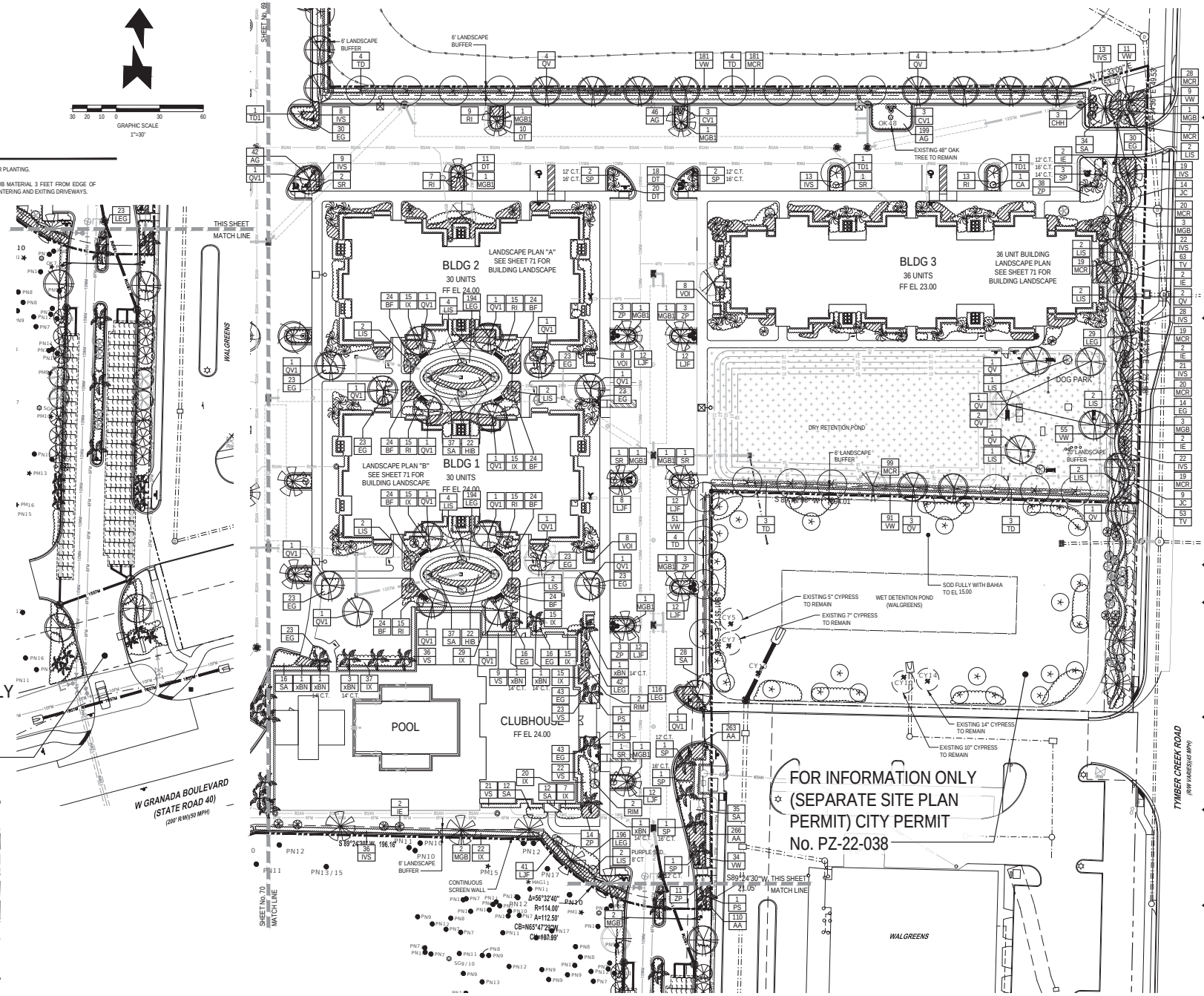
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 50'

DRAWING NUMBER

67



REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS
6/30/22	CITY COMMENTS
7/28/22	CITY COMMENTS

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

LANDSCAPE PLAN (SHT. 1 OF 3)
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING AND SHALL NOT BE USED 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, RLA # 6667278 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LAUREN A. ADAMS LICENSED LANDSCAPE ARCHITECT NO. 6667278 STATE OF FLORIDA

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

68

GENERAL LANDSCAPE NOTES:

1. SEE DETAIL SHEET No. 71 FOR TYPICAL BUILDING PERIMETER PLANTING.
2. FOR INTERIOR PORTIONS OF THE SITE, PLEASE END SHRUB MATERIAL 3 FEET FROM EDGE OF PAVEMENT TO PROVIDE VISUAL CLEARANCE TO VEHICLES ENTERING AND EXITING DRIVEWAYS.

LEGEND

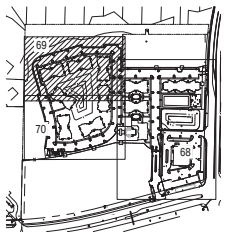
- ST. AUGUSTINE SOD
- BAHIA SOD
- 35 — QUANTITY OF PLANTS
- NEC — PLANT CODE (SEE SCHEDULE)

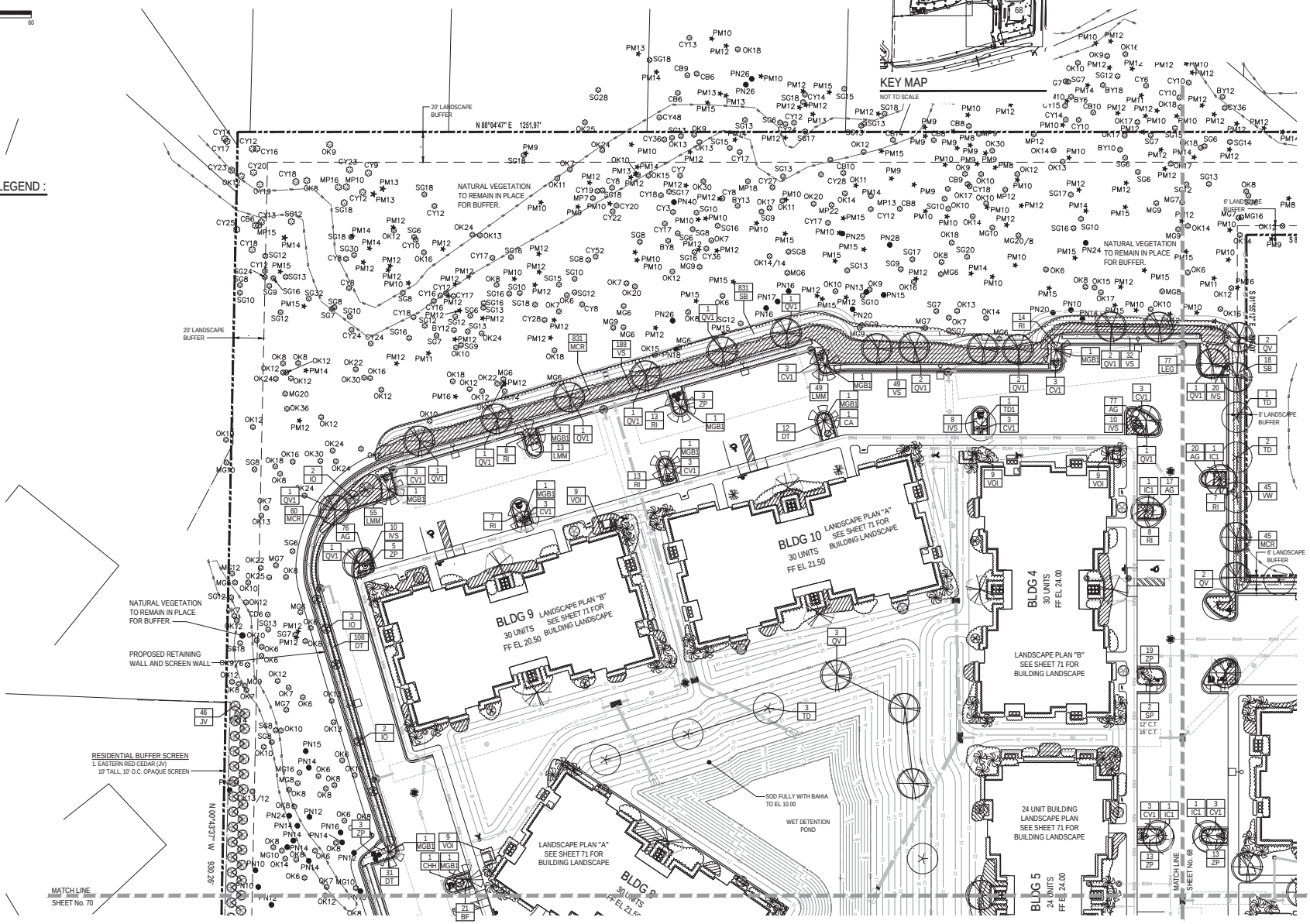
GRAPHIC SCALE
30 20 10 0 30 60
1"=30'

OVERALL TREE LEGEND :

	EXISTING
ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG

KEY MAP
NOT TO SCALE





REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
7/28/22	CITY COMMENTS
10/25/22	OWNER
11/18/22	ENGINEER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

LANDSCAPE PLAN (SHT. 2 OF 3)
TYMBER CREEK APARTMENTS
2011 W GRANADA 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, RLA # 6667278 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LAUREN ADAMS
REGISTERED
NO. 6667278
STATE OF FLORIDA
LANDSCAPE ARCHITECT

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

69

GENERAL LANDSCAPE NOTES:

1. SEE DETAIL SHEET No. 71 FOR TYPICAL BUILDING PERIMETER PLANTING.
2. FOR INTERIOR PORTIONS OF THE SITE, PLEASE END SHRUB MATERIAL 3 FEET FROM EDGE OF PAVEMENT TO PROVIDE VISUAL CLEARANCE TO VEHICLES ENTERING AND EXITING DRIVEWAYS.

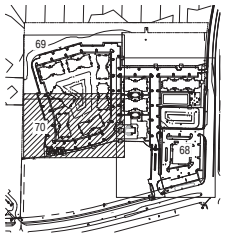
LEGEND

ST. AUGUSTINE SOD

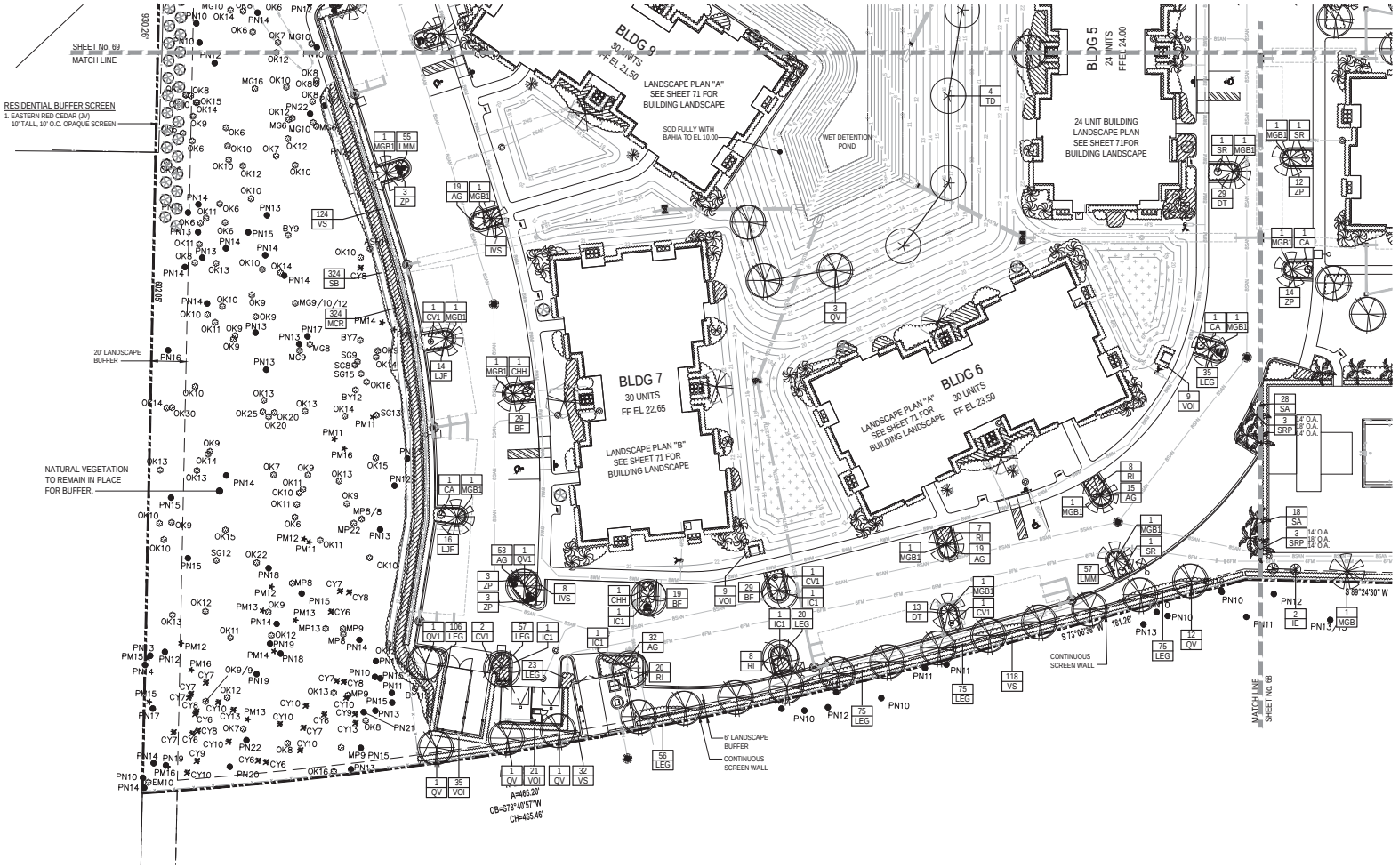
BAHIA SOD

35 NEH — QUANTITY OF PLANTS / PLANT CODE (SEE SCHEDULE)

GRAPHIC SCALE
30 20 10 0 30 60
1"=30'



KEY MAP
NOT TO SCALE



OVERALL TREE LEGEND :

	EXISTING
ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG

REVISIONS

DATE	DESCRIPTION
7/28/22	CITY COMMENTS
10/25/22	OWNER
11/18/22	ENGINEER

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC

LANDSCAPE PLAN (SHT. 3 OF 3)
TYMBER CREEK APARTMENTS
2011 W GRANADA 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, RLA # 6667278 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

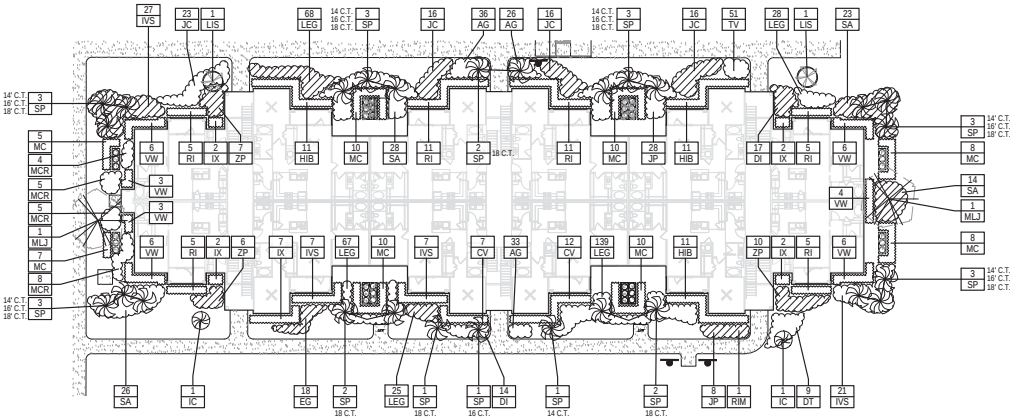
LAUREN ADAMS
REGISTERED
NO. 6667278
STATE OF FLORIDA
LANDSCAPE ARCHITECT

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 30'

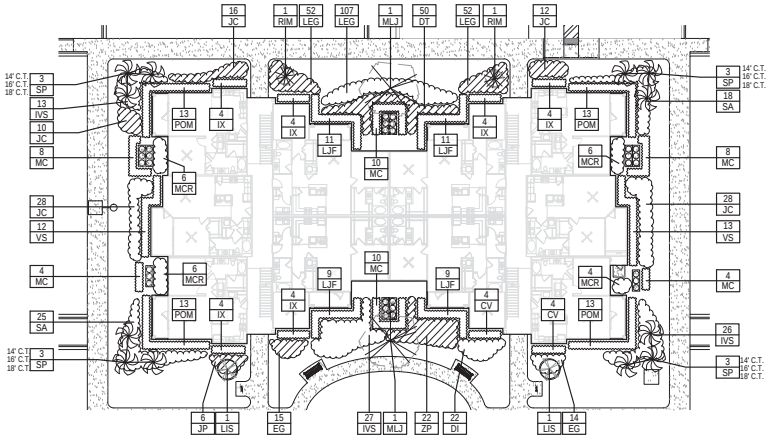
DRAWING NUMBER

70



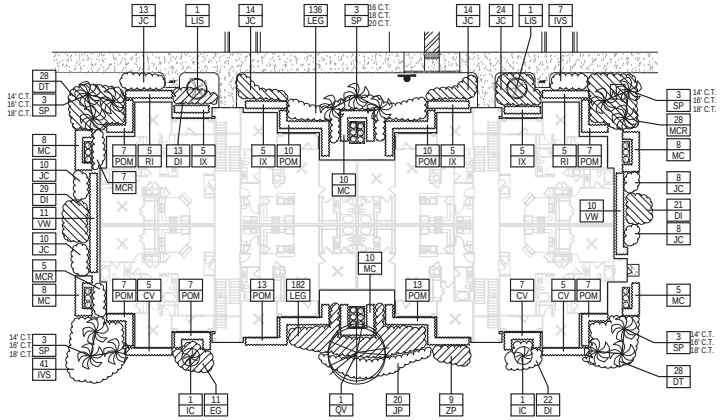
36 UNIT BUILDING LANDSCAPE PLAN (BUILDING #3)

SCALE: 1" = 20'



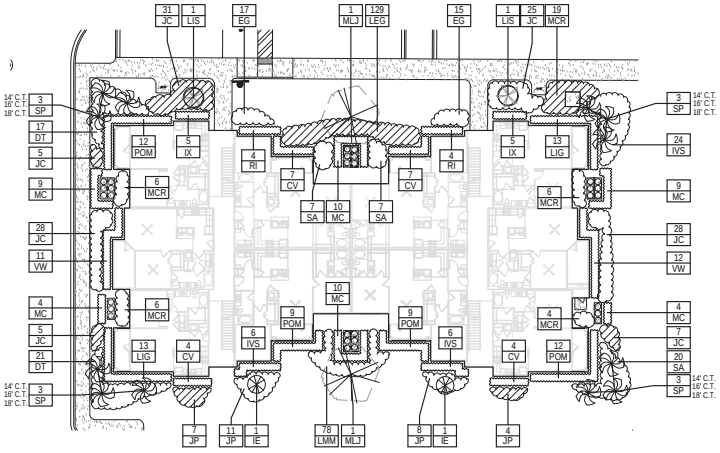
30 UNIT BUILDING LANDSCAPE PLAN "A" (BUILDINGS #2, 6, 8 AND 10)

SCALE: 1" = 20'



24 UNIT BUILDING LANDSCAPE PLAN (BUILDING #5)

SCALE: 1" = 20'



30 UNIT BUILDING LANDSCAPE PLAN "B" (BUILDINGS #1, 4, 7 AND 9)

SCALE: 1" = 20'

NOTE:
WHERE TYPICAL BUILDING TREE LOCATIONS RESULT IN CONFLICTS WITH UNDERGROUND UTILITY LINES, ADJUST TREE TO AT LEAST 5 FEET FROM ANY SUCH LINE (SEE SHEETS 67, 68 AND 69)

REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084

Civil Engineering,
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING INC.

LANDSCAPE PLAN - TYPICAL BUILDING TYPES 1, 2A, 2B AND 3

TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING INC. AND MAY NOT BE USED 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, RLA # 6667278 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LAUREN A. ADAMS
LICENSED
NO. 6667278
STATE OF FLORIDA
LANDSCAPE ARCHITECT

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

71

PLANT LIST

CODE	NO.	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	NATIVE TO FLORIDA
CANOPY TREES AND PALMS					YES/NO
JV	46	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	10' HGT., 2.5" CAL. @ 6"	YES
MGB	12	MAGNOLIA GRANDIFLORA	BRACKEN'S BROWN MAGNOLIA	10' - 12' HGT., FULL, 2.5" CAL. @ 6"	YES
MGB1	33	MAGNOLIA GRANDIFLORA	BRACKEN'S BROWN MAGNOLIA	12' - 14' HGT., FULL, 3.5" CAL. @ 6"	YES
MLJ	18	MAGNOLIA GRANDIFLORA	LITTLE GEM	10' - 12' HGT., FULL, 2.5" CAL. @ 6"	YES
PS	3	PHOENIX SYLVESTRIS	SILVER DATE PALM	10' CT., FULL	NO
QV	45	QUERCUS VIRGINIANA	LIVE OAK	10' - 12' HGT., FULL, 2.5" CAL. @ 6"	YES
QV1	36	QUERCUS VIRGINIANA	LIVE OAK	12' - 14' HGT., FULL, 3.5" CAL. @ 6"	YES
SP	151	SABAL PALMETTO	CABBAGE PALM	SEE PLAN, 2-12', 2-14', 2-16'	YES
SRP	6	SYAGRUS ROMANZOFFIANA	QUEEN PALM	SEE PLAN	NO
TD	28	TAXODIUM DISTICHUM	BALD CYPRESS	10' - 12' HGT., FULL, 2.5" CAL. @ 6"	YES
TD1	4	TAXODIUM DISTICHUM	BALD CYPRESS	12' - 14' HGT., FULL, 3.5" CAL. @ 6"	YES
xBN	9	x BUTIAGRUS NABONNANDII	MULE PALM	SEE PLAN	NO
SUBTOTAL	391				371 Y / 18 N
UNDERSTORY TREES					
IC	4	ILEX CASSINE	DAHOON HOLLY	10' HGT., 2.5" CAL. @ 6"	YES
IC1	9	ILEX CASSINE	DAHOON HOLLY	12' - 14' HGT., 3.5" CAL. @ 6"	YES
IE	20	ILEX ATTENUATA	EAGLESTON HOLLY	10' HGT., FULL, 2.5" CAL. @ 6"	YES
IO	7	ILEX x NELLIE R. STEVENS	NELLIE R. STEVENS HOLLY	10' HGT., FULL, 2.5" CAL. @ 6"	YES
LIS	50	LAGERSTROEMIA INDICA (MUSKOGEE)	PURPLE CRAPE MYRTLE TREE STD.	10' HGT., 6'-7' CT, 2.5" CAL. @ 6"	NO
RIM	13	RHAPHIOLEPIS MAJESTIC BEAUTY	MAJESTIC BEAUTY STD.	5' - 6' HGT., FULL	NO
SUBTOTAL	103				40 Y / 63 N
SHRUBS / POINT PLANTS					
CA	5	CRINUM AUGUSTUM	QUEEN EMMA	15 GAL., 4' HGT., SPECIMEN	NO
CHH	6	CHAMAEDOREA HUMILIS	EUROPEAN FAN PALM	7 GAL., 24"- 30" HGT., 5 - 7 STOCKS	NO
CV	156	CODIAEUM 'GOLD DUST'	YELLOW/GREEN CROTONS	3 GAL., 16"- 18" HGT., FULL, 36" O.C.	NO
CV1	38	CODIAEUM 'MAMMEY'	YELLOW/GREEN CROTONS	7 GAL., 20"- 24" HGT., FULL, 36" O.C.	NO
HIB	77	HIBISCUS SSP.	RED HIBISCUS	3 GAL., 18" HGT., FULL, 36" O.C.	NO
IVS	777	ILEX VOMITORIA NANA	DWARF YOUPON	3 GAL., 16" HGT., FULL, 36" O.C.	YES
IX	376	IXORA SSP.	RED IXORA	3 GAL., 16" HGT., FULL, 36" O.C.	NO
JP	200	JUNIPERUS CHINENSIS	PARSONI JUNIPER	1 GAL., 12"- 14" SPR, FULL, 36" O.C.	NO
LIG	104	LIGUSTRUM JAPONICUM	GREEN LIGUSTRUM	3 GAL., 18" HGT., FULL, 36" O.C.	NO
LJF	311	LIGUSTRUM SSP.	JACK FROST LIGUSTRUM	3 GAL., 18" HGT., FULL, 36" O.C.	NO
LMM	541	LIRIOPE VAR	VAR. LIRIOPE	1 GAL., 12" HGT., 7-9 BIBS, 18" O.C.	NO
MC	477	MYRICA CERIFERA	WAX MYRTLE	7 GAL., 24" HGT., FULL, 36" O.C.	YES
MCR	1986	MUHLENBERFIA CAPILLARIS	PINK MUHLY GRASS	3 GAL., 20" HGT., FULL, 36" O.C.	YES
POM	457	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL., 30" HGT., FULL, 24" O.C.	NO
RI	286	PHAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL., 18" HGT., FULL, 36" O.C.	NO
SA	656	SCHEFFLERA ARBORICOLA	GOLD CAPELLA	3 GAL., 18" HGT., FULL, 36" O.C.	NO
SR	9	STRELITZIA REGINAE	ORANGE BIRD OF PARADISE	10 GAL., 48" HGT., FULL	NO
VO1	143	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	7 GAL., 24"- 30" HGT., FULL, 36" O.C.	NO
VS	754	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL., 18" HGT., FULL, 36" O.C.	NO
VW	633	VIBURNUM OBOVATUM 'SELECT'	WALTER'S VIBURNUM	3 GAL., 24" HGT., FULL, 36" O.C.	YES
ZP	286	ZAMIA PUMILA	COONTIE	3 GAL., 14" HGT., FULL, 36" O.C.	YES
SUBTOTAL	8278				4159 Y / 4119 N
GROUND COVER (G.C.)					
AA	639	AGAPANTHUS AFRICANUS	AFRICAN LILLY	1 GAL., 12" HGT., FULL, 12" O.C	NO
AG	710	ARACHIS GLABRATA	PERENNIAL PEANUT	4" POTS, 2"- 3" HGT., 12" O.C.	YES
BF	290	BULBINE FRUTESCENS	DESERT CANDLES	1 GAL., 10"-12" HGT., 7-9 BIBS, 24" O.C.	NO
DI	204	DIETES IRIDIOIDES	WHITE AFRICAN IRIS	1 GAL., 20" HGT., 24" O.C.	NO
DT	669	DIANELLA TASMANICA (VARIEGATA CULTIVAR)	BLUEBERRY FLAX LILLY 'VARIEGATED'	1 GAL., 12" HGT., FULL, 24" O.C	NO
EG	649	EVOLVULUS GLOMERATUS	BLUE DAZE	1 GAL., 12" SPR., FULL, 24" O.C.	NO
JC	1087	JUNIPERUS CONFERTA	SHORE JUNIPER	1 GAL., FULL, 30" O.C.	NO
LEG	3398	LIRIOPE MUSCARI	GIANT EVERGREEN LIRIOPE	1 GAL., 12" HGT., 7-9 BIBS, 18" O.C.	NO
SB	1173	SPARTINA BAKERI	SAND CORDGRASS	3 GAL., 24" HGT., 36" O.C.	YES
TV	167	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL., 12" HGT., 12" O.C.	NO
SUBTOTAL	8986				1883 Y / 7103 N
TOTAL	17758				

NOTE:

1. A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 3" SHALL BE INSTALLED AROUND ALL EXISTING AND PROPOSED TREES AND PLANT BEDS. CYPRESS MULCH SHALL NOT BE USED.
2. ALL TREES (NEW AND EXISTING) ARE TO HAVE A 5' DIAMETER MINIMUM MULCHED CIRCLE AROUND THE BASE UNLESS IT IS IN A PLANTING BED. MULCH SHALL BE NATURAL WOOD. NO CYPRESS MULCH ALLOWED. (PULL MULCH 6" BACK FROM TRUNK)
3. DO NOT CHANGE PLANT MATERIAL WITHOUT WRITTEN PERMISSION FROM THE CITY OF ORMOND BEACH.

TREE CALCULATIONS:

SITE TREE REQUIRMENTS	
SITE AREA	854,635
1 TREE PER 1500 SF =	570
LANDSCAPE AREA	497,658
516,820 SF - 19,162 SF =	
1 TREE PER 400 SF =	1244
TREES REQUIRED	1484
MITIGATION FOR PROTECTED TREES	240
MITIGATION FOR SPECIMEN TREES CREDIT	-139

MINIMUM VUA REQUIREMENTS
REQUIRED: 10%
164,109 SF x 0.1 = 16,411 SF

EXISTING TREES	
PALM TREE (3:1) 168	56
ASH TREE	1
BAY TREE	7
CEDAR TREE	1
CHINABERRY TREE	11
CYPRESS TREE	41
ELM TREE	1
MAGNOLIA TREE	34
MAPLE TREE	20
OAK TREE	137
PINE TREE	76
SWEETGUM TREE	87
TOTAL	472

VUA ISLANDS					
NUMBER	AREA (SF)	NUMBER	AREA (SF)	NUMBER	AREA (SF)
1	165	23	2795	45	165
2	488	24	175	46	165
3	165	25	165	47	165
4	165	26	165	48	165
5	188	27	165	49	238
6	204	28	165	50	1705
7	165	29	165	51	332
8	165	30	165	52	165
9	262	31	193	53	165
10	233	32	320	54	781
11	182	33	180	55	165
12	165	34	338	56	165
13	165	35	165	57	165
14	397	36	165	58	165
15	301	37	165	TOTAL	17950
16	165	38	165		
17	2663	39	165		
18	165	40	165		
19	165	41	165		
20	165	42	695		
21	165	43	165		
22	165	44	165		

SEE SHEET 67 FOR VUA LOCATIONS

EXISTING SPECIMEN TREES	
TREES	207
(SEE SHEET 51.1)	

TOTAL EXISTING TREES	679

PROPOSED TREES	
SABAL PALMS (3:1) 151	50
MAGNOLIA (2.5")	12
MAGNOLIA (3.5") 33x2	66
LITTLE GEM (2.5")	18
SILVER DATE PALM (1:1)	3
LIVE OAK (2.5")	45
LIVE OAK (3.5") 36x2	72
BALD CYPRESS (2.5")	28
BALD CYPRESS (3.5") 4x2	8
MULE PALM (3:1) 9	3
DAHOON HOLLY (2.5")	4
DAHOON HOLLY (3.5") 9x2	18
EAGLESTON HOLLY (2.5")	20
QUEEN PALM (3:1) 6	2
NELLIE HOLLY (2.5")	7
CRAPE MYRTLE (2.5")	50
EASTERN RED CEDAR (2.5")	46
TOTAL	452

AMOUNT OF EXISTING 2" to 5" TREES WITHIN TREE PRESERVATION AREA (TPA)	
PLOT AREA (100' x 100')	10,000 SF
AVERAGE TREE PLOT AREA QUANTITY	25 TREES
TREE PRESERVATION AREA	219,551 SF
TOTAL AMOUNT OF EXISTING 2" TO 5" TREES	549 TREES

TOTAL AMOUNT OF TREES PROVIDED	
SITE TREE REQUIREMENTS	497,658
TREE MITIGATION FOR PROTECTED TREES	1484
TREE MITIGATION FOR SPECIMEN TREES	-139
TOTAL TREES REQUIRED	1,345
EXISTING TREES (6" CALIPER & LARGER)	679
EXISTING TREES (2" to 5" CALIPER) WITHIN TPA	549
PROPOSED TREES	452
TOTAL TREES PROVIDED	**1,680**

MITIGATION FOR SPECIMEN TREES WAS A CREDIT OF 139 TREES USED FOR PROTECTED TREES.

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. ALL MULCH SHALL BE ALL NATURAL WOOD (NO CYPRESS).
3. SOD SPECIFIED AS ST. AUGUSTINE "FLORITAM" SHALL BE 95% WEED-FREE. SOD SPECIFIED AS BAHIA SHALL BE 85% 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. NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE ALLOWED AT THE TIME OF BIDDING SO AS TO PROVIDE FOR FAIR COMPARISON.
9. EXISTING IRRIGATION SYSTEM SHALL BE REVAMPED TO PROVIDE 100% COVERAGE.
10. THE CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND CONDITIONS PRIOR TO HIS COMMENCEMENT OF THE ANY WORK.
11. ALL BUILDING MATERIALS AND LABOR SHALL CONFORM TO THE SOUTHERN BUILDING CODE AND ALSO TO ALL LOCAL CODES THAT HAVE JURISDICTION.
12. ALL PERMIT AND VARIANCE APPLICATIONS SHALL BE MADE BY THE CONTRACTOR.
13. 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.
14. 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.
15. 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.
16. ALL QUESTIONS CONCERNING THE PLAN AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (386) 872-7794.
17. ALL SHADE TREES AND SINGLE TRUNK UNDERSTORY TREES SHALL BE STAKED USING ARBORGUY 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-MULCHED RING AROUND.
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 PLANT SPECIFICATIONS MUST BE MET OR EXCEEDED.
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. FOR ALL NEW DEVELOPMENT, OR REDEVELOPMENT OF EXISTING PROPERTY, THE APPLICANT SHALL BE REQUIRED TO REMOVE ALL INVASIVE NONNATIVE PLANT SPECIES FROM THE PROPERTY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
28. ALL EXISTING TREES AND PALMS WILL BE PROPERLY PRUNED AND CLEANED OF DEADWOOD, BROKEN BRANCHES, DEAD FROND AND VINES AS NEEDED.
29. PER SECTION 11.01.02.B.4 OF THE LAND DEVELOPMENT CODE, ANY EXPANSION PROJECT SHALL INCLUDE REPLACING PREVIOUSLY PLANTED REQUIRED LANDSCAPING AND REPAIR OF EXISTING IRRIGATION THAT HAS BEEN DAMAGED OR DIED. AS-BUILTS ARE AVAILABLE FROM THE CITY.

REVISIONS

DATE	DESCRIPTION
5/2/22	CITY COMMENTS
6/30/22	CITY COMMENTS
7/28/22	CITY COMMENTS
10/25/22	OWNER
11/18/22	ENGINEER

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084

Civil Engineering,
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING INC

LANDSCAPE DETAILS AND NOTES
TYMBER CREEK APARTMENTS
2011 W GRANADA 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, RLA # 6667278 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

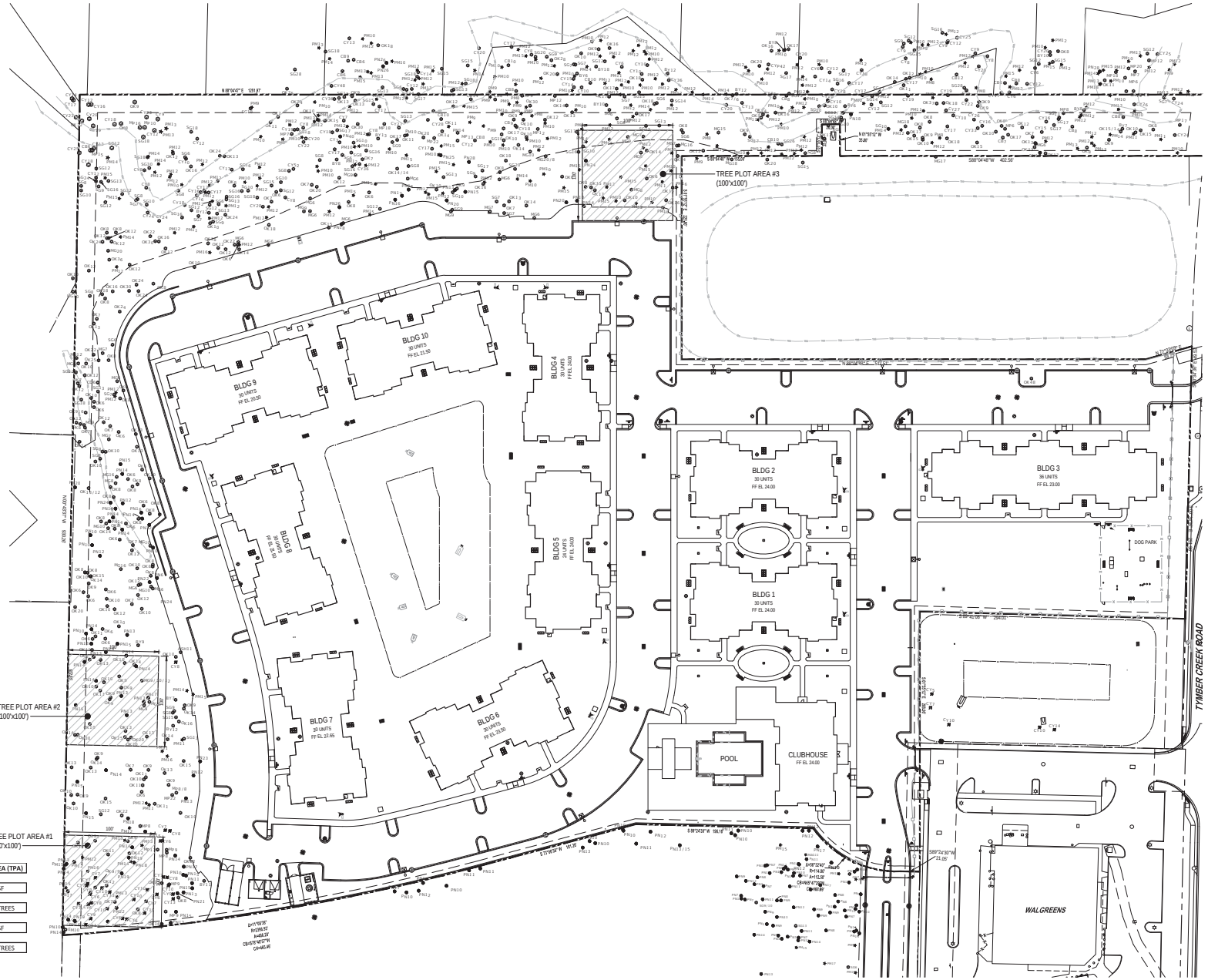
LAUREN A. ADAMS — LICENSED — NO. 6667278 — STATE OF FLORIDA — LANDSCAPE ARCHITECT

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	AS SHOWN

DRAWING NUMBER

72



50 0 50 100
GRAPHIC SCALE
1"=50'

OVERALL TREE LEGEND :

EXISTING

ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG

TREE PLOT AREA #1		
CAL @ DBH	VARIETY	QTY
3"	BAY	1
5"	BAY	3
2.5"	CYPRESS	4
3"	CYPRESS	8
3.5"	CYPRESS	1
4"	CYPRESS	1
4.5"	CYPRESS	3
5"	CYPRESS	3
5.5"	CYPRESS	2
5.75"	CYPRESS	2
2.5"	OAK	1
2.5"	PINE	1
5"	PINE	3
5.5"	PINE	1
	TOTAL	34

TREE PLOT AREA #2		
CAL @ DBH	VARIETY	QTY
3"	BAY	1
4.5"	BAY	2
2.5"	MAGNOLIA	2
3.5"	MAGNOLIA	1
4"	MAGNOLIA	1
4.5"	MAPLE	2
4.5"	OAK	1
5"	OAK	2
5.5"	OAK	2
	TOTAL	14

TREE PLOT AREA #3		
CAL @ DBH	VARIETY	QTY
3"	MAGNOLIA	1
3.75"	MAGNOLIA	1
4"	MAGNOLIA	4
4.5"	MAGNOLIA	1
5"	MAGNOLIA	3
5.5"	MAGNOLIA	2
2.5"	OAK	2
3.5"	OAK	1
4"	OAK	1
4.25"	OAK	1
5"	OAK	3
5.5"	OAK	2
3.5"	SWEETGUM	1
4"	SWEETGUM	1
4.5"	SWEETGUM	1
5.5"	SWEETGUM	2
	TOTAL	27

AMOUNT OF EXISTING 2" to 5" TREES WITHIN TREE PRESERVATION AREA (TPA)	
PLOT AREA (100' x 100')	10,000 SF
AVERAGE TREE PLOT AREA QUANTITY	25 TREES
TREE PRESERVATION AREA	219,551 SF
TOTAL AMOUNT OF EXISTING 2" TO 5" TREES	549 TREES

REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS

1230 North ABA, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30009
LC # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

TREE CREDIT CALCULATION PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING INC. AND SHALL NOT BE USED 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, RLA # 6667278 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

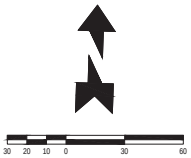
LAUREN A. ADAMS LICENSED NO. 6667278 STATE OF FLORIDA LANDSCAPE ARCHITECT

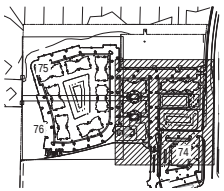
LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 50'

DRAWING NUMBER

73





KEY MAP
NOT TO SCALE

OVERALL TREE LEGEND :

ASH TREE	ASH
BAY TREE	By
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	Cy
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG

LEGEND:

EXISTING TREE (No. INDICATES SIZE)

TREE TO BE REMOVED

CITY OF ORMOND BEACH TREE MITIGATION:

PROTECTED TREE MITIGATION	
1 NUMBER OF PROTECTED TREES TO BE REMOVED DUE TO IMPERVIOUS CONSTRUCTION	562 trees
2 REMAINDER OF PROTECTED TREES TO BE REMOVED DUE TO OTHER CONSTRUCTION	376 trees
3 CALCULATE PRESERVED TREE DENSITY. DIVIDE PRESERVED PROTECTED TREES BY TOTAL AREA 781 TREES / 19.62 ACRES =	40 trees/ac.
TREE DENSITY LESS THAN 50 TREES/ACRE, PROCEED TO STEP #4 OR TREE TREE DENSITY MORE THAN 50 TREES/ACRE, PROCEED TO STEP #5	
4 ENTER NUMBER OF TREES FROM LINE #1 562 / 2	281 trees
ENTER NUMBER OF TREES PROVIDED IN NUMBER 2	376 trees
PROTECTED TREE MITIGATION TOTAL	657 trees

PROPOSED TREE CREDITS ABOVE MINIMUM	
TOTAL MITIGATION REQUIRED	trees

SPECIMEN TREE REQUIREMENTS	
TOTAL SPECIMEN TREES	398
SITE AREA (AC)	19.62
SPECIMEN TREES PER ACRE	20.29
PRESERVED TREES REQUIRED (4 PER ACRE)	78
SPECIMEN TREES PRESERVED	207

MITIGATION TOTAL	314
CREDIT TOTAL	453
4.5" TREES REQ.	-139

SUMMARY	
PROTECTED TREE MITIGATION	
TOTAL 2.5" TREES REQUIRED	657
(174) SPECIMEN TREES (3 TREE CREDITS)	522
657 REQUIRED MITIGATION - 522 CREDITS	135

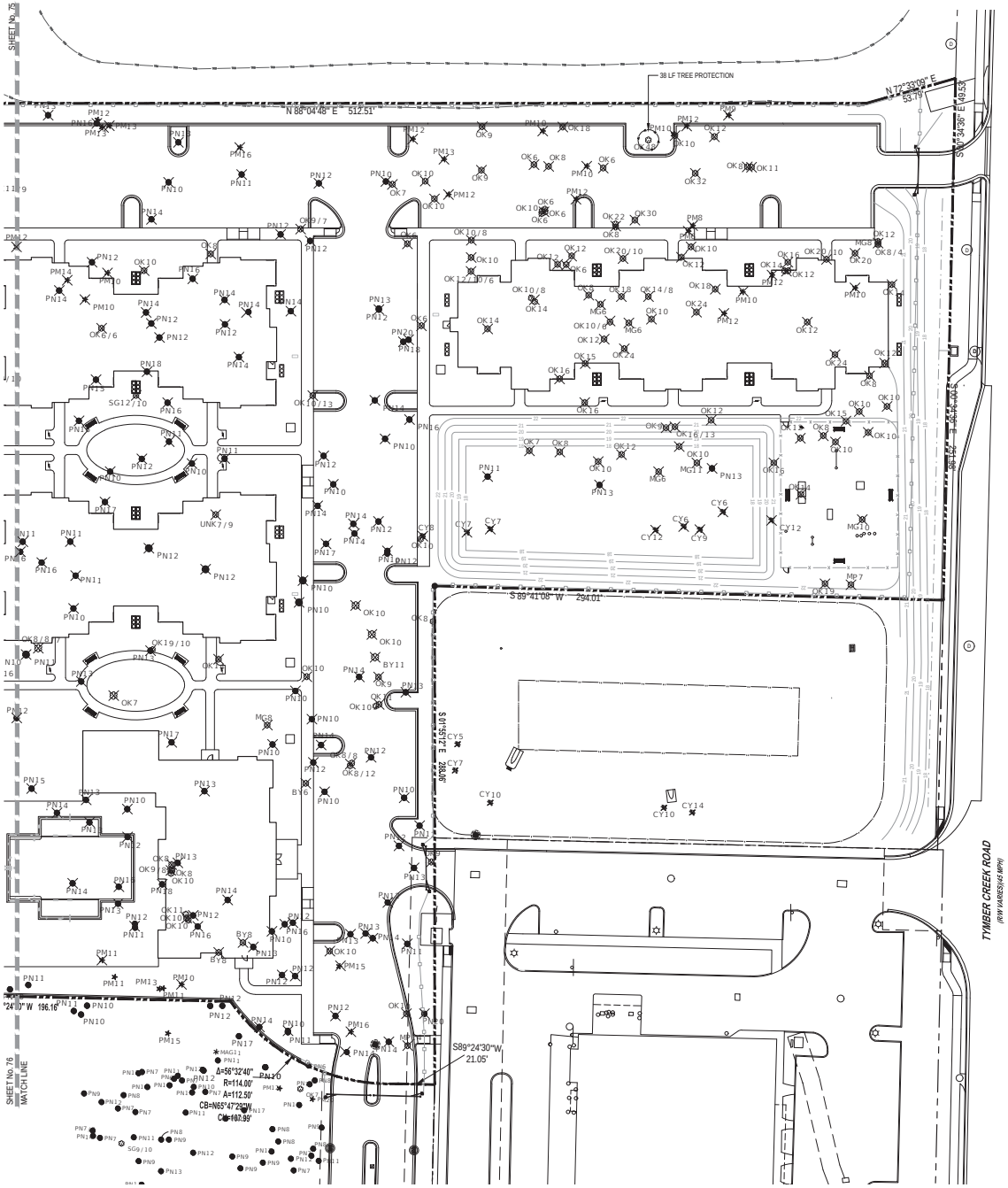
MITIGATION FOR SPECIMEN TREES WAS A CREDIT OF 139 TREES USED FOR PROTECTED TREES.

SPECIMEN TREES TO BE SAVED

CAL @ DBH	VARIETY	QTY	# OF 4.5" CAL TREES TO MITIGATE	TOTAL	TREE FUND EQUAL	TREE FUND TOTAL
12	CYPRESS	7	1	7	$307.00	$2,149.00
12	OAK	25	1	25	$307.00	$7,675.00
12	MAGNOLIA	2	1	2	$307.00	$614.00
12	BAY	2	1	2	$307.00	$614.00
13	BAY	1	1	1	$360.00	$360.00
13	OAK	19	1	19	$360.00	$6,840.00
13	CYPRESS	4	1	4	$360.00	$1,440.00
14	OAK	19	1	19	$418.00	$7,942.00
15	OAK	10	2	20	$480.00	$4,800.00
15	CYPRESS	1	2	2	$480.00	$480.00
15	MAGNOLIA	1	2	2	$480.00	$480.00
16	OAK	8	2	16	$546.00	$4,368.00
16	MAGNOLIA	3	2	6	$546.00	$1,638.00
16	CYPRESS	5	2	10	$546.00	$2,730.00
17	CYPRESS	7	2	14	$616.00	$4,312.00
17	OAK	8	2	16	$616.00	$4,928.00
17	MAGNOLIA	1	2	2	$616.00	$616.00
18	OAK	7	2	14	$690.00	$4,830.00
18	SWEETGUM	7	2	14	$690.00	$4,830.00
18	MAGNOLIA	2	2	4	$690.00	$1,380.00
18	CYPRESS	5	2	10	$690.00	$3,450.00
19	CYPRESS	4	2	8	$769.00	$3,076.00
20	OAK	6	2	12	$853.00	$5,118.00
20	SWEETGUM	2	2	4	$853.00	$1,706.00
20	MAGNOLIA	2	2	4	$853.00	$1,706.00
20	CYPRESS	3	2	6	$853.00	$2,559.00
22	OAK	4	3	12	$1,032.00	$4,128.00
22	MAPLE	2	3	6	$1,032.00	$2,064.00
22	CYPRESS	2	3	6	$1,032.00	$2,064.00
23	CYPRESS	1	3	3	$1,120.00	$1,120.00
24	OAK	7	3	21	$1,220.00	$8,540.00
24	SWEETGUM	1	3	3	$1,220.00	$1,220.00
24	CYPRESS	4	3	12	$1,220.00	$4,880.00
25	CYPRESS	1	4	4	$1,332.00	$1,332.00
25	OAK	2	4	8	$1,332.00	$2,664.00
26	SWEETGUM	1	4	4	$1,441.00	$1,441.00
26	CYPRESS	2	4	8	$1,441.00	$2,882.00
27	CYPRESS	2	4	8	$1,554.00	$3,108.00
28	CYPRESS	2	4	8	$1,671.00	$3,342.00
30	SWEETGUM	1	5	5	$1,919.00	$1,919.00
30	OAK	5	5	25	$1,919.00	$9,595.00
32	SWEETGUM	1	6	6	$2,183.00	$2,183.00
33	CYPRESS	1	6	6	$2,308.00	$2,308.00
36	OAK	1	7	7	$2,763.00	$2,763.00
36	CYPRESS	2	7	14	$2,763.00	$5,526.00
37	OAK	1	7	7	$2,902.00	$2,902.00
48	OAK	1	12	12	$4,911.00	$4,911.00
48	CYPRESS	1	12	12	$4,911.00	$4,911.00
52	CYPRESS	1	13	13	$5,731.00	$5,731.00
TOTAL		207	SPECIMEN TREE CREDIT TOTAL	453		$162,175.00

SPECIMEN TREES TO BE REMOVED

CAL @ DBH	VARIETY	QTY	# OF 4.5" CAL TREES TO MITIGATE	TOTAL	TREE FUND EQUAL	TREE FUND TOTAL
12	OAK	42	1	42	$307.00	$12,894.00
12	CYPRESS	4	1	4	$307.00	$1,228.00
12	BAY	2	1	2	$307.00	$614.00
13	OAK	16	1	16	$360.00	$5,760.00
14	OAK	37	1	37	$418.00	$15,466.00
14	MAGNOLIA	1	1	1	$418.00	$418.00
14	BAY	1	1	1	$418.00	$418.00
15	OAK	12	2	24	$480.00	$5,760.00
15	CYPRESS	1	2	2	$480.00	$480.00
16	OAK	21	2	42	$546.00	$13,466.00
17	OAK	4	2	8	$616.00	$2,464.00
18	OAK	12	2	24	$690.00	$8,280.00
19	OAK	3	2	6	$769.00	$2,307.00
20	OAK	11	2	22	$853.00	$9,383.00
21	OAK	3	3	9	$940.00	$2,820.00
22	OAK	4	3	12	$1,032.00	$4,128.00
23	OAK	1	3	3	$1,120.00	$1,120.00
24	OAK	11	3	33	$1,220.00	$13,420.00
25	OAK	1	4	4	$1,332.00	$1,332.00
30	OAK	2	5	10	$1,919.00	$3,838.00
32	OAK	2	6	12	$2,183.00	$4,366.00
TOTAL		191	SPECIMEN TREE MITIGATION TOTAL	314		$107,962.00



1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 872-7794
www.Newkirk Engineering.com
C.A. # 30209
LC. # 26001084

Civil Engineering,
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING INC.

REVISIONS

DATE	DESCRIPTION
4/7/22	CITY COMMENTS
5/2/22	CITY COMMENTS
6/30/22	CITY COMMENTS

TREE REMOVAL PLAN (SHT. 1 OF 3)
TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING INC. AND MAY NOT BE USED 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, RLA # 6667278 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

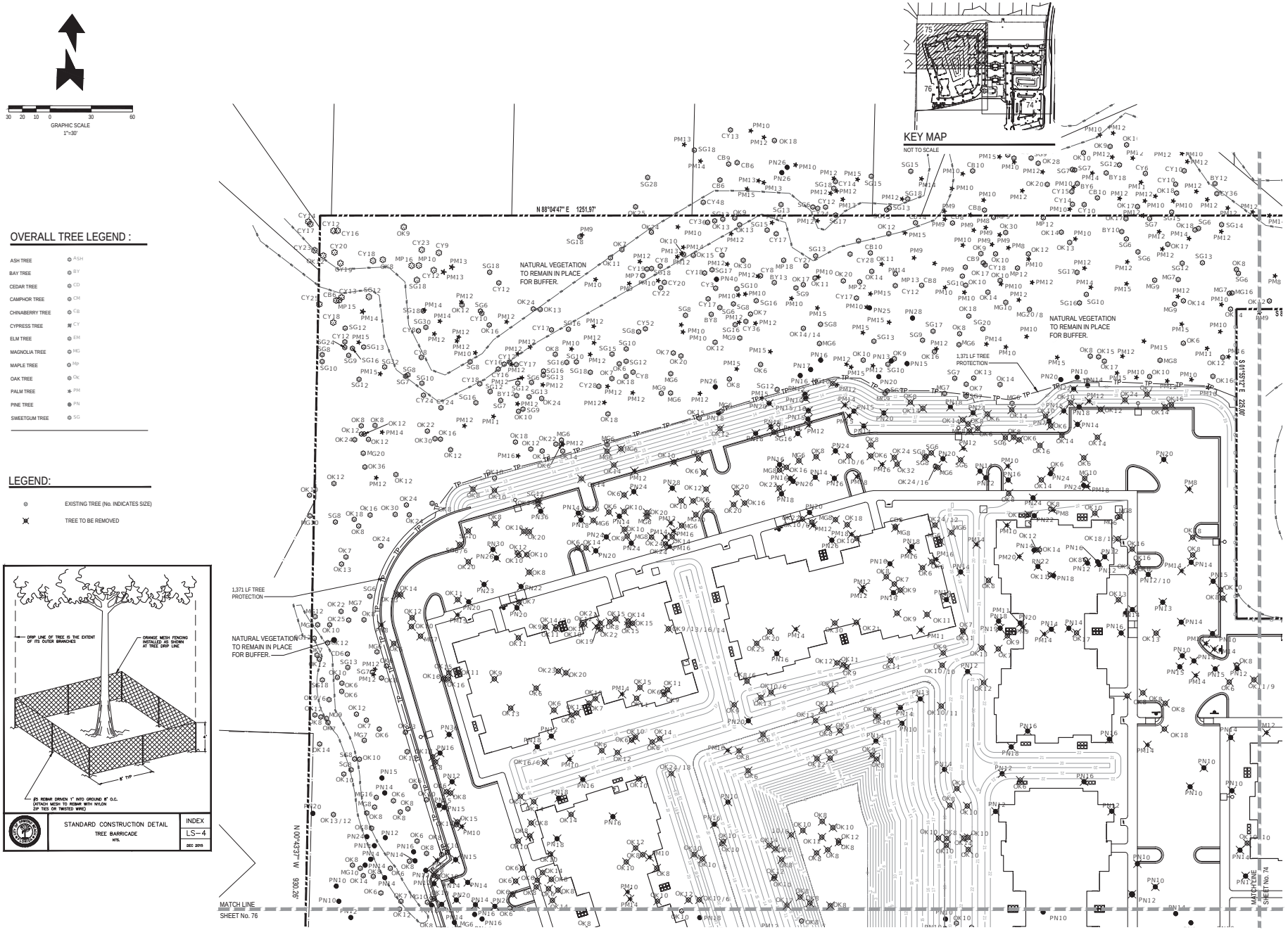
LAUREN A. ADAMS LICENSED NO. 6667278 STATE OF FLORIDA LANDSCAPE ARCHITECT

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

74



OVERALL TREE LEGEND :

ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	Mp
OAK TREE	Ok
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG

LEGEND:

- EXISTING TREE (No. INDICATES SIZE)
- TREE TO BE REMOVED

STANDARD CONSTRUCTION DETAIL
TREE BARRICADE
NTS

INDEX LS-4

DEC 2015

REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.Newkirk Engineering.com
C.A. # 30209
LC. # 26001084

Civil Engineering,
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING INC.

TREE REMOVAL PLAN (SHT. 2 OF 3)
TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING INC. AND SHALL NOT BE USED 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, RLA # 6667278 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

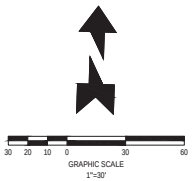
LAUREN W. ADAMS LICENSED NO. 6667278 STATE OF FLORIDA LANDSCAPE ARCHITECT

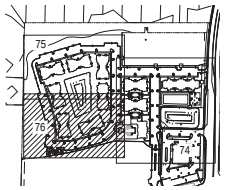
LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

75





KEY MAP
NOT TO SCALE

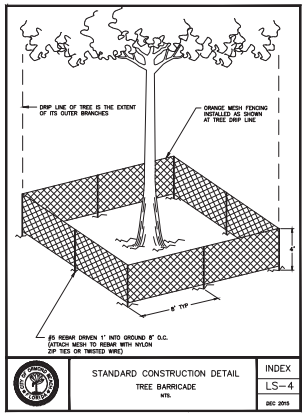
LEGEND:

- EXISTING TREE (No. INDICATES SIZE)
- TREE TO BE REMOVED

OVERALL TREE LEGEND :

ASH TREE	ASH
BAY TREE	BY
CEDAR TREE	CD
CAMPHOR TREE	CM
CHINABERRY TREE	CB
CYPRESS TREE	CY
ELM TREE	EM
MAGNOLIA TREE	MG
MAPLE TREE	MP
OAK TREE	OK
PALM TREE	PM
PINE TREE	PN
SWEETGUM TREE	SG





STANDARD CONSTRUCTION DETAIL
TREE BARRICADE
NTS.

INDEX
LS-4
DEC 2015

REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.Newkirk Engineering.com
C.A. # 30209
LC. # 26001084

Civil Engineering,
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING INC.

TREE REMOVAL PLAN (SHT. 3 OF 3)
TYMBER CREEK APARTMENTS

2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING INC. AND MAY NOT BE USED IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2015 ALL RIGHTS RESERVED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LAUREN ADAMS, RLA # 6667278 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

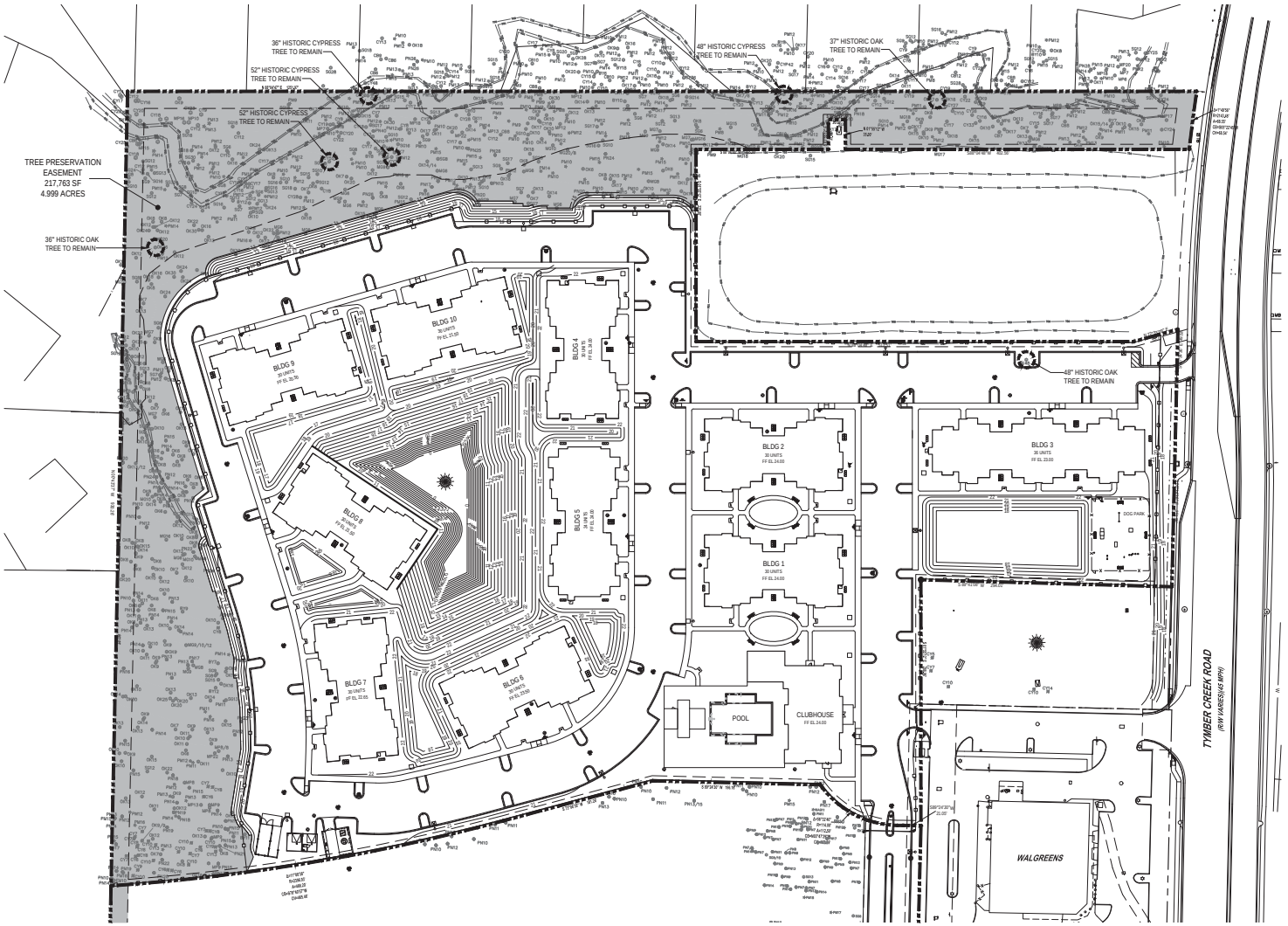
LAUREN A. ADAMS LICENSED LANDSCAPE ARCHITECT NO. 6667278 STATE OF FLORIDA

LAUREN ADAMS, RLA # 6667278

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

76



60 40 20 0 60 120

GRAPHIC SCALE
1"=60'

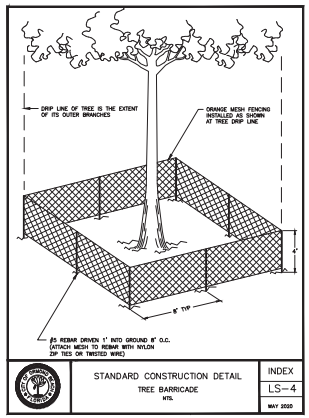
TREE PRESERVATION AREA REQUIREMENT:

REQUIRED TREE PRESERVATION = 15.0%
REQUIRED TREE PRESERVATION = 854, 635 SF x 0.15 = 128,195 SF (15.0%)

TREE PRESERVATION AREA PROVIDED	217,763 SF = 4.999 ACRES
TOTAL TREE PRESERVATION AREA	217,763 SF / 854,635 SF = 25.5%

LEGEND

TREE PRESERVATION AREA (25.5%)



STANDARD CONSTRUCTION DETAIL
TREE BARRICADE
NTS.

INDEX
LS-4
MAY 2020

REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

TREE PRESERVATION PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

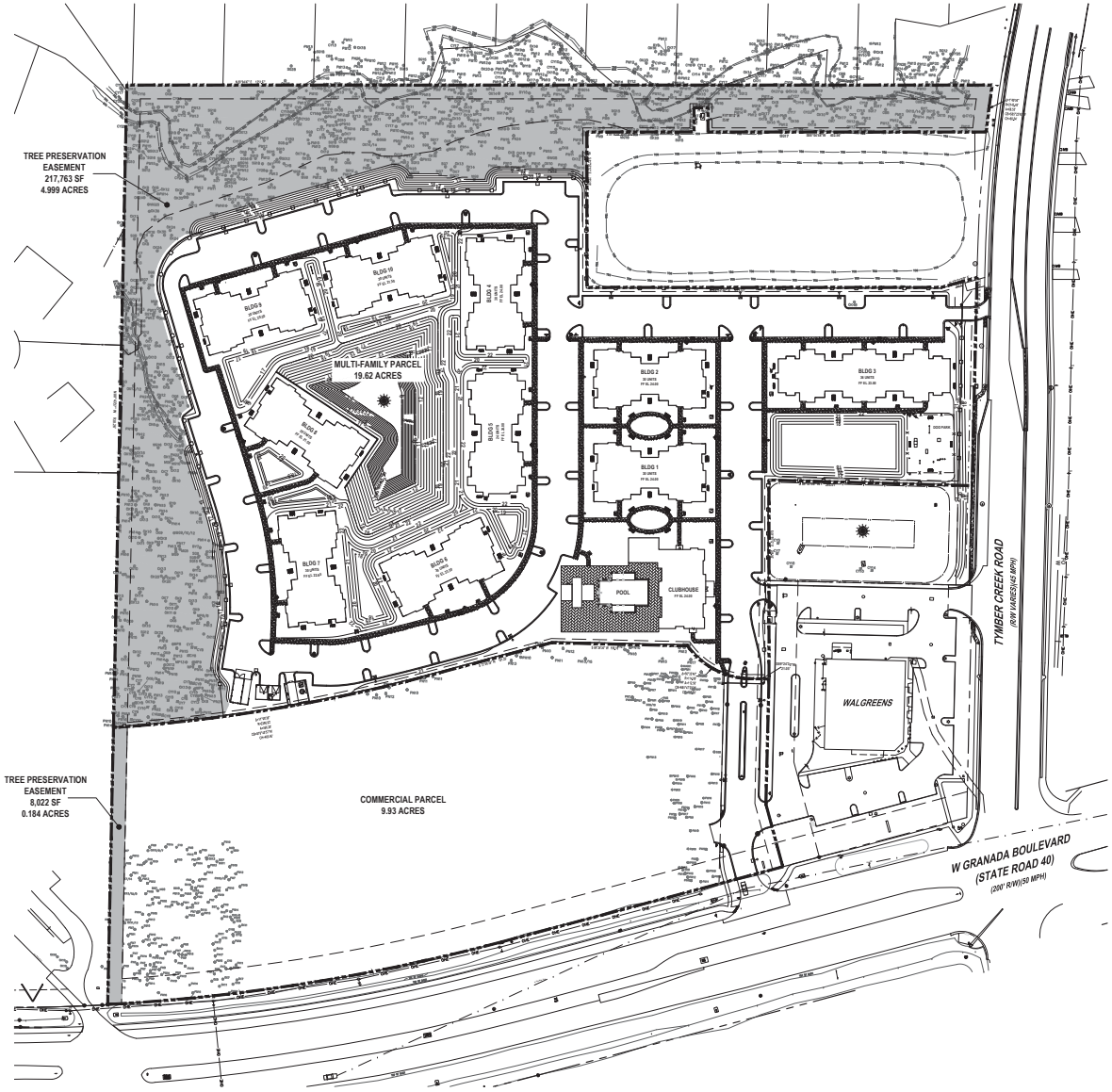
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 60'

DRAWING NUMBER

83



80 40 0 80 160

GRAPHIC SCALE
1"=80'

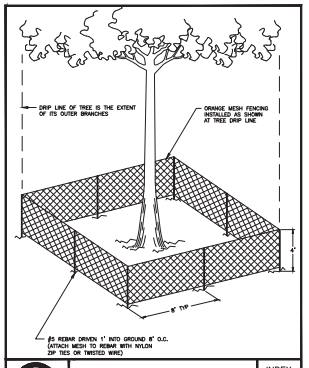
OVERALL TREE PRESERVATION AREA REQUIREMENT:

COMMERCIAL & MULTI-FAMILY
TREE PRESERVATION AREA REQUIRED = 15%
0.15 x (9.93 + 19.62) = 4.433 ACRES
TREE PRESERVATION AREA PROVIDED
MULTI-FAMILY 4.999 ACRES
COMMERCIAL 0.184 ACRES

OVERALL TOTAL TREE PRESERVATION AREA 5.183 ACRES (17.5%)
5.183 / (9.93 + 19.62) = 17.5%

LEGEND

TREE PRESERVATION AREA (17.5%)



STANDARD CONSTRUCTION DETAIL
TREE BARRICADE
NTS.

INDEX
LS-4
MAY 2020

REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, Fl 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
2013
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

OVERALL TREE PRESERVATION PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK
LICENSED
NO. 62971
STATE OF FLORIDA
PROFESSIONAL ENGINEER
HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 0'

DRAWING NUMBER

84



WETLAND AREAS SUMMARY CHART

1. WETLAND / UPLAND AREAS:	SQ. FT.	ACRE	%
TOTAL WETLAND AREAS	104,588	2.401	12.2
TOTAL UPLAND AREAS	750,047	17.219	87.8
TOTAL PROJECT AREA	854,635	19.620	100.0

LEGEND

- WETLAND IMPACT AREA
  5,957 SF / 0.137 AC (TOTAL)
  IMPACT AREAS REQUIRING MITIGATION = 649 SF / 0.015 AC
- WETLAND PRESERVATION AREA
  98,619 SF / 2.264 AC (TOTAL)
- UPLAND PRESERVATION AREA
  120,696 SF / 2.771 AC (TOTAL)
- UPLAND BUFFER IMPACT AREA
  9,263 SF / 0.213 AC (TOTAL)
- CONSERVATION EASEMENT AREA
  219,551 SF / 5.040 AC (TOTAL)
- CONSERVATION EASEMENT SIGN
  (SEE DETAIL, THIS SHEET)

CONSERVATION AREA

NO DUMPING, LAND CLEARING OR OTHER DISTURBANCE TO SOILS OR VEGETATION PERMITTED BEYOND THIS POINT

FOR MORE INFORMATION, CONTACT THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (321) 984-4940

12" x 12"

SEE PLAN FOR LOCATIONS, SPACE AT 100' O.C.

CONSERVATION EASEMENT SIGN

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
L.C. # 26001084
Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC.

WETLAND IMPACT PRESERVATION PLAN
TYMBER CREEK APARTMENTS

2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

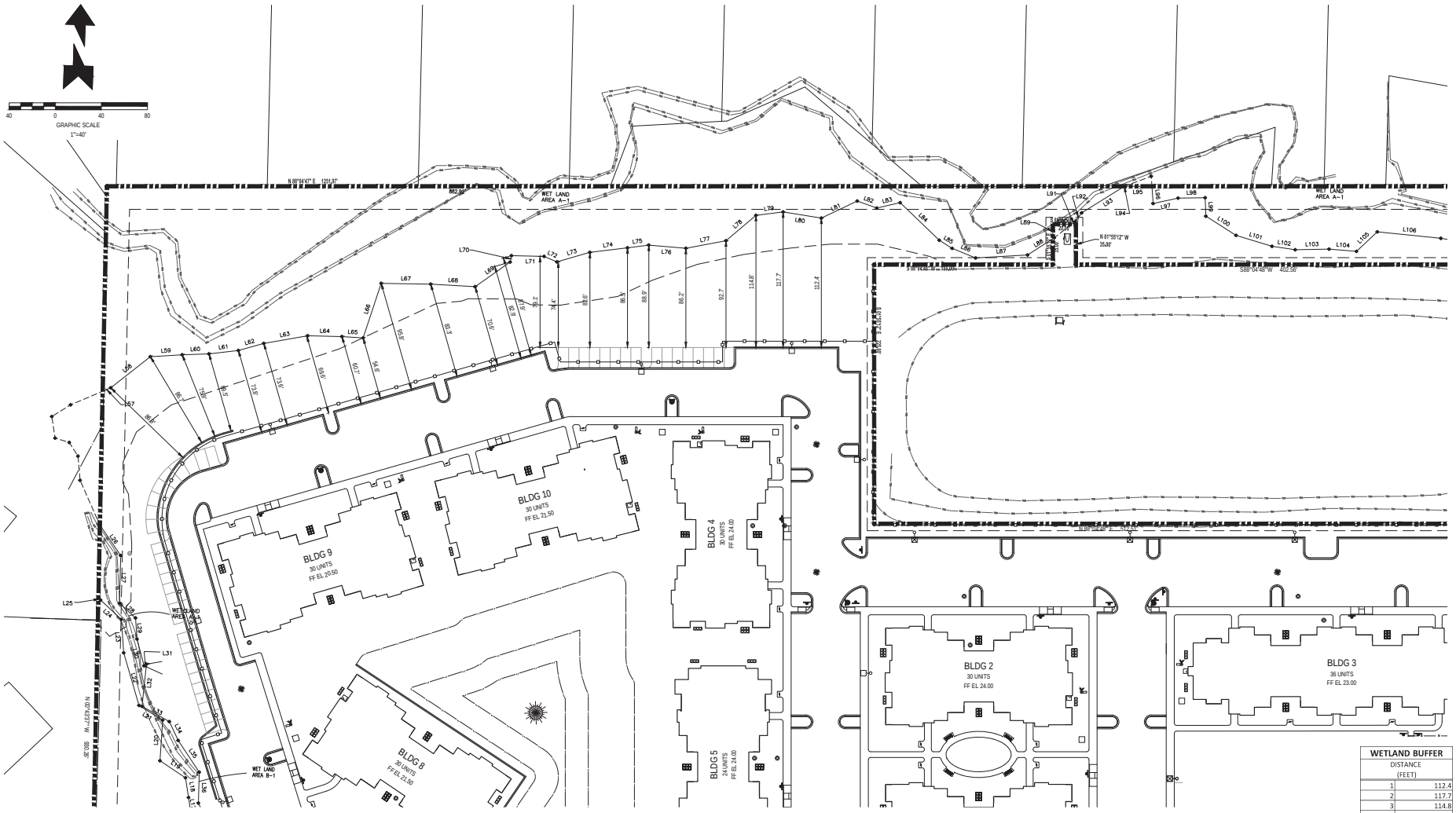
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 60'

DRAWING NUMBER

85



LITTLE TOMOKA RIVER WETLAND BUFFER SETBACK

1. REQUIRED WETLAND SETBACK = 75' AVERAGE
2. PROVIDED WETLAND SETBACK = 83.6' AVERAGE

WETLAND BUFFER DISTANCE (FEET)	
1	112.4
2	117.7
3	114.8
4	92.7
5	86.2
6	88.9
7	86.5
8	82.6
9	74.4
10	79.1
11	87.9
12	82.9
13	70.6
14	83.3
15	95.8
16	54.6
17	60.7
18	69.6
19	73.6
20	73.8
21	69.5
22	75.9
23	86.7
24	86.9
AVERAGE	83.6

REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC

WETLAND BUFFER EXHIBIT
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

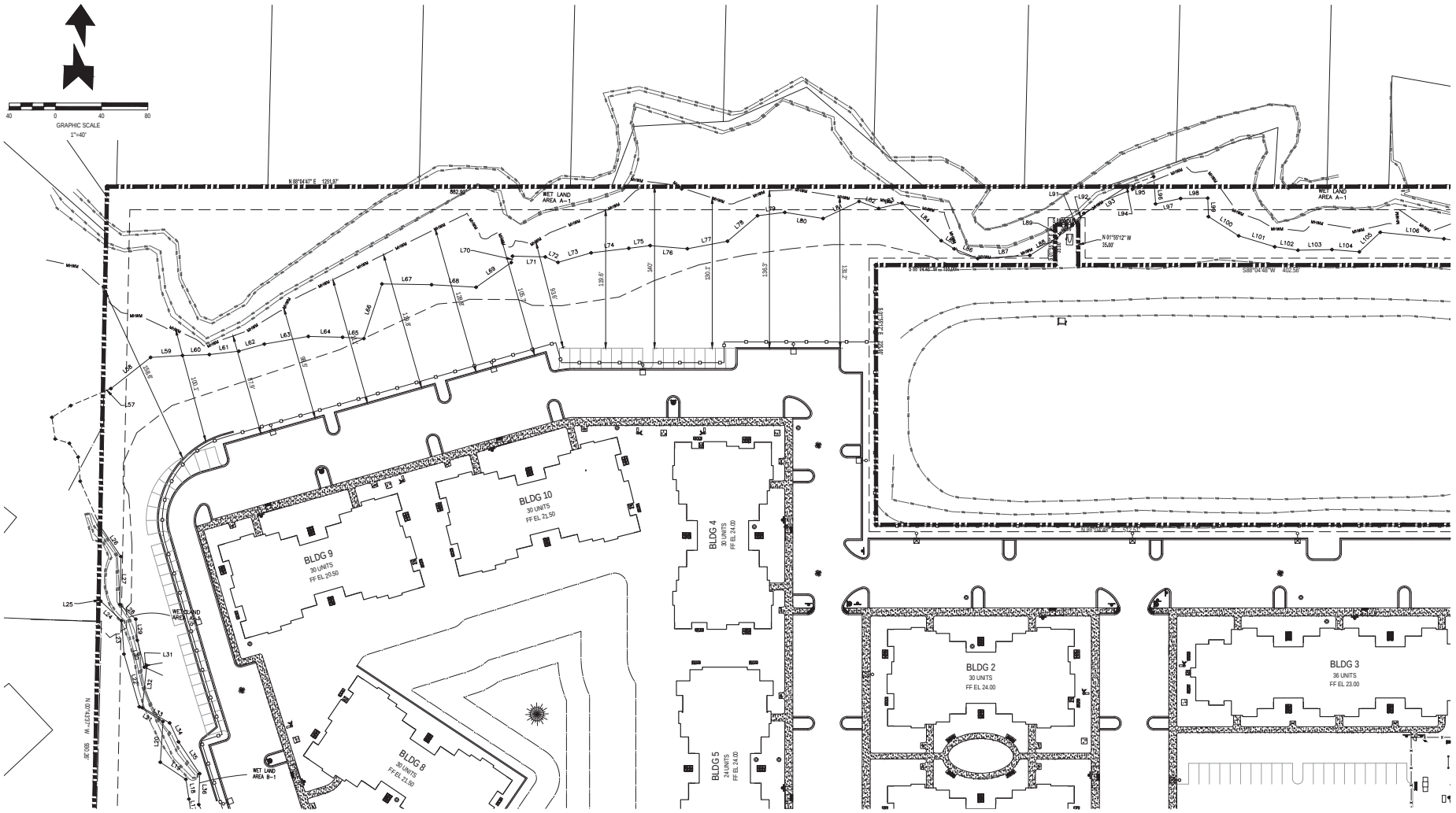
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

86



MEAN HIGH WATER MARK	
DISTANCE (FEET)	
1	131.2
2	136.3
3	130.1
4	140
5	119.6
6	101
7	105.7
8	128.8
9	119.8
10	111
11	98.5
12	87.9
13	100.1
14	158.6
AVERAGE	119.2

BLUFF HEIGHT (FEET NAVD)		MHWM (FEET NAVD)	BLUFF HEIGHT (FEET)
1	17.12	2.4	14.7
2	16.72	2.4	14.3
3	15.69	2.4	13.3
4	13.60	2.4	11.2
5	11.84	2.4	9.4
6	11.23	2.4	8.8
7	12.55	2.4	10.2
8	14.83	2.4	12.4
9	14.94	2.4	12.5
10	14.95	2.4	12.6
11	14.22	2.4	11.8
12	13.03	2.4	10.6
13	12.25	2.4	9.9
14	11.73	2.4	9.3
AVERAGE BLUFF HEIGHT		11.5	

GRADING LEGEND:

MHWM — MEAN HIGH WATER MARK

BLUFF ELEVATION

REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

MEAN JIGH WATER MARK
BUFFER EXHIBIT
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

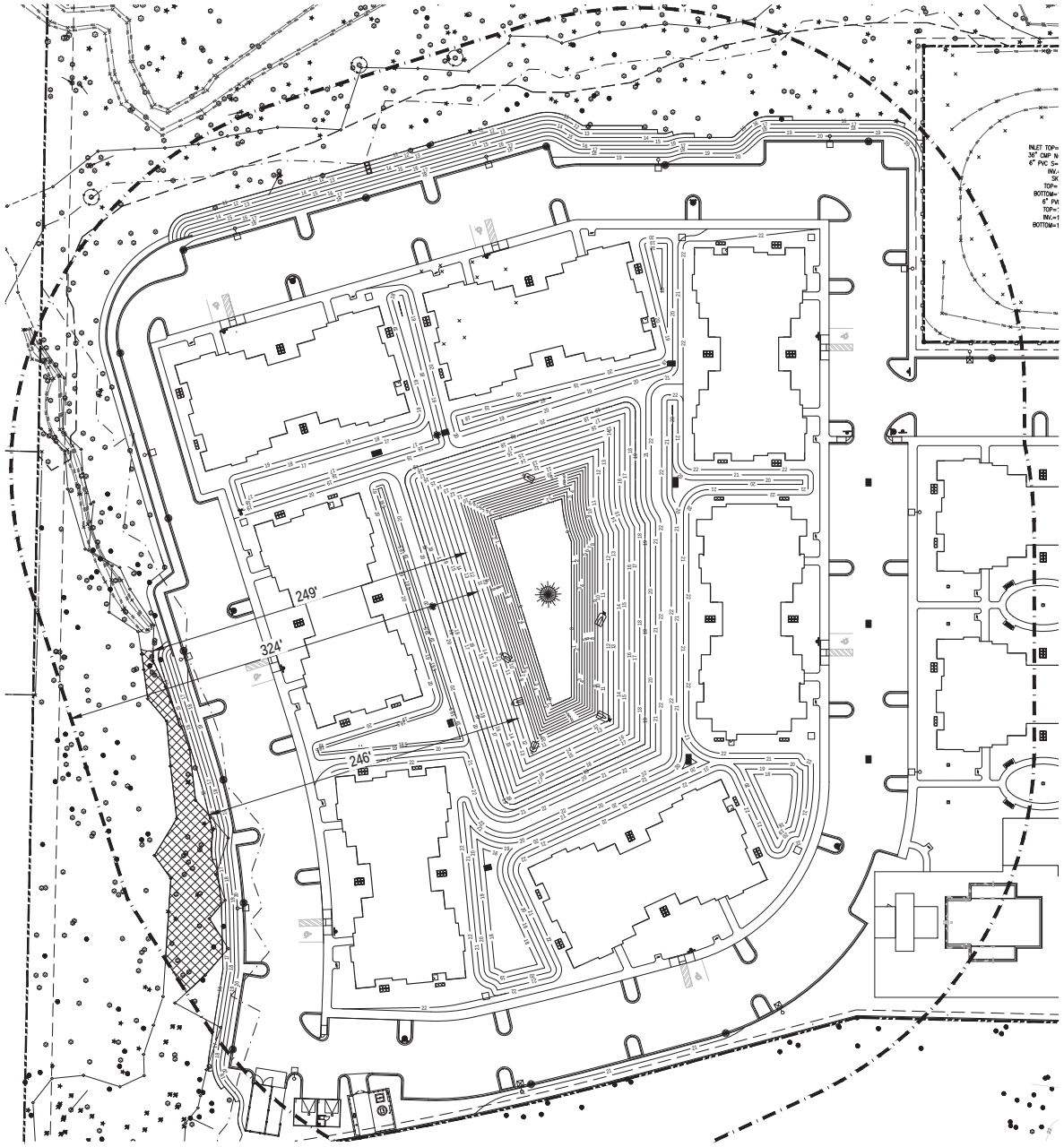
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

87



GRAPHIC SCALE
1"=40'

LEGEND

WETLAND AREAS ABOVE EL 12.0 WITHIN RADIUS OF INFLUENCE

RADIUS OF INFLUENCE LIMIT

WETLAND DRAWDOWN ANALYSIS

THE PROPOSED WET POND IS DESIGNED TO PASSIVELY DEWATER THE PROJECT SITE BY SETTING THE CONTROL ELEVATION BELOW THE AVERAGE GROUNDWATER TABLE ELEVATION. TO ENSURE DEWATERING THE SITE WILL NOT CREATE ADVERSE HYDROLOGIC IMPACTS TO ADJACENT WETLANDS THE WET POND RADIUS OF INFLUENCE MUST BE DETERMINED.

USING SICHARDT'S EQUATION THE POND RADIUS OF INFLUENCE WAS DETERMINED TO BE 324 FT. WETLAND DRAWDOWN WAS CALCULATED FOR THE TWO POINTS NEAREST TO THE WET POND. WETLAND AREAS BELOW EL 12.0 (POND NWL) WERE NOT CONSIDERED AS THEY ARE BELOW THE PROPOSED WATER TABLE. THE MAXIMUM DRAWDOWN IN ADJACENT WETLANDS WAS FOUND TO BE 0.00436 FT OR 0.05 INCHES. DUE TO THE NEGLIGIBLE CHANGE IN GROUND WATER LEVELS IT CAN BE CONCLUDED THAT ADJACENT WETLANDS WILL NOT BE ADVERSELY IMPACTED BY THE DRAWDOWN OF THE GROUNDWATER TABLE CAUSED BY THE POND.

CALCULATIONS ARE SHOWN IN THE TABLE BELOW.

Radius of Influence (Sichardt's Equation) & Dewatering Volumes

Project Name: Tymber Creek Apartments

Location : Ormond Beach, Volusia County

Variable	Value	US Units	Value	Metric Units
Hydraulic Conductivity (k)	14	ft/day	0.000049	m/sec
Aquifer Thickness (H)	100	ft	30.48	m
Depth to Groundwater	0	ft	0.00	m
Excavation Depth	10	ft	3.05	m
Pond Length (a)	266	ft	81.08	m
Pond Width (b)	150	ft	45.72	m
Number of Extraction Points (n)	1		1	
Time	1440	min	1440	min

Calculation of Radius of Influence (R_0) for an open hole

$$R_0 = 3000 \times (H - h) \times \sqrt{K}$$

h = H-(Excavation Depth - Depth to Water) =	27.43	m
H - h =	3.05	m
Radius of Influence (R_0) =	64.26	m

Calculation of Effective Radius (R_e) for rectangular excavation areas

$$r_e = \sqrt{(a \times b)/\pi}$$

r_e =	34.34997886	m

Calculation of Max Total Influence ($R_0 + r_e$) =	98.61	m
	324	ft

Drawdown at Distance (s_0)

$$s_2 = \left(\frac{Kh}{2\pi Kh \times \frac{b}{}}\right) \times \ln\left(\frac{R}{r_2}\right)$$

r_2 (1)	249	ft
s_2 (1)	0.00417	ft
r_2 (2)	246	ft
s_2 (2)	0.00436	ft

REVISIONS

DATE	DESCRIPTION

1230 North ICL, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

811 Know what's below. Call before you dig.

ADJACENT WETLAND DRAWDOWN ANALYSIS
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 PERMISSION OF NEWKIRK ENGINEERING.COPYRIGHT 2013 ALL RIGHTS RESERVED

HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 50'

DRAWING NUMBER



REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

BUILDING TO BUILDING
SETBACK EXHIBIT
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

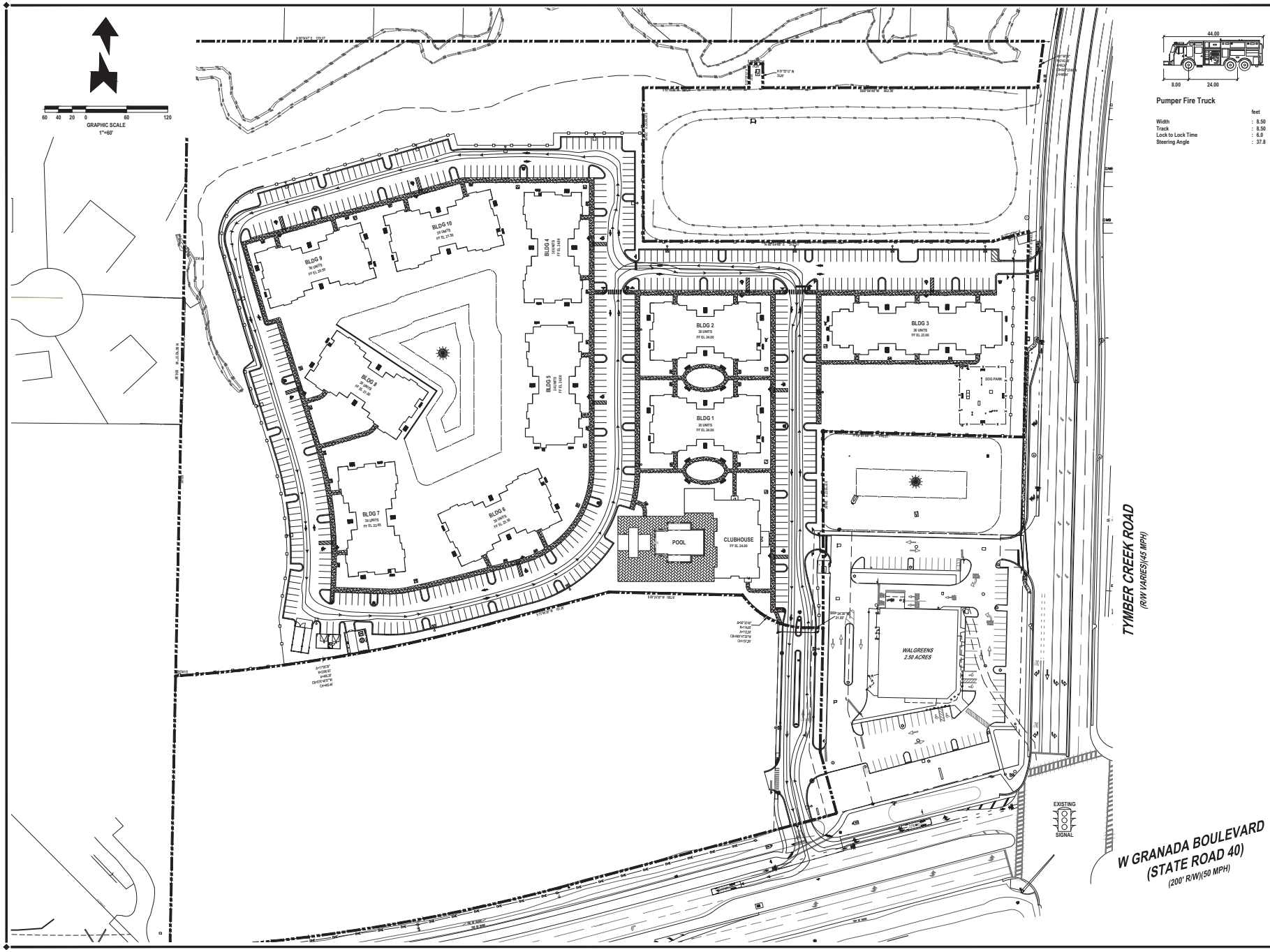
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 0'

DRAWING NUMBER

88



Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
LC # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

AUTOTURN TRUCK PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

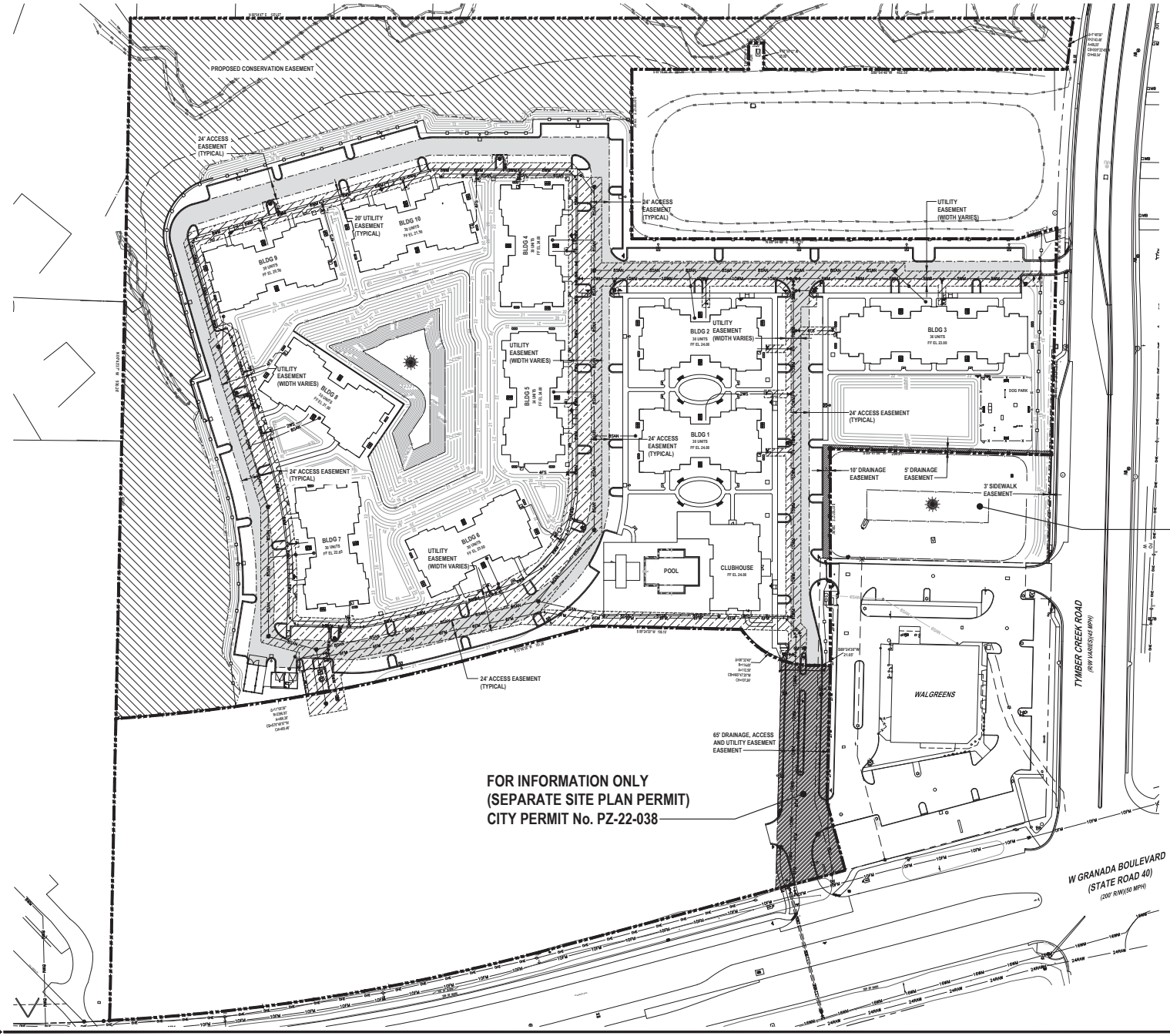
HARRY NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 60'

DRAWING NUMBER

89



REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
www.NewkirkEngineering.com
C.A. # 30209
L.C. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

EASEMENT PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

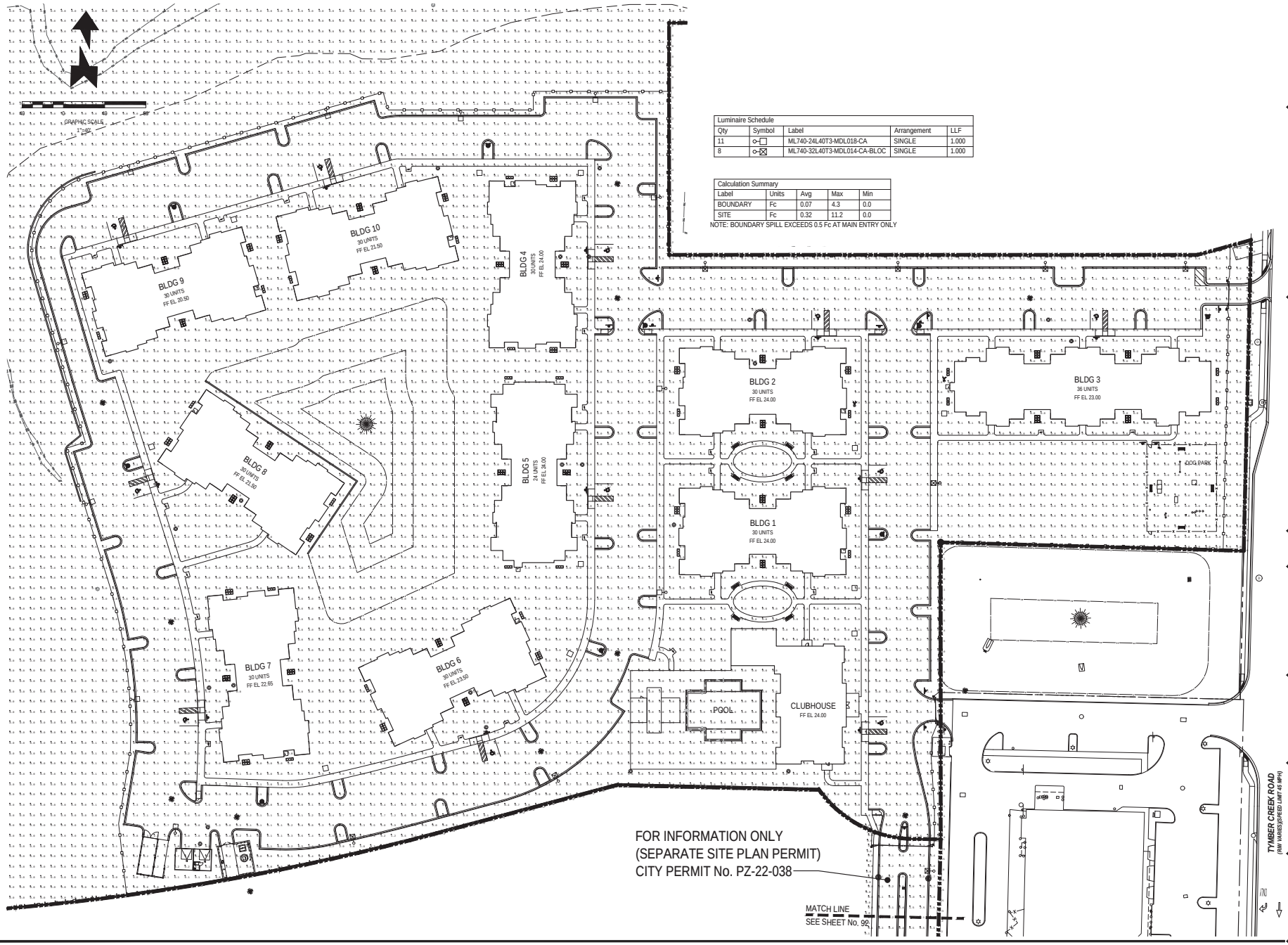
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1"= 60'

DRAWING NUMBER

90



Luminaire Schedule				
Qty	Symbol	Label	Arrangement	LLF
11		ML740-24L40T3-MDL018-CA	SINGLE	1.000
8		ML740-32L40T3-MDL014-CA-BLOC	SINGLE	1.000

Calculation Summary				
Label	Units	Avg	Max	Min
BOUNDARY	Fc	0.07	4.3	0.0
SITE	Fc	0.32	11.2	0.0

NOTE: BOUNDARY SPILL EXCEEDS 0.5 Fc AT MAIN ENTRY ONLY

REVISIONS

DATE	DESCRIPTION
4 7 22	TITLE BLOCK
10 25 22	OWNER

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

PHOTOMETRIC PLAN
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

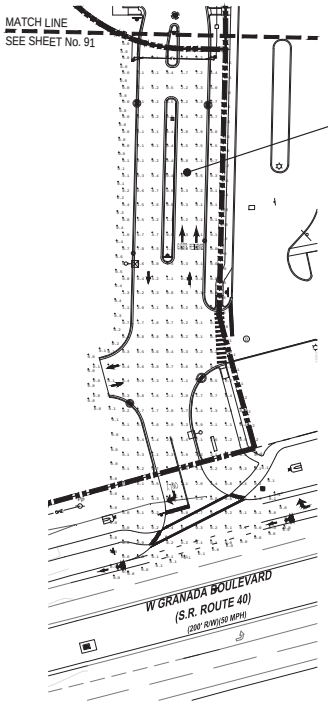
HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'

DRAWING NUMBER

91

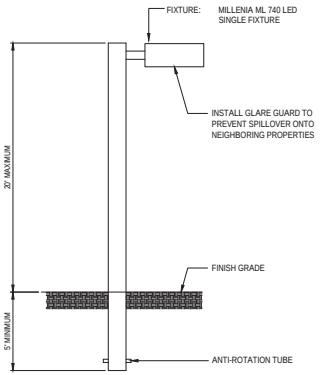


FOR INFORMATION ONLY
(SEPARATE SITE PLAN PERMIT)
CITY PERMIT No. PZ-22-038

Luminaire Schedule				
Qty	Symbol	Label	Arrangement	LLF
1	○-□	ML740-24L40T3-MDL018-CA	SINGLE	1.000
2	○-⊠	ML740-32L40T3-MDL014-CA-BLOC	SINGLE	1.000

Calculation Summary				
Label	Units	Avg	Max	Min
ACCESS	Fc	1.17	9.6	0.0
ACCESS BOUNDARY	Fc	0.11	0.6	0.0

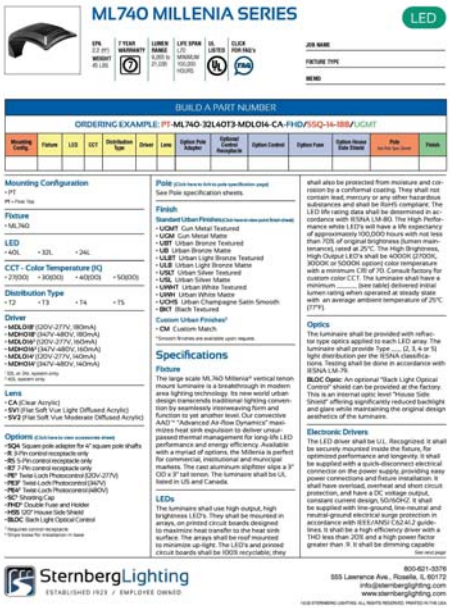
NOTE: BOUNDARY SPILL EXCEEDS 0.5 Fc AT MAIN ENTRY ONLY

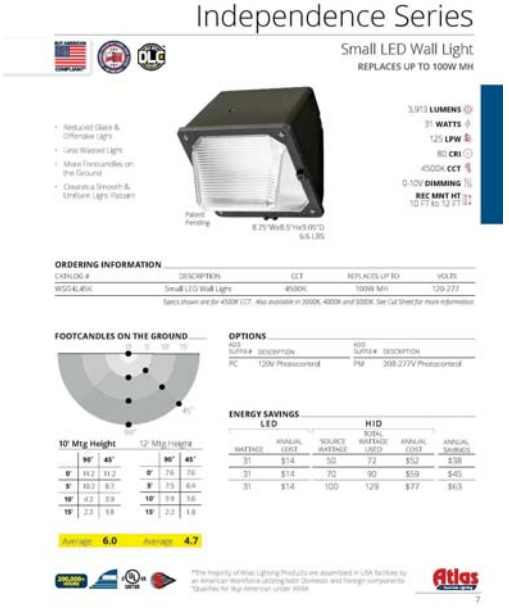


POLE TYPE: 5" X 5" STRAIGHT SQUARE DIRECT BURIAL LIGHT POLE
STRENSBERG LIGHTING - URBANLINE
POLE HEIGHT: 20' MAXIMUM HEIGHT WITH 5' MINIMUM BURIAL
FINISH: SMOOTH BLACK OR SATIN ALUMINUM
MATERIAL: ALUMINUM

1. CONTRACTOR MUST OBTAIN CITY OF ORMOND BEACH BUILDING PERMIT FOR LIGHT POLES. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING APPROPRIATE INFORMATION (ENGINEERING, SPECIFICATIONS, ETC...) FOR LIGHT FIXTURES AT TIME OF PERMIT REVIEW.
2. DESIGNED TO HANDLE A MINIMUM 140 MPH WIND SPEED, EXPOSURE B.
3. MAKE THE HOLE, GENERALLY HOLES SHALL BE ROUND WITH SMOOTH VERTICAL SIDES CONSISTING OF UNDISTURBED SOIL FOR BEST COMPACTION AND STABILITY OF POLES. DIAMETER OF POLE SHALL BE ABOUT TWICE THE DIAMETER OF THE POLE AT ITS BASE. HOLES SHALL BE AUGURED.
4. WIRE THE POLE UTILIZING APPROVED METHODS.
5. INSTALL THE POLE, IN MANY CASES COMPOSITE POLES CAN BE MANUALLY LIFTED INTO PLACE AND INSERTED INTO THE HOLE.
6. ALIGN AND LEVEL THE POLE.
7. BACKFILL THE HOLE, FILL AND TAMP EVERY 6 TO 8 INCHES OF BACKFILL, FREQUENT TAMPING IS IMPORTANT FOR INSTALLATION.

SITE LIGHTING DETAIL
NOT TO SCALE





REVISIONS

DATE	DESCRIPTION
4/7/22	TITLE BLOCK

1230 North I-4St., Suite 3
Ormond Beach, Florida 32174
Phone (386) 672- 7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

PHOTOMETRIC DETAILS
TYMBER CREEK APARTMENTS
2011 W GRANADA BOULEVARD
ORMOND BEACH, FL 32174

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING INC. REPRODUCTION OF THIS 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

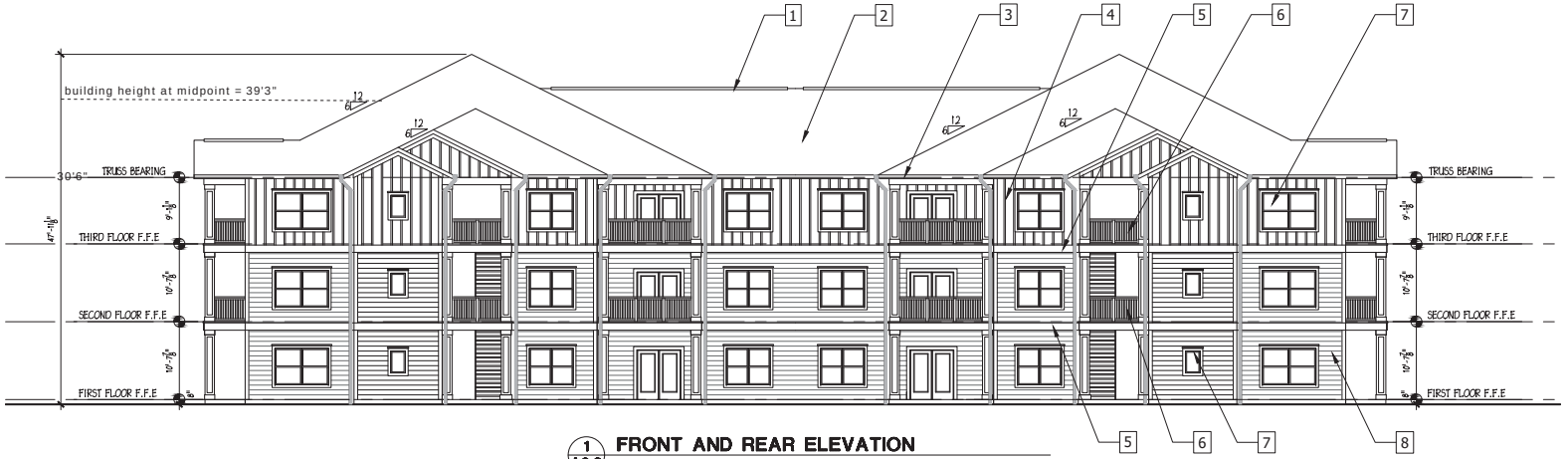
HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	AS SHOWN

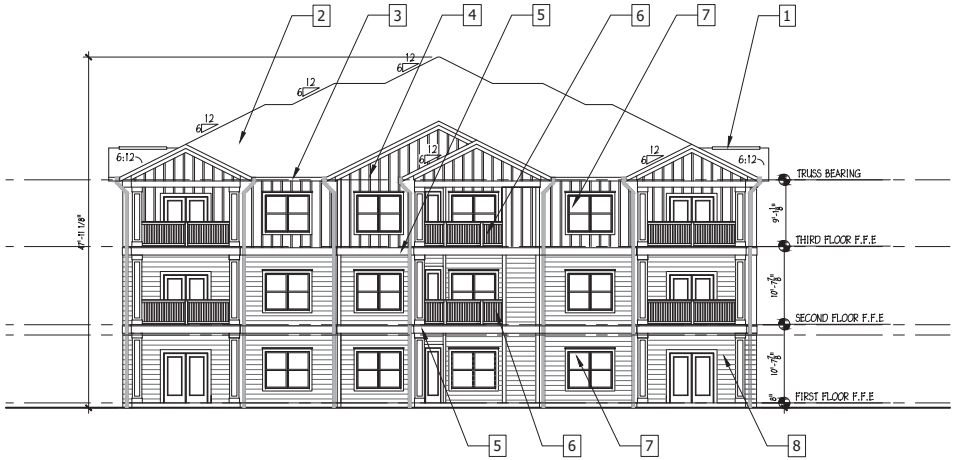
DRAWING NUMBER

92





1 A2.0 **FRONT AND REAR ELEVATION**
SCALE 1/8" = 1'-0" BUILDING # 1, 3, 5, 6, 7, 8, 9 & 10



2 A2.0 **LEFT AND RIGHT SIDE ELEVATION**
SCALE 1/8" = 1'-0" BUILDING # 1, 3, 5, 6, 7, 8, 9 & 10

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. BOARD & BATTEN SIDING
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
9. SIMULATED STONE VENEER
10. STAINED P.T. WOODEN TRELLIS
11. STAINED P.T. WOODEN GATE

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:
ITEM: DATE:
PERMIT REVIEW 02-27-2020

REVISIONS:
TAG: DATE:

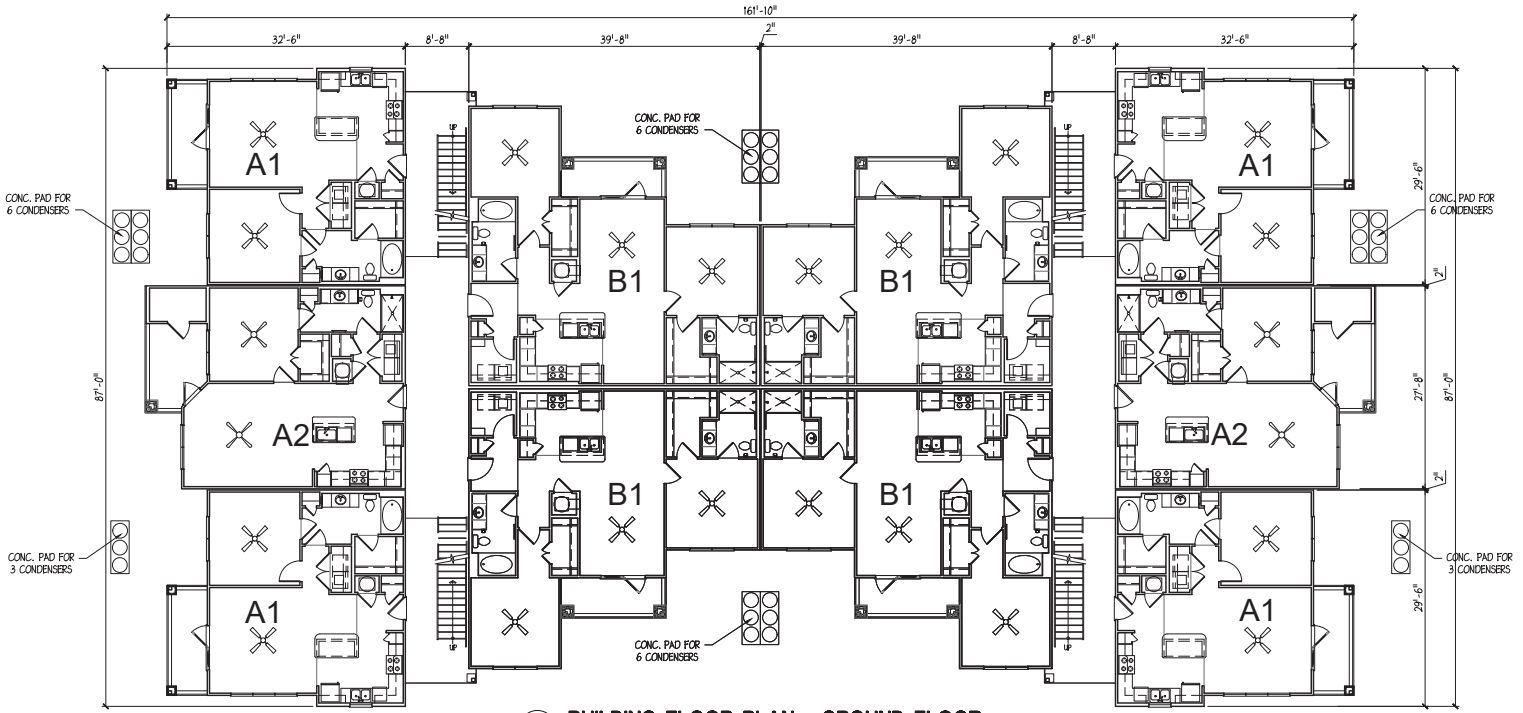
This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

TYMBER CREEK APARTMENTS
AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

JOB NUMBER: E143
DRAWN BY:
CHECKED BY:

BUILDING ELEVATIONS
1, 3, 5, 6, 7, 8, 9 & 10

SHEET NO.
A2.0



1 A1.0 **BUILDING FLOOR PLAN - GROUND FLOOR**

SCALE: 1/8" = 1'-0" BUILDING # 1, 2, 3, 4, 6, 7, 8 & 9

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:

ITEM:	DATE:
PERMIT REVIEW	02-27-2020

REVISIONS:

TAG:	DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

TYMBER CREEK APARTMENTS

AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

JOB NUMBER: E143

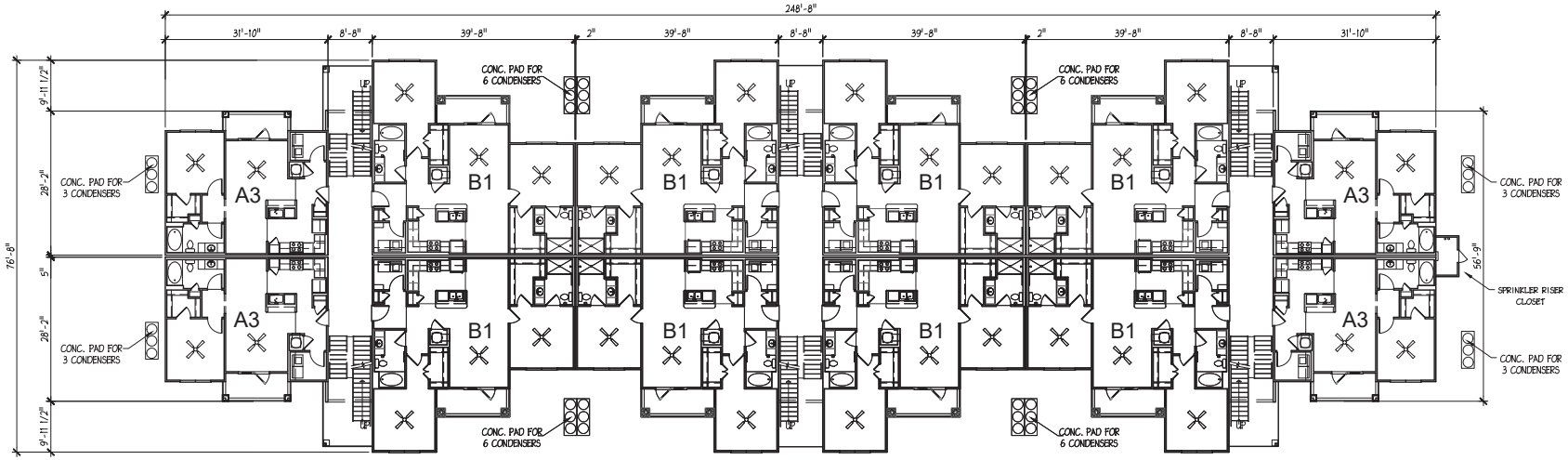
DRAWN BY:

CHECKED BY:

BUILDING PLANS
1, 3, 5, 6, 7, 8, 9 & 10

SHEET NO.

A1.0



1 A1.1 **BUILDING FLOOR PLAN - GROUND FLOOR**

SCALE: 3/32" = 1'-0" BUILDING #10

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:

ITEM:	DATE:
PERMIT REVIEW	02-27-2020

REVISIONS:

TAG:	DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

TYMBER CREEK APARTMENTS
AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

JOB NUMBER: E143

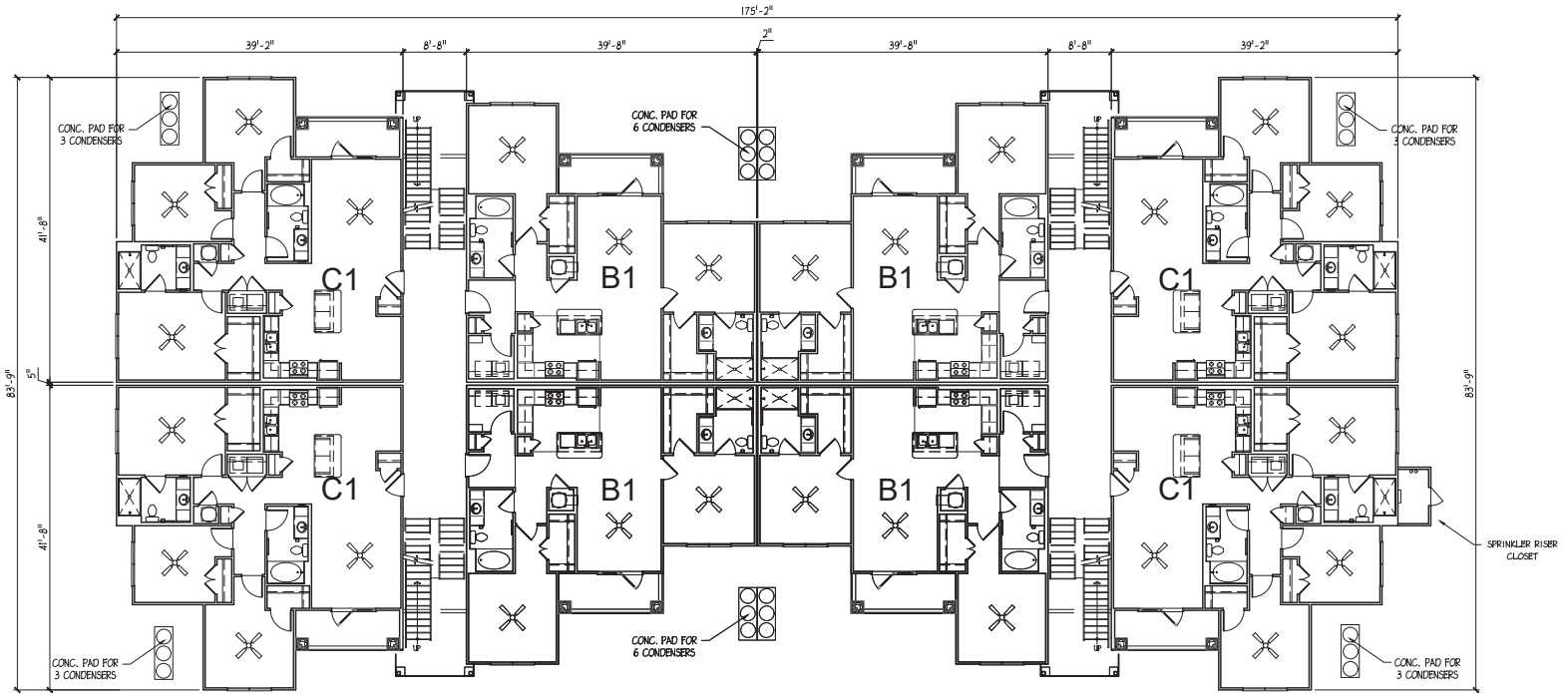
DRAWN BY:

CHECKED BY:

BUILDING PLANS
BUILDING # 2

SHEET NO.

A1.1



1 A1.2 **BUILDING FLOOR PLAN - GROUND FLOOR**

SCALE 1/8" = 1'-0" BUILDING #5

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:

ITEM:	DATE:
PERMIT REVIEW	02-27-2020

REVISIONS:

TAG:	DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

TYMBER CREEK APARTMENTS
AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

JOB NUMBER: E143

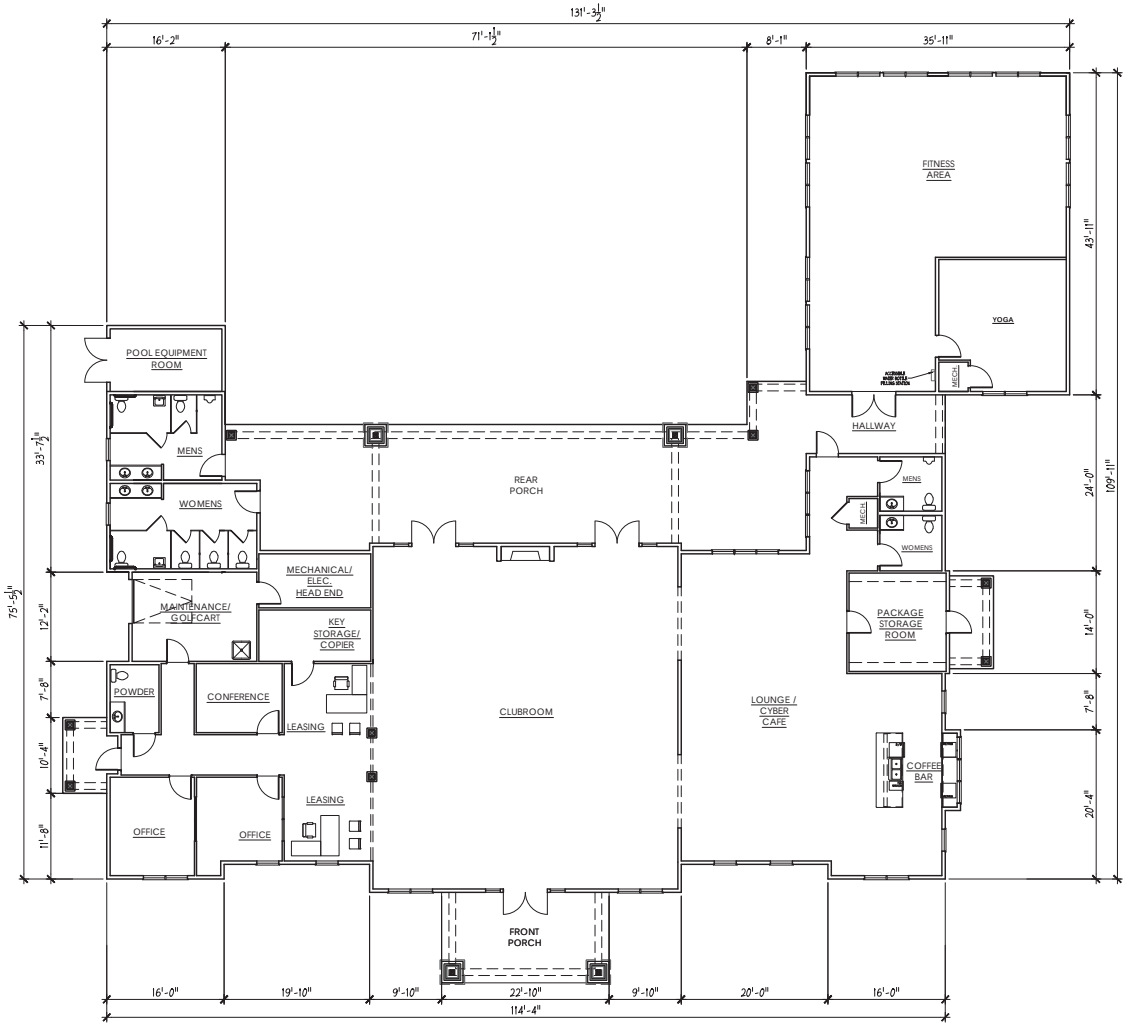
DRAWN BY:

CHECKED BY:

BUILDING PLANS
BUILDING # 4

SHEET NO.

A1.2



1 A1.3 **LEASING OFFICE - FLOOR PLAN**

SCALE 3/16" = 1'-0"

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:

ITEM:	DATE:
PERMIT REVIEW	02-27-2020

REVISIONS:

TAG:	DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

TYMBER CREEK APARTMENTS
AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

JOB NUMBER: E143

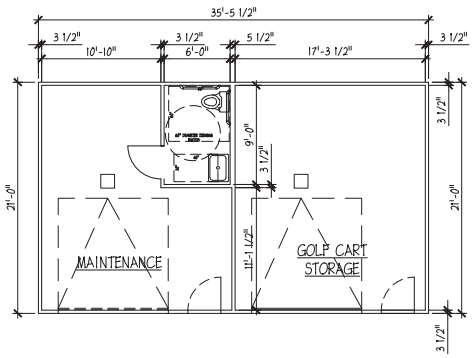
DRAWN BY:

CHECKED BY:

BUILDING PLANS
LEASING OFFICE

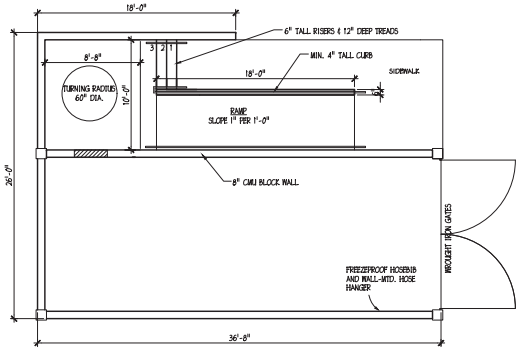
SHEET NO.

A1.3



1 A1.4 **MAINTENANCE OFFICE - FLOOR PLAN**

SCALE 3/16" = 1'-0"



2 A1.4 **TRASH COMPACTOR ENCLOSURE - FLOOR PLAN**

SCALE 3/16" = 1'-0"

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:

ITEM:	DATE:
PERMIT REVIEW	02-27-2020

REVISIONS:

TAG:	DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

TYMBER CREEK APARTMENTS
AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

JOB NUMBER: E143

DRAWN BY:

CHECKED BY:

BUILDING PLANS
MAINT. OFFICE & TRASH

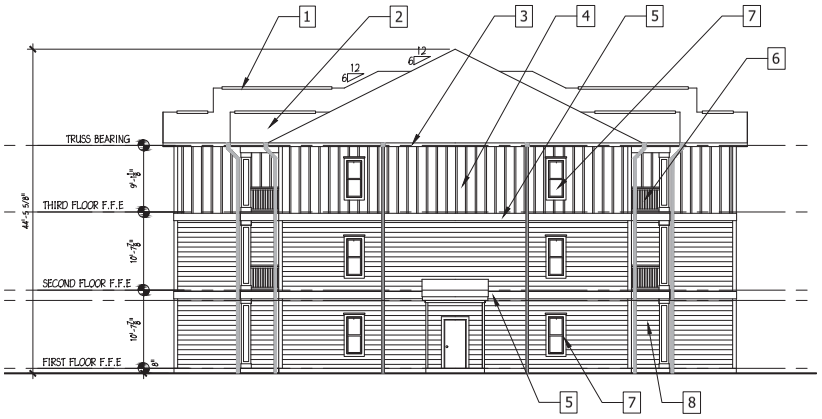
SHEET NO.

A1.4



1 A2.1 **FRONT AND REAR ELEVATION**

SCALE: 3/32" = 1'-0" BUILDING # 10



2 A2.1 **LEFT AND RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0" BUILDING # 10

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. BOARD & BATTEN SIDING
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
9. SIMULATED STONE VENEER
10. STAINED P.T. WOODEN TRELLIS
11. STAINED P.T. WOODEN GATE

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:

ITEM:	DATE:
PERMIT REVIEW	02-27-2020

REVISIONS:

TAG:	DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be published, reproduced or used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

TYMBER CREEK APARTMENTS
AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

JOB NUMBER: E143

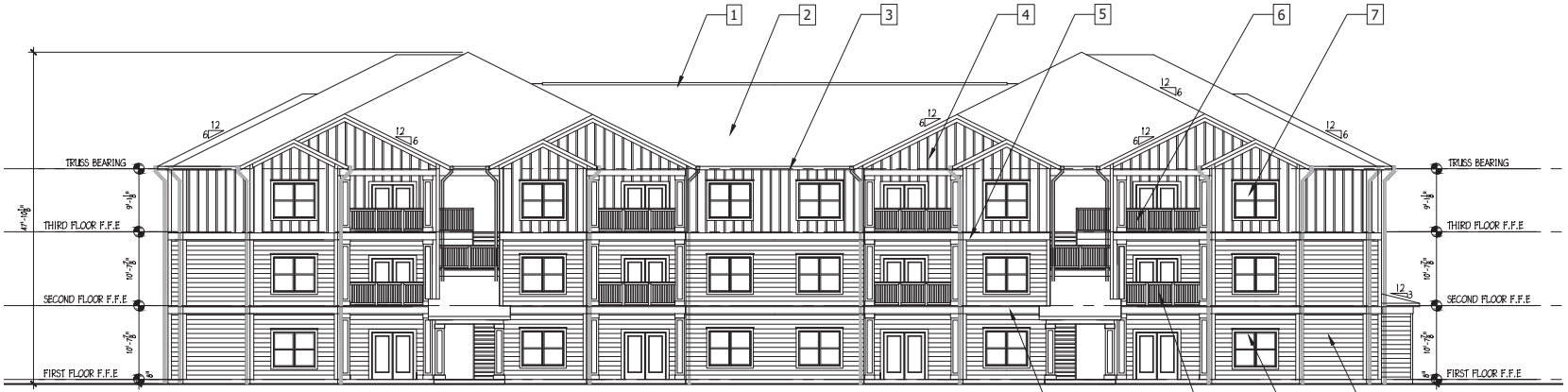
DRAWN BY:

CHECKED BY:

BUILDING ELEVATIONS
BUILDING # 10

SHEET NO.

A2.1



1 A2.2 **FRONT AND REAR ELEVATION**

SCALE 1/8" = 1'-0" BUILDING # 5



2 A2.2 **LEFT AND RIGHT SIDE ELEVATION**

SCALE 1/8" = 1'-0" BUILDING # 5

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. BOARD & BATTEN SIDING
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
9. SIMULATED STONE VENEER
10. STAINED P.T. WOODEN TRELLIS
11. STAINED P.T. WOODEN GATE

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:

ITEM:	DATE:
PERMIT REVIEW	02-27-2020

REVISIONS:

TAG:	DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

TYMBER CREEK APARTMENTS
AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

JOB NUMBER: E143

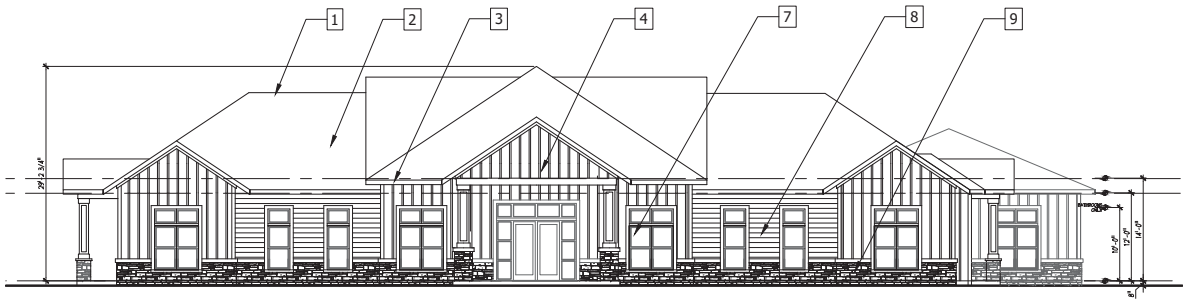
DRAWN BY:

CHECKED BY:

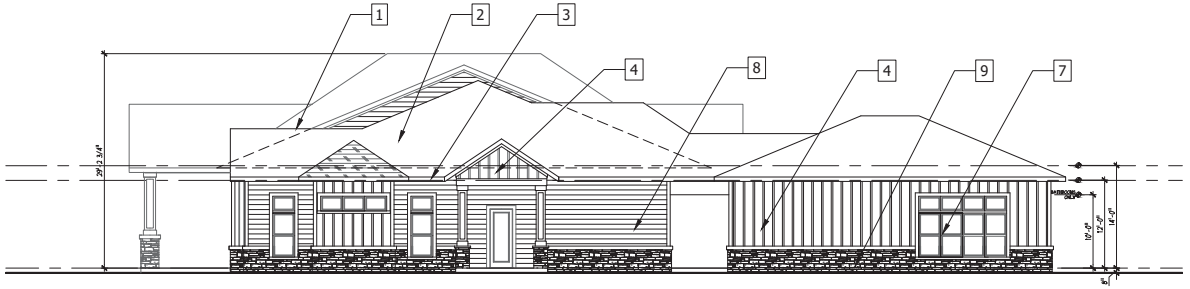
BUILDING ELEVATIONS
BUILDING # 5

SHEET NO.

A2.2



1 A2.3 **LEASING OFFICE - FRONT ELEVATION**
SCALE 1/8" = 1'-0"



2 A2.3 **LEASING OFFICE - RIGHT ELEVATION**
SCALE 1/8" = 1'-0"

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. BOARD & BATTEN SIDING
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
9. SIMULATED STONE VENEER
10. STAINED P.T. WOODEN TRELLIS
11. STAINED P.T. WOODEN GATE

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:

ITEM:	DATE:
PERMIT REVIEW	02-27-2020

REVISIONS:

TAG:	DATE:

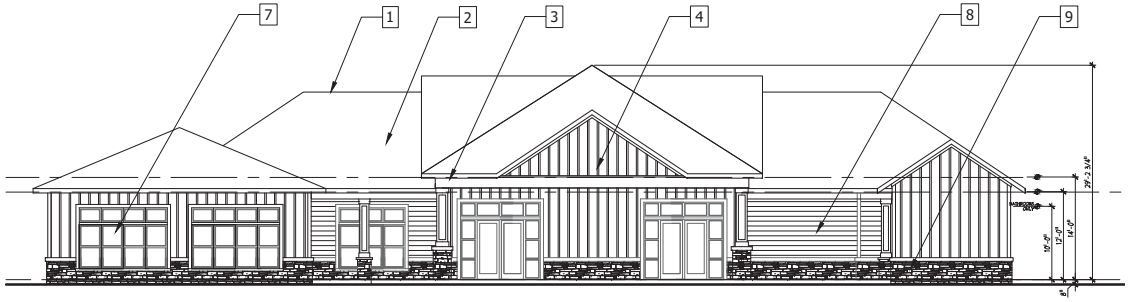
This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

TYMBER CREEK APARTMENTS
AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

JOB NUMBER: E143
DRAWN BY:
CHECKED BY:

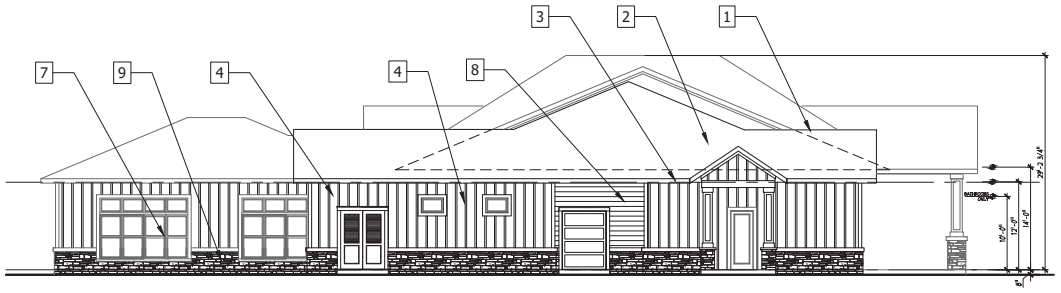
BUILDING ELEVATIONS
LEASING OFFICE

SHEET NO.
A2.3



3 A2.3 **LEASING OFFICE - REAR ELEVATION**

SCALE: 1/8" = 1'-0"



4 A2.3 **LEASING OFFICE - LEFT ELEVATION**

SCALE: 1/8" = 1'-0"

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. BOARD & BATTEN SIDING
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
9. SIMULATED STONE VENEER
10. STAINED P.T. WOODEN TRELLIS
11. STAINED P.T. WOODEN GATE

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:

ITEM:	DATE:
PERMIT REVIEW	02-27-2020

REVISIONS:

TAG:	DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

TYMBER CREEK APARTMENTS
AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

JOB NUMBER: E143

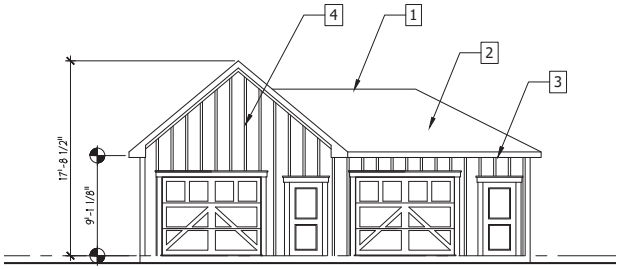
DRAWN BY:

CHECKED BY:

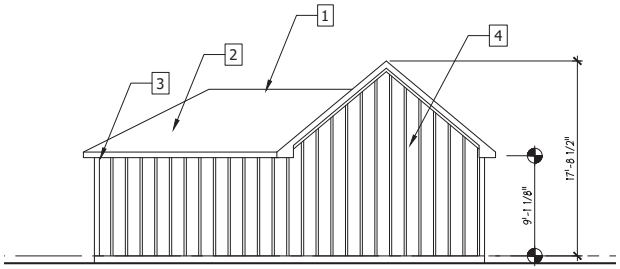
BUILDING ELEVATIONS
LEASING OFFICE

SHEET NO.

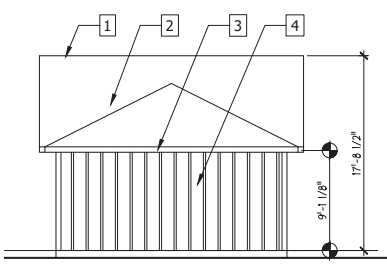
A2.4



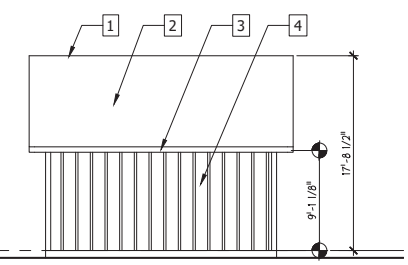
1 A2.5 **MAINT. OFFICE - FRONT ELEVATION**
SCALE: 3/16" = 1'-0"



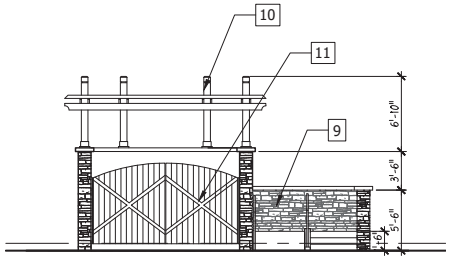
2 A2.5 **MAINT. OFFICE - REAR ELEVATION**
SCALE: 3/16" = 1'-0"



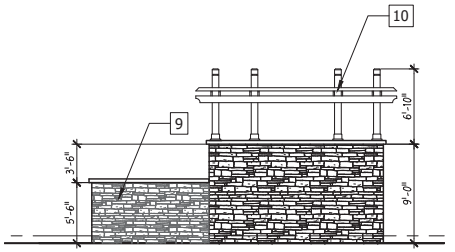
3 A2.5 **MAINT. OFFICE - RIGHT ELEV.**
SCALE: 3/16" = 1'-0"



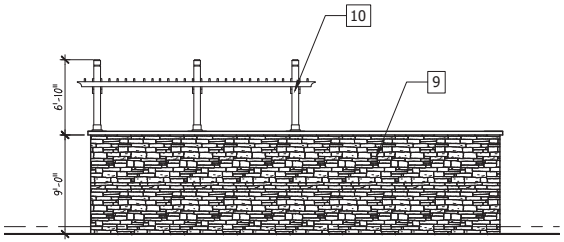
4 A2.5 **MAINT. OFFICE - RIGHT ELEV.**
SCALE: 3/16" = 1'-0"



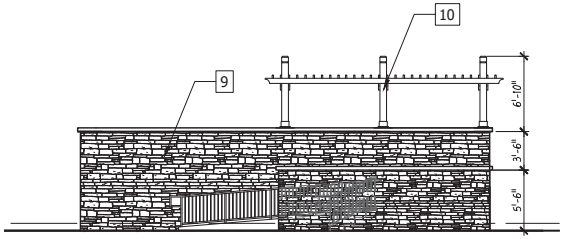
5 A2.5 **TRASH ENCLOS. - FRONT ELEVATION**
SCALE: 3/16" = 1'-0"



6 A2.5 **TRASH ENCLOS. - REAR ELEVATION**
SCALE: 3/16" = 1'-0"



7 A2.5 **TRASH ENCLOS. - LEFT ELEVATION**
SCALE: 3/16" = 1'-0"



8 A2.5 **TRASH ENCLOS. - RIGHT ELEVATION**
SCALE: 3/16" = 1'-0"

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. BOARD & BATTEN SIDING
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. CEMENTITIOUS HORIZONTAL LAP SIDING
9. SIMULATED STONE VENEER
10. STAINED P.T. WOODEN TRELLIS
11. STAINED P.T. WOODEN GATE

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:

ITEM:	DATE:
PERMIT REVIEW	02-27-2020

REVISIONS:

TAG:	DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be published, reproduced or used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted as a formal request for information to the Architect Of Record.

TYMBER CREEK APARTMENTS
AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS
ORMOND BEACH, FLORIDA

JOB NUMBER: E143
DRAWN BY:
CHECKED BY:

BUILDING ELEVATIONS
MAINT. OFFICE & TRASH ENCLOSURE
SHEET NO.
A2.5



DRAFT

Planning Board minutes from

December 8, 2022

ITEM:

PBD 2022-008(B) – Issue of a Development Order, Tymber Creek Apartments, 2011 West Granada Boulevard and 36 North Tymber Creek Road

IV. NOTICE REGARDING ADJOURNMENT

NEW ITEMS WILL NOT BE HEARD BY THE PLANNING BOARD AFTER 9:00 PM UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE BOARD MEMBERS PRESENT. ITEMS WHICH HAVE NOT BEEN HEARD BEFORE 9:00 PM MAY BE CONTINUED TO THE FOLLOWING THURSDAY OR TO THE NEXT REGULAR MEETING, AS DETERMINED BY AFFIRMATIVE VOTE OF THE MAJORITY OF THE BOARD MEMBERS PRESENT (PER PLANNING BOARD RULES OF PROCEDURE, SECTION 2.7).

V. PLANNING DIRECTOR'S REPORT

There was no Planning Director's report.

VI. PUBLIC HEARINGS

A. PBD 2022-008(A) – Zoning Map amendment, Tymber Creek Apartments, 2011 West Granada Boulevard and 36 North Tymber Creek Road

Mr. Steven Spraker, Planning Director, explained the applications for Items A and B submitted by Nika K. Hosseini, Esquire Cobb Cole Attorneys at Law, for:
(1) The zoning map amendment from Volusia County, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to Planned Business Development (PBD). The subject property is approximately 19.62 acres and is located at 2011 West Granada Boulevard and 36 North Tymber Creek Road. Mr. Spraker stated that Moss Pointe is to the north of the property and to the west of the property is Indian Springs and Coquina Presbyterian Church. To the south of it is a commercial vacant parcel of 9.93 acres, and then Walgreens and their stormwater are located to the east and the south of the Volusia County stormwater pond at 40 N. Tymber Creek. He concluded that to the east of the property are single-family properties and vacant Commercial.

Mr. Spraker explained the land use and zoning process for properties. The B-8 zoning district allows a variety of commercial land uses such as retail, office, medical office, restaurants with and without drive-through windows, shopping centers and multi-family.

(2) Regarding the issuance of a development order, it was explained that the Tymber Creek Apartments Planned Business Development (PBD) seeks to allow the construction of 300 multi-family residential units and associated site improvements on 19.62 acres. Mr. Spraker detailed the application in a PowerPoint presentation.

Mr. Spraker further explained the development order process for the density of the project which starts with the Site Plan Review Committee (SPRC), and added that the neighborhood meeting for it was held on June 8, 2022. He expressed that tonight the Planning Board hears the testimony from staff, the applicants and audience members, and added that as with all agenda items, Planning Board can approve it, approve it with conditions, or deny it, and either way it will still go to City Commission on January 24, 2023, for the tentative first reading and February 7, 2023, for the second reading. Mr. Spraker explained the three thresholds where the Land Development Code (LDC) is set up so that if going over a threshold, a public hearing is required to be held. The SPRC can only approve up to 10 units per acre, and over that up to 32 has to go through the public hearing process. He continued that the density is the first threshold, the building height over 30 feet is the second threshold,

and the building length of building #10 is the third threshold trigger. The land use allows up to 471 units, the zoning allows 164 units, therefore it requires the public hearing authorization. Mr. Spraker stated that the request is for 18.29 units per acre in which does not include the Recreation/Open Space. The second threshold, the building height, allows up to 15 feet above what the zoning district allows. The last threshold explained was that the LDC states that you cannot have a multi-family building greater than 180 feet in length without obtaining a Planned Business Development. All of the other buildings are less than that, other than building #10 which is at 249 feet in length.

Mr. Spraker reviewed the traffic concerns. The access off of Tymber Creek Road was pulled. An updated traffic analysis was done in August 2022. An independent traffic reviewer was hired that said that it met the concurrency standards. Mr. Spraker reviewed the tree preservation with 7 historic trees on site that have been preserved. Fifteen (15) percent of the site is required to be saved, or 2.94 acres, and the project has preserved 25.4 percent at approximately 4.99 acres. The landscape buffers to the north and west have been exceeded over the required 20 feet. There are 2.4 acres of wetlands on site and the project has impacted under 6 percent of it. Mr. Spraker reviewed the fences and walls for the project with decorative aluminum-railing fence, PVC-vinyl fencing and masonry walls. In one of the meetings there was a comment about the balcony on building #8 overlooking into Indian Springs, therefore they rotated that building and reduced the overall building height and provided additional landscaping to shield the project.

Mr. Spraker reviewed the public benefits in the natural preservation, landscape buffers, additional plantings, restriction of access onto Tymber Creek Road and the directional turning of building #8.

Mr. Spraker reviewed the correspondence received on the project consisting of traffic, the project being an incompatible use, density concerns, project over-development, site design issues and the negative impacts on the quality of life in the west Ormond area. Mr. Spraker stated that with the elimination of building #8, staff recommends approval.

Chairman Thomas opened it up to the Board for discussion and questions.

Board questions

Ms. Shull asked for details of what would happen if the PBD was denied. Mr. Spraker replied that 36 N. Tymber Creek Road has a Volusia County zoning, therefore the land use was changed but the zoning was not changed after annexation due to the project going for a Planned Development. If the PBD is denied, it has to be assigned city-zoning by state law. He continued that within the "Residential Office Retail" land use, there are certain zoning categories that would be appropriate such as the B-1, B-9 and B-10 zoning districts which allow 10 units per acre. The "Open Space Conservation" land use designation would go to a Special Environmental zoning.

Mr. Scudiero asked for further information about the land use maximums. Mr. Spraker explained that they would not be able to meet the land use maximum and would have to ask for exceptions to height and parking and a five or six-story building would not be approved there. The height would determine the land use maximum. Mr. Spraker continued that the B-8 is a General Commercial zoning district which allows other uses by right that could go up to 430,000 square feet of commercial uses.

Mr. Galloway asked for additional explanation on the land area calculation. Mr. Spraker replied that the entire property is 19.62 acres, with the breakdown calculation at 3.20 acres of "Open Space/Conservation", 3.20 acres of "Residential/Office Retail" and the remainder at 13.22 acres of "General Commercial".

Mr. Jorczak inquired if the city has the ability to alter the zoning to Suburban Low-Density if the application is denied. Mr. Spraker answered that the application has to be consistent with the "Residential/Office Retail" land use designation and the compatible zoning designations are B-1, B-9 and B-10.

Chairman Thomas asked Mr. Spraker to explain what can go in the B-8 zoning districts. Mr. Spraker replied that the B-8 zoning district allows retail sales, shopping centers, office/retail, hair salons, and both dine-in restaurants and drive-through restaurants.

Applicant's presentation

Mr. Mark Watts, Esq., Cobb Cole Attorneys at Law, 231 N. Woodland Blvd., DeLand, explained the proposed project, stating that it has a lot of history alongside the owner of the property, Mr. Garrison McMillan, Tellus Partners, to sort through the issues of concern. Mr. Watts reviewed the proposal in a presentation and explained how on the northern piece of the property 6.40 acres was annexed in 2020 but ever assigned city-zoning and the southern piece, 13.22 acres is zoned B-8. He explained the overall proposed plan and benefits to the public including doubling the preservation area to name one. Mr. Watts reiterated the restriction on the access points with the Tymber Creek connection restriction with the Planned Business Development (PBD) so that there is not exit traffic where the right-in and right-out traffic is with Department of Transportation (DOT) approval. The proposed setbacks, buffers, and environmental considerations were detailed with 0.14 acres of impact to the 2.40 acres of existing wetlands and 7 out of 7 historic trees being preserved. Mr. Watts reviewed the parks and amenities for the proposed project.

Mr. Watts described the high level of architectural detail and redesign of the buildings to lower overall roof height from 45 feet to 39.3 feet. The applicant addressed the concerns of the line of sight of the original building design from the adjacent neighborhood, and have since redesigned to reduce the pitch of the roof and building height. Mr. Watts referenced the concern with building #8 in relativity to the proximity to the closest house to that and how a retaining wall was designed in the plan to keep it up at a certain elevation with multiple layers of screening for both buildings 8 and 9, including a landscape buffer, masonry screening wall and cedar trees along the property boundary. Mr. Watts explained how the applicants have met most of staffs' and residents' concerns where possible as well as met the traffic standards. The attempt to address the State Road 40 access concerns and a U-turn or signal strategy at the church was unsuccessful, but the proposed configuration in the staff report and Board packet was permitted through DOT.

Mr. Watts referenced staff's recommendation to remove building #8 in which the applicant agrees to do so and reduce density for the site. He added that a building farther to the east would then be the 30-unit standard, updating the overall count to 276.

Mr. Galloway asked for clarification of the height of the retaining wall and screening wall specifics. Mr. Watts stated that it was 6 feet with a 6-foot masonry screening wall, for a total of 12 to 14 feet from the existing grade for the screening and retaining

wall. The concept for the masonry screening wall, vinyl and aluminum fencing was further detailed.

Chairman Thomas opened it up to the Board for discussion where questions were answered by the Planning Director. The Avalon project was discussed and referenced in comparison with this proposal.

Chairman Thomas opened the public hearing for audience comments.

Audience Comments

Mr. Troy Railsback, 27 Indian Springs Drive, explained that he and his wife are part of the Indian Springs Homeowners' Association (HOA), which is adjacent to the northwest portion of the proposed development. He added that he is the HOA President and submitted a letter on behalf of the HOA to the Planning Board as part of the submittal packet explaining the concerns with the proposed project. Mr. Railsback asked how many apartment complexes are west of Interstate 95 in Ormond Beach. He also asked the percentage increase in density from the current City of Ormond Beach zoning to what is being proposed. He asked if the planning and development rezoning request in the overall proposed layout is solely based off highest and best used metrics for maximum development and density for this type of use on the proposed subject property.

Mr. Railsback commented that working with city staff and the developer through multiple meetings, it was identified that both buildings 8 and 9 have a severe and significant, lasting impact to the community and are not conforming to the current B-8 zoning descriptions. He added that the site layout of the buildings being close to the property lines have an overwhelming and nonconforming lasting impact to the community as proposed with the current zoning calling for natural buffering between the adjacent parcels, and added that if the current zoning and density applied, that there would be plenty of opportunity to accomplish such. He inquired what is at stake and asks what is being contemplated. Mr. Railsback stated that it is a use that is evolving within the overall area and the west side of the Interstate 95 area of Ormond Beach as well as the multi-family apartments being considered at a significantly higher density than established in the current city zoning. Mr. Railsback requested that the Planning Board and City Commission carefully set lasting and management precedent in expectations for this type of development in their decision-making process for this submittal as well as future submittals. Mr. Railsback stated that he has a significant vested interest in his home and neighborhood and feels that the Planning Board should recommend the elimination of both buildings 8 and 9 as they tower over Indian Springs just as the Granada Bridge does just outside the City Commissions home here at 22 S. Beach Street. He concluded that building 9 will be the most significantly visible building to the community of Indian Springs.

Dr. Richard Weiss, 12 Moss Point Drive, spoke to the request of expanding the Tymber Creek Apartment project from 10 units per acre to 18 units per acre, allowing for an 80 percent increase in the population density and allowing for a similar increase in the total number of residents. He continued that the land was zoned for 10 units per acre and building more would require an exception to the current zoning and will result in a major impact on the residents of the area. Dr. Weiss explained his objections beginning with what he says he has seen with the emergency rooms filled, at times unavailable hospital beds, and less access to physicians in a timely manner and the difficulty and inconvenience of that, resulting in what he calls 'life-threatening'. Dr. Weiss expressed importance on making sure that growth and the

population is accompanied by growth in the medical community as well. He pleaded to the Board not to increase the number of residents in the area without an adequate infrastructure as it is not safe. Dr. Weiss commented that most of the residents moved to the area to live in a small community to avoid the high population densities of the larger cities. He added that bringing in large number of new residents in Ormond Beach will undermine that and is supported primarily by the few who will make profit and generally opposed by the vast majority who want to live in a more open space.

Dr. Weiss added that the animals cannot speak for themselves although gifting us with their presence. He commented that he does not see deer, turkey, turtles and the myriad of other species in the large cities and urges to avoid allowing it to become their legacy. He remarked that the argument that the additional units, residents and traffic will not impact the citizens of Ormond Beach is naïve and misleading and stated that the additional automobiles, owners and renters will have unlimited consequences for the residents and spoke on the beach, roads and house erosions during storms. Dr. Weiss concluded that growth needs to be managed responsibly.

Mr. Mike Lambert, 20 Moss Point Drive, stated he has lived on Moss Pointe Drive for thirty-two years and has lived in the community of Ormond Beach his whole life, expressing to the Board that he did want them to grant the amendment. He spoke on the growth and changes over the years in the city and on the beach. In high school he was a lifeguard and surfer when he says at that time suntan oil was made locally in a bathtub and people were encouraged to go out in the sun for looks and health. Mr. Lambert exhibited his tenth nose skin cancer surgery from heeding and accepting the advice given. Mr. Lambert spoke on the Planning Boards positions and noted that their time on it is temporary although their decisions are permanent, adding his hopes for them making the right decisions. He added that the community's quality of life in the area of Moss Point, Indian Creek and Tymber Creek would change with the proposed development. Mr. Lambert stated that the traffic on Tymber Creek Road is already horrific and does not want the community further altered.

Mr. John Dietz, 10 Moss Point Drive, expressed understanding that something is going be developed on the land and how the developer has the right to build apartments. He added that he wants the developer, Planning Board, City Commission, as well as the neighborhood to be successful, but has concerns with traffic. Mr. Dietz showed the Board a traffic exhibit photograph taken Tuesday, December 6, 2022, at 7:40 a.m. He stated that he was unable to get out of the neighborhood and captured the photographs from the median. He explained that the traffic backs up southbound on Tymber Creek Road to the traffic light, filling up the double-turn lane, backing up traffic back to Breakaway Trails into the Tymber Creek development traffic light. Mr. Dietz relayed information that he heard that a new turn lane will be put on Tymber Creek on the west side to help southbound traffic. He said that drivers are impatient in the morning and speed down past the line and dive into the turn lane, suggesting an accident will occur. Mr. Dietz also mentioned that they have issues with U-turns and asked for a no U-turn sign to be placed at the intersection of Moss Pointe and Tymber Creek. He added that he understands the need for an emergency exit gate and urged to leave it locked unless there is an emergency and asked for the Board not to increase the density per the acreage guidelines.

Ms. Marian Marrese, 6 Moss Point Drive, questioned if the development would improve the welfare of the current citizens or improve the environment. She stated that she has lived in Moss Point for 32 years and commented that the road was

widened due to the people and traffic. She remarked on the numerous apartment units going in on Williamson Boulevard, from Granada Boulevard to LPGA, and how Avalon Park will be going in near Moss Point, and pleaded that the Board look out for the citizens of Ormond Beach. Ms. Marrese expressed concern with increasing the density for the proposed project.

Mr. Gary Von Glinow, 39 Indian Spring Drive, commented that he and his wife are right behind the proposed building #8 and remarked that their house is the most severely impacted by the 300-unit Tymber Creek Apartment project and buildings 8 and 9. He explained additional compatibility issues between the proposed project and Indian Springs. Buildings 8 and 9 are 45 feet tall sitting on ground much higher than Indian Springs. Building #8 looks directly down onto their pool, pool house, lanai and bedroom window. He continued that the trees occupying the land for buildings 8 and 9 and the proposed road in front of them will be removed, offering more unobstructed site lines, sounds, etc. Building #9 faces the north side of their home and can be seen from at least five other houses in Indian Springs. Mr. Von Glinow credited Mr. McMillan and his team for meeting with residents and offering field tests and solutions where possible, including rotating building #8, mitigating the compatibility concerns. Mr. Von Glinow referenced his August 11, 2022 e-mail to staff that was included in the Board staff report and suggested that whatever solutions are proposed to mitigate compatibility be field-tested by the rotation and staked positions of building #8. The field-test observation led Indian Springs residents that were present at the meeting with Mr. Garrison three weeks ago, to conclude that buildings 8 and 9 are not and cannot become compatible with Indian Springs. Mr. Von Glinow expressed his support for the project in general but expressed concern with the capability and other HOA requests in which he supports.

Mr. Michael Gentry, 10 Indian Springs Drive, referenced meetings held with the developer, Mr. Newkirk and city staff and remarked that prior to the meeting today, that he was not aware of everything in the submission proposal. He was not aware that the developer was proposing to rotate building #8. Mr. Gentry stated that if you are on the property area of the woods and walk the area of the buildings, you are able to see two houses today. He asked if citizens have rights to review the staff comments and understand what is being communicated. He referenced meetings that go on regarding the happenings of the proposal and suggested that the item be tabled until there is another neighborhood meeting with the developer, city staff, the attorney and engineer to understand the proposal for final approval.

Mr. Watts addressed the comments that were raised. In summary, he confirmed that upon resubmittal, the changes for the proposed project were included in the report posted on the City of Ormond Beach website and sent to those involved. Mr. Watts referenced the staff report where it outlines goals met by the applicant including keeping pace with demands of the housing element and future land use element to provide multi-family as a component of the growth in the City of Ormond Beach. He commented that college graduates have to have opportunity to come back into the community that they are from by offering diversified housing to be productive citizens of Ormond Beach. Mr. Watts reiterated the benefits and changes that the proposal has gone through and concluded that more intense uses can go in the subject area and asked for support of the application.

Additional Audience Comments

Chairman Thomas opened the public hearing back up for audience comments.

Mr. Troy Railsback, 27 Indian Springs Drive, requested that building #9 be eliminated or shifted as part of the consideration if it does not get eliminated. If building #8 is gone, there is an area to minimize if #9 is not eliminated. He added that when looking through the property lines, at the site line at the end of the cul-de-sac, there are properties that are wide open, that will see the development and that will be as significant as the Granada Bridge is outside of the City Hall Chambers windows.

Mr. Watts replied that they prefer to keep the extra building because density is important for the financial aspects, but are happy to continue meeting with the Indian Springs neighborhood to work on relocating the additional building, the new building #8, and to reduce impacts.

Planning Board discussion

Chairman Thomas opened it up to the Board for discussion.

Mr. Galloway remarked that the State of Florida is growing by at least 1,000 people a day and spoke on his support property rights. He prefers elevator access over stairs but does not have a problem with apartments. Mr. Galloway advised that he will not support the proposal because of the density standpoint at the number of units requested. He warned homeowners to be careful of what could be built on the property based on the current zoning. Mr. Galloway urged to try and work something out with the existing applicant to make it better for all.

Mr. Jorczak recognized the need of diversified housing and touched on the recent recommendation on North U.S. Highway 1 for townhome construction near the Interstate 95 interchange and Plantation Oaks development, and expressed the positive development pattern in comparison to surrounding communities, credit of City Commission, staff and advisory groups. Mr. Jorczak commented on how the developer has gone above and beyond in attempting to mitigate the issues with respect to the borders and visibility issues and zoning setbacks. He added that the builder has the right to develop within the existing parameters of the density. Mr. Jorczak concurred with Mr. Galloway in not being able to support the proposal to increase the allowable density, knowing the growth that is to come out of the area to the west with the Avalon Park development.

Ms. Shull asked what zoning the property would be classified as if denied and what those zoning restrictions would be. Mr. Spraker answered likely the B-1, Professional Office-Hospital zoning district. This would allow for uses such as Office, Retail, Hospital, Multi-Family (10 units per acre), and added that the analysis had not been done as of yet. He remarked that the Planning Board would have the opportunity to discuss and decide on that matter as well. All of the possible zoning categories allow multi-family and retail uses. Mr. Spraker reiterated that there are other more intensive uses that are allowed on the property by right. Ms. Shull expressed her concern with traffic issues, knowing the area well, but does like the project itself.

Mr. Scudiero concurred with the Board and expressed the same concerns.

Chairman Thomas explained that 136 additional units are being asked for, which is among the many reasons, including traffic, of why he cannot support it. Chairman Thomas delivered reassurance that the Board is not against the apartments in general.

Board discussion ensued regarding the two schools in close proximity and a third on its way being the source of the traffic congestion.

Chairman Thomas entertained a motion.

Mr. Scudiero motioned to deny PBD 2022-008(A) – Zoning Map amendment, Tymber Creek Apartments, 2011 West Granada Boulevard and North Tymber Creek Road. Mr. Galloway seconded it. Vote was called, and the motion was approved (5-0).

B. PBD 2022-008(B) – Issuance of a Development Order, Tymber Creek Apartments, 2011 West Granada Boulevard and 36 North Tymber Creek Road

Chairman Thomas concurred and entertained a motion.

Mr. Jorczak motioned to deny PBD 2022-008(B) – Issuance of a Development Order, Tymber Creek Apartments, 2011 West Granada Boulevard and 36 Tymber Creek Road. Ms. Shull seconded it. Vote was called, and the motion was approved (5-0).

Chairman Thomas called for a five (5) minute recess.

C. PBD 2022-092 – Planned Business Development, Development Order Amendment, Ormond Central Self-Storage, 1 South Old Kings Road, 760 West Granada Boulevard, no address (Volusia County parcel number: 4241-01-11-0130), and no address (Volusia County parcel number: 4241-01-11-0120)

Mr. Steven Spraker, Planning Director, explained the request submitted by the property owner, Ormond Central Investors, LLC, for a Planned Business Development amendment (PBD) which seeks to allow two amendments; (1) a three-story indoor self-storage use with a building of 106, 140 square feet and associated site improvements as an allowed use within the Ormond Central property, and two (2) to amend the allowed Floor Area Ratio (FAR) from 55,000 square feet to 131,140 square feet for the entire Ormond Central Property. The subject property is approximately 8.73 acres. Mr. Spraker stated that it already has a Planned Development zoning and has gone through SPRC, two neighborhood meetings, and now goes through the Planning Board with the recommendation going on to City Commission. The land use is Residential/Office Retail with a zoning of Planned Business Development (PBD). Mr. Spraker added that in 2017 there was a PBD that approved a master planned development including a spine road and a master storm water system including four lots for development. The development order included the B-9 uses and retail, pharmacy, bowling center and restaurant types with detailed conditions of no truck traffic on Old Kings Road. The 75-foot building height was brought down to 45 feet and established a Floor Area Ratio (FAR) for a maximum of 55,000 square feet. Mr. Spraker stated that the project is underway for the infrastructure improvements currently with the spine road, stormwater pond, and now getting the lots ready for the infrastructure.

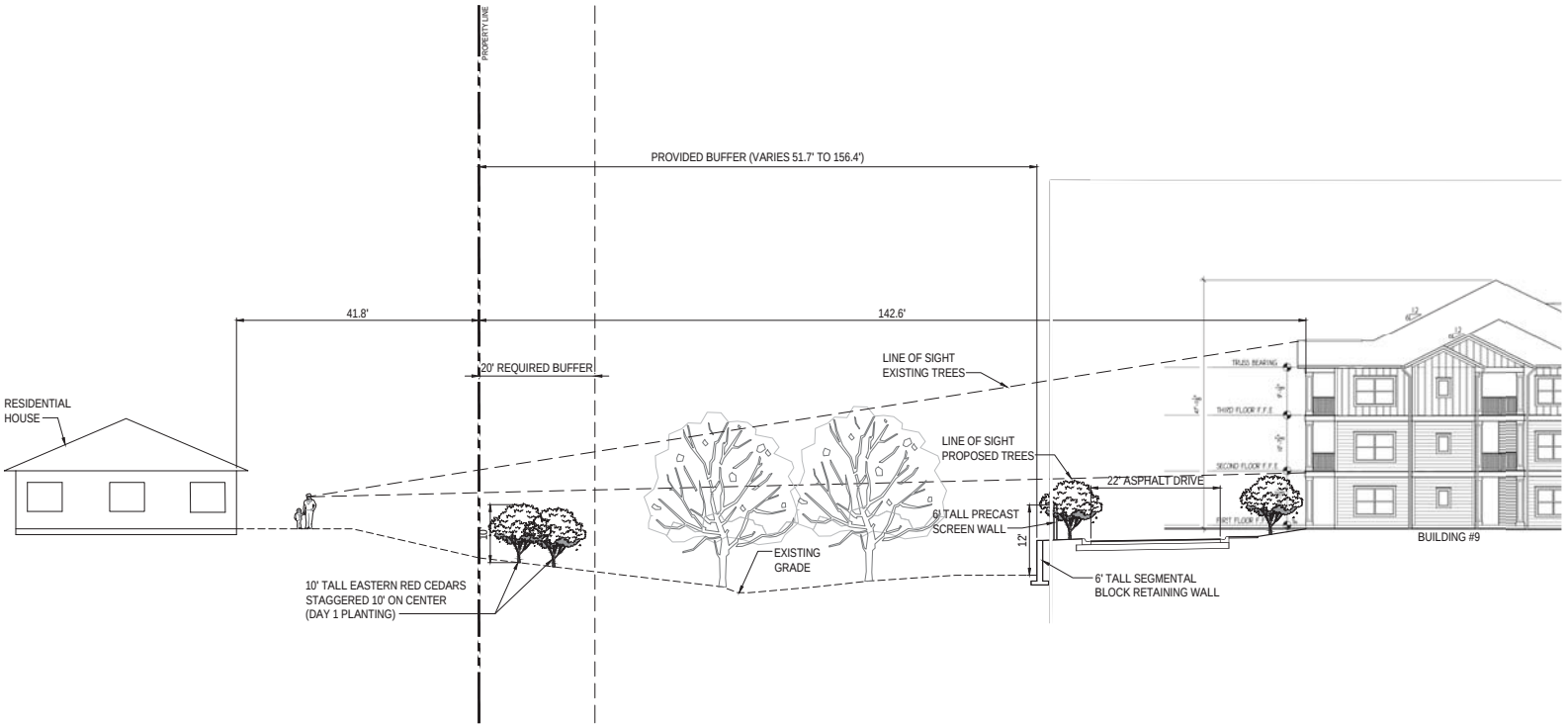
Mr. Spraker stated that the landscape plan has been upgraded as a result of the neighborhood meeting. Regarding traffic, it was advised that the original development order approved a 24,000-square-foot retail building in unit 1, the traffic study allowed 2,700 daily average trips, and when taking the passerby and internal capture, leaves 1,777 average new daily trips. He added that the project civil engineer provided a trip generation of 265 trips which is an 85 percent reduction based on the self-storage use.

DRAFT

WEST BUFFER CALCULATIONS:

REQUIRED WIDTH = 20 FEET
REQUIRED AREA = 18,580 SF (0.43 ACRES)

PROVIDED WIDTH = 51.7 FEET - 156.4 FEET
PROVIDED AREA = 104,543 SF (2.40 ACRES)



REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

LINE OF SIGHT EXHIBIT - DAY 1

TYMBER CREEK APARTMENTS

2011 W GRANADA 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 2021 ALL RIGHTS RESERVED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

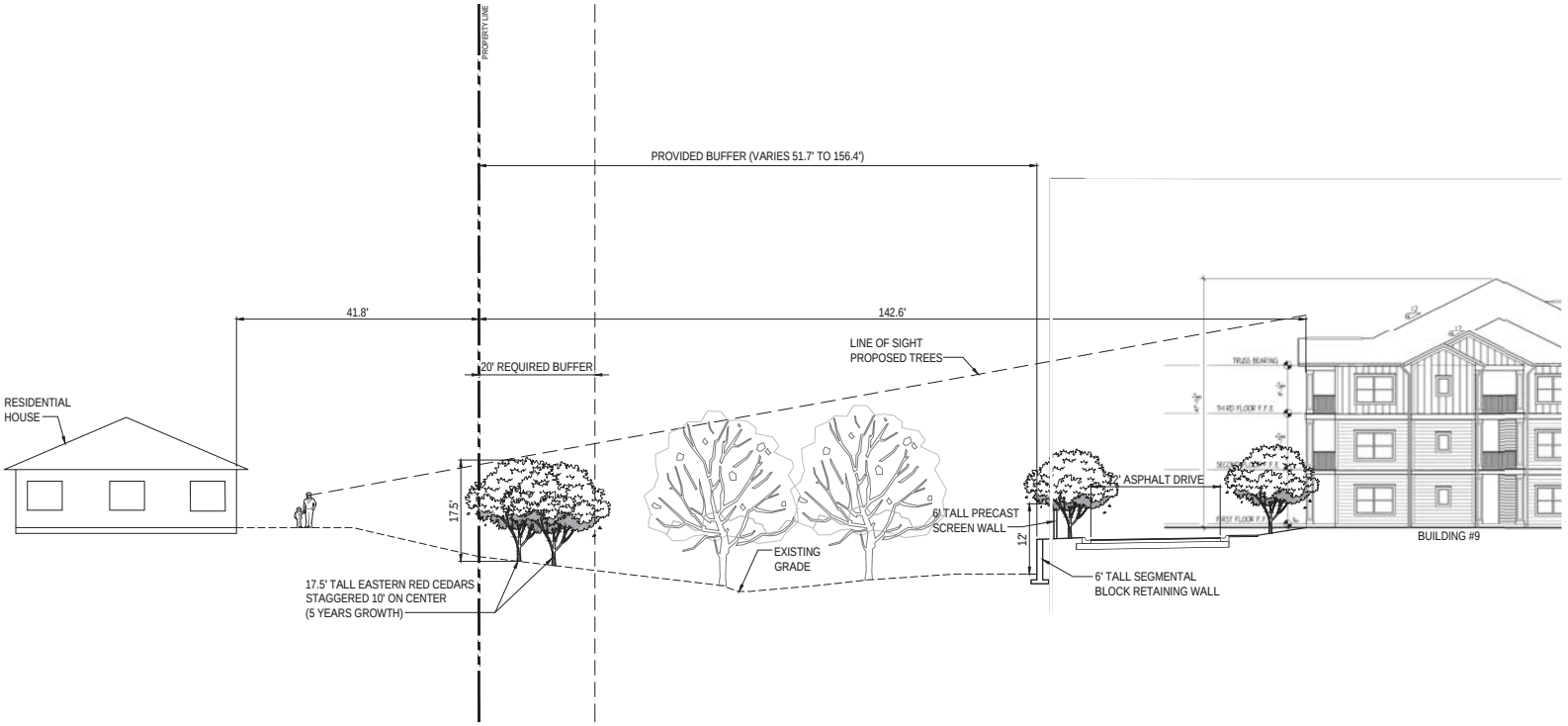
PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 10'

DRAWING NUMBER

EX-1

WEST BUFFER CALCULATIONS:

REQUIRED WIDTH	= 20 FEET
REQUIRED AREA	= 18,580 SF (0.43 ACRES)
PROVIDED WIDTH	= 51.7 FEET - 156.4 FEET
PROVIDED AREA	= 104,543 SF (2.40 ACRES)



REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture

LINE OF SIGHT EXHIBIT - 5 YEARS
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

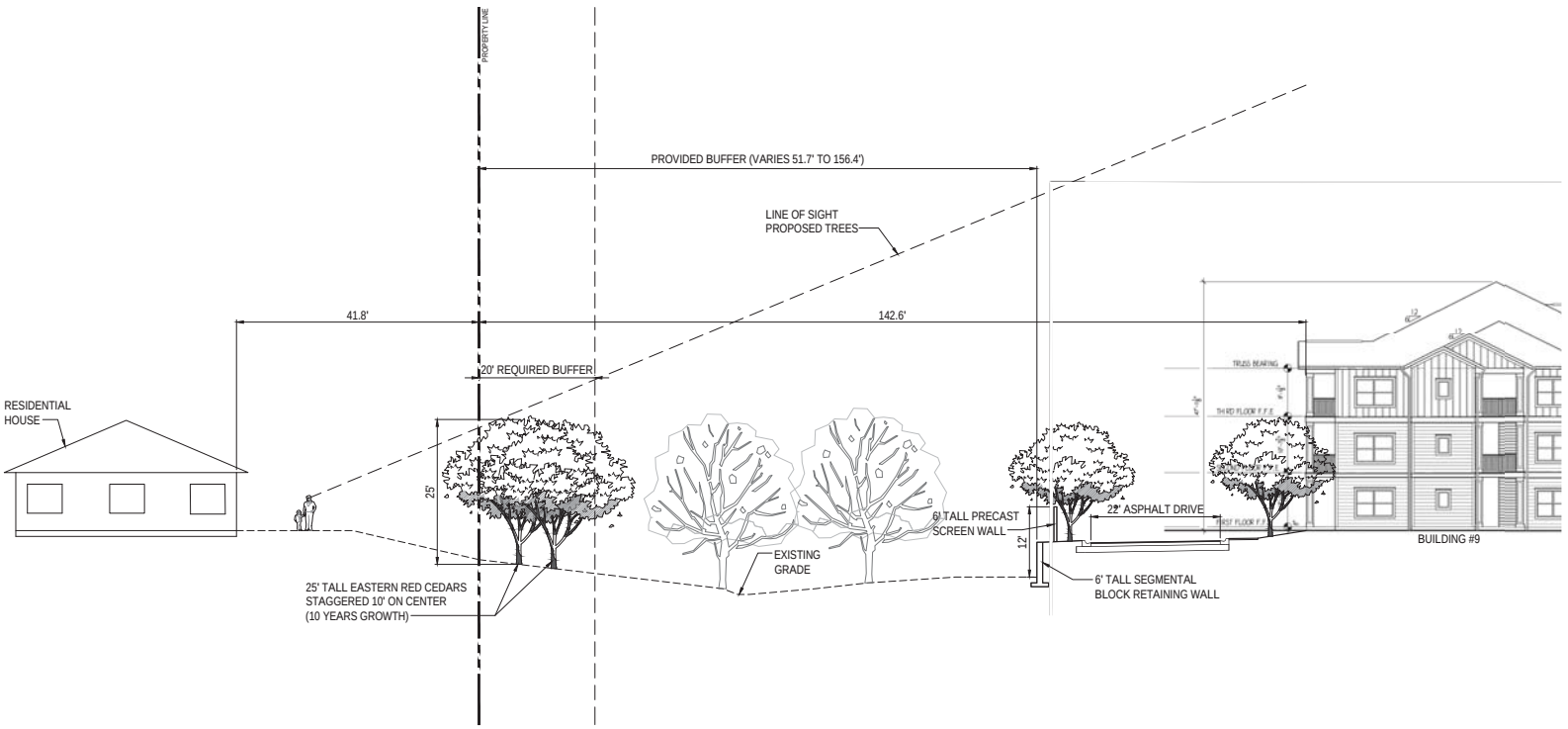
PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 10'

DRAWING NUMBER

EX-2

WEST BUFFER CALCULATIONS:

REQUIRED WIDTH	= 20 FEET
REQUIRED AREA	= 18,580 SF (0.43 ACRES)
PROVIDED WIDTH	= 51.7 FEET - 156.4 FEET
PROVIDED AREA	= 104,543 SF (2.40 ACRES)



REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
C.A. # 30209
LC. # 26001084
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

LINE OF SIGHT EXHIBIT - 10 YEARS
TYMBER CREEK APARTMENTS
2011 W GRANADA 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 HARRY NEWKIRK, PE # 62971 ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARRY H. NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-06
DATE:	NOVEMBER 2021
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 10'

DRAWING NUMBER

EX-3

From: Lucille Goggi
To: Spraker, Steven
Subject: Tymber Creek Apartments
Date: Thursday, December 1, 2022 11:32:58 AM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Anyone who lives in this area realizes adding more density to vacant land is a huge mistake. Traffic in the area has increased drastically already. All the building in nearby Daytona is going to make it worse. Then throw in Avalon Park for a stand still Granada Blvd.

Because of the clear cutting of land, our environment is declining. Trees provide us with needed cleaning of our air and so much more. Where are the poor animals going to live?

So, why does our area need this apartment complex? It does NOT fit our area. All the homes around here are single family. Why can't that be considered instead of hordes of apartments? That would minimize impact. Where are the trees to absorb the rain and prevent flooding? Where will the animals live to keep nature in balance?

And when is Volusia County going to become concerned about the environment instead of more money in the coffers. We need more green space, not less. We voted for more Green Space.

Seems like no one cares about destroying Ormond Beach. Please DO NOT approve this project.

Thank you for reading my concerns.

Lucille Goggi
Breakaway Trails

Sent from my T-Mobile 5G Device
Get Outlook for Android

From: Cheray Cooney
To: Spraker, Steven
Subject: FOR PLANNING BOARD - TYMBER CREEK APARTMENTS
Date: Sunday, December 4, 2022 7:11:08 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom it may concern
Being a resident of Ormond Beach for over thirty years I am disheartened by all the development that has been allowed in our community.
Now someone is wanting to build apartments in an area that is all homes?? WHY!!??
That area does NOT need 300 hundred more cars in and out on Tymber Creek and SR40. To me that is ridiculous. Please take into consideration the impact that building apartments in this area will have on the value of the homes in the area. I do NOT believe that this is in the best interest of our community.
Building these apartments is a very bad idea. If it were up to me to put my vote in it would definitely be NO!!
Thank You
Cheray Eckersen-Cooney
Sent from Mail for Windows

From: Beth Putnam
To: Spraker, Steven
Subject: For planning board
Date: Sunday, December 4, 2022 9:53:53 AM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am totally against the building of apartments at the timber Creek project. The resident density and increased traffic is unreasonable for our area, not to mention the strain on our water supplies and infrastructure. I urge the board to turn this project down.
Beth Putnam, 83 Dix Avenue, ormond beach

Sent from my iPhone

From: Joanne Garnett
To: Spraker, Steven
Subject: 101 Fiesta Drive, Small-Scale Land Use Map Amendment and Zone Change Request
Date: Wednesday, December 7, 2022 1:14:04 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello, Steven -

I'm a fairly new resident of Fiesta Heights, having moved to 111 Pinion Circle two years ago. I became aware of the land use and zone change request for 101 Fiesta Drive when my neighbor notified me about it a few days ago, and today I read over the staff reports and applications and walked to the property to do an onsite visit.

First off, thank you for the very thorough and thoughtful research regarding both requests. You presented both sides of the equation quite well and I appreciated that. Because I'm relatively new to the area, I don't have the institutional memory that many of my neighbors have about this subdivision and the adjoining office building. At the same time I do have some concerns which are largely based on my understanding that zone changes cannot be approved with conditions. In other words, even though the applicant is proposing that 101 Fiesta Drive be used for a parking lot, they could still be entitled to all the uses allowed in the proposed B-1 rezoning category. They are certainly stating that they only intend to construct a parking lot on the site, but are there any legally mandated guarantees that would preclude another office building from being constructed on the property in the future?

Aside from the potential for the rezoning to open up the lot to other uses in the B-1 zoning district, my concerns focus on the proposed parking lot's access, lighting, landscaping, and drainage. I am very glad to see that there would be a required neighborhood meeting and Site Plan Committee review before any lot development can occur, assuming the requests are approved. There is definitely a need for conversations among all parties before this moves forward: residents, Site Plan Committee, and the applicant. I would ask that these items be addressed:

Access: Looking at the site plan, it does not appear that the proposed parking lot will have access to Fiesta Drive. This must be confirmed, because we live in a residential neighborhood that is 100 percent built out. That corner does not need additional traffic on it that is not related to the subdivision itself.

Lighting: This is a critical issue, because no one wants parking lot lights shining into their windows at all hours of the night. Plans for lighting, if any, needs to be worked out with adjoining neighbors.

Landscaping: The site plan proposes several trees, vegetation, and fencing. This should help decrease vehicle noise to nearby residents. How are they enforced, and is there a timeline for their completion? Is there a requirement for the type of fencing that would be constructed to separate the parking lot from adjoining residential land uses?

Drainage: With the amount of storms and rain this area experiences, how will drainage be managed since the lot will be largely paved?

To sum up, this is a well established neighborhood that has been in existence since 1960 and upward (my house was built in 1978, which I believe was the last filing timeframe for the subdivision). The existing residential land use has been in place since before The Trails was developed, other area commercial development occurred, and perhaps before the office building at 801 West Granada was constructed. There is considerable concern that the proposed map amendment and zone change will have negative impacts on the residential subdivision due to further encroachment of nonresidential uses into the neighborhood. This must be carefully considered as part of the Planning Board and City Council discussions. If the requests are approved, there must be protections in place for the adjoining homes so that this subdivision continues to have the feel and character of a residential community.

Thank you for your consideration.

Joanne Garnett, FAICP
111 Pinion Circle
Ormond Beach 32174

From: Maria Lewis
To: Spraker, Steven
Subject: Proposed Tymber Creek Apartment Complex
Date: Thursday, December 8, 2022 12:45:16 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. Spraker

I am writing to you to have my thoughts shared with the members of the Planning Board regarding the proposed apartment complex.

My husband and I grew up in the Coral Gables/Coconut Grove area of Miami, Fl. In the mid-80's we watched the area boom and also become the home of the "cocaine cowboys". As a real estate broker there, our clients were no longer the move up or downsize for retirement in the area....no they were the sell and move out clients. After researching different areas of the state, we chose Ormond Beach as our home to relocate to, start our business over and raise our 2 sons, 3 and 5, at the time. This area reminded us of the community minded area we had grown up in.

The proposed development into a 300 unit apartment complex behind Walgreens will essentially change that quality of life for many residents on the west side of Ormond Beach. With rents being on the unaffordable side, you have the potential of 4 adults living in a 2 bedroom unit creating the potential for not just 600 additional cars on the road but much more than that. impacting Tymber Creek Road, Airport Road and SR 40. You have the potential of overcrowding Pathways Elementary which already has a student:teacher ratio of 14:1. Yes, that is higher than the state average of 17:1 but remember Miami, Orlando, Ft Lauderdale, Jacksonville & Tampa are included and they are densely populated cities. I do not believe the residents of Ormond Beach want to become another Orlando or Miami.

What about our infracstructure impact? What about the additional services that will be needed?

This proposal may be for the highest use of this property but it is not the best use. We are sorely lacking in a nice Trails North Forty or South Forty style of home here ....I understand the property is currently zoned for a much lower density.....let's stick with that!

Thank you for your time.

Sincerely,

Maria Lewis



Maria Lewis
REALTOR/Broker-Associate

Re/Max Hall of Fame
Certified Residential Specialist (CRS)
Certified Luxury Home Marketing Specialist (CLHMS)
Seniors Real Estate Specialist (SRES)



Direct: 386.295.5898

#Your *Family* REALTOR

www.MariaLewis.com

Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL. 32720
Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 8014424 **Parcel ID: 412500000243**
VCP ORMOND BEACH II LLC **2011 W GRANADA BLVD, ORMOND BEACH, FL**

Parcel Summary

Alternate Key:	8014424
Parcel ID:	412500000243
Township-Range-Section:	14 - 31 - 25
Subdivision-Block-Lot:	00 - 00 - 0243
Owner(s):	VCP ORMOND BEACH II LLC - FS - Fee Simple - 100%
Mailing Address On File:	2120 S HWY A1A VERO BEACH FL 32963
Physical Address:	2011 W GRANADA BLVD, ORMOND BEACH 32174
Property Use:	1000 - VACANT COMM
Tax District:	201-ORMOND BEACH
2022 Final Millage Rate:	16.3855
Neighborhood:	7276
Business Name:	
Subdivision Name:	
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$943,554	$943,554	$0	$943,554	1.5000	$1,415.33
0012	DISCRETIONARY	$943,554	$943,554	$0	$943,554	0.7480	$705.78
0011	REQ LOCAL EFFORT	$943,554	$943,554	$0	$943,554	3.2340	$3,051.45
0050	GENERAL FUND	$943,554	$943,554	$0	$943,554	4.8499	$4,576.14
0055	LIBRARY	$943,554	$943,554	$0	$943,554	0.4635	$437.34
0520	MOSQUITO CONTROL	$943,554	$943,554	$0	$943,554	0.1781	$168.05
0530	PONCE INLET PORT AUTHORITY	$943,554	$943,554	$0	$943,554	0.0760	$71.71
0058	VOLUSIA ECHO	$943,554	$943,554	$0	$943,554	0.2000	$188.71
0057	VOLUSIA FOREVER	$943,554	$943,554	$0	$943,554	0.2000	$188.71
0065	FLORIDA INLAND NAVIGATION DISTRICT	$943,554	$943,554	$0	$943,554	0.0320	$30.19
0100	HALIFAX HOSPITAL AUTHORITY	$943,554	$943,554	$0	$943,554	0.8606	$812.02
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$943,554	$943,554	$0	$943,554	0.1974	$186.26
0180	ORMOND BEACH	$943,554	$943,554	$0	$943,554	3.7610	$3,548.71
0182	ORMOND BEACH I&S 2003	$943,554	$943,554	$0	$943,554	0.0050	$4.72
0184	ORMOND BEACH I&S 2010	$943,554	$943,554	$0	$943,554	0.0800	$75.48
						16.3855	$15,460.60

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			$0.00

Estimated Ad Valorem Tax:	$15,460.60
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$15,460.60**
Estimated Tax Amount without SOH:	$15,460.60

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2022	$943,554	$0	$943,554	$943,554	$0	$943,554	$0
2021	$513,099	$0	$513,099	$513,099	$0	$513,099	$0

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	1000-VACANT COMMERCIAL	SQUARE FEET			576216			6.55	$943,554

Total Land Value: $943,554

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
8262 / 3977	2022131256	10/27/2021	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	$1,769,900
8147 / 3202	2021263079	10/27/2021	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	$100
8075 / 0253	2021153256	06/28/2021	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$100
8075 / 0248	2021153255	06/28/2021	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$100
8075 / 0243	2021153254	06/28/2021	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$4,013,000
8075 / 0233	2021153252	06/28/2021	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$100
8075 / 0228	2021153251	06/28/2021	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$100

Recent Neighborhood Sales

Alt Key	Address	City	Property Class	NBHD	Sale Date	Sale Price
4662324	1140 W GRANADA BLVD	ORMOND BEACH	7700-CLB/LDG/UN HALL	7276	11/18/2021	$1,400,000
3062761	1211 W GRANADA BLVD	ORMOND BEACH	1000-VACANT COMM	7276	08/13/2021	$1,345,000

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

25 14 31 IRREG PARCEL IN SW 1/4 OF SW 1/4 W OF TIMBER CREEK RD & N OF SR 40 EXC NEW R/W FOR TYMBER CREEK RD AS DESCRIBED IN OR 8075 PG 0228 PER OR 8075 PG 233 OR 8075 PG 0243 OR 8075 PG 0248 PER OR 8147 PG 3202 PER OR 8262 PG 3977

Correspondence received after Planning Board meeting

From: Julie and Ken Sipes
To: Dauderis, Susan
Cc: Spraker, Steven; Lochert, Taylor
Subject: Petition re: Tymber Creek Apartments
Date: Friday, January 27, 2023 3:42:20 PM
Attachments: image001.png

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Susan,

Our internet is out so the best we could do is take screenshots of the text of the petition and the current number of signers. Note, as of 3:30 pm on 1/26/2023 there were 2,333 signers.

It seems people are still signing, as at least two did within the last hour.

Again — here is the link, if you could provide this in the packet, as well, so interested parties can pull up the petition itself to review the details. It's all public.

https://www.change.org/p/the-mayor-and-city-commission-of-ormond-beach-tymber-creek-apartments

Thank you,
Ken and Julie

On Friday, January 27, 2023, Dauderis, Susan <Susan.Dauderis@ormondbeach.org> wrote:

> Good morning,
>
> We would need this as soon as possible, by end of day today, for it to be part of the packet.
>
> Thank you,
>
> Susan
>
> ---
>
> **From:** Julie and Ken Sipes <cando2ormond@gmail.com>
> **Sent:** Wednesday, January 25, 2023 5:06 PM
> **To:** Dauderis, Susan <Susan.Dauderis@ormondbeach.org>
> **Cc:** Spraker, Steven <Steven.Spraker@ormondbeach.org>; Shanahan, Joyce <Joyce.Shanahan@ormondbeach.org>; Lochert, Taylor <Taylor.Lochert@ormondbeach.org>
> **Subject:** Re: Petition re: Tymber Creek Apartments

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you. Now with the continuance what is the timetable, and by when would you need a pdf of the petition?

On Monday, January 23, 2023, Dauderis, Susan <Susan.Dauderis@ormondbeach.org> wrote:

> Good afternoon Julie and Ken,
>
> We are unable to include this in the packet for tomorrow's City Commission meeting, as the agenda packet has already been published. However, if you provide us with a paper or pdf/electronic copy of what it is that you want provided to the Mayor and Commissioners, we will get it to them.
>
> Thank you,
>
> Susan

Susan Carroll Dauderis, MA

City Clerk, City of Ormond Beach

22 South Beach Street , Ormond Beach, FL 32174

Main: (386) 677-0311 | Direct: (386) 676-3340 | Fax: (386) 676-3330

Susan.Dauderis@ormondbeach.org

www.ormondbeach.org

From: Spraker, Steven <Steven.Spraker@ormondbeach.org>

Sent: Monday, January 23, 2023 7:15 AM
To: 'Julie and Ken Sipes' <cando2ormond@gmail.com>
Cc: Dauderis, Susan <Susan.Dauderis@ormondbeach.org>; Shanahan, Joyce <Joyce.Shanahan@ormondbeach.org>
Subject: RE: Petition re: Tymber Creek Apartments

Good morning,

Thank you for your e-mail. I have forwarded your e-mail to the City Clerk for the City Commission item.

Steven

Steven Spraker, AICP

Planning Director

Planning Department

22 South Beach Street, Room 104

Ormond Beach, FL 32174

Direct Line: 386.676.3341

Department: 386.676.3238

Cell: 386.366.1590

Fax: 386.676.3361

E-mail: Steven.Spraker@ormondbeach.org

From: Julie and Ken Sipes <cando2ormond@gmail.com>
Sent: Friday, January 20, 2023 7:35 PM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Cc: Partington, Bill <Bill.Partington@ormondbeach.org>; Persis, Susan <Susan.Persis@ormondbeach.org>; Sargent, Travis <Travis.Sargent@ormondbeach.org>; Briley, Harold <Harold.Briley@ormondbeach.org>; Shanahan, Joyce <Joyce.Shanahan@ormondbeach.org>; Lori.Tolland@gmail.com
Subject: Petition re: Tymber Creek Apartments

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please see below the link for the petition. If you need it printed out, let us know.

If possible, please include this in the packet for the upcoming 1/24 meeting. If it is too late, then please include in the 2nd Reading packet on 2/7. (Hopefully there won't be a second reading.)

Thank you.

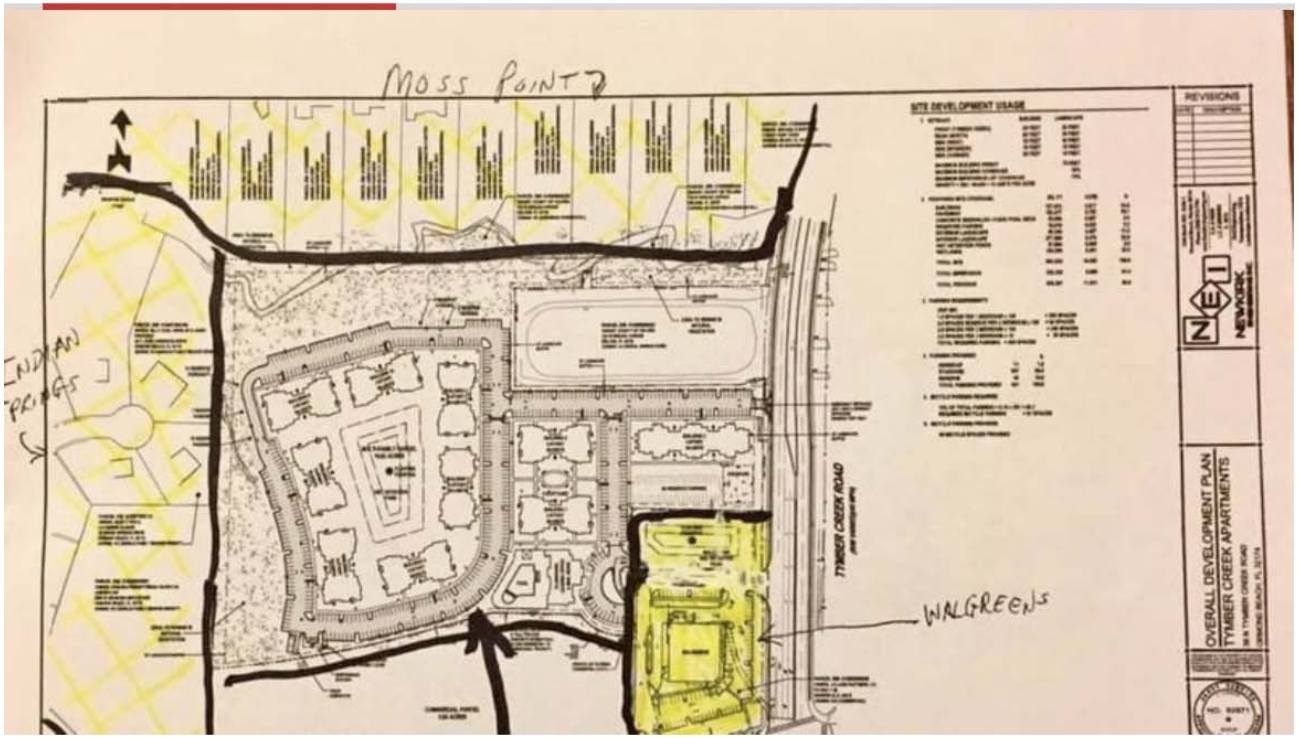
https://www.change.org/p/the-mayor-and-city-commission-of-ormond-beach-tymber-creek-apartments

Notice: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Notice: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

change.org

Petition details Comments Updates



TYMBER CREEK APARTMENTS

2,333 have signed. Let's get to 2,500!



Julie Sipes started this petition to The Mayor and City Commission of Ormond Beach

We have major concerns about the impact of the proposed high-density Tymber Creek Apartments located at the northwest of the intersection of West Granada Boulevard and Tymber Creek Road.

This development is not compatible with adjacent established residential areas of single-family homes and will negatively impact these property owners to the north, east, and west.

We are also concerned about the traffic from such a high-density development.

We request that the density be downsized and only single-family homes be permitted.

Furthermore, we request that Low-Impact Development principles be used, rather than wholesale clear-cutting of trees and large retention ponds. We believe it is important to preserve the natural beauty of the land.

Meeting Date: 2/7/2023	**AGENDA ITEM**		**Number:** 7.F
Section:	PUBLIC HEARINGS		
Item Category:	Public Hearing - Ordinances	**Res./Ord. No:**	2023-13
Strategic Goal:	Community Development - Other		
Department :	Planning & Building		
Subject:	RidgeHaven West, Zoning Map Amendment		
Budget Impact:	There is no budget impact as the result of this zoning map amendment.		
Summary:	This is a request for a zoning map amendment submitted by RCM Properties, LLC, property owner, for a Zoning Map amendment for approximately 13.13-acres generally located south of the platted road of Pennsylvania Avenue and along the platted roadways of Rosemary Street and Benton Street, west of Plantation Oaks Boulevard, Volusia County Property Appraiser parcel identification numbers: 3136-01-08-0010 and 3136-01-09-0001, from B-7, Highway Tourist Commercial to R-4, Single-Family Cluster and Townhouse. The Planning Board recommended approval by a 5-0 vote.		
Recommended Action:	It is recommended the City Commission **APPROVE** of the zoning map amendment from the existing zoning district classification of B-7, Highway Tourist Commercial to R-4, Single-Family Cluster and Townhouse for Volusia County Property Appraiser parcel identification numbers: 3136-01-08-0010 and 3136-01-09-0001. The Planning Board recommended approval by a 5-0 vote.		
Staff Contact:	Steven Spraker, Planning Director, (386) 676-3341		

Approval:

Kelly McGuire, Finance Director	1/11/2023	
Claire Whitley, Assistant City Manager	1/24/2023	

Joyce Shanahan, City Manager	2/2/2023	

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER
MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Steven Spraker, Planning Director

Date: February 7, 2023

Subject: RidgeHaven West, Zoning Map Amendment

Commission Goal: Community Development - Other

Introduction

This is a request for a zoning map amendment submitted by RCM Properties, LLC, property owner, for a Zoning Map amendment for approximately 13.13-acres generally located south of the platted road of Pennsylvania Avenue and along the platted roadways of Rosemary Street and Benton Street, west of Plantation Oaks Boulevard, Volusia County Property Appraiser parcel identification numbers: 3136-01-08-0010 and 3136-01-09-0001, from B-7, Highway Tourist Commercial to R-4, Single-Family Cluster and Townhouse.

Background

The subject property is approximately 13.13 acres and is currently vacant. The current land use map designation is “Low Intensity Commercial” and the zoning classification is B-7, Highway Tourist Commercial. There have been no previous development related applications with the subject property. The land area is part of the Interlocal Service Boundary Agreement (ISBA) adopted by the City of Ormond Beach Commission and by the Volusia County Council effective and recorded on August 28, 2014. As part of the adoption of the Interlocal Service Boundary Agreement, Comprehensive Plan policies were established to maintain what was allowed by the Volusia County land use map entitlements. Policy 9.1.4 of the Comprehensive Plan Future Land Use Element contains table 4 that provides the following land use map annotations: “Density shall not exceed 8 dwelling units per acre. Maximum FAR shall not exceed 0.50 for retail or 0.55 for all other nonresidential uses.” The subject property is within unincorporated Volusia County and would require annexation prior to any utility connections. There are no current site plans submitted for the 13.13 acres under this application.

There is a companion land use map amendment (Ordinance 2023-07) to this zoning map amendment that seeks to amend the subject property from “Low Intensity Commercial” to “Medium Density Residential”. The land use amendment shall maintain the existing land use limitation of a maximum of eight (8) units per acre for residential

development.

Discussion

The purpose of the zoning map amendment is to change the 13.13 acres to the R-4, Single-Family Cluster and Townhouse zoning classification. Based upon the land use map amendment from “Low Intensity Commercial” to “Medium Density Residential”, a corresponding zoning classification is required. This land area abuts Plantation Oaks, Phase 4, I-95 and other lands zoned R-4, Single-Family Cluster and Townhouse.
The existing B-7, Highway Tourist Commercial, zoning classification allows the following key uses:

- Business and Professional Office
- Financial Institution
- Retail Sales and Services
- Transient Lodging
- Convenience store, Type “B” and “C” – conditional use
- Dwelling, Multi-family – conditional use
- Restaurants, Types “A”, “B”, and “C” – conditional use
- Shopping Center

The proposed R-4, Single-Family Cluster and Townhouse classification allows the following key uses:

- Dwelling, Single-Family Detached
- Dwelling, Multi-family
- Townhouse

Based upon the existing and proposed residential use of a maximum of eight (8) units per acre and the exiting R-4, Single-Family Cluster and Townhouse zoning in the immediate areas, the R-4, Single-Family Cluster and Townhouse is the most appropriate zoning compatible with the “Medium Density Residential” land use.

Planning Board
The Planning Board reviewed the land use map amendment at the December 8, 2022 meeting and recommended approval with a 5-0 vote. There were no individuals who spoke for or against the application.

Budget Impact

There is no budget impact as the result of this zoning map amendment.

Citizen Impact

There is no citizen impact anticipated by the zoning map amendment. Any future development will be reviewed by the Site Plan Review Committee.

Recommendation

It is recommended the City Commission **APPROVE** of the zoning map amendment from the existing zoning district classification of B-7, Highway Tourist Commercial to R-4, Single-Family Cluster and Townhouse for Volusia County Property Appraiser parcel identification numbers: 3136-01-08-0010 and 3136-01-09-0001. The Planning Board recommended approval by a 5-0 vote.

Attachments:

1. 23-13 ZMA, RidgeHaven West (P23-0008G)
2. Exhibit A, Sketch and Legal (8.5X11)
3. Exhibit B, Ridgehaven_West_ZONING
4. 12.05.2022, Zoning Map Amendment, RidgeHaven West, PB Staff Report
5. Draft PB Minutes, RidgeHaven West, ZMA
6. Internal 1, 3136-01-08-0010 & 3136-01-09-0001 DEED
7. Internal 2, Property Record Card 3136-01-08-0010
8. Internal 3, Property Record Card 3136-01-09-0001
9. Internal 4, Rezoning Application Form Signed
10. Internal 5-DRAFT -To run 01.27.2023, RidgeHaven West ZMA, DISPLAY AD, CC1
11. Internal 6-DRAFT -To run 02.10.2023, RidgeHaven West ZMA, DISPLAY AD, CC2

Approvals:

Kelly A. McGuire

Kelly McGuire, Finance Director — Date: January 11, 2023

Claire Whitley, Assistant City Manager — Date: January 24, 2023

Joyce Shanahan

Joyce Shanahan, City Manager — Date: February 02, 2023

ORDINANCE NO. 2023-13

AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, 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 TWO PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 13.13 ACRES GENERALLY LOCATED SOUTH OF THE PLATTED ROAD OF PENNSYLVANIA AVENUE AND ALONG THE PLATTED ROADWAYS OF ROSEMARY STREET AND BENTON STREET, WEST OF PLANTATION OAKS BOULEVARD (VOLUSIA COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBERS: 3136-01-08-0010 AND 3136-01-09-0001) FROM B-7, HIGHWAY TOURIST COMMERCIAL, TO R-4, SINGLE-FAMILY CLUSTER AND TOWNHOUSE; AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, RCM Properties, LLC, a Florida limited liability company ("Property Owner") is the fee simple owner of certain real property consisting of approximately 13.13 acres and being generally located south of the platted road of Pennsylvania Avenue and along the platted roadways of Rosemary Street and Benton Street, west of Plantation Oaks Boulevard (Volusia County Property Appraiser parcel identification numbers: 3136-01-08-0010 and 3136-01-09-0001) Ormond Beach, Florida, which is legally described and depicted in Exhibit "A" ("Property") attached hereto and incorporated herein, and

WHEREAS, the Property Owner has submitted an application to the city to re-zone the Property from B-7, Highway Tourist Commercial, to R-4, Single-Family Cluster and Townhouse, and

WHEREAS, the Property to be re-zoned is more than ten contiguous acres, consisting of approximately 13.13 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), *Florida Statutes,* 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 two parcels of property generally located south of the platted road of Pennsylvania Avenue and along the platted roadways of Rosemary Street and Benton Street, west of Plantation Oaks Boulevard (Volusia County Property Appraiser parcel identification numbers: 3136-01-08-0010 and 3136-01-09-0001), as more particularly described and depicted in Exhibit "A" from B-7, Highway Tourist Commercial, to R-4, Single-Family Cluster and Townhouse, as shown and depicted in Exhibit "B".

SECTION THREE. The change in zoning is contingent, and shall become effective, upon the proposed *Comprehensive Plan* amendment for the Property (Ordinance No. 2023-07) becoming effective.

SECTION FOUR. 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 7th day of February, 2023.

PASSED UPON at the second and final reading of the City Commission, this 21st day of February, 2023.

_____

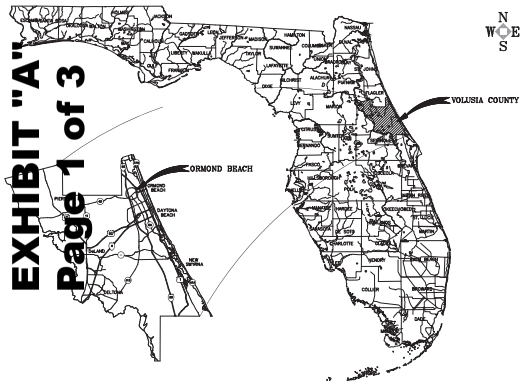
BILL PARTINGTON
Mayor

ATTEST:

_____

SUSAN CARROLL DAUDERIS
City Clerk

EXHIBIT "A"
Page 1 of 3



ALTA / NSPS LAND TITLE SURVEY

FOR

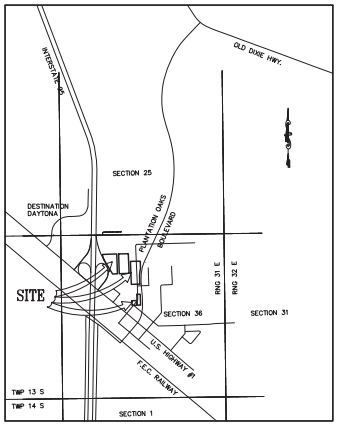
RIDGE LAND HOLDINGS

A PORTION OF

SECTION 36 – TOWNSHIP 13 SOUTH – RANGE 31 EAST
VOLUSIA COUNTY, FLORIDA

LOCATION

PLANTATION OAKS BOULEVARD, ORMOND BEACH, FL.



VICINITY MAP
1"=2000'

SURVEY NOTES:

SURVEYORS NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; COMMITMENT NO.: 1207339, COMMITMENT DATE: JANUARY 25, 2021 AT 11:00 P.M. UPDATED COMMITMENT NO. 1207339-A3, COMMITMENT DATE: FEBRUARY 4, 2022

2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

3. BEARING STRUCTURE ASSUMED AND BASED ON THE SOUTH LINE OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 31 EAST, HAVING A BEARING OF BEING S88°20'29"W.

4. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.

5. THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE X. THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. MAP NO. 12127C0182J MAP EFFECTIVE DATE: FEBRUARY 19, 2014, APPROXIMATE SCALE: 1"=500' & 12127C0201J MAP EFFECTIVE DATE: SEPTEMBER 29, 2017. APPROXIMATE SCALE: 1"= 500'.

6. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER." OR ELECTRONIC SIGNATURE.

7. UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.

DESCRIPTION OF PROPERTY SURVEYED:

PARCEL 1:
PART OF LOTS 1 THROUGH 7, BLOCK 34, REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING WESTERLY OF PLANTATION OAKS BOULEVARD A PROPOSED 100 FOOT RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 34, RUN THENCE SOUTH 02°05'06" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID LOTS 1 THROUGH 7 OF SAID BLOCK 34 TO THE SOUTHWEST CORNER OF LOT 7; THENCE RUN NORTH 87°58'56" EAST ALONG THE SAID SOUTHERLY BOUNDARY LINE OF SAID LOT 7, 110 FEET TO A POINT; THENCE RUN NORTH 02°05'06" WEST A DISTANCE OF 350 FEET TO THE NORTHERLY BOUNDARY LINE OF LOT 1, BLOCK 34; THENCE SOUTH 87°58'56" WEST ALONG SAID NORTHERLY BOUNDARY LINE OF LOT 1 A DISTANCE OF 110 FEET TO THE NORTHWEST CORNER THEREOF AND THE POINT OF BEGINNING.

PARCEL 2:
LOTS 4 THROUGH 7, BLOCK 7, AND LOTS 1 THROUGH 4, BLOCK 21, AS SHOWN ON THE REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA, LESS AND EXCEPT: THAT PORTION OF LOTS 6 AND 7, BLOCK 7 AND THAT PORTION OF LOTS 1 THROUGH 4, BLOCK 21, LYING WEST OF PLANTATION OAKS BOULEVARD RECORDED IN MAP BOOK 59 PAGES 138 THROUGH 154, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 3:
LOTS 25 THROUGH 27, BLOCK 34, REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 27, BLOCK 34, SAID POINT BEING ON THE EASTERLY LINE OF BENTON STREET, A 60 FOOT PARTIALLY OPENED RIGHT OF WAY, RUN THENCE NORTH 87°58'56" EAST ALONG THE NORTHERLY LINE OF LOT 27 FOR A DISTANCE OF 150.00 FEET TO THE WESTERLY LINE OF A 15 FOOT UNNAMED ALLEY; THENCE SOUTH 02°05'06" EAST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF LOT 25; THENCE SOUTH 87°58'56" WEST ALONG THE SOUTHERLY LINE OF LOT 25 FOR A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER THEREOF AND THE EASTERLY LINE OF BENTON STREET AFORESAID; THENCE NORTH 02°05'06" WEST ALONG SAID EASTERLY LINE OF BENTON STREET FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
ALL OF BLOCKS 8 AND 9 TOGETHER WITH THAT PORTION OF BLOCK 10 LYING EAST OF INTERSTATE NO. 95, AND THAT PORTION OF DOWLING STREET LYING EAST OF INTERSTATE NO. 95, ALL IN THE REVISED PLAT OF NATIONAL GARDENS RECORDED ON MAP BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA.

B II EXCEPTIONS:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. a. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE 2022 AND SUBSEQUENT YEARS.

   b. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORED IN THE PUBLIC RECORDS.

   c. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.

   d. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.

   E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.

3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCREDITED TO SUCH LANDS.

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. ITEMS 1-4 STANDARD EXCEPTIONS, NOT A SURVEY MATTER.

5. ALL MATTERS AS CONTAINED ON THE PLAT OF REVISED NATIONAL GARDENS, AS RECORDED IN PLAT BOOK 10, PAGE 250, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. SHOWN HEREON.

6. RESERVATIONS AS CONTAINED IN DEED FROM TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA AS RECORDED IN DEED BOOK 315, PAGE 525, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA DOES NOT AFFECT SUBJECT PROPERTY. NOT GRAPHICALLY DEPICTED.

7. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R. BOOK 7476, PAGE 43, PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA. SHOWN HEREON.

8. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R. BOOK 7495, PAGE 1048, PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA. SHOWN HEREON.

9. RIGHTS OF LESSEES UNDER UNRECORDED LEASES. NOT A SURVEY MATTER.

INDEX OF SHEETS:

1. COVER SHEET (CURRENT), KEY SHEET, AND B-11 EXCEPTIONS.
2. ALTA/NSPS LAND TITLE SURVEY OF NATIONAL GARDENS LOTS 1-4, BLOCK 21, LOTS 4-7, BLOCK 7, LOTS 1-7, BLOCK 8, BLOCKS 9 AND 10.
3. ALTA/NSPS LAND TITLE SURVEY OF NATIONAL GARDENS LOTS 1-7, AND 24-25, BLOCK 34.

SURVEYOR'S CERTIFICATION:

CERTIFIED TO AND FOR THE BENEFIT OF: RIDGE LAND HOLDINGS, LLC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GLENN D. STORCH, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 3, 8, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON: 07-24-2021
DATE OF PLAT OR MAP: 06-23-2022

J.W. BARNES P.S.M. NO. 5576

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
2051 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 760-3959
LICENSED BUSINESS CERTIFICATION NUMBER 3019
Copyright © 2022 Sliger & Associates, Inc.

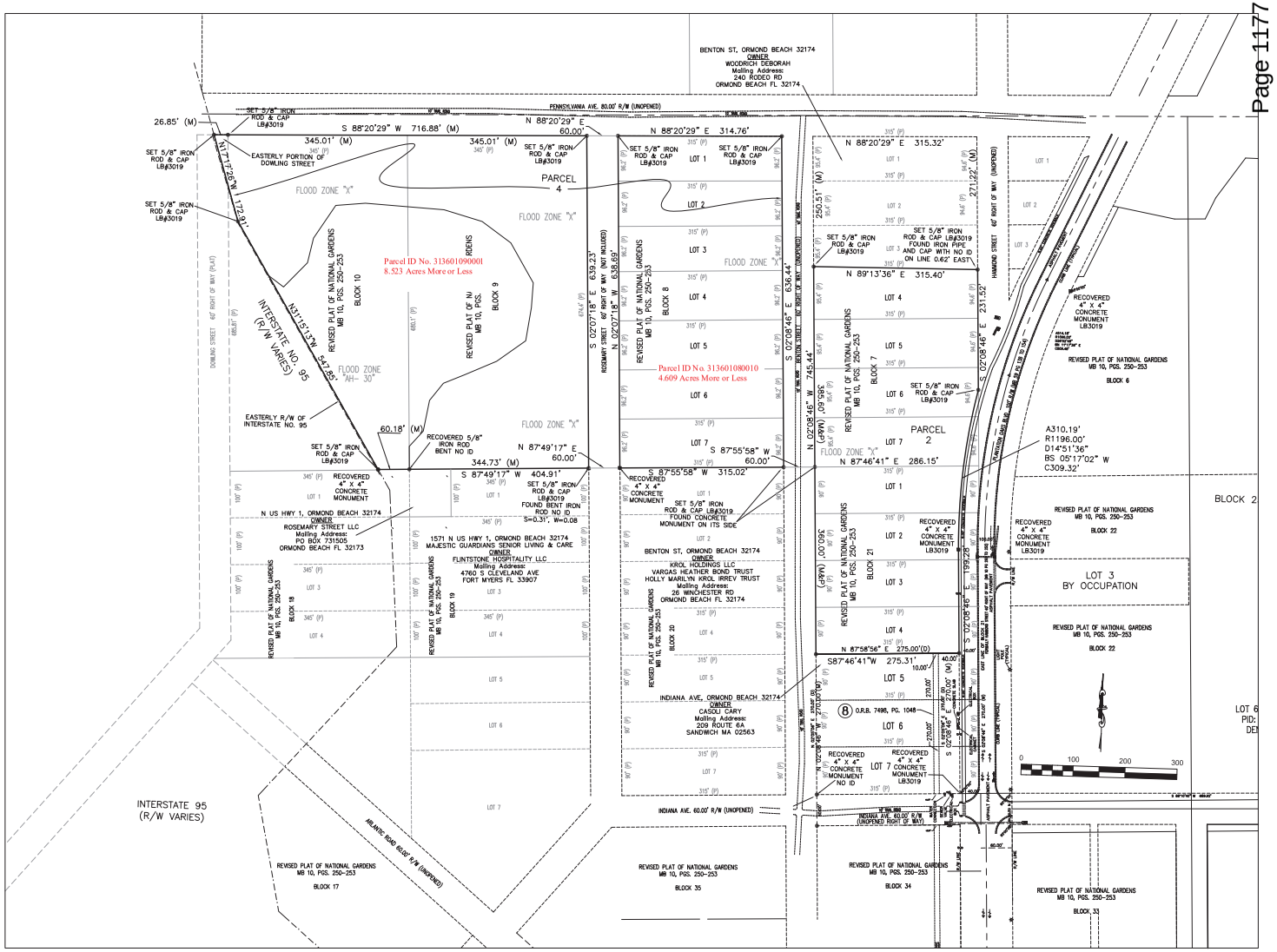
No.	Date	Revision	Approved
1			
2			
3			
4			

FIELD BOOK: 1477
PAGE (S): 40-51
FIELD DATE: 07-26-2021
PARTY CHIEF: JASON PENFIELD
DRAWN BY: JOHN MOLLER
CHECKED BY: JEFF BARNES
CLIENT: RIDGE LAND HOLDINGS, LLC

ALTA / NSPS LAND TITLE SURVEY
RIDGE LAND HOLDINGS, LLC

PROJ.: 00902
JOB: 21-1779
SCALE: N/A
SHEET: 1 of 3

EXHIBIT "A"
Page 2 of 3



LEGEND

IRON ROD WITH CAP	GV	GAS VALVE	FOCB	FIBER OPTIC CABLE BOX	SSMH	SANITARY SEWER MANHOLE
IRON ROD	RUV	REUSE VALE	FOCV	FIBER OPTIC CABLE VAULT	SDMH	STORM DRAIN MANHOLE
IRON PIPE WITH CAP	SSV	SANITARY SEWER VALVE	ELP	ELECTRIC PANEL	GTMH	GREASE TRAP MANHOLE
IRON PIPE	HHE	HAND HOLE (ELECTRIC)	FOCM	FIBER OPTIC CABLE MARKER	EMH	ELECTRIC MANHOLE
NAIL & DISK	WM	WATER METER	TPM	TELEPHONE CABLE MARKER	UMH	UTILITY MANHOLE
FD "X"/CUT IN CONCRETE	GM	GAS METER		SIGN	CO	CLEAN OUT
CONCRETE MONUMENT	TB	TELEPHONE BOX	LP	LIGHT POLE	FOC	FIBER OPTIC CABLE MANHOLE
DENOTES PC / PT	MB	MAIL BOX	YL	YARD LIGHT	RBO	REUSE BLOWOFF ASSEMBLY
PERMANENT CONTROL POINT	TV	CABLE TELEVISION BOX	UP	UTILITY POLE		WETLANDS LOCATION
SITE BENCHMARK	TSB	TRAFFIC SIGNAL BOX	GA	GUY ANCHOR		EXISTING CONCRETE
FH FIRE HYDRANT	WV	WATER VALVE	EB	ELECTRIC SERVICE BOX	0.00	EXISTING ELEVATION

ABBREVIATIONS

W/	WITH	ILLEG.	ILLEGIBLE	GLM	GAS LINE MARKER	LP	LIGHT POLE	-FO-	BURIED FIBER OPTIC CABLE
IRC	IRON ROD & CAP	MB	MAP BOOK	D	CENTRAL ANGLE	DIP	DUCTILE IRON PIE	PP	POWER POLE	-T-	BURIED TELEPHONE CABLE
IR	IRON ROD (NO CAP)	PG	PAGE	R	RADIUS	PVC	POLYVINYL CHLORIDE	GA	GUY ANCHOR	-W-	BURIED WATER LINE
IPC	IRON PIPE & CAP	ORB	OFFICIAL RECORDS BOOK	L	ARC LENGTH	CONC	CONCRETE	TSP	TRAFFIC SIGNAL POLE	-E-	BURIED ELECTRIC LINE
IP	IRON PIPE (NO CAP)	(P)	PLATTED DIMENSION	CB	CHORD BEARING	RES	RESIDENCE	R/W	RIGHT OF WAY	-G-	BURIED GAS LINE
CM	CONCRETE MONUMENT	(D)	DEED DIMENSION	CH	CHORD DISTANCE	CO	CLEANOUT	DW	DRIVEWAY	-TV-	BURIED TELEVISION LINE
NAD	NAIL & DISK	(M)	MEASURED DIMENSION	SAN	SANITARY	ES	ELECTRIC SERVICE	TOB	TOP OF BANK	-FN-	BURIED FORCEMAIN
FND	FOUND	(C)	CALCULATED DIMENSION	M	MEASURED	CV	CHECK VALVE	TOE	TOE OF SLOPE	-OH-	AERIAL UTILITY LINE
MW	MONITORING WELL	(R)	RADIAL	MES	MITERED END SECTION	IV	IRRIGATION VALVE	CLS	CENTERLINE OF SWALE	-ST-	STORM WATER LINE
ID	IDENTIFICATION	(NR)	NON RADIAL	HDPE	HIGH DENSITY POLYETHYLENE PIPE	WV	WATER VALVE	A/C	AIR CONDITIONER	FPL 20	FLORIDA POWER & LIGHT COMPANY
(TYP)	TYPICAL	STA	STATION	RCP	REINFORCED CONCRETE PIPE	RV	REUSE VALVE	FNC	FENCE	NGVD	NATIONAL GEODETIC VERTICAL DATUM
SEC	SECTION	EL	ELEVATION	CMP	CORRUGATED METAL PIPE	WM	WATER METER	EOW	EDGE OF WATER	NAVD	NORTH AMERICAN VERTICAL DATUM
TWP	TOWNSHIP	INV	INVERT	CPP	CORRUGATED PLASTIC PIPE	FH	FIRE HYDRANT	U.E.	UTILITY EASEMENT	PH1	PHASE 1
RGE	RANGE	℄	CENTERLINE	VCP	VITREOUS CLAY PIPE	TC	TOP COVER	A.E.	ACCESS EASEMENT	PH1A	PHASE 1A

UTILITY STATEMENT:

THE INACCESSIBLE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM ABOVE GROUND FIELD UTILITY LOCATIONS AND/OR EXISTING AS-BUILTS DRAWINGS PROVIDED BY THE CLIENT. SLIGER AND ASSOCIATES, INC. (S&A) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. LIKEWISE S&A DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ONLY THAT S&A HAS LOCATED THE UTILITIES AS ACCURATELY AS POSSIBLE FROM SAID FIELD LOCATIONS AND/OR AS-BUILTS PROVIDED BY OTHERS. S&A HAS NOT PHYSICALLY LOCATED THE ACTUAL INACCESSIBLE UNDERGROUND UTILITIES, EXCEPT AS SPECIFICALLY NOTED AND DEPICTED ON THIS DRAWING.

ADDITIONAL ABBREVIATIONS—TREE LEGEND

CP	CAMPHOR TREE	SB	SUGARBERRY TREE	TREE TYPE	TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT
MP	MAPLE TREE	CD	CEDAR TREE	OK24 8	MULTIPLE TRUNKS
SYC	SYCAMORE TREE	EM	ELM TREE		
OK	OAK TREE	CIT	CITRUS TREE		
SG	SWEET GUM TREE	PN	PINE TREE		
HK	HICKORY TREE	PM	PALM TREE		
CB	CHINABERRY TREE	HY	HOLLY		TREE SYMBOL

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3921 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761-5385
LICENSED BUSINESS CERTIFICATION NUMBER 3019
www.sligerassociates.com
Copyright © 2022 Sliger & Associates, Inc.

NATIONAL GARDENS
LOTS 1-4, BLOCK 21, LOTS 4-7, BLOCK7, LOTS 1-7, BLOCK 8, BLOCKS 9 AND 10

FOR: RIDGE LAND HOLDINGS

JOB NO. 21-1779

FOR: RIDGE LAND HOLDINGS, LLC
SCALE: 1"=100'
DIGITAL FILE: 211781.TXT
FIELD BOOK: 1477 PAGE(S): 48-51
SHEET 2 OF 3

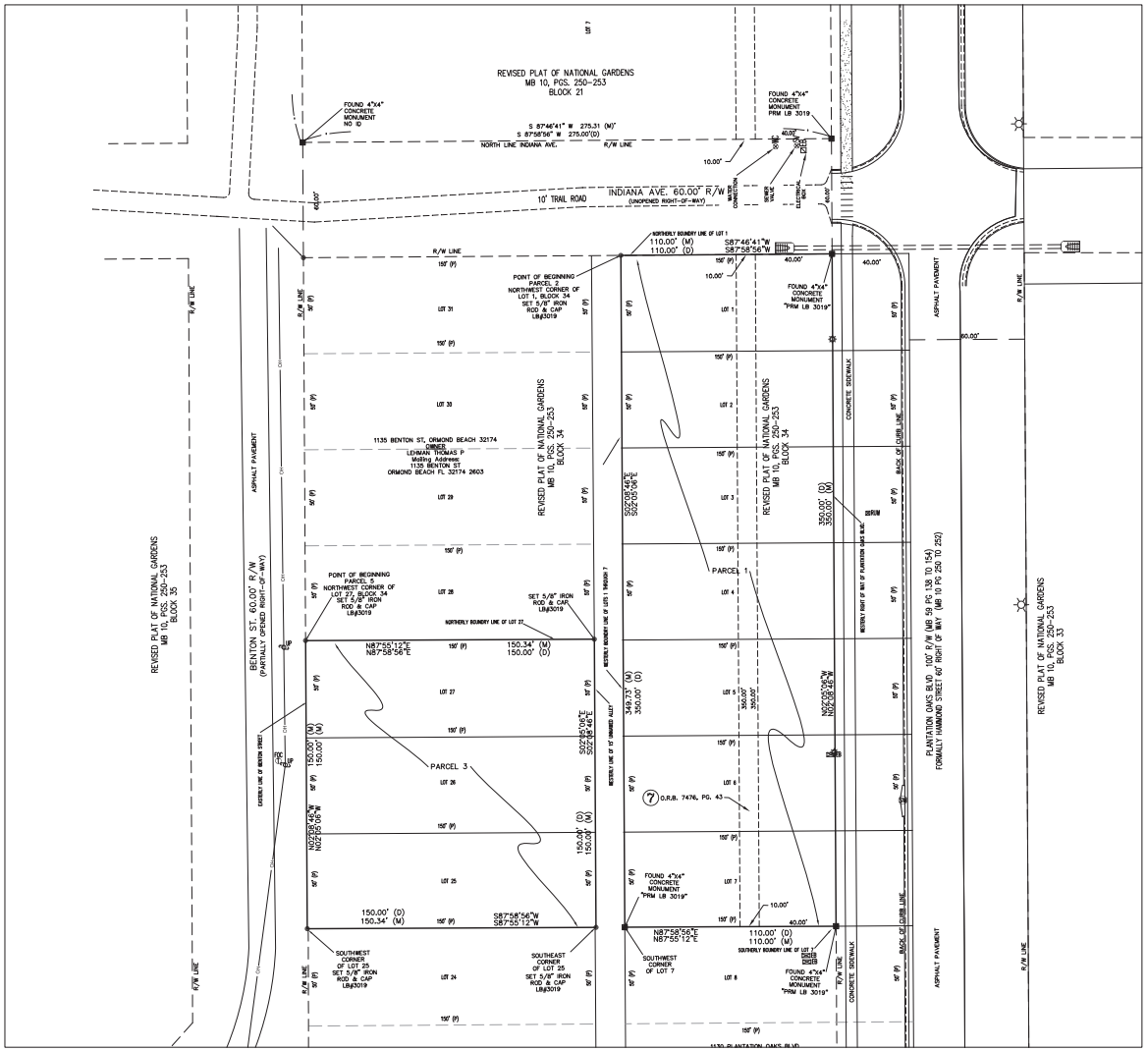
TYPE OF SURVEY	SURVEY DATE	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE	–	–	–	–	–
BOUNDARY SURVEY	07-24-2021	21-1779	JASON PENFIELD	JOHN MOLLER	JEFF BARNES
TOPOGRAPHIC SURVEY	–	–	–	–	–
FOUNDATION LOCATION	–	–	–	–	–
FINAL IMPROVEMENTS	–	–	–	–	–
RECERTIFICATION	–	–	–	–	–

ALTA/NSPS
LAND TITLE SURVEY

SHEET 2 OF 3

SEE SHEET 1 OF 3
FOR CERTIFICATION
AND SIGNATURE

EXHIBIT "A"
Page 3 of 3



LEGEND

●	IRON ROD WITH CAP	GV	GAS VALVE	FOCB	FIBER OPTIC CABLE BOX	SSMH	SANITARY SEWER MANHOLE
○	IRON ROD	RUV	REUSE VALVE	FOCV	FIBER OPTIC CABLE VAULT	SDMH	STORM DRAIN MANHOLE
◉	IRON PIPE WITH CAP	SSV	SANITARY SEWER VALVE	ELP	ELECTRIC PANEL	GTMH	GREASE TRAP MANHOLE
○	IRON PIPE	HHE	HAND HOLE (ELECTRIC)	FOCM	FIBER OPTIC CABLE MARKER	EMH	ELECTRIC MANHOLE
⊙	NAIL & DISK	WM	WATER METER	TPM	TELEPHONE CABLE MARKER	UMH	UTILITY MANHOLE
⏏	FD "X"/CUT IN CONCRETE	GM	GAS METER	SIGN		CO	CLEAN OUT
□	CONCRETE MONUMENT	TB	TELEPHONE BOX	LP	LIGHT POLE	FOC	FIBER OPTIC CABLE MANHOLE
■	DENOTES PC / PT	MB	MAIL BOX	YL	YARD LIGHT	RBO	REUSE BLOWOFF ASSEMBLY
⏏	PERMANENT CONTROL POINT	TV	CABLE TELEVISION BOX	UP	UTILITY POLE	▲	WETLANDS LOCATION
⌀	SITE BENCHMARK	TSB	TRAFFIC SIGNAL BOX	GA	GUY ANCHOR	0.00	EXISTING CONCRETE
FH	FIRE HYDRANT	WV	WATER VALVE	EB	ELECTRIC SERVICE BOX	0.00	EXISTING ELEVATION

ABBREVIATIONS

W/	WITH	ILLEG.	ILLEGIBLE	GLN	GAS LINE MARKER	LP	LIGHT POLE	-FO-	BURIED FIBER OPTIC CABLE
IRC	IRON ROD & CAP	MB	MAP BOOK	D	CENTRAL ANGLE	PP	POWER POLE	-T-	BURIED TELEPHONE CABLE
IR	IRON ROD (NO CAP)	PG	PAGE	R	RADIUS	GA	GUY ANCHOR	-W-	BURIED WATER LINE
IPC	IRON PIPE & CAP	ORB	OFFICIAL RECORDS BOOK	L	ARC LENGTH	TSP	TRAFFIC SIGNAL POLE	-E-	BURIED ELECTRIC LINE
IP	IRON PIPE (NO CAP)	(P)	PLATTED DIMENSION	CB	CHORD BEARING	R/W	RIGHT OF WAY	-G-	BURIED GAS LINE
CM	CONCRETE MONUMENT	(D)	DEED DIMENSION	CH	CHORD DISTANCE	DW	DRIVEWAY	-TV-	BURIED TELEVISION LINE
N&D	NAIL & DISK	(M)	MEASURED DIMENSION	SAN	SANITARY	ES	ELECTRIC SERVICE	TOB	TOP OF BANK	-FM-	BURIED FORCEMAIN
FND	FOUND	(C)	CALCULATED DIMENSION	M	MEASURED	CV	CHECK VALVE	TOE	TOE OF SLOPE	-OH-	AERIAL UTILITY LINE
MW	MONITORING WELL	(R)	RADIAL	MES	MITERED END SECTION	IV	IRRIGATION VALVE	CLS	CENTERLINE OF SWALE	-ST-	STORM WATER LINE
ID	IDENTIFICATION	(NR)	NON RADIAL	HDPE	HIGH DENSITY POLYETHYLENE PIPE	WV	WATER VALVE	A/C	AIR CONDITIONER	FPL CO	FLORIDA POWER & LIGHT COMPANY
(TYP)	TYPICAL	STA	STATION	RCP	REINFORCED CONCRETE PIPE	RV	REUSE VALVE	FNC	FENCE	NGVD	NATIONAL GEODETIC VERTICAL DATUM
SEC	SECTION	EL	ELEVATION	CMP	CORRUGATED METAL PIPE	WM	WATER METER	EOW	EDGE OF WATER	NAVD	NORTH AMERICAN VERTICAL DATUM
TWP	TOWNSHIP	INV	INVERT	CPP	CORRUGATED PLASTIC PIPE	FH	FIRE HYDRANT	U.E.	UTILITY EASEMENT	PH1	PHASE 1
RGE	RANGE	℄	CENTERLINE	VCP	VITREOUS CLAY PIPE	TC	TOP COVER	A.E.	ACCESS EASEMENT	PH1A	PHASE 1A

UTILITY STATEMENT:

THE INACCESSIBLE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM ABOVE GROUND FIELD UTILITY LOCATIONS AND/OR EXISTING AS-BUILTS DRAWINGS PROVIDED BY THE CLIENT. SLIGER AND ASSOCIATES, INC. (S&A) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. LIKEWISE S&A DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ONLY THAT S&A HAS LOCATED THE UTILITIES AS ACCURATELY AS POSSIBLE FROM SAID FIELD LOCATIONS AND/OR AS-BUILTS PROVIDED BY OTHERS. S&A HAS NOT PHYSICALLY LOCATED THE ACTUAL INACCESSIBLE UNDERGROUND UTILITIES, EXCEPT AS SPECIFICALLY NOTED AND DEPICTED ON THIS DRAWING.

ADDITIONAL ABBREVIATIONS—TREE LEGEND

CP	CAMPHOR TREE	SB	SUGARBERRY TREE	TREE TYPE	TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT
MP	MAPLE TREE	CD	CEDAR TREE		
SYC	SYCAMORE TREE	EM	ELM TREE		
OK	OAK TREE	CIT	CITRUS TREE	OK24 8	MULTIPLE TRUNKS
SG	SWEET GUM TREE	PN	PINE TREE		
HK	HICKORY TREE	PM	PALM TREE		
CB	CHINABERRY TREE	HY	HOLLY		TREE SYMBOL

FOR: RIDGE LAND HOLDINGS, LLC
SCALE: 1"=30'
DIGITAL FILE: 211781.TXT
FIELD BOOK: 1477
PAGE(S): 48-51
SHEET 2 OF 3

TYPE OF SURVEY	SURVEY DATE	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE	–	–	–	–	–
BOUNDARY SURVEY	07-24-2021	21-1779	JASON PENFIELD	JOHN MOLLER	JEFF BARNES
TOPOGRAPHIC SURVEY	–	–	–	–	–
FOUNDATION LOCATION	–	–	–	–	–
FINAL IMPROVEMENTS	–	–	–	–	–
RECERTIFICATION	–	–	–	–	–

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3921 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761-5385
LICENSED BUSINESS CERTIFICATION NUMBER 3019
www.sligerassociates.com
Copyright © 2022 Sliger & Associates, Inc.

ALTA/NSPS
LAND TITLE SURVEY

SHEET 3 OF 3

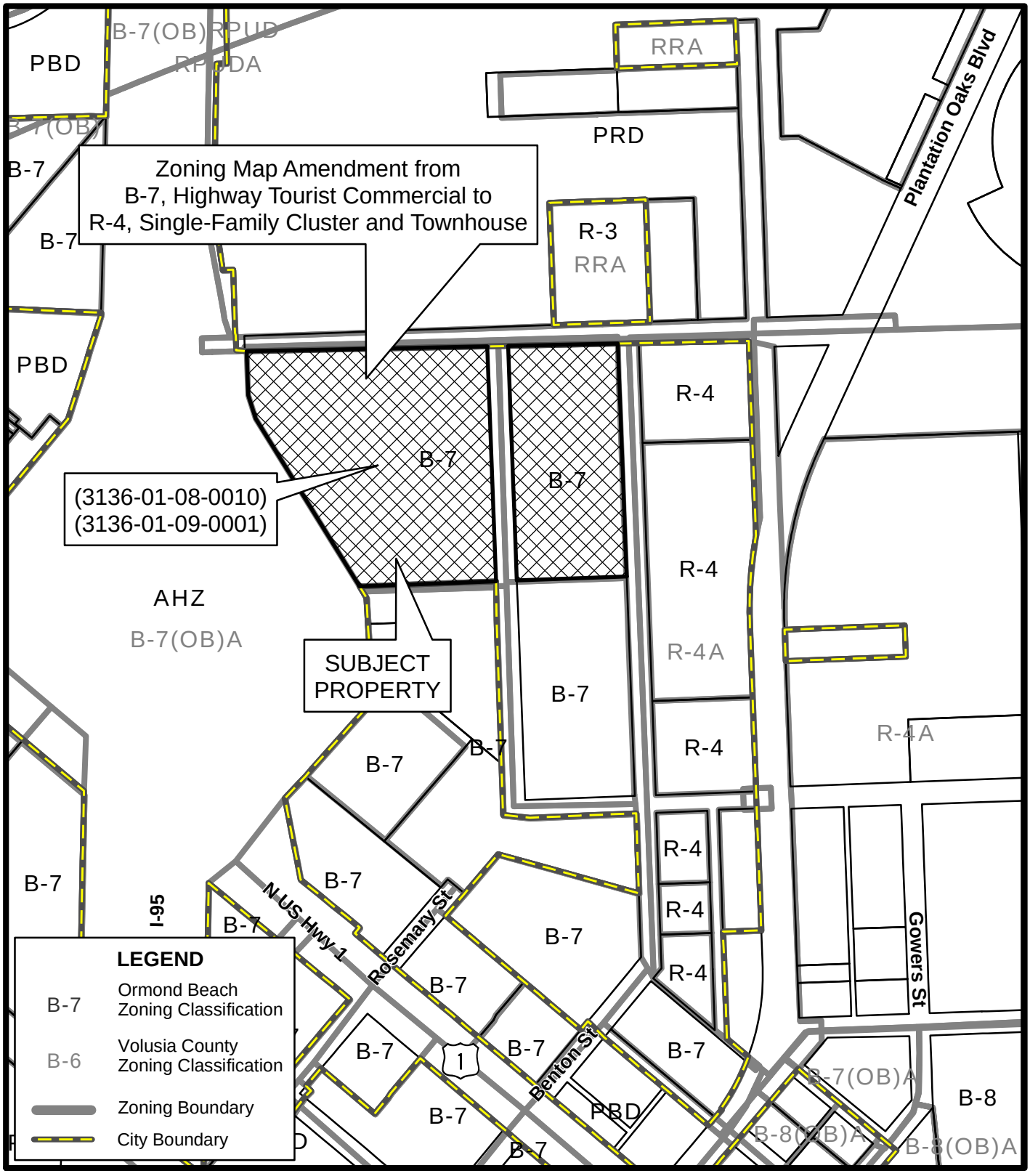
NATIONAL GARDENS
LOTS 1-7, AND 25-24, BLOCK 34

FOR: RIDGE LAND HOLDINGS

JOB NO.
21-1779

SEE SHEET 1 OF 3
FOR CERTIFICATION
AND SIGNATURE

EXHIBIT "B"



RIDGEHAVEN WEST
(3136-01-08-0010 AND 3136-01-09-0001)
ZONING MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - November 9, 2022

N.T.S.

STAFF REPORT

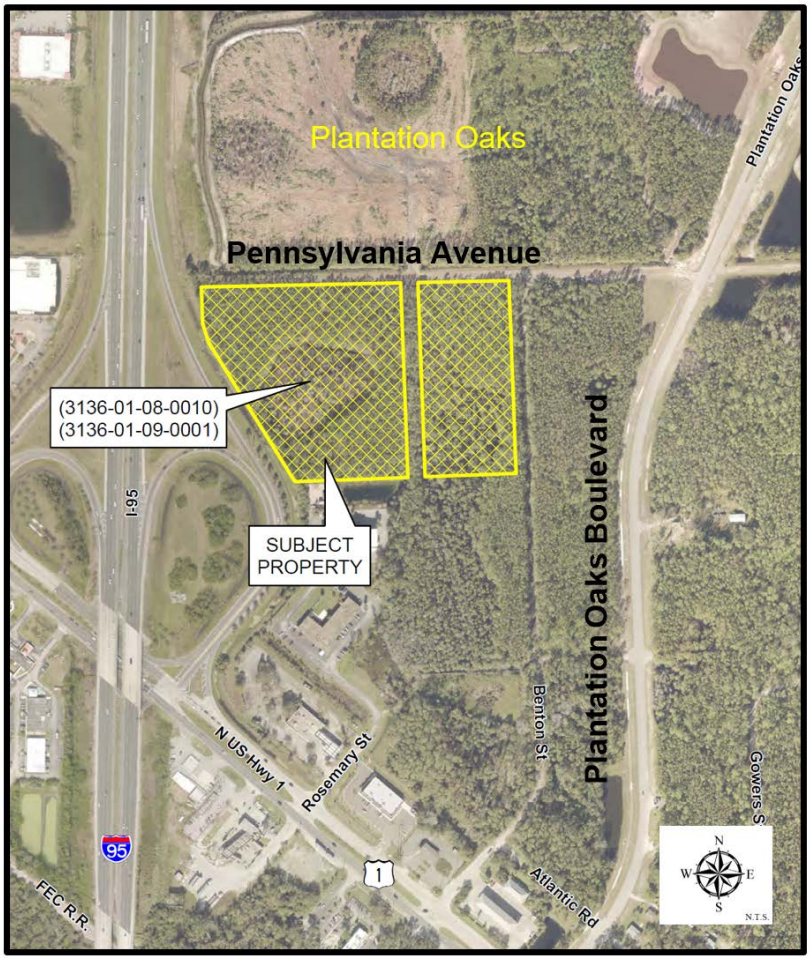
City of Ormond Beach
Department of Planning

MEETING DATE: December 5, 2022
SUBJECT: RidgeHaven West, Zoning Map Amendment
APPLICANT: RCM Properties, LLC, property owner
NUMBER: Z 2023-006
PROJECT PLANNER: Steven Spraker, AICP, Planning Director

INTRODUCTION: This is a request for a zoning map amendment submitted by RCM Properties, LLC, property owner, for a Zoning Map amendment for approximately 13.13-acres generally located south of the platted road of Pennsylvania Avenue and along the platted roadways of Rosemary Street and Benton Street, west of Plantation Oaks Boulevard, Volusia County Property Appraiser parcel identification numbers: 3136-01-08-0010 and 3136-01-09-0001, from B-7, Highway Tourist Commercial to R-4, Single-Family Cluster and Townhouse. The subject property is shown in Exhibit 1:

EXHIBIT 1: Subject properties:

Volusia County Property Appraiser parcel identification numbers:
3136-01-08-0010
and
3136-01-09-0001



BACKGROUND: The subject property is approximately 13.13 acres and is currently vacant. The current land use map designation is "Low Intensity Commercial" and the zoning classification is B-7, Highway Tourist Commercial. There have been no previous development related applications with the subject property. The land area is part of the Interlocal Service Boundary Agreement (ISBA) adopted by the City of Ormond Beach Commission and by the Volusia County Council effective and recorded on August 28, 2014. As part of the adoption of the Interlocal Service Boundary Agreement Comprehensive Plan policies were established to maintain what was allowed by the Volusia County land use map entitlements. Policy 9.1.4 of the Comprehensive Plan Future Land Use Element contains table 4 that provides the following land use map annotations: "Density shall not exceed 8 dwelling units per acre. Maximum FAR shall not exceed 0.50 for Retail or 0.55 for all other Nonresidential uses." The subject property is within unincorporated Volusia County and would require annexation prior to any utility connections. There are no current site plans submitted for the 13.13 acres under this application.

There is a companion land use map amendment to this zoning map amendment that seeks to amend the subject property from "Low Intensity Commercial" to "Medium Density Residential". The land use amendment shall maintain the existing land use limitation of a maximum of eight (8) units per acre for residential development.

Application process: The proposed land use amendment schedule of the subject property is as follows:

EXHIBIT 2: Tentative zoning amendment schedule:

Action	Date
Planning Board	December 5, 2022
City Commission 1st Reading	February 7, 2023
City Commission 2nd Reading	February 21, 2023

The following public notices have or are required to occur:

EXHIBIT 3: Public Notice:

Public Notice	Date	Notes
Courtesy letters for Planning Board	November 16, 2022	300' radius
Newspaper advertisement for Planning Board	November 22, 2022	
Abutter letters for City Commission meetings	January 20, 2023	300' radius
Newspaper advertisement for City Commission, 1st reading	January 27, 2023	
Newspaper advertisement for City Commission, 2nd reading	February 10, 2023	

The project has also been posted on the city website under the Planning Department at: (1) Development Reports, https://www.ormondbeach.org/1033/RidgeHaven-West and (2) Public Hearing Advertisements and Notices, https://www.ormondbeach.org/1000/Public-Hearing-Advertisements-and-Notice.

CONCLUSION/CRITERIA FOR APPROVAL:

Section 1-15(D)(3) of the Land Development Code states that the Planning Board shall review non-planned development rezonings based on the Development Order criteria in Section 1-15(E) (1-10) of the Land Development Code which are analyzed below:

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 purpose of the zoning map amendment is to change the 13.13 acres to the R-4, Single-Family Cluster and Townhouse zoning classification. Based upon the land use map amendment from "Low Intensity Commercial" to "Medium Density Residential", a corresponding zoning classification is required. This land area abuts Plantation Oaks, Phase 4, I-95 and other lands zoned R-4, Single-Family Cluster and Townhouse.

   The existing B-7, Highway Tourist Commercial, zoning classification allows the following key uses (see ATTACHMENT 4 for all uses):

   - Business and Professional Office
   - Financial Institution
   - Retail Sales and Services
   - Transient Lodging
   - Convenience store, Type "B" and "C" – conditional use
   - Dwelling, Multi-family – conditional use
   - Restaurants, Types "A", "B", and "C" – conditional use
   - Shopping Center

   The proposed R-4, Single-Family Cluster and Townhouse classification allows the following keys uses (see ATTACHMENT 4 for all uses):

   - Dwelling, Single-Family Detached
   - Dwelling, Multi-family
   - Townhouse

   The Future Land Use Map designation is undergoing an amendment to "Medium Density Residential". Section 2-02 of the Land Development Code, Future land use map designations and zoning districts, provides the following compatible zoning districts with the "Medium Density Residential":

EXHIBIT 4: Section 2-02 of the Land Development Code, compatible land use designation and zoning districts:

MDR, Medium Density Residential	R-3, Single-Family Medium Density
	NP, Neighborhood Preservation
	R-4, Single-Family Cluster and Townhouse
	R-5, Multifamily Medium Density
	R-6, Multifamily Medium-High Density
	T-1, Manufactured/Mobile Home
	T-2, Manufactured Home

Based upon the existing and proposed residential use of a maximum of eight (8) units per acre and the exiting R-4, Single-Family Cluster and Townhouse zoning in the immediate areas, the R-4, Single-Family Cluster and Townhouse is the most appropriate zoning compatible with the "Medium Density Residential" land use. Planning staff concludes that the R-4, Single-Family Cluster and Townhouse zoning district is consistent with the existing development pattern in the area. The zoning map amendment will not adversely affect public health, safety, welfare, or the quality of life.

2. The proposed development is consistent with the Comprehensive Plan.

The zoning map amendment is consistent with the goal, objective, and policies of the Future land Use Element as shown below:

Future Land Use Element

GOAL 1. LAND USE DISTRIBUTION

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 SRA1A, AND PROVIDING OR A CONTINUED HIGH LEVEL OF OPEN SPACE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.

OBJECTIVE 1.1. RESIDENTIAL LAND USE

Ensure the availability of adequate lands to meet the residential land use needs of the community.

POLICY 1.1.3.

Preserve the character of existing neighborhoods by not allowing intrusion of land uses that would threaten to alter the neighborhood character and by encouraging voluntary rehabilitation and sound maintenance programs in viable neighborhoods which are capable of self-renewal and establishing code enforcement or public redevelopment activities in areas not capable of self-renewal.

POLICY 1.1.5.

Encourage innovative design measures for new residential developments and ensure that adequate provision is made for neighborhood facilities suitable to the type of development proposed.

POLICY 1.1.6.

Provide the opportunity, through zoning and other land use controls, for the development of a variety of housing types (i.e., single-family, duplex, townhouse, multi-family) in both conventional, planned unit and cluster type developments, that will meet the varied needs of the citizens of Ormond Beach.

POLICY 1.1.14.

Enhance community livability in the central core and older sections of the City by encouraging infill as appropriate, transit-oriented development and walkable residential areas.

OBJECTIVE 9.1. NORTH US 1 MSA PLANNING, DEVELOPMENT AND ADMINISTRATIVE AUTHORITY

The City shall have sole and singular authority within the boundaries of the MSA to apply the City's Comprehensive Land Use Plan and Zoning Map categories over unincorporated parcels, to administer the codes and regulations, and provide for the enforcement codes pursuant to the Interlocal Service Boundary Agreement (ISBA) adopted by the City of Ormond Beach Commission and by the Volusia County Council effective and recorded on August 28, 2014, at Book 7026, Pages 878 through 895, of the Public Records of Volusia County, Florida and as amended effective and recorded on October 11, 2019, at Book 7758, Pages 4680 through 4683, of the Public Records of Volusia County, Florida.

POLICY 9.1.1.

The North US 1 Municipal Service Area (MSA), consistent with its related policies of the Intergovernmental Coordination Element, is hereby established between the City and Volusia County as a means to coordinate planning and delivery of services related to future land use, public facilities and services, and protection of natural resources in advance of annexation.

POLICY 9.1.2

Pursuant to the ISBA, the City may annex noncontiguous parcels and create enclaves within the MSA notwithstanding Policy 5.1.4.

POLICY 9.1.3.

The City shall be authorized to amend the City's zoning map for all unincorporated lands within the MSA after a City land use designation has been adopted.

POLICY 9.1.4.

The City's future land uses on Figure 11 are described under "Goal 1. Land Use Distribution" of the current adopted Comprehensive Plan. For the purposes of the MSA, the City and County future land use categories shall be considered equal with the land use restrictions as described by map annotation in Table 4.

TABLE 4
North US 1 MSA Future Land Use Categories

Existing Volusia County Land Use	Proposed City Land Use	City Map Annotation
Industrial (I)	Light Industrial/Utilities (LI/U)	Max. FAR shall not exceed 0.60
Agricultural Resource (AR)	Rural Estate/Agricultural (REA)	Density shall not exceed one (1) dwelling unit per 10 acres. Max. FAR shall not exceed 0.10
Mixed Use (MXZ)	Low Intensity Commercial (LIC)	Density shall not exceed 8 dwelling units per acre. Maximum FAR shall not exceed 0.50 for Retail or 0.55 for all other Nonresidential uses.
Commercial (C)	Low Intensity Commercial (LIC)	See Annotation above for LIC
Urban Medium Intensity (UMI)	Low Intensity Commercial (LIC)	See Annotation above for LIC
Low Impact Urban (LIU)	Low Intensity Commercial (LIC)	See Annotation above for LIC
Urban Low Intensity (ULI)	Low Intensity Commercial (LIC)	See Annotation above for LIC

Housing Element

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.

OBJECTIVE 1.2. PROVISION OF ADEQUATE SERVICES AND FACILITIES

Each existing housing development and residential neighborhood along with all new housing development shall meet existing adopted level of service standards.

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.**

   Site development applications are required to provide analysis of 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 map amendment does not approve a specific development plan and this criterion would be reviewed as part of a development application (Preliminary Plat).

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 zoning map amendment is consistent with the property's proposed future land use designation and staff does not believe the project would depreciate the value of surrounding vacant property. There is residential zoning abutting the property that includes the Plantation Oaks PRD and lands with the R-4, Single-Family Cluster and Townhouse zoning classification. 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.**

   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 would be reviewed at the submission of a Preliminary Plat. It is important to note that multi-family residential is already an allowed use under the B-7, Highway Tourist Commercial zoning classification. Based on the change of land use designation and zoning classification, the proposed residential use would have less infrastructure impacts than the current land use and zoning entitlements.

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.**

   The 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 would be reviewed with the submittal of a Preliminary Plat. The analysis with the land use amendment determined that the land use and zoning map amendments reduce the maximum traffic impacts allowed.

7. **The proposed development is functional in the use of space and aesthetically acceptable.**

   There is no development proposed so the criterion is not applicable.

8. **The proposed development provides for the safety of occupants and visitors**.

   There is no development proposed so the criterion is not applicable.

9. **The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.**

   There is no development proposed so the criterion is 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.

Chapter 1, Article II, 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 be less as a result of the requested zoning map amendment from the existing zoning district designation of B-7, Highway Tourist Commercial to R-4, Single-Family Cluster and Townhouse; and
- The zoning request is consistent with the compatibility matrix outlined in the Land Development Code for the Future Land Use Map designation of "Medium Density Residential".

RECOMMENDATION:

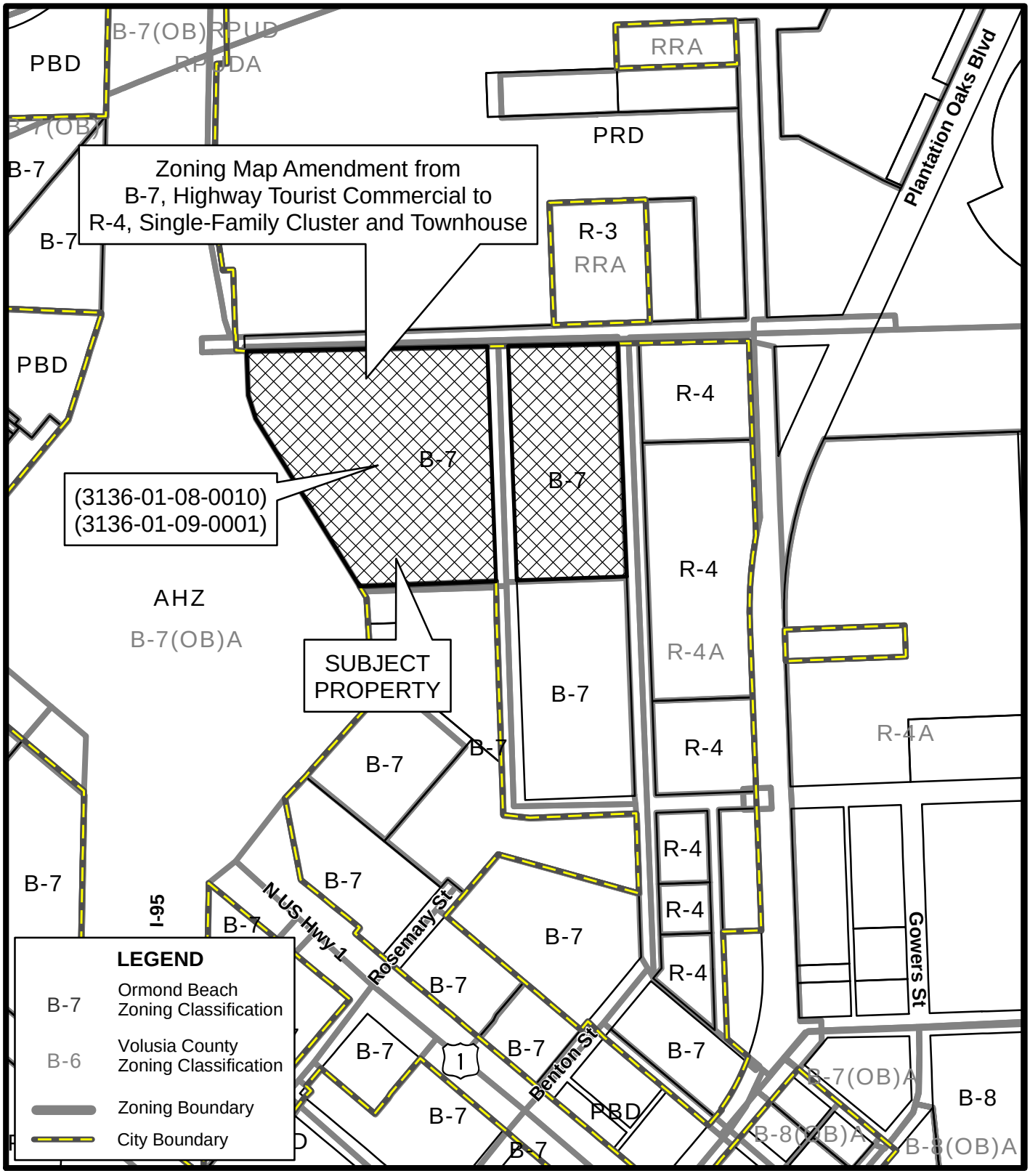
Staff recommends that the Planning Board recommend **APPROVAL** to the City Commission for a zoning map amendment from the existing zoning district classification of B-7, Highway Tourist Commercial to R-4, Single-Family Cluster and Townhouse for Volusia County Property Appraiser parcel identification numbers: 3136-01-08-0010 and 3136-01-09-0001.

Attachments:

ATTACHMENT 1: Proposed Zoning Map
ATTACHMENT 2: Land Use, Location and Aerial maps
ATTACHMENT 3: Sketch & legal description
ATTACHMENT 4: Section 2-28, B-7, Highway Tourist Commercial and 2-16, R-3, Single-Family Cluster and Townhouse zoning districts

ATTACHMENT 1

Proposed Zoning Map



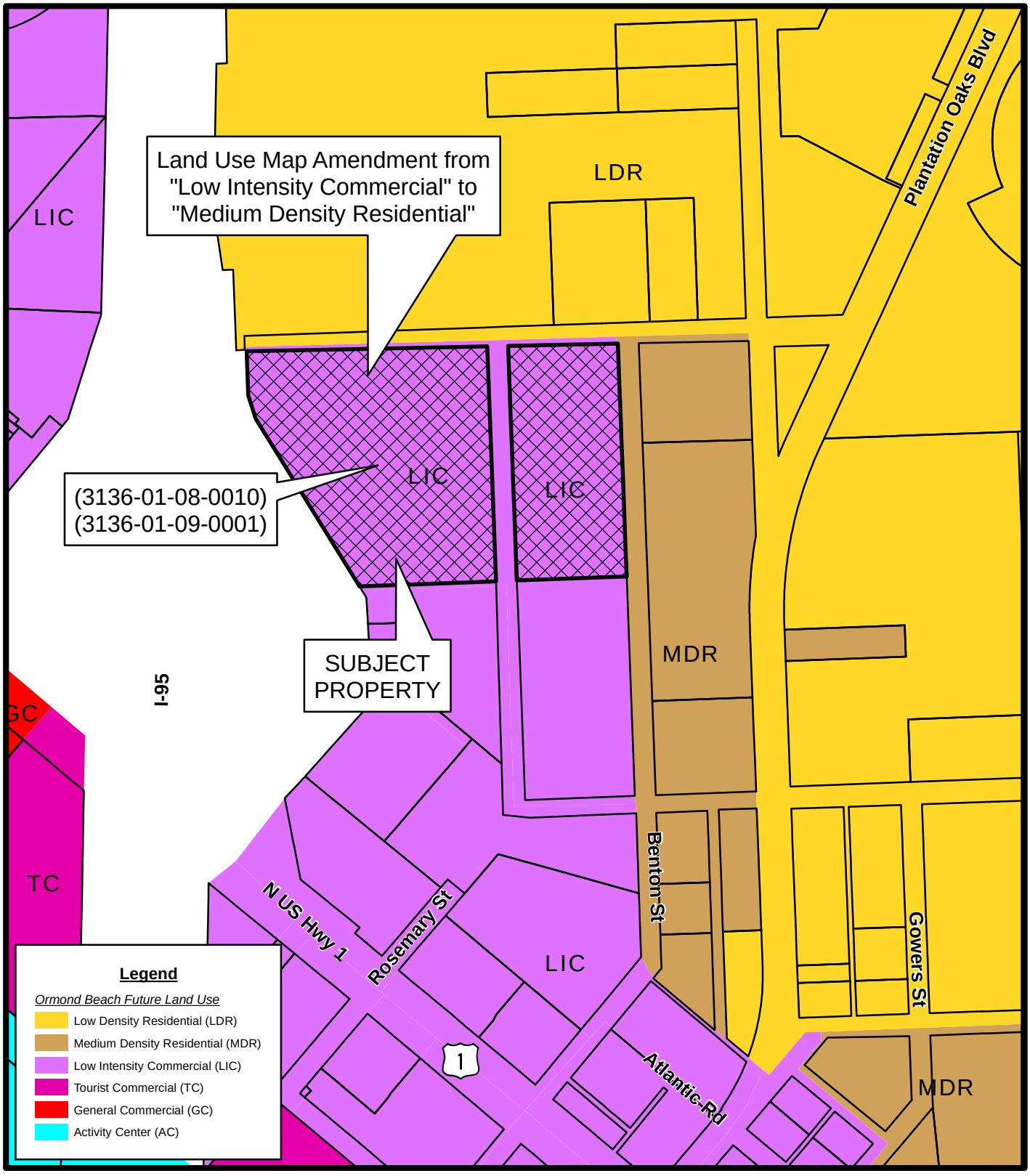
RIDGEHAVEN WEST
(3136-01-08-0010 AND 3136-01-09-0001)
ZONING MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - November 9, 2022

N.T.S.

ATTACHMENT 2

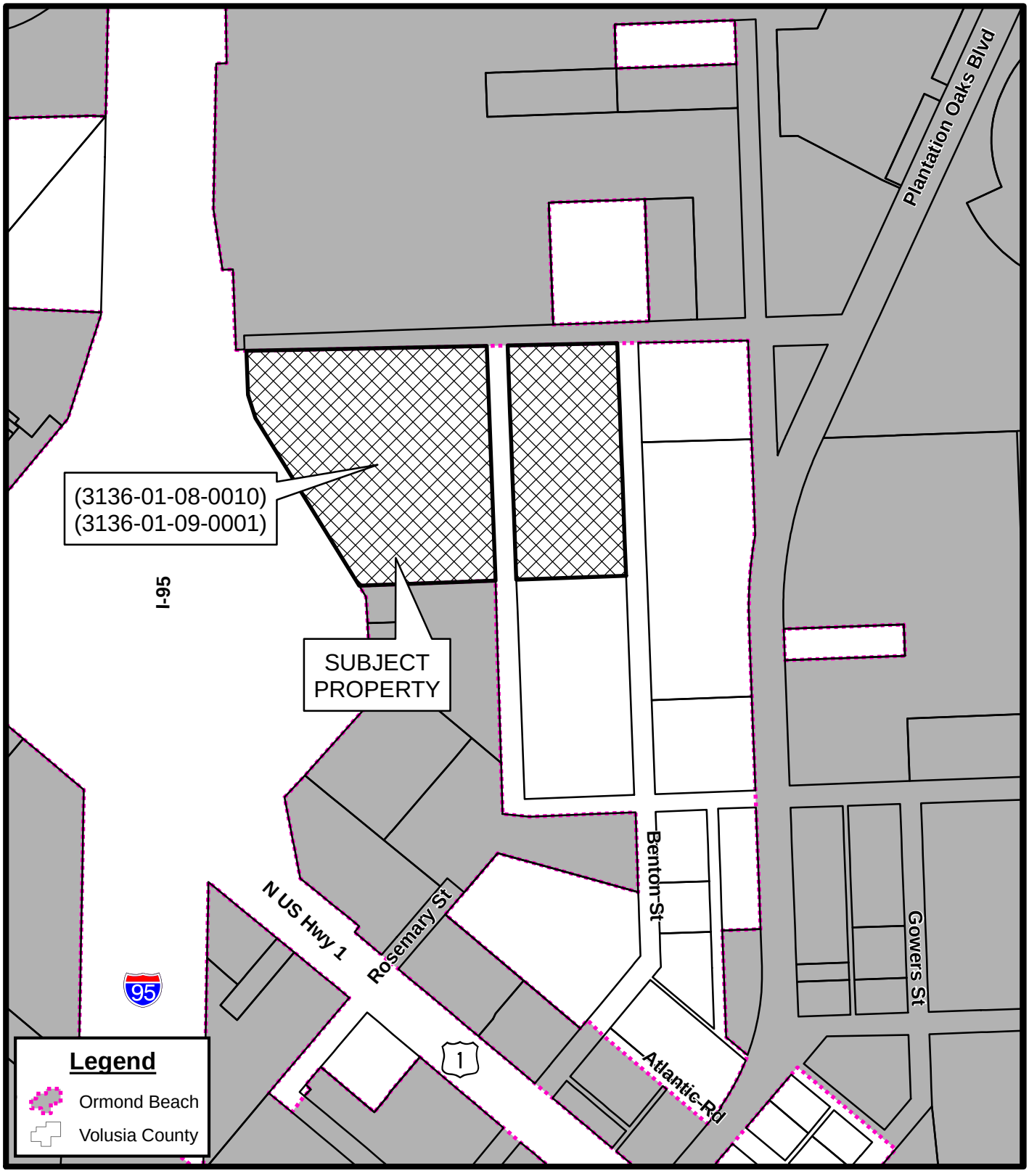
Land Use, Location and Aerial maps



RIDGEHAVEN WEST
(3136-01-08-0010 AND 3136-01-09-0001)
FUTURE LAND USE MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - November 9, 2022

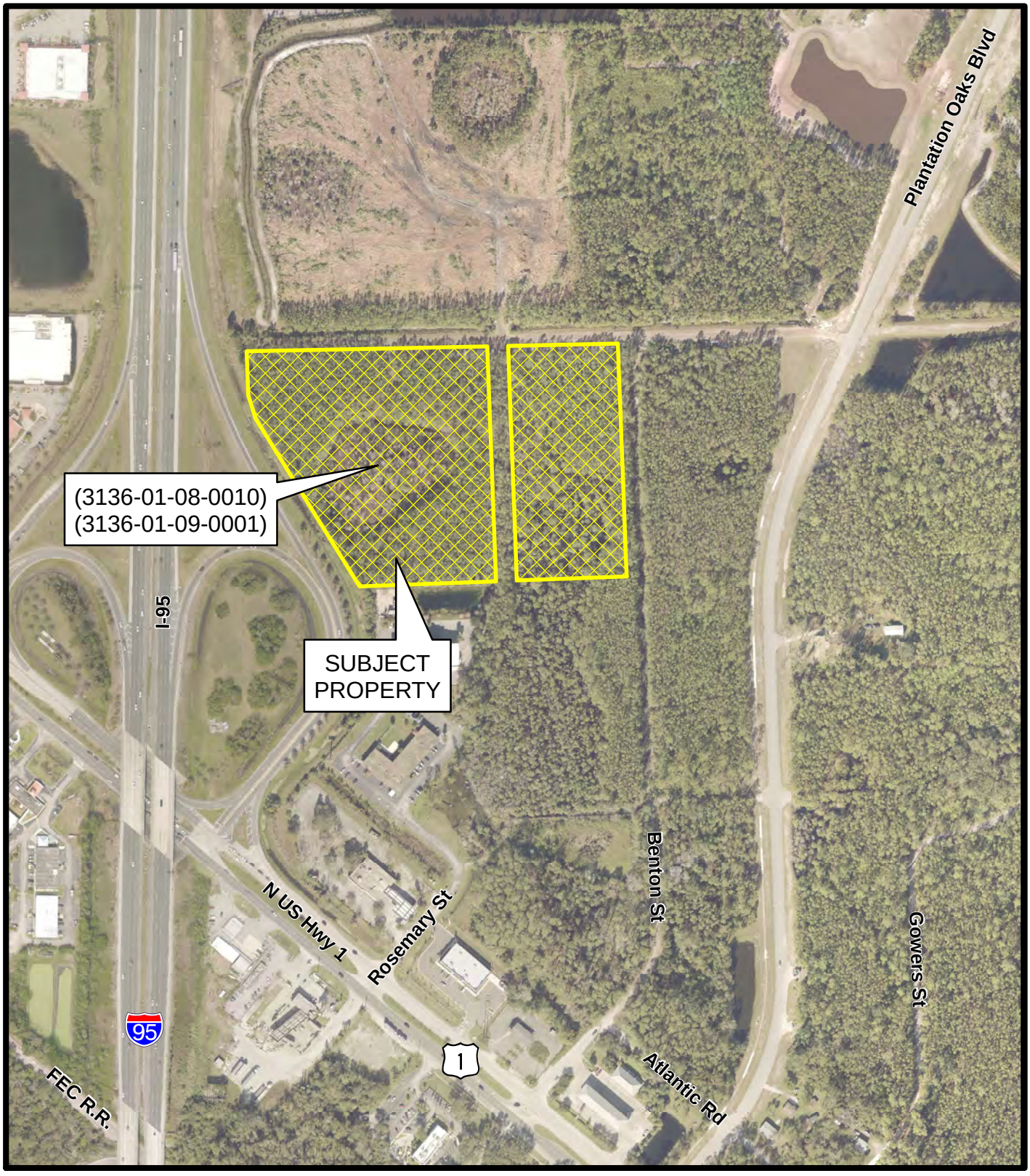
N
W E
S
N.T.S.



RIDGEHAVEN WEST
(3136-01-08-0010 AND 3136-01-09-0001)
LOCATION MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - November 9, 2022

N
W E
S
N.T.S.



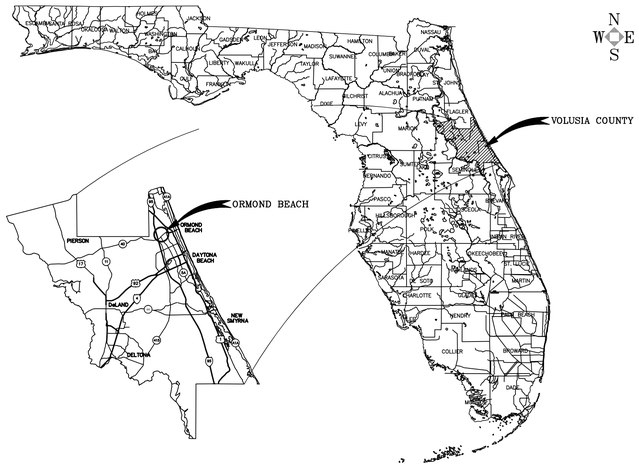
RIDGEHAVEN WEST
(3136-01-08-0010 AND 3136-01-09-0001)
AERIAL MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - November 9, 2022

N
W E
S
N.T.S.

ATTACHMENT 3

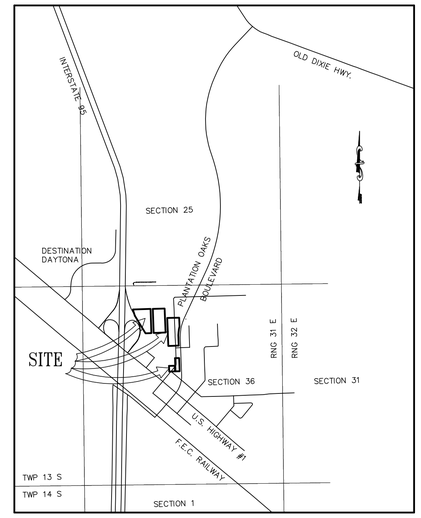
Sketch and legal description



ALTA / NSPS LAND TITLE SURVEY
FOR
RIDGE LAND HOLDINGS
A PORTION OF
SECTION 36 – TOWNSHIP 13 SOUTH – RANGE 31 EAST
VOLUSIA COUNTY, FLORIDA

LOCATION

PLANTATION OAKS BOULEVARD, ORMOND BEACH, FL.



VICINITY MAP
1"=2000'

SURVEY NOTES:

SURVEYORS NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; COMMITMENT NO.:1207339, COMMITMENT DATE: JANUARY 25, 2021 AT 11:00 P.M. UPDATED COMMITMENT NO. 1207339-A3, COMMITMENT DATE: FEBRUARY 4, 2022

2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

3. BEARING STRUCTURE ASSUMED AND BASED ON THE SOUTH LINE OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 31 EAST, HAVING A BEARING OF BEING S88°20'29"W.

4. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.

5. THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE X. THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. MAP NO. 12127C0182J MAP EFFECTIVE DATE: FEBRUARY 19, 2014, APPROXIMATE SCALE: 1"=500' & 12127C0201J MAP EFFECTIVE DATE: SEPTEMBER 29, 2017. APPROXIMATE SCALE: 1"= 500'.

6. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER." OR ELECTRONIC SIGNATURE.

7. UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.

DESCRIPTION OF PROPERTY SURVEYED:

PARCEL 1:
PART OF LOTS 1 THROUGH 7, BLOCK 34, REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING WESTERLY OF PLANTATION OAKS BOULEVARD A PROPOSED 100 FOOT RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 34, RUN THENCE SOUTH 02°05'06" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID LOTS 1 THROUGH 7 OF SAID BLOCK 34 TO THE SOUTHWEST CORNER OF LOT 7; THENCE RUN NORTH 87°58'56" EAST ALONG THE SAID SOUTHERLY BOUNDARY LINE OF SAID LOT 7, 110 FEET TO A POINT; THENCE RUN NORTH 02°05'06" WEST A DISTANCE OF 350 FEET TO THE NORTHERLY BOUNDARY LINE OF LOT 1, BLOCK 34; THENCE SOUTH 87°58'56" WEST ALONG SAID NORTHERLY BOUNDARY LINE OF LOT 1 A DISTANCE OF 110 FEET TO THE NORTHWEST CORNER THEREOF AND THE POINT OF BEGINNING.

PARCEL 2:
LOTS 4 THROUGH 7, BLOCK 7, AND LOTS 1 THROUGH 4, BLOCK 21, AS SHOWN ON THE REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA. LESS AND EXCEPT: THAT PORTION OF LOTS 6 AND 7, BLOCK 7 AND THAT PORTION OF LOTS 1 THROUGH 4, BLOCK 21, LYING WEST OF PLANTATION OAKS BOULEVARD RECORDED IN MAP BOOK 59 PAGES 138 THROUGH 154, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 3:
LOTS 25 THROUGH 27, BLOCK 34, REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 27, BLOCK 34, SAID POINT BEING ON THE EASTERLY LINE OF BENTON STREET, A 60 FOOT PARTIALLY OPENED RIGHT OF WAY, RUN THENCE NORTH 87°58'56" EAST ALONG THE NORTHERLY LINE OF LOT 27 FOR A DISTANCE OF 150.00 FEET TO THE WESTERLY LINE OF A 15 FOOT UNNAMED ALLEY; THENCE SOUTH 02°05'06" EAST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF LOT 25; THENCE SOUTH 87°58'56" WEST ALONG THE SOUTHERLY LINE OF LOT 25 FOR A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER THEREOF AND THE EASTERLY LINE OF BENTON STREET AFORESAID; THENCE NORTH 02°05'06" WEST ALONG SAID EASTERLY LINE OF BENTON STREET FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
ALL OF BLOCKS 8 AND 9 TOGETHER WITH THAT PORTION OF BLOCK 10 LYING EAST OF INTERSTATE NO. 95, AND THAT PORTION OF DOWLING STREET LYING EAST OF INTERSTATE NO. 95. ALL IN THE REVISED PLAT OF NATIONAL GARDENS RECORDED ON MAP BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA.

B II EXCEPTIONS:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. a. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE 2022 AND SUBSEQUENT YEARS.

   b. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORED IN THE PUBLIC RECORDS.

   c. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.

   d. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.

   E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.

3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCREDITED TO SUCH LANDS.

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.
ITEMS 1-4 STANDARD EXCEPTIONS, NOT A SURVEY MATTER.

5. ALL MATTERS AS CONTAINED ON THE PLAT OF REVISED NATIONAL GARDENS, AS RECORDED IN PLAT BOOK 10, PAGE 250, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
SHOWN HEREON.

6. RESERVATIONS AS CONTAINED IN DEED FROM TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA AS RECORDED IN DEED BOOK 315, PAGE 525, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA
DOES NOT AFFECT SUBJECT PROPERTY. NOT GRAPHICALLY DEPICTED.

7. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R. BOOK 7476,
PAGE 43, PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA.
SHOWN HEREON.

8. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R. BOOK 7498,
PAGE 1048, PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA.
SHOWN HEREON.

9. RIGHTS OF LESSEES UNDER UNRECORDED LEASES.
NOT A SURVEY MATTER.

INDEX OF SHEETS:

1. COVER SHEET (CURRENT), KEY SHEET, AND B-11 EXCEPTIONS.
2. ALTA/NSPS LAND TITLE SURVEY OF NATIONAL GARDENS LOTS 1-4, BLOCK 21, LOTS 4-7, BLOCK 7, LOTS 1-7, BLOCK 8, BLOCKS 9 AND 10.
3. ALTA/NSPS LAND TITLE SURVEY OF NATIONAL GARDENS LOTS 1-7, AND 24-25, BLOCK 34.

SURVEYOR'S CERTIFICATION:

CERTIFIED TO AND FOR THE BENEFIT OF: RIDGE LAND HOLDINGS, LLC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GLENN D. STORCH, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 3, 8, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON: 07-24-2021
DATE OF PLAT OR MAP: 06-23-2022

_____
J.W. BARNES P.S.M. NO. 5576

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3921 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761-5322
LICENSED BUSINESS CERTIFICATION NUMBER 3019
www.sligerassociates.com
Copyright © 2022 Sliger & Associates, Inc.

No.	Revision	Date	Approved
5			
4			
3			
2			
1			

FIELD BOOK:1477
PAGE (S): 48-51

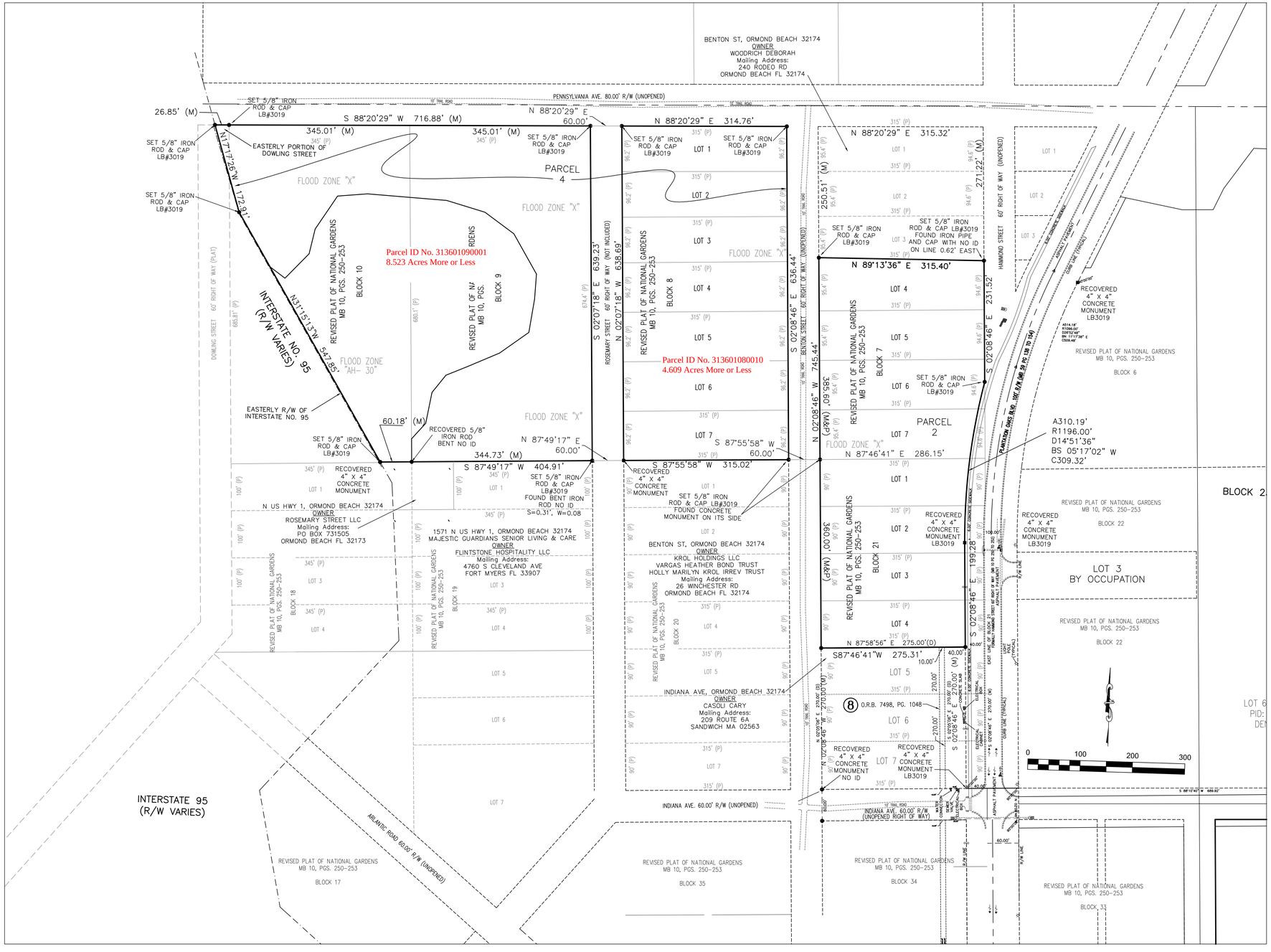
FIELD DATE: 07-26-2021
PARTY CHIEF: JASON PENFIELD
DRAWN BY: JOHN MOLLER
CHECKED BY: JEFF BARNES

ALTA / NSPS LAND TITLE SURVEY

RIDGE LAND HOLDINGS, LLC

CLIENT: RIDGE LAND HOLDINGS, LLC

PROJ.: 00902
JOB: 21-1779
SCALE: N/A
SHEET: 1 of 3



LEGEND

●	IRON ROD WITH CAP	⊗ GV	GAS VALVE	⊠ FOCB	FIBER OPTIC CABLE BOX	Ⓢ SSMH	SANITARY SEWER MANHOLE
○	IRON ROD	⊗ RUV	REUSE VALE	⊠ FOCV	FIBER OPTIC CABLE VAULT	Ⓓ SDMH	STORM DRAIN MANHOLE
◉	IRON PIPE WITH CAP	⊗ SSV	SANITARY SEWER VALVE	ELP	ELECTRIC PANEL	Ⓖ GTMH	GREASE TRAP MANHOLE
◎	IRON PIPE	⊗ HHE	HAND HOLE (ELECTRIC)	FOCM	FIBER OPTIC CABLE MARKER	Ⓔ EMH	ELECTRIC MANHOLE
○	NAIL & DISK	⊠ WM	WATER METER	TPM	TELEPHONE CABLE MARKER	Ⓤ UMH	UTILITY MANHOLE
⊠	FD "X"CUT IN CONCRETE	⊠ GM	GAS METER	SIGN		Ⓒ CO	CLEAN OUT
□	CONCRETE MONUMENT	⊠ TB	TELEPHONE BOX	☼ LP	LIGHT POLE	Ⓕ FOC	FIBER OPTIC CABLE MANHOLE
■	DENOTES PC / PT	⊠ MB	MAIL BOX	☼ YL	YARD LIGHT	⋈ RBO	REUSE BLOWOFF ASSEMBLY
⚠	PERMANENT CONTROL POINT	◪ TV	CABLE TELEVISION BOX	UTILITY POLE		▲	WETLANDS LOCATION
⊕	SITE BENCHMARK	▨ TSB	TRAFFIC SIGNAL BOX	—) GA	GUY ANCHOR	0.00'	EXISTING CONCRETE
FH	FIRE HYDRANT	⊗ WV	WATER VALVE	⊠ EB	ELECTRIC SERVICE BOX	0.00'	EXISTING ELEVATION

ABBREVIATIONS

W/	WITH	ILLEG.	ILLEGIBLE	GLM	GAS LINE MARKER	DIP	DUCTILE IRON PIE	LP	LIGHT POLE	-FO-	BURIED FIBER OPTIC CABLE
IRC	IRON ROD & CAP	MB	MAP BOOK	D	CENTRAL ANGLE	PVC	POLYVINYL CHLORIDE	PP	POWER POLE	-T-	BURIED TELEPHONE CABLE
IR	IRON ROD (NO CAP)	PG	PAGE	R	RADIUS	CONC	CONCRETE	GA	GUY ANCHOR	-W-	BURIED WATER LINE
IPC	IRON PIPE & CAP	ORB	OFFICIAL RECORDS BOOK	L	ARC LENGTH	TSP	TRAFFIC SIGNAL POLE	-E-	BURIED ELECTRIC LINE		
IP	IRON PIPE (NO CAP)	(P)	PLATTED DIMENSION	CB	CHORD BEARING	RES	RESIDENCE	R/W	RIGHT OF WAY	-G-	BURIED GAS LINE
CM	CONCRETE MONUMENT	(D)	DEED DIMENSION	CH	CHORD DISTANCE	CO	CLEANOUT	DW	DRIVEWAY	-TV-	BURIED TELEVISION LINE
N&D	NAIL & DISK	(M)	MEASURED DIMENSION	SAN	SANITARY	ES	ELECTRIC SERVICE	TOB	TOP OF BANK	-FM-	BURIED FORCEMAIN
FND	FOUND	(C)	CALCULATED DIMENSION	M	MEASURED	CV	CHECK VALVE	TOE	TOE OF SLOPE	-OH-	AERIAL UTILITY LINE
MW	MONITORING WELL	(R)	RADIAL	MES	MITERED END SECTION	IV	IRRIGATION VALVE	CLS	CENTERLINE OF SWALE	-ST-	STORM WATER LINE
ID	IDENTIFICATION	(NR)	NON RADIAL	HDPE	HIGH DENSITY POLYETHYLENE PIPE	WV	WATER VALVE	A/C	AIR CONDITIONER	FP&L CO	FLORIDA POWER & LIGHT COMPANY
(TYP)	TYPICAL	STA	STATION	RCP	REINFORCED CONCRETE PIPE	RV	REUSE VALVE	FNC	FENCE	NGVD	NATIONAL GEODETIC VERTICAL DATUM
SEC	SECTION	EL	ELEVATION	CMP	CORRUGATED METAL PIPE	WM	WATER METER	EOW	EDGE OF WATER	NAVD	NORTH AMERICAN VERTICAL DATUM
TWP	TOWNSHIP	INV	INVERT	CPP	CORRUGATED PLASTIC PIPE	FH	FIRE HYDRANT	U.E.	UTILITY EASEMENT	PH1	PHASE 1
RGE	RANGE	℄	CENTERLINE	VCP	VITREOUS CLAY PIPE	TC	TOP COVER	A.E.	ACCESS EASEMENT	PH1A	PHASE 1A

UTILITY STATEMENT:

THE INACCESSIBLE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM ABOVE GROUND FIELD UTILITY LOCATIONS AND/OR EXISTING AS-BUILTS DRAWINGS PROVIDED BY THE CLIENT. SLIGER AND ASSOCIATES, INC. (S&A) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. LIKEWISE S&A DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ONLY THAT S&A HAS LOCATED THE UTILITIES AS ACCURATELY AS POSSIBLE FROM SAID FIELD LOCATIONS AND/OR AS-BUILTS PROVIDED BY OTHERS. S&A HAS NOT PHYSICALLY LOCATED THE ACTUAL INACCESSIBLE UNDERGROUND UTILITIES, EXCEPT AS SPECIFICALLY NOTED AND DEPICTED ON THIS DRAWING.

ADDITIONAL ABBREVIATIONS- TREE LEGEND

CP	CAMPHOR TREE	SB	SUGARBERRY TREE
MP	MAPLE TREE	CD	CEDAR TREE
SYC	SYCAMORE TREE	EM	ELM TREE
OK	OAK TREE	CIT	CITRUS TREE
SG	SWEET GUM TREE	PN	PINE TREE
HK	HICKORY TREE	PM	PALM TREE
CB	CHINABERRY TREE	HY	HOLLY

TREE TYPE — OK24'8 — TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT; MULTIPLE TRUNKS; TREE SYMBOL

FOR: RIDGE LAND HOLDINGS, LLC
SCALE: 1"=100'
DIGITAL FILE: 211781.TXT
FIELD BOOK: 1477 PAGE(S): 48-51
SHEET 2 OF 3

TYPE OF SURVEY	SURVEY DATE	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE :	–	–	–	–	–
BOUNDARY SURVEY :	07-24-2021	21-1779	JASON PENFIELD	JOHN MOLLER	JEFF BARNES
TOPOGRAPHIC SURVEY :	–	–	–	–	–
FOUNDATION LOCATION :	–	–	–	–	–
FINAL IMPROVEMENTS :	–	–	–	–	–
RECERTIFICATION :	–	–	–	–	–

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3921 NOVA ROAD
PORT ORANGE, FL 32127
(386) 761-5385
LICENSED BUSINESS CERTIFICATION NUMBER 3019
www.sligerassociates.com

Copyright © 2022 Sliger & Associates, Inc.

NATIONAL GARDENS
LOTS 1-4, BLOCK 21, LOTS 4-7, BLOCK7, LOTS 1-7, BLOCK 8, BLOCKS 9 AND 10

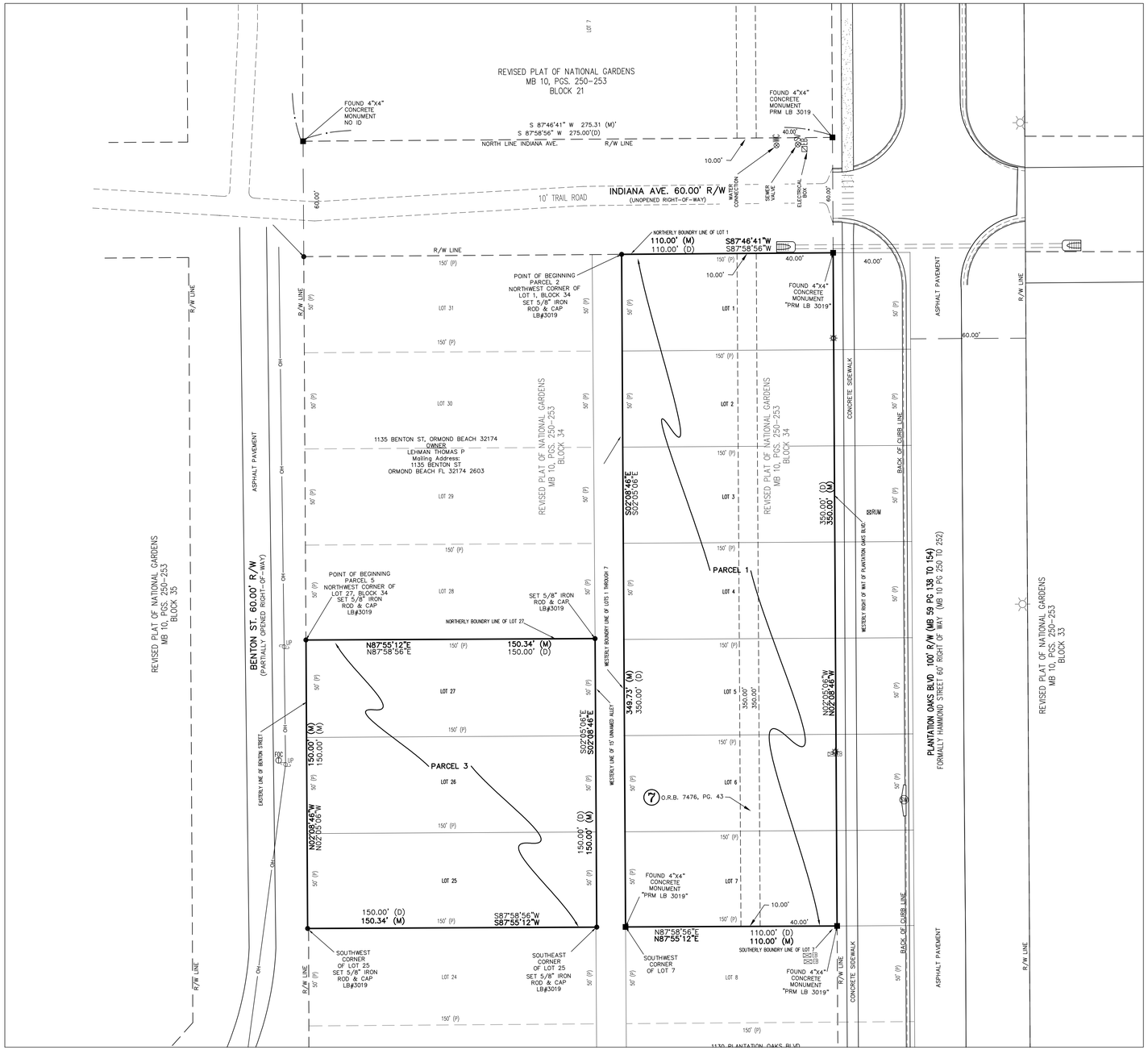
FOR: RIDGE LAND HOLDINGS

JOB NO. 21-1779

ALTA/NSPS LAND TITLE SURVEY

SHEET 2 OF 3

SEE SHEET 1 OF 3 FOR CERTIFICATION AND SIGNATURE



LEGEND

●	IRON ROD WITH CAP	⊗ GV	GAS VALVE	⊠ FOCB	FIBER OPTIC CABLE BOX	Ⓢ SSMH	SANITARY SEWER MANHOLE
○	IRON ROD	⊗ RUV	REUSE VALE	⊠ FOCV	FIBER OPTIC CABLE VAULT	Ⓓ SDMH	STORM DRAIN MANHOLE
◉	IRON PIPE WITH CAP	⊗ SSV	SANITARY SEWER VALVE	ELP	ELECTRIC PANEL	Ⓖ GTMH	GREASE TRAP MANHOLE
○	IRON PIPE	⊗ HHE	HAND HOLE (ELECTRIC)	FOCM	FIBER OPTIC CABLE MARKER	Ⓔ EMH	ELECTRIC MANHOLE
○	NAIL & DISK	⊠ WM	WATER METER	TPM	TELEPHONE CABLE MARKER	Ⓤ UMH	UTILITY MANHOLE
⊙	FD "X"/CUT IN CONCRETE	⊠ GM	GAS METER		SIGN	Ⓒ CO	CLEAN OUT
□	CONCRETE MONUMENT	⊠ TB	TELEPHONE BOX	LP	LIGHT POLE	Ⓕ FOC	FIBER OPTIC CABLE MANHOLE
■	DENOTES PC / PT	⊠ MB	MAIL BOX	YL	YARD LIGHT	⋈ RBO	REUSE BLOWOFF ASSEMBLY
⚠	PERMANENT CONTROL POINT	◪ TV	CABLE TELEVISION BOX	UP	UTILITY POLE	▲	WETLANDS LOCATION
⊕	SITE BENCHMARK	⊠ TSB	TRAFFIC SIGNAL BOX	GA	GUY ANCHOR	0.00	EXISTING CONCRETE
FH	FIRE HYDRANT	⊗ WV	WATER VALVE	⊠ EB	ELECTRIC SERVICE BOX	0.00×	EXISTING ELEVATION

ABBREVIATIONS

W/	WITH	ILLEG.	ILLEGIBLE	GLM	GAS LINE MARKER	DIP	DUCTILE IRON PIE
IRC	IRON ROD & CAP	MB	MAP BOOK	D	CENTRAL ANGLE	PVC	POLYVINYL CHLORIDE
IR	IRON ROD (NO CAP)	PG	PAGE	R	RADIUS	CONC	CONCRETE
IPC	IRON PIPE & CAP	ORB	OFFICIAL RECORDS BOOK	L	ARC LENGTH	RES	RESIDENCE
IP	IRON PIPE (NO CAP)	(P)	PLATTED DIMENSION	CB	CHORD BEARING	CO	CLEANOUT
CM	CONCRETE MONUMENT	(D)	DEED DIMENSION	CH	CHORD DISTANCE	ES	ELECTRIC SERVICE
N&D	NAIL & DISK	(M)	MEASURED DIMENSION	SAN	SANITARY	CV	CHECK VALVE
FND	FOUND	(C)	CALCULATED DIMENSION	M	MEASURED	IV	IRRIGATION VALVE
MW	MONITORING WELL	(R)	RADIAL	MES	MITERED END SECTION	CLS	CENTERLINE OF SWALE
ID	IDENTIFICATION	(NR)	NON RADIAL	HDPE	HIGH DENSITY POLYETHYLENE PIPE	W	WATER VALVE
(TYP)	TYPICAL	STA	STATION	RCP	REINFORCED CONCRETE PIPE	FNC	FENCE
SEC	SECTION	EL	ELEVATION	CMP	CORRUGATED METAL PIPE	EOW	EDGE OF WATER
TWP	TOWNSHIP	INV	INVERT	CPP	CORRUGATED PLASTIC PIPE	U.E.	UTILITY EASEMENT
RGE	RANGE	℄	CENTERLINE	VCP	VITREOUS CLAY PIPE	A.E.	ACCESS EASEMENT
				TC	TOP COVER		

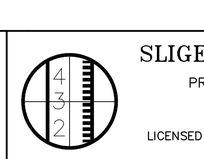
LP	LIGHT POLE	-FO-	BURIED FIBER OPTIC CABLE
PP	POWER POLE	-T-	BURIED TELEPHONE CABLE
GA	GUY ANCHOR	-W-	BURIED WATER LINE
TSP	TRAFFIC SIGNAL POLE	-E-	BURIED ELECTRIC LINE
R/W	RIGHT OF WAY	-G-	BURIED GAS LINE
DW	DRIVEWAY	-TV-	BURIED TELEVISION LINE
TOB	TOP OF BANK	-FM-	BURIED FORCEMAIN
TOE	TOE OF SLOPE	-OH-	AERIAL UTILITY LINE
CLS	CENTERLINE OF SWALE	-ST-	STORM WATER LINE
A/C	AIR CONDITIONER	FP&L 00	FLORIDA POWER & LIGHT COMPANY
FNC	FENCE	NGVD	NATIONAL GEODETIC VERTICAL DATUM
EOW	EDGE OF WATER	NAVD	NORTH AMERICAN VERTICAL DATUM
U.E.	UTILITY EASEMENT	PH1	PHASE 1
A.E.	ACCESS EASEMENT	PH1A	PHASE 1A

UTILITY STATEMENT:

THE INACCESSIBLE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM ABOVE GROUND FIELD UTILITY LOCATIONS AND/OR EXISTING AS-BUILTS DRAWINGS PROVIDED BY THE CLIENT. SLIGER AND ASSOCIATES, INC. (S&A) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. LIKEWISE S&A DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ONLY THAT S&A HAS LOCATED THE UTILITIES AS ACCURATELY AS POSSIBLE FROM SAID FIELD LOCATIONS AND/OR AS-BUILTS PROVIDED BY OTHERS. S&A HAS NOT PHYSICALLY LOCATED THE ACTUAL INACCESSIBLE UNDERGROUND UTILITIES, EXCEPT AS SPECIFICALLY NOTED AND DEPICTED ON THIS DRAWING.

ADDITIONAL ABBREVIATIONS-TREE LEGEND

CP	CAMPHOR TREE	SB	SUGARBERRY TREE
MP	MAPLE TREE	CD	CEDAR TREE
SYC	SYCAMORE TREE	EM	ELM TREE
OK	OAK TREE	CIT	CITRUS TREE
SG	SWEET GUM TREE	PN	PINE TREE
HK	HICKORY TREE	PM	PALM TREE
CB	CHINABERRY TREE	HY	HOLLY



SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3921 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761-5385
LICENSED BUSINESS CERTIFICATION NUMBER 3019
www.sligerassociates.com
Copyright © 2022 Sliger & Associates, Inc.

NATIONAL GARDENS
LOTS 1-7, AND 25-24, BLOCK 34

FOR: RIDGE LAND HOLDINGS

JOB NO. 21-1779

FOR: RIDGE LAND HOLDINGS, LLC
SCALE: 1"=30'
DIGITAL FILE: 211781.TXT
FIELD BOOK: 1477 PAGE(S): 48-51
SHEET 2 OF 3

TYPE OF SURVEY		SURVEY DATE		JOB NUMBER		PARTY CHIEF		DRAWN BY		CHECKED BY
SPECIFIC PURPOSE	:		–		–		–		–	
BOUNDARY SURVEY	:	07-24-2021	–	21-1779	–	JASON PENFIELD	–	JOHN MOLLER	–	JEFF BARNES
TOPOGRAPHIC SURVEY	:		–		–		–		–	
FOUNDATION LOCATION	:		–		–		–		–	
FINAL IMPROVEMENTS	:		–		–		–		–	
RECERTIFICATION	:		–		–		–		–	

ALTA/NSPS
LAND TITLE SURVEY

SHEET 3 OF 3

SEE SHEET 1 OF 3
FOR CERTIFICATION
AND SIGNATURE

ATTACHMENT 4

Section 2-28, B-7, Highway Tourist Commercial and 2-16, R-3, Single-Family Cluster and Townhouse zoning districts

Sec. 2-28. B-7, Highway Tourist Commercial Zoning District.

A. PURPOSE: The purpose of the B-7, Highway Tourist Commercial Zoning District is to provide for a variety of tourist facilities and tourist-related support activities in an attractive setting which will promote pedestrian activity and reinforce positive visitor experience. This district is designed for use within or in close proximity to other districts within which major transient lodging development has occurred or is permitted.

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. Waterbody
Nonresidential Uses	36 (transient lodging)	50'	40%	75%	20,000 SF	100'	N/A	20'	20'; 30' if abutting residential district; 5' additional combined side yard required for each story over 2.	10'; 20' when abutting a multifamily district; 25' when abutting a single-family district; 5' of additional combined yard area required for each story over 2.	20'	30'
Multifamily	10	50'	40%	75%	20,000 SF	100'	N/A	20'	20'; 30' if abutting residential district.	10' when abutting a multifamily district; 25' when abutting a single-family district.	20'	30'

C. PERMITTED USES

1. Adult Day Care Center
2. Assisted Living Facility
3. Business and Professional Office
4. Business Service
5. Clubs and Fraternal Organization
6. Convenience Store, Type A
7. Financial Institution
8. Funeral Home
9. Instructional Physical Activity
10. Retail Sales and Service
11. School, Public
12. Transient Lodging
13. Veterinarian

D. CONDITIONAL USES

1. Bar
2. Community Residential Home
3. Convenience Store, Type B
4. Convenience Store, Type C
5. Dwelling, Multifamily
6. Family Day Care Home
7. Golf Course, Contoured
8. Hospital
9. House of Worship
10. Nightclub
11. Parking Lot
12. Parking Garage
13. Parks and Recreation Facilities, Private
14. Parks and Recreation Facilities, Public
15. Personal Services
16. Public Facilities
17. Public Utilities
18. Recreational Facilities, Indoor
19. Restaurant, Type "A"
20. Restaurant, Type "B"
21. Restaurant, Type "C"
22. School, Private
23. Shopping Center
24. Telecommunications Towers, Camouflaged
25. Theater
26. Wind Energy System

E. SPECIAL EXCEPTION USES

1. Automatic Amusement Center
2. Nightclub
3. Outdoor Activity
4. Outdoor Storage
5. Recreational Facilities, Outdoor
6. Telecommunication Tower
7. Vehicle Rental

F. OTHER STANDARDS

All development must comply with the following requirements:
1. Wetlands (chapter 3, article II).
2. Special corridors and buffer requirements (chapter 3, article I).
3. See conditional and special exception regulations (chapter 2, article IV).
4. Multifamily residential dwelling units shall have the following minimum square footage per bedroom:

One Bedroom = 600 SF	Three Bedrooms = 900 SF
Two Bedrooms = 750 SF	Each Additional Bedroom = 150 SF

G. PERMITTED ACCESSORY USES: 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. 2012-03, § 6, 2-7-2012; Ord. No. 2014-39, §§ 5, 6, 1-6-2015; Ord. No. 2015-11, § 6, 4-7-2015)

Sec. 2-17. R-4, Single-Family Cluster and Townhouse Zoning District.

A. PURPOSE: The purpose of the Single-Family Cluster and Townhouse (R-4) Zoning District is to provide for a variety of dwelling units in a highly aesthetic setting. The zoning district attempts to establish an optimum living environment between indoor and outdoor living, to encourage the establishment of on-site recreation areas and open space, and cluster developments on small lots, while maintaining the maximum possible privacy for each unit through quality of design.

B. DIMENSIONAL STANDARDS

1. Type	2. Density (units per acre)	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. Waterbody
Single-Family	5.05	30'	35%	75%	8,625 SF	75'	115'	25'	20'	8' total 20'	20'	30'
Cluster	6.70	30'	35%	75%	6,500 SF	65'	—	25'	20'	8' total 20'	20'	30'
Patio	6.89	30'	35%	75%	6,325 SF	55'	115'	25'	20'	8' total 20'	20'	30' Zero Lot
Line	8.71	30'	35%	75%	5,000 SF	50'	—	25'	20'	0', 20'	20'	30'
Multifamily	8	30'	35%	75%	43,560 SF	125'	—	25'	20'	10'	20'	30'
Duplex	8.71	30'	35%	75%	10,000 SF	100'	—	30'	20'	20'	20'	30'
Triplex	8.7	30'	35%	75%	15,000 SF	150'	—	30'	20'	20'	20'	30'
Townhouse	6.31	30'	35%	75%	6,900 SF	60'	115'	25'	20'	15'	20'	30'

C. PERMITTED USES

1. Community Residential Home
2. Dwelling, Duplex
3. Dwelling, Single-Family, Detached
4. Dwelling, Triplex
5. School, Public

D. CONDITIONAL USES

1. Adult Day Care Center
2. Adult Family Day Care
3. Assisted Living Facility
4. Cluster Subdivision, Single-Family
5. Dwelling, Multifamily
6. Dwelling, Quadraplex
7. Family Day Care Home
8. Foster Home
9. Group Home
10. Nursing Home
11. Parks and Recreation Facilities, Private
12. Parks and Recreation Facilities, Public
13. Patio Subdivision
14. Public Facilities
15. Public Utilities
16. School, Private
17. Telecommunication Tower or Antenna, Camouflaged
18. Townhouses
19. Water Survival Instruction
20. Wind Energy System
21. Zero Lot Line Subdivision

E. SPECIAL EXCEPTION USES

1. Bed and Breakfast Inn
2. Child Care Facilities
3. Historic Preservation Mixed Use
4. House of Worship

F. OTHER STANDARDS

All development must comply with setback requirements:
1. Wetlands (chapter 3, article II).
2. Special corridors and buffer requirements (chapter 3, article I).
3. See conditional and special exception regulations (chapter 2, article IV).
4. Use of dwelling units for transient lodging is prohibited in order to protect and maintain the residential character of the zoning district.
5. Single-family residential buildings shall have the following minimum floor area:

Zone Suffix	1-Story	Split Level	2-Story
A	1,500 SF	1,800 SF	2,100 SF
B	1,350 SF	1,650 SF	2,000 SF
C	1,150 SF	1,400 SF	1,750 SF

6. Multifamily, duplex and triplex residential dwelling units shall have the following minimum square footage per bedroom:

One = 750 SF	Three = 1,050 SF
Two = 900 SF	Each Additional Bedroom = 150 SF

G. PERMITTED ACCESSORY USES: 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.

H. SPECIAL STANDARDS:

Nonconformance: Single-family residential lots located within this district and having a minimum lot area of 7,500 square feet, a minimum width of 75', and located in areas of the city where established street patterns and lot configurations are generally consistent with the 7,500 square foot/75' width standard, shall be deemed to be conforming lots, subject to the setback and buffer requirements of Ordinance No. 78-35, as existed on December 31, 1991. Parcels within such districts may be divided into lots having minimum lot areas of 7,500 square feet and minimum widths of 75', provided the structure on each lot meets the setback and buffer requirements of Ordinance No. 78-35. However, where the recorded plat or covenants indicate front yards in excess of current city standards for principal buildings, said plat or covenants shall first be properly amended prior to the issuance of a building permit.

Approved Plats: Setbacks that are less restrictive than the standards listed above are acceptable, provided that they are either shown on the approved plat or a less restrictive standard was in place at the time of recording the original plat.

(Ord. No. 2012-03, § 3, 2-7-2012; Ord. No. 2013-11, § 3, 2-5-2013; Ord. No. 2013-13, § 10, 2-5-2013)

DRAFT

Planning Board minutes from

December 5, 2022

ITEM:

RZ 2023-006 – Zoning Map amendment, RidgeHaven West

G. LUMA 2023-005: Small-Scale Comprehensive Plan Land Use Map amendment, RidgeHaven West

Mr. Spraker explained that process for LUMA 2023-005: Small-Scale Comprehensive Plan Land Use amendment application for RidgeHaven West. It is now going through the Planning Board for recommendation, City Commission in January 2023, and then on to the Volusia County Growth Management Commission and the Department of Economic Opportunity.

Mr. Steven Spraker, Planning Director, stated that the request is from RCM Properties, LLC, for a Small-Scale Comprehensive Plan Land Use Map amendment for approximately 13.13 acres, within the original Interlocal Service Boundary Agreement (ISBA), located south of the platted road of Pennsylvania Avenue and along the platted roadways of Rosemary Street and Benton Street, west of Plantation Oaks Boulevard, from "Low Intensity Commercial" to "Medium Density Residential". The land use amendment shall maintain the existing land use limitation of a maximum of eight units per acre for residential development.

Mr. Spraker stated that there is a limitation of 8 units per acre which was established in the original ISBA and has a Floor Area Ratio (FAR) of 0.5 that allows Retail/Offices/Professional Services/Residential/Transient Lodging and allows a variety of commercial and residential uses. He continued that it currently has a B-7 zoning classification. Mr. Spraker added that the "Medium Density Residential" land use allows 12 units per acre and in order match the existing land use, the applicant agreed to the condition of 8 units per acre and are not increasing the residential density at all and are decreasing the commercial land use. Their desire is to eventually build some type of residential subdivision. They have additional properties off of Plantation Oaks Boulevard. Mr. Spraker concluded that staff recommends approval and the readings are scheduled for January 2023 before the City Commission.

Chairman Thomas opened the public hearing.

Mr. Glenn Storch, P.A., Storch Law Firm, 420 S. Nova Road, Daytona Beach, introduced himself as a representative of the landowner.

Ms. Shull inquired if the project was planned to be townhomes and if there would be a HOA and rental restrictions. Mr. Storch confirmed that she was correct and that there would be an HOA and most likely restrictions as well.

Chairman Thomas opened it up to the Board and entertained a motion.

Mr. Jorczak motioned to approve LUMA 2023-005: Small-Scale Comprehensive Plan Land Use Map amendment, RidgeHaven West. Ms. Shull seconded it. Vote was called, and the motion was approved (5-0).

H. RZ 2023-006: Zoning Map amendment, RidgeHaven West

Mr. Steven Spraker, Planning Director, explained the request for a zoning map amendment submitted by RCM Properties, LLC, for a Zoning Map amendment for approximately 13.13 acres generally located south of the platted road of Pennsylvania Avenue and along the platted roadways of Rosemary Street and Benton Street, west of Plantation Oaks Boulevard, from the B-7, Highway Tourist Commercial, to the R-4, Single-Family Cluster and Townhouse zoning district. Mr. Spraker concluded that

staff believes the zoning is consistent with the proposed land use and existing pattern in the area recommends approval.

Chairman Thomas opened the public hearing.

Ms. Shull inquired about the difference between R-3 and R-4 zoning districts. Mr. Spraker replied that the R-4 zoning district has a higher density and allows townhouses, multi-family, duplexes and triplexes. The R-3 zoning district is primarily single-family and does not allow multi-family uses.

Mr. Jorczak asked if there is any chance that the state evaluation for the interchange will have impact on the property as he is aware of the redesign planning of the entrances and exits on the west side of Interstate 95. Mr. Spraker replied no, not in the concepts that he has seen, other than limited change with limited commercial along the interchange but then there would have to be a major redesign.

Chairman Thomas opened it up to the Board and entertained a motion.

Ms. Shull motioned to approve RZ-2023-006: Zoning Map amendment, RidgeHaven West. Mr. Galloway seconded it. Vote was called, and the motion was approved (5-0).

It was discussed and determined that the project would go through the permitting process in the next four to six months and is estimated to be completed over the next two years, depending on the market.

X. OTHER BUSINESS

None.

XI. MEMBER COMMENTS

Mr. Galloway inquired about the promotion of the neighborhood meetings and asked if there were any other methods of getting the information out. Mr. Spraker replied that an e-mail contact list is utilized to reach residents in the area, advertising the City of Ormond Beach website, the yellow information signs that are posted on the property with development related projects, and advertisements in the Daytona News Journal.

Mr. Galloway asked if the Engineering Department can evaluate the history of flooding on Beach Street and Old Dixie Highway. Mr. Spraker explained that the areas mentioned are in Volusia County and not under the City's jurisdiction.

Mr. Jorczak commended the City and their swift clean-up of the hurricane debris, thanks to the department and City Manager, Ms. Joyce Shanahan.

Attorney Hayes commented on how two Planning Board members were recently elected to the City Commission and how that has not been seen before; Mr. Harold Briley and Ms. Lori Tolland.

Chairman Thomas remarked about the dynamics of the Planning Board with its members over the past 4 years. He commented on how much fun he has had with them.

Prepared by and return to:

Glenn D. Storch, PA
420 South Nova Road
Daytona Beach, FL 32114-4514
386-238-8383
File Number: **2832-39**

THIS CORRECTIVE WARRANTY DEED IS BEING RECORDED TO CORRECT THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8217, PAGE 1840, PUBLIC RECORDS OF VOLUSIA COUNTY TO SHOW THE PROPER LEGAL DESCRIPTION.

[Space Above This Line For Recording Data]

Corrective Warranty Deed

This Indenture made this 18 day of July, 2022 between **NGT Transportation, LC, a Florida limited liability company**, and **SNILLOC Family Limited Partnership Number One, a Florida limited partnership,** whose post office address is **2249 Old Dixie Hwy, Ormond Beach, FL 32174** of the County of **Volusia**, State of **Florida**, grantor*, **RCM Properties L.L.C., a Florida limited liability company,** whose post office address is **123 Magnolia Avenue, Daytona Beach, Daytona Beach, FL 32114** of the County of **Volusia**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Volusia County, Florida**, to-wit:

See Attached "Exhibit A"

Subject to taxes for the year 2022 and all subsequent years.

Subject to easements, restrictions, conditions, and reservations of record, if any, the mention of which shall not serve to reimpose the same.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 2249 Old Dixie Hwy, Ormond Beach, FL 32174.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Corey D. Brown

By: _____
John Collins

Witness Name: Cayley Garrison

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 18 day of July, 2022, who [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

Notary Public
Printed Name: _____
My Commission Expires: _____

CAYLEY GARRISON
Notary Public - State of Florida
Commission # HH 170659
My Comm. Expires Aug 29, 2025
Bonded through National Notary Assn.

EXHIBIT "A"

PARCEL 1:

PART OF LOTS 1 THROUGH 7, BLOCK 34, REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING WESTERLY OF PLANTATION OAKS BOULEVARD A PROPOSED 100 FOOT RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 34, RUN THENCE SOUTH 02°05'06" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID LOTS 1 THROUGH 7 OF SAID BLOCK 34 TO THE SOUTHWEST CORNER OF LOT 7; THENCE RUN NORTH 87°58'56" EAST ALONG THE SAID SOUTHERLY BOUNDARY LINE OF SAID LOT 7, 110 FEET TO A POINT; THENCE RUN NORTH 02°05'06" WEST A DISTANCE OF 350 FEET TO THE NORTHERLY BOUNDARY LINE OF LOT 1, BLOCK 34; THENCE SOUTH 87°58'56" WEST ALONG SAID NORTHERLY BOUNDARY LINE OF LOT 1 A DISTANCE OF 110 FEET TO THE NORTHWEST CORNER THEREOF AND THE POINT OF BEGINNING.

PARCEL 2:

LOTS 4 THROUGH 7, BLOCK 7, AND LOTS 1 THROUGH 4, BLOCK 21, AS SHOWN ON THE REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA. LESS AND EXCEPT: THAT PORTION OF LOTS 6 AND 7, BLOCK 7 AND THAT PORTION OF LOTS 1 THROUGH 4, BLOCK 21, LYING WEST OF PLANTATION OAKS BOULEVARD RECORDED IN MAP BOOK 59 PAGES 138 THROUGH 154, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 3:

LOTS 25 THROUGH 27, BLOCK 34, REVISED PLAT OF NATIONAL GARDENS, AS RECORDED IN MAP BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 27, BLOCK 34, SAID POINT BEING ON THE EASTERLY LINE OF BENTON STREET, A 60 FOOT PARTIALLY OPENED RIGHT OF WAY, RUN THENCE NORTH 87°58'56" EAST ALONG THE NORTHERLY LINE OF LOT 27 FOR A DISTANCE OF 150.00 FEET TO THE WESTERLY LINE OF A 15 FOOT UNNAMED ALLEY; THENCE SOUTH 02°05'06" EAST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF LOT 25; THENCE SOUTH 87°58'56" WEST ALONG THE SOUTHERLY LINE OF LOT 25 FOR A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER THEREOF AND THE EASTERLY LINE OF BENTON STREET AFORESAID; THENCE NORTH 02°05'06" WEST ALONG SAID EASTERLY LINE OF BENTON STREET FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

ALL OF BLOCKS 8 AND 9 TOGETHER WITH THAT PORTION OF BLOCK 10 LYING EAST OF INTERSTATE NO. 95, AND THAT PORTION OF DOWLING STREET LYING EAST OF INTERSTATE NO. 95. ALL IN THE REVISED PLAT OF NATIONAL GARDENS RECORDED ON MAP BOOK 10, PAGES 250 THROUGH 253, PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA.

Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL. 32720
Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 8017348 **Parcel ID: 313601080010**
RCM PROPERTIES L L C **N US HWY 1, ORMOND BEACH, FL**

Parcel Summary

Alternate Key:	8017348
Parcel ID:	313601080010
Township-Range-Section:	13 - 31 - 36
Subdivision-Block-Lot:	01 - 08 - 0010
Owner(s):	RCM PROPERTIES L L C - FS - Fee Simple - 100%
Mailing Address On File:	123 MAGNOLIA AVE DAYTONA BEACH FL 32114
Physical Address:	N US HWY 1, ORMOND BEACH 32174
Property Use:	5600 - TIMBERLAND IDX 70-79
Tax District:	200-UNINCORPORATED - NORTHEAST
2022 Proposed Millage Rate:	18.2602
Neighborhood:	2538
Business Name:	
Subdivision Name:	NATIONAL GARDENS
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$31,525	$631	$0	$631	1.5000	$0.95
0012	DISCRETIONARY	$31,525	$631	$0	$631	0.7480	$0.47
0011	REQ LOCAL EFFORT	$31,525	$631	$0	$631	3.2340	$2.04
0510	FIRE DISTRICT	$31,525	$631	$0	$631	3.8412	$2.42
0050	GENERAL FUND	$31,525	$631	$0	$631	4.8499	$3.06
0055	LIBRARY	$31,525	$631	$0	$631	0.4635	$0.29
0520	MOSQUITO CONTROL	$31,525	$631	$0	$631	0.1781	$0.11
0530	PONCE INLET PORT AUTHORITY	$31,525	$631	$0	$631	0.0760	$0.05
0310	VOLUSIA COUNTY MSD	$31,525	$631	$0	$631	1.8795	$1.19
0058	VOLUSIA ECHO	$31,525	$631	$0	$631	0.2000	$0.13
0057	VOLUSIA FOREVER	$31,525	$631	$0	$631	0.2000	$0.13
0065	FLORIDA INLAND NAVIGATION DISTRICT	$31,525	$631	$0	$631	0.0320	$0.02
0100	HALIFAX HOSPITAL AUTHORITY	$31,525	$631	$0	$631	0.8606	$0.54
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$31,525	$631	$0	$631	0.1974	$0.12
						18.2602	$11.52

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			$0.00

Estimated Ad Valorem Tax:	$11.52
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$11.52**
Estimated Tax Amount without SOH:	$575.65

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	9950-50 TO 100 AC	A-ACRE		4.85				6500	$31,525

Total Land Value: $31,525

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
8293 / 0874	2022182101	07/18/2022	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	$100
8293 / 0871	2022182100	07/18/2022	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	$100
8217 / 1840	2022056863	03/07/2022	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	$900,000
8217 / 1837	2022056862	03/07/2022	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$100

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

36-13-31 BLK 8 NATIONAL GARDENS MB 10 PG 250 PER OR 8217 PG 1837 PER OR 8217 PG 1840

Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL. 32720
Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 8017349 **Parcel ID: 313601090001**
RCM PROPERTIES L L C **N US HWY 1, ORMOND BEACH, FL**

Parcel Summary

Alternate Key:	8017349
Parcel ID:	313601090001
Township-Range-Section:	13 - 31 - 36
Subdivision-Block-Lot:	01 - 09 - 0001
Owner(s):	RCM PROPERTIES L L C - FS - Fee Simple - 100%
Mailing Address On File:	123 MAGNOLIA AVE DAYTONA BEACH FL 32114
Physical Address:	N US HWY 1, ORMOND BEACH 32174
Property Use:	5600 - TIMBERLAND IDX 70-79
Tax District:	200-UNINCORPORATED - NORTHEAST
2022 Proposed Millage Rate:	18.2602
Neighborhood:	2538
Business Name:	
Subdivision Name:	NATIONAL GARDENS
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$58,305	$1,166	$0	$1,166	1.5000	$1.75
0012	DISCRETIONARY	$58,305	$1,166	$0	$1,166	0.7480	$0.87
0011	REQ LOCAL EFFORT	$58,305	$1,166	$0	$1,166	3.2340	$3.77
0510	FIRE DISTRICT	$58,305	$1,166	$0	$1,166	3.8412	$4.48
0050	GENERAL FUND	$58,305	$1,166	$0	$1,166	4.8499	$5.66
0055	LIBRARY	$58,305	$1,166	$0	$1,166	0.4635	$0.54
0520	MOSQUITO CONTROL	$58,305	$1,166	$0	$1,166	0.1781	$0.21
0530	PONCE INLET PORT AUTHORITY	$58,305	$1,166	$0	$1,166	0.0760	$0.09
0310	VOLUSIA COUNTY MSD	$58,305	$1,166	$0	$1,166	1.8795	$2.19
0058	VOLUSIA ECHO	$58,305	$1,166	$0	$1,166	0.2000	$0.23
0057	VOLUSIA FOREVER	$58,305	$1,166	$0	$1,166	0.2000	$0.23
0065	FLORIDA INLAND NAVIGATION DISTRICT	$58,305	$1,166	$0	$1,166	0.0320	$0.04
0100	HALIFAX HOSPITAL AUTHORITY	$58,305	$1,166	$0	$1,166	0.8606	$1.00
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$58,305	$1,166	$0	$1,166	0.1974	$0.23
						18.2602	$21.29

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			$0.00

Estimated Ad Valorem Tax:	$21.29
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$21.29**
Estimated Tax Amount without SOH:	$1,064.66

AltKey: 8017349 **Parcel ID: 313601090001**

RCM PROPERTIES L L C **N US HWY 1, ORMOND BEACH, FL**

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	9950-50 TO 100 AC	A-ACRE		8.97				6500	$58,305

Total Land Value: $58,305

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
8293 / 0874	2022182101	07/18/2022	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	$100
8293 / 0871	2022182100	07/18/2022	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	$100
8217 / 1840	2022056863	03/07/2022	WD-WARRANTY DEED	MULTI-PARCEL	Vacant	$900,000
8217 / 1837	2022056862	03/07/2022	WD-WARRANTY DEED	UNQUALIFIED	Vacant	$100

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

36-13-31 BLKS 9 & 10 NATIONAL GARDENS MB 10 PG 250 PER OR 8217 PG 1837 PER OR 8217 PG 1840

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:*	Rezoning *Complete fee sheet (page 3)		
Project Name:	RidgeHaven West		
Project Address:	Vacant Land		
Volusia County parcel number(s):	3136-01-09-0001, 3136-01-08-0010		
Description:	Rezoning from B-7 to R-4		
Pre-application date:	9/8/22	Pre-application waiver granted:	

PROJECT COORDINATOR

Name:	Corey D. Brown / Storch Law Firm
Address:	420 South Nova Road
City, State, Zip code:	Daytona Beach, FL 32114
Telephone:	386-238-8383
E-mail:	corey@storchlawfirm.com

APPLICANT INFORMATION

Same as project coordinator	☐	**Same as property owner**	☑
Name:			
Address:			
City, State, Zip code:			
Telephone:			
E-mail:			

PROPERTY OWNER			
Same as project coordinator	☐	**Same as property owner**	☐
Name:	RCM Properties, LLC		
Address:	123 Magnolia Ave.		
City, State, Zip code:	Daytona Beach, FL 32114		
Telephone:			
E-mail:			

VIEW ONLY ACCESS TO PROJECT DOX (Provides viewing access to project)

Name:		E-mail:	
Name:		E-mail:	
Name:		E-mail:	
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: RCMg

STATE OF FLORIDA

COUNTY OF Volusia

The forgoing instrument was acknowledged before me this 31st day of October, 2022, by Richard Maugeri as Manager (title*) for RCM Properties, LLC (name of corporation*), who ( ) provided _____ as identification, or (X) who is personally known to me.

Notary Public State of Florida
Melissa A Tardella
My Commission HH 002424
Expires 05/23/2024

Melissa A Tardella

Notary Public, State of Florida
My Commission Expires:

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

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

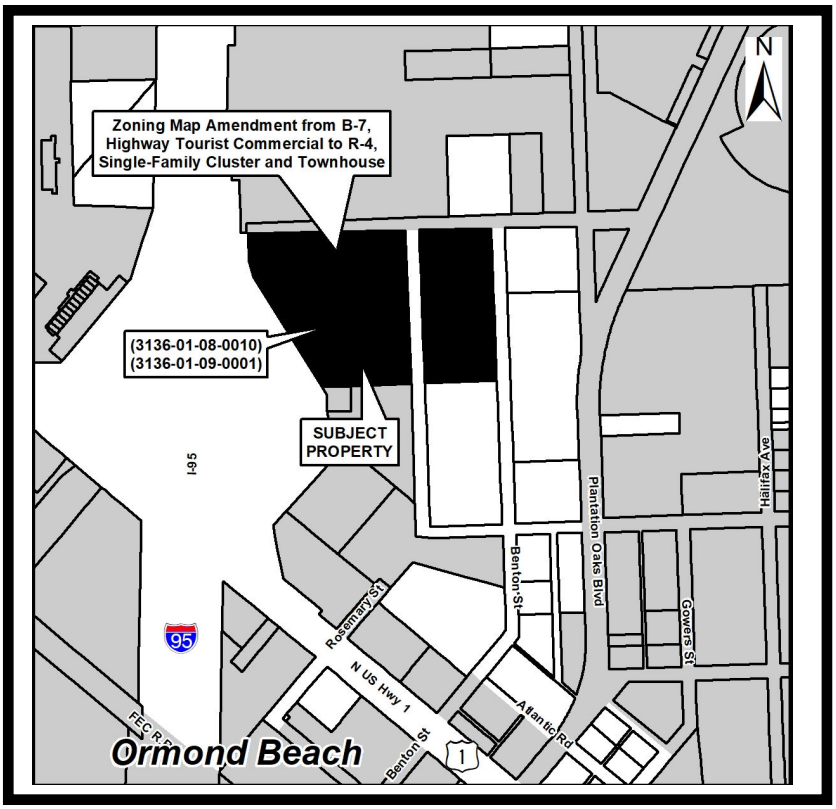
Site plan submittals require the submittal of applications per Ordinance 2021-30, codified in Section 8-10, Application processing fees, of the Code of Ordinances. All applications shall calculate the fees which shall be verified by city staff. Assistance is available by e-mailing comdev@ormondbeach.org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

DISPLAY AD

CITY OF ORMOND BEACH
NOTICE OF PUBLIC HEARING
ZONING MAP AMENDMENT

NOTICE IS HEREBY GIVEN that the City Commission of the City of Ormond Beach, Florida, will hold a Public Hearing at **7:00 PM on Tuesday, February 7, 2023** in the City Commission Chambers, City Hall, 22 South Beach Street, Ormond Beach, Florida, to consider an application submitted by RCM Properties, LLC or a Zoning Map amendment for approximately 13.13-acres generally located south of the platted road of Pennsylvania Avenue and along the platted roadways of Rosemary Street and Benton Street, west of Plantation Oaks Boulevard, Volusia County Property Appraiser parcel identification numbers: 3136-01-08-0010 and 3136-01-09-0001, from B-7, Highway Tourist Commercial to R-4, Single-Family Cluster and Townhouse.

The property is shown on the map below:



The Ordinance tilte is as follows:

ORDINANCE NO. 2023-XX

AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, 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 PORTIONS OF TWO PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 13.13 ACRES LOCATED AT SOUTH OF THE PLATTED ROAD OF PENNSYLVANIA AVENUE AND ALONG THE PLATTED ROADWAYS OF ROSEMARY STREET AND BENTON STREET, WEST OF PLANTATION OAKS BOULEVARD, VOLUSIA COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBERS: 3136-01-08-0010 AND 3136-01-09-0001 FROM B-7, HIGHWAY TOURIST COMMERCIAL TO R-4, SINGLE-FAMILY CLUSTER AND TOWNHOUSE; AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

A full copy of the proposed amendment is on file in the Planning Department, Ormond Beach City Hall, 22 South Beach Street, Room 104, Ormond Beach, Florida.

ALL PARTIES ARE INVITED to appear and submit oral or written objections or comments. The failure of a person to appear during said hearing and comment on or object to the amendment, either in person or in writing, may preclude the ability of such person to contest the amendment at a later date. Copies of the request are available for inspection by the public in the Department of Planning, Ormond Beach City Hall, 22 South Beach Street, Room 104, Ormond Beach, Florida.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY A CITY BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THESE PUBLIC MEETINGS, 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 PROCEEDING IS MADE, INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Persons with a disability, such as 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 in writing, or may call 677-0311 for information regarding available aids and services.

CITY CLERK
CITY OF ORMOND BEACH

INSTRUCTIONS TO PUBLISHER:

THIS DISPLAY AD is to appear one time only in the Daytona Beach News Journal on **Friday, January 27, 2023.** The ad must be no less than 2 columns wide by 10" long; heading must be no less than 18 pt. and not in classified section.

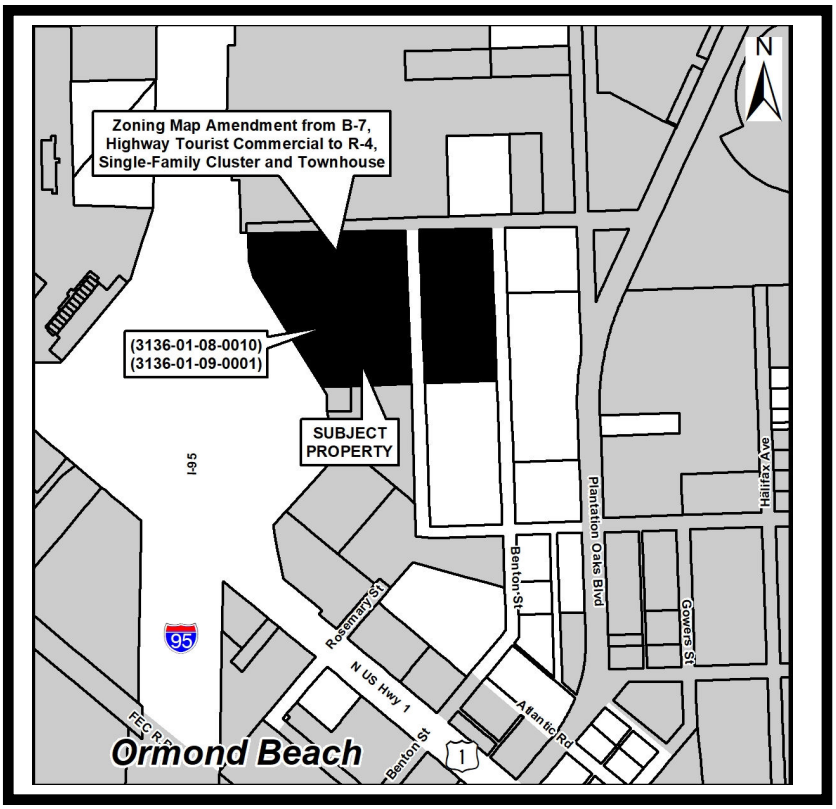
Please send proof of publication to: City Clerk
City of Ormond Beach
P.O. Box 277
Ormond Beach, FL 32175-0277

DISPLAY AD

CITY OF ORMOND BEACH
NOTICE OF PUBLIC HEARING
ZONING MAP AMENDMENT

NOTICE IS HEREBY GIVEN that the City Commission of the City of Ormond Beach, Florida, will hold a Public Hearing at **7:00 PM on Tuesday, February 21, 2023** in the City Commission Chambers, City Hall, 22 South Beach Street, Ormond Beach, Florida, to consider an application submitted by RCM Properties, LLC or a Zoning Map amendment for approximately 13.13-acres generally located south of the platted road of Pennsylvania Avenue and along the platted roadways of Rosemary Street and Benton Street, west of Plantation Oaks Boulevard, Volusia County Property Appraiser parcel identification numbers: 3136-01-08-0010 and 3136-01-09-0001, from B-7, Highway Tourist Commercial to R-4, Single-Family Cluster and Townhouse.

The property is shown on the map below:



The Ordinance tilte is as follows:

ORDINANCE NO. 2023-XX

AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, 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 PORTIONS OF TWO PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 13.13 ACRES LOCATED AT SOUTH OF THE PLATTED ROAD OF PENNSYLVANIA AVENUE AND ALONG THE PLATTED ROADWAYS OF ROSEMARY STREET AND BENTON STREET, WEST OF PLANTATION OAKS BOULEVARD, VOLUSIA COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBERS: 3136-01-08-0010 AND 3136-01-09-0001 FROM B-7, HIGHWAY TOURIST COMMERCIAL TO R-4, SINGLE-FAMILY CLUSTER AND TOWNHOUSE; AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

A full copy of the proposed amendment is on file in the Planning Department, Ormond Beach City Hall, 22 South Beach Street, Room 104, Ormond Beach, Florida.

ALL PARTIES ARE INVITED to appear and submit oral or written objections or comments. The failure of a person to appear during said hearing and comment on or object to the amendment, either in person or in writing, may preclude the ability of such person to contest the amendment at a later date. Copies of the request are available for inspection by the public in the Department of Planning, Ormond Beach City Hall, 22 South Beach Street, Room 104, Ormond Beach, Florida.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY A CITY BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THESE PUBLIC MEETINGS, 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 PROCEEDING IS MADE, INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Persons with a disability, such as 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 in writing, or may call 677-0311 for information regarding available aids and services.

CITY CLERK
CITY OF ORMOND BEACH

INSTRUCTIONS TO PUBLISHER:

THIS DISPLAY AD is to appear one time only in the Daytona Beach News Journal on **Friday, February 10, 2023.** The ad must be no less than 2 columns wide by 10" long; heading must be no less than 18 pt. and not in classified section.

Please send proof of publication to: City Clerk
City of Ormond Beach
P.O. Box 277
Ormond Beach, FL 32175-0277

Meeting Date: 2/7/2023	**AGENDA ITEM**		**Number:** 8.A
Section:	FIRST READING OF ORDINANCES		
Item Category:	First Reading of Ordinances	**Res./Ord. No:**	2023-14
Strategic Goal:	Governance – Other		
Department :	Support Services		
Subject:	Amendment to Section 2-221 of the Code of Ordinances, Leisure Services Advisory Board		
Budget Impact:	There are no budget impacts associated with this item.		
Summary:	Presently, there are LSAB appointments in the Code of Ordinances for girls' softball and Ormond Beach Friends of Recreation, Inc. The Leisure Services Board recommends two positions be eliminated, reducing the membership count from 13 to 11 members. These changes require the Code of Ordinances to be amended.		
Recommended Action:	It is requested that the City Commission approve the ordinance to amend Section 2-221 (a) of the Code of Ordinances, regulating membership of the Leisure Services Advisory Board, by eliminating the girls' softball and Ormond Beach Friends of Recreation, Inc. positions.		
Staff Contact:	Susan Dauderis, City Clerk, (386) 676-3340		

Approval:

Kelly McGuire, Finance Director	1/23/2023	
Claire Whitley, Assistant City Manager	1/24/2023	
Joyce Shanahan, City Manager	2/2/2023	

CITY OF ORMOND BEACH
22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

CITY MANAGER MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce Shanahan, City Manager

From: Susan Dauderis, City Clerk

Date: February 7, 2023

Subject: Amendment to Section 2-221 of the Code of Ordinances, Leisure Services Advisory Board

Commission Goal: Governance – Other

Introduction

This is a request for approval of an ordinance amending Section 2-221 (a), of the Code of Ordinances, regulating membership to the Leisure Services Advisory Board (LSAB).

Background

The City Commission is electing to eliminate the girls' softball and Ormond Beach Friends of Recreation, Inc. positions on the LSAB.

Discussion

The LSAB requested the City Commission review the membership makeup of the advisory board, specifically the elimination of the girl's softball (Ormond Beach Baseball & Softball) position. The City Commission discussed the matter at the December 6, 2022 City Commission Advisory Board Workshop.

Elimination of one position requires that another position be eliminated in order to keep the membership count an odd number; currently there are 13 members. The City Commission tasked the LSAB to review and discuss what other position could be eliminated.

The LSAB reviewed the matter at their December 14, 2022 board meeting, and recommend eliminating the Ormond Beach Friends of Recreation, Inc., in addition to the girl's softball (Ormond Beach Baseball & Softball) position.

This change of membership requires an amendment to the composition section of Section 2-221 (a) of the Code of Ordinances, regulating membership of the Leisure Services Advisory Board. The ordinance amending the code will require two readings.

Budget Impact

There are no budget impacts associated with this item.

Citizen Impact

Updating the membership of the LSAB will benefit residents by providing more effective and consistent representation.

Recommendation

It is requested that the City Commission approve the ordinance to amend Section 2-221 (a) of the Code of Ordinances, regulating membership of the Leisure Services Advisory Board, by eliminating the girls' softball and Ormond Beach Friends of Recreation, Inc. positions.

Attachments:

1. 23-14 LSAB amend membership (P22-0216B)
2. CITY OF ORMOND BEACH FLORIDA

Approvals:

Kelly A. McGuire

Kelly McGuire, Finance Director — Date: January 23, 2023

Claire Whitley, Assistant City Manager — Date: January 24, 2023

Joyce Shanahan

Joyce Shanahan, City Manager — Date: February 02, 2023

ORDINANCE NO. 2023-14

AN ORDINANCE AMENDING SECTION 2-221, LEISURE SERVICES ADVISORY BOARD, OF ARTICLE VI, BOARDS, COMMISSIONS, COMMITTEES AND OTHER AGENCIES, OF CHAPTER 2, ADMINISTRATION, OF THE CODE OF ORDINANCES, BY AMENDING THE COMPOSITION OF THE BOARD; PROVIDING TERMS AND CONDITIONS; AND SETTING FORTH AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. Section 2-221, Leisure services advisory board, Division 2, Enumerated, of Article VI, Boards, Commissions, Committees and Other Agencies, of Chapter 2, Administration, of the City of Ormond Beach, Florida, *Code of Ordinances* is hereby amended, by amending subsection (a), to read as follows:

Sec. 2-221. Leisure services advisory board.

(a) *Composition.* The leisure services advisory board shall consist of ~~13~~ 11 members all of whom shall be residents of the city, and who shall serve in accordance with section 2-206 of this *Code* and other applicable requirements. Each of the following organizations shall nominate one of its members to serve on the board: ~~youth baseball~~ Ormond Beach Youth Baseball & Softball Corp., ~~youth basketball~~ Ormond Beach Youth Basketball Association, Inc., ~~girls' softball~~, ~~youth soccer~~ Ormond Beach Soccer Club, Inc., ~~commission at-large,~~ ~~Pop Warner youth football~~ Ormond Beach Youth Football and Cheerleaders Association, Inc., and Ormond Beach Pride, Inc~~.~~ ~~and Ormond Beach Friends of Recreation, Inc~~. All such nominations must be approved by the city commission. ~~Additionally, t~~The mayor and each city commissioner shall nominate candidates to serve as members of the board from the general population, and the city commission shall nominate one candidate to serve at-large. ~~as provided in section 2-206, and a~~All ~~appointments~~ nominations to the board shall be approved by majority vote of the city commission. ~~Each member of the city commission shall, initially, nominate one candidate to be considered for appointment by the city commission.~~ If any candidate nominated by the mayor or any city commission member is rejected by the city commission, then the mayor or city commission member who nominated the candidate may nominate additional candidate(s) in like manner; and if ~~said~~ the mayor or city commission member chooses not to make such additional nomination(s), then one or more of the other city commission members may nominate candidates to fill the position in like manner. In the event a candidate nominated by an organization is

rejected by the city commission, the organization shall nominate such additional candidate(s) that are acceptable to the city commission.

(b) through (g) (…no change in text…)

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

PASSED UPON at the first reading of the City Commission, this 7th day of February, 2023.

PASSED UPON at the second and final reading of the City Commission, this 21st day of February, 2023.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN DAUDERIS
City Clerk

CITY OF ORMOND BEACH FLORIDA

TO: Susan Dauderis, City Clerk

FROM: Robert Carolin, Leisure Services Director

DATE: December 14, 2022

SUBJECT: Leisure Services Advisory Board Member Positions

The following details the action by the Leisure Services Advisory Board at its December 14, 2022 meeting:

1. The Leisure Services Advisory Board voted on December 14th, to eliminate the Friends of Recreation position and the Softball Representative position. The Board voted 6-1 to approve the recommendation. Additionally, the new Pride Football Representative position is confirmed to be held by Dennis King.

Email cc: Joyce Shanahan, City Manager

Claire Whitley, Assistant City Manager

Robert Carolin, Director of Leisure Services